

NC School District/520 Jones County/Elementary School

Comfort Elementary

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$8,420,402
Repair Cost:	\$1,043,508.57
Total FCI:	12.39 %
Total RSLI:	41.90 %
FCA Score:	87.61



Description:

GENERAL:

Comfort Elementary School is located at 4384 Hwy 41 West in, Comfort, North Carolina. The 1 story, 39,809 square foot building was originally constructed in 1999. There have been no additions or renovations.

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

A. SUBSTRUCTURE

The building rests on slab on grade and is assumed to have standard cast-in-place concrete foundations. The building has no basement.

Campus Assessment Report - Comfort Elementary

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU at the base, and a stucco system above window headers. Exterior windows are clear anodized aluminum frame with fixed and operable dual tinted panes. Exterior doors are aluminum at the main entry and corridor exits with glazing. Secondary/utility doors are hollow metal in hollow metal frames. The mechanical equipment room has louvered doors. Roofing is steep preformed metal with galvanized finish. There are gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are CMU at corridors. Other partitions are gypboard on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Gypboard walls have a textured finish beneath the paint. There are acoustic wall panels in the gym. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically a combination of carpet and VCT. Other floor finishes include carpet in offices and the media center, ceramic tile in toilet rooms, and epoxy flooring in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile. Other ceiling finishes include painted structure in the gym.

D. SERVICES

CONVEYING:The building does not include conveying equipment.

PLUMBING:

Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric and propane hot water heating. The sanitary waste system is PVC plastic. Other plumbing systems is propane gas piping.

HVAC:

Heating and cooling is provided by heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units located on mezzanines. 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 not centrally controlled or monitored by an energy management system. The original proprietary controls system has been abandoned.

FIRE PROTECTION:

The building does not have a fire sprinkler or standpipe system. Fire extinguishers and cabinets are distributed near fire exits and corridors. There is an Ansul system in the kitchen hood.

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to two 800 amp 480/277V 3 phase, 4 wire switchboard/distribution panels located in the building. Lighting is lay-in type, fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. This building has 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 locally 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. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are luminous.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; covered walkways; and a picnic shelter. Site mechanical and electrical features

Campus Assessment Report - Comfort Elementary

include: city water; a septic sanitary system including a lift station and sand filter; propane tank; and fiber optic cables. Site lighting is owned and maintained by the power company, and leased to the school district.

Attributes:

General Attributes:

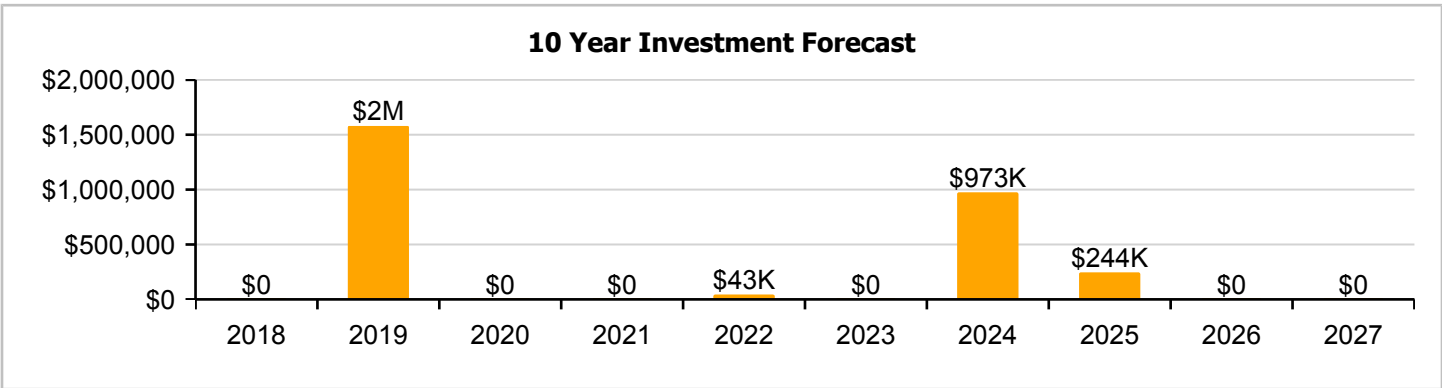
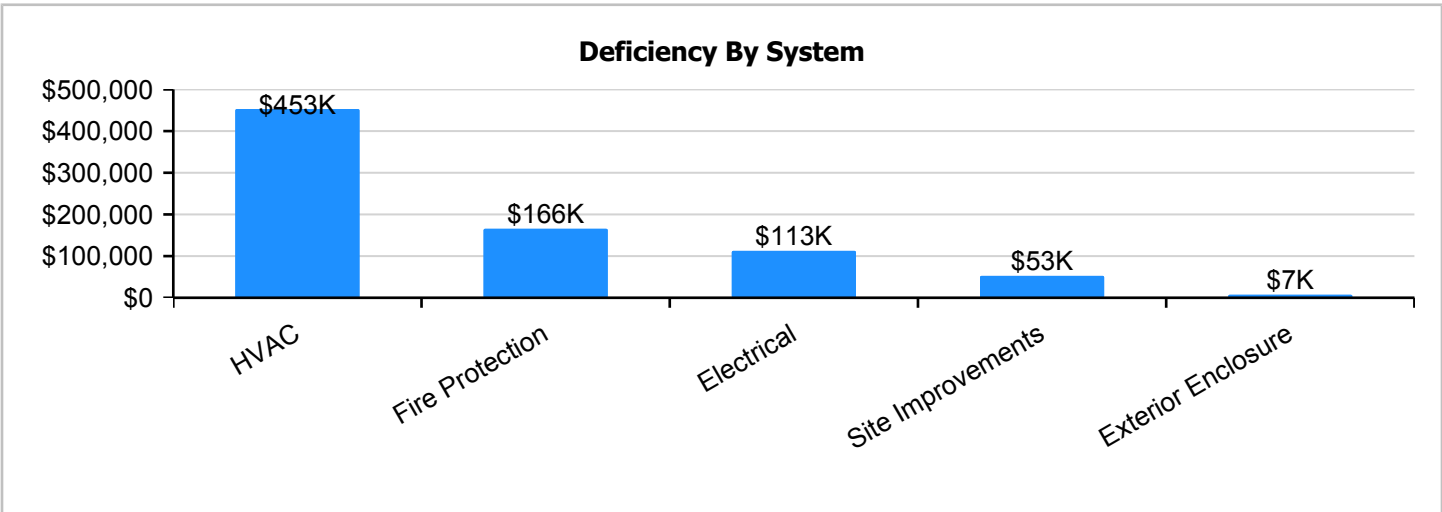
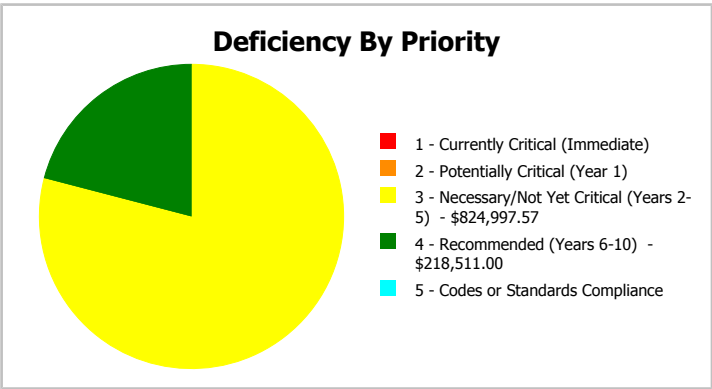
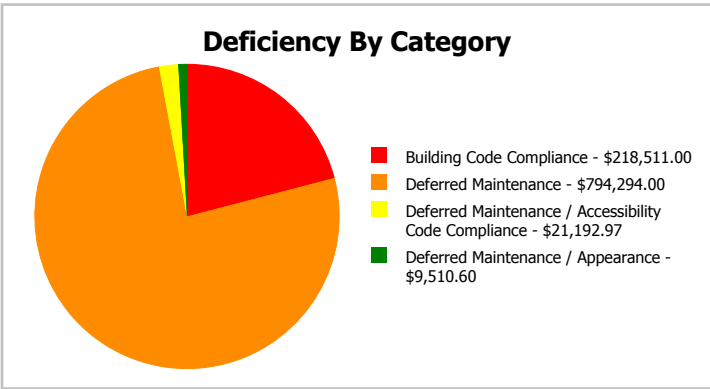
Condition Assessor:	Ann Buerger Linden	Assessment Date:	2/6/2017
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	18	Site Acreage:	18

Campus Dashboard Summary

Gross Area:	39,809	Last Renovation:	
Year Built:	1999	Replacement Value:	\$8,420,402
Repair Cost:	\$1,043,509	RSLI%:	41.90 %
FCI:	12.39 %		



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.

