NC School District/995 Yancey County/Middle School

Cane River Middle

Final

Campus Assessment Report

March 11, 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):	54,577
Year Built:	1958
Last Renovation:	
Replacement Value:	$12,803,452
Repair Cost:	$4,469,818.00
Total FCI:	34.91 %
Total RSLI:	25.00 %
FCA Score:	65.09

Description:

GENERAL:
Cane River Middle School is located at 1128 Cane River School Rd in Burnsville, North Carolina. The 1 story, 54,577 square foot building was originally constructed in 1958 There have been 2 additions. In addition to the main building, the campus contains a 1999 media/health center addition as well as: a 1958 press box, 1963 concession, and a 1958 softball field house that is used for county activities and rarely by the school.

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 low slope single ply membrane. There are no roof openings. 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, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces are typically vinyl composition tile. Some ACM tile areas still exist. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically plaster.

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 cast iron and plastic. Rain water drainage system is external with gutters.

HVAC:
Heating is provided by 1 gas fired boiler. Cooling is supplied by 1 air cooled chiller. The heating/cooling distribution system is a 4 pipe system utilizing ceiling mounted unit ventilators. Fresh air is supplied by infiltration. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are manual and are not centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have a fire suppression system in the kitchen. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pole 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 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 not have a separately derived emergency power system.

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

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

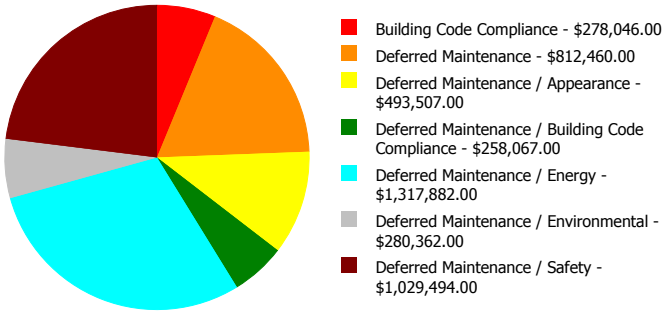
Attributes:

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.:	3
SF of Mobile Units:		Status:	
School Grades:	19.5	Site Acreage:	19.5

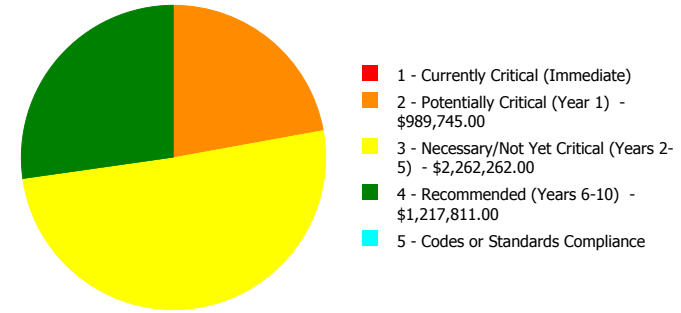
Campus Dashboard Summary

Gross Area:	54,577		
Year Built:	1958	Last Renovation:	
Repair Cost:	$4,469,818	Replacement Value:	$12,803,452
FCI:	34.91 %	RSLI%:	25.00 %

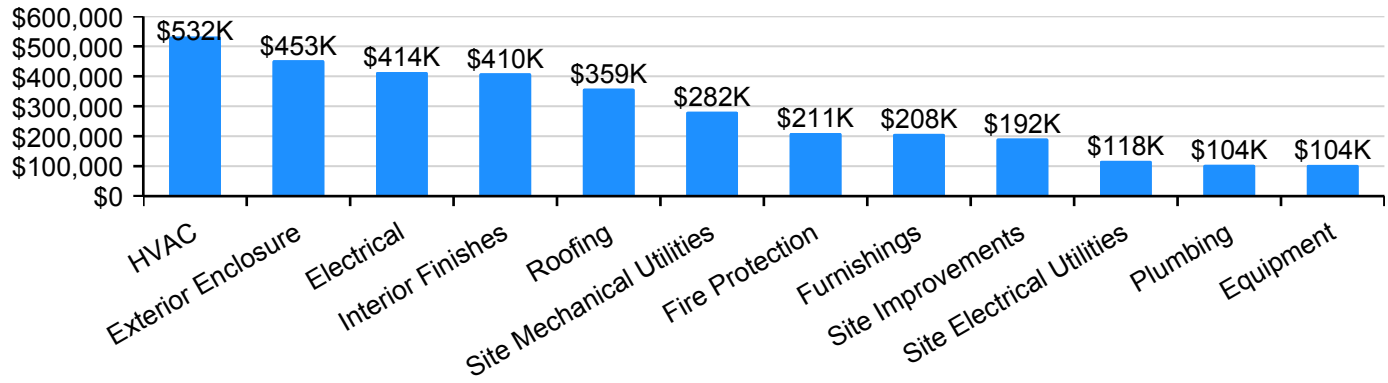
Deficiency By Category



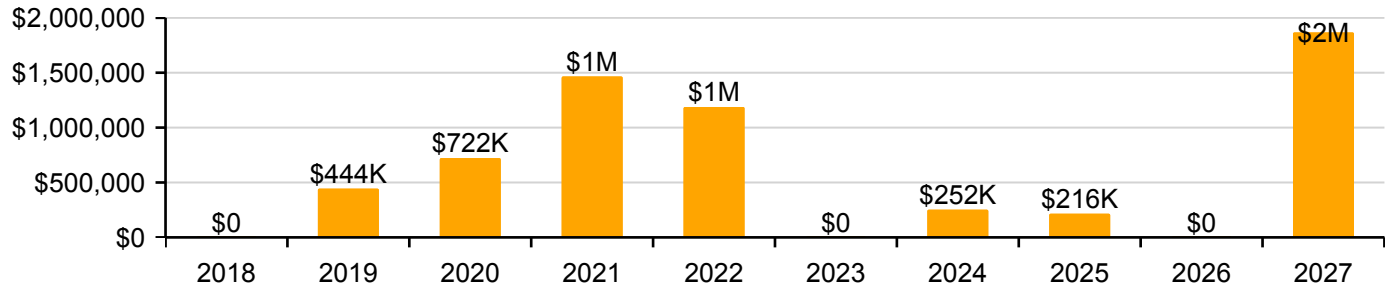
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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.

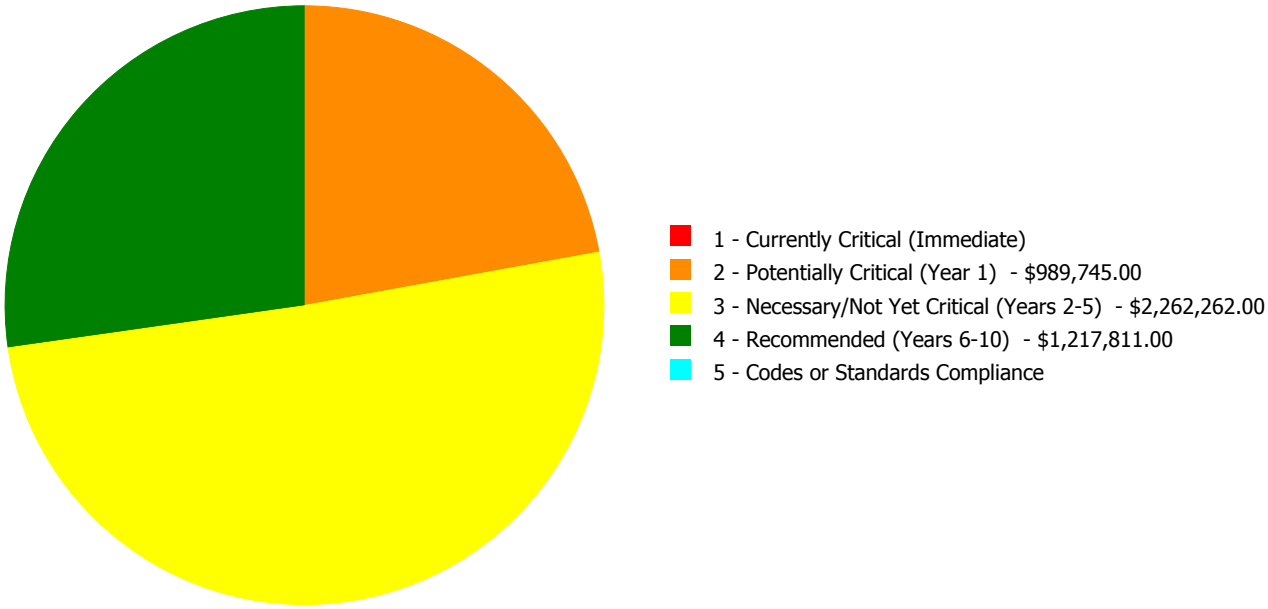
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	47.25 %	0.00 %	$0.00
B10 - Superstructure	47.72 %	0.00 %	$0.00
B20 - Exterior Enclosure	24.77 %	50.78 %	$598,348.00
B30 - Roofing	1.64 %	125.28 %	$473,098.00
C10 - Interior Construction	23.56 %	0.00 %	$0.00
C30 - Interior Finishes	16.27 %	38.17 %	$540,784.00
D20 - Plumbing	35.17 %	20.06 %	$138,312.00
D30 - HVAC	22.34 %	38.35 %	$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	$278,046.00
D50 - Electrical	35.86 %	32.69 %	$546,400.00
E10 - Equipment	15.00 %	29.69 %	$137,342.00
E20 - Furnishings	1.67 %	91.65 %	$274,196.00
G20 - Site Improvements	15.46 %	22.60 %	$253,346.00
G30 - Site Mechanical Utilities	25.92 %	70.63 %	$371,615.00
G40 - Site Electrical Utilities	13.47 %	57.09 %	$155,490.00
Totals:	**25.00 %**	**34.91 %**	**$4,469,818.00**

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
1958 Main	44,433	39.30	$0.00	$989,745.00	$1,429,054.00	$1,167,654.00	$0.00
1958 Press Box	600	37.09	$0.00	$0.00	$33,349.00	$3,784.00	$0.00
1958 Softball Fieldhouse	400	15.98	$0.00	$0.00	$7,314.00	$0.00	$0.00
1963 Concession	250	55.37	$0.00	$0.00	$12,094.00	$0.00	$0.00
1999 Media-Health	8,894	2.91	$0.00	$0.00	$0.00	$46,373.00	$0.00
Site	54,577	40.66	$0.00	$0.00	$780,451.00	$0.00	$0.00
Total:		**34.91**	**$0.00**	**$989,745.00**	**$2,262,262.00**	**$1,217,811.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,469,818.00

Executive Summary

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Function:	MS -Middle School
Gross Area (SF):	44,433
Year Built:	1958
Last Renovation:	
Replacement Value:	$9,125,201
Repair Cost:	$3,586,453.00
Total FCI:	39.30 %
Total RSLI:	22.91 %
FCA Score:	60.70

Description:

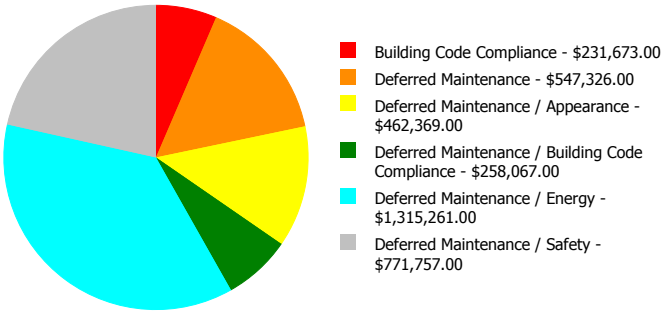
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

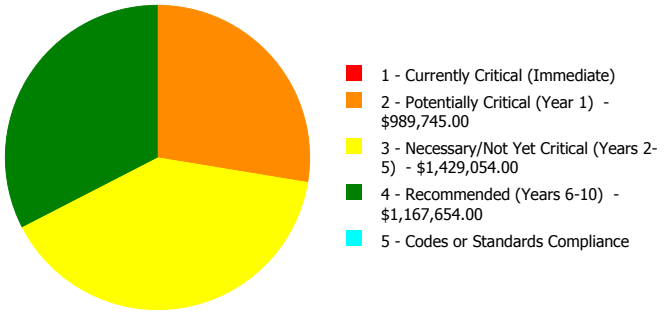
Dashboard Summary

Function:	MS -Middle School	Gross Area:	44,433
Year Built:	1958	Last Renovation:	
Repair Cost:	$3,586,453	Replacement Value:	$9,125,201
FCI:	39.30 %	RSLI%:	22.91 %

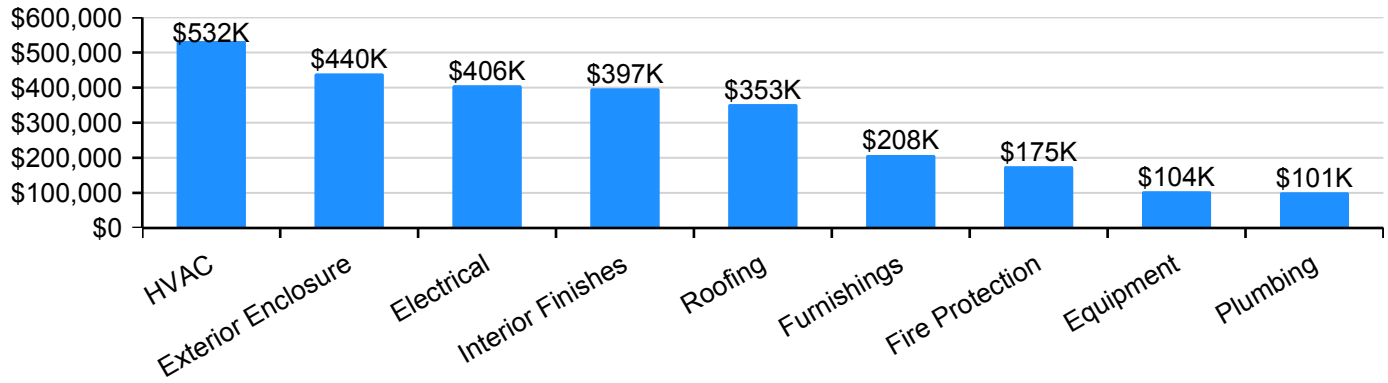
Deficiency By Category



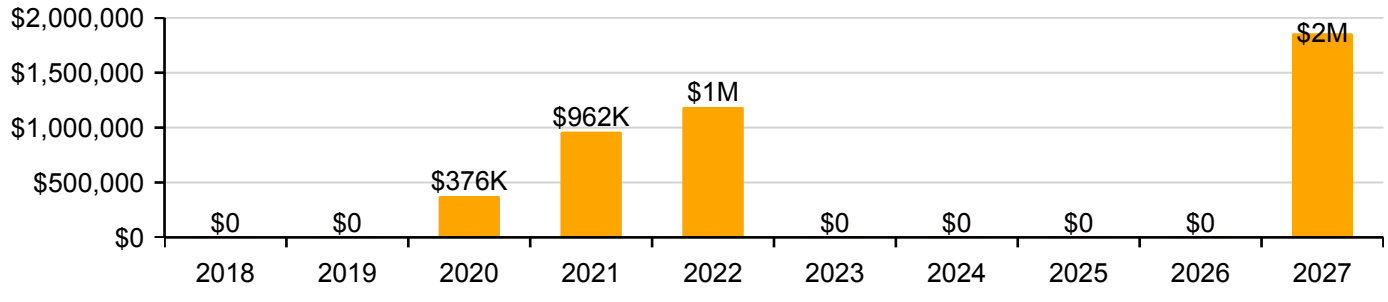
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	17.98 %	61.76 %	$580,650.00
B30 - Roofing	0.00 %	150.00 %	$465,214.00
C10 - Interior Construction	21.89 %	0.00 %	$0.00
C30 - Interior Finishes	14.39 %	45.57 %	$524,443.00
D20 - Plumbing	34.63 %	23.49 %	$133,921.00
D30 - HVAC	21.76 %	42.09 %	$702,841.00
D40 - Fire Protection	0.00 %	110.00 %	$231,673.00
D50 - Electrical	31.41 %	38.79 %	$536,173.00
E10 - Equipment	10.72 %	31.38 %	$137,342.00
E20 - Furnishings	0.00 %	110.00 %	$274,196.00
Totals:	**22.91 %**	**39.30 %**	**$3,586,453.00**

Photo Album

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

1). East Elevation - Feb 02, 2017

2). North Elevation - Feb 02, 2017

3). West Elevation - Feb 02, 2017

4). South Elevation - Feb 02, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.56	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			$69,315
A1030	Slab on Grade	$4.53	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			$201,281
B1010	Floor Construction	$12.80	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			$568,742
B1020	Roof Construction	$8.43	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			$374,570
B2010	Exterior Walls	$9.28	S.F.	44,433	100	1958	2058		41.00 %	0.00 %	41			$412,338
B2020	Exterior Windows	$10.84	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		$529,819.00	$481,654
B2030	Exterior Doors	$1.04	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		$50,831.00	$46,210
B3010120	Single Ply Membrane	$6.98	S.F.	44,433	20	1997	2017		0.00 %	150.00 %	0		$465,214.00	$310,142
C1010	Partitions	$6.26	S.F.	44,433	75	1958	2033		21.33 %	0.00 %	16			$278,151
C1020	Interior Doors	$2.53	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			$112,415
C1030	Fittings	$13.50	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			$599,846
C3010	Wall Finishes	$3.46	S.F.	44,433	10	2011	2021		40.00 %	0.00 %	4			$153,738
C3020	Floor Finishes	$10.73	S.F.	44,433	20	1990	2010		0.00 %	110.00 %	-7		$524,443.00	$476,766
C3030	Ceiling Finishes	$11.71	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			$520,310
D2010	Plumbing Fixtures	$9.93	S.F.	44,433	30	2000	2030		43.33 %	0.00 %	13			$441,220
D2020	Domestic Water Distribution	$1.06	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		$51,809.00	$47,099
D2030	Sanitary Waste	$1.68	S.F.	44,433	30	1977	2007		0.00 %	110.00 %	-10		$82,112.00	$74,647
D2090	Other Plumbing Systems	$0.16	S.F.	44,433	40	2012	2052		87.50 %	0.00 %	35			$7,109
D3020	Heat Generating Systems	$8.92	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			$396,342
D3030	Cooling Generating Systems	$9.25	S.F.	44,433	25	1997	2022		20.00 %	0.00 %	5			$411,005
D3040	Distribution Systems	$10.97	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		$536,173.00	$487,430
D3050	Terminal & Package Units	$5.03	S.F.	44,433	15	2012	2027		66.67 %	0.00 %	10			$223,498
D3060	Controls & Instrumentation	$3.41	S.F.	44,433	20	1997	2017		0.00 %	110.00 %	0		$166,668.00	$151,517
D4010	Sprinklers	$4.04	S.F.	44,433	30			2017	0.00 %	110.00 %	0		$197,460.00	$179,509
D4020	Standpipes	$0.70	S.F.	44,433	30			2017	0.00 %	110.00 %	0		$34,213.00	$31,103
D5010	Electrical Service/Distribution	$1.69	S.F.	44,433	40	1958	1998		0.00 %	110.00 %	-19		$82,601.00	$75,092
D5020	Branch Wiring	$5.06	S.F.	44,433	30	1958	1988		0.00 %	110.00 %	-29		$247,314.00	$224,831
D5020	Lighting	$11.79	S.F.	44,433	30	1997	2027		33.33 %	0.00 %	10			$523,865
D5030810	Security & Detection Systems	$2.34	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			$103,973
D5030910	Fire Alarm Systems	$4.22	S.F.	44,433	15	1988	2003		0.00 %	110.00 %	-14		$206,258.00	$187,507
D5030920	Data Communication	$5.48	S.F.	44,433	15	2013	2028		73.33 %	0.00 %	11			$243,493
D5090	Other Electrical Systems	$0.53	S.F.	44,433	20	1997	2017	2021	20.00 %	0.00 %	4			$23,549
E1020	Institutional Equipment	$2.81	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		$137,342.00	$124,857
E1090	Other Equipment	$7.04	S.F.	44,433	20	2000	2020		15.00 %	0.00 %	3			$312,808
E2010	Fixed Furnishings	$5.61	S.F.	44,433	20	1958	1978		0.00 %	110.00 %	-39		$274,196.00	$249,269
								Total	**22.91 %**	**39.30 %**			**$3,586,453.00**	**$9,125,201**

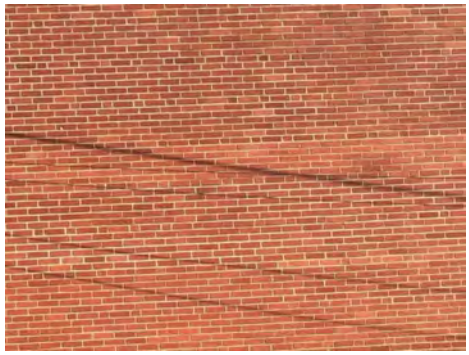
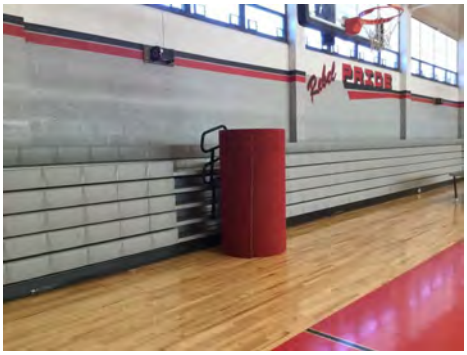
System Notes

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

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls

Note:

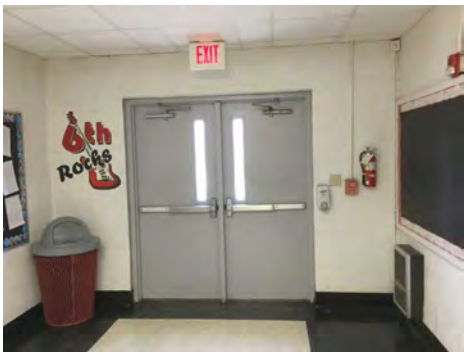
System: B2020 - Exterior Windows




Note:

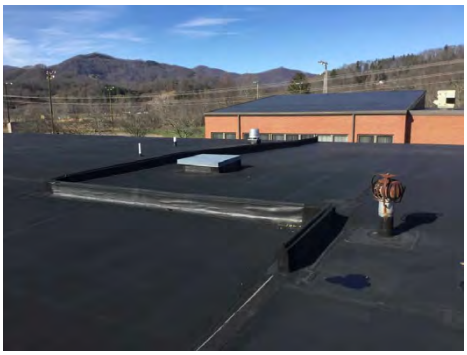
System: B2030 - Exterior Doors





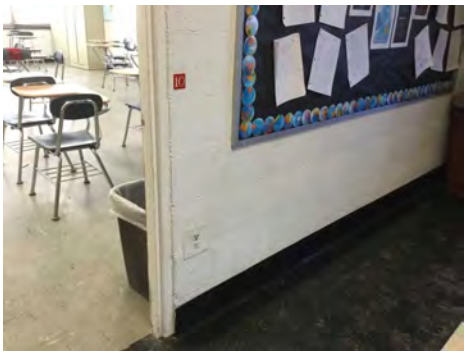
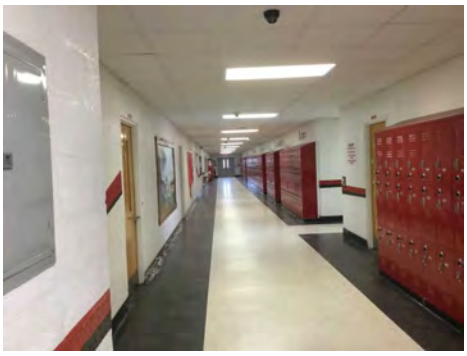
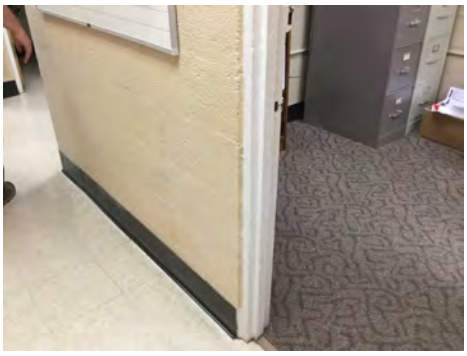
Note:

System: B3010120 - Single Ply Membrane


Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors



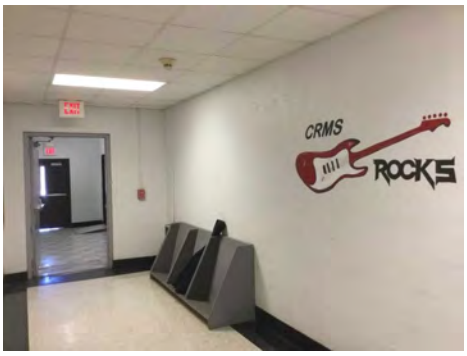
Note:

System: C1030 - Fittings



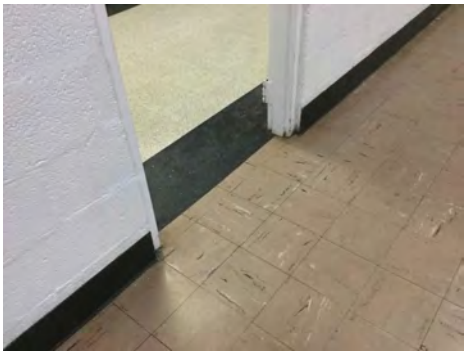
Note:

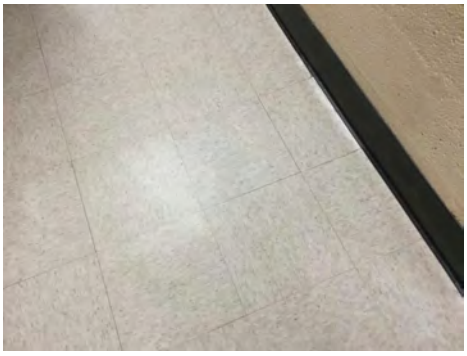
System: C3010 - Wall Finishes



Note:

