NC School District/430 Harnett County/Middle School

Coats-Erwin 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):	138,691
Year Built:	1999
Last Renovation:	
Replacement Value:	$32,114,458
Repair Cost:	$2,634,272.85
Total FCI:	8.20 %
Total RSLI:	42.85 %
FCA Score:	91.80

Description:

GENERAL:
Coats-Erwin Middle School is located at 2833 NC Highway 55 East in Dunn, North Carolina. The 1 story, 137,779 square foot building was originally constructed in 1999. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pump house, and a football pressbox.

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

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

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

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

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is galvanized steel with gas hot water heating. Sanitary waste system iscast iron. Rain water drainage system is external with scuppers. Other plumbing systems is supplied by natural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building has no controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. There is 1 natural gas emergency generator.

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

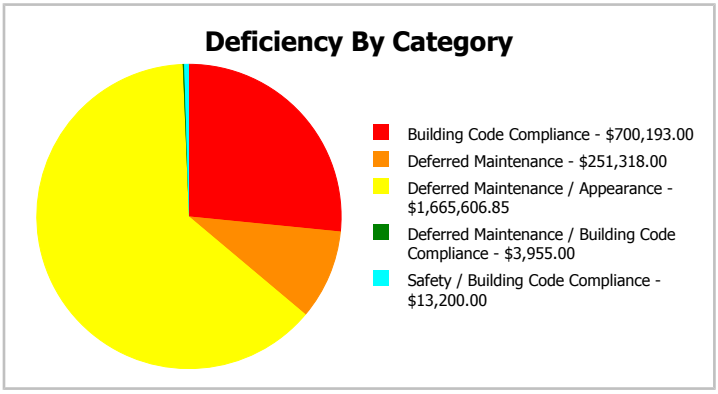
G.SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

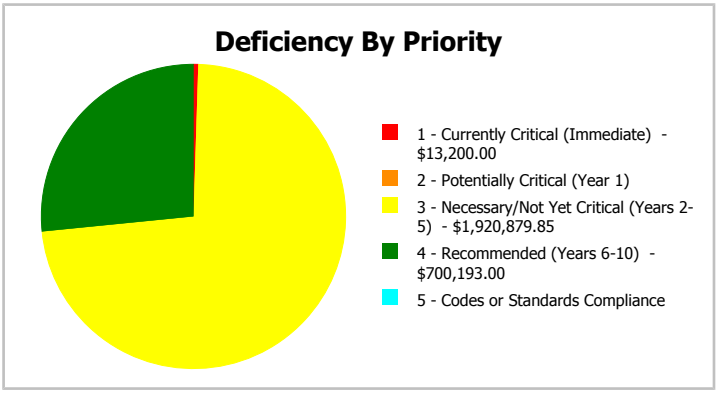
Attributes:

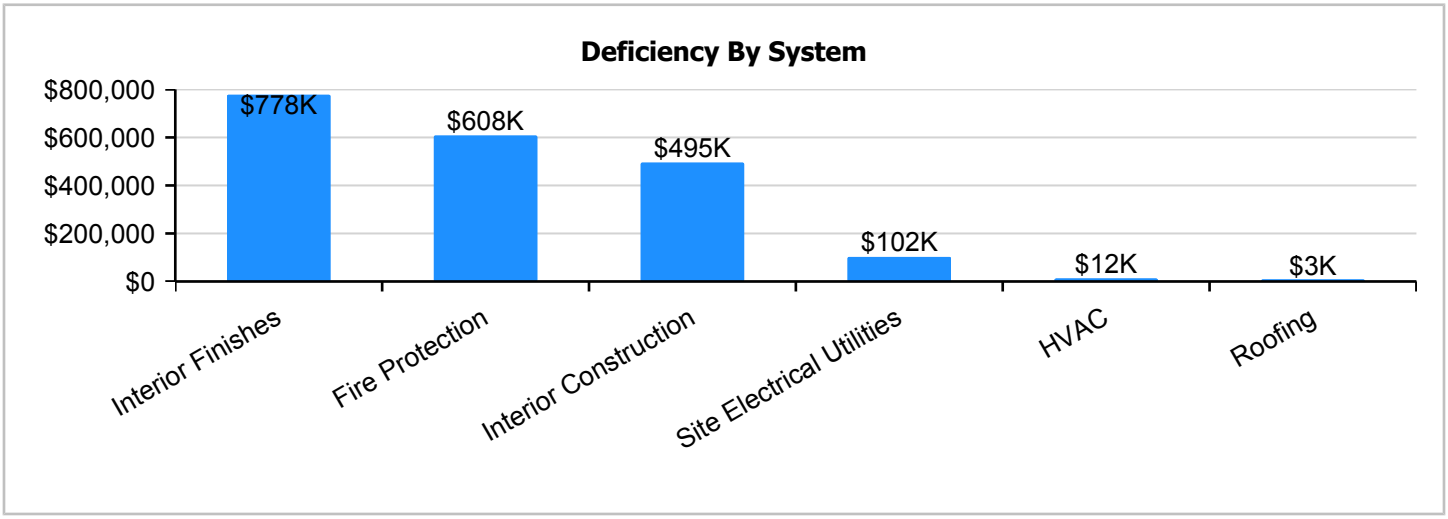
General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-330
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	41.6

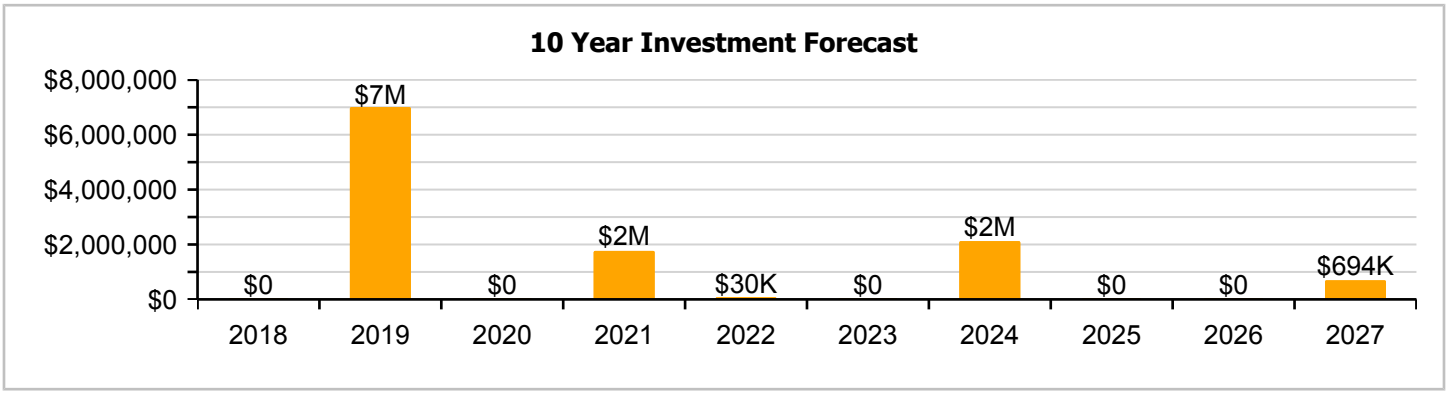
Campus Dashboard Summary

Gross Area:	138,691		
Year Built:	1999	Last Renovation:	
Repair Cost:	$2,634,273	Replacement Value:	$32,114,458
FCI:	8.20 %	RSLI%:	42.85 %









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.

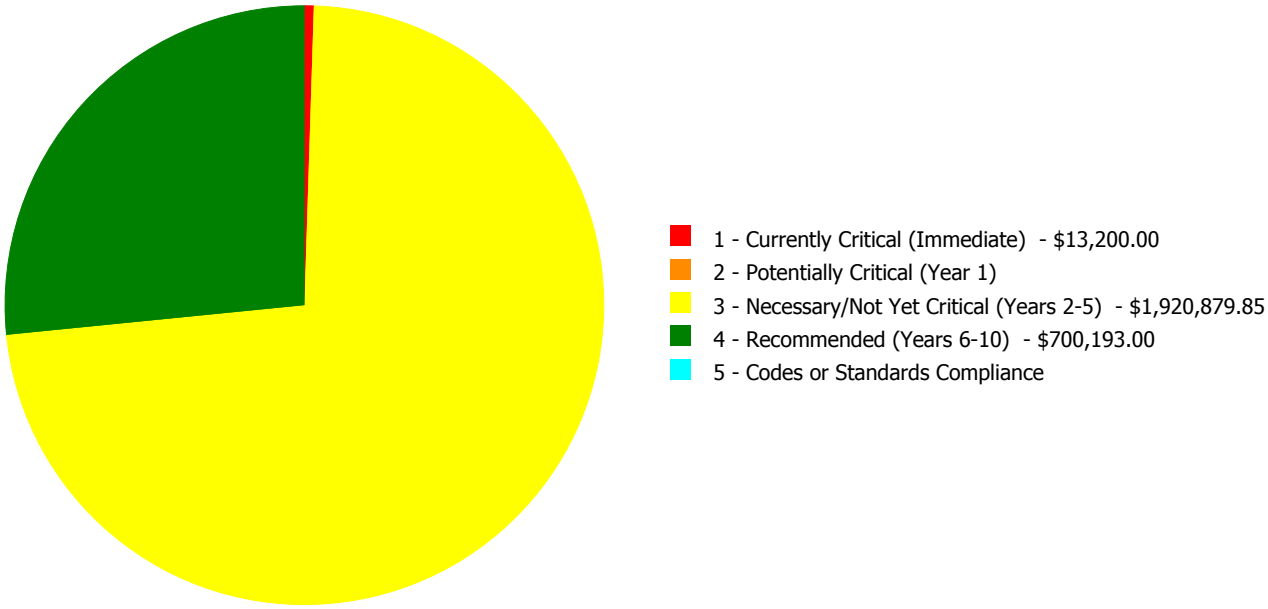
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.12 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.06 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.61 %	0.00 %	$0.00
B30 - Roofing	39.91 %	0.30 %	$3,955.00
C10 - Interior Construction	43.97 %	36.75 %	$652,770.00
C20 - Stairs	84.98 %	0.00 %	$0.00
C30 - Interior Finishes	16.92 %	29.45 %	$1,026,036.85
D20 - Plumbing	40.27 %	0.00 %	$0.00
D30 - HVAC	46.13 %	0.31 %	$15,522.00
D40 - Fire Protection	0.00 %	110.00 %	$801,736.00
D50 - Electrical	45.93 %	0.00 %	$0.00
E10 - Equipment	30.01 %	0.00 %	$0.00
E20 - Furnishings	10.18 %	0.00 %	$0.00
G20 - Site Improvements	29.42 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.04 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.40 %	19.40 %	$134,253.00
Totals:	**42.85 %**	**8.20 %**	**$2,634,272.85**

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
1999 Main Building	137,779	9.53	$13,200.00	$0.00	$1,767,149.85	$700,193.00	$0.00
1999 Pump House	80	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2002 Football Pressbox	832	9.50	$0.00	$0.00	$19,477.00	$0.00	$0.00
Site	138,691	2.29	$0.00	$0.00	$134,253.00	$0.00	$0.00
Total:		**8.20**	**$13,200.00**	**$0.00**	**$1,920,879.85**	**$700,193.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $2,634,272.85

Executive Summary

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Function:	MS -Middle School
Gross Area (SF):	137,779
Year Built:	1999
Last Renovation:	
Replacement Value:	$26,038,854
Repair Cost:	$2,480,542.85
Total FCI:	9.53 %
Total RSLI:	43.60 %
FCA Score:	90.47

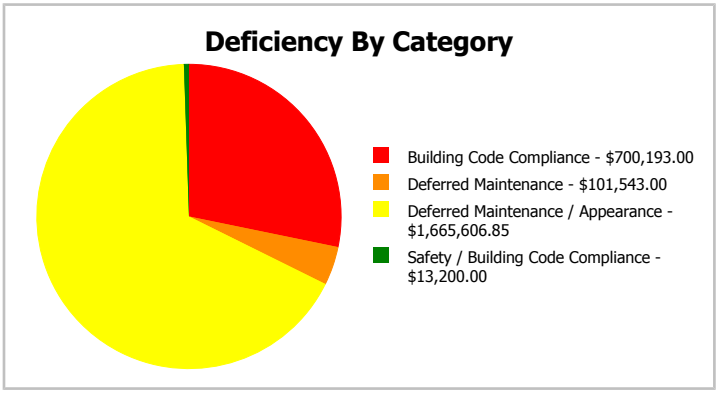
Description:

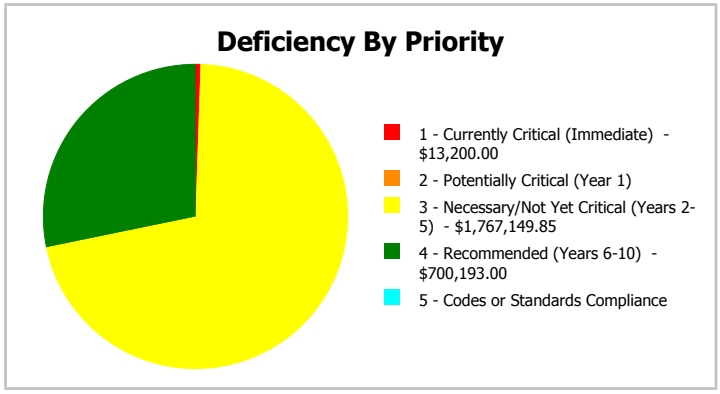
The narrative for this building is included in the Executive Summary Description at the front of this report.

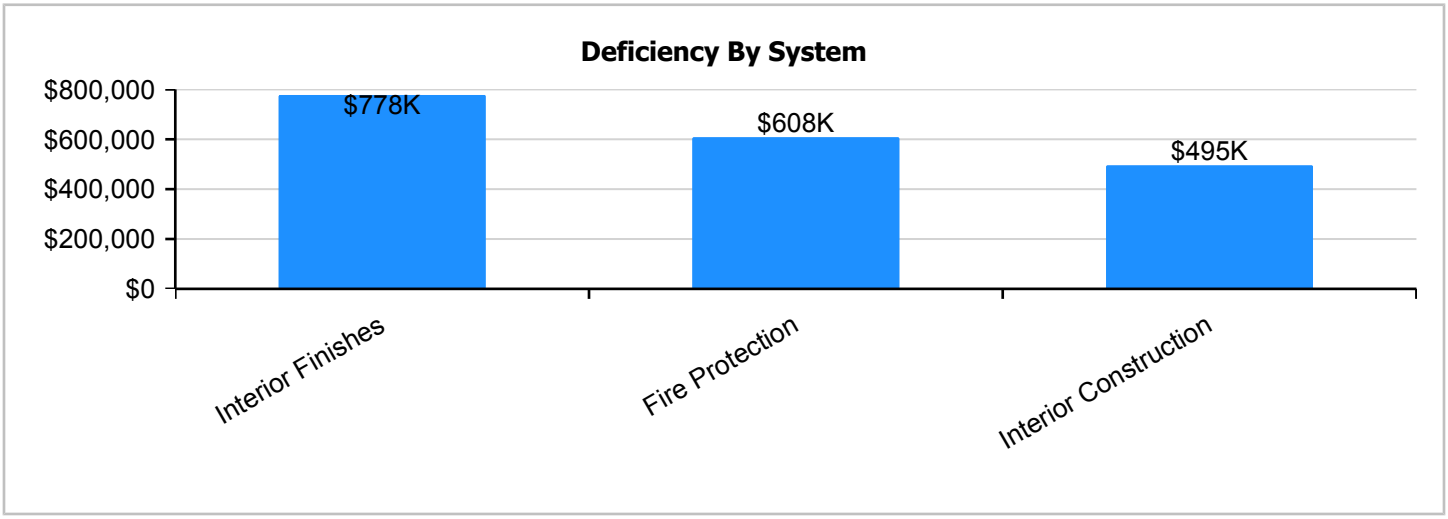
Attributes: This asset has no attributes.

