

NC School District/300 Davie County/Elementary School

# Coolemee Elementary

Final

## Campus Assessment Report

March 11, 2017



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## Campus Assessment Report

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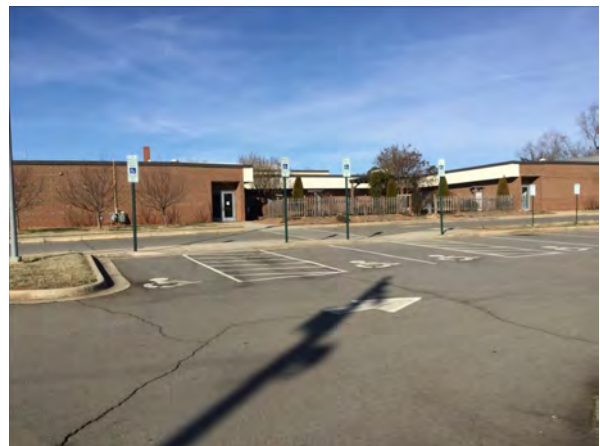
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**Campus Executive Summary**

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):	84,666
Year Built:	1950
Last Renovation:	
Replacement Value:	\$19,005,860
Repair Cost:	\$688,895.20
Total FCI:	3.62 %
Total RSLI:	38.69 %
FCA Score:	96.38



**Description:**

GENERAL:

Cooleemee Elementary is located at 136 Marginal Street in Cooleemee, North Carolina. The 2 story, 161,354 square foot building was originally constructed in 1950. There was a building constructed in 1970, an addition in 2005 and a Kindergarten building constructed in 2006. There was major MEP system upgrades in 2004 and 2012.

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

A. SUBSTRUCTURE

## Campus Assessment Report - Cooleeme Elementary

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The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

### B. SUPERSTRUCTURE

Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up and sloped asphalt roofing systems. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

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

### CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

### D. SERVICES

#### PLUMBING:

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

#### HVAC:

Heating and Cooling is provided by several pad mounted rooftop package 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.

#### FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. 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 and near stairways and are typically illuminated.

#### COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items:

## Campus Assessment Report - Cooleemee Elementary

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contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system. There is no 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, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, above ground fuel tanks and site lighting.