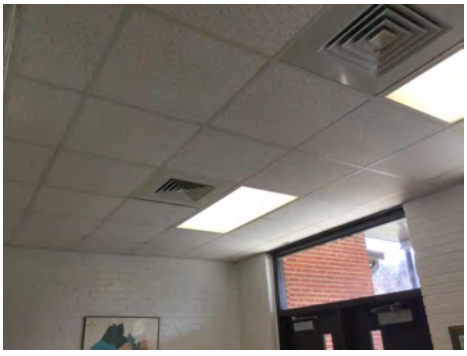
System: C3020 - Floor Finishes





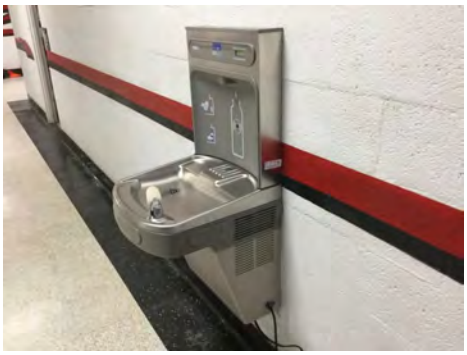
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures




Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems

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: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



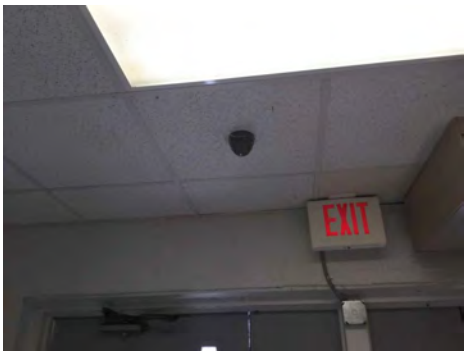
Note:

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



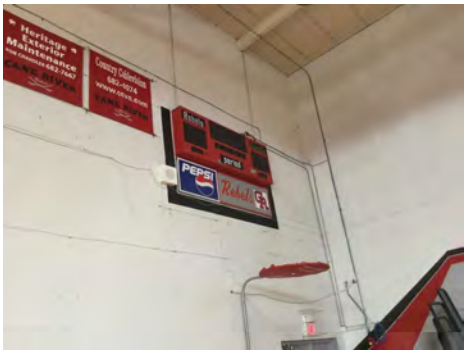
Note:

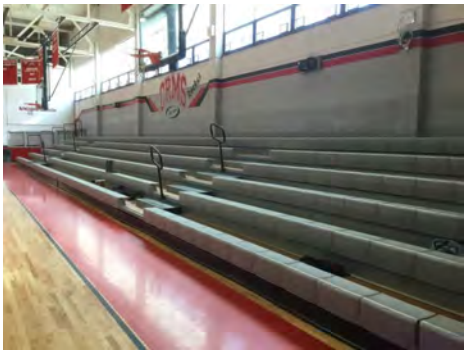
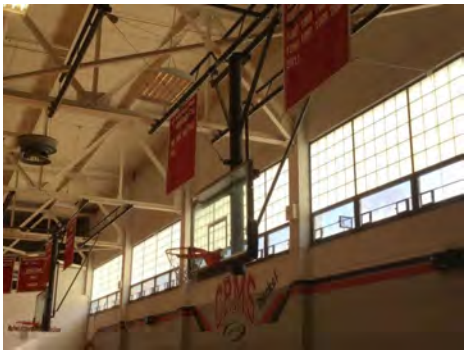
System: E1020 - Institutional Equipment


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%

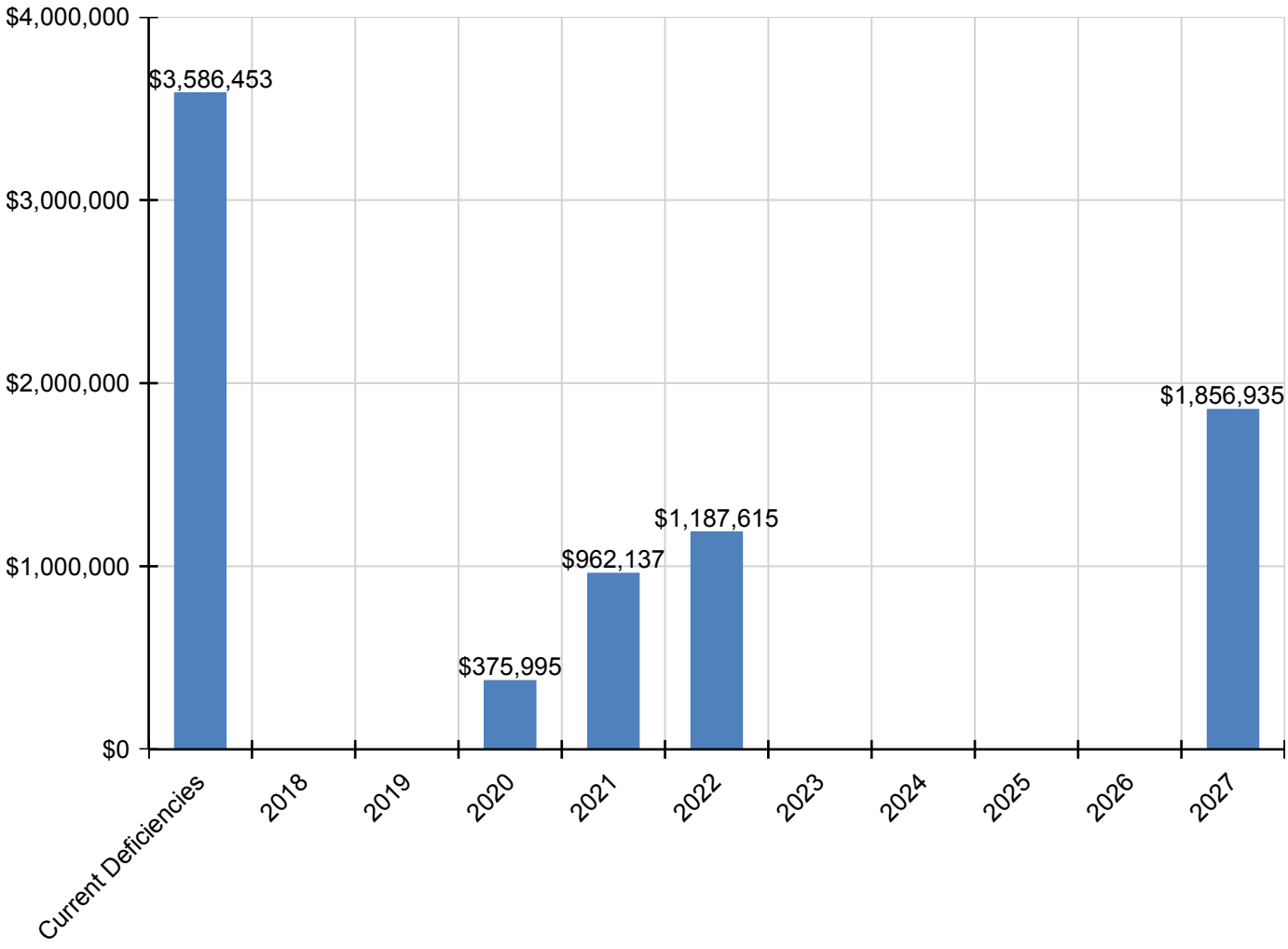
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,586,453**	**$0**	**$0**	**$375,995**	**$962,137**	**$1,187,615**	**$0**	**$0**	**$0**	**$0**	**$1,856,935**	**$7,969,135**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$529,819	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$529,819**
B2030 - Exterior Doors	$50,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,831**
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	$465,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$465,214**
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	$166,185	**$166,185**
C1030 - Fittings	$0	$0	$0	$0	$742,644	$0	$0	$0	$0	$0	$0	**$742,644**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$190,337	$0	$0	$0	$0	$0	$0	**$190,337**
C3020 - Floor Finishes	$524,443	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$524,443**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$663,500	$0	$0	$0	$0	$0	**$663,500**
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	$51,809	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,809**
D2030 - Sanitary Waste	$82,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,112**
D2090 - Other Plumbing Systems	$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	$585,917	**$585,917**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$524,115	$0	$0	$0	$0	$0	**$524,115**
D3040 - Distribution Systems	$536,173	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$536,173**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$330,399	**$330,399**
D3060 - Controls & Instrumentation	$166,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,668**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$197,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,460**
D4020 - Standpipes	$34,213	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,213**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$82,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,601**
D5020 - Branch Wiring	$247,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$247,314**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$774,435	**$774,435**
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	$206,258	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,258**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$29,155	$0	$0	$0	$0	$0	$0	**$29,155**
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	$137,342	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,342**
E1090 - Other Equipment	$0	$0	$0	$375,995	$0	$0	$0	$0	$0	$0	$0	**$375,995**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$274,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$274,196**

** Indicates non-renewable system*

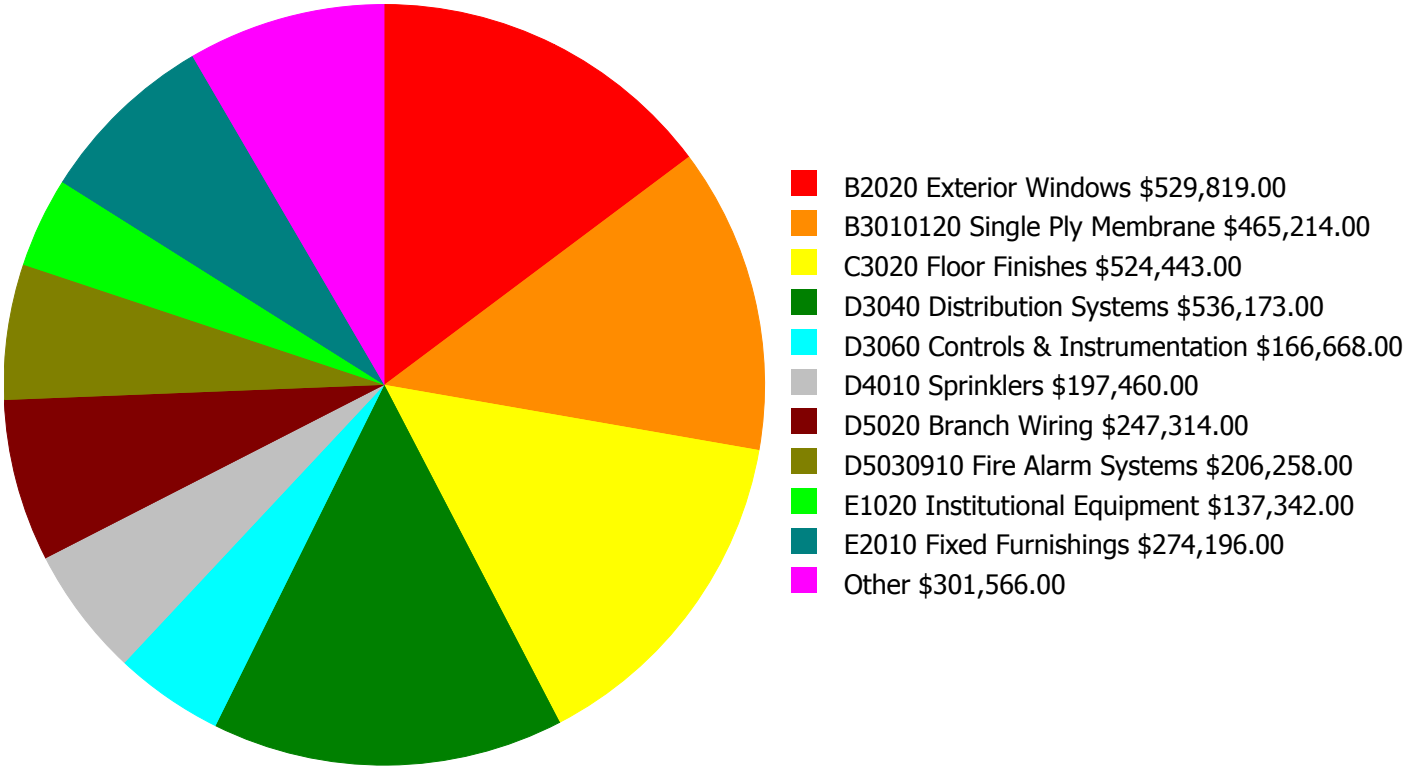
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

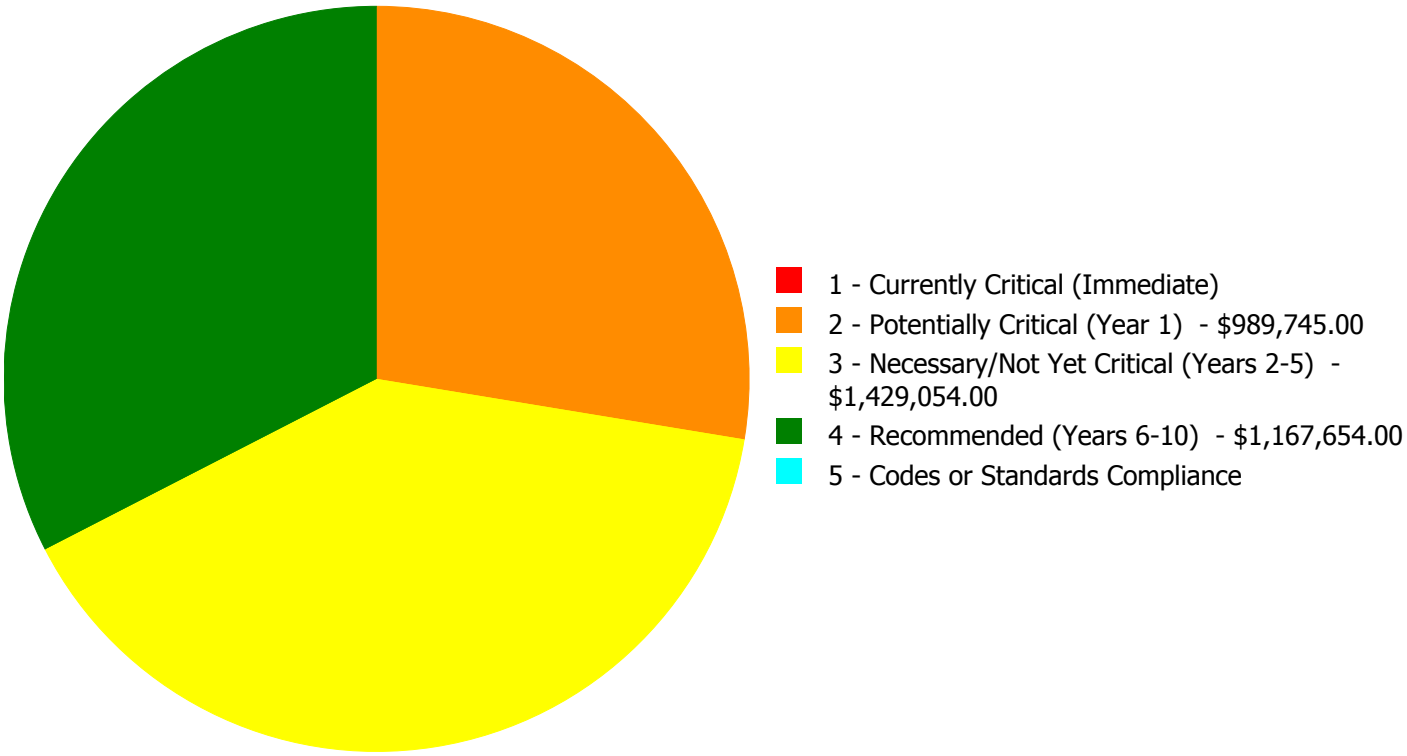
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,586,453.00

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: $3,586,453.00

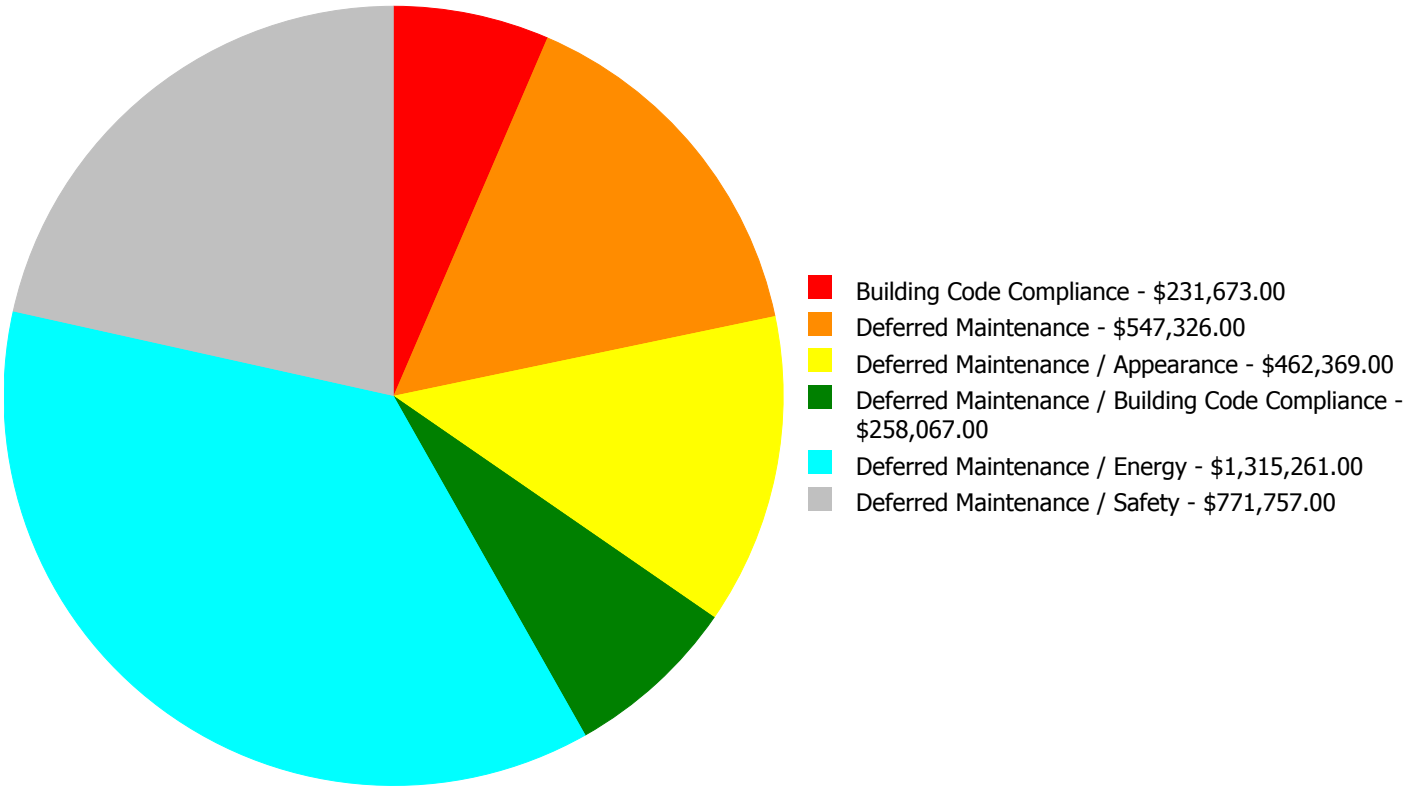
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$529,819.00	$0.00	$0.00	$529,819.00
B2030	Exterior Doors	$0.00	$0.00	$50,831.00	$0.00	$0.00	$50,831.00
B3010120	Single Ply Membrane	$0.00	$0.00	$465,214.00	$0.00	$0.00	$465,214.00
C3020	Floor Finishes	$0.00	$0.00	$0.00	$524,443.00	$0.00	$524,443.00
D2020	Domestic Water Distribution	$0.00	$0.00	$51,809.00	$0.00	$0.00	$51,809.00
D2030	Sanitary Waste	$0.00	$0.00	$82,112.00	$0.00	$0.00	$82,112.00
D3040	Distribution Systems	$0.00	$536,173.00	$0.00	$0.00	$0.00	$536,173.00
D3060	Controls & Instrumentation	$0.00	$0.00	$166,668.00	$0.00	$0.00	$166,668.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$197,460.00	$0.00	$197,460.00
D4020	Standpipes	$0.00	$0.00	$0.00	$34,213.00	$0.00	$34,213.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$82,601.00	$0.00	$0.00	$82,601.00
D5020	Branch Wiring	$0.00	$247,314.00	$0.00	$0.00	$0.00	$247,314.00
D5030910	Fire Alarm Systems	$0.00	$206,258.00	$0.00	$0.00	$0.00	$206,258.00
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$137,342.00	$0.00	$137,342.00
E2010	Fixed Furnishings	$0.00	$0.00	$0.00	$274,196.00	$0.00	$274,196.00
	Total:	$0.00	$989,745.00	$1,429,054.00	$1,167,654.00	$0.00	$3,586,453.00

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: $3,586,453.00

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: Failing
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $536,173.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $247,314.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

System: D5030910 - Fire Alarm Systems

Location: Office
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $206,258.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: Fire alarm system is aged and should be upgraded to conform with current building code.

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

System: B2020 - Exterior Windows

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $529,819.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

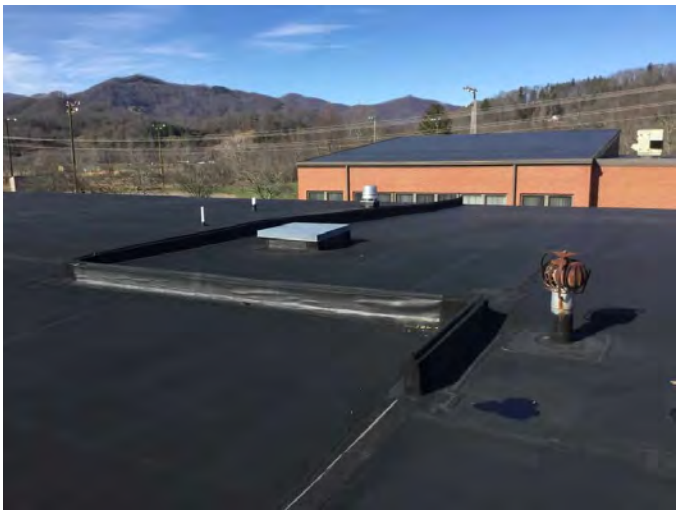
Notes: The aluminum frame, operable, windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $50,831.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

System: B3010120 - Single Ply Membrane



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $465,214.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

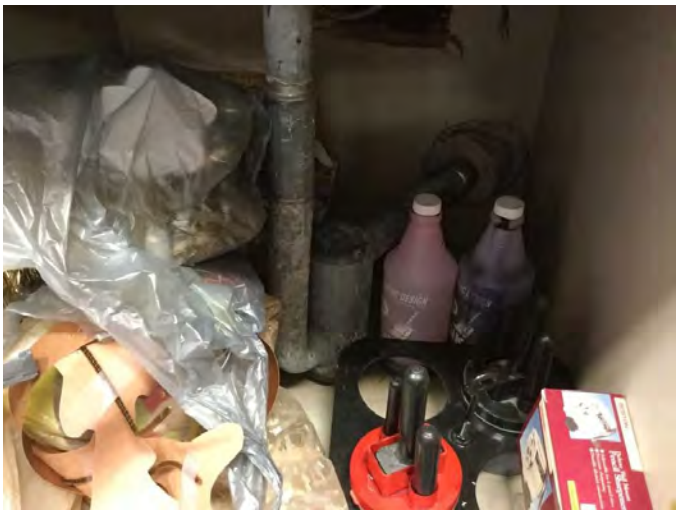
Notes: The EPDM adhered roof coverings are aging, showing signs of failure and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $51,809.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: The domestic water distribution system is aged, does not include a back-flow preventer, and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $82,112.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

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: 44,433.00
Unit of Measure: S.F.
Estimate: $166,668.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $82,601.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $524,443.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: The VCT flooring is aged, cracked, worn, and should be replaced and ACM tile removed.

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: 44,433.00
Unit of Measure: S.F.
Estimate: $197,460.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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: 44,433.00
Unit of Measure: S.F.
Estimate: $34,213.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

System: E1020 - Institutional Equipment

Location: Stage
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $137,342.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

Notes: Theater and stage equipment is aged and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,433.00
Unit of Measure: S.F.
Estimate: $274,196.00
Assessor Name: Terence Davis
Date Created: 02/01/2017

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

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	600
Year Built:	1958
Last Renovation:	
Replacement Value:	$100,110
Repair Cost:	$37,133.00
Total FCI:	37.09 %
Total RSLI:	25.53 %
FCA Score:	62.91

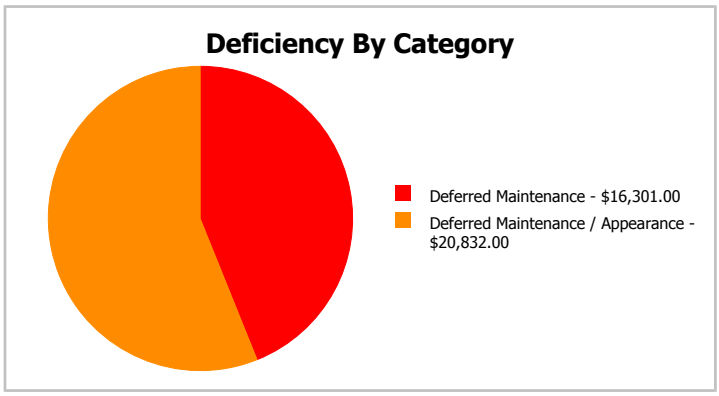
Description:

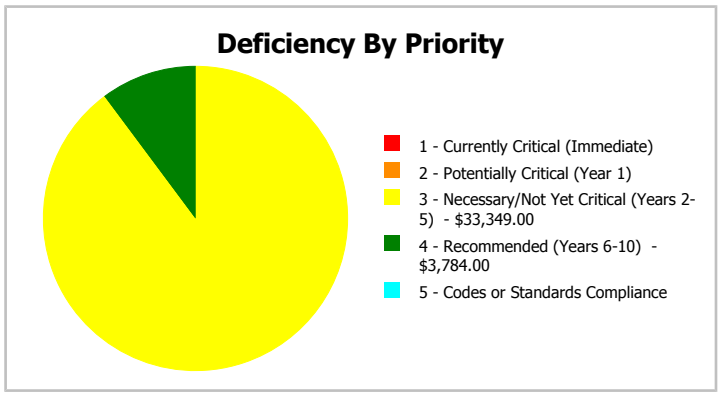
The narrative for this building is included in the Executive Summary Description at the front of this report.