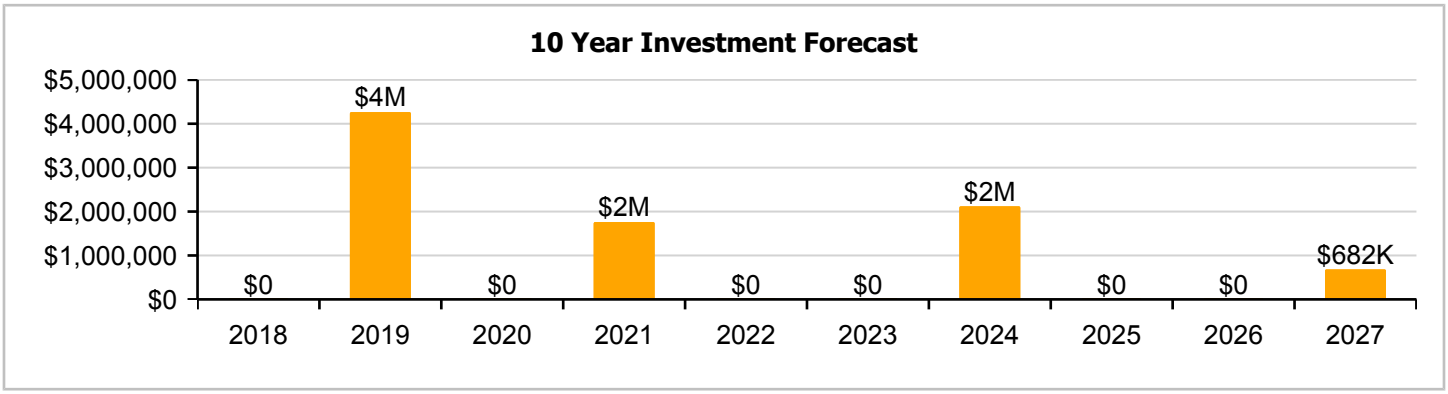
Dashboard Summary

Function:	MS -Middle School	Gross Area:	137,779
Year Built:	1999	Last Renovation:	
Repair Cost:	$2,480,543	Replacement Value:	$26,038,854
FCI:	9.53 %	RSLI%:	43.60 %









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
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.43 %	0.00 %	$0.00
B30 - Roofing	40.00 %	0.00 %	$0.00
C10 - Interior Construction	43.90 %	37.16 %	$652,770.00
C30 - Interior Finishes	16.81 %	29.63 %	$1,026,036.85
D20 - Plumbing	40.19 %	0.00 %	$0.00
D30 - HVAC	46.25 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$801,736.00
D50 - Electrical	45.91 %	0.00 %	$0.00
E10 - Equipment	30.01 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**43.60 %**	**9.53 %**	**$2,480,542.85**

Photo Album

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

1). West Elevation - Nov 29, 2016

2). Southwest Elevation - Nov 29, 2016

3). South Elevation - Nov 29, 2016

4). East Elevation - Nov 29, 2016

Condition Detail

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

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

System Listing

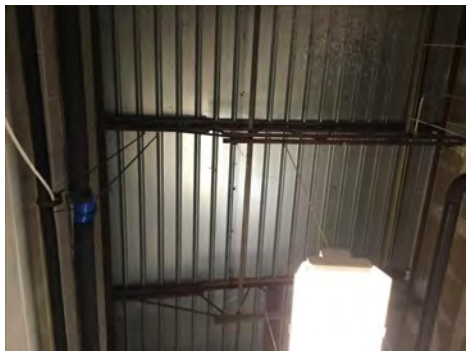
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$209,424
A1030	Slab on Grade	$4.40	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$606,228
A2010	Basement Excavation	$1.00	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$137,779
A2020	Basement Walls	$6.22	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$856,985
B1020	Roof Construction	$8.18	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$1,127,032
B2010	Exterior Walls	$9.02	S.F.	137,779	100	1999	2099		82.00 %	0.00 %	82			$1,242,767
B2020	Exterior Windows	$10.52	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,449,435
B2030	Exterior Doors	$1.02	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$140,535
B3010130	Preformed Metal Roofing	$9.66	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,330,945
C1010	Partitions	$6.07	S.F.	137,779	75	1999	2074		76.00 %	1.58 %	57		$13,200.00	$836,319
C1020	Interior Doors	$2.46	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$338,936
C1030	Fittings	$4.22	S.F.	137,779	20	1999	2019	2016	0.00 %	110.00 %	-1		$639,570.00	$581,427
C3010	Wall Finishes	$3.35	S.F.	137,779	10	1999	2009		0.00 %	110.00 %	-8		$507,716.00	$461,560
C3020	Floor Finishes	$10.41	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$1,434,279
C3030	Ceiling Finishes	$11.37	S.F.	137,779	25	1999	2024		28.00 %	33.09 %	7		$518,320.85	$1,566,547
D2010	Plumbing Fixtures	$9.64	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,328,190
D2020	Domestic Water Distribution	$1.03	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$141,912
D2030	Sanitary Waste	$1.62	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$223,202
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	137,779	40	1999	2039		55.00 %	0.00 %	22			$22,045
D3020	Heat Generating Systems	$8.66	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,193,166
D3030	Cooling Generating Systems	$8.99	S.F.	137,779	25	2013	2038		84.00 %	0.00 %	21			$1,238,633
D3040	Distribution Systems	$10.65	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,467,346
D3050	Terminal & Package Units	$5.00	S.F.	137,779	15	1999	2014	2021	26.67 %	0.00 %	4			$688,895
D3060	Controls & Instrumentation	$3.33	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$458,804
D4010	Sprinklers	$4.62	S.F.	137,779	30			2016	0.00 %	110.00 %	-1		$700,193.00	$636,539
D4020	Standpipes	$0.67	S.F.	137,779	30			2016	0.00 %	110.00 %	-1		$101,543.00	$92,312
D5010	Electrical Service/Distribution	$1.64	S.F.	137,779	40	1999	2039		55.00 %	0.00 %	22			$225,958
D5020	Branch Wiring	$4.91	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$676,495
D5020	Lighting	$11.44	S.F.	137,779	30	1999	2029		40.00 %	0.00 %	12			$1,576,192
D5030810	Security & Detection Systems	$2.27	S.F.	137,779	15	2013	2028		73.33 %	0.00 %	11			$312,758
D5030910	Fire Alarm Systems	$4.11	S.F.	137,779	15	2014	2029		80.00 %	0.00 %	12			$566,272
D5030920	Data Communication	$5.32	S.F.	137,779	15	1999	2014	2021	26.67 %	0.00 %	4			$732,984
D5090	Other Electrical Systems	$0.51	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$70,267
E1020	Institutional Equipment	$2.73	S.F.	137,779	20	2013	2033		80.00 %	0.00 %	16			$376,137
E1090	Other Equipment	$6.82	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$939,653
E2010	Fixed Furnishings	$5.45	S.F.	137,779	20	1999	2019		10.00 %	0.00 %	2			$750,896
								Total	**43.60 %**	**9.53 %**			**$2,480,542.85**	**$26,038,854**

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



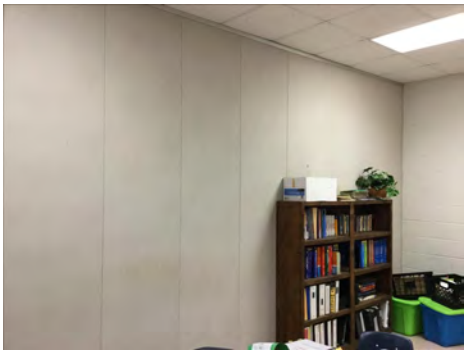
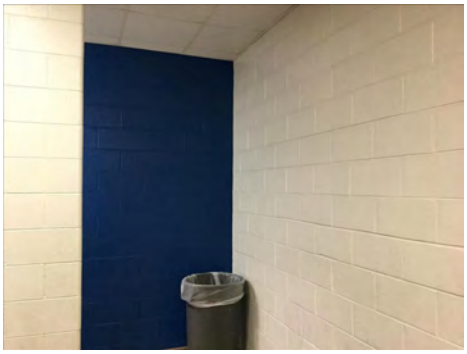
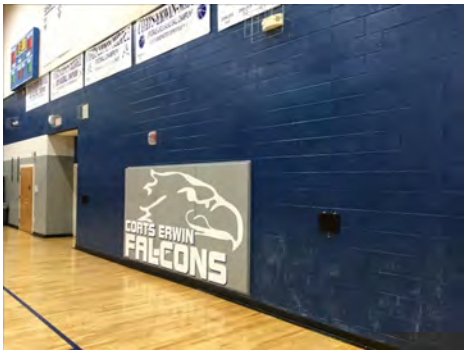
Note:

System: B3010130 - Preformed Metal Roofing



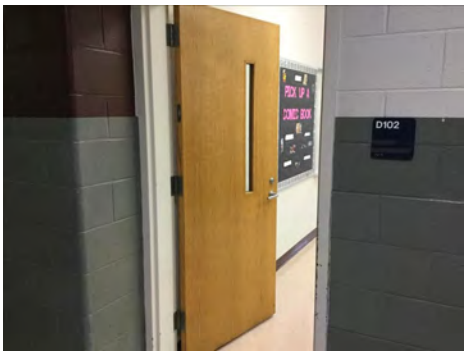
Note:

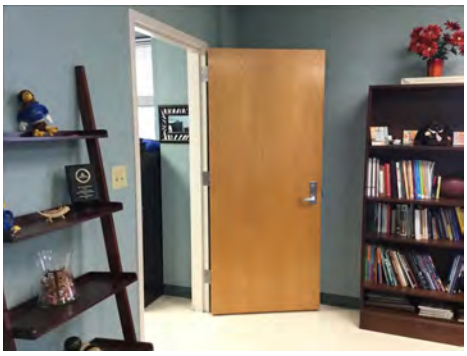
System: C1010 - Partitions

Note:

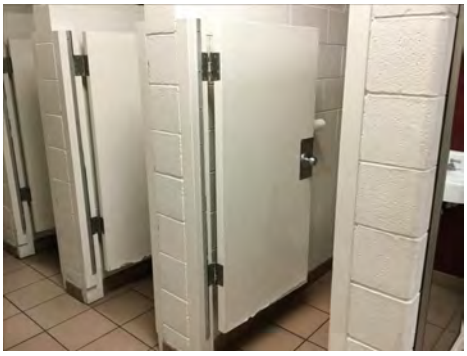
System: C1020 - Interior Doors

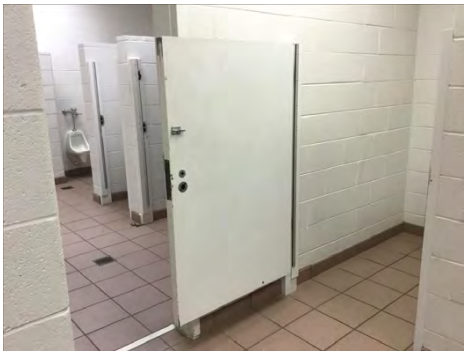





Note:

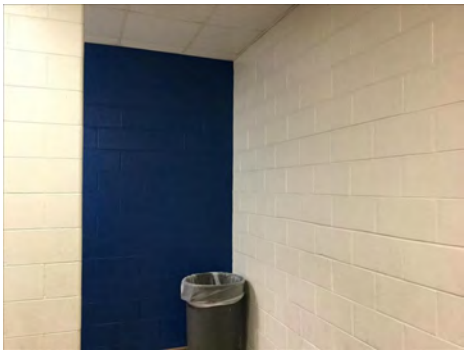
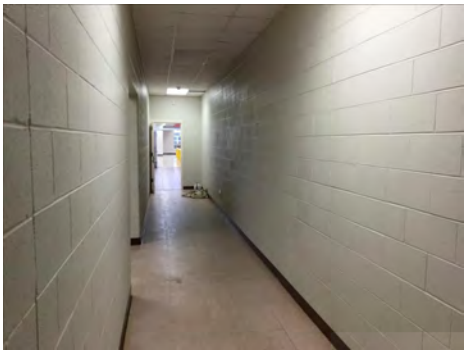
System: C1030 - Fittings





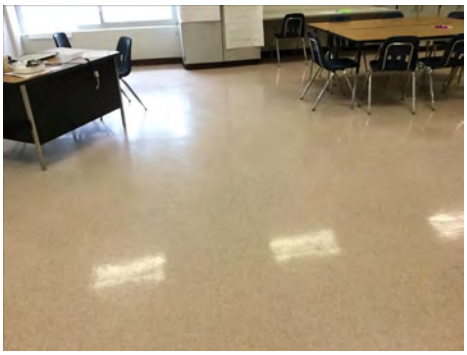
Note:

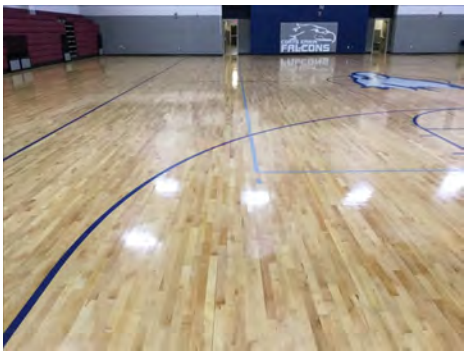
System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes

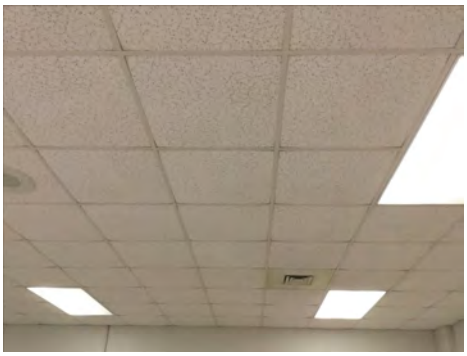


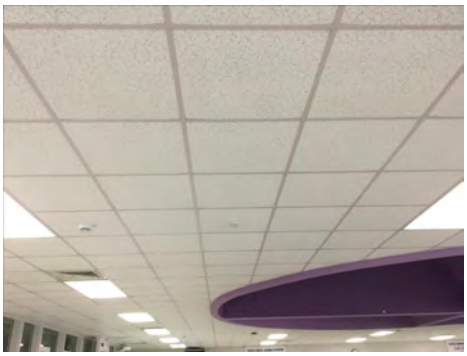




Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note: 2 water heaters 300 gal each in boiler room - Original
1 water heater 150 gal in gym - 2015
2 water heater 86 gal in mech room 6 grade - original

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note: Natural gas boilers

System: D3030 - Cooling Generating Systems

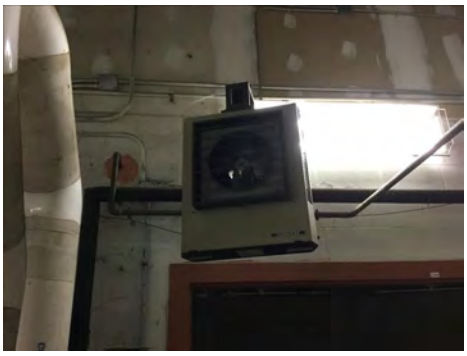


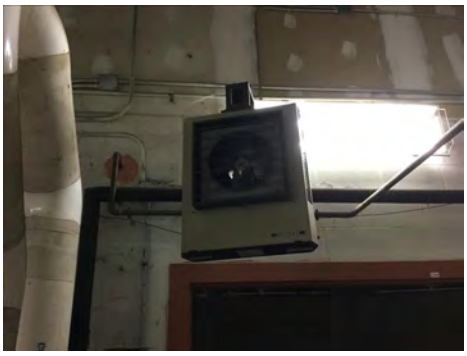
Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



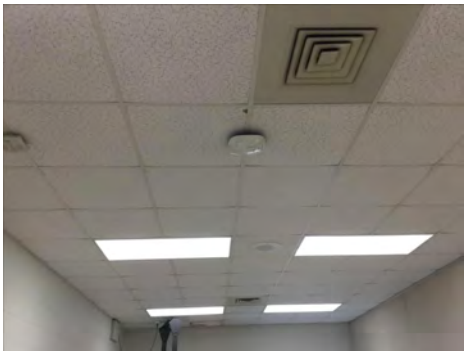
Note:

System: D5020 - Branch Wiring



Note:

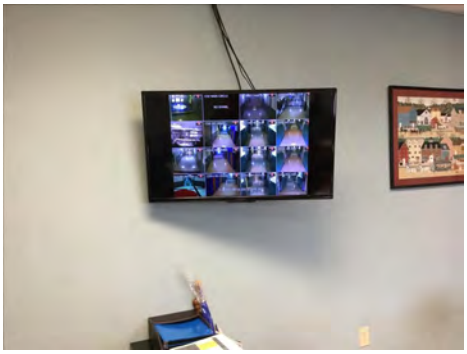
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems





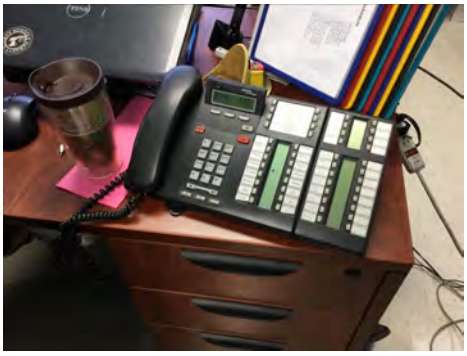
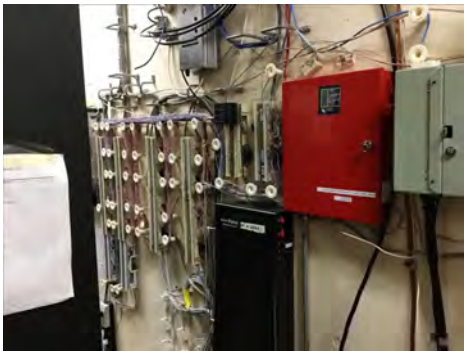
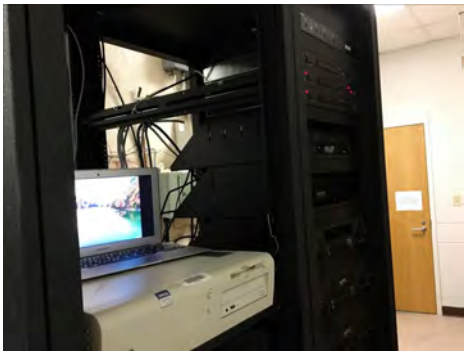
Note:

System: D5030910 - Fire Alarm Systems



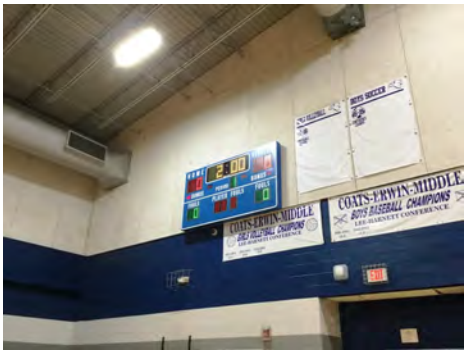
Note:

System: D5030920 - Data Communication

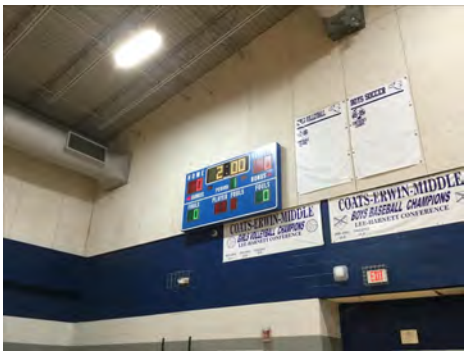
Note:

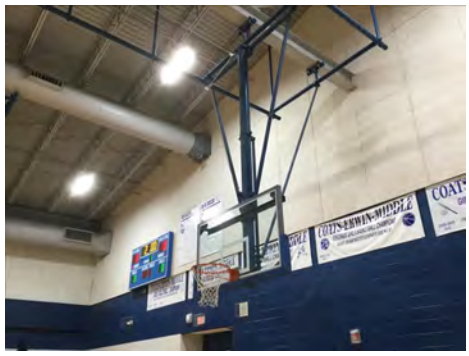
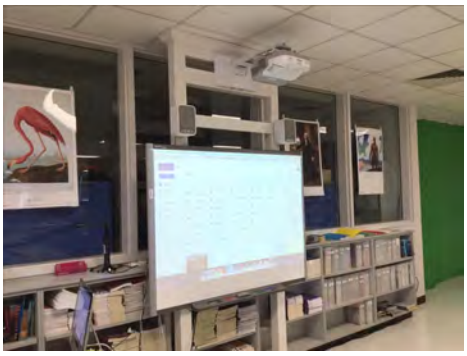
System: D5090 - Other Electrical Systems



Note:

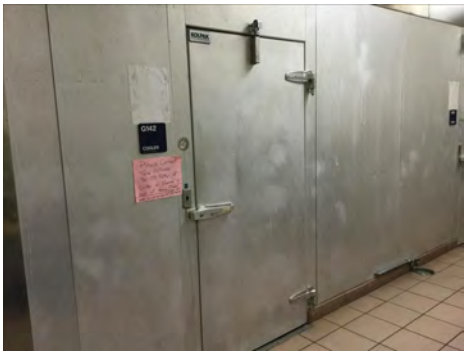
System: E1020 - Institutional Equipment



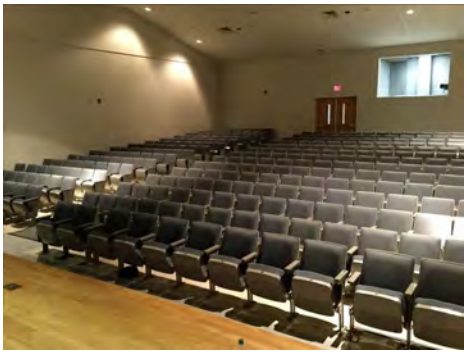
Note:

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%

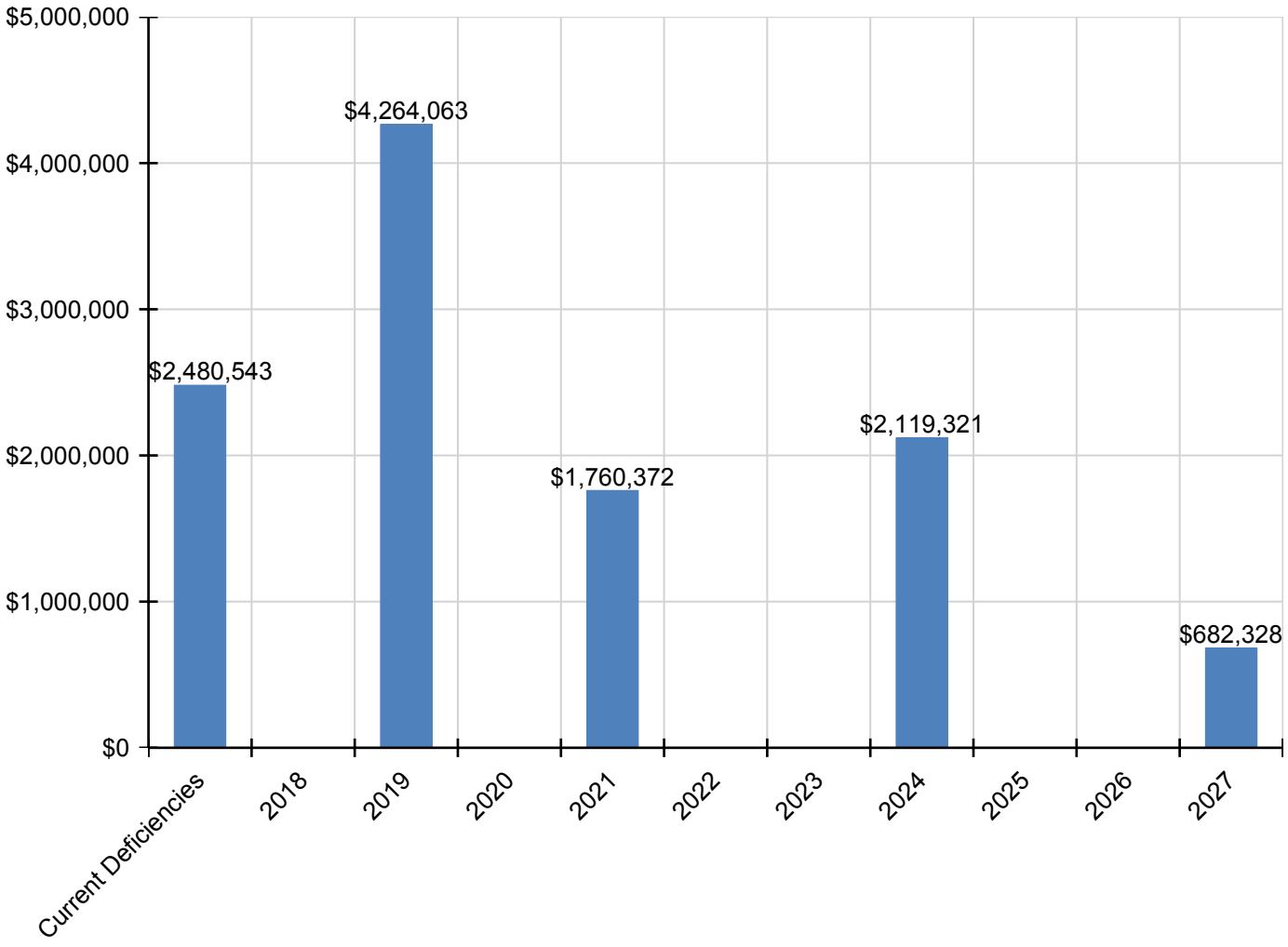
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$2,480,543**	**$0**	**$4,264,063**	**$0**	**$1,760,372**	**$0**	**$0**	**$2,119,321**	**$0**	**$0**	**$682,328**	**$11,306,627**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$639,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$639,570**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$507,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$682,328	**$1,190,044**
C3020 - Floor Finishes	$0	$0	$1,673,789	$0	$0	$0	$0	$0	$0	$0	$0	**$1,673,789**

C3030 - Ceiling Finishes	$518,321	$0	$0	$0	$0	$0	$0	$2,119,321	$0	$0	$0	**$2,637,642**
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**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$852,894	$0	$0	$0	$0	$0	$0	**$852,894**
D3060 - Controls & Instrumentation	$0	$0	$535,419	$0	$0	$0	$0	$0	$0	$0	$0	**$535,419**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$700,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$700,193**
D4020 - Standpipes	$101,543	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$101,543**
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	$907,479	$0	$0	$0	$0	$0	$0	**$907,479**
D5090 - Other Electrical Systems	$0	$0	$82,001	$0	$0	$0	$0	$0	$0	$0	$0	**$82,001**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$1,096,565	$0	$0	$0	$0	$0	$0	$0	$0	**$1,096,565**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$876,287	$0	$0	$0	$0	$0	$0	$0	$0	**$876,287**

** Indicates non-renewable system*

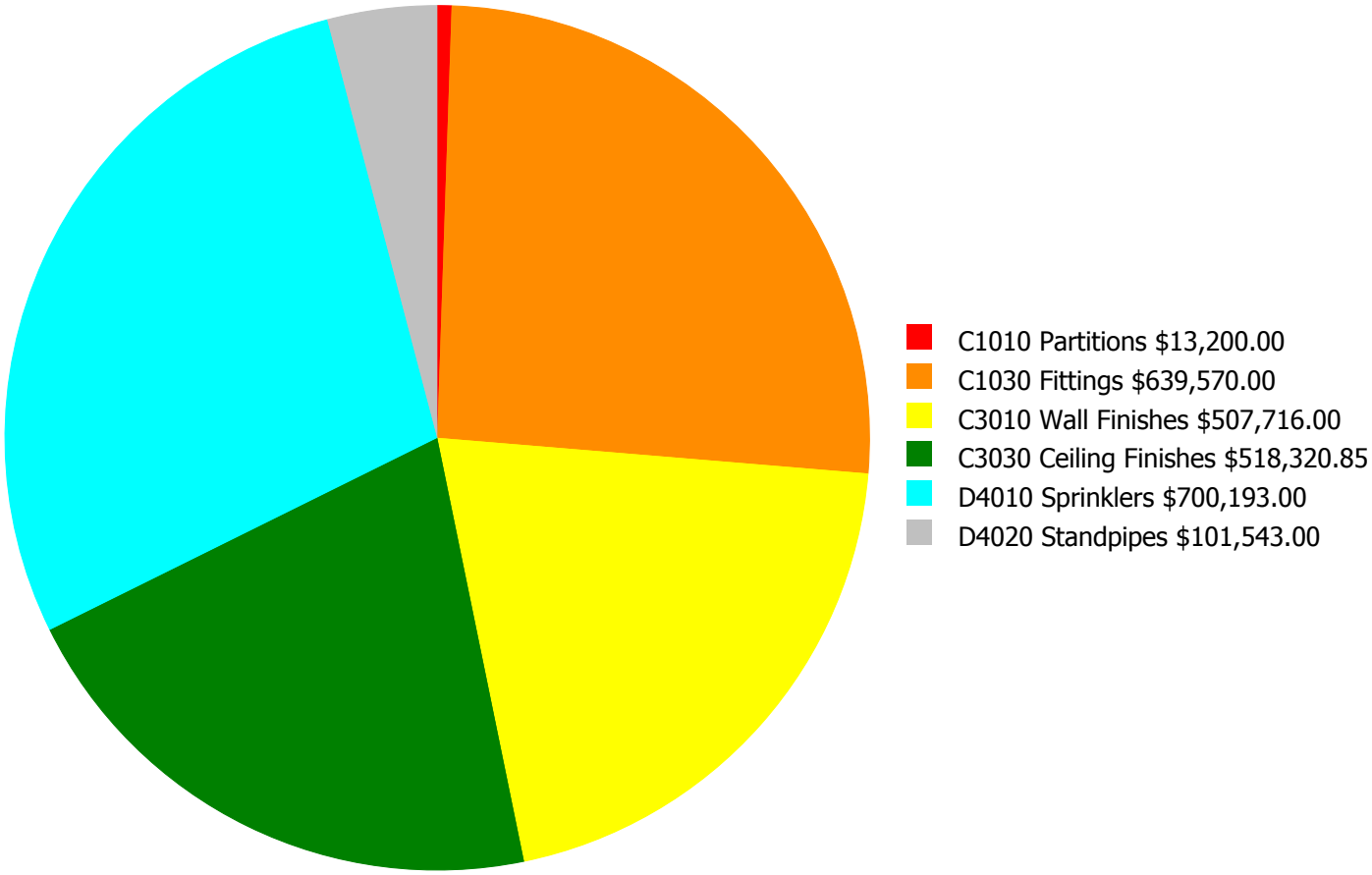
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

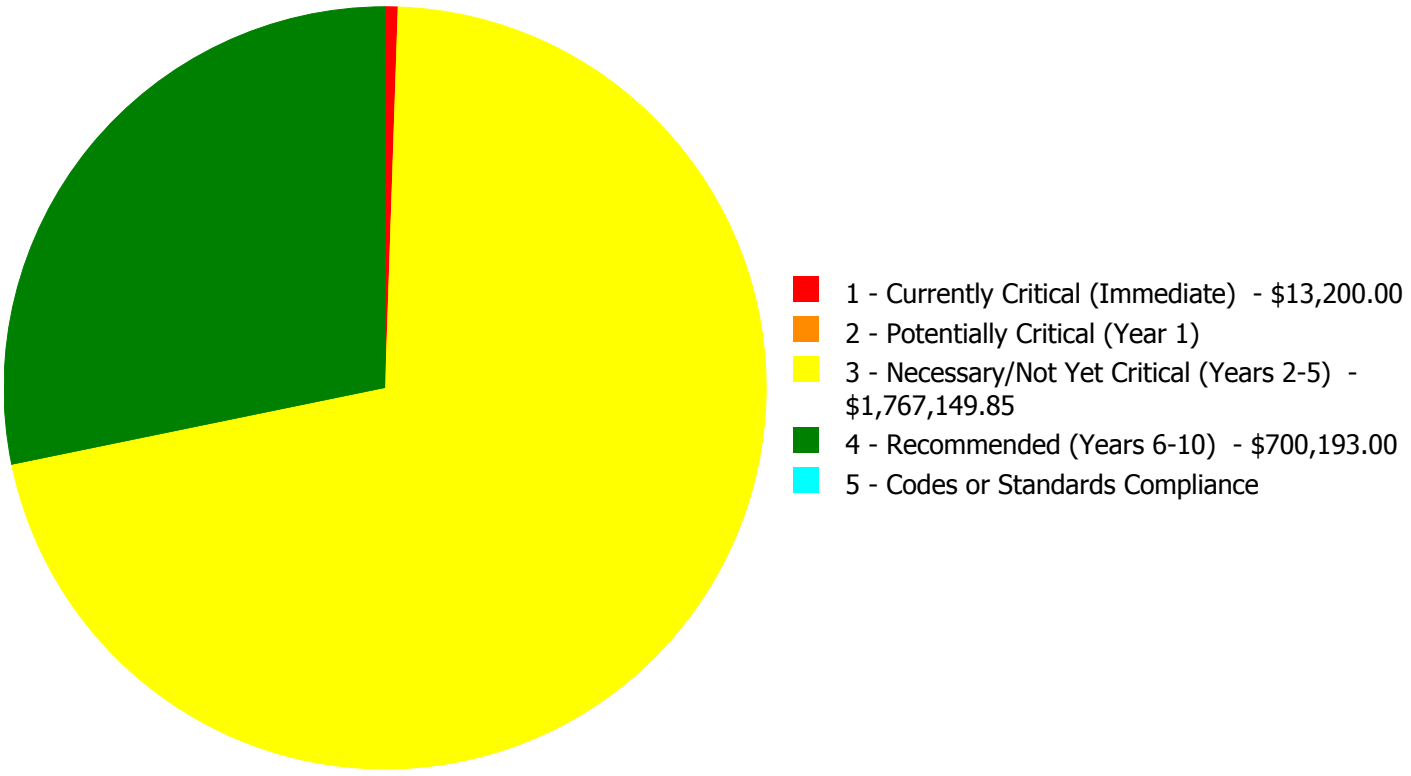
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,480,542.85