#### Attributes:

##### General Attributes:

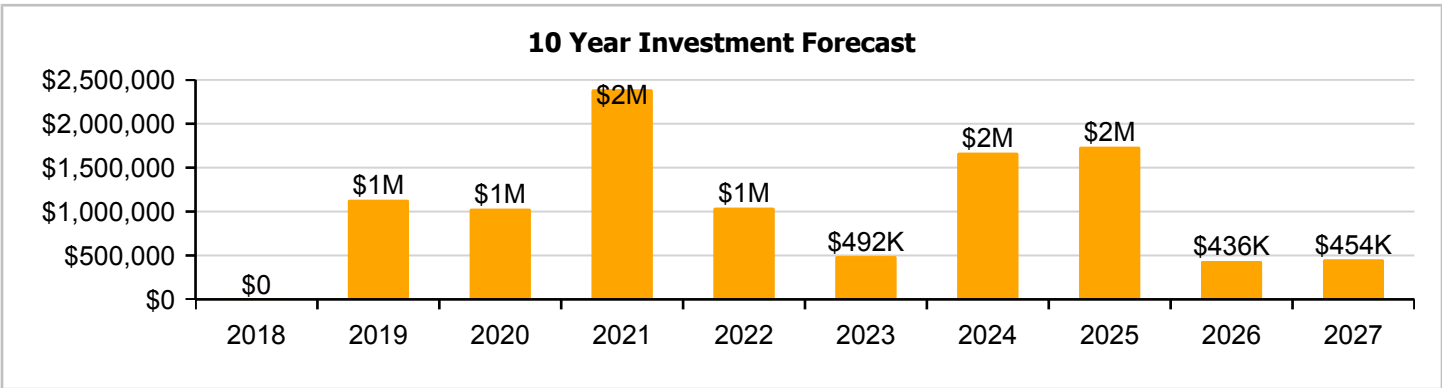
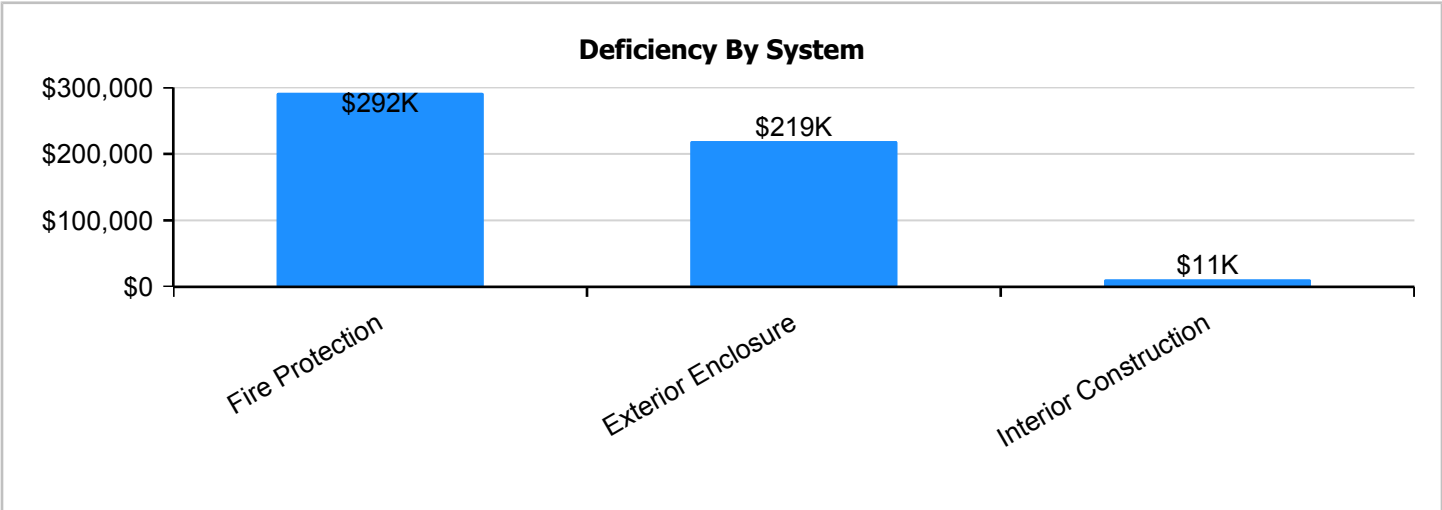
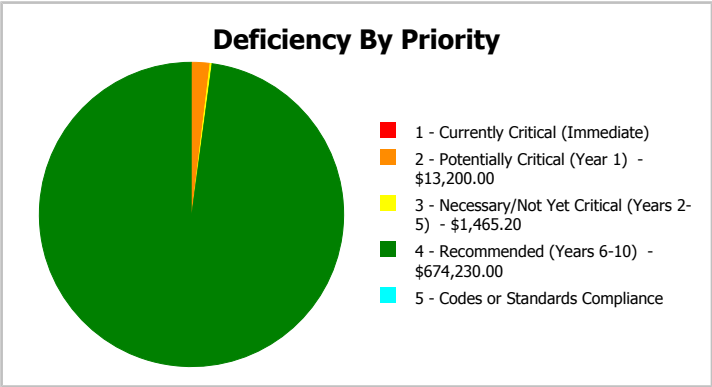
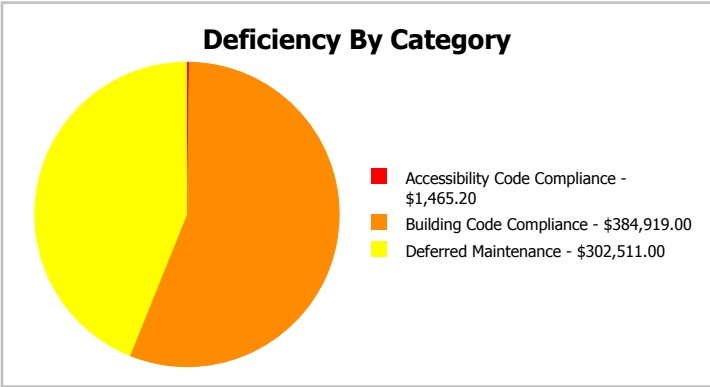
Condition Assessor:	Terence Davis	Assessment Date:	2/2/2017
Suitability Assessor:			

##### School Information:

HS Attendance Area:	Davie - Cooleemee ES	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	Active	Status:	Active
School Grades:	23.5	Site Acreage:	23.5