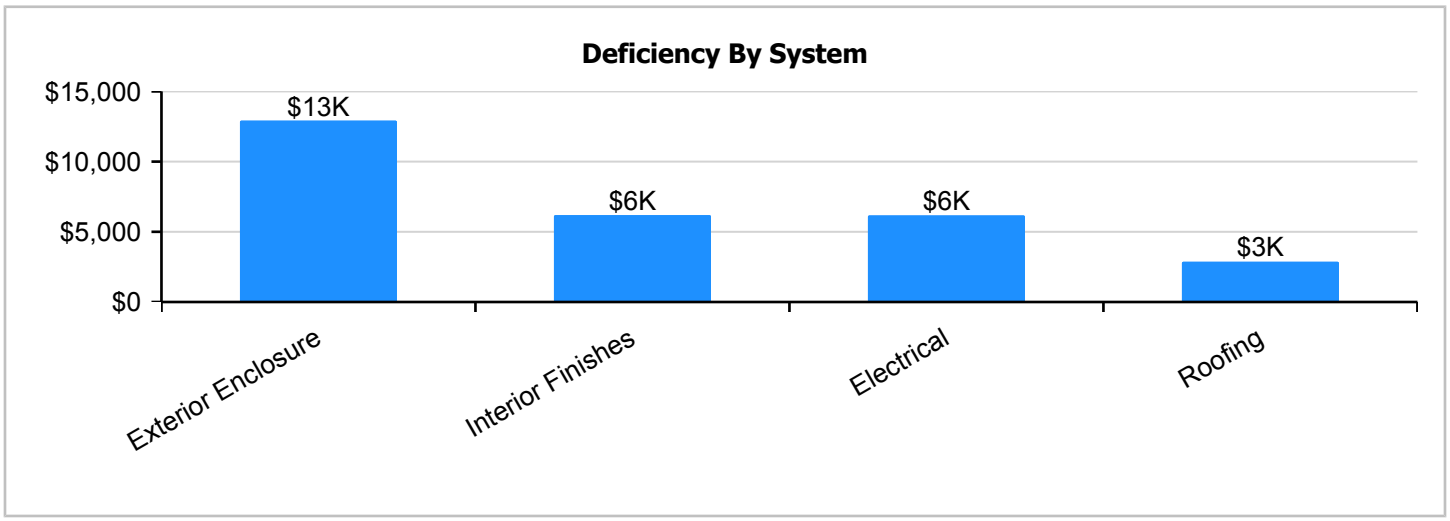
Attributes: This asset has no attributes.

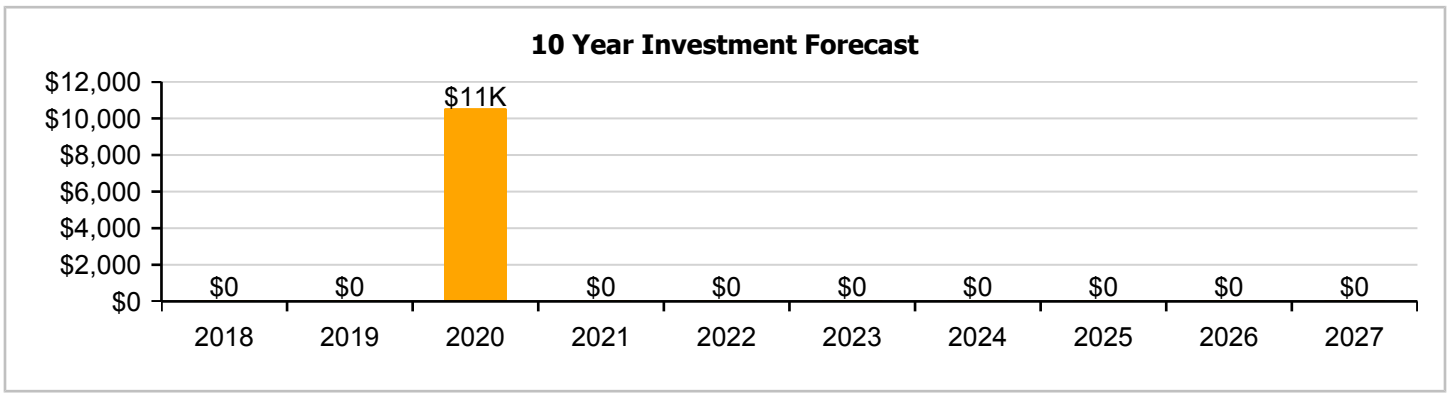
Dashboard Summary

Function:	MS -Middle School	Gross Area:	600
Year Built:	1958	Last Renovation:	
Repair Cost:	$37,133	Replacement Value:	$100,110
FCI:	37.09 %	RSLI%:	25.53 %









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	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	21.96 %	51.08 %	$17,048.00
B30 - Roofing	0.00 %	145.99 %	$3,784.00
C30 - Interior Finishes	9.91 %	50.40 %	$8,164.00
D50 - Electrical	0.00 %	109.99 %	$8,137.00
Totals:	**25.53 %**	**37.09 %**	**$37,133.00**

Photo Album

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

1). Northwest Elevation - Feb 02, 2017

2). Southeast Elevation - Feb 02, 2017

3). South Elevation - Feb 02, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			$12,078
A1030	Slab on Grade	$19.75	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			$11,850
B1010	Floor Construction	$11.44	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			$6,864
B1020	Roof Construction	$16.26	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			$9,756
B2010	Exterior Walls	$29.79	S.F.	600	100	1958	2058		41.00 %	0.00 %	41			$17,874
B2020	Exterior Windows	$17.17	S.F.	600	30	1958	1988		0.00 %	110.00 %	-29		$11,332.00	$10,302
B2030	Exterior Doors	$8.66	S.F.	600	30	1958	1988		0.00 %	110.01 %	-29		$5,716.00	$5,196
B3010140	Asphalt Shingles	$4.32	S.F.	600	20	1958	1978		0.00 %	145.99 %	-39		$3,784.00	$2,592
C3010	Wall Finishes	$5.11	S.F.	600	10	2010	2020		30.00 %	0.00 %	3			$3,066
C3020	Floor Finishes	$12.37	S.F.	600	20	1958	1978		0.00 %	110.00 %	-39		$8,164.00	$7,422
C3030	Ceiling Finishes	$9.52	S.F.	600	25	1995	2020		12.00 %	0.00 %	3			$5,712
D5010	Electrical Service/Distribution	$3.09	S.F.	600	40	1958	1998		0.00 %	109.98 %	-19		$2,039.00	$1,854
D5020	Branch Wiring	$9.24	S.F.	600	30	1958	1988		0.00 %	109.99 %	-29		$6,098.00	$5,544
								Total	**25.53 %**	**37.09 %**			**$37,133.00**	**$100,110**

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:

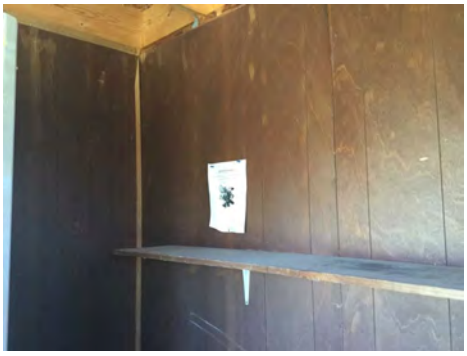
System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

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.

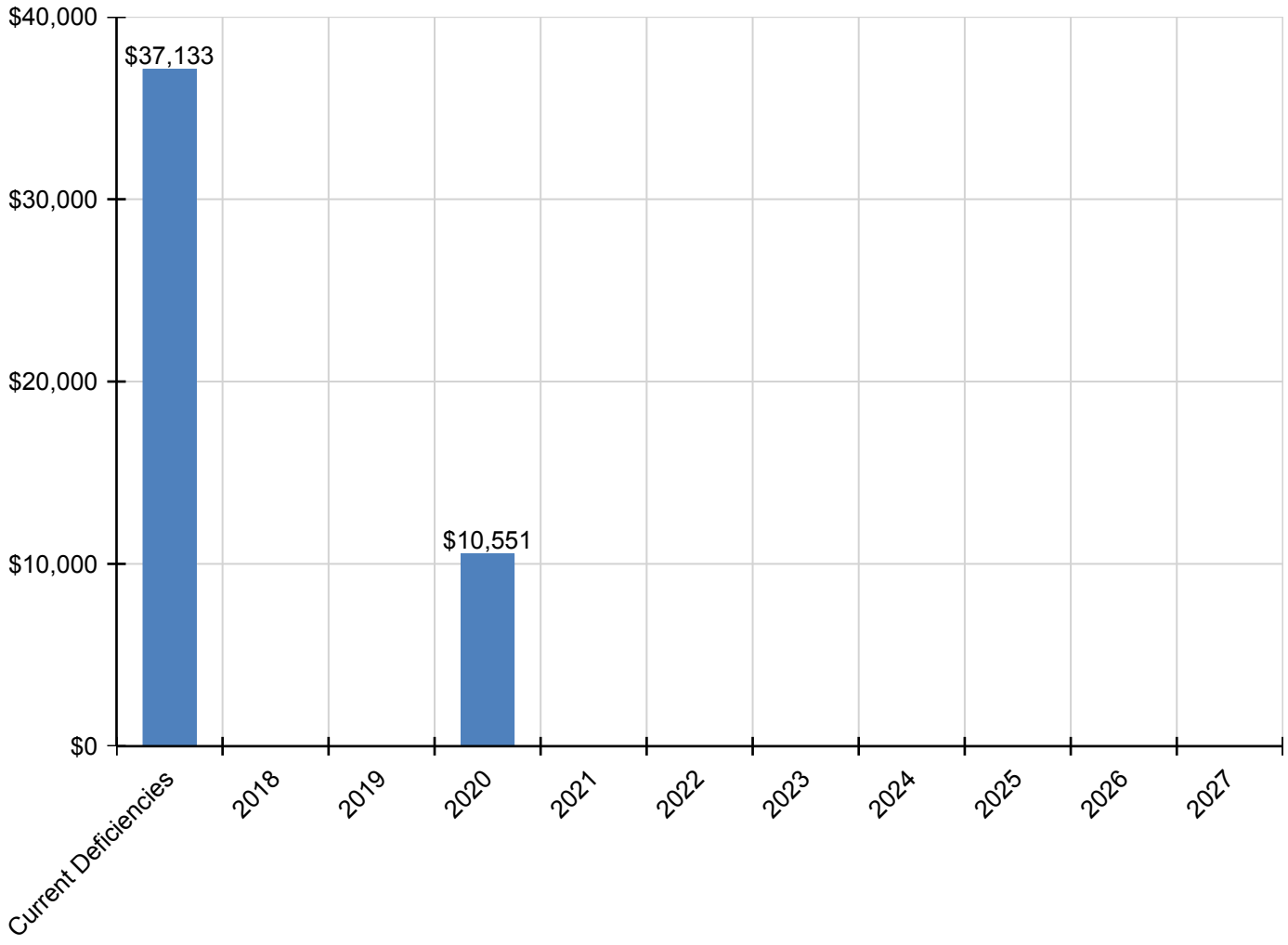
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$37,133**	**$0**	**$0**	**$10,551**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$47,684**
*** 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	$11,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,332**
B2030 - Exterior Doors	$5,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,716**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$3,784	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,784**
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	$3,686	$0	$0	$0	$0	$0	$0	$0	**$3,686**
C3020 - Floor Finishes	$8,164	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,164**
C3030 - Ceiling Finishes	$0	$0	$0	$6,866	$0	$0	$0	$0	$0	$0	$0	**$6,866**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$2,039	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,039**
D5020 - Branch Wiring	$6,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,098**

** Indicates non-renewable system*

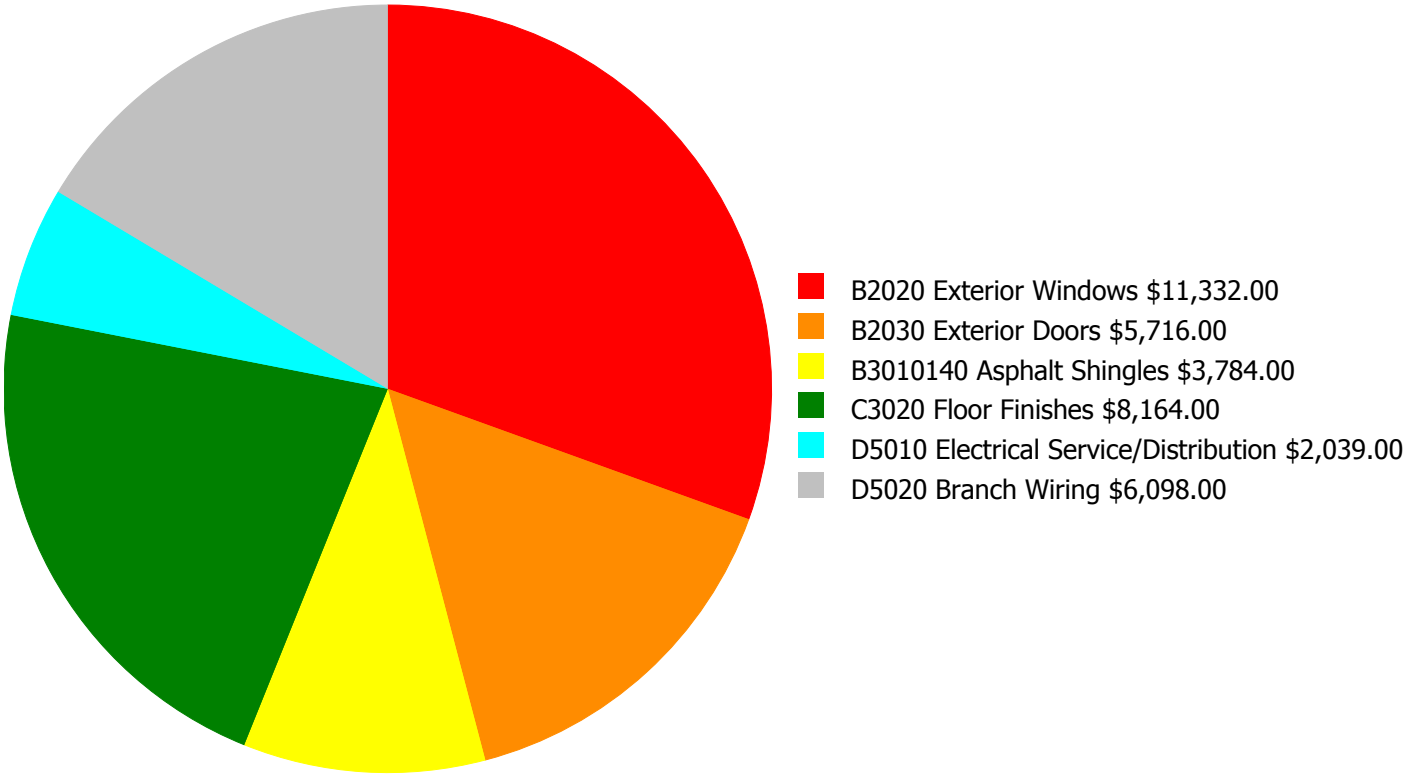
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

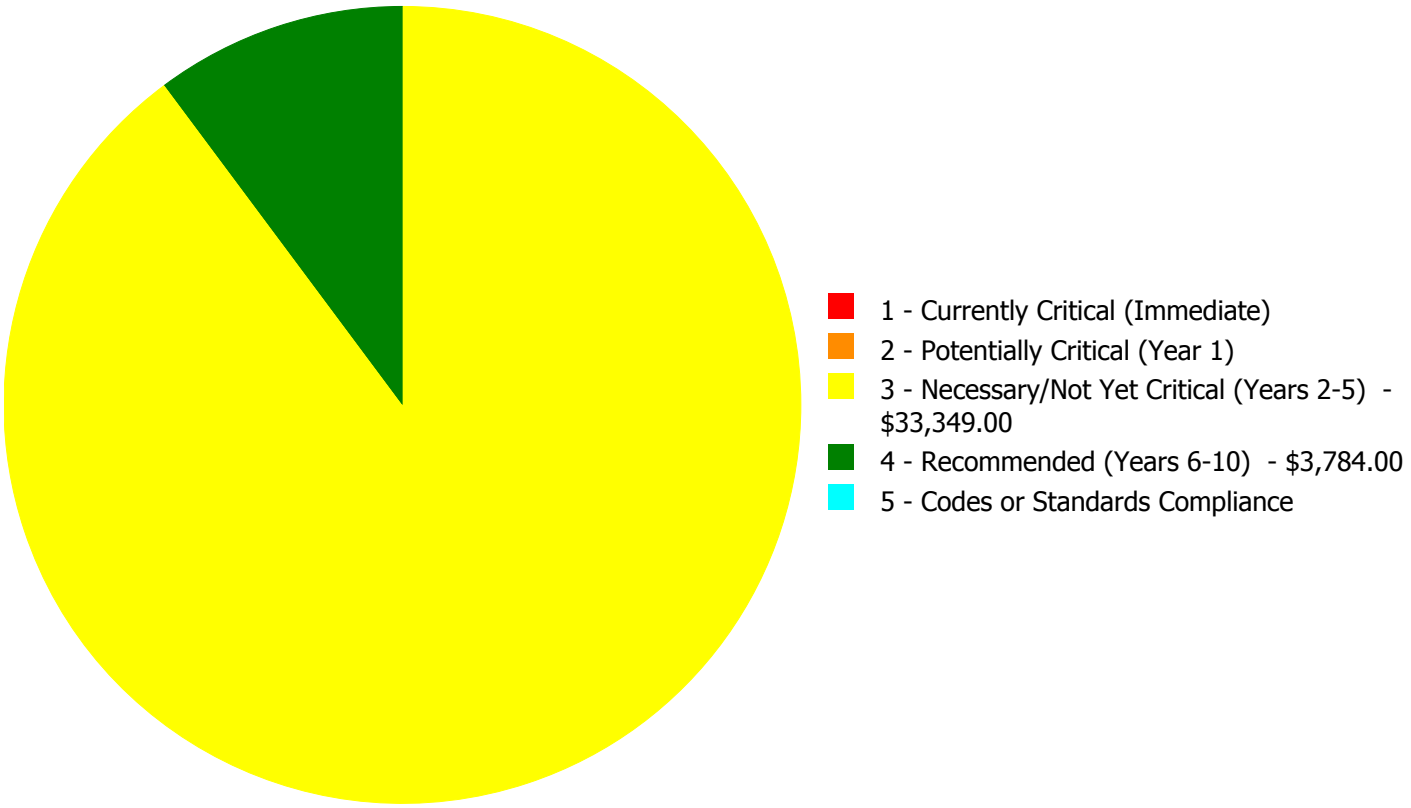
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $37,133.00

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: $37,133.00

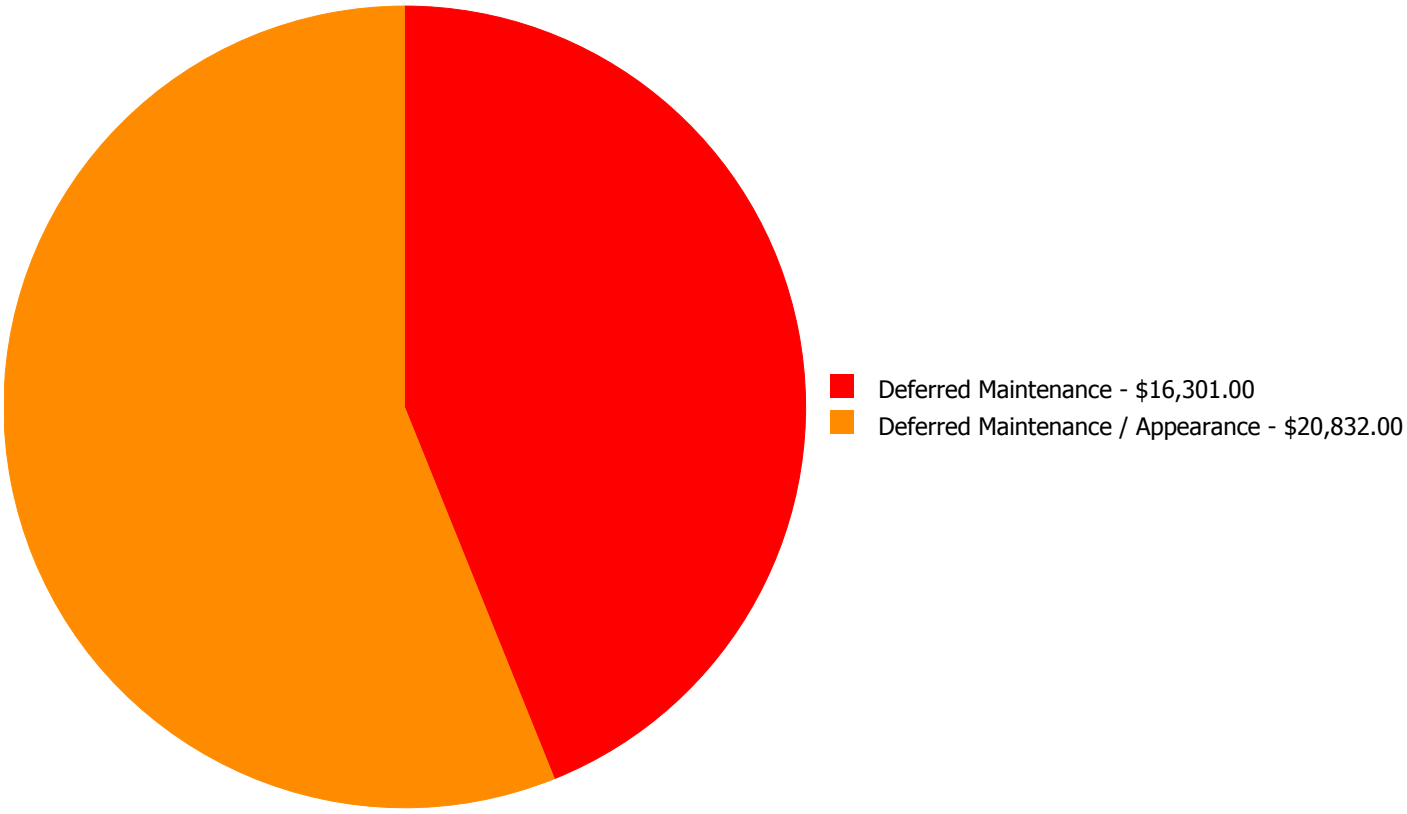
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$11,332.00	$0.00	$0.00	$11,332.00
B2030	Exterior Doors	$0.00	$0.00	$5,716.00	$0.00	$0.00	$5,716.00
B3010140	Asphalt Shingles	$0.00	$0.00	$0.00	$3,784.00	$0.00	$3,784.00
C3020	Floor Finishes	$0.00	$0.00	$8,164.00	$0.00	$0.00	$8,164.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$2,039.00	$0.00	$0.00	$2,039.00
D5020	Branch Wiring	$0.00	$0.00	$6,098.00	$0.00	$0.00	$6,098.00
	Total:	$0.00	$0.00	$33,349.00	$3,784.00	$0.00	$37,133.00

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: $37,133.00

Deficiency Details by Priority

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

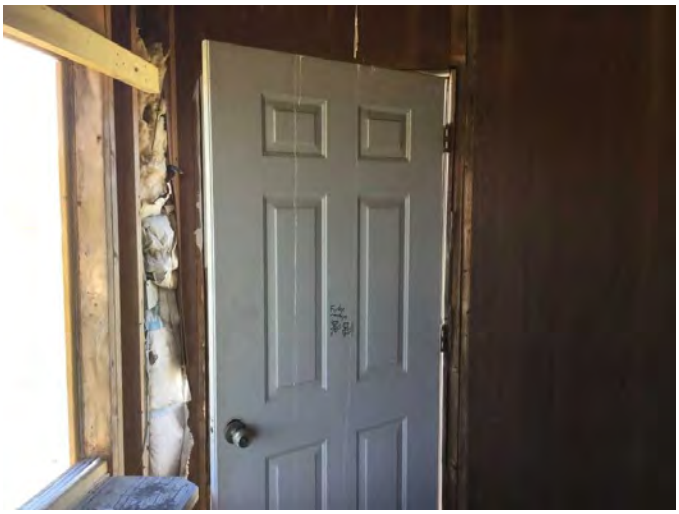
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $11,332.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The plexi-glass, single pane windows are aged, warped, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Entrance
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $5,716.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: C3020 - Floor Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $8,164.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: Flooring requires painting or sealing to protect building material.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 600.00
Unit of Measure: S.F.
Estimate: $2,039.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: D5020 - Branch Wiring

Location:	Throughout
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	600.00
Unit of Measure:	S.F.
Estimate:	$6,098.00
Assessor Name:	Eduardo Lopez
Date Created:	02/01/2017

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

Priority 4 - Recommended (Years 6-10):

System: B3010140 - Asphalt Shingles

Location:	Roof
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Appearance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	600.00
Unit of Measure:	S.F.
Estimate:	$3,784.00
Assessor Name:	Eduardo Lopez
Date Created:	02/01/2017

Notes: The asphalt shingle roofing is aged, damaged and should be replaced.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	400
Year Built:	1958
Last Renovation:	
Replacement Value:	$45,780
Repair Cost:	$7,314.00
Total FCI:	15.98 %
Total RSLI:	15.65 %
FCA Score:	84.02

Description:

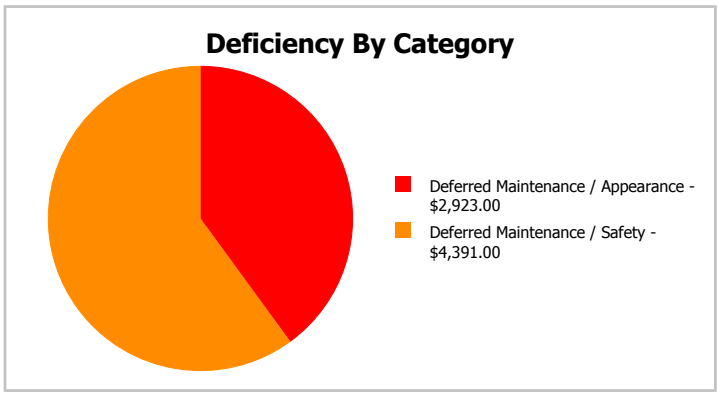
School use only for baseball season. Used for County activities all other times. No access to inside.