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: $2,480,542.85

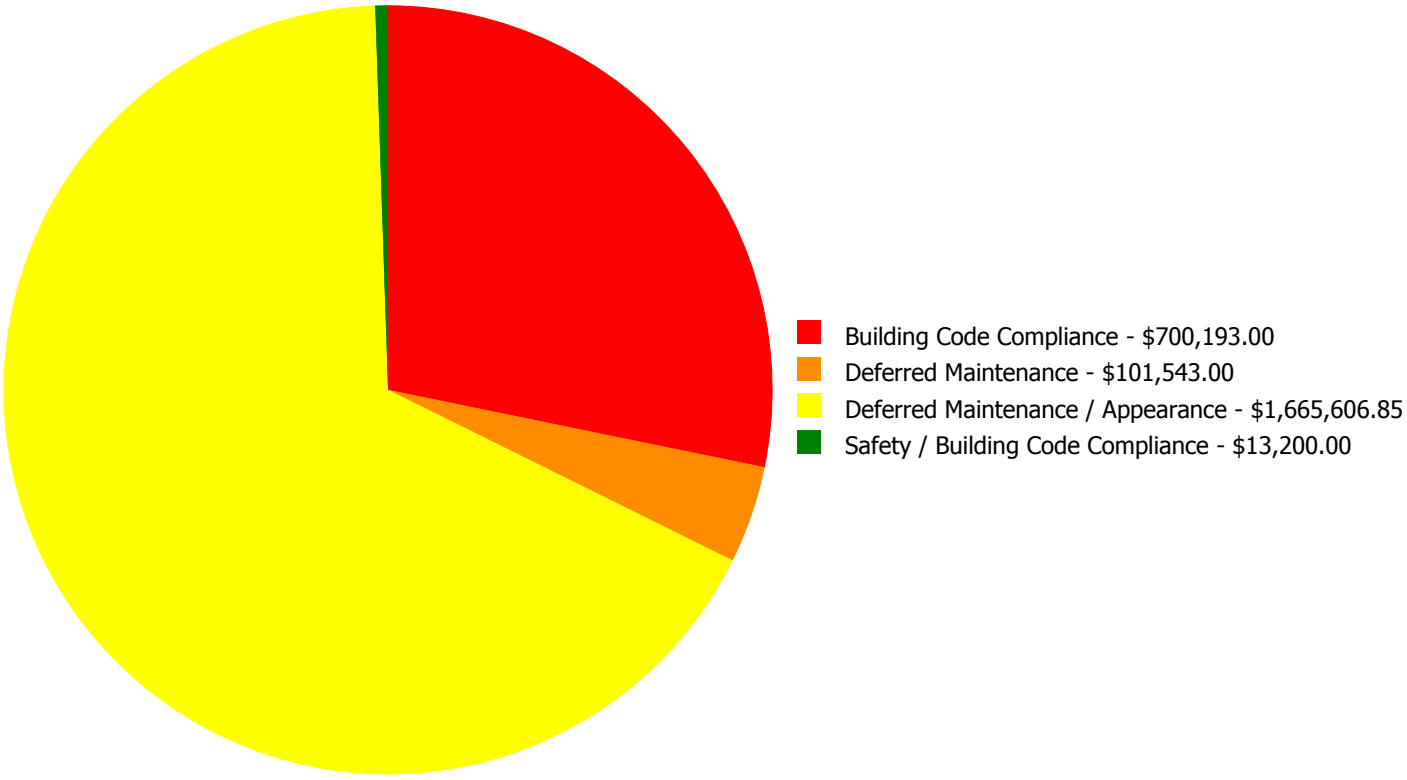
Deficiency By Priority Investment Table

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
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1030	Fittings	$0.00	$0.00	$639,570.00	$0.00	$0.00	$639,570.00
C3010	Wall Finishes	$0.00	$0.00	$507,716.00	$0.00	$0.00	$507,716.00
C3030	Ceiling Finishes	$0.00	$0.00	$518,320.85	$0.00	$0.00	$518,320.85
D4010	Sprinklers	$0.00	$0.00	$0.00	$700,193.00	$0.00	$700,193.00
D4020	Standpipes	$0.00	$0.00	$101,543.00	$0.00	$0.00	$101,543.00
	Total:	$13,200.00	$0.00	$1,767,149.85	$700,193.00	$0.00	$2,480,542.85

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:



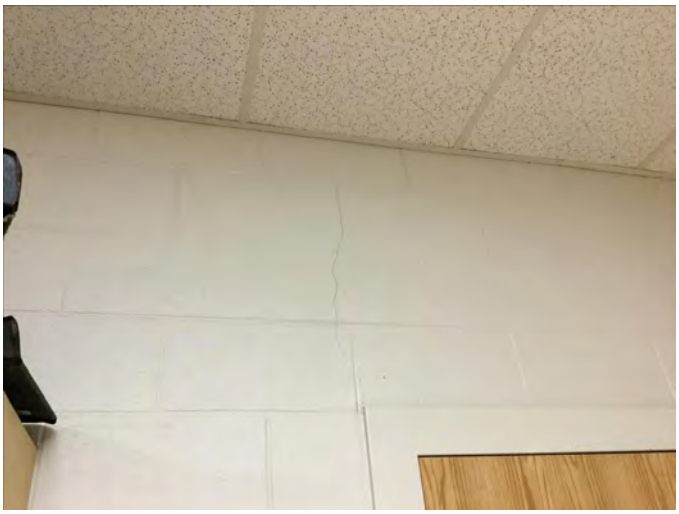
Budget Estimate Total: $2,480,542.85

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: C1010 - Partitions



Location: Classroom F111
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

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

System: C1030 - Fittings

Location: Throughout Building
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $639,570.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

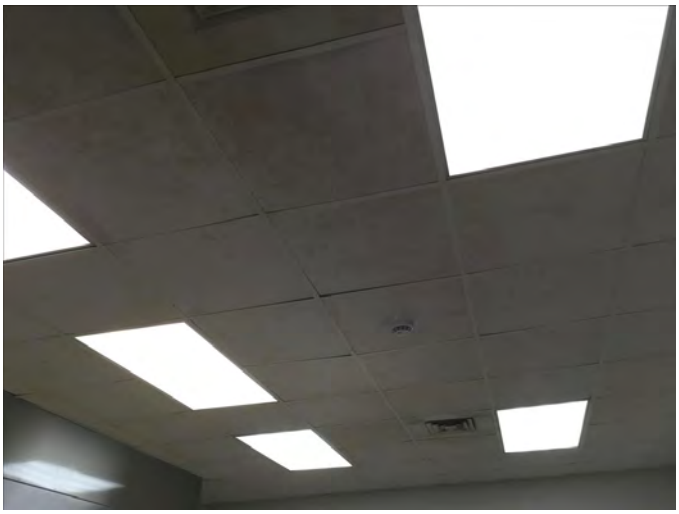
Notes: The toilet partitions are damaged and should be replaced.

System: C3010 - Wall Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $507,716.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The wall finish is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, non fire-rated
Qty: 688.89
Unit of Measure: C.S.F.
Estimate: $518,320.85
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The acoustical ceiling tiles are failing due to humidity and should be replaced. (50%)

System: D4020 - Standpipes

This deficiency has no image.

Location: 1999 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 137,779.00
Unit of Measure: S.F.
Estimate: $101,543.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes:

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	137,779.00
Unit of Measure:	S.F.
Estimate:	$700,193.00
Assessor Name:	Eduardo Lopez
Date Created:	11/30/2016

Notes: The school does not have a sprinkler system and it should be installed.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	80
Year Built:	1999
Last Renovation:	
Replacement Value:	$10,842
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	64.01 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

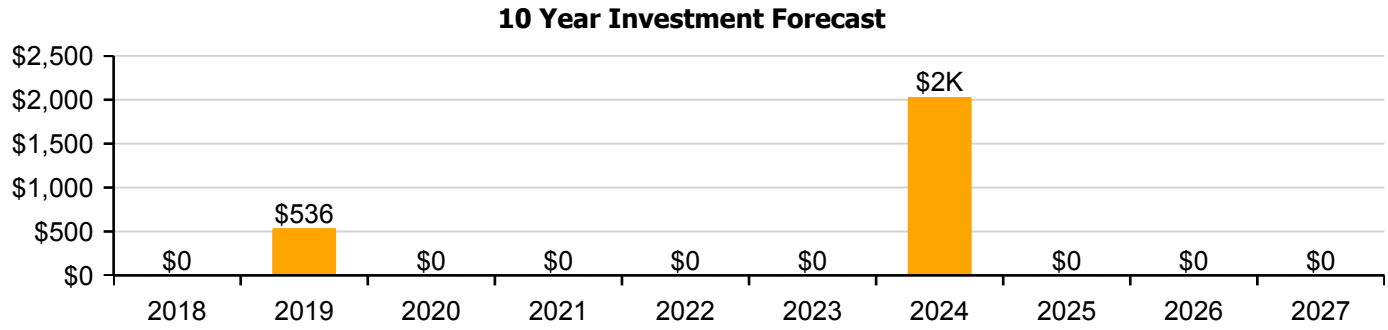
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$10,842
FCI:	0.00 %	RSLI%:	64.01 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.54 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C30 - Interior Finishes	28.00 %	0.00 %	$0.00
D20 - Plumbing	40.00 %	0.00 %	$0.00
D50 - Electrical	40.00 %	0.00 %	$0.00
Totals:	**64.01 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Nov 29, 2016

2). Northeast Elevation - Nov 29, 2016

3). Northwest Elevation - Nov 29, 2016

4). Southwest Elevation - Nov 29, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	1999	2099		82.00 %	0.00 %	82			$2,383
B2030	Exterior Doors	$8.66	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$693
B3010140	Asphalt Shingles	$4.32	S.F.	80	20	1999	2019		10.00 %	0.00 %	2			$346
C3030	Ceiling Finishes	$18.76	S.F.	80	25	1999	2024		28.00 %	0.00 %	7			$1,501
D2020	Domestic Water Distribution	$4.70	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$376
D5020	Branch Wiring	$3.58	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$286
D5020	Lighting	$9.58	S.F.	80	30	1999	2029		40.00 %	0.00 %	12			$766
								Total	**64.01 %**					**$10,842**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors


Note:

System: B3010140 - Asphalt Shingles



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2020 - Domestic Water 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.

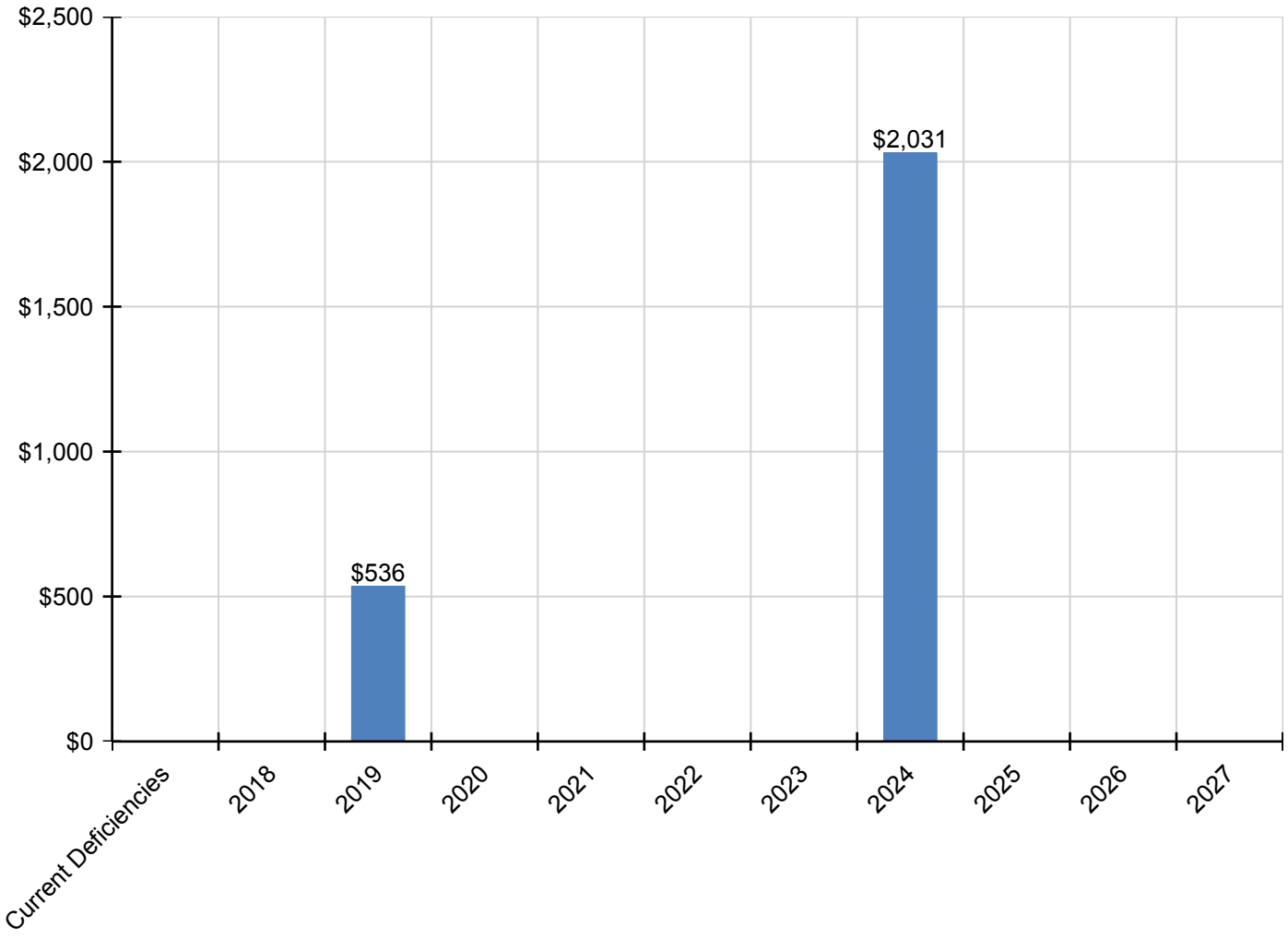
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$536**	**$0**	**$0**	**$0**	**$0**	**$2,031**	**$0**	**$0**	**$0**	**$2,566**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$536	$0	$0	$0	$0	$0	$0	$0	$0	**$536**
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**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$2,031	$0	$0	$0	**$2,031**
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**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	832
Year Built:	2002
Last Renovation:	
Replacement Value:	$205,069
Repair Cost:	$19,477.00
Total FCI:	9.50 %
Total RSLI:	57.53 %
FCA Score:	90.50

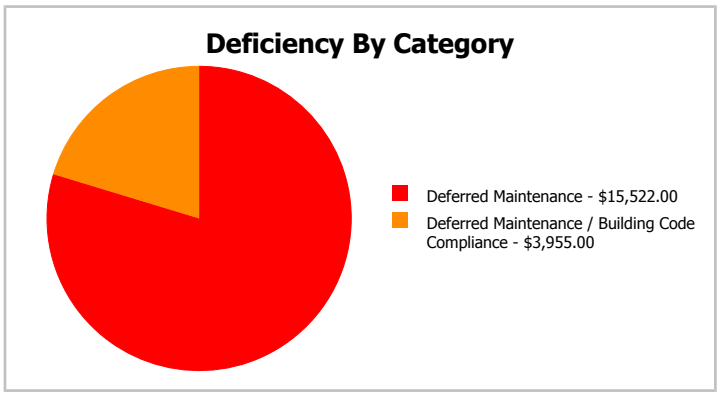
Description:

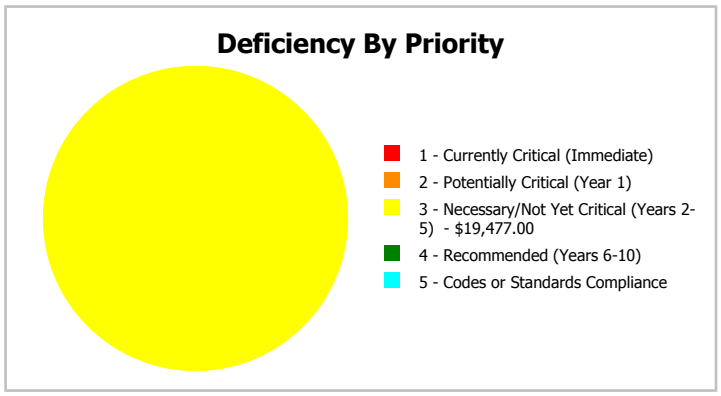
The narrative for this building is included in the Executive Summary Description at the front of this report.