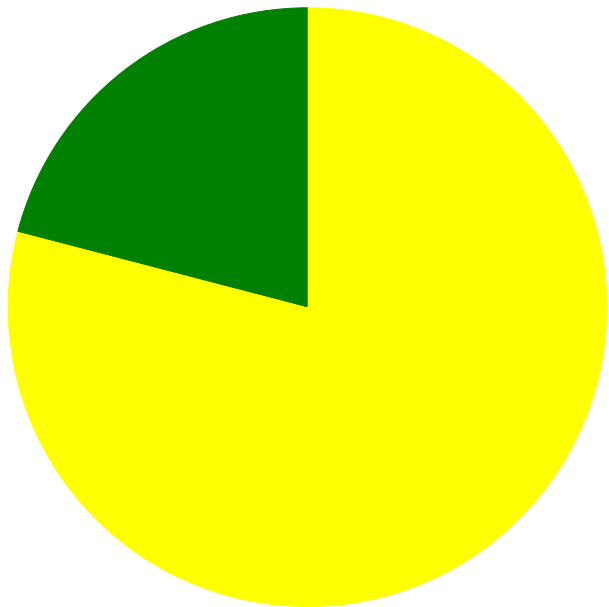
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	82.00 %	0.00 %	\$0.00
B10 - Superstructure	82.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.93 %	1.20 %	\$9,510.60
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	44.19 %	0.00 %	\$0.00
C20 - Stairs	82.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.96 %	0.00 %	\$0.00
D20 - Plumbing	40.18 %	0.00 %	\$0.00
D30 - HVAC	12.35 %	68.72 %	\$597,732.00
D40 - Fire Protection	0.00 %	110.00 %	\$218,511.00
D50 - Electrical	41.57 %	13.11 %	\$148,448.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
G20 - Site Improvements	26.79 %	14.38 %	\$69,306.97
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	55.92 %	0.00 %	\$0.00
Totals:	41.90 %	12.39 %	\$1,043,508.57

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	39,809	13.09	\$0.00	\$0.00	\$755,690.60	\$218,511.00	\$0.00
Site	39,809	7.07	\$0.00	\$0.00	\$69,306.97	\$0.00	\$0.00
Total:		12.39	\$0.00	\$0.00	\$824,997.57	\$218,511.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$824,997.57
- 4 - Recommended (Years 6-10) - \$218,511.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$1,043,508.57

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$7,440,702
Repair Cost:	\$974,201.60
Total FCI:	13.09 %
Total RSLI:	41.59 %
FCA Score:	86.91



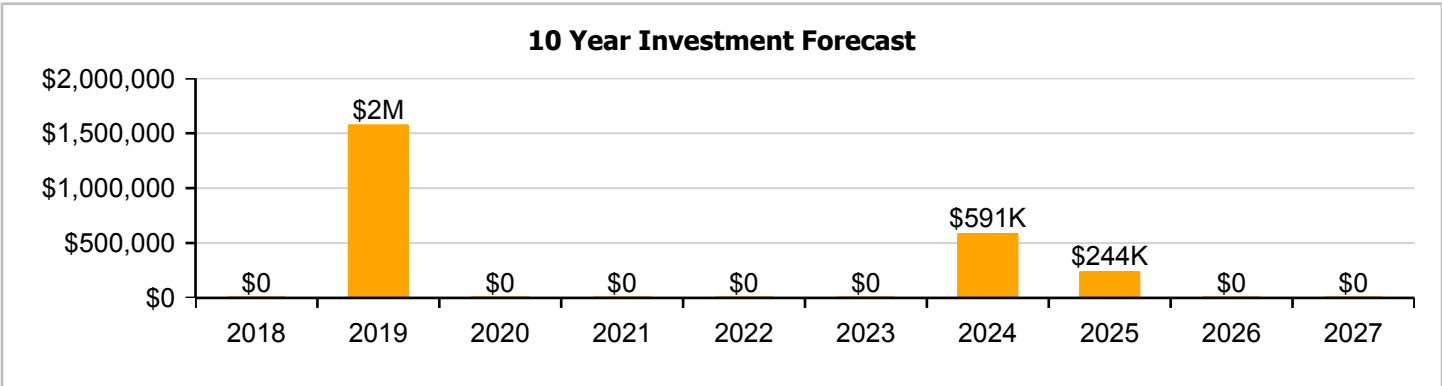
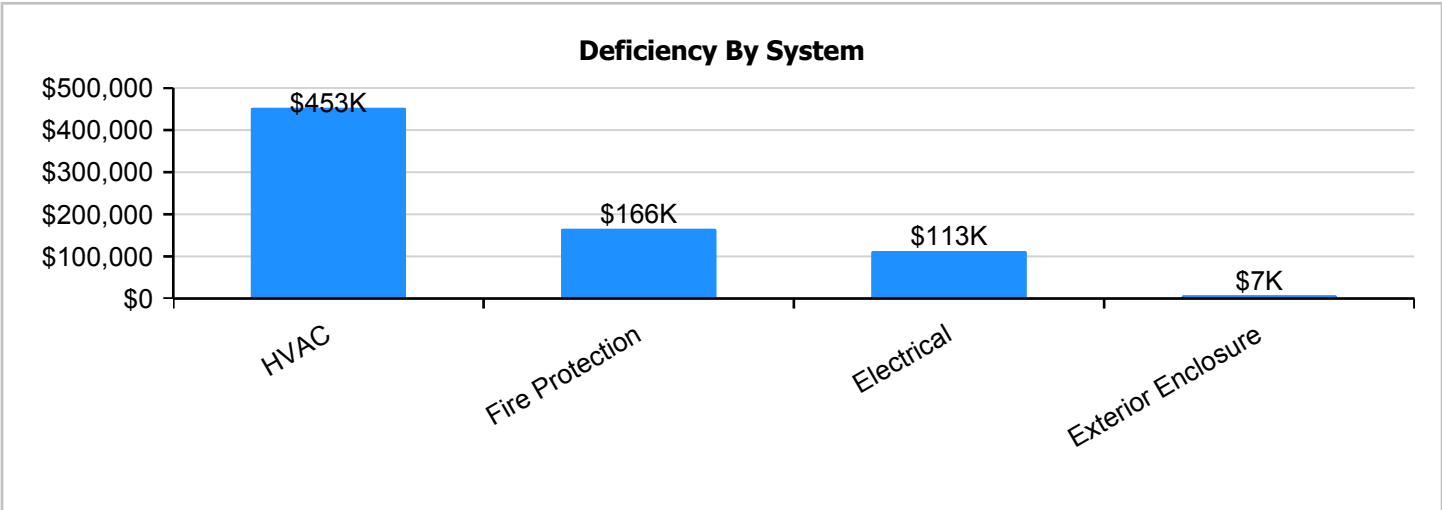
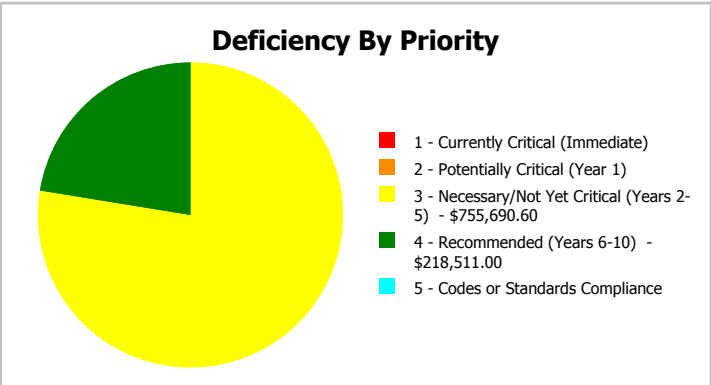
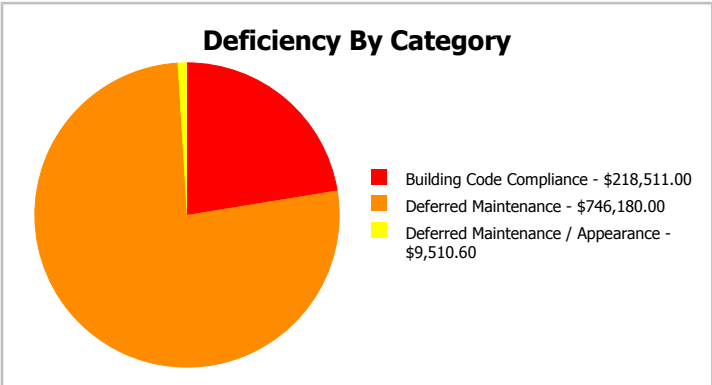
Description:

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:	ES -Elementary School	Gross Area:	39,809
Year Built:	1999	Last Renovation:	
Repair Cost:	\$974,202	Replacement Value:	\$7,440,702
FCI:	13.09 %	RSLI%:	41.59 %



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	59.93 %	1.20 %	\$9,510.60
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	44.19 %	0.00 %	\$0.00
C20 - Stairs	82.00 %	0.00 %	\$0.00
C30 - Interior Finishes	18.96 %	0.00 %	\$0.00
D20 - Plumbing	40.18 %	0.00 %	\$0.00
D30 - HVAC	12.35 %	68.72 %	\$597,732.00
D40 - Fire Protection	0.00 %	110.00 %	\$218,511.00
D50 - Electrical	41.57 %	13.11 %	\$148,448.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	41.59 %	13.09 %	\$974,201.60