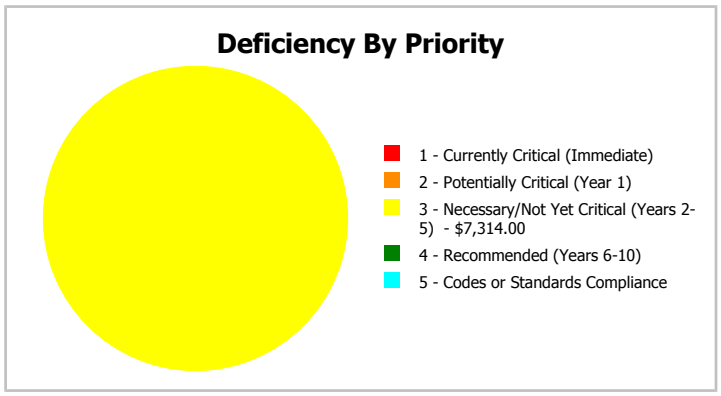
Deficiencies listed are only those visible or evident from the exterior.

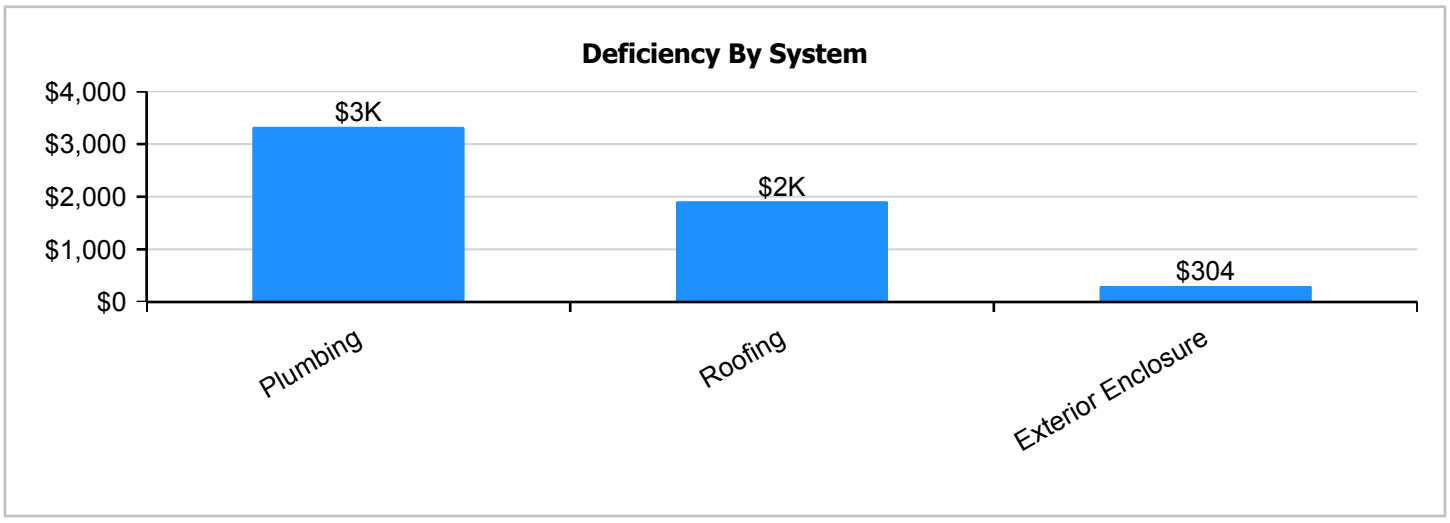
Attributes: This asset has no attributes.

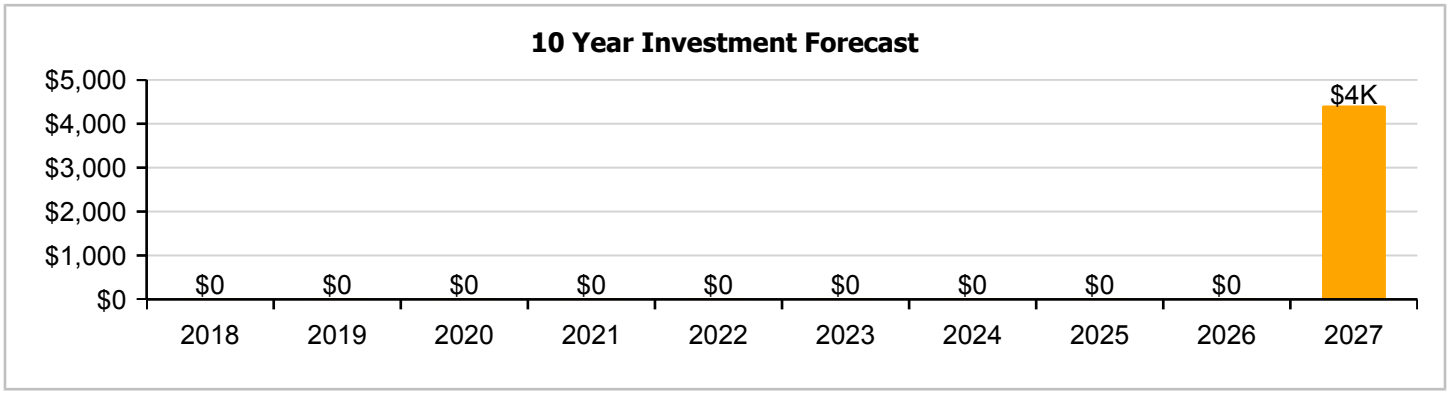
Dashboard Summary

Function:	MS -Middle School	Gross Area:	400
Year Built:	1958	Last Renovation:	
Repair Cost:	$7,314	Replacement Value:	$45,780
FCI:	15.98 %	RSLI%:	15.65 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	29.10 %	3.93 %	$400.00
B30 - Roofing	0.00 %	146.01 %	$2,523.00
C10 - Interior Construction	21.33 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	65.50 %	$4,391.00
D50 - Electrical	0.00 %	0.00 %	$0.00
Totals:	**15.65 %**	**15.98 %**	**$7,314.00**

Photo Album

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

1). North Elevation - Feb 02, 2017

2). East Elevation - Feb 02, 2017

3). South Elevation - Feb 02, 2017

4). West Elevation - Feb 02, 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
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7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life in years.
13. eCR: eCOMET Condition Rating (not used in this assessment).
14. Deficiency $: The financial investment to repair/replace system to address deficiency.
15. Replacement Value $: The replacement cost of the system.

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			$2,772
A1030	Slab on Grade	$7.37	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			$2,948
B1020	Roof Construction	$5.98	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			$2,392
B2010	Exterior Walls	$18.04	S.F.	400	100	1958	2058		41.00 %	0.00 %	41			$7,216
B2020	Exterior Windows	$6.47	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			$2,588
B2030	Exterior Doors	$0.91	S.F.	400	30	1958	1988		0.00 %	109.89 %	-29		$400.00	$364
B3010140	Asphalt Shingles	$4.32	S.F.	400	20	1958	1978		0.00 %	146.01 %	-39		$2,523.00	$1,728
C1010	Partitions	$10.34	S.F.	400	75	1958	2033		21.33 %	0.00 %	16			$4,136
C3010	Wall Finishes	$7.46	S.F.	400	10	1958	1968		0.00 %	0.00 %	-49			$2,984
C3020	Floor Finishes	$12.74	S.F.	400	20	1958	1978		0.00 %	0.00 %	-39			$5,096
C3030	Ceiling Finishes	$9.53	S.F.	400	25	1958	1983		0.00 %	0.00 %	-34			$3,812
D2010	Plumbing Fixtures	$9.98	S.F.	400	30	1958	1988		0.00 %	109.99 %	-29		$4,391.00	$3,992
D2020	Domestic Water Distribution	$0.84	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			$336
D2030	Sanitary Waste	$5.94	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			$2,376
D5010	Electrical Service/Distribution	$1.47	S.F.	400	40	1958	1998		0.00 %	0.00 %	-19			$588
D5020	Branch Wiring	$2.55	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			$1,020
D5020	Lighting	$3.58	S.F.	400	30	1958	1988		0.00 %	0.00 %	-29			$1,432
								Total	**15.65 %**	**15.98 %**			**$7,314.00**	**$45,780**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

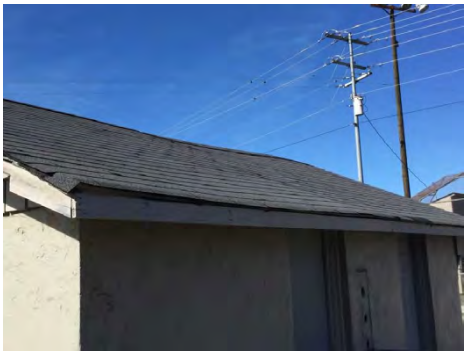
System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles



Note:

System: D2010 - Plumbing Fixtures

Note:

Renewal Schedule

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

Inflation Rate: 3%

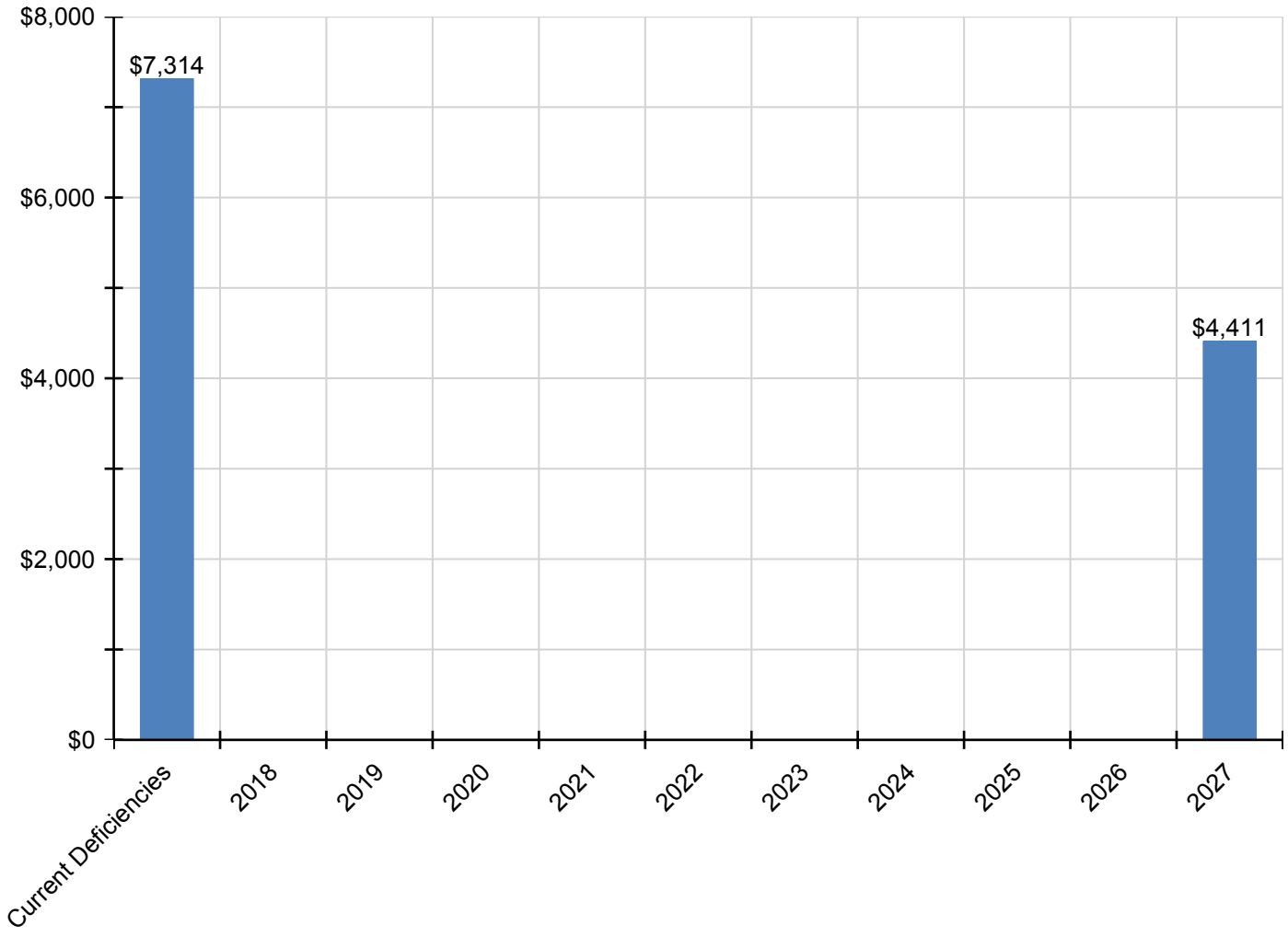
Campus Assessment Report - 1958 Softball Fieldhouse

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$7,314**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,411**	**$11,725**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$400**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$2,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,523**
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**
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	$0	$0	$4,411	**$4,411**
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	$4,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,391**
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**
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**

** Indicates non-renewable system*

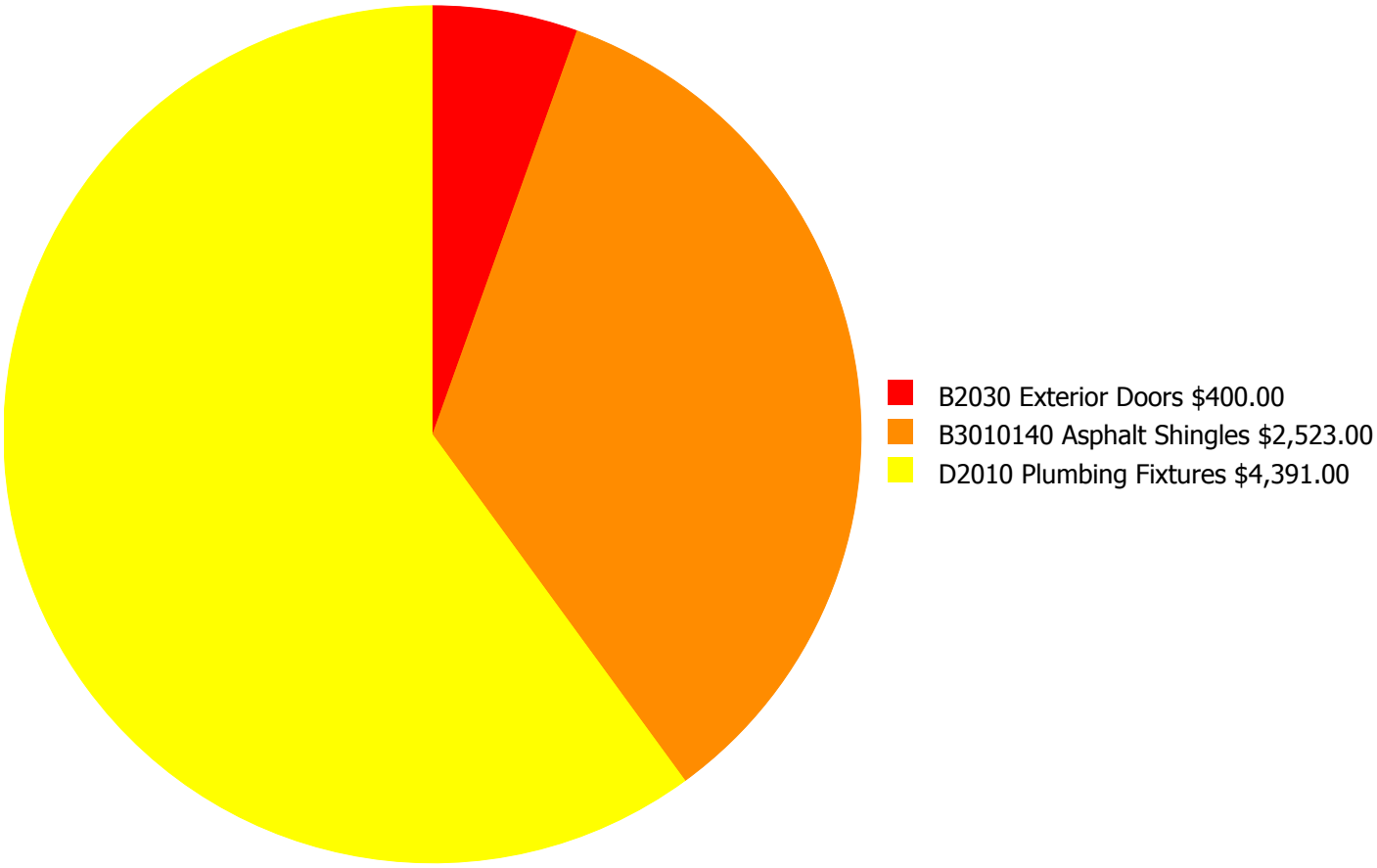
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

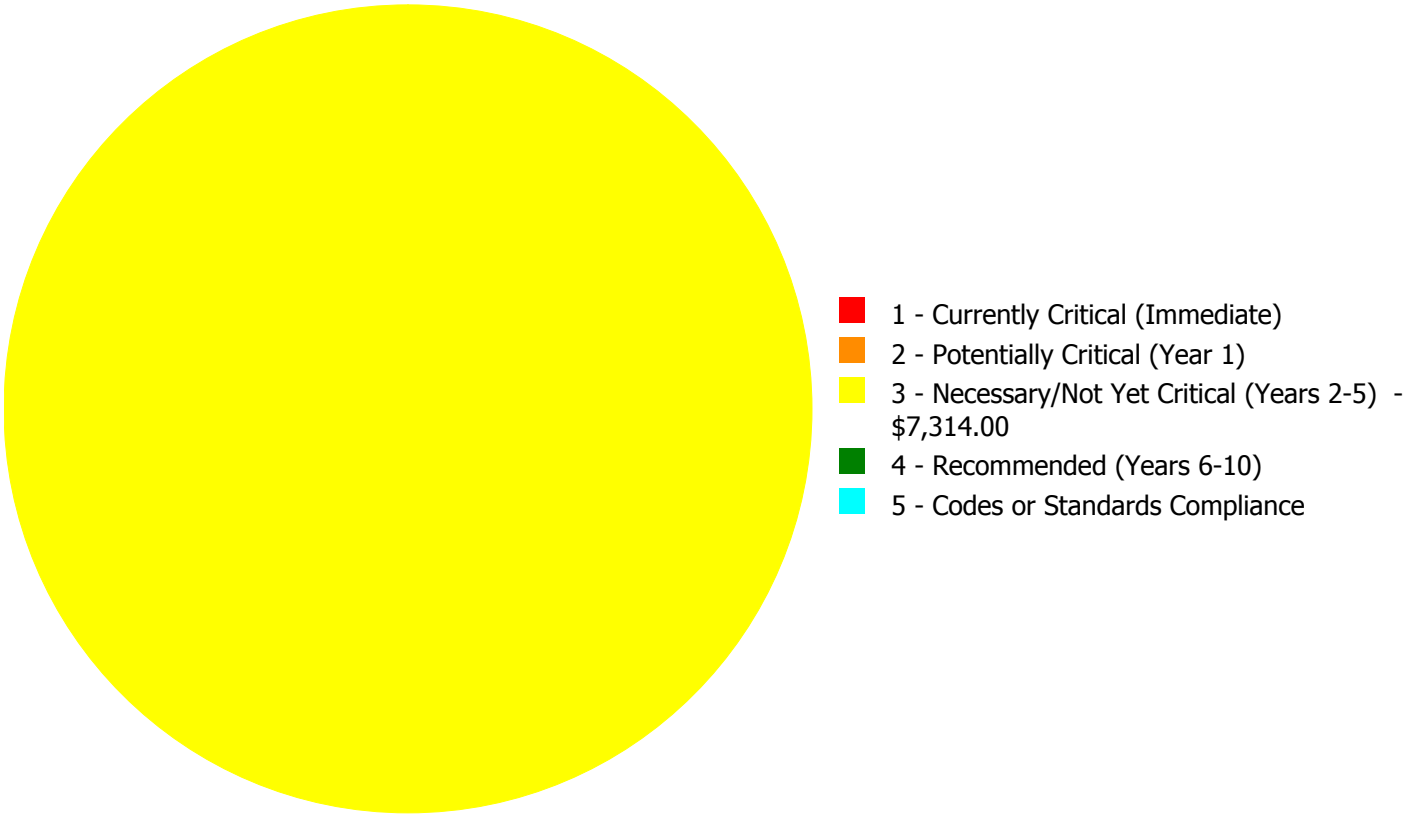
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $7,314.00

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: $7,314.00

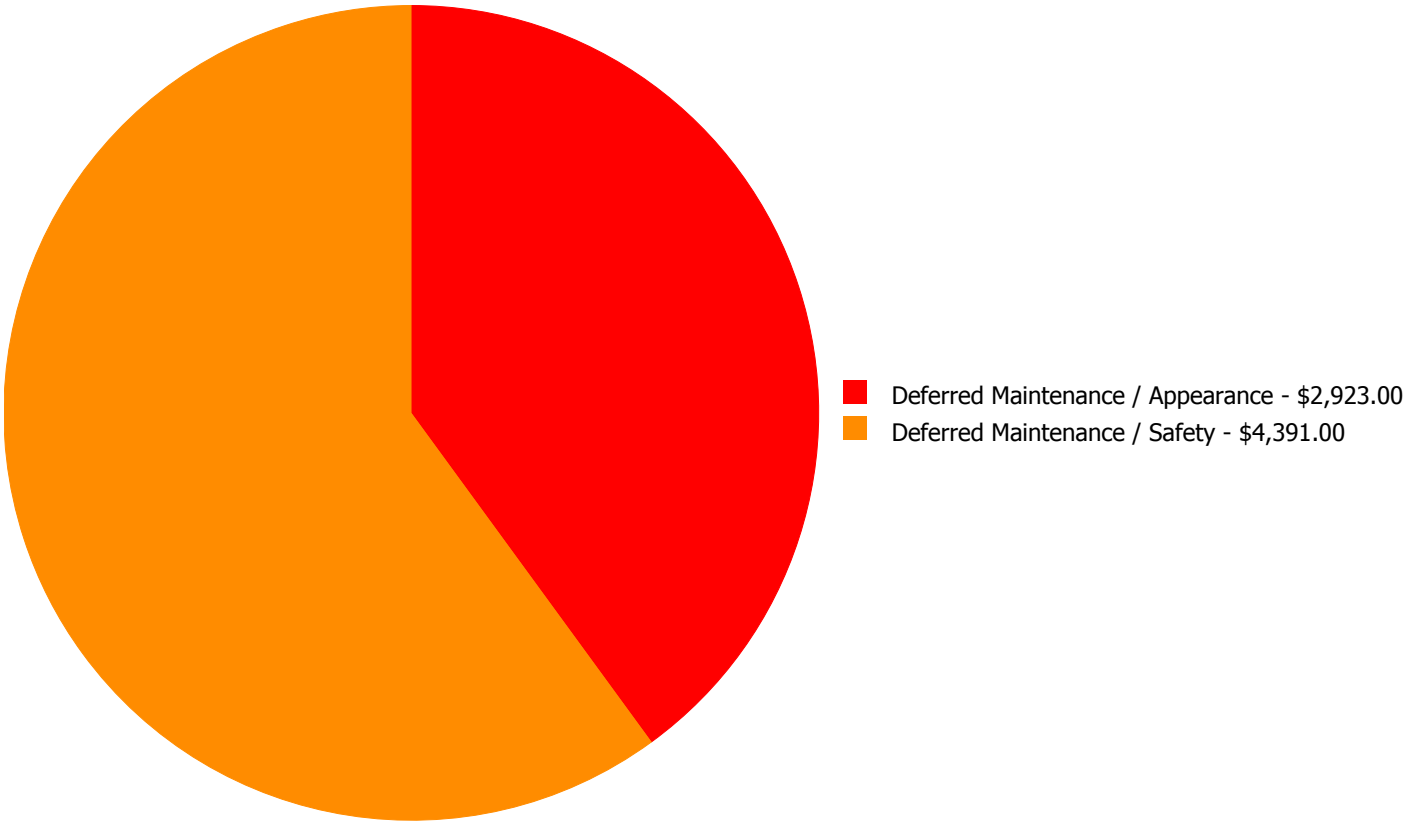
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$400.00	$0.00	$0.00	$400.00
B3010140	Asphalt Shingles	$0.00	$0.00	$2,523.00	$0.00	$0.00	$2,523.00
D2010	Plumbing Fixtures	$0.00	$0.00	$4,391.00	$0.00	$0.00	$4,391.00
	Total:	$0.00	$0.00	$7,314.00	$0.00	$0.00	$7,314.00