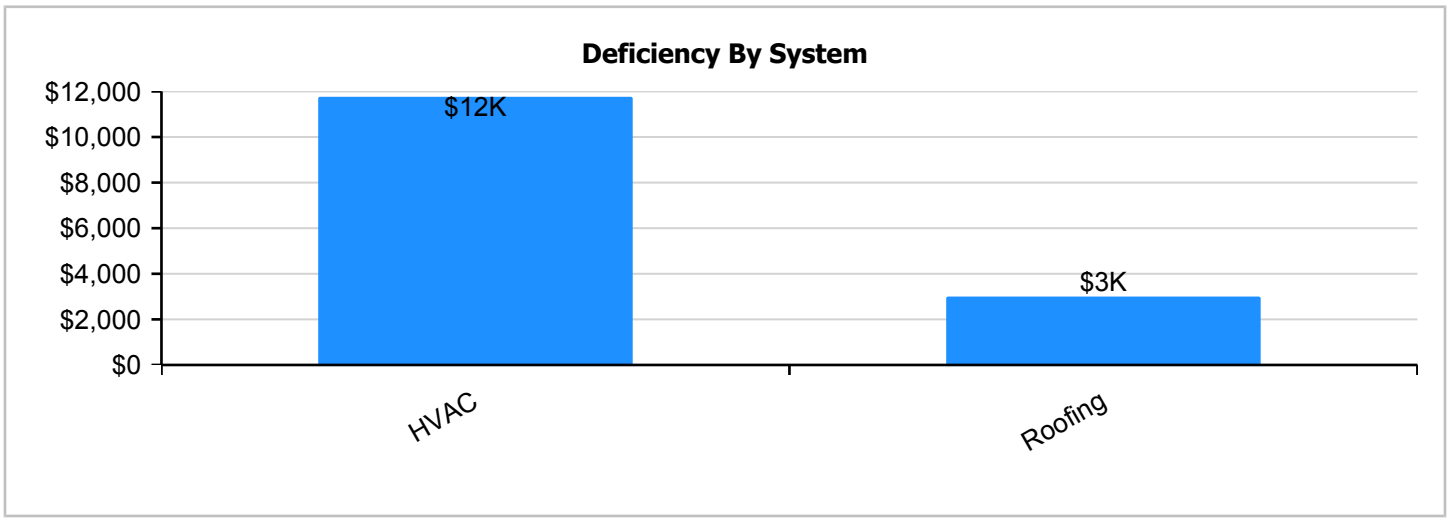
Attributes: This asset has no attributes.

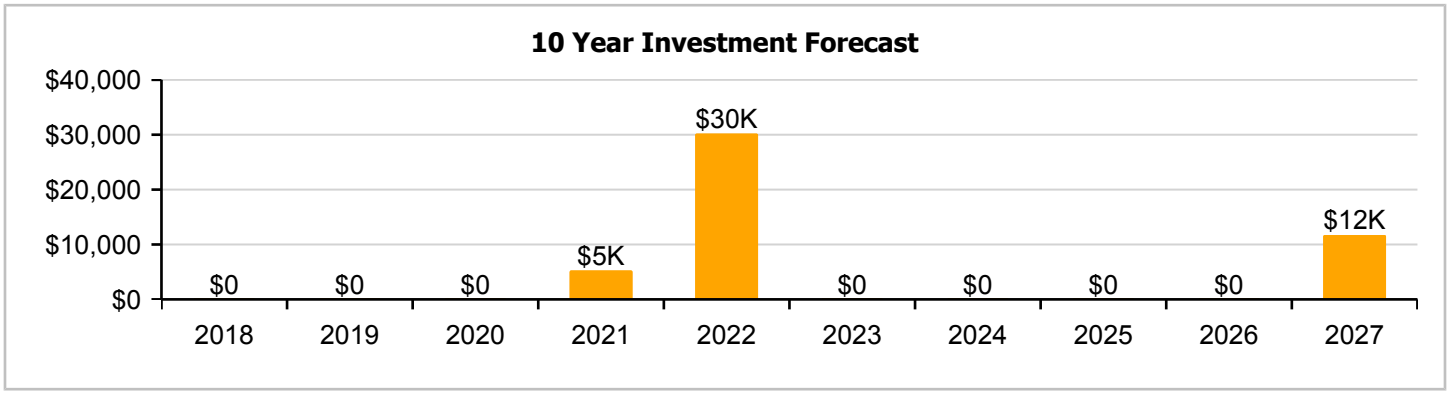
Dashboard Summary

Function:	MS -Middle School	Gross Area:	832
Year Built:	2002	Last Renovation:	
Repair Cost:	$19,477	Replacement Value:	$205,069
FCI:	9.50 %	RSLI%:	57.53 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.75 %	0.00 %	$0.00
B30 - Roofing	0.00 %	145.99 %	$3,955.00
C10 - Interior Construction	50.19 %	0.00 %	$0.00
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	34.16 %	0.00 %	$0.00
D20 - Plumbing	50.00 %	0.00 %	$0.00
D30 - HVAC	11.99 %	83.62 %	$15,522.00
D50 - Electrical	51.85 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**57.53 %**	**9.50 %**	**$19,477.00**

Photo Album

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

1). Southeast Elevation - Nov 29, 2016

2). Northwest Elevation - Nov 29, 2016

3). Northeast Elevation - Nov 29, 2016

4). Southwest Elevation - Nov 29, 2016

Condition Detail

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

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

System Listing

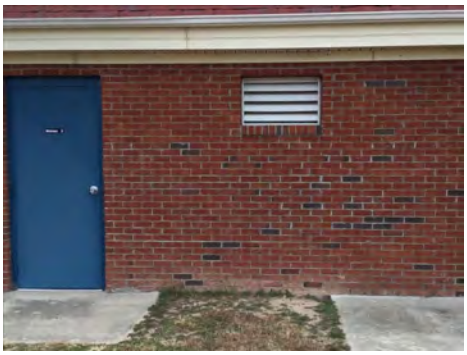
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$16,748
A1030	Slab on Grade	$19.75	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$16,432
B1010	Floor Construction	$11.44	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$9,518
B1020	Roof Construction	$16.26	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$13,528
B2010	Exterior Walls	$29.79	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$24,785
B2020	Exterior Windows	$17.17	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$14,285
B2030	Exterior Doors	$8.66	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,205
B3010140	Asphalt Shingles	$4.32	S.F.	627	20	2002	2022	2016	0.00 %	145.99 %	-1		$3,955.00	$2,709
C1010	Partitions	$12.98	S.F.	832	45	2002	2047		66.67 %	0.00 %	30			$10,799
C1020	Interior Doors	$2.20	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$1,830
C1030	Fittings	$8.47	S.F.	832	20	2002	2022		25.00 %	0.00 %	5			$7,047
C2010	Stair Construction	$1.77	S.F.	832	100	2002	2102		85.00 %	0.00 %	85			$1,473
C3010	Wall Finishes	$5.11	S.F.	832	10	2002	2012	2021	40.00 %	0.00 %	4			$4,252
C3020	Floor Finishes	$12.37	S.F.	627	20	2002	2022		25.00 %	0.00 %	5			$7,756
C3030	Ceiling Finishes	$9.52	S.F.	832	25	2002	2027		40.00 %	0.00 %	10			$7,921
D2010	Plumbing Fixtures	$9.98	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$8,303
D2020	Domestic Water Distribution	$0.84	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$699
D2030	Sanitary Waste	$5.94	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$4,942
D3040	Distribution Systems	$5.35	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$4,451
D3050	Terminal & Package Units	$16.96	S.F.	832	15	2002	2017		0.00 %	110.00 %	0		$15,522.00	$14,111
D5010	Electrical Service/Distribution	$3.09	S.F.	832	40	2002	2042		62.50 %	0.00 %	25			$2,571
D5020	Branch Wiring	$9.24	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,688
D5020	Lighting	$8.58	S.F.	832	30	2002	2032		50.00 %	0.00 %	15			$7,139
E2010	Fixed Furnishings	$10.67	S.F.	832	20	2002	2022		25.00 %	0.00 %	5			$8,877
								Total	**57.53 %**	**9.50 %**			**$19,477.00**	**$205,069**

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



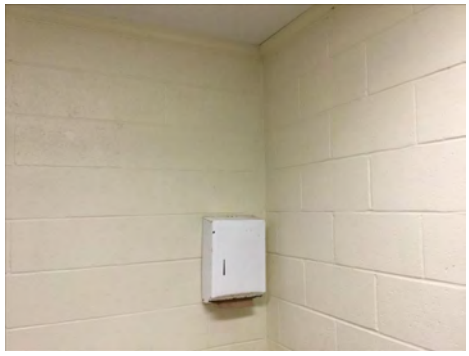
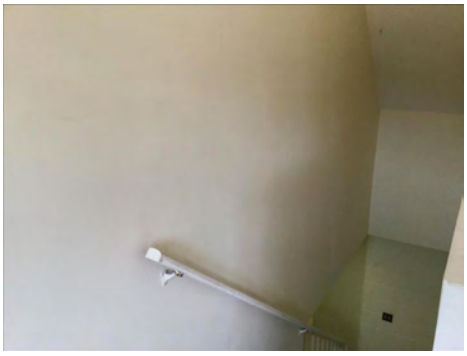
Note:

System: B3010140 - Asphalt Shingles



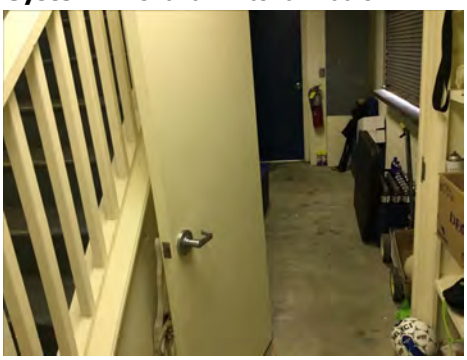
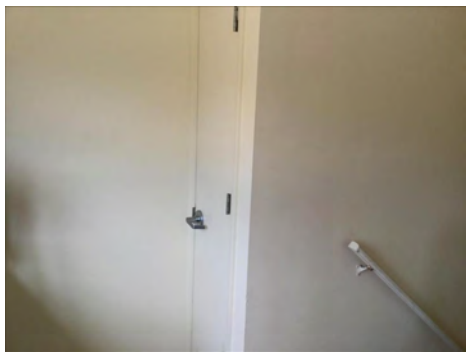
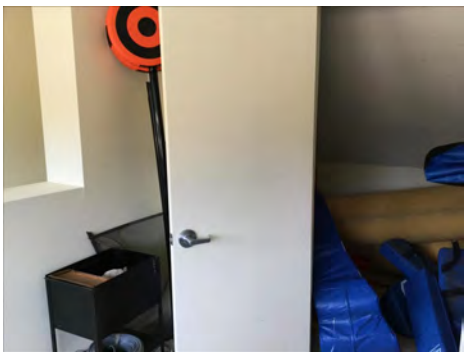
Note:

System: C1010 - Partitions

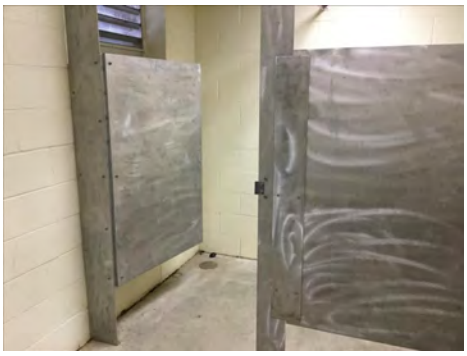
Note:

System: C1020 - Interior Doors

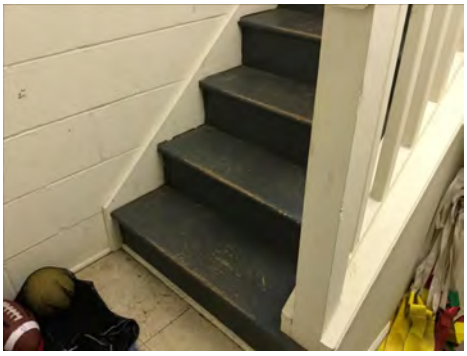
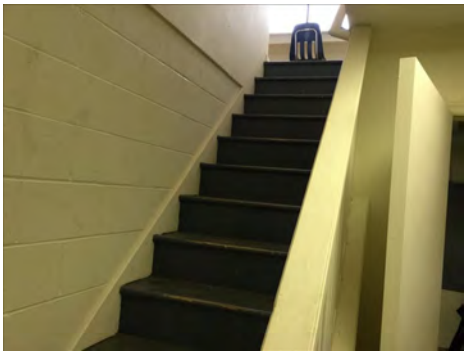
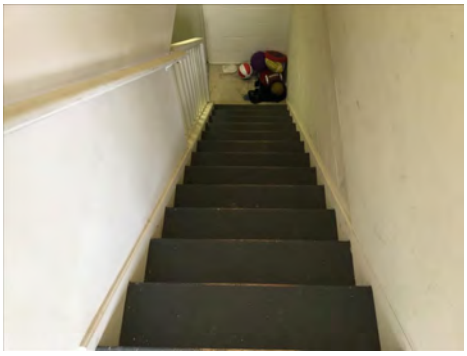
Note:

System: C1030 - Fittings



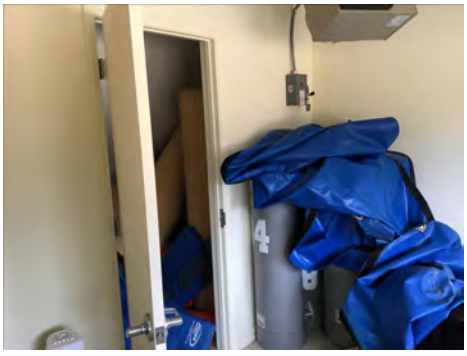
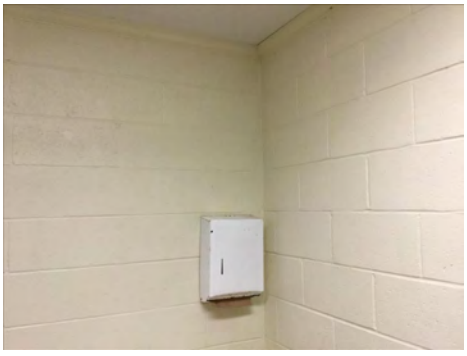
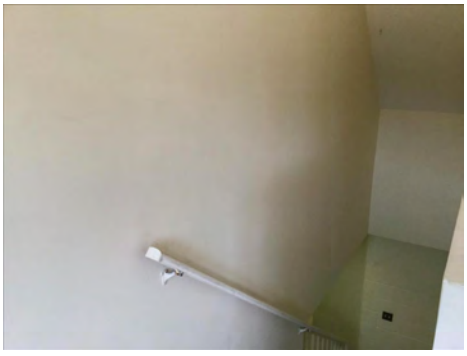
Note:

System: C2010 - Stair Construction

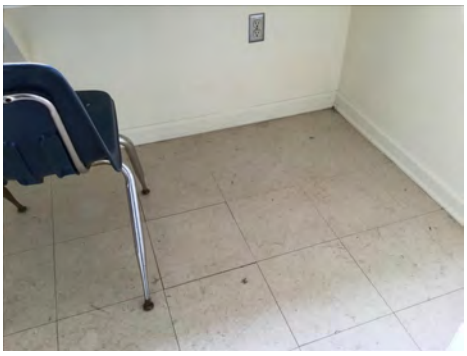
Note:

System: C3010 - Wall Finishes

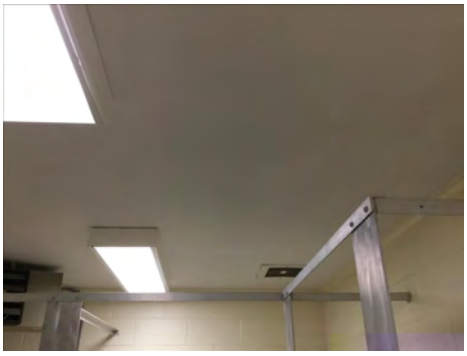
Note:

System: C3020 - Floor Finishes



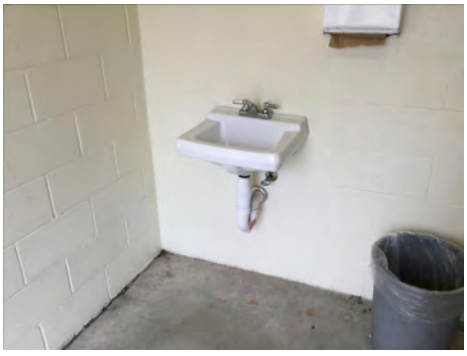
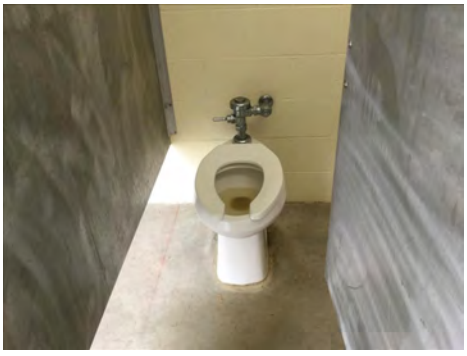
Note:

System: C3030 - Ceiling Finishes

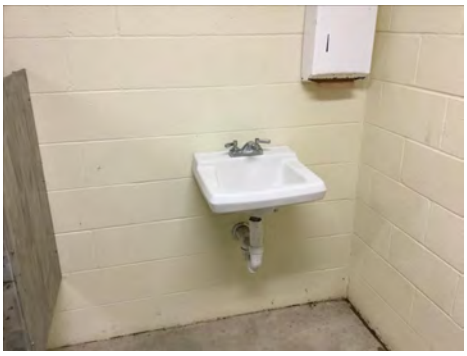

Note:

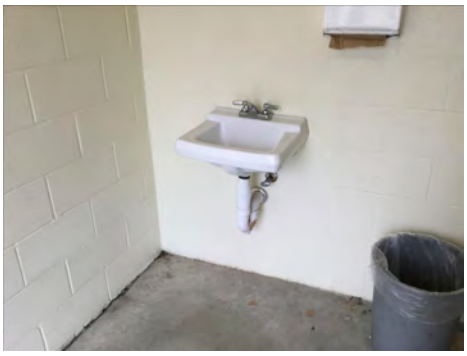
System: D2010 - Plumbing Fixtures

Note:

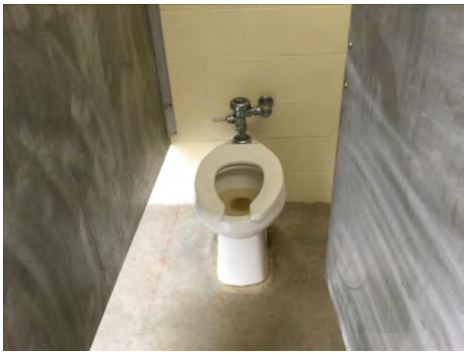
System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



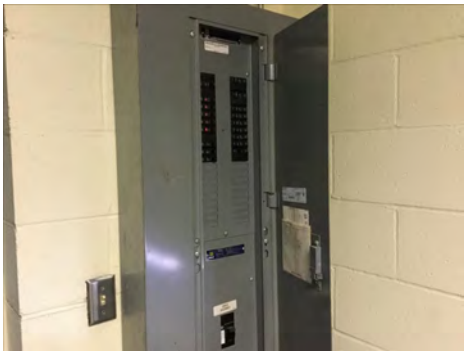
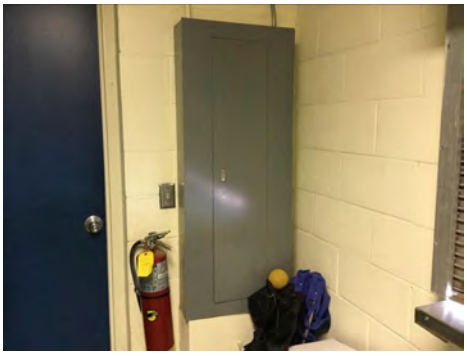
Note:

System: D3050 - Terminal & Package Units



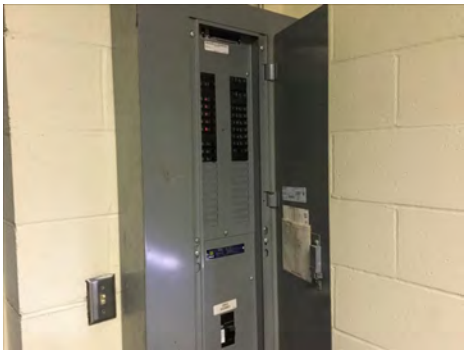
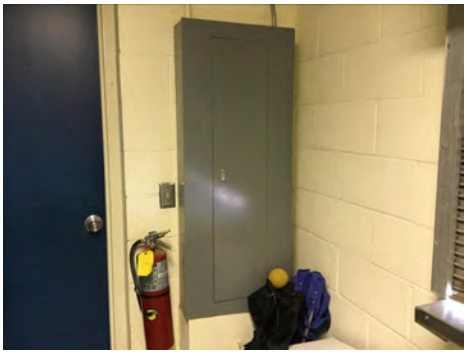
Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

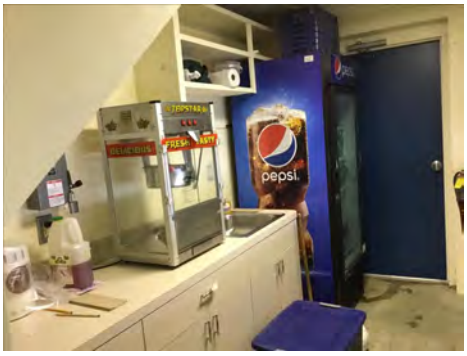
Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings




Note:

Renewal Schedule

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

Inflation Rate: 3%

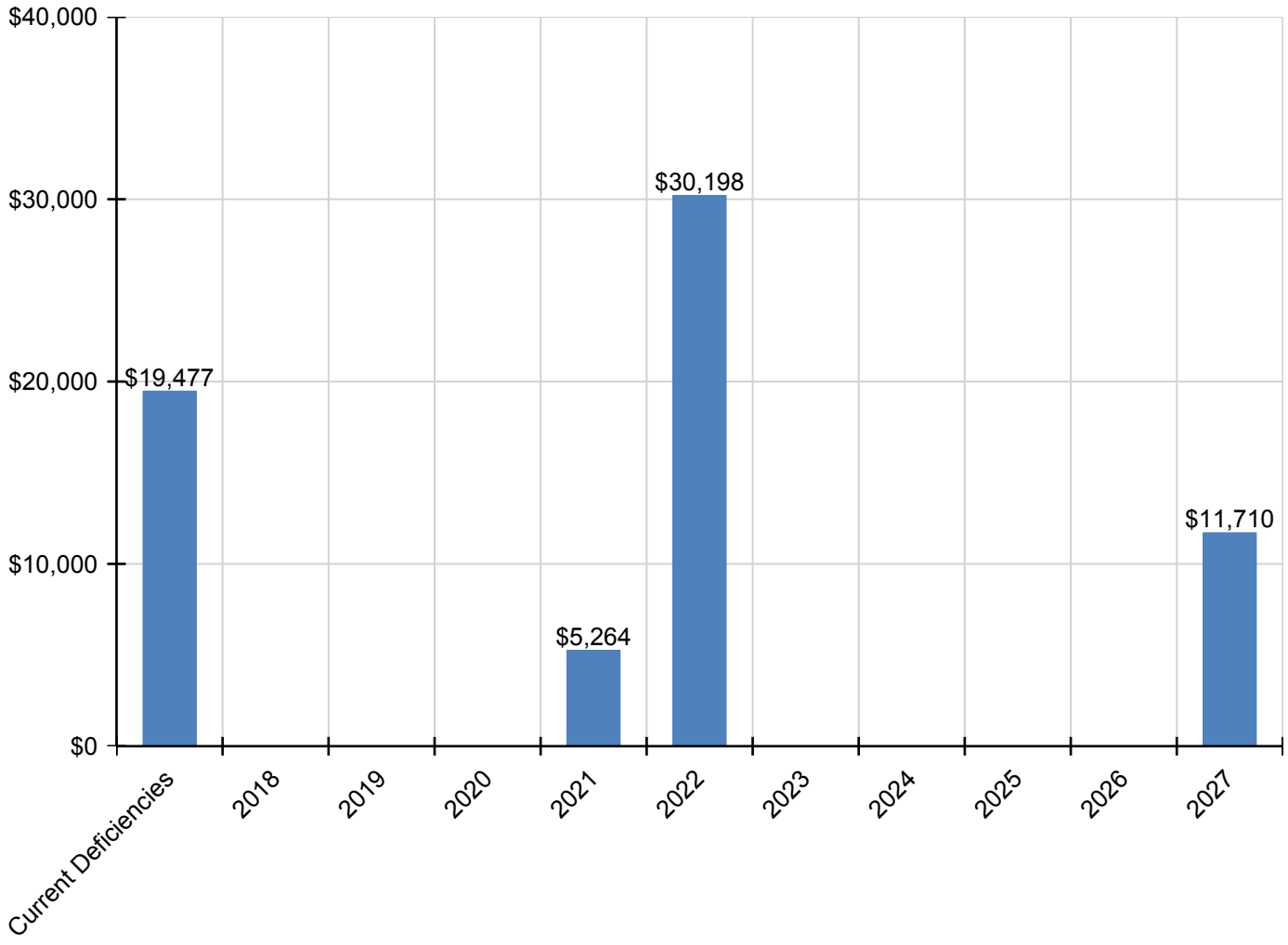
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$19,477**	**$0**	**$0**	**$0**	**$5,264**	**$30,198**	**$0**	**$0**	**$0**	**$0**	**$11,710**	**$66,648**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
B3010140 - Asphalt Shingles	$3,955	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,955**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$8,987	$0	$0	$0	$0	$0	**$8,987**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$5,264	$0	$0	$0	$0	$0	$0	**$5,264**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$9,891	$0	$0	$0	$0	$0	**$9,891**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,710	**$11,710**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$15,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,522**
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**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$11,320	$0	$0	$0	$0	$0	**$11,320**

** Indicates non-renewable system*

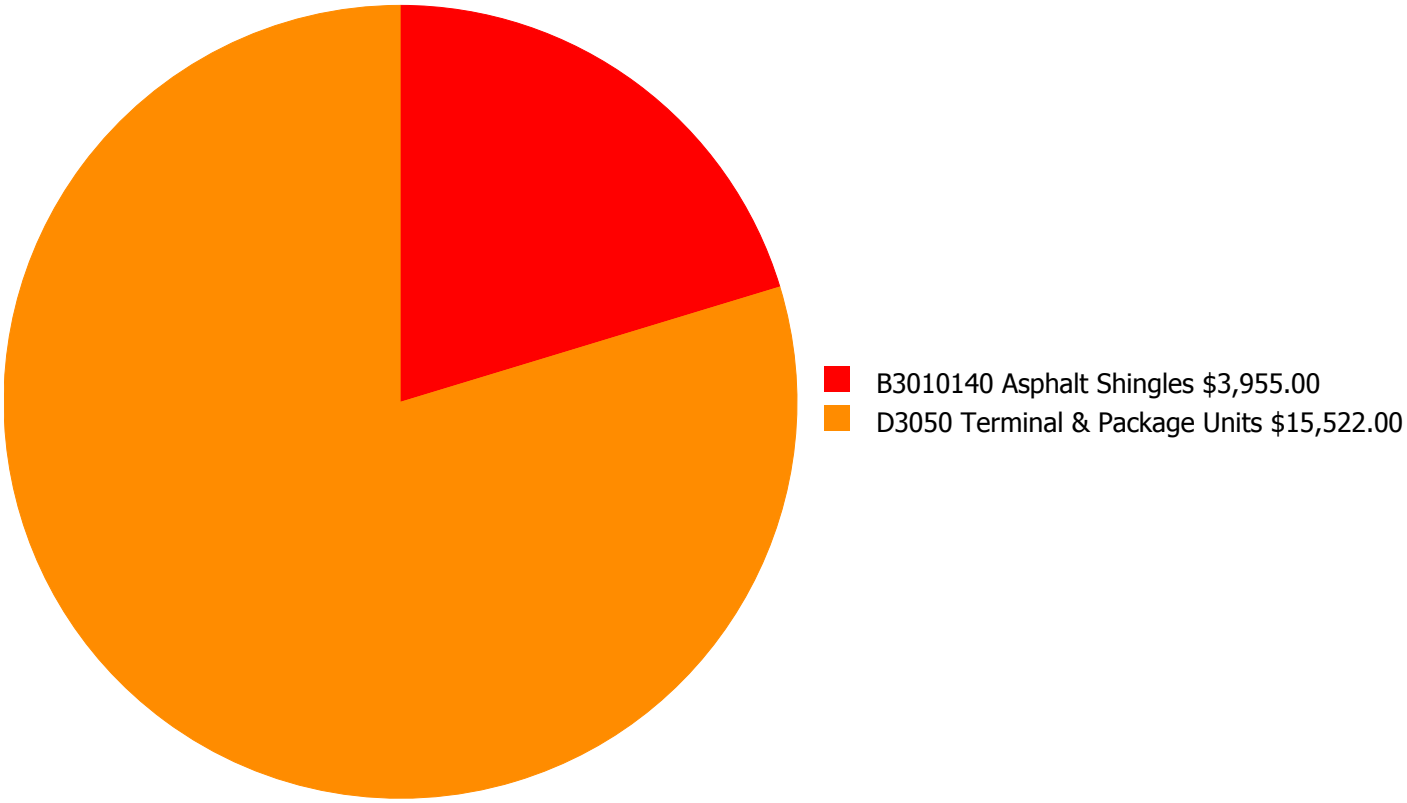
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