Photo Album

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

1). Southeast Elevation - Feb 06, 2017



2). Northeast Elevation - Feb 06, 2017



3). Northwest Elevation - Feb 06, 2017



4). Southwest Elevation - Feb 06, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1999 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$190,685
A1030	Slab on Grade	\$8.43	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$335,590
B1010	Floor Construction	\$1.64	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$65,287
B1020	Roof Construction	\$15.76	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$627,390
B2010	Exterior Walls	\$9.42	S.F.	39,809	100	1999	2099		82.00 %	2.54 %	82		\$9,510.60	\$375,001
B2020	Exterior Windows	\$9.39	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$373,807
B2030	Exterior Doors	\$1.04	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$41,401
B3010130	Preformed Metal Roofing	\$9.66	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$384,555
C1010	Partitions	\$10.80	S.F.	39,809	75	1999	2074		76.00 %	0.00 %	57			\$429,937
C1020	Interior Doors	\$2.53	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$100,717
C1030	Fittings	\$9.74	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$387,740
C2010	Stair Construction	\$1.08	S.F.	39,809	100	1999	2099		82.00 %	0.00 %	82			\$42,994
C3010	Wall Finishes	\$2.79	S.F.	39,809	10	2009	2019		20.00 %	0.00 %	2			\$111,067
C3020	Floor Finishes	\$11.38	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$453,026
C3030	Ceiling Finishes	\$10.97	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$436,705
D2010	Plumbing Fixtures	\$11.48	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$457,007
D2020	Domestic Water Distribution	\$0.98	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$39,013
D2030	Sanitary Waste	\$1.54	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$61,306
D2090	Other Plumbing Systems -Propane	\$0.17	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$6,768
D3040	Distribution Systems	\$6.26	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$249,204
D3050	Terminal & Package Units	\$13.65	S.F.	39,809	15	1999	2014		0.00 %	110.00 %	-3		\$597,732.00	\$543,393
D3060	Controls & Instrumentation	\$1.94	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$77,229
D4010	Sprinklers	\$4.32	S.F.	39,809	30			2017	0.00 %	110.00 %	0		\$189,172.00	\$171,975
D4020	Standpipes	\$0.67	S.F.	39,809	30			2017	0.00 %	110.00 %	0		\$29,339.00	\$26,672
D5010	Electrical Service/Distribution	\$1.69	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$67,277
D5020	Branch Wiring	\$5.06	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$201,434
D5020	Lighting	\$11.92	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$474,523
D5030810	Security & Detection Systems	\$1.87	S.F.	39,809	15	2016	2031		93.33 %	0.00 %	14			\$74,443
D5030910	Fire Alarm Systems	\$3.39	S.F.	39,809	15	1999	2014		0.00 %	110.00 %	-3		\$148,448.00	\$134,953
D5030920	Data Communication	\$4.40	S.F.	39,809	15	2010	2025		53.33 %	0.00 %	8			\$175,160
D5090	Other Electrical Systems	\$0.12	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$4,777
E1020	Institutional Equipment	\$0.30	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$11,943
E1090	Other Equipment	\$1.90	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$75,637
E2010	Fixed Furnishings	\$5.83	S.F.	39,809	20	1999	2019		10.00 %	0.00 %	2			\$232,086
Total									41.59 %	13.09 %			\$974,201.60	\$7,440,702

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: Scheduled for painting 2017.

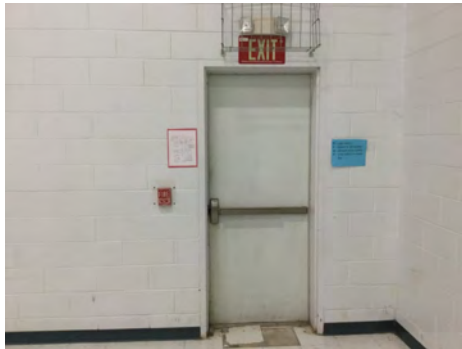
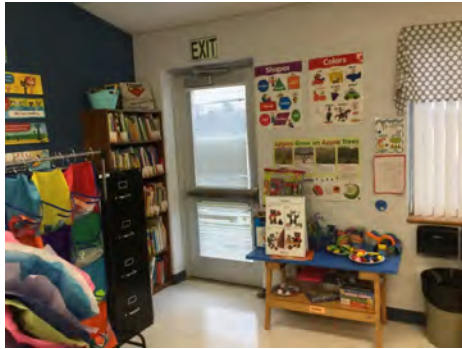
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1999 Main

System: B2030 - Exterior Doors



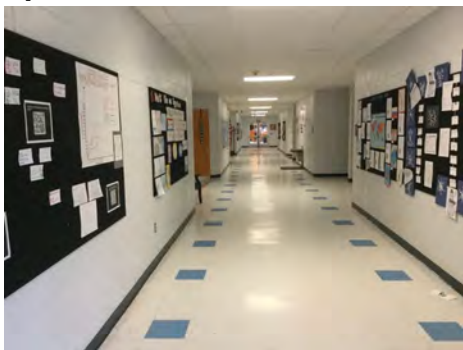
Note:

System: B3010130 - Preformed Metal Roofing



Note:

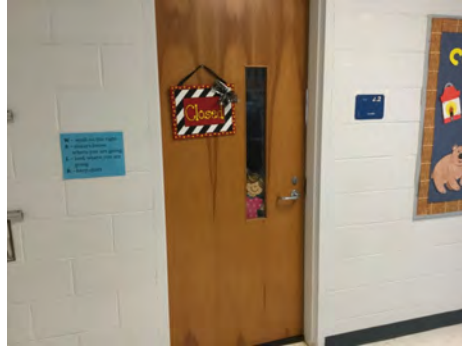
System: C1010 - Partitions



Note:

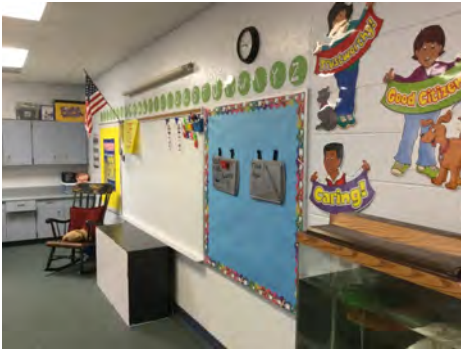
Campus Assessment Report - 1999 Main

System: C1020 - Interior Doors



Note:

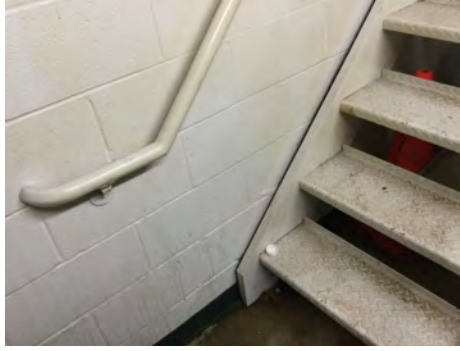
System: C1030 - Fittings



Note:

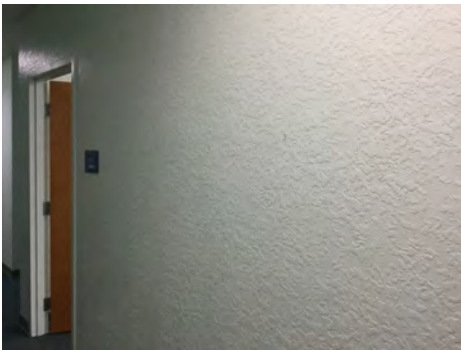
Campus Assessment Report - 1999 Main

System: C2010 - Stair Construction



Note:

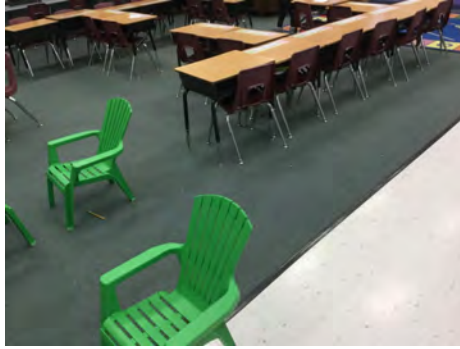
System: C3010 - Wall Finishes



Note: Interior painting is scheduled for 2017.

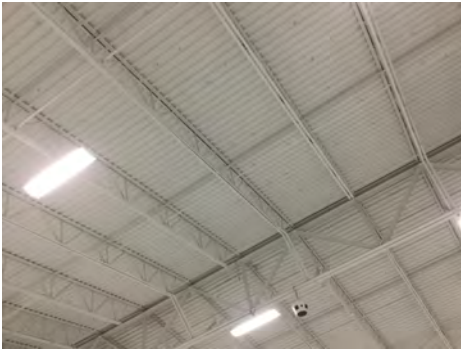
Campus Assessment Report - 1999 Main

System: C3020 - Floor Finishes



Note:

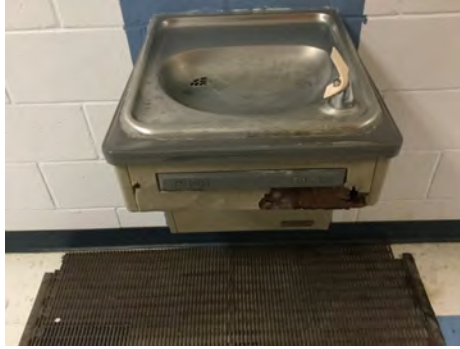
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1999 Main

System: D2010 - Plumbing Fixtures



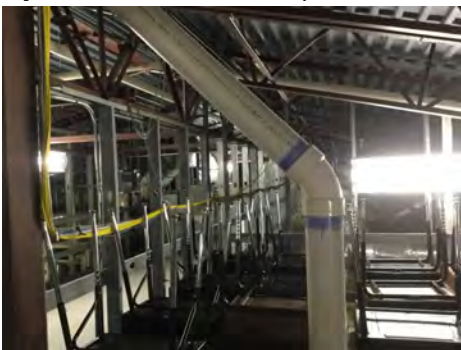
Note:

System: D2020 - Domestic Water Distribution



Note: Gas water heaters for kitchen. Electric water heaters elsewhere.

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1999 Main

System: D2090 - Other Plumbing Systems -Propane



Note: Cooking fuel and kitchen hot water heaters.

System: D3040 - Distribution Systems



Note: Condensate drain lines are piped to sewer pipes without air gap.