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: $7,314.00

Deficiency Details by Priority

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

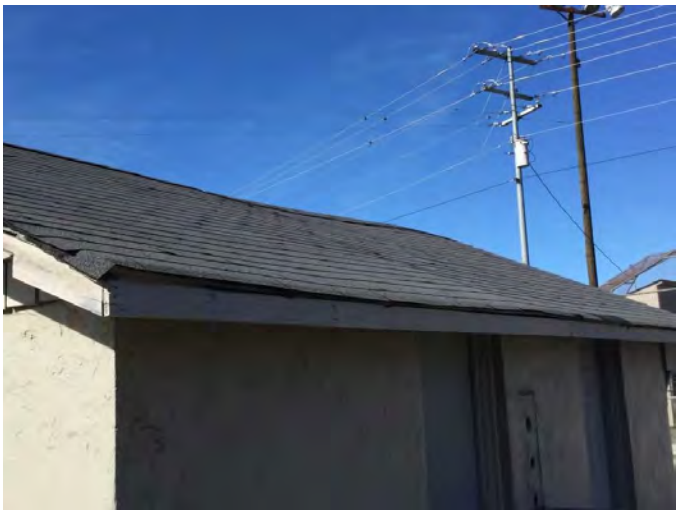
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2030 - Exterior Doors

Location: Throughout
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $400.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $2,523.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The asphalt shingle roofing is aged, damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: $4,391.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	250
Year Built:	1963
Last Renovation:	
Replacement Value:	$21,841
Repair Cost:	$12,094.00
Total FCI:	55.37 %
Total RSLI:	22.65 %
FCA Score:	44.63

Description:

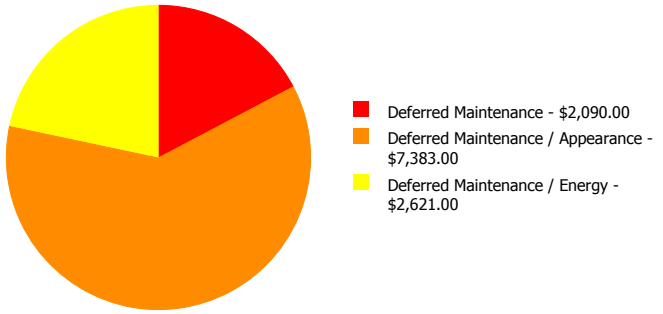
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

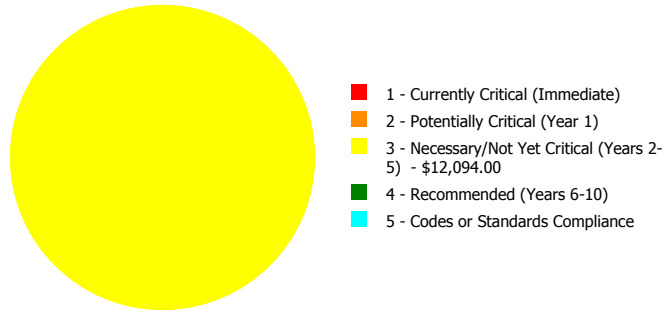
Dashboard Summary

Function:	MS -Middle School	Gross Area:	250
Year Built:	1963	Last Renovation:	
Repair Cost:	$12,094	Replacement Value:	$21,841
FCI:	55.37 %	RSLI%:	22.65 %

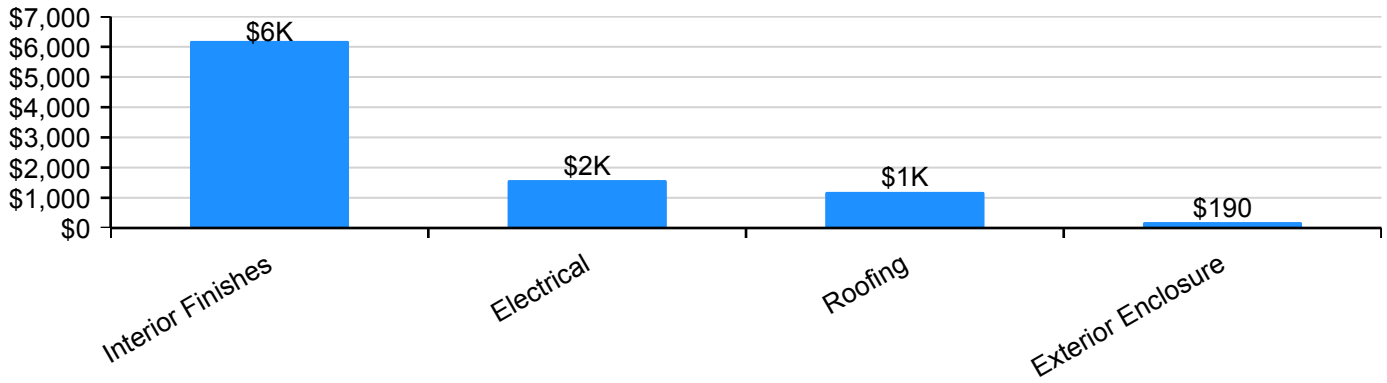
Deficiency By Category



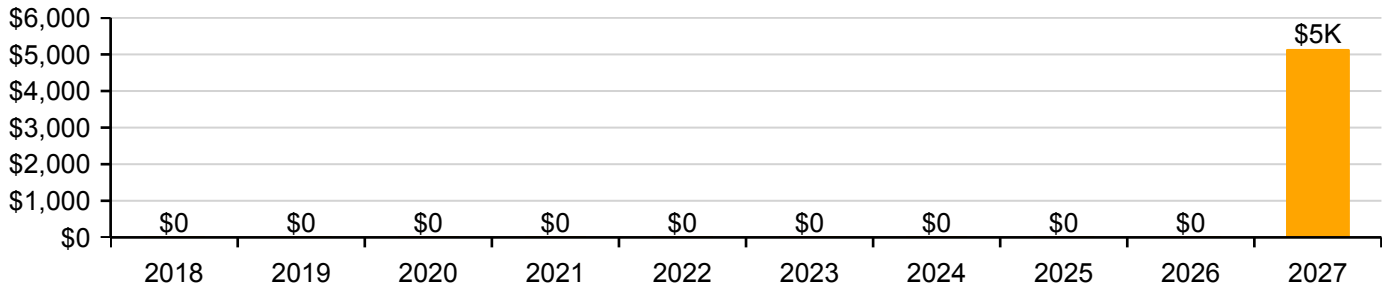
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	46.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.13 %	3.93 %	$250.00
B30 - Roofing	0.00 %	146.02 %	$1,577.00
C30 - Interior Finishes	0.00 %	110.01 %	$8,177.00
D50 - Electrical	0.00 %	109.94 %	$2,090.00
Totals:	**22.65 %**	**55.37 %**	**$12,094.00**

Photo Album

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

1). North Elevation - Feb 02, 2017

2). East Elevation - Feb 02, 2017

3). West Elevation - Feb 02, 2017

4). South Elevation - Feb 02, 2017

Condition Detail

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

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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.
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System Listing

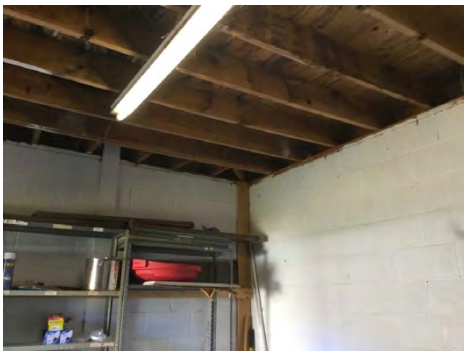
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			$1,733
A1030	Slab on Grade	$7.37	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			$1,843
B1020	Roof Construction	$5.98	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			$1,495
B2010	Exterior Walls	$18.04	S.F.	250	100	1963	2063		46.00 %	0.00 %	46			$4,510
B2020	Exterior Windows	$6.47	S.F.	250	30	1997	2027		33.33 %	0.00 %	10			$1,618
B2030	Exterior Doors	$0.91	S.F.	250	30	1963	1993		0.00 %	109.65 %	-24		$250.00	$228
B3010140	Asphalt Shingles	$4.32	S.F.	250	20	1963	1983		0.00 %	146.02 %	-34		$1,577.00	$1,080
C3010	Wall Finishes	$7.46	S.F.	250	10	1963	1973		0.00 %	110.03 %	-44		$2,052.00	$1,865
C3020	Floor Finishes	$12.74	S.F.	250	20	1963	1983		0.00 %	110.02 %	-34		$3,504.00	$3,185
C3030	Ceiling Finishes	$9.53	S.F.	250	25	1963	1988		0.00 %	109.99 %	-29		$2,621.00	$2,383
D5010	Electrical Service/Distribution	$1.47	S.F.	250	40	1963	2003		0.00 %	109.78 %	-14		$404.00	$368
D5020	Branch Wiring	$2.55	S.F.	250	30	1963	1993		0.00 %	109.87 %	-24		$701.00	$638
D5020	Lighting	$3.58	S.F.	250	30	1963	1993		0.00 %	110.06 %	-24		$985.00	$895
								Total	**22.65 %**	**55.37 %**			**$12,094.00**	**$21,841**

System Notes

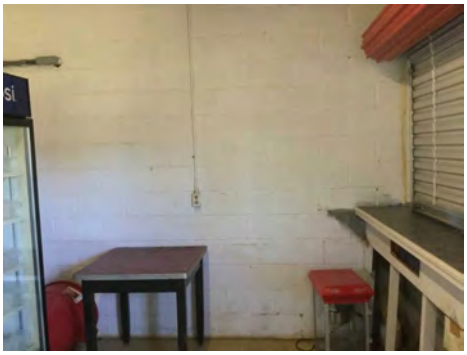
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls

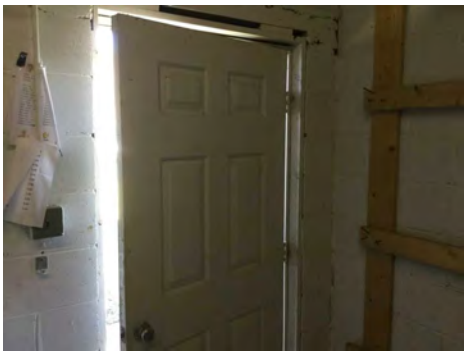


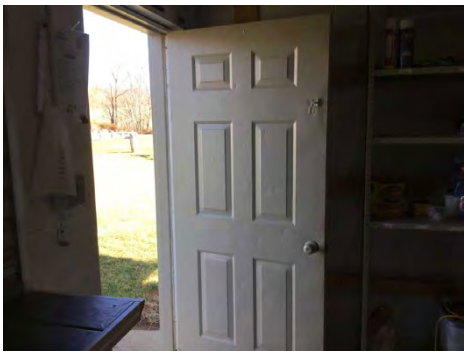
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors





Note:

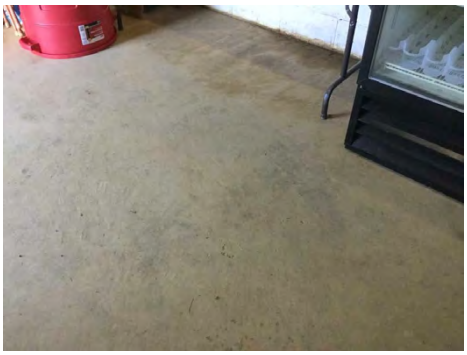
System: B3010140 - Asphalt Shingles

Note:

System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

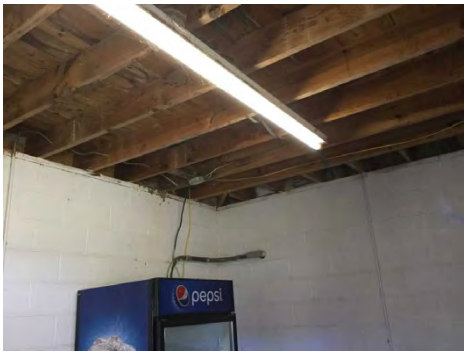
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

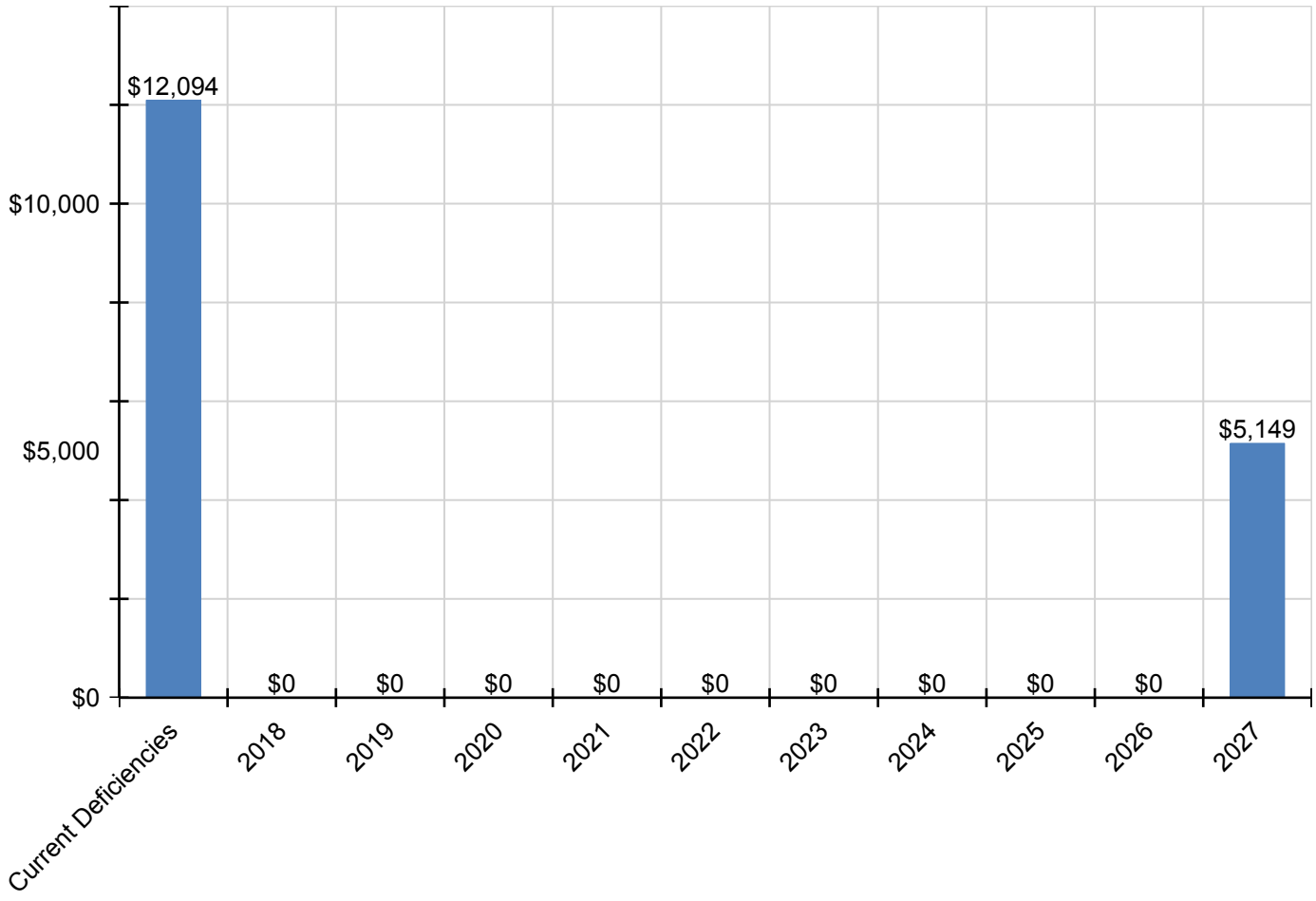
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$12,094**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,149**	**$17,243**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,391	**$2,391**
B2030 - Exterior Doors	$250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$1,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,577**
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	$2,052	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,758	**$4,810**
C3020 - Floor Finishes	$3,504	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,504**
C3030 - Ceiling Finishes	$2,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,621**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$404**
D5020 - Branch Wiring	$701	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$701**
D5020 - Lighting	$985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$985**

** Indicates non-renewable system*

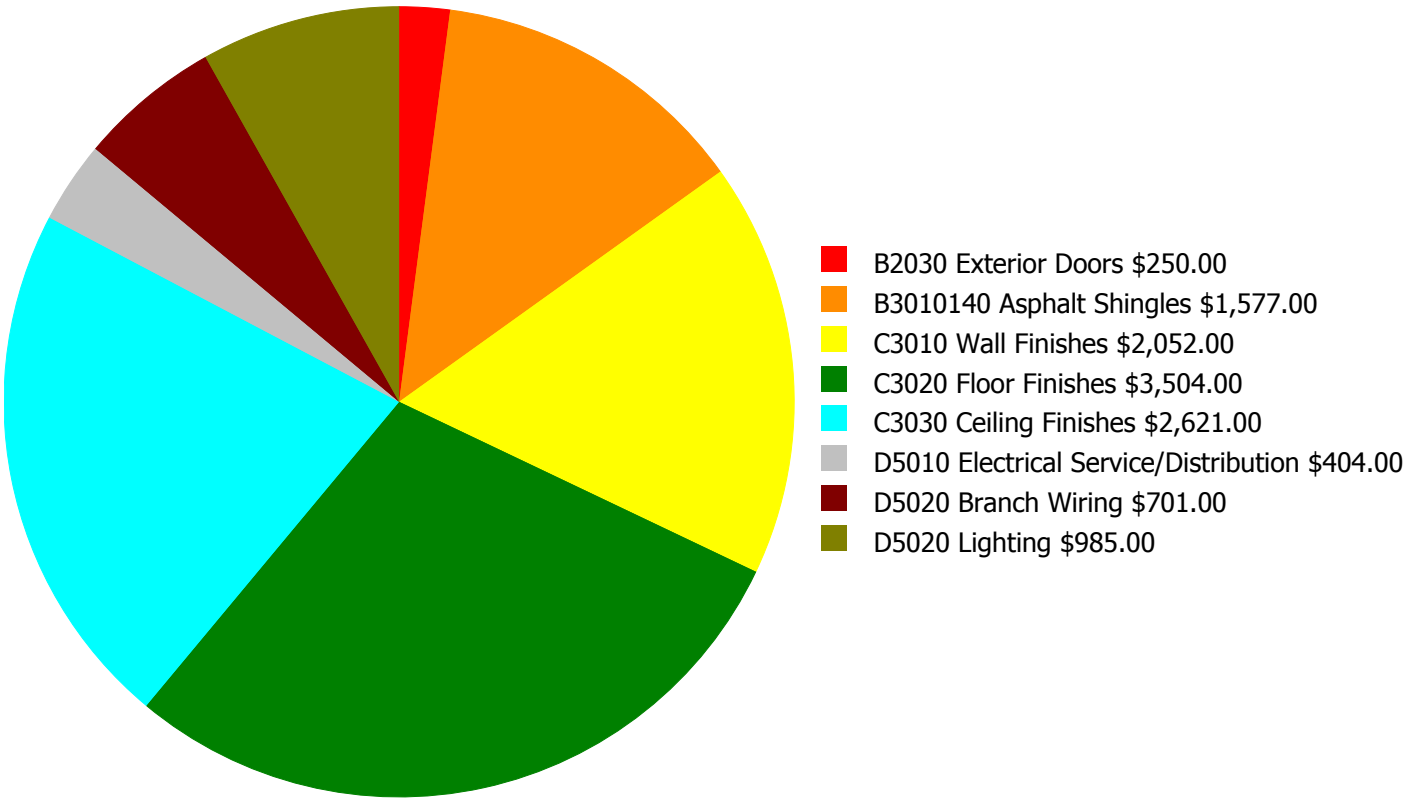
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

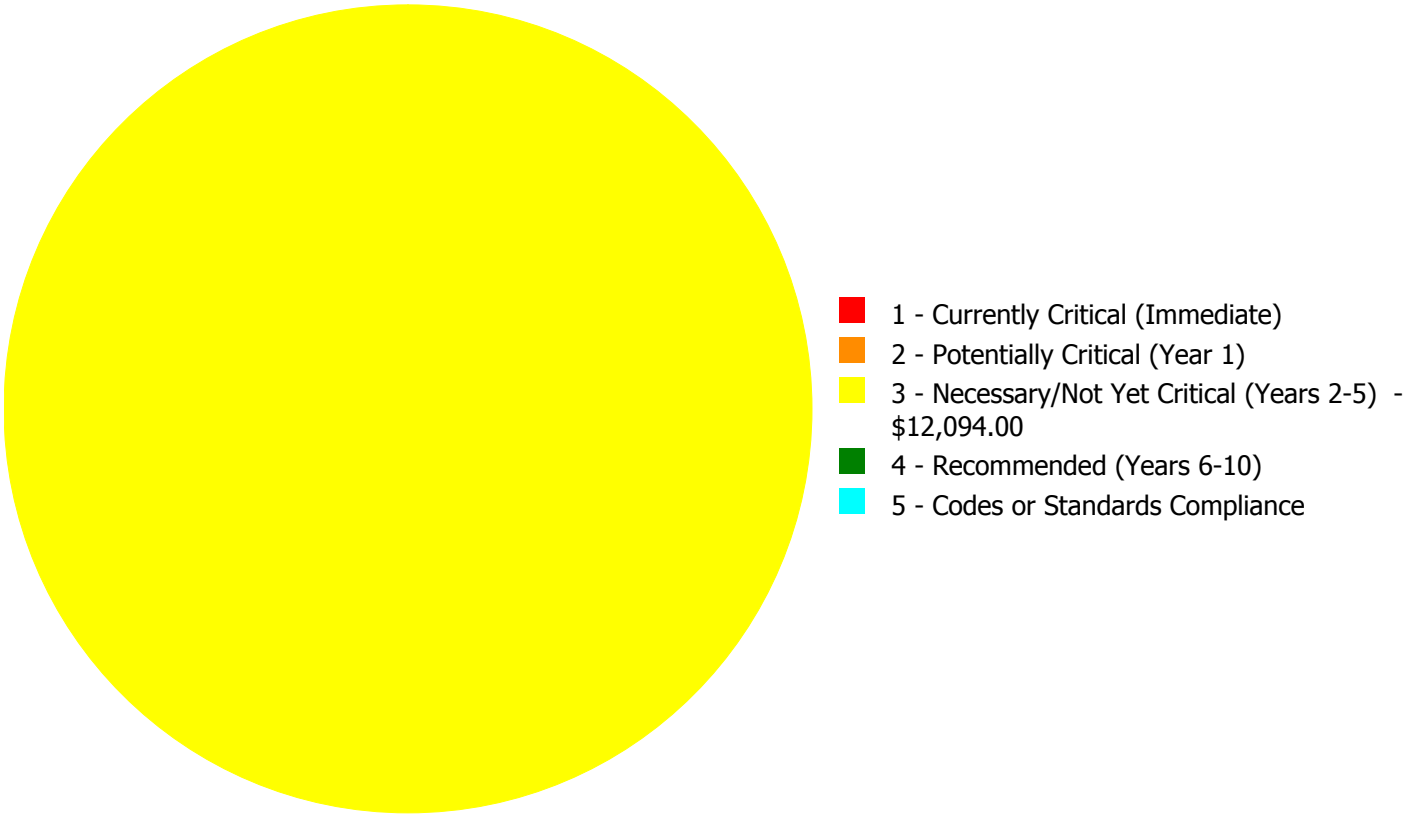
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,094.00