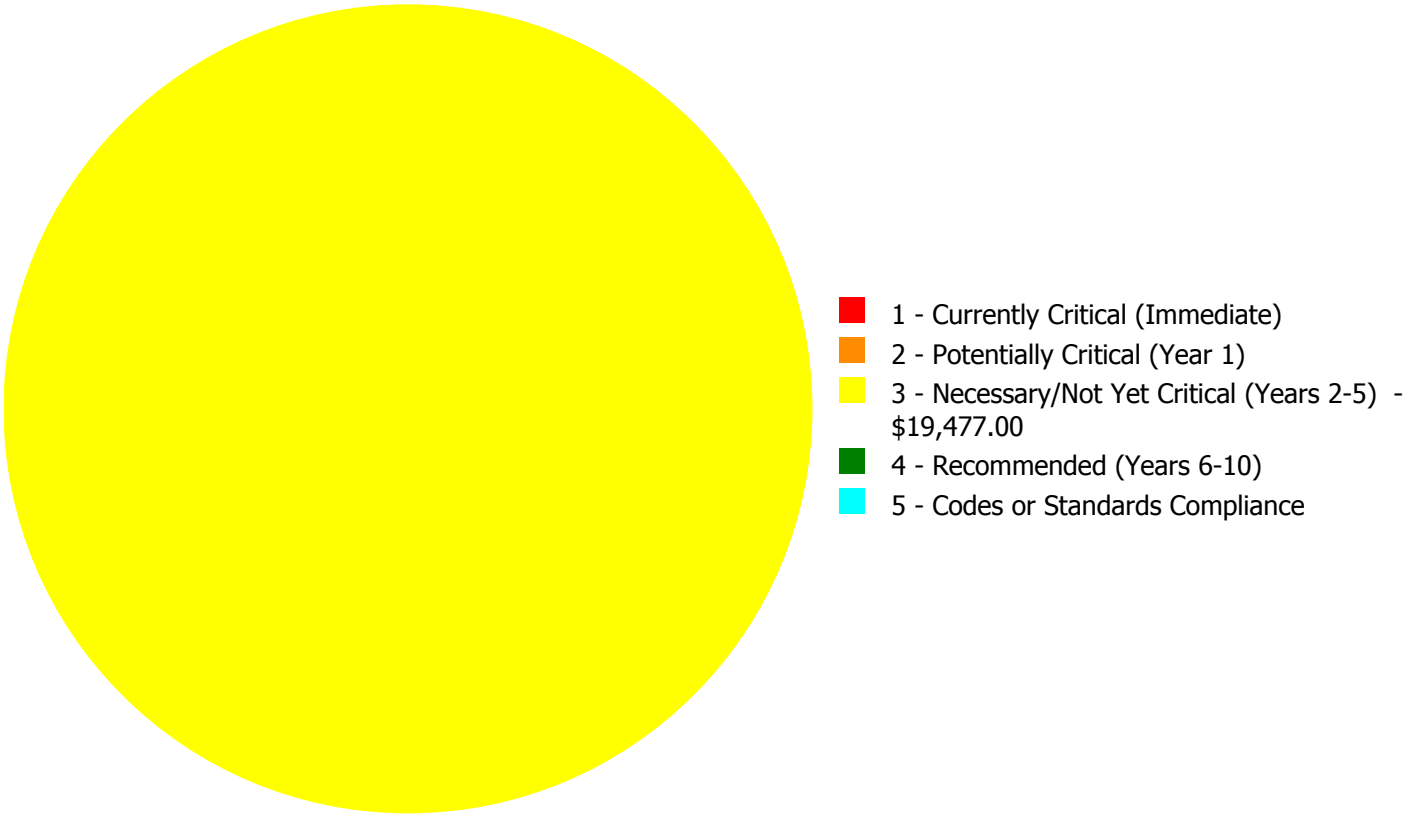
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $19,477.00

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: $19,477.00

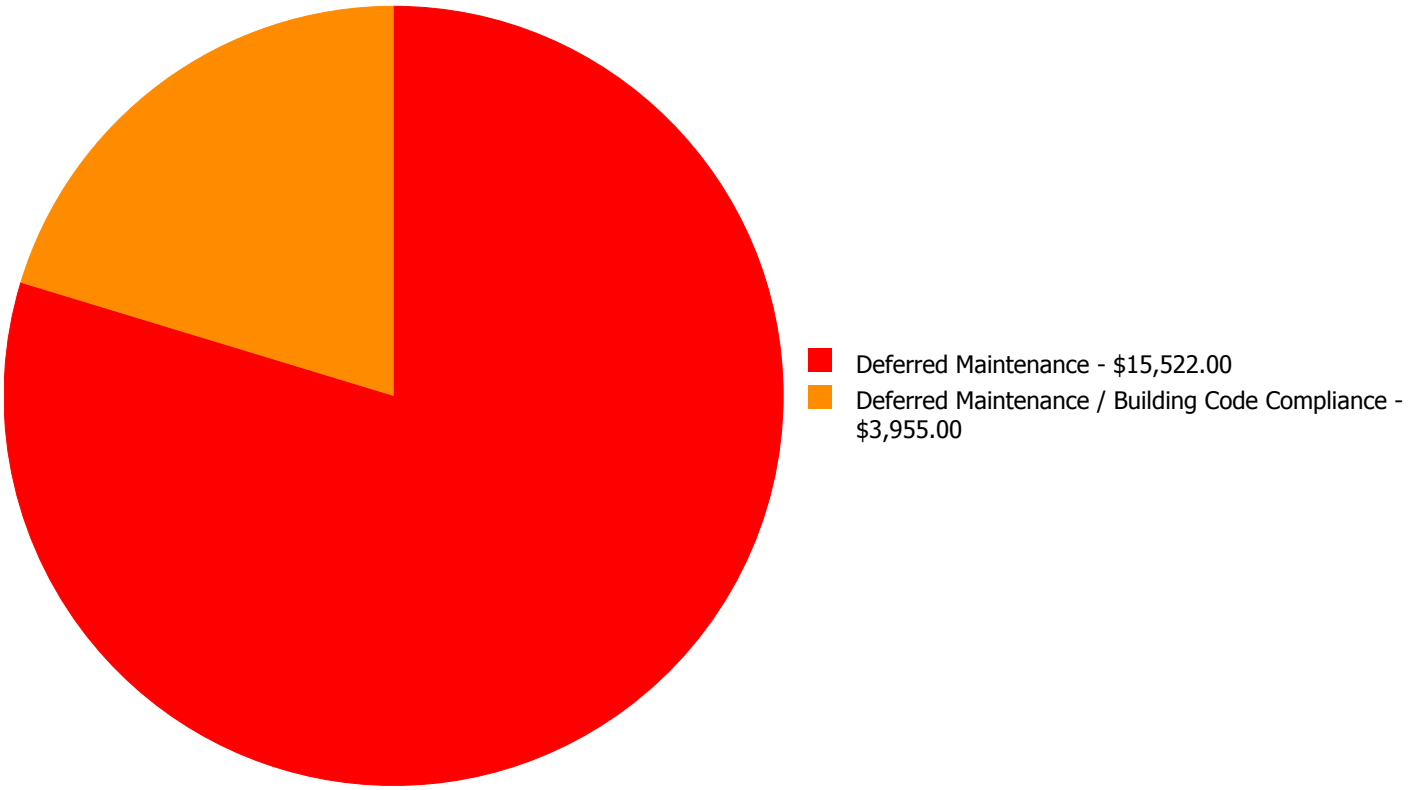
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010140	Asphalt Shingles	$0.00	$0.00	$3,955.00	$0.00	$0.00	$3,955.00
D3050	Terminal & Package Units	$0.00	$0.00	$15,522.00	$0.00	$0.00	$15,522.00
	Total:	$0.00	$0.00	$19,477.00	$0.00	$0.00	$19,477.00

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: $19,477.00

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: B3010140 - Asphalt Shingles

Location: Roof
Distress: Failing
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 627.00
Unit of Measure: S.F.
Estimate: $3,955.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The asphalt shingles are failing and should be replaced.

System: D3050 - Terminal & Package Units

Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 832.00
Unit of Measure: S.F.
Estimate: $15,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The condensing unit is aged and should be scheduled for replacement.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	138,691
Year Built:	1999
Last Renovation:	
Replacement Value:	$5,859,693
Repair Cost:	$134,253.00
Total FCI:	2.29 %
Total RSLI:	38.98 %
FCA Score:	97.71

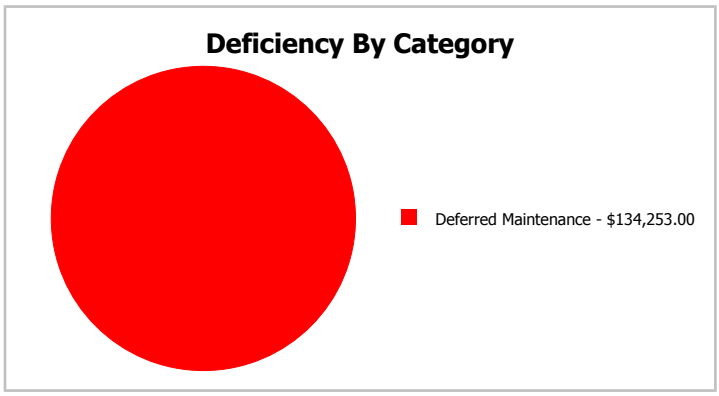
Description:

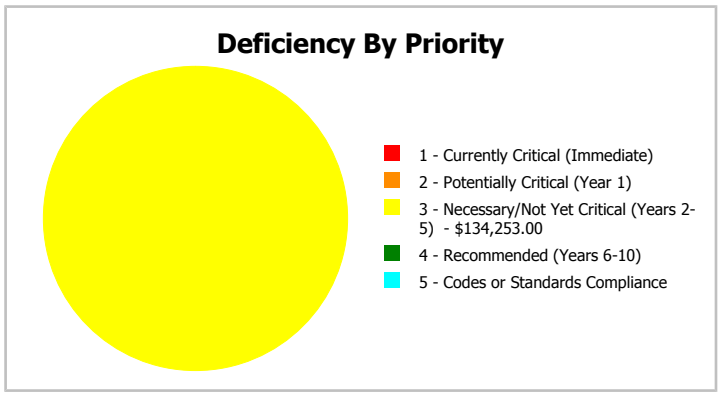
The narrative for this site is included in the Executive Summary Description at the front of this report.

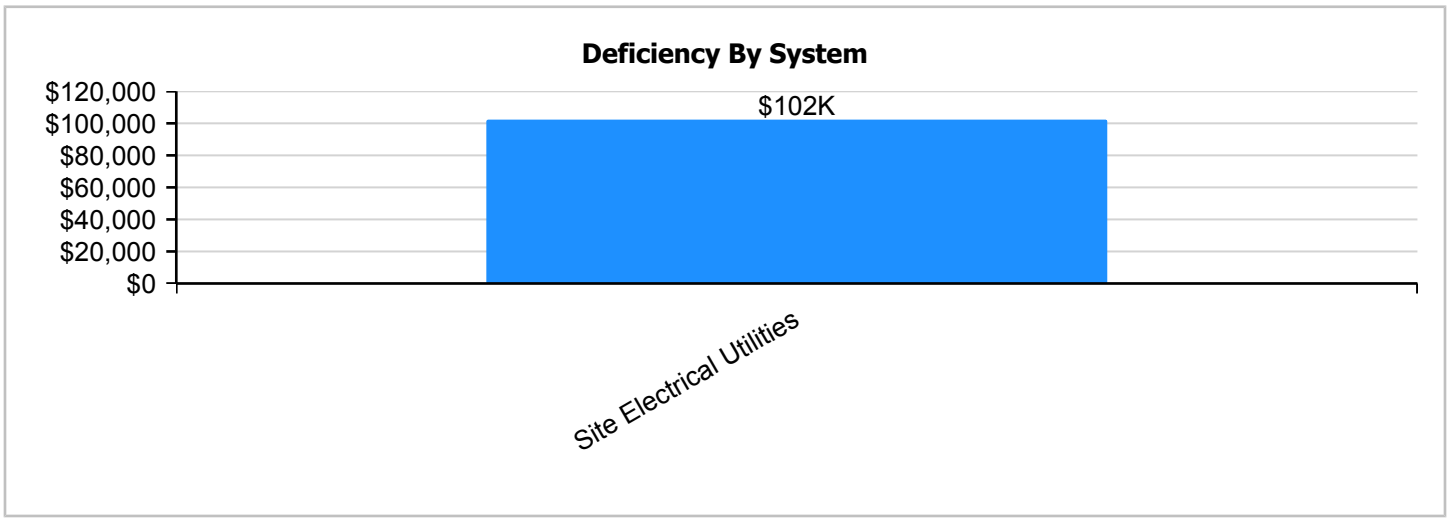
Attributes: This asset has no attributes.

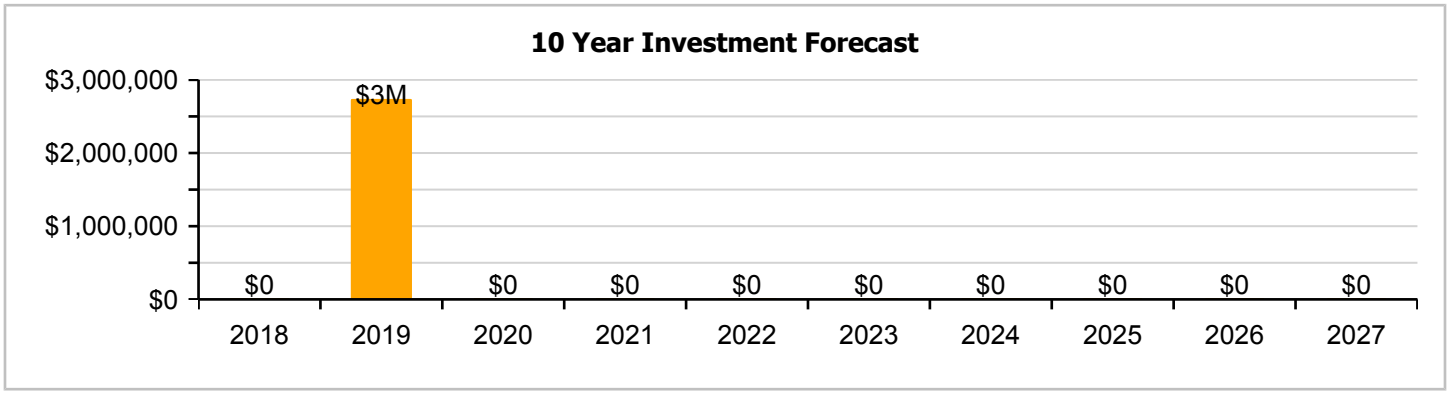
Dashboard Summary

Function:	MS -Middle School	Gross Area:	138,691
Year Built:	1999	Last Renovation:	
Repair Cost:	$134,253	Replacement Value:	$5,859,693
FCI:	2.29 %	RSLI%:	38.98 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.42 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	63.04 %	0.00 %	$0.00
G40 - Site Electrical Utilities	45.40 %	19.40 %	$134,253.00
Totals:	**38.98 %**	**2.29 %**	**$134,253.00**

Photo Album

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

1). Aerial Image of Coats-Erwin Middle School - Nov 29, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	138,691	25	2015	2040		92.00 %	0.00 %	23			$585,276
G2020	Parking Lots	$1.39	S.F.	138,691	25	2015	2040		92.00 %	0.00 %	23			$192,780
G2030	Pedestrian Paving	$1.98	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$274,608
G2040105	Fence & Guardrails	$1.20	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$166,429
G2040950	Baseball Field	$7.08	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$981,932
G2040950	Football Field	$4.73	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$656,008
G2040950	Softball Field	$5.11	S.F.	138,691	20	1999	2019		10.00 %	0.00 %	2			$708,711
G2050	Landscaping	$1.91	S.F.	138,691	15	1999	2014		0.00 %	0.00 %	-3			$264,900
G3010	Water Supply	$2.42	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$335,632
G3020	Sanitary Sewer	$1.52	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$210,810
G3030	Storm Sewer	$4.67	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$647,687
G3060	Fuel Distribution	$1.03	S.F.	138,691	40	1999	2039		55.00 %	0.00 %	22			$142,852
G4010	Electrical Distribution	$2.59	S.F.	138,691	50	1999	2049		64.00 %	0.00 %	32			$359,210
G4020	Site Lighting	$1.52	S.F.	138,691	30	1999	2029		40.00 %	0.00 %	12			$210,810
G4030	Site Communications & Security	$0.88	S.F.	138,691	15	1999	2014		0.00 %	110.00 %	-3		$134,253.00	$122,048
								Total	**38.98 %**	**2.29 %**			**$134,253.00**	**$5,859,693**

System Notes

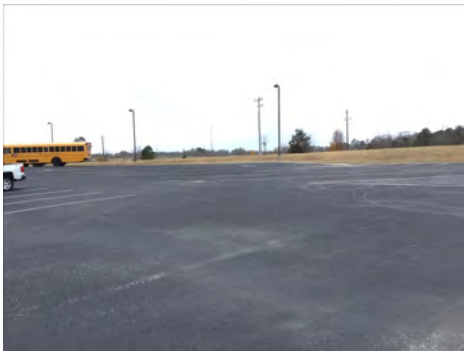
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



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.