## Campus Dashboard Summary

Gross Area:	84,666	Last Renovation:	
Year Built:	1950	Replacement Value:	\$19,005,860
Repair Cost:	\$688,895	RSLI%:	38.69 %
FCI:	3.62 %		





## 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.

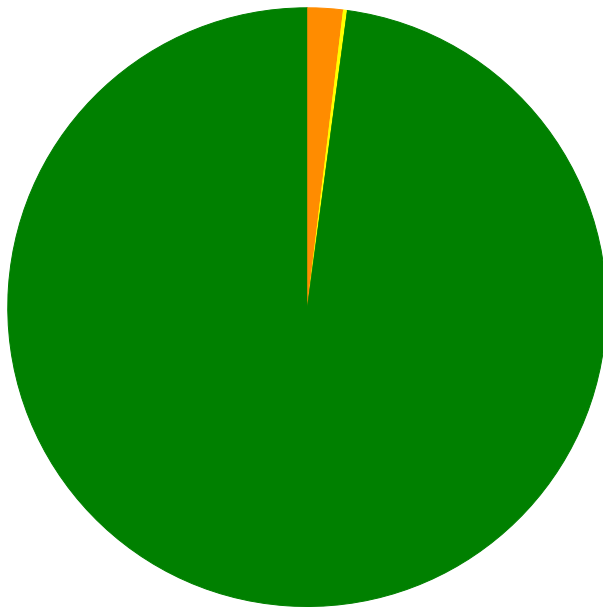
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.83 %	0.00 %	\$0.00
A20 - Basement Construction	51.85 %	0.00 %	\$0.00
B10 - Superstructure	51.82 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.53 %	17.46 %	\$289,311.00
B30 - Roofing	58.77 %	0.00 %	\$0.00
C10 - Interior Construction	30.17 %	0.76 %	\$14,665.20
C30 - Interior Finishes	39.21 %	0.00 %	\$0.00
D20 - Plumbing	49.23 %	0.00 %	\$0.00
D30 - HVAC	33.29 %	0.00 %	\$0.00
D40 - Fire Protection	8.93 %	93.63 %	\$384,919.00
D50 - Electrical	45.87 %	0.00 %	\$0.00
E10 - Equipment	61.24 %	0.00 %	\$0.00
E20 - Furnishings	32.49 %	0.00 %	\$0.00
G20 - Site Improvements	25.74 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	25.71 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.69 %</b>	<b>3.62 %</b>	<b>\$688,895.20</b>

### 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
1950 Gym	28,588	8.30	\$0.00	\$13,200.00	\$1,465.20	\$442,772.00	\$0.00
1970, 1973 Main	43,118	2.77	\$0.00	\$0.00	\$0.00	\$231,458.00	\$0.00
2005 Addition	12,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 Kindergarten	960	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	84,666	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total:</b>		<b>3.62</b>	<b>\$0.00</b>	<b>\$13,200.00</b>	<b>\$1,465.20</b>	<b>\$674,230.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$13,200.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,465.20
- 4 - Recommended (Years 6-10) - \$674,230.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$688,895.20**

## Executive Summary

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

Function:	ES -Elementary School
Gross Area (SF):	28,588
Year Built:	1950
Last Renovation:	
Replacement Value:	\$5,511,749
Repair Cost:	\$457,437.20
Total FCI:	8.30 %
Total RSLI:	36.68 %
FCA Score:	91.70