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: $12,094.00

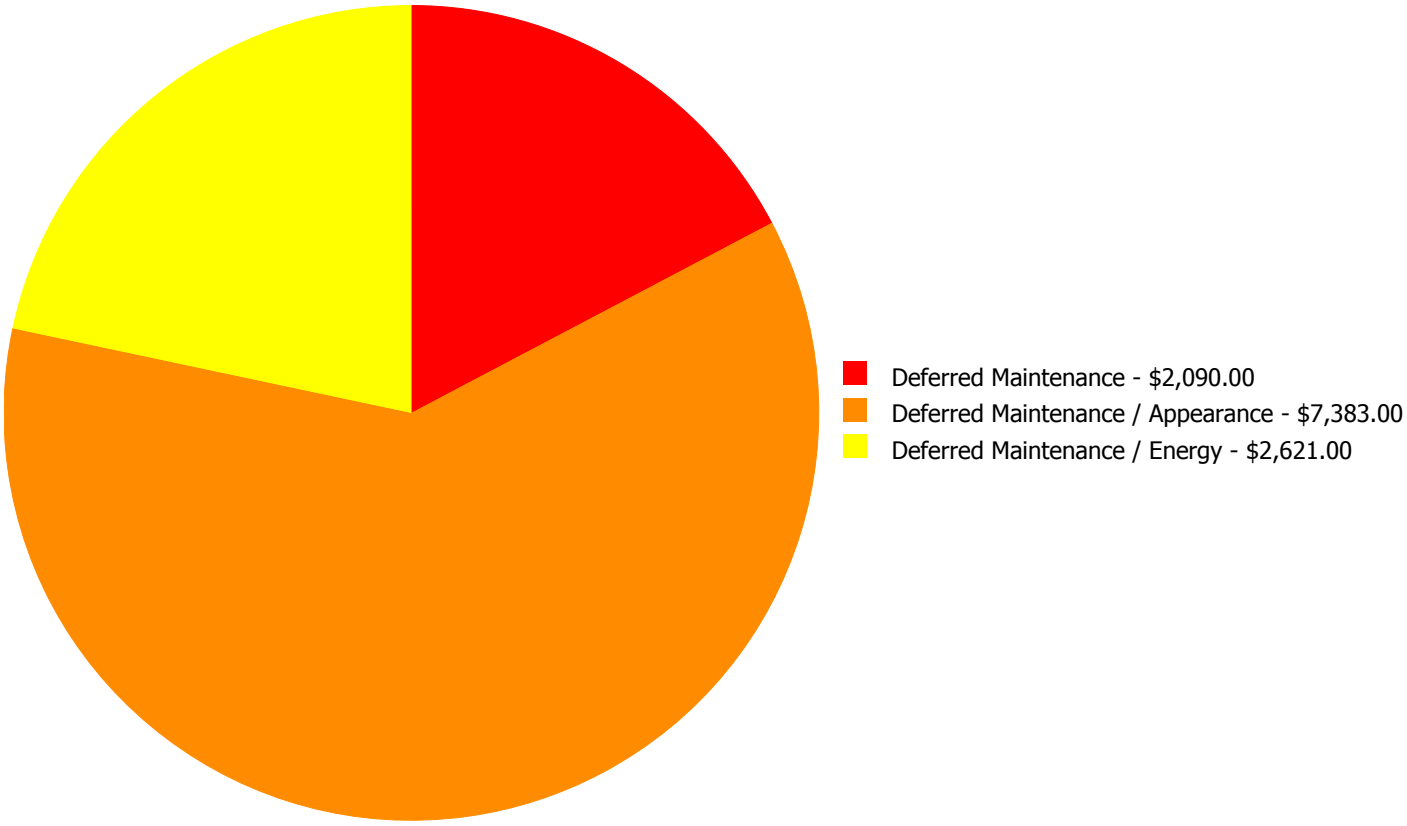
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$250.00	$0.00	$0.00	$250.00
B3010140	Asphalt Shingles	$0.00	$0.00	$1,577.00	$0.00	$0.00	$1,577.00
C3010	Wall Finishes	$0.00	$0.00	$2,052.00	$0.00	$0.00	$2,052.00
C3020	Floor Finishes	$0.00	$0.00	$3,504.00	$0.00	$0.00	$3,504.00
C3030	Ceiling Finishes	$0.00	$0.00	$2,621.00	$0.00	$0.00	$2,621.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$404.00	$0.00	$0.00	$404.00
D5020	Branch Wiring	$0.00	$0.00	$701.00	$0.00	$0.00	$701.00
D5020	Lighting	$0.00	$0.00	$985.00	$0.00	$0.00	$985.00
	Total:	$0.00	$0.00	$12,094.00	$0.00	$0.00	$12,094.00

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:



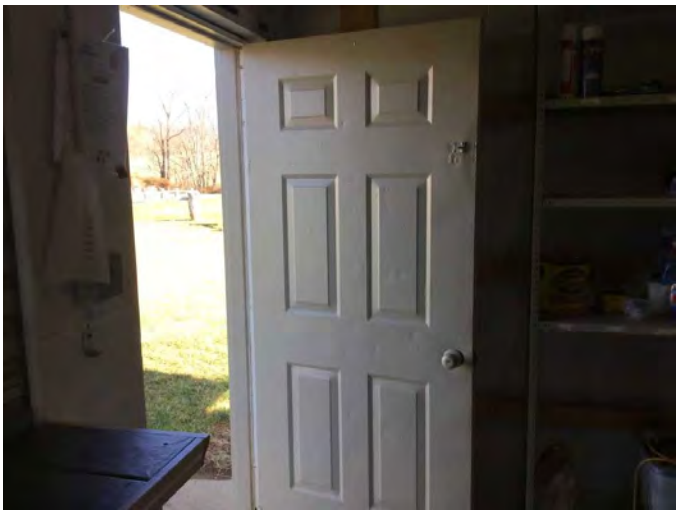
Budget Estimate Total: $12,094.00

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: B2030 - Exterior Doors



Location: Entrances
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $250.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $1,577.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

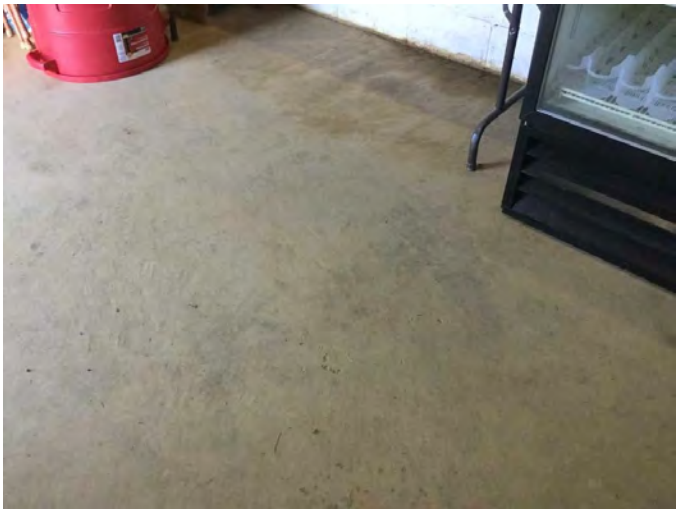
Notes: The asphalt shingle roofing is aged, damaged and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $2,052.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The wall paint is damaged, fading, stained, and should be re-painted.

System: C3020 - Floor Finishes



Location: Throughout
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $3,504.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The original floor finish is worn and no longer effective for protection and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout
Distress: Missing
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $2,621.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: Ceiling cavities should be insulated for thermal protection and covering installed.

System: D5010 - Electrical Service/Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $404.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

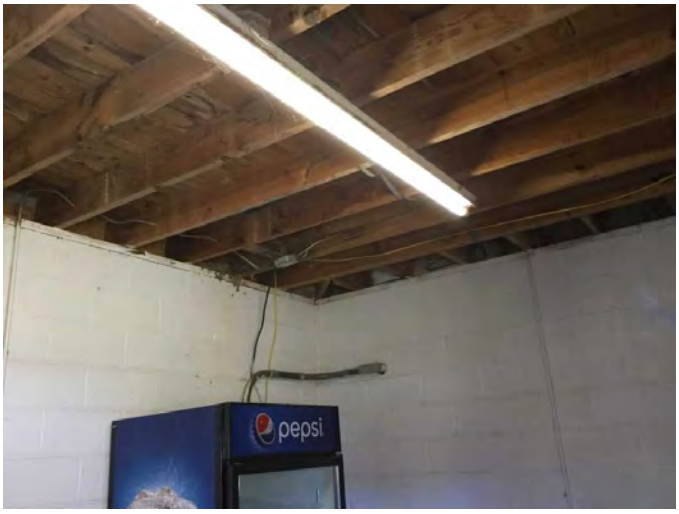
Notes: The original electrical service is operating but is in poor condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $701.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

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

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $985.00
Assessor Name: Eduardo Lopez
Date Created: 02/01/2017

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	8,894
Year Built:	1999
Last Renovation:	
Replacement Value:	$1,591,049
Repair Cost:	$46,373.00
Total FCI:	2.91 %
Total RSLI:	45.63 %
FCA Score:	97.09

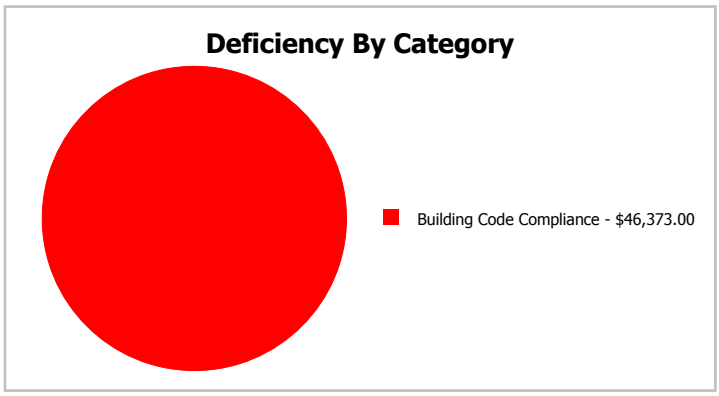
Description:

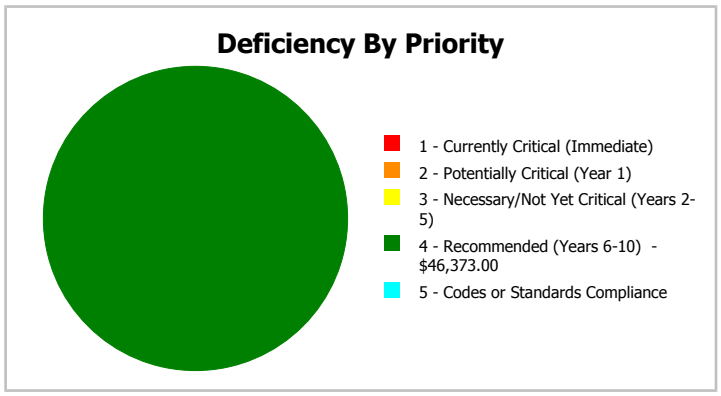
The narrative for this building is included in the Executive Summary Description at the front of this report.

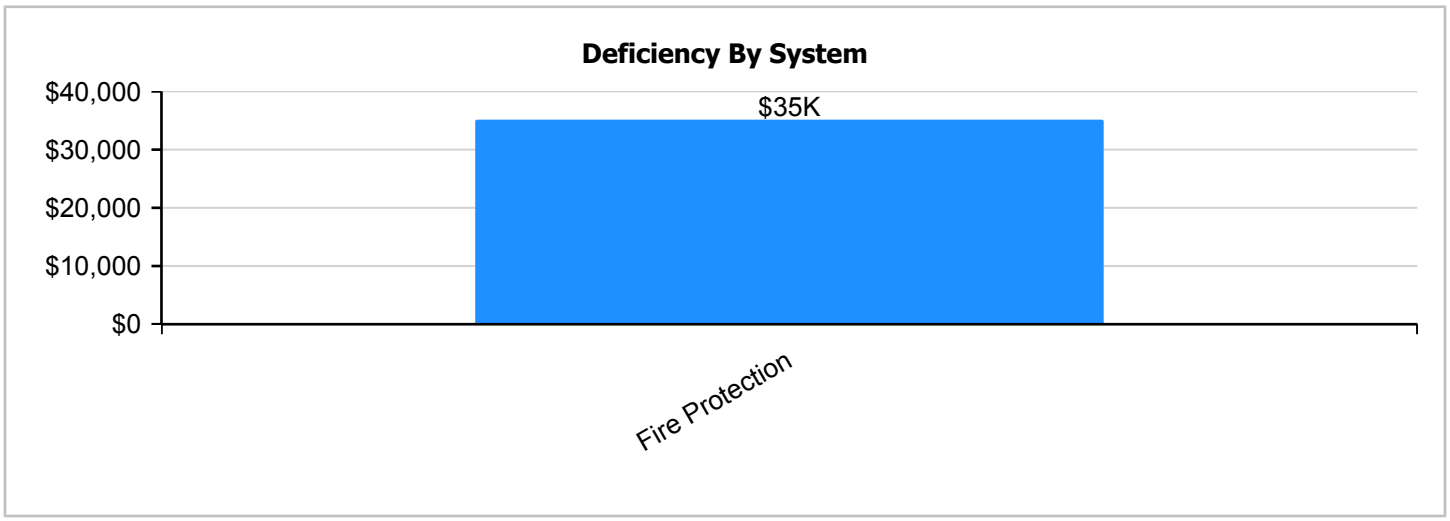
Attributes: This asset has no attributes.

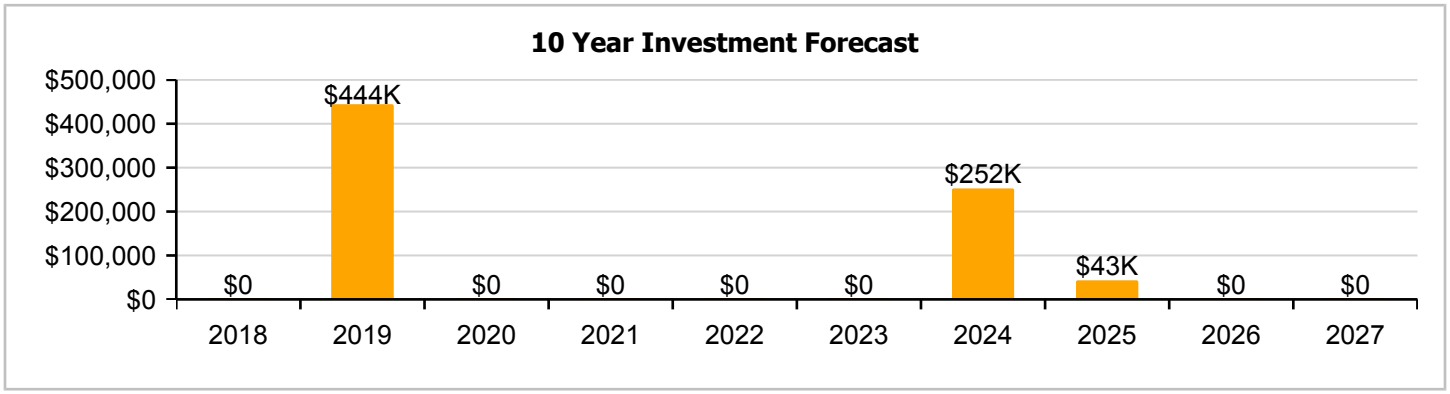
Dashboard Summary

Function:	MS -Middle School	Gross Area:	8,894
Year Built:	1999	Last Renovation:	
Repair Cost:	$46,373	Replacement Value:	$1,591,049
FCI:	2.91 %	RSLI%:	45.63 %









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	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.42 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	31.94 %	0.00 %	$0.00
C30 - Interior Finishes	27.49 %	0.00 %	$0.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D30 - HVAC	28.34 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$46,373.00
D50 - Electrical	59.73 %	0.00 %	$0.00
E10 - Equipment	90.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**45.63 %**	**2.91 %**	**$46,373.00**

Photo Album

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

1). North Elevation - Feb 02, 2017

2). South Elevation - Feb 02, 2017

3). West Elevation - Feb 02, 2017

Condition Detail

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

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

System Listing

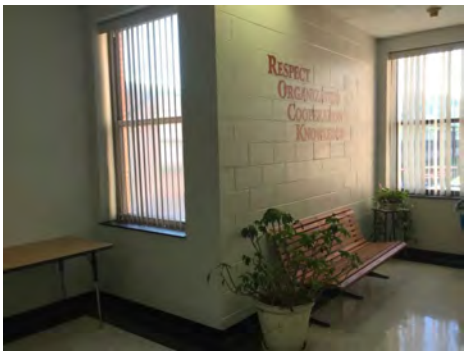
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.56	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			$13,875
A1030	Slab on Grade	$4.53	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			$40,290
B1010	Floor Construction	$12.80	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			$113,843
B1020	Roof Construction	$8.43	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			$74,976
B2010	Exterior Walls	$9.28	S.F.	8,894	100	1999	2099		82.00 %	0.00 %	82			$82,536
B2020	Exterior Windows	$10.84	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$96,411
B2030	Exterior Doors	$1.04	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$9,250
B3010120	Single Ply Membrane	$6.98	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			$62,080
C1010	Partitions	$6.26	S.F.	8,894	75	1999	2074		76.00 %	0.00 %	57			$55,676
C1020	Interior Doors	$2.53	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$22,502
C1030	Fittings	$13.50	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			$120,069
C3010	Wall Finishes	$3.46	S.F.	8,894	10	2015	2025		80.00 %	0.00 %	8			$30,773
C3020	Floor Finishes	$10.73	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			$95,433
C3030	Ceiling Finishes	$11.71	S.F.	8,894	25	1999	2024		28.00 %	0.00 %	7			$104,149
D2010	Plumbing Fixtures	$9.93	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$88,317
D2020	Domestic Water Distribution	$1.06	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$9,428
D2030	Sanitary Waste	$1.68	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$14,942
D3030	Cooling Generating Systems	$9.25	S.F.	8,894	25	1999	2024		28.00 %	0.00 %	7			$82,270
D3040	Distribution Systems	$5.64	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$50,162
D3060	Controls & Instrumentation	$3.41	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			$30,329
D4010	Sprinklers	$4.04	S.F.	8,894	30			2017	0.00 %	110.00 %	0		$39,525.00	$35,932
D4020	Standpipes	$0.70	S.F.	8,894	30			2017	0.00 %	109.99 %	0		$6,848.00	$6,226
D5010	Electrical Service/Distribution	$1.69	S.F.	8,894	40	1999	2039		55.00 %	0.00 %	22			$15,031
D5020	Branch Wiring	$5.06	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$45,004
D5020	Lighting	$11.79	S.F.	8,894	30	1999	2029		40.00 %	0.00 %	12			$104,860
D5030810	Security & Detection Systems	$2.34	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			$20,812
D5030910	Fire Alarm Systems	$4.22	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			$37,533
D5030920	Data Communication	$5.48	S.F.	8,894	15	2015	2030		86.67 %	0.00 %	13			$48,739
D5090	Other Electrical Systems	$0.53	S.F.	8,894	20	2015	2035		90.00 %	0.00 %	18			$4,714
E1020	Institutional Equipment	$2.81	S.F.	8,894	20	2015	2035		90.00 %	0.00 %	18			$24,992
E2010	Fixed Furnishings	$5.61	S.F.	8,894	20	1999	2019		10.00 %	0.00 %	2			$49,895
								Total	**45.63 %**	**2.91 %**			**$46,373.00**	**$1,591,049**

System Notes

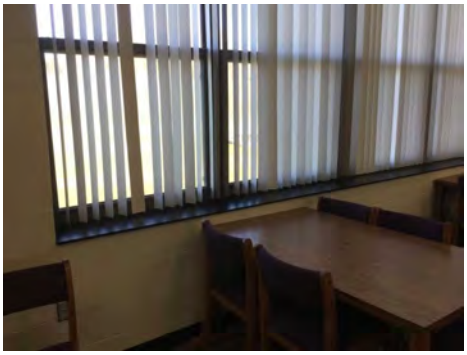
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

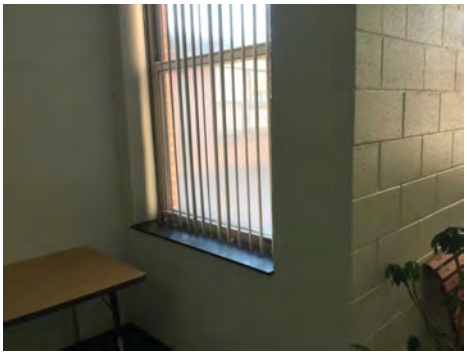
System: B2010 - Exterior Walls



Note:

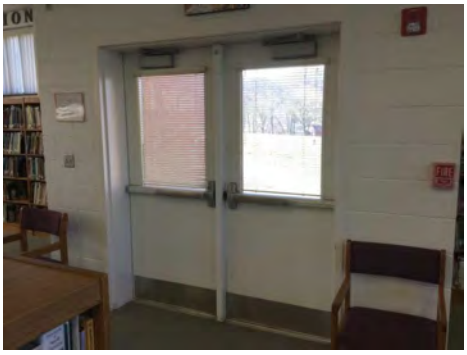
System: B2020 - Exterior Windows

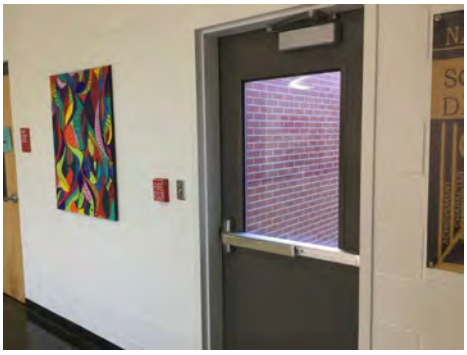




Note:

System: B2030 - Exterior Doors





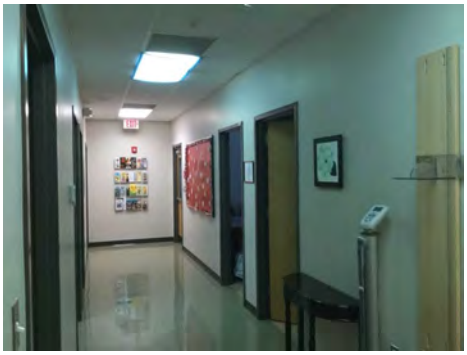
Note:

System: B3010120 - Single Ply Membrane



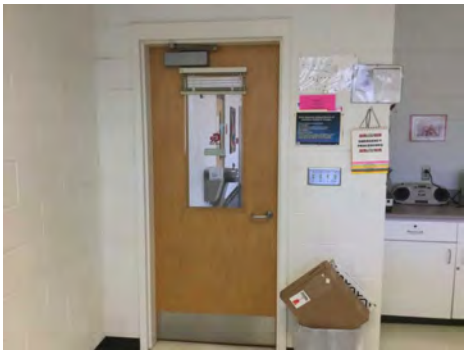
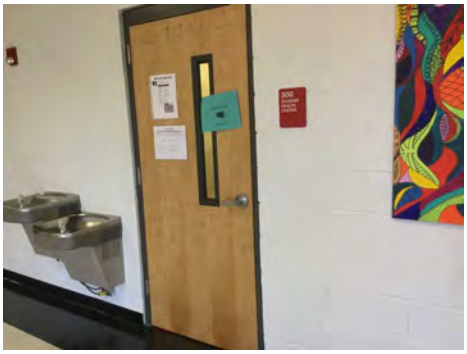
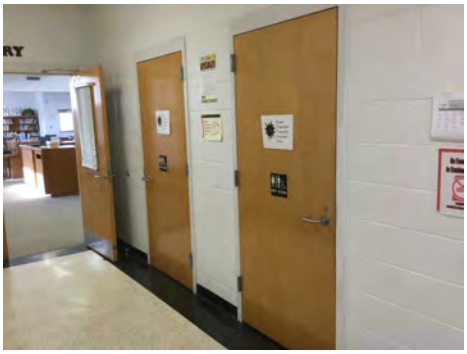
Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

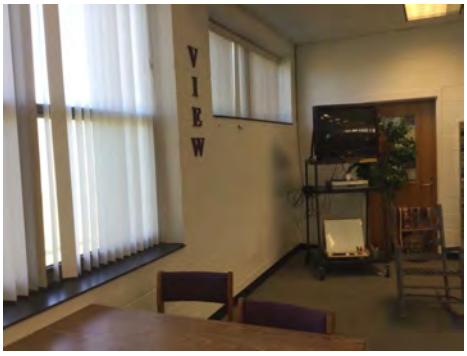




Note:

System: C1030 - Fittings

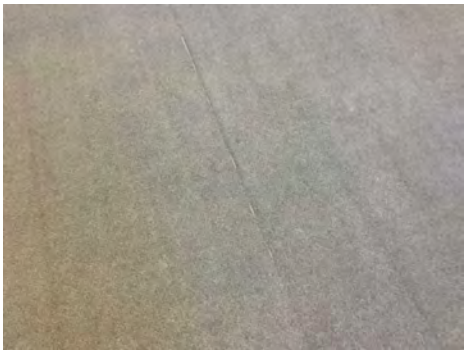
Note:

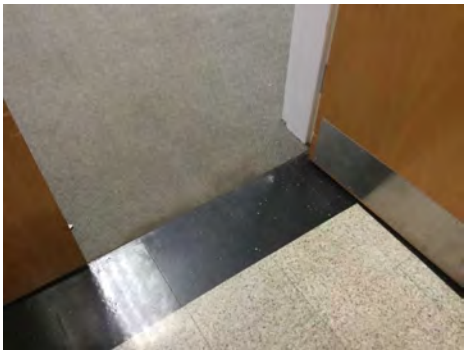
System: C3010 - Wall Finishes



Note:

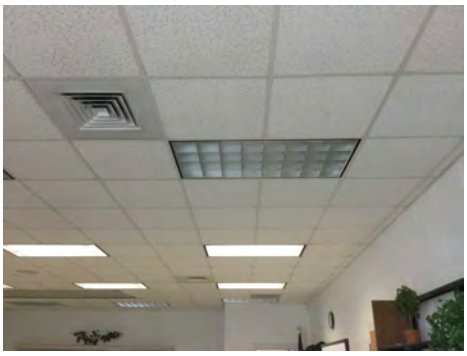
System: C3020 - Floor Finishes





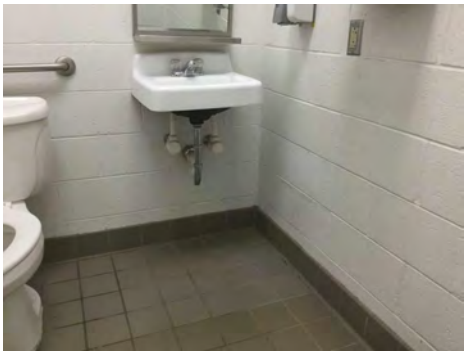
Note:

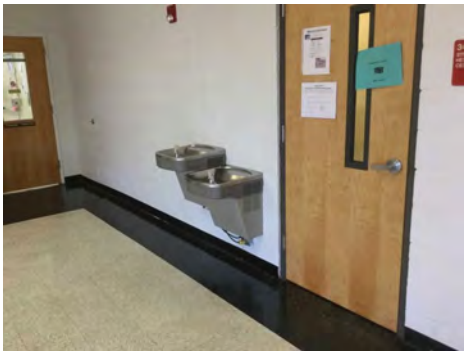
System: C3030 - Ceiling Finishes



Note:

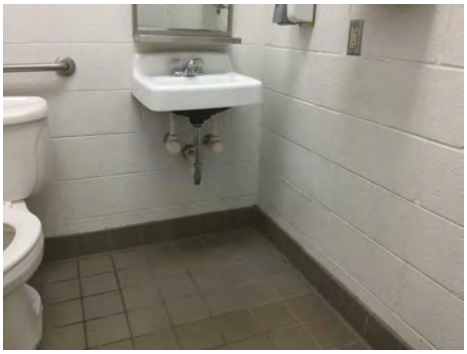
System: D2010 - Plumbing Fixtures





Note:

System: D2030 - Sanitary Waste



Note:

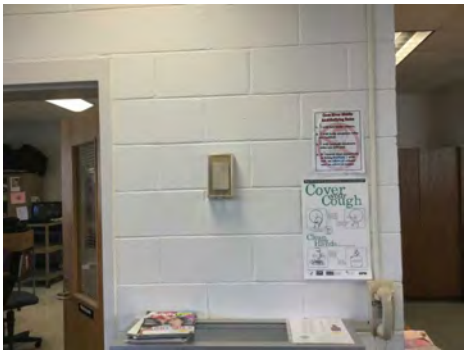
System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

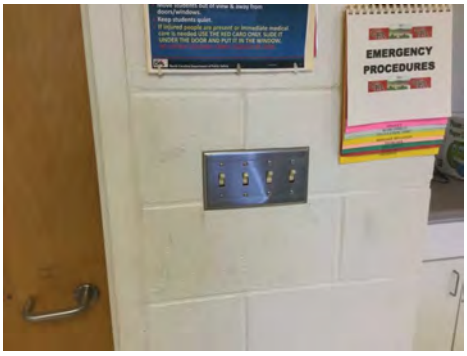


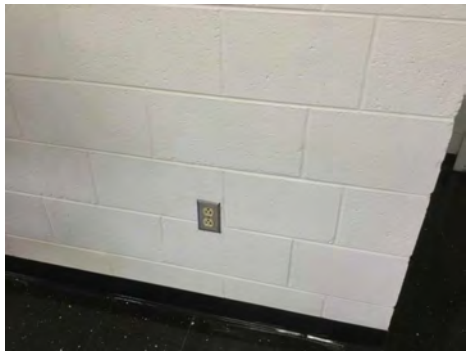
Note:

System: D5010 - Electrical Service/Distribution

Note:

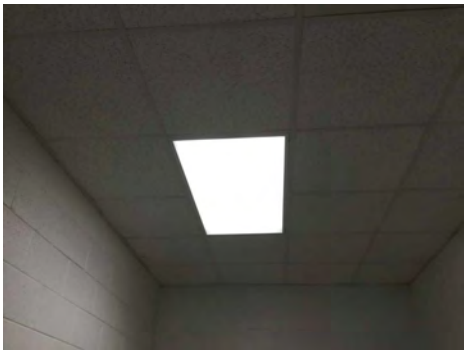
System: D5020 - Branch Wiring





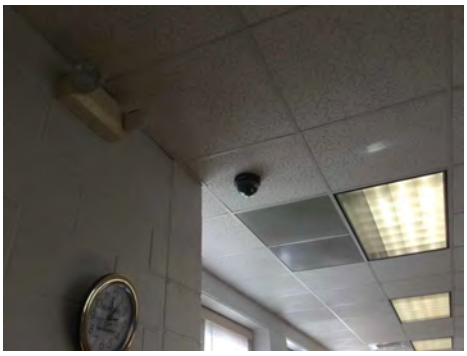
Note:

System: D5020 - Lighting



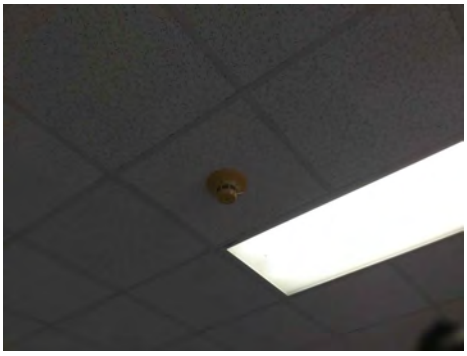
Note:

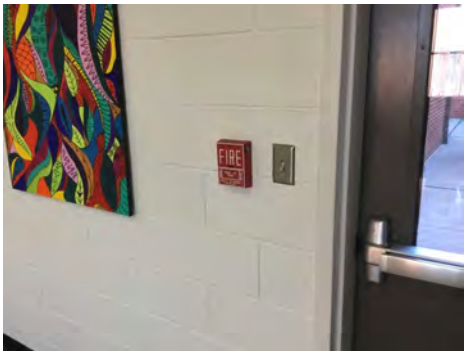
System: D5030810 - Security & Detection Systems




Note:

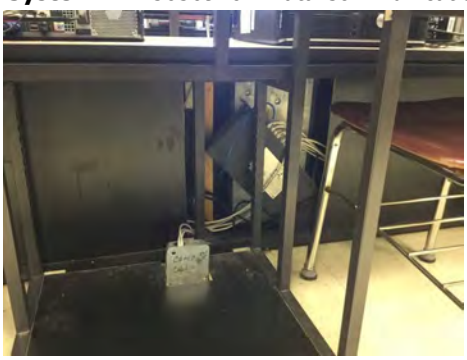
System: D5030910 - Fire Alarm Systems





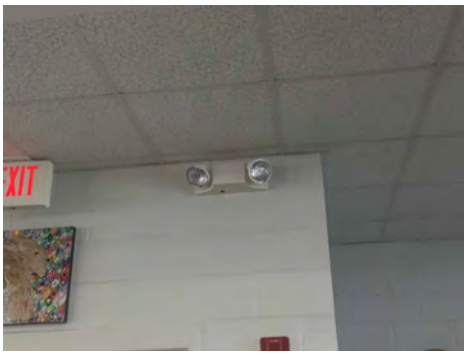
Note:

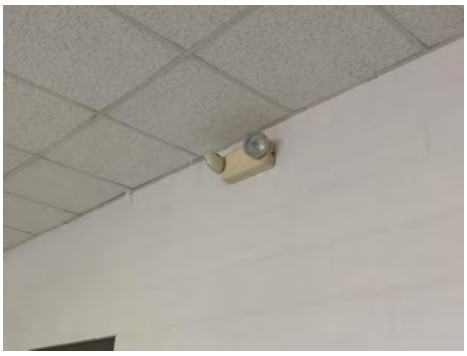
System: D5030920 - Data Communication




Note:

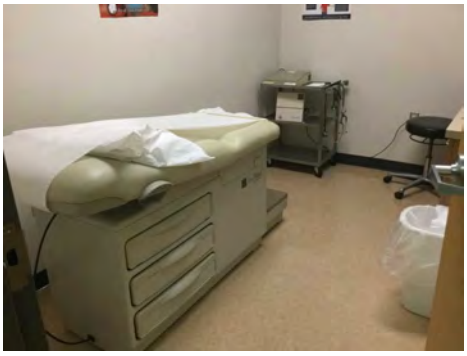
System: D5090 - Other Electrical Systems



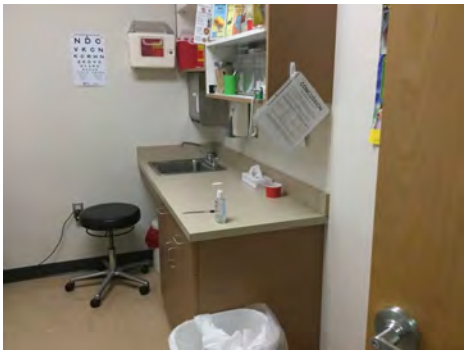
Note:

System: E1020 - Institutional Equipment




Note:

System: 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%

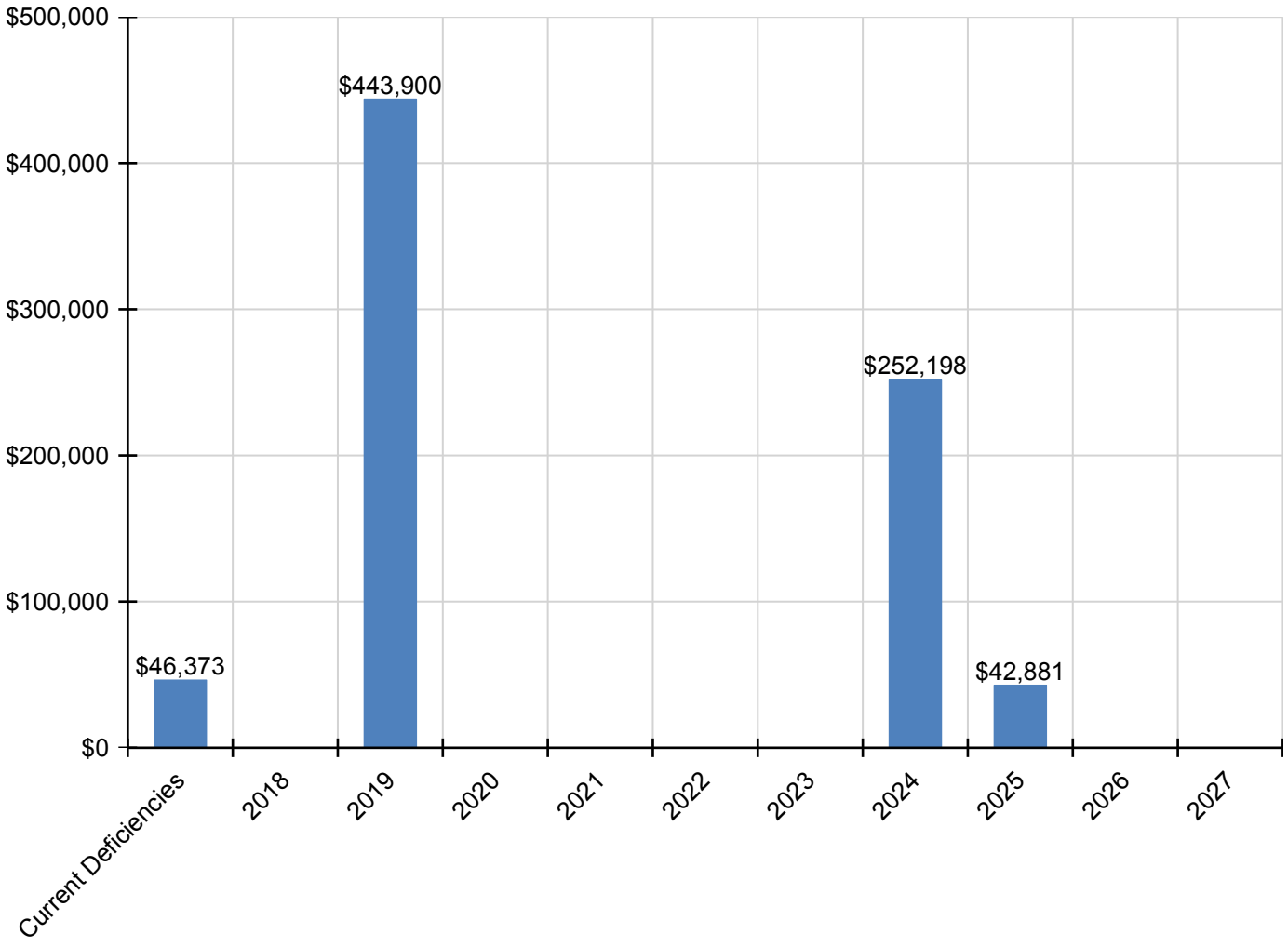
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$46,373**	**$0**	**$443,900**	**$0**	**$0**	**$0**	**$0**	**$252,198**	**$42,881**	**$0**	**$0**	**$785,352**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$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	$98,791	$0	$0	$0	$0	$0	$0	$0	$0	**$98,791**
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	$140,119	$0	$0	$0	$0	$0	$0	$0	$0	**$140,119**
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	$42,881	$0	$0	**$42,881**
C3020 - Floor Finishes	$0	$0	$111,369	$0	$0	$0	$0	$0	$0	$0	$0	**$111,369**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$140,899	$0	$0	$0	**$140,899**
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**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$111,299	$0	$0	$0	**$111,299**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$35,393	$0	$0	$0	$0	$0	$0	$0	$0	**$35,393**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$39,525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,525**
D4020 - Standpipes	$6,848	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,848**
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	$0	$0	$0	**$0**
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	$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	$58,227	$0	$0	$0	$0	$0	$0	$0	$0	**$58,227**

** Indicates non-renewable system*

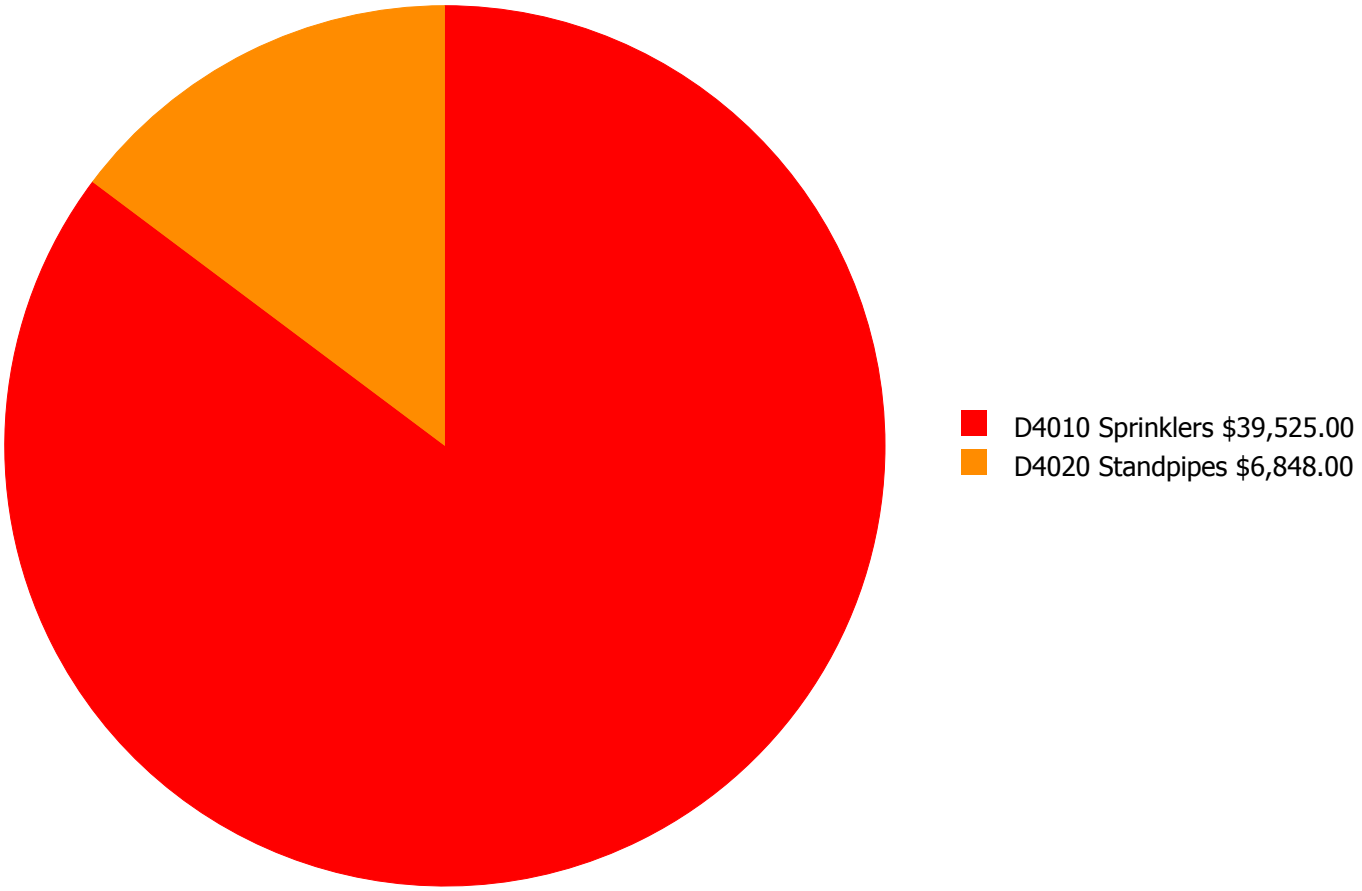
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

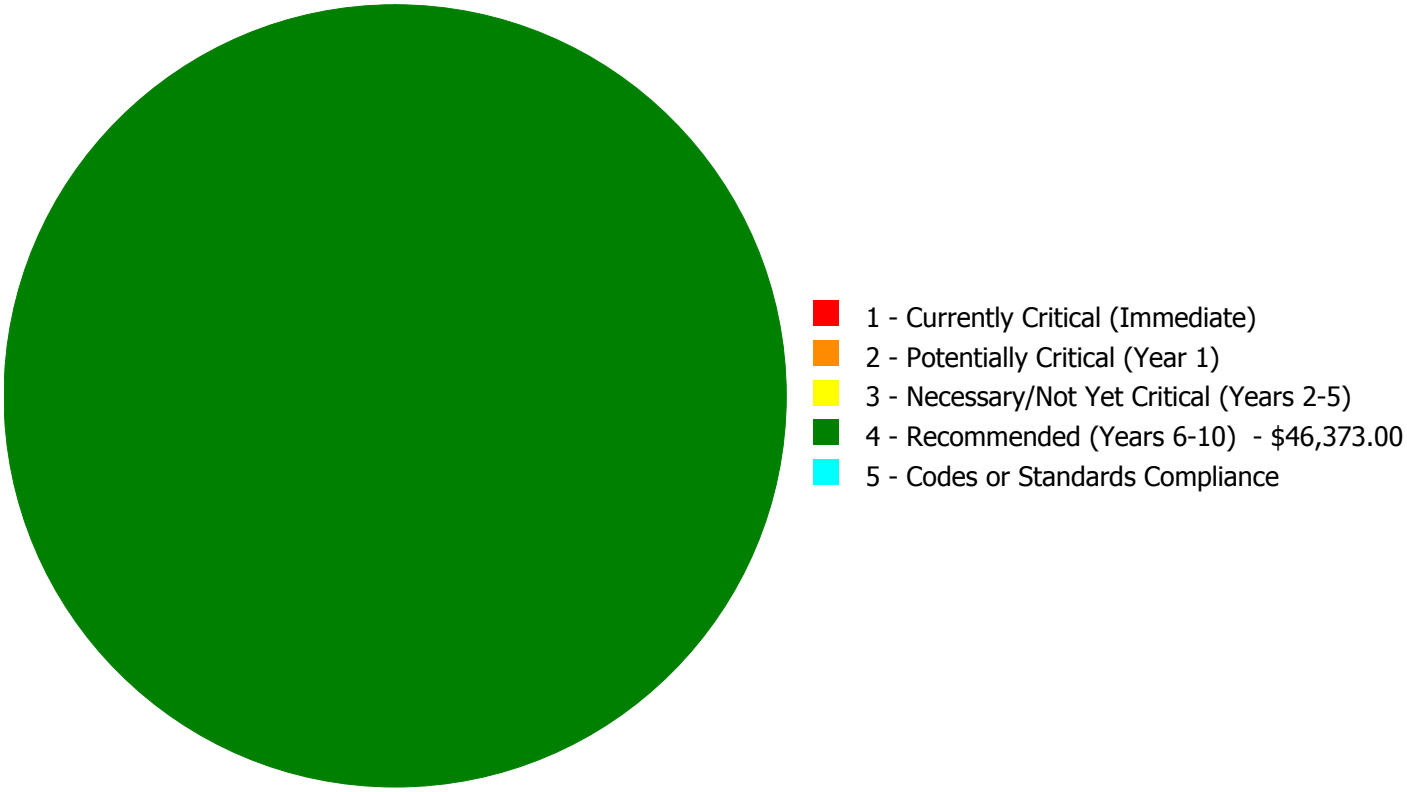
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $46,373.00

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: $46,373.00

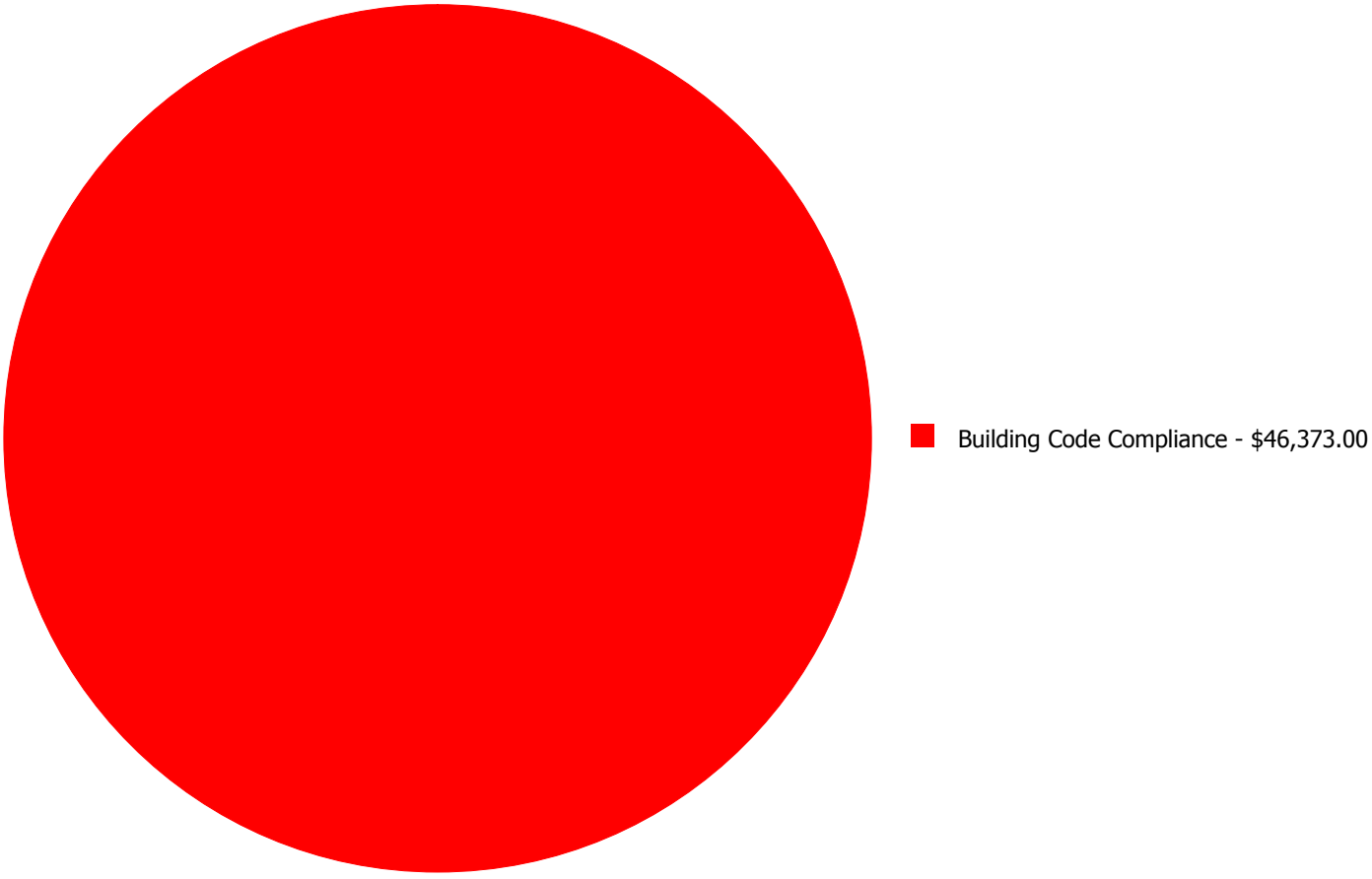
Deficiency By Priority Investment Table

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
D4010	Sprinklers	$0.00	$0.00	$0.00	$39,525.00	$0.00	$39,525.00
D4020	Standpipes	$0.00	$0.00	$0.00	$6,848.00	$0.00	$6,848.00
	Total:	$0.00	$0.00	$0.00	$46,373.00	$0.00	$46,373.00

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: $46,373.00

Deficiency Details by Priority

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

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:	8,894.00
Unit of Measure:	S.F.
Estimate:	$39,525.00
Assessor Name:	Terence Davis
Date Created:	02/01/2017

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:	8,894.00
Unit of Measure:	S.F.
Estimate:	$6,848.00
Assessor Name:	Terence Davis
Date Created:	02/01/2017

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:	MS -Middle School
Gross Area (SF):	54,577
Year Built:	1958
Last Renovation:	
Replacement Value:	$1,919,471
Repair Cost:	$780,451.00
Total FCI:	40.66 %
Total RSLI:	18.04 %
FCA Score:	59.34

Description:

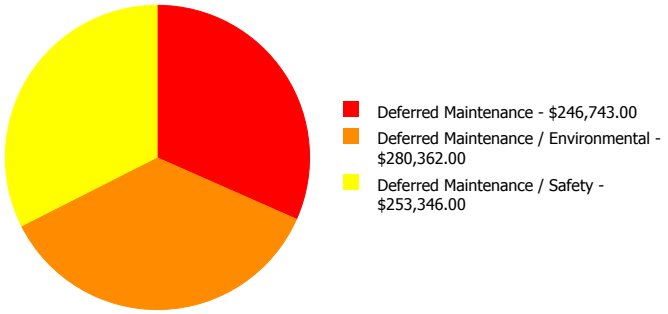
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

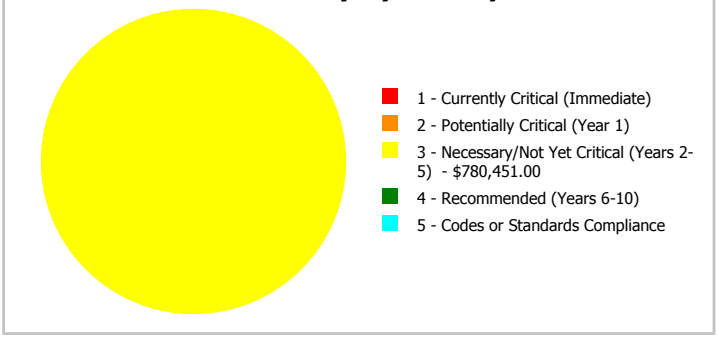
Dashboard Summary

Function:	MS -Middle School	Gross Area:	54,577
Year Built:	1958	Last Renovation:	
Repair Cost:	$780,451	Replacement Value:	$1,919,471
FCI:	40.66 %	RSLI%:	18.04 %