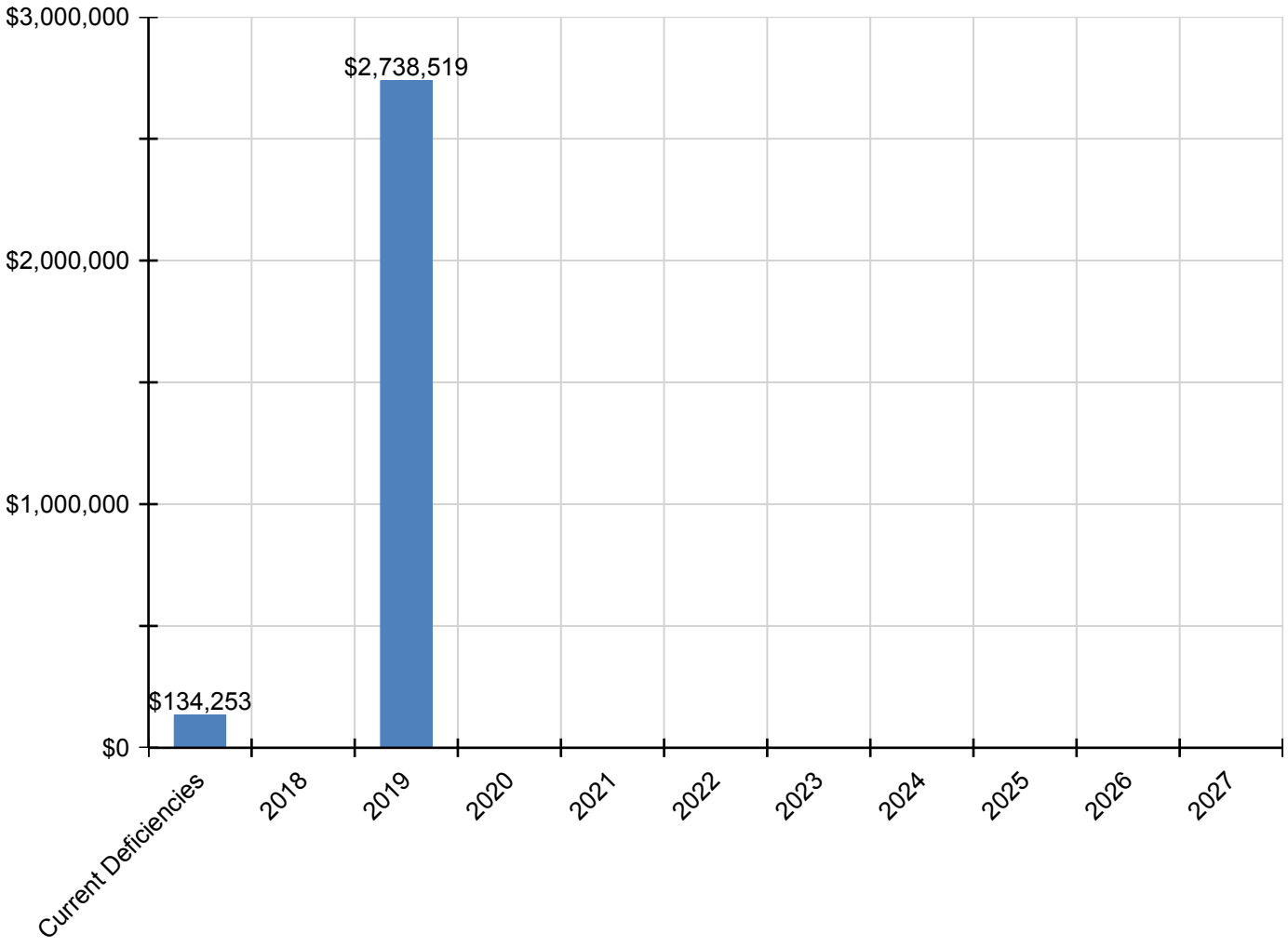
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$134,253**	**$0**	**$2,738,519**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,872,772**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$1,145,906	$0	$0	$0	$0	$0	$0	$0	$0	**$1,145,906**
G2040950 - Football Field	$0	$0	$765,555	$0	$0	$0	$0	$0	$0	$0	$0	**$765,555**
G2040950 - Softball Field	$0	$0	$827,059	$0	$0	$0	$0	$0	$0	$0	$0	**$827,059**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$134,253	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,253**

** Indicates non-renewable system*

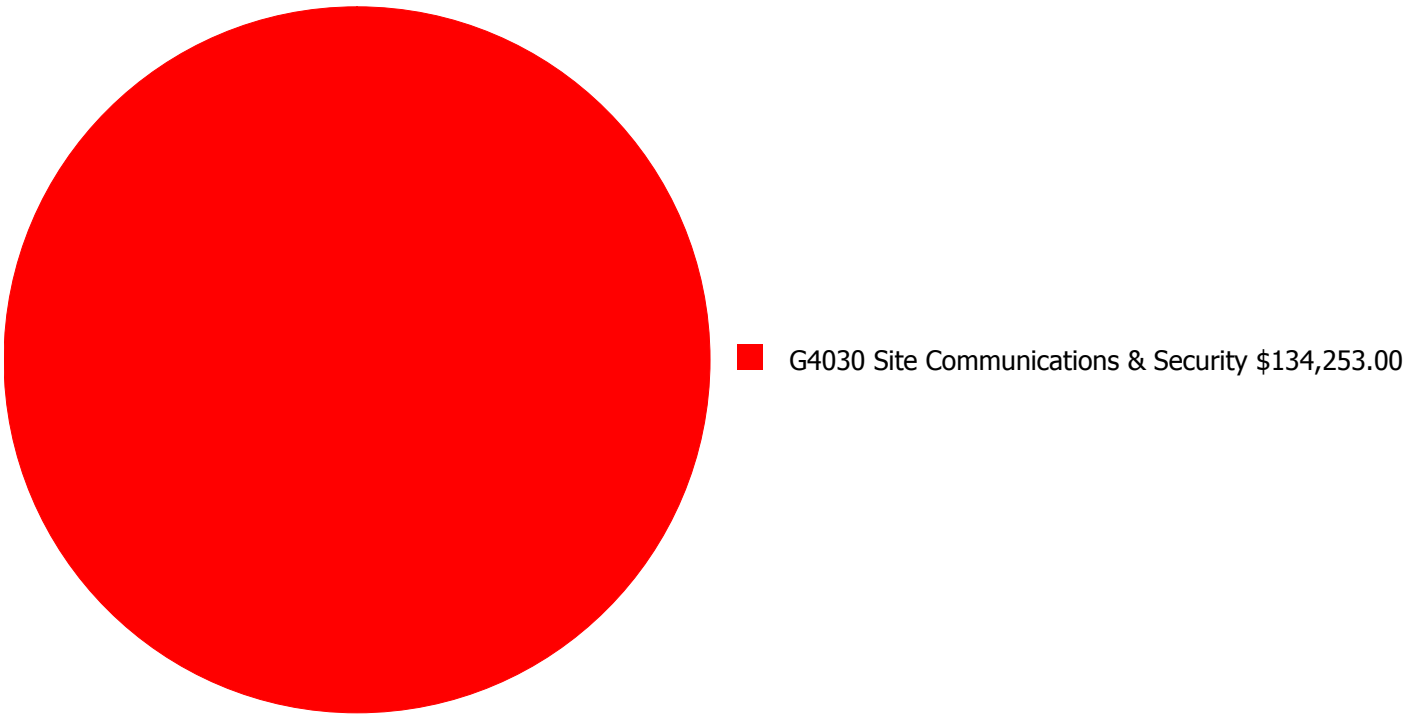
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

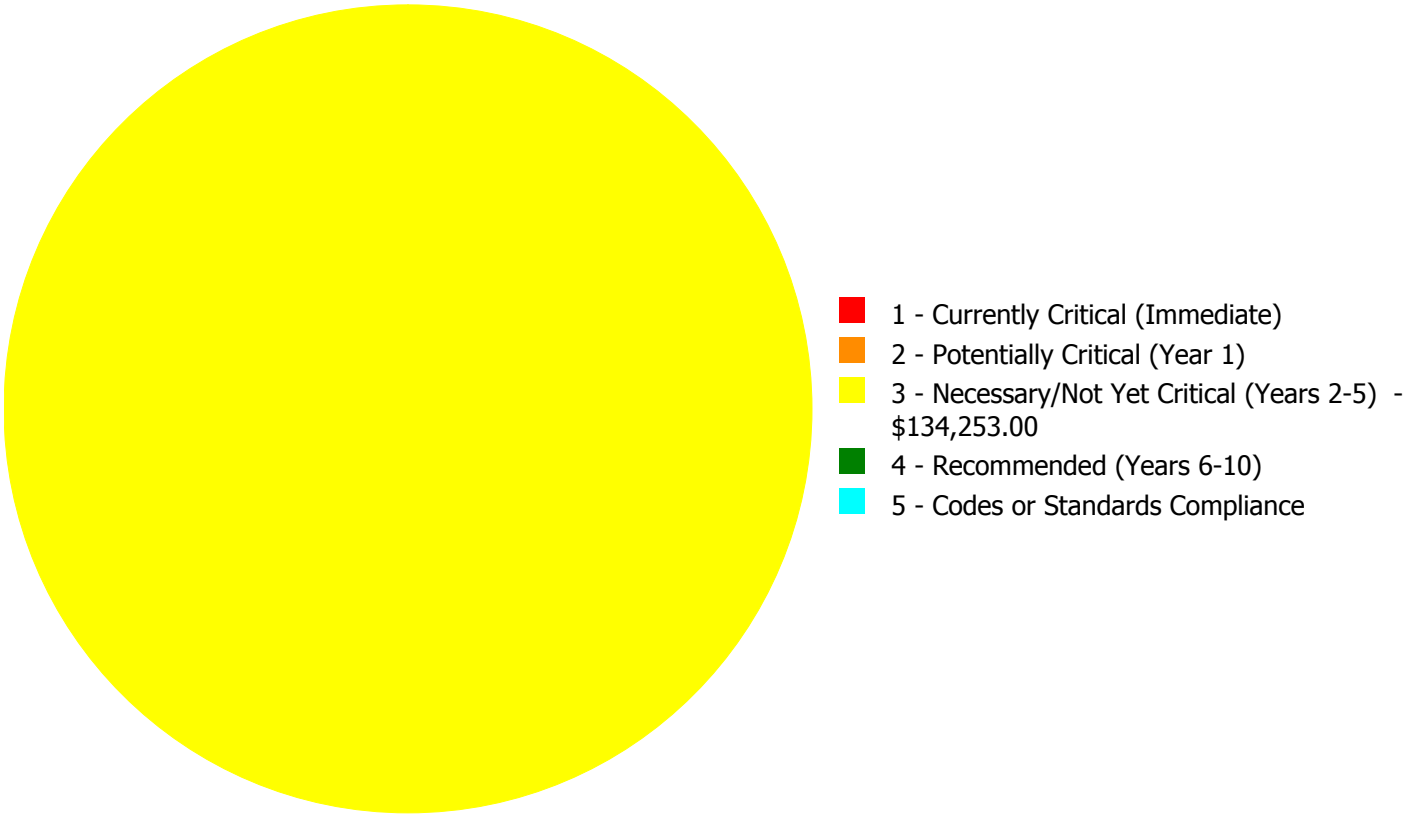
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $134,253.00

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: $134,253.00

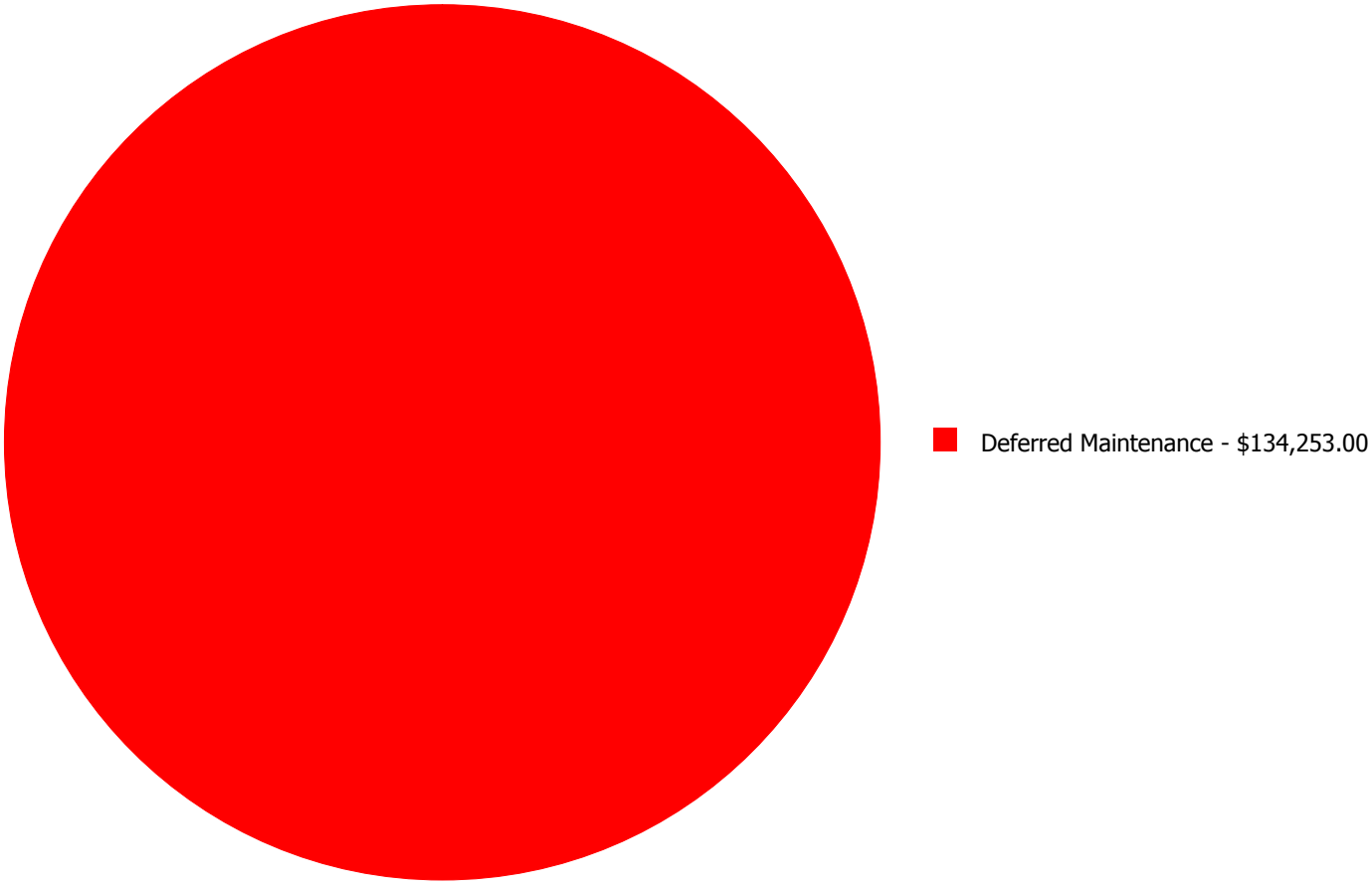
Deficiency By Priority Investment Table

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
G4030	Site Communications & Security	$0.00	$0.00	$134,253.00	$0.00	$0.00	$134,253.00
	Total:	$0.00	$0.00	$134,253.00	$0.00	$0.00	$134,253.00

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: $134,253.00

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: G4030 - Site Communications & Security

Location: Exterior Wall
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 138,691.00
Unit of Measure: S.F.
Estimate: $134,253.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

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