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1999 Main

System: D3060 - Controls & Instrumentation



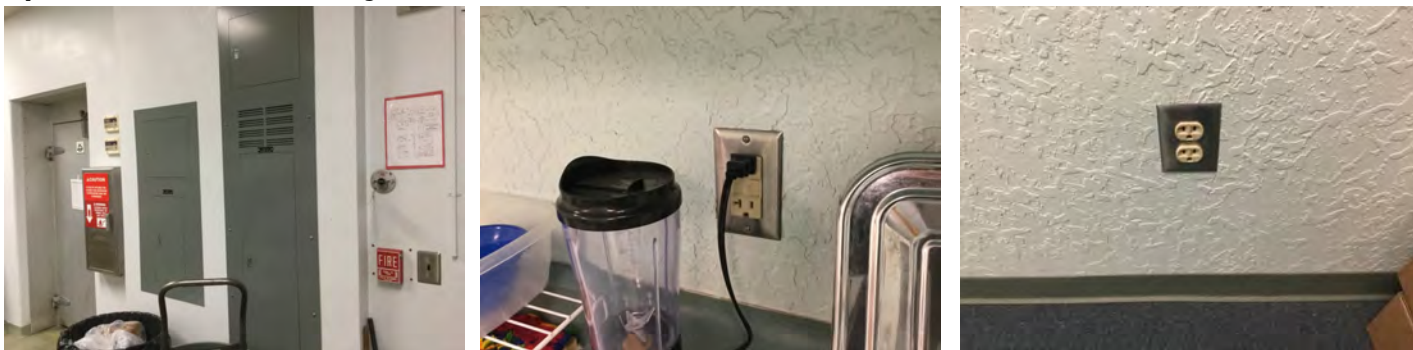
Note: Original proprietary system has been abandoned. Local thermostats are used.

System: D5010 - Electrical Service/Distribution



Note: Two 800 amps services in parallel.

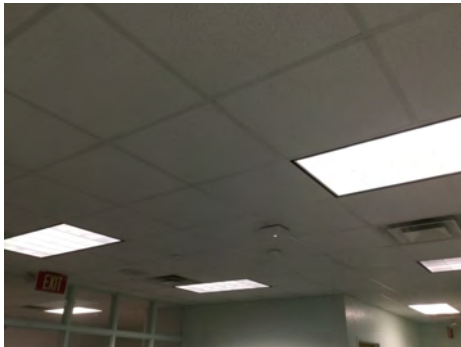
System: D5020 - Branch Wiring



Note:

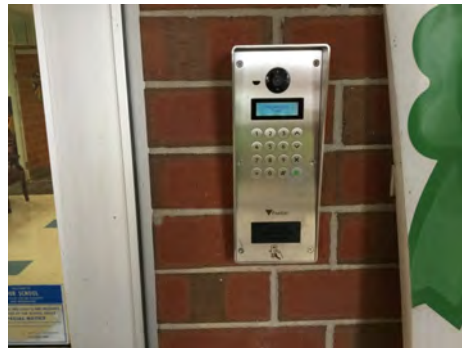
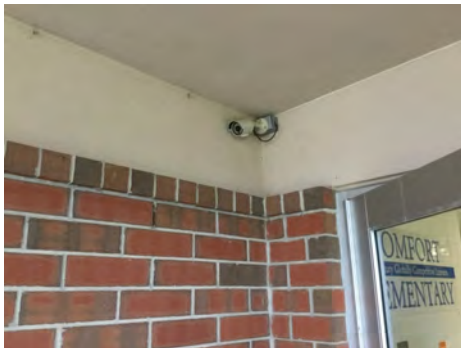
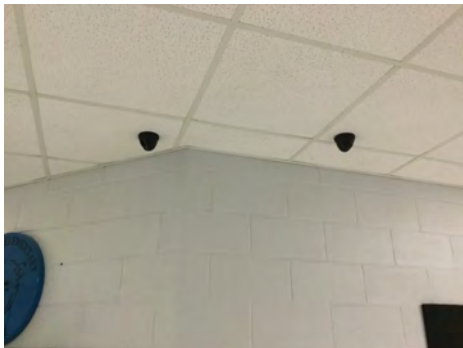
Campus Assessment Report - 1999 Main

System: D5020 - Lighting



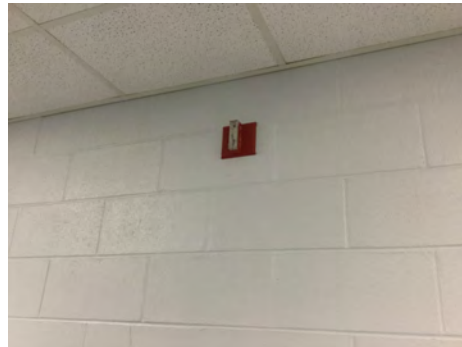
Note:

System: D5030810 - Security & Detection Systems



Note:

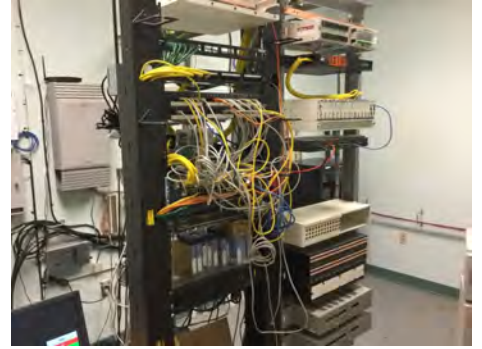
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1999 Main

System: D5030920 - Data Communication



Note: PA upgraded 2016. All components not replaced.

System: D5090 - Other Electrical Systems



Note:

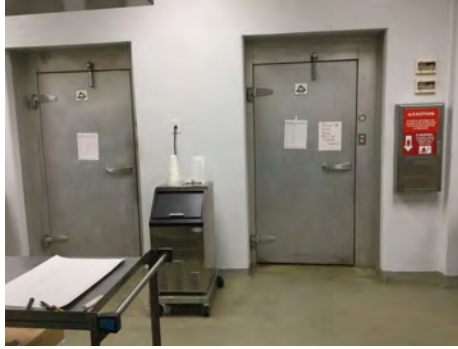
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1999 Main

System: E1090 - Other Equipment



Note: Dishwasher abandoned in place.

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:	\$974,202	\$0	\$1,579,528	\$0	\$0	\$0	\$0	\$590,801	\$244,076	\$0	\$0	\$3,388,607
* 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	\$9,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,511
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	\$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	\$452,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$452,489
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	\$129,614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,614
C3020 - Floor Finishes	\$0	\$0	\$528,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,677

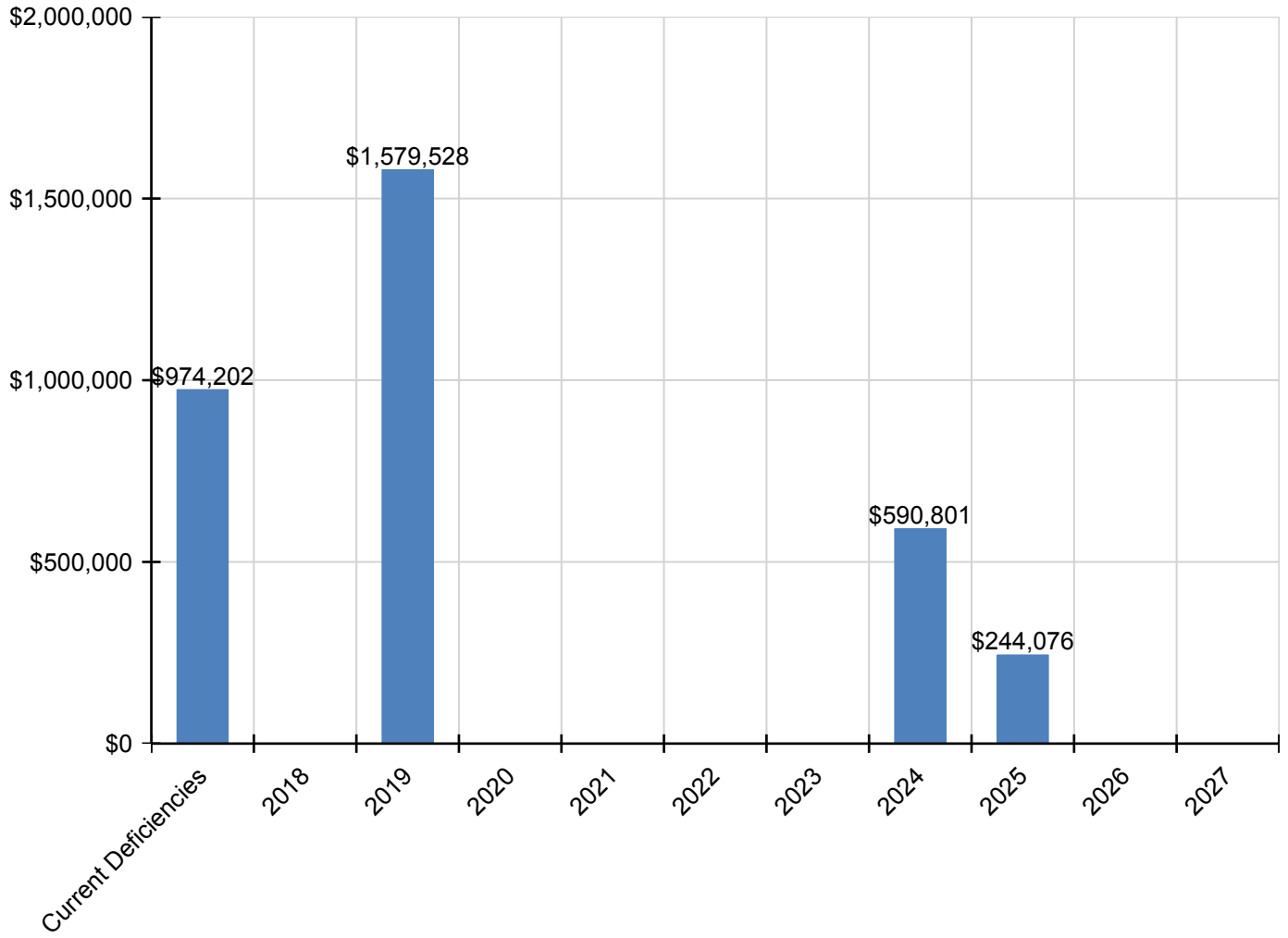
Campus Assessment Report - 1999 Main

C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590,801	\$0	\$0	\$0	\$590,801
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 - Propane	\$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	\$597,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,732
D3060 - Controls & Instrumentation	\$0	\$0	\$90,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,126
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$189,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,172
D4020 - Standpipes	\$29,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,339
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	\$148,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,448
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244,076	\$0	\$0	\$244,076
D5090 - Other Electrical Systems	\$0	\$0	\$5,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,575
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	\$13,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,937
E1090 - Other Equipment	\$0	\$0	\$88,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,268
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$270,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,842