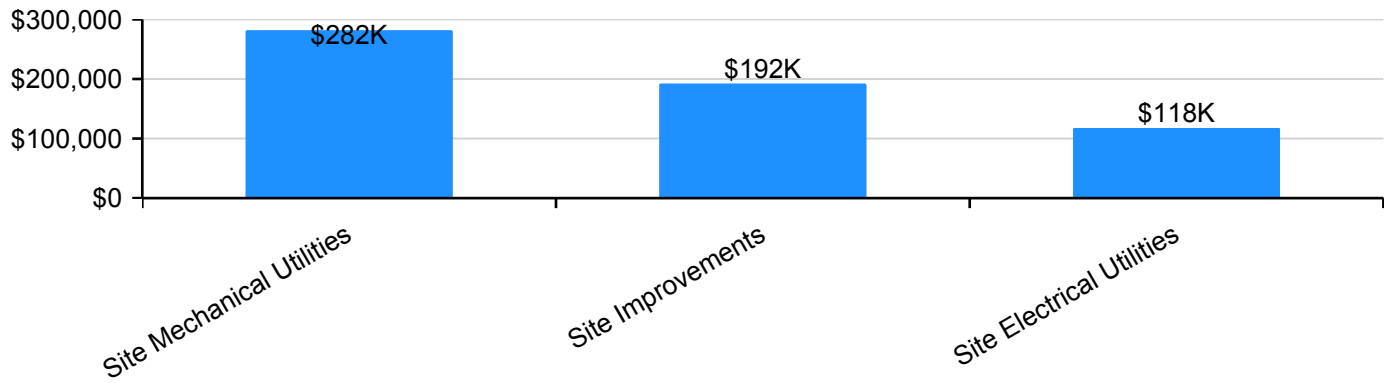
Deficiency By Category



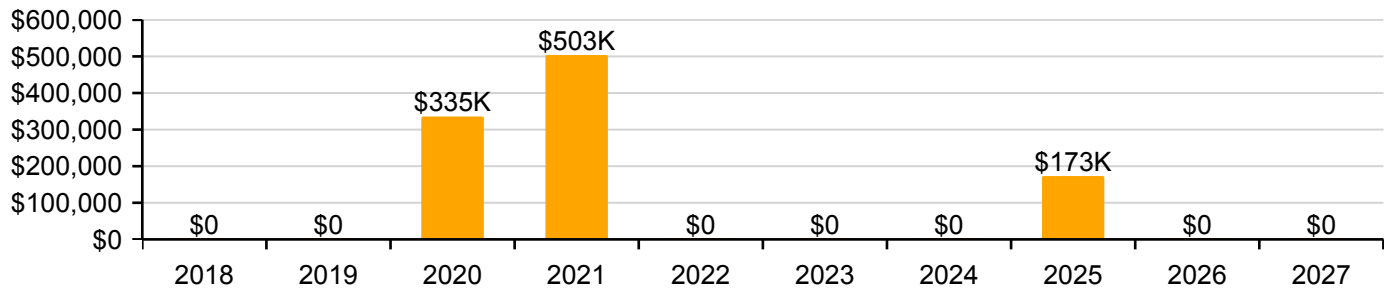
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.46 %	22.60 %	$253,346.00
G30 - Site Mechanical Utilities	25.92 %	70.63 %	$371,615.00
G40 - Site Electrical Utilities	13.47 %	57.09 %	$155,490.00
Totals:	**18.04 %**	**40.66 %**	**$780,451.00**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	54,577	25	1983	2008		0.00 %	110.00 %	-9		$253,346.00	$230,315
G2020	Parking Lots	$1.39	S.F.	54,577	25	2000	2025		32.00 %	0.00 %	8			$75,862
G2030	Pedestrian Paving	$1.98	S.F.	54,577	30	2000	2030		43.33 %	0.00 %	13			$108,062
G2040105	Fence & Guardrails	$1.20	S.F.	54,577	30	1991	2021		13.33 %	0.00 %	4			$65,492
G2040950	Football Field	$4.73	S.F.	54,577	20	1991	2011	2021	20.00 %	0.00 %	4			$258,149
G2040950	Softball Field	$5.11	S.F.	54,577	20	2000	2020		15.00 %	0.00 %	3			$278,888
G2050	Landscaping	$1.91	S.F.	54,577	15	2000	2015		0.00 %	0.00 %	-2			$104,242
G3010	Water Supply	$2.42	S.F.	54,577	50	2000	2050		66.00 %	0.00 %	33			$132,076
G3020	Sanitary Sewer	$1.52	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		$91,253.00	$82,957
G3030	Storm Sewer	$4.67	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		$280,362.00	$254,875
G3060	Fuel Distribution	$1.03	S.F.	54,577	40	2012	2052		87.50 %	0.00 %	35			$56,214
G4010	Electrical Distribution	$2.59	S.F.	54,577	50	1958	2008		0.00 %	110.00 %	-9		$155,490.00	$141,354
G4020	Site Lighting	$1.52	S.F.	54,577	30	1991	2021		13.33 %	0.00 %	4			$82,957
G4030	Site Communications & Security	$0.88	S.F.	54,577	15	2010	2025		53.33 %	0.00 %	8			$48,028
								Total	**18.04 %**	**40.66 %**			**$780,451.00**	**$1,919,471**

System Notes

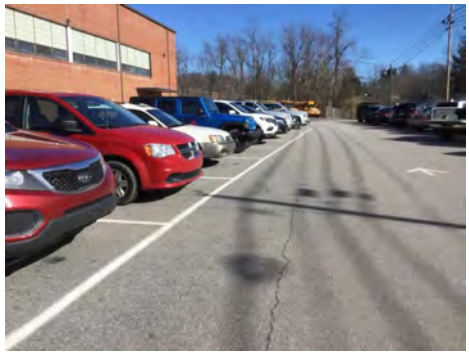
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



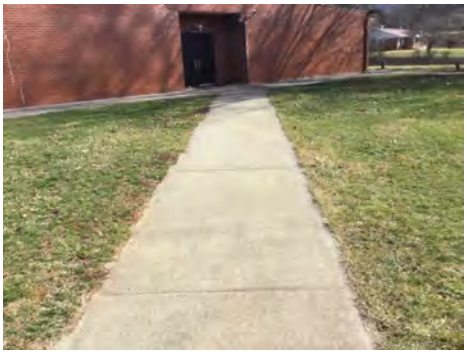
Note:

System: G2020 - Parking Lots


Note:

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Football Field


Note:

System: G2040950 - Softball Field


Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

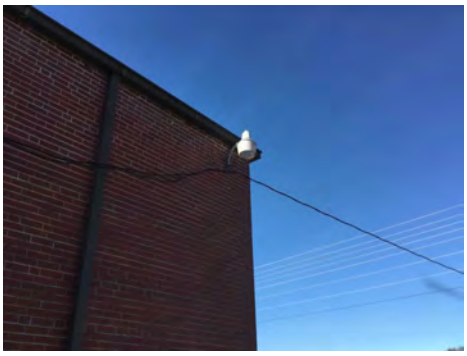
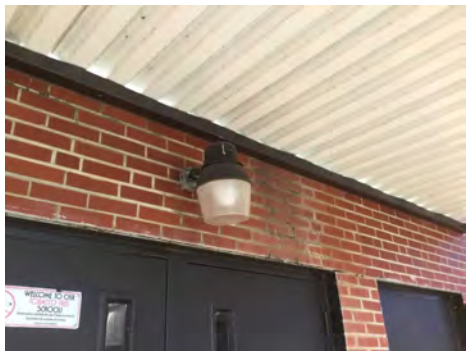
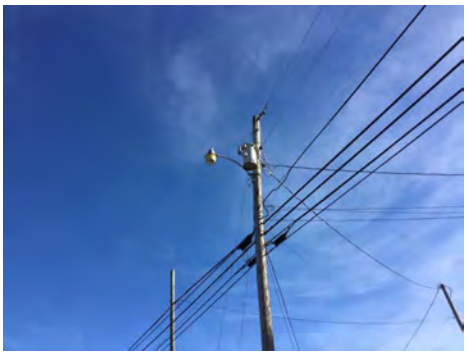
System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

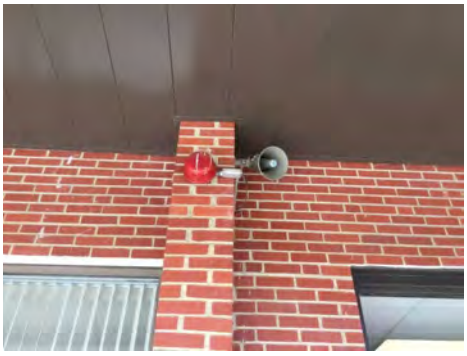
Note:

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.

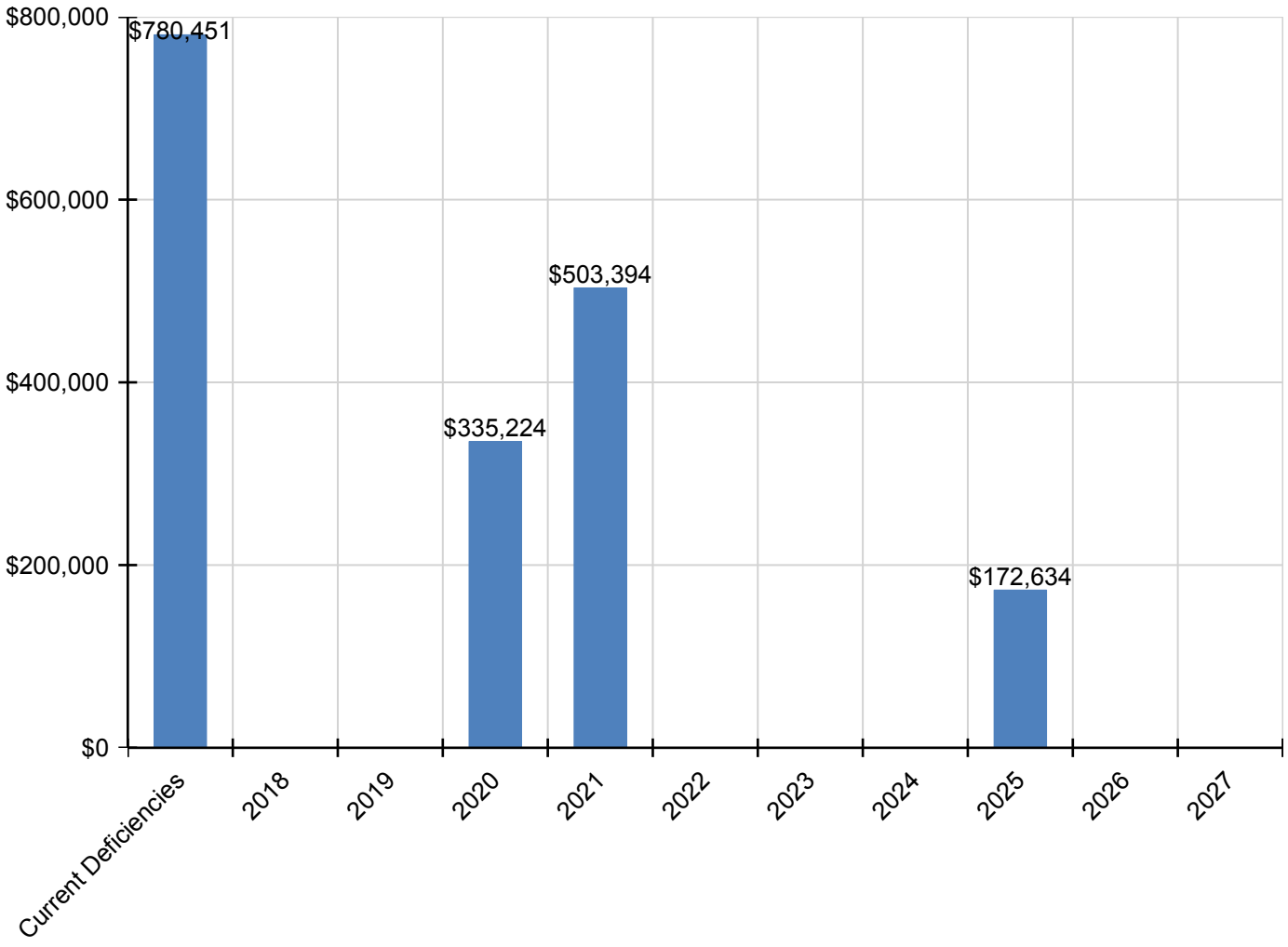
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$780,451**	**$0**	**$0**	**$335,224**	**$503,394**	**$0**	**$0**	**$0**	**$172,634**	**$0**	**$0**	**$1,791,703**
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	$253,346	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$253,346**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$105,709	$0	$0	**$105,709**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$81,084	$0	$0	$0	$0	$0	$0	**$81,084**
G2040950 - Football Field	$0	$0	$0	$0	$319,604	$0	$0	$0	$0	$0	$0	**$319,604**
G2040950 - Softball Field	$0	$0	$0	$335,224	$0	$0	$0	$0	$0	$0	$0	**$335,224**
*** 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	$91,253	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,253**
G3030 - Storm Sewer	$280,362	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,362**
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	$155,490	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,490**
G4020 - Site Lighting	$0	$0	$0	$0	$102,706	$0	$0	$0	$0	$0	$0	**$102,706**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$66,925	$0	$0	**$66,925**

** Indicates non-renewable system*

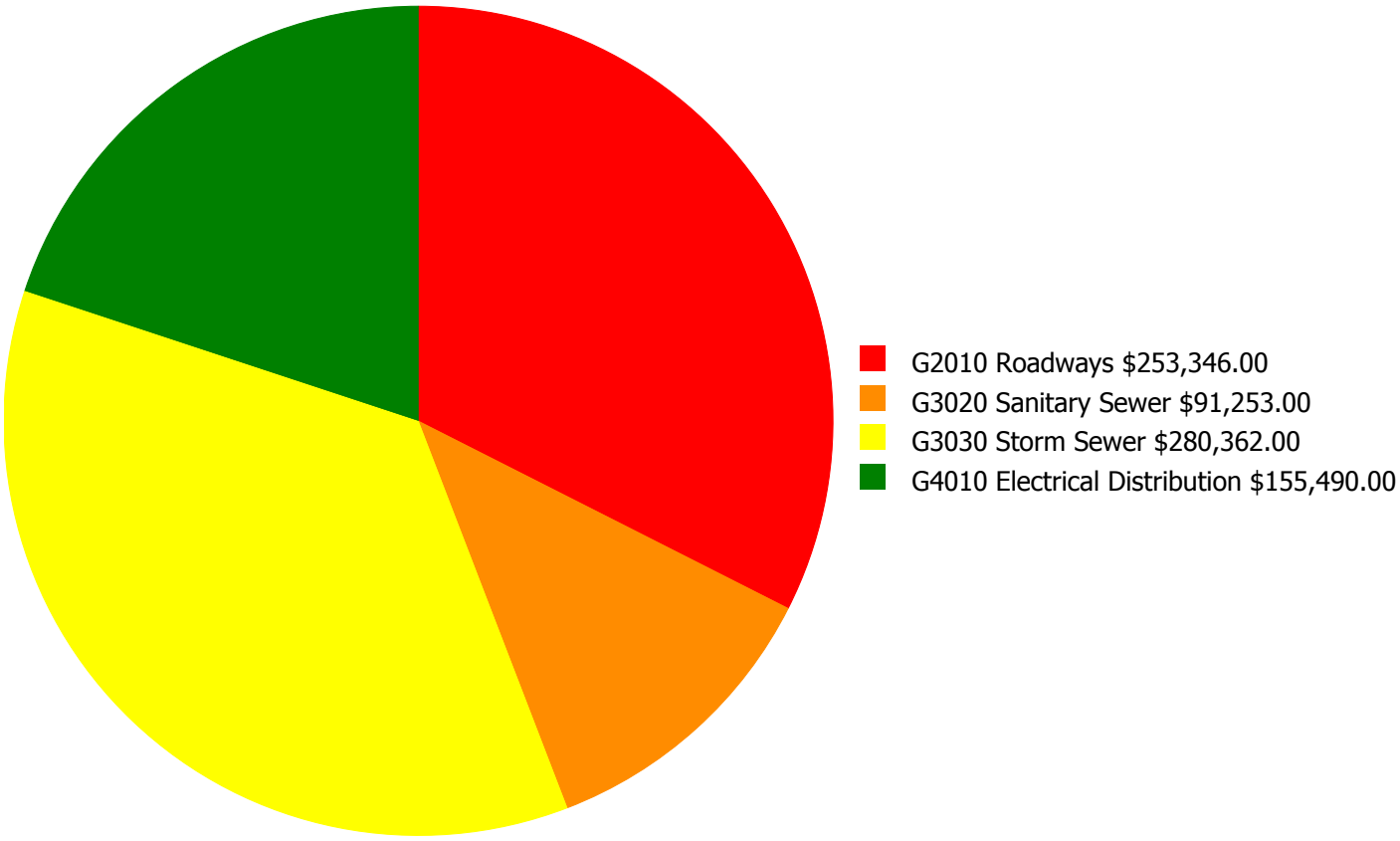
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

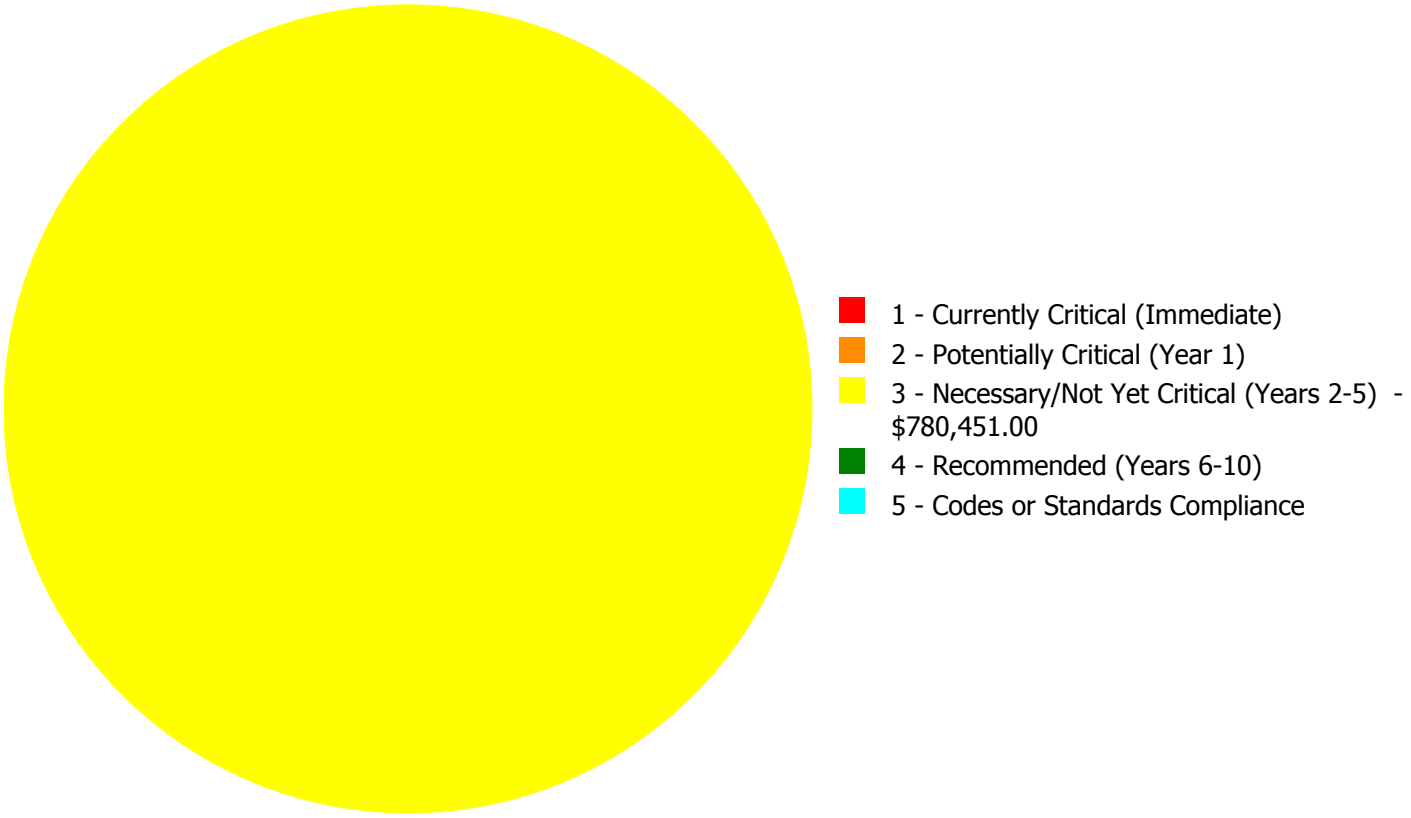
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $780,451.00

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: $780,451.00

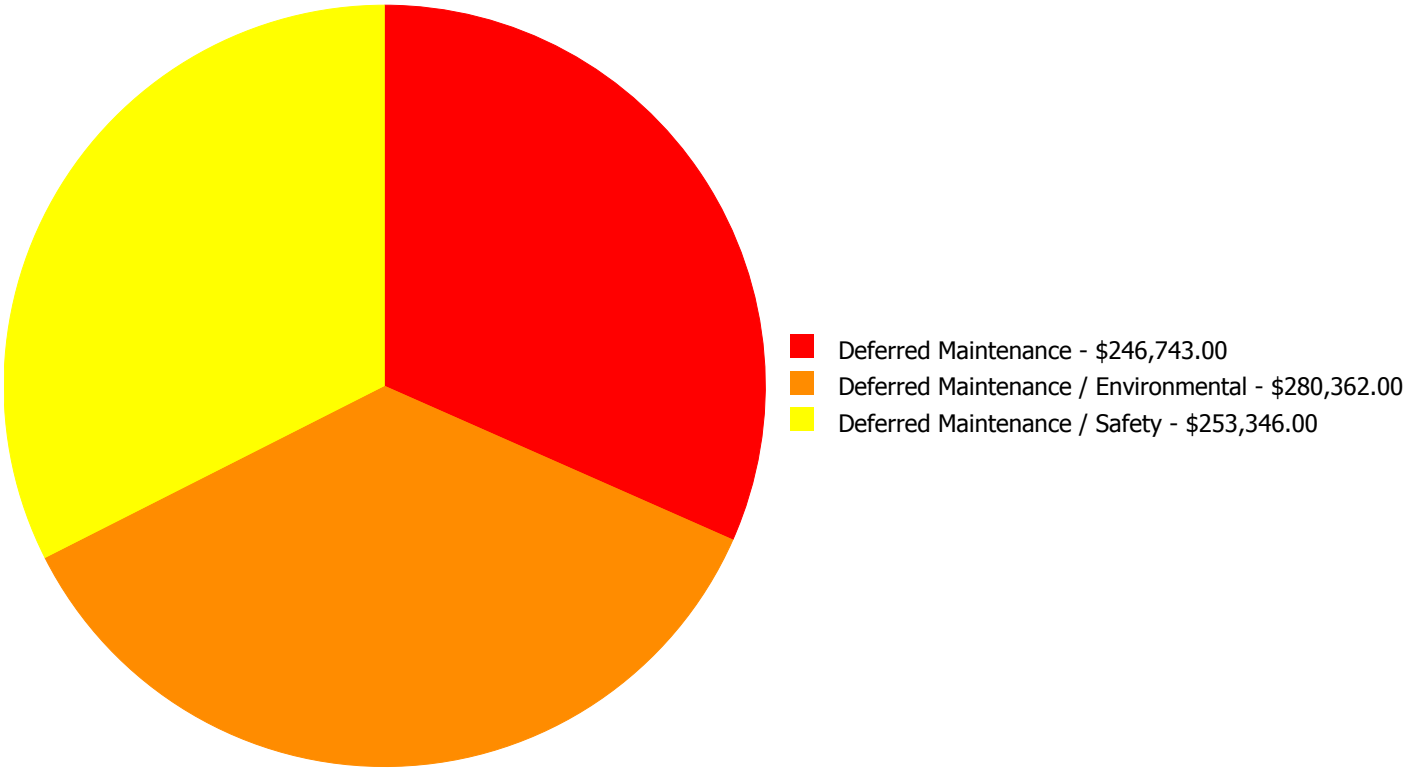
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$0.00	$253,346.00	$0.00	$0.00	$253,346.00
G3020	Sanitary Sewer	$0.00	$0.00	$91,253.00	$0.00	$0.00	$91,253.00
G3030	Storm Sewer	$0.00	$0.00	$280,362.00	$0.00	$0.00	$280,362.00
G4010	Electrical Distribution	$0.00	$0.00	$155,490.00	$0.00	$0.00	$155,490.00
	Total:	$0.00	$0.00	$780,451.00	$0.00	$0.00	$780,451.00

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: $780,451.00

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: G2010 - Roadways

Location: Roadway
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,577.00
Unit of Measure: S.F.
Estimate: $253,346.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

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

System: G3020 - Sanitary Sewer

Location: Septic
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,577.00
Unit of Measure: S.F.
Estimate: $91,253.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: The sanitary sewer system is aged, has reported periodic failures, and should be replaced.

System: G3030 - Storm Sewer

Location: Throughout
Distress: Inadequate
Category: Deferred Maintenance / Environmental
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,577.00
Unit of Measure: S.F.
Estimate: $280,362.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: The storm sewer system does not adequately relieve site of storm water and should be improved or replaced.

System: G4010 - Electrical Distribution

Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 54,577.00
Unit of Measure: S.F.
Estimate: $155,490.00
Assessor Name: Matt Mahaffey
Date Created: 02/01/2017

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.