* Indicates non-renewable system

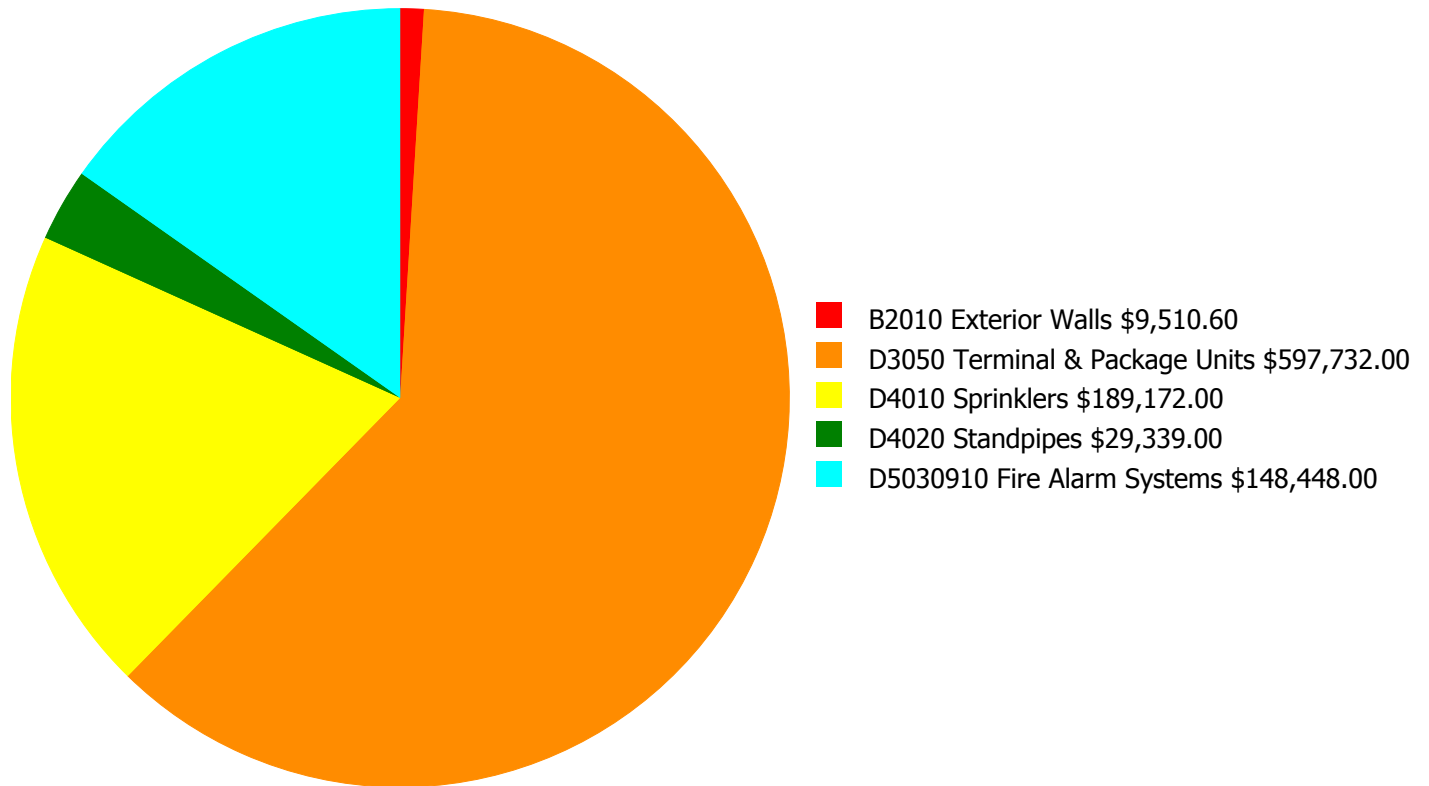
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

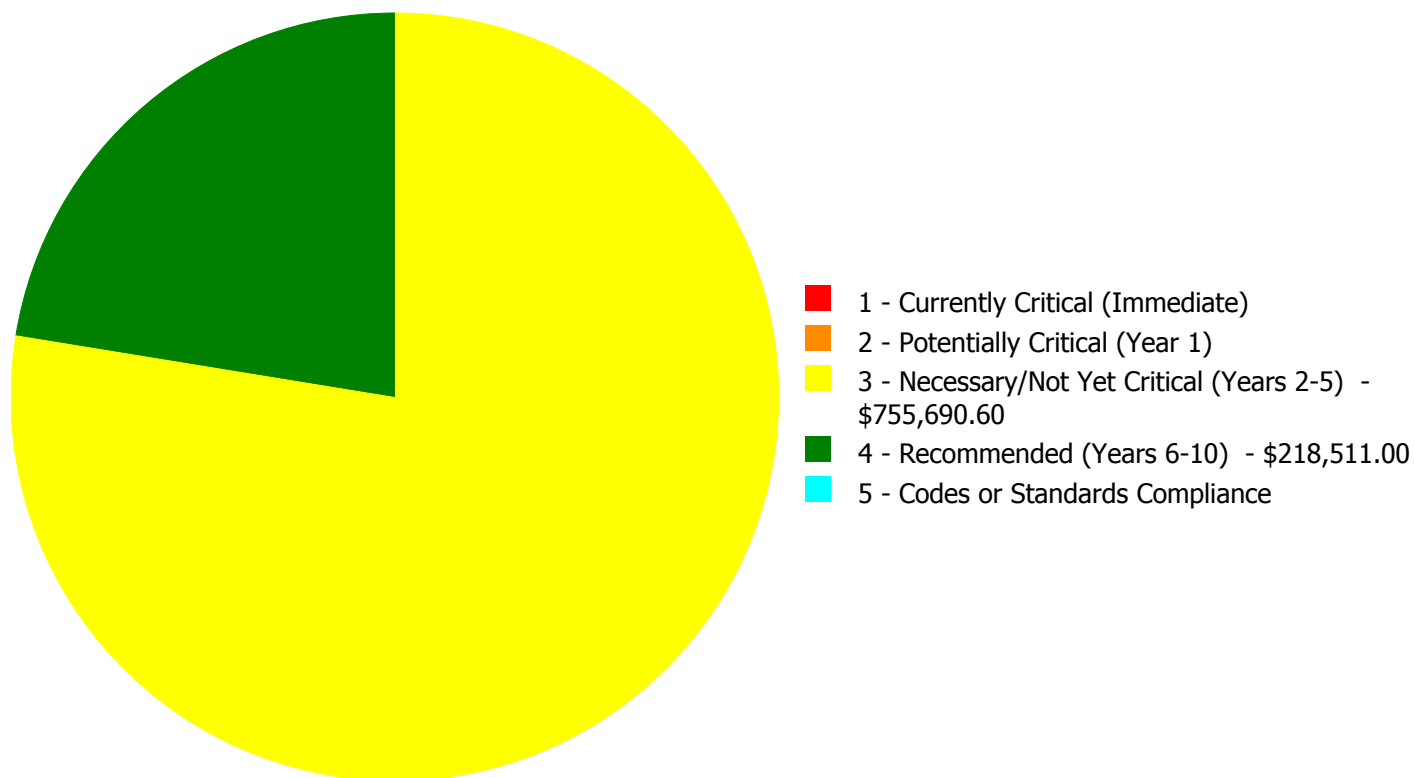
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$974,201.60

Deficiency Summary by Priority

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



Budget Estimate Total: \$974,201.60

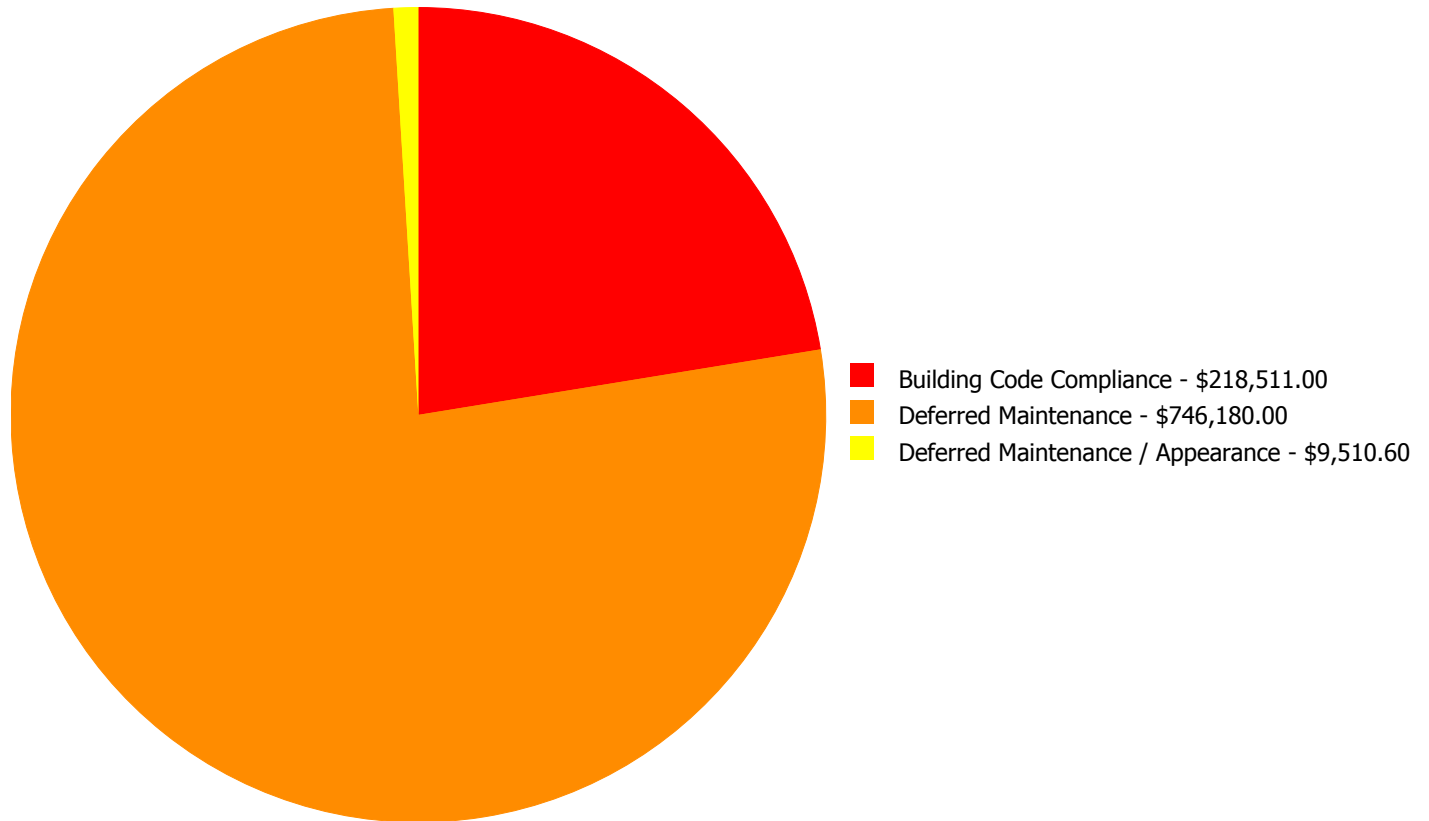
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	\$0.00	\$0.00	\$9,510.60	\$0.00	\$0.00	\$9,510.60
D3050	Terminal & Package Units	\$0.00	\$0.00	\$597,732.00	\$0.00	\$0.00	\$597,732.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$189,172.00	\$0.00	\$189,172.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$29,339.00	\$0.00	\$29,339.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$148,448.00	\$0.00	\$0.00	\$148,448.00
	Total:	\$0.00	\$0.00	\$755,690.60	\$218,511.00	\$0.00	\$974,201.60

Deficiency Summary by Category

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



Budget Estimate Total: \$974,201.60

Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Stucco system
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Spray refinish exterior walls
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$9,510.60
Assessor Name: Terence Davis
Date Created: 02/08/2017

Notes: Stucco walls are stained and dirty. Power washing and repainting is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$597,732.00
Assessor Name: Terence Davis
Date Created: 02/07/2017

Notes: Heat pumps throughout the building are typically original and have exceeded their expected useful life. Dedicated cooling is not provided at data rooms. System replacement is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$148,448.00
Assessor Name: Terence Davis
Date Created: 02/07/2017

Notes: The fire alarm system is original and beyond its expected life. System renewal is recommended to ensure reliability of this life safety system.

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: 39,809.00
Unit of Measure: S.F.
Estimate: \$189,172.00
Assessor Name: Terence Davis
Date Created: 02/06/2017

Notes: A wet fire sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 39,809.00
Unit of Measure: S.F.
Estimate: \$29,339.00
Assessor Name: Terence Davis
Date Created: 02/06/2017

Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	39,809
Year Built:	1999
Last Renovation:	
Replacement Value:	\$979,700
Repair Cost:	\$69,306.97
Total FCI:	7.07 %
Total RSLI:	44.28 %
FCA Score:	92.93



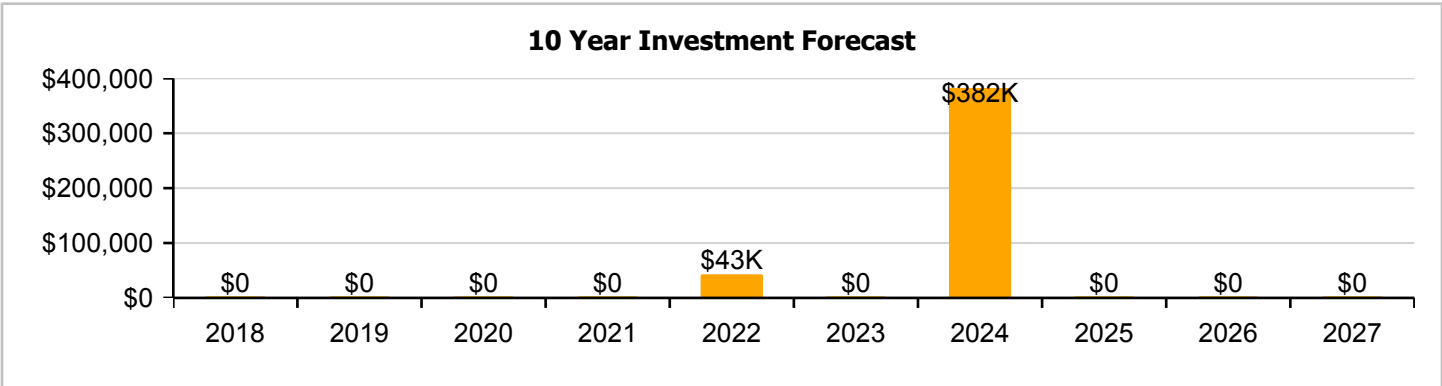
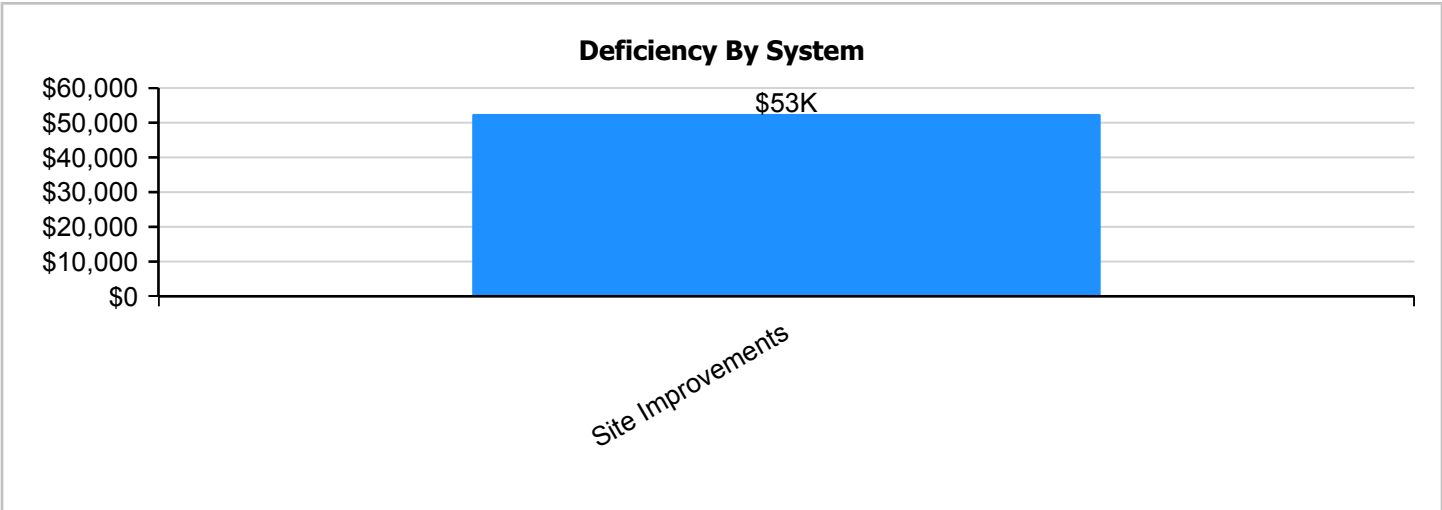
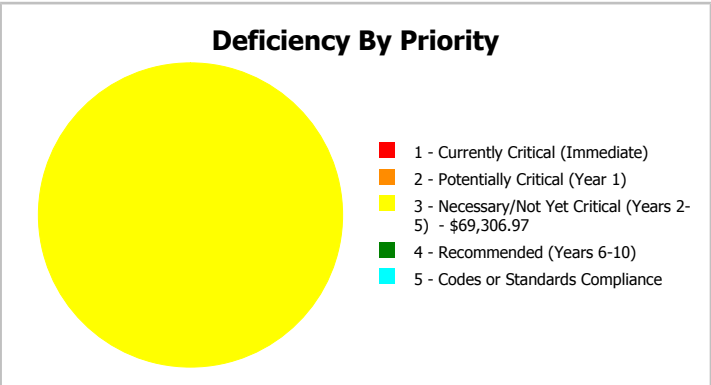
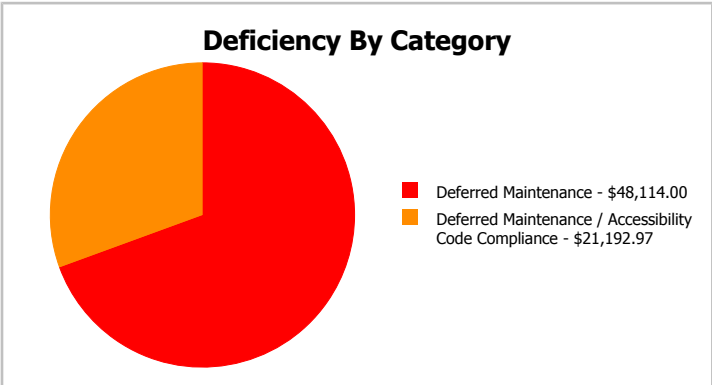
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	39,809
Year Built:	1999	Last Renovation:	
Repair Cost:	\$69,307	Replacement Value:	\$979,700
FCI:	7.07 %	RSLI%:	44.28 %



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	26.79 %	14.38 %	\$69,306.97
G30 - Site Mechanical Utilities	63.05 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	55.92 %	0.00 %	\$0.00
Totals:	44.28 %	7.07 %	\$69,306.97

Photo Album

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

- 1). Aerial Image of Comfort Elementary School - Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	39,809	25	1999	2024		28.00 %	31.72 %	7		\$48,114.00	\$151,672
G2020	Parking Lots	\$1.33	S.F.	39,809	25	1999	2024		28.00 %	40.03 %	7		\$21,192.97	\$52,946
G2030	Pedestrian Paving	\$1.91	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$76,035
G2040105	Fence & Guardrails	\$1.23	S.F.	39,809	30	1999	2029		40.00 %	0.00 %	12			\$48,965
G2040950	Canopies	\$0.44	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$17,516
G2040950	Covered Walkways	\$1.52	S.F.	39,809	25	1999	2024		28.00 %	0.00 %	7			\$60,510
G2050	Landscaping	\$1.87	S.F.	39,809	15	1999	2014		0.00 %	0.00 %	-3			\$74,443
G3010	Water Supply	\$2.34	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$93,153
G3020	Sanitary Sewer	\$1.45	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$57,723
G3030	Storm Sewer	\$4.54	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$180,733
G3060	Fuel Distribution	\$0.98	S.F.	39,809	40	1999	2039		55.00 %	0.00 %	22			\$39,013
G4010	Electrical Distribution	\$2.35	S.F.	39,809	50	1999	2049		64.00 %	0.00 %	32			\$93,551
G4030	Site Communications & Security	\$0.84	S.F.	39,809	15	1999	2014	2022	33.33 %	0.00 %	5			\$33,440
Total									44.28 %	7.07 %			\$69,306.97	\$979,700

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:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note: Sand filter, lift station, septic field.

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

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.

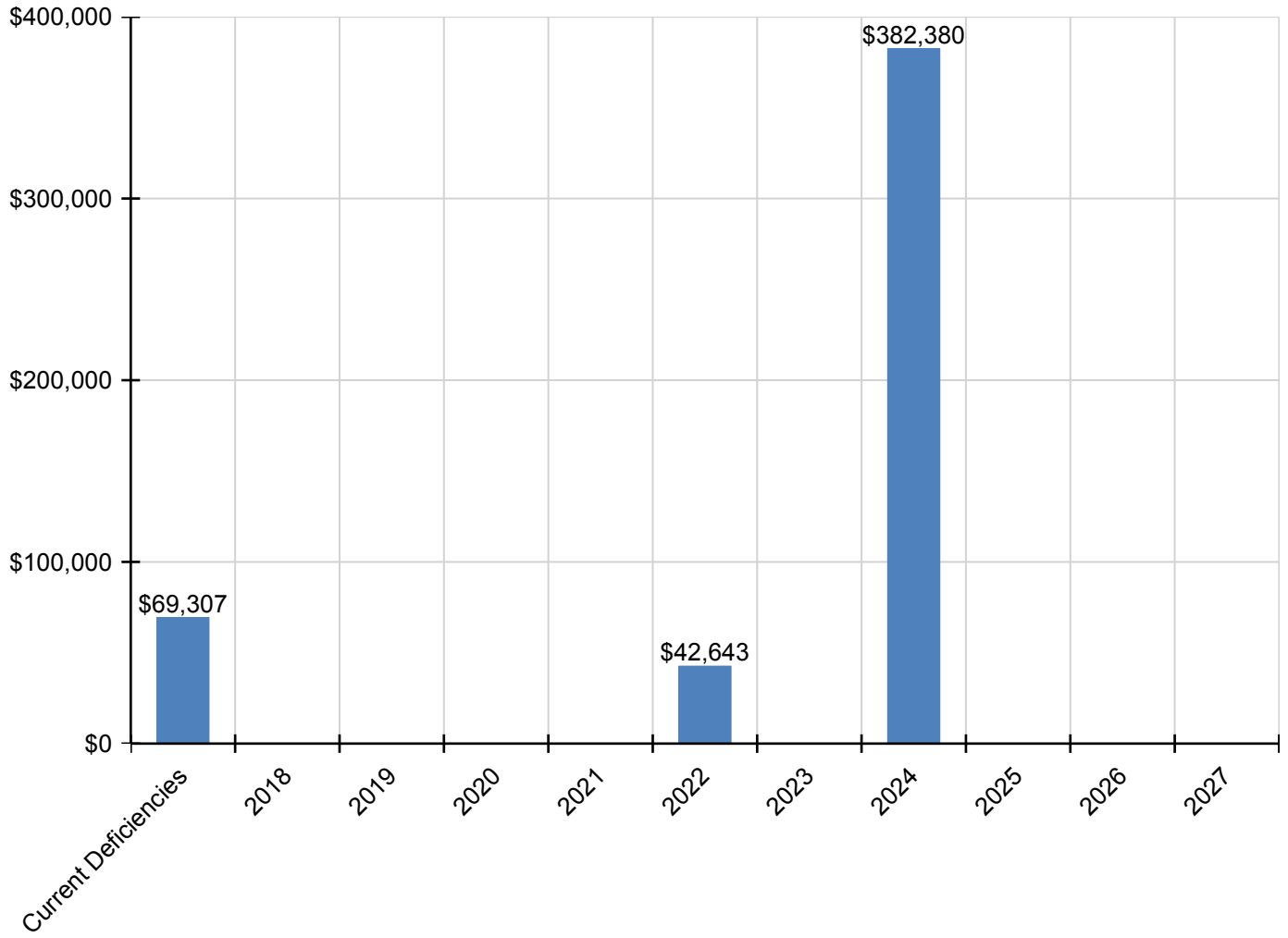
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$69,307	\$0	\$0	\$0	\$0	\$42,643	\$0	\$382,380	\$0	\$0	\$0	\$494,330
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	\$48,114	\$0	\$0	\$0	\$0	\$0	\$0	\$205,192	\$0	\$0	\$0	\$253,306
G2020 - Parking Lots	\$21,193	\$0	\$0	\$0	\$0	\$0	\$0	\$71,629	\$0	\$0	\$0	\$92,822
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 - Canopies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,697	\$0	\$0	\$0	\$23,697
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,862	\$0	\$0	\$0	\$81,862
* 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
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$42,643	\$0	\$0	\$0	\$0	\$0	\$42,643

** Indicates non-renewable system*

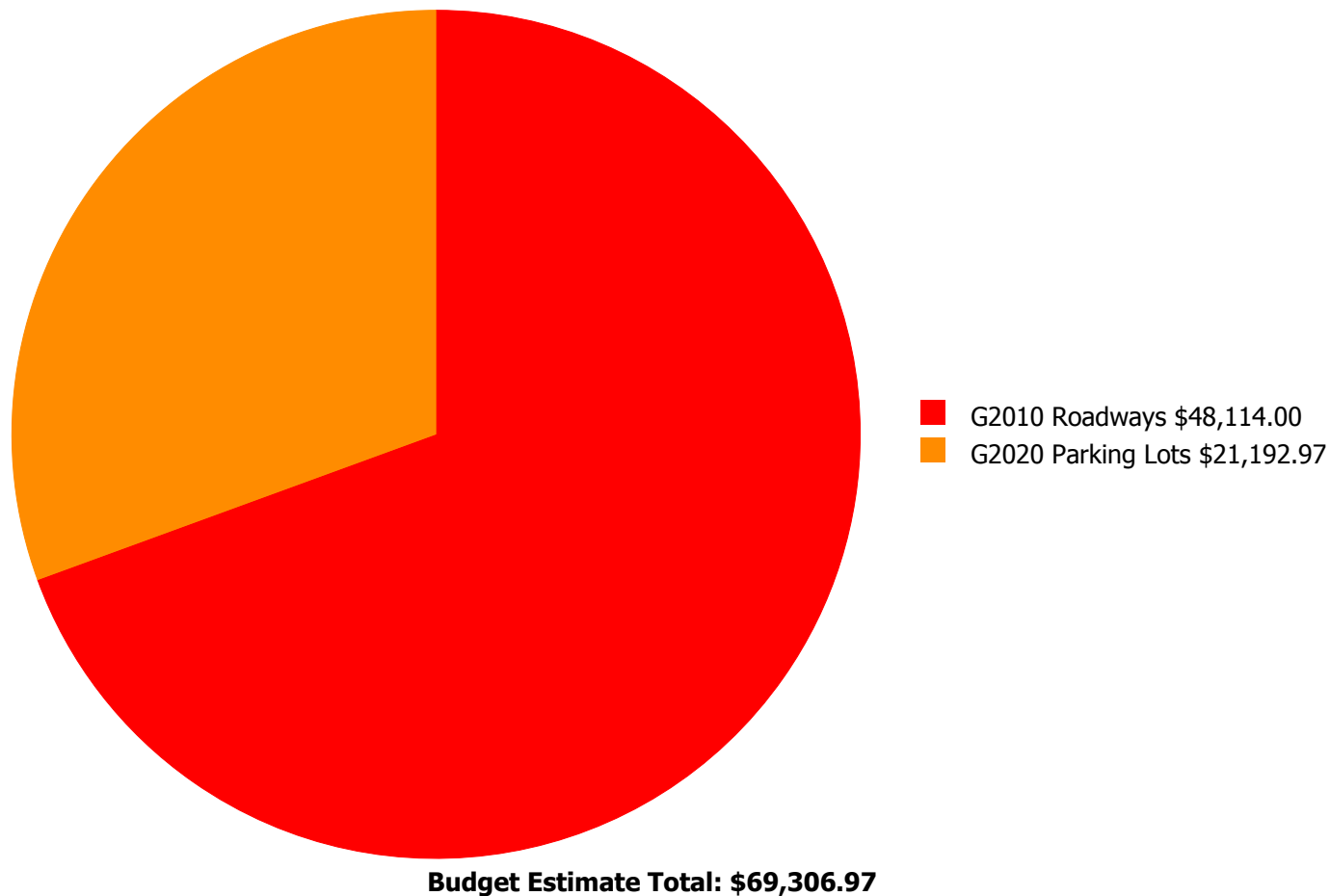
Forecasted Capital Renewal Requirement

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



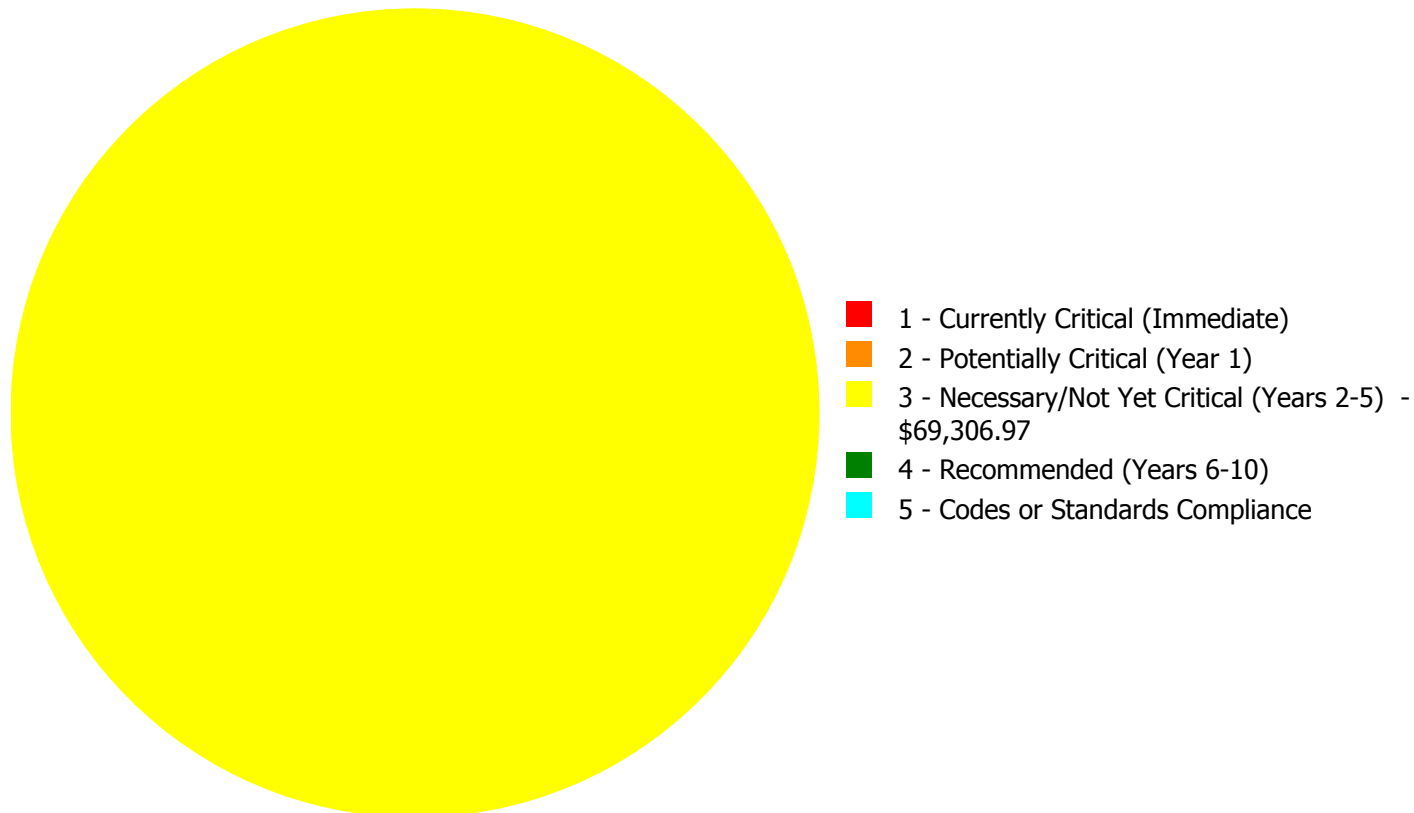
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$69,306.97

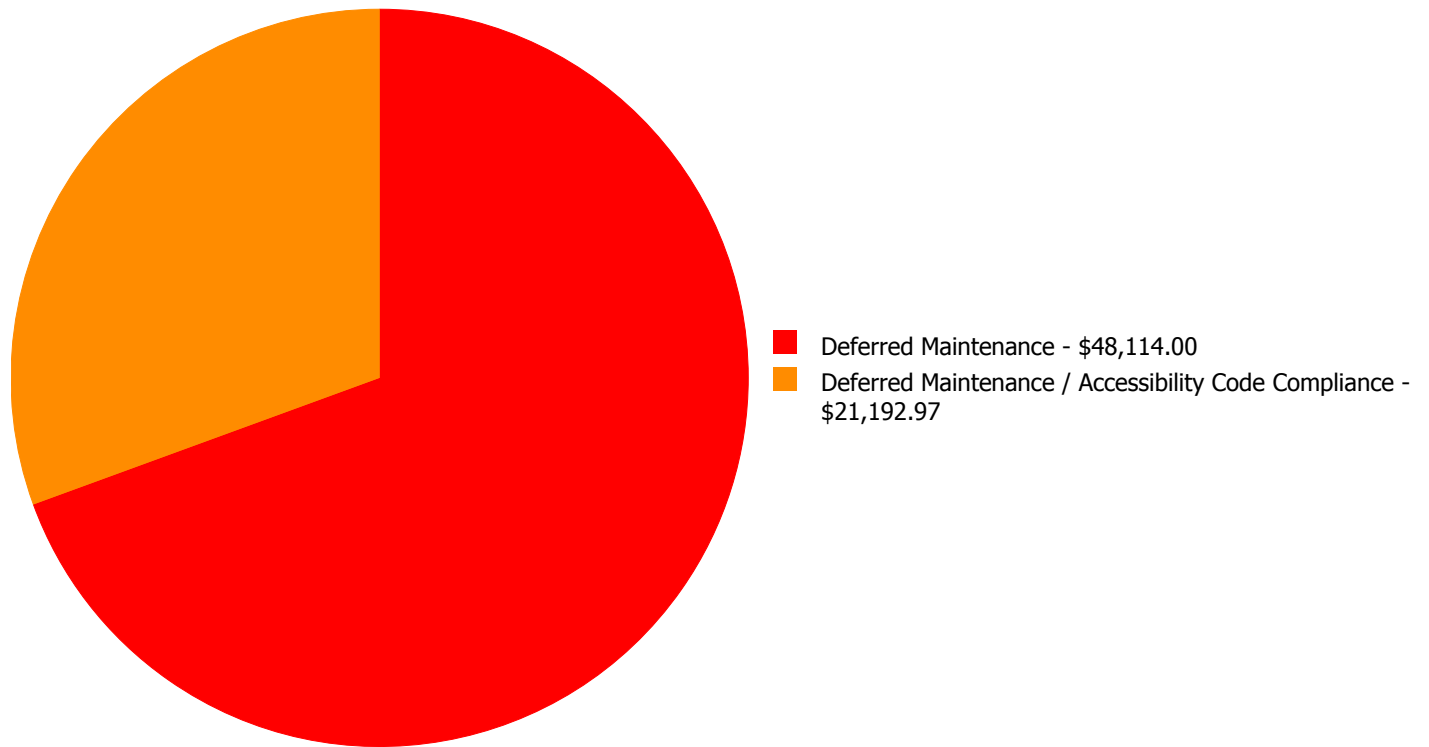
Deficiency By Priority Investment Table

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	\$48,114.00	\$0.00	\$0.00	\$48,114.00
G2020	Parking Lots	\$0.00	\$0.00	\$21,192.97	\$0.00	\$0.00	\$21,192.97
	Total:	\$0.00	\$0.00	\$69,306.97	\$0.00	\$0.00	\$69,306.97

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: \$69,306.97

Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Site roads
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Resurface the roadway
Qty: 1,000.00
Unit of Measure: L.F.
Estimate: \$48,114.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The asphaltic roadway is aged, and should be re-surfaced.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Inadequate
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and sealcoating
Qty: 24.00
Unit of Measure: M.S.F.
Estimate: \$21,192.97
Assessor Name: Eduardo Lopez
Date Created: 02/08/2017

Notes: The parking lot is beginning to show age. It should be crack filled and sealed to mitigate premature failure. Re-stripe the lot and provide ADA compliant markings and signage and a fire lane.