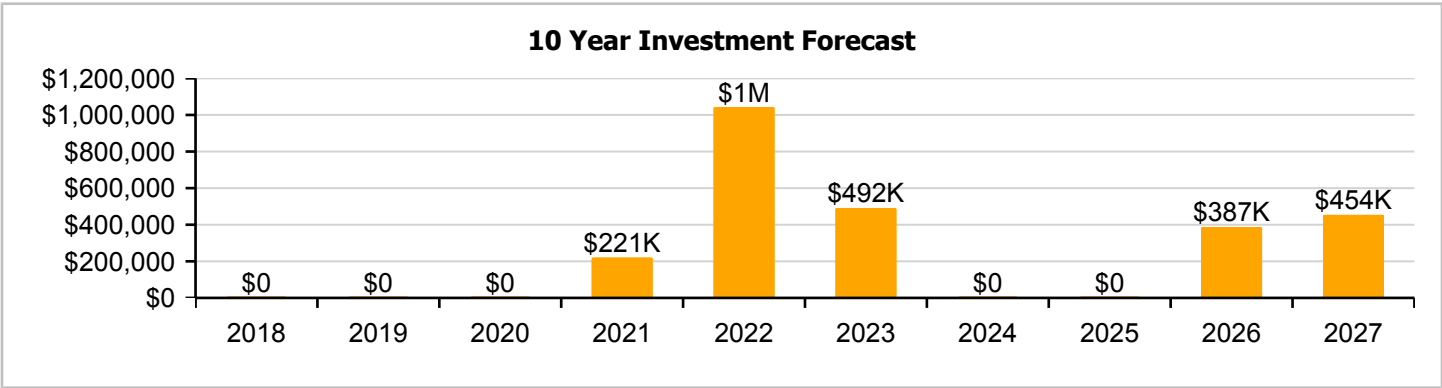
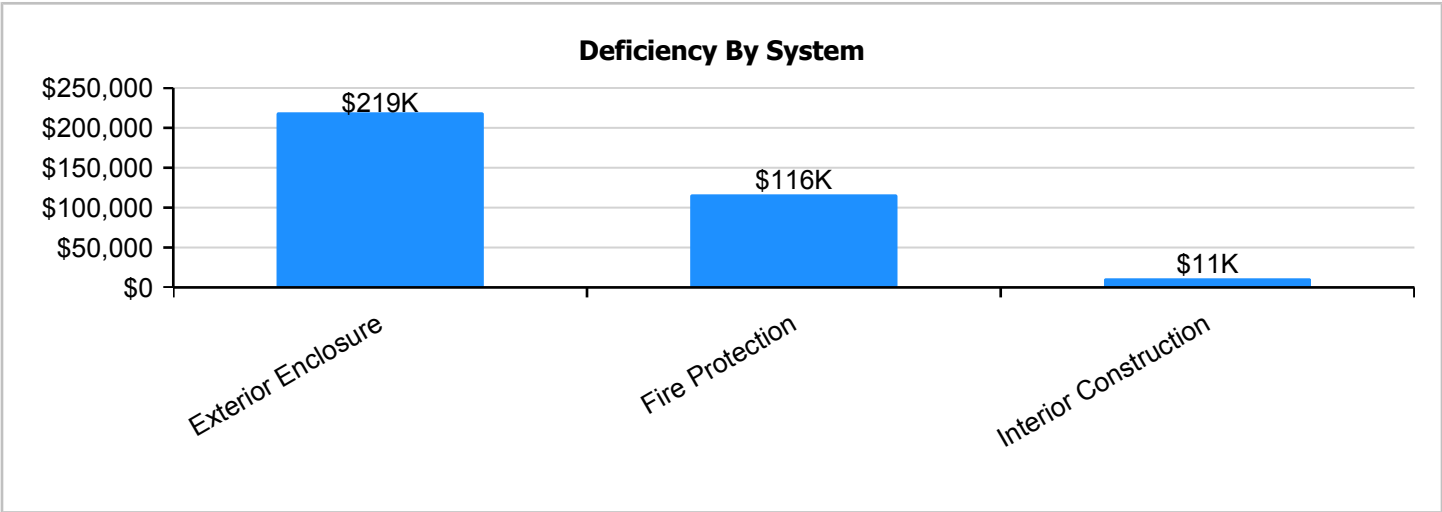
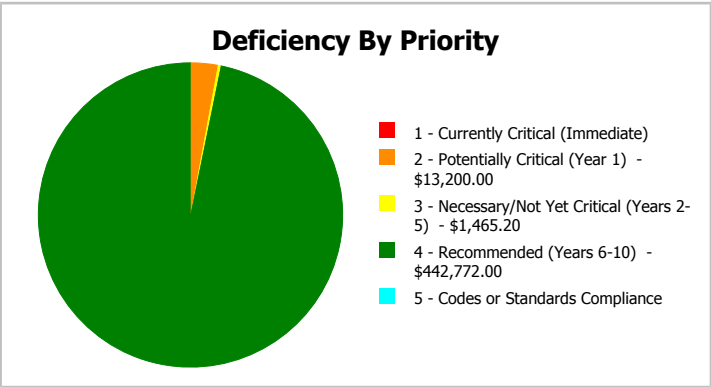
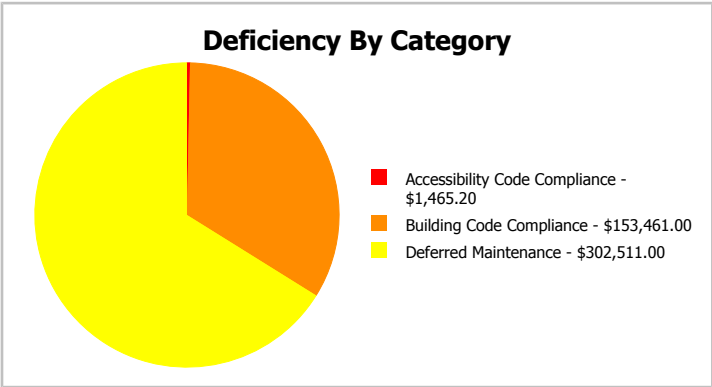
### Description:

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

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

**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	28,588
Year Built:	1950	Last Renovation:	
Repair Cost:	\$457,437	Replacement Value:	\$5,511,749
FCI:	8.30 %	RSLI%:	36.68 %



## 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	33.00 %	0.00 %	\$0.00
A20 - Basement Construction	33.00 %	0.00 %	\$0.00
B10 - Superstructure	33.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.37 %	52.00 %	\$289,311.00
B30 - Roofing	85.00 %	0.00 %	\$0.00
C10 - Interior Construction	21.03 %	2.27 %	\$14,665.20
C30 - Interior Finishes	33.21 %	0.00 %	\$0.00
D20 - Plumbing	43.62 %	0.00 %	\$0.00
D30 - HVAC	41.50 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$153,461.00
D50 - Electrical	61.74 %	0.00 %	\$0.00
E10 - Equipment	68.06 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>36.68 %</b>	<b>8.30 %</b>	<b>\$457,437.20</b>

## Photo Album

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

1). Southeast Elevation - Feb 09, 2017



2). Southwest Elevation - Feb 09, 2017



3). Northeast Elevation - Feb 09, 2017



4). Northwest Elevation - Feb 09, 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.



# Campus Assessment Report - 1950 Gym

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$134,364
A1030	Slab on Grade	\$8.26	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$236,137
A2010	Basement Excavation	\$1.85	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$52,888
A2020	Basement Walls	\$12.79	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$365,641
B1010	Floor Construction	\$1.61	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$46,027
B1020	Roof Construction	\$15.44	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$441,399
B2010	Exterior Walls	\$9.24	S.F.	28,588	100	1950	2050		33.00 %	0.00 %	33			\$264,153
B2020	Exterior Windows	\$9.20	S.F.	28,588	30	1970	2000		0.00 %	110.00 %	-17		\$289,311.00	\$263,010
B2030	Exterior Doors	\$1.02	S.F.	28,588	30	1970	2000	2021	13.33 %	0.00 %	4			\$29,160
B3010120	Single Ply Membrane	\$6.98	S.F.	15,040	20	2014	2034		85.00 %	0.00 %	17			\$104,979
B3010140	Asphalt Shingles	\$4.32	S.F.	13,548	20	2014	2034		85.00 %	0.00 %	17			\$58,527
C1010	Partitions	\$10.59	S.F.	28,588	75	1950	2025		10.67 %	4.36 %	8		\$13,200.00	\$302,747
C1020	Interior Doors	\$2.48	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$70,898
C1030	Fittings	\$9.54	S.F.	28,588	20	2002	2022		25.00 %	0.54 %	5		\$1,465.20	\$272,730
C3010	Wall Finishes	\$2.73	S.F.	28,588	10	2011	2021		40.00 %	0.00 %	4			\$78,045
C3020	Floor Finishes	\$11.15	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$318,756
C3030	Ceiling Finishes	\$10.74	S.F.	28,588	25	2002	2027		40.00 %	0.00 %	10			\$307,035
D2010	Plumbing Fixtures	\$11.26	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$321,901
D2020	Domestic Water Distribution	\$0.96	S.F.	28,588	30	1950	1980	2021	13.33 %	0.00 %	4			\$27,444
D2030	Sanitary Waste	\$1.52	S.F.	28,588	30	1970	2000	2021	13.33 %	0.00 %	4			\$43,454
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	28,588	40	2002	2042		62.50 %	0.00 %	25			\$4,860
D3040	Distribution Systems	\$6.02	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$172,100
D3050	Terminal & Package Units	\$13.09	S.F.	28,588	15	2008	2023		40.00 %	0.00 %	6			\$374,217
D3060	Controls & Instrumentation	\$1.91	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$54,603
D4010	Sprinklers	\$4.22	S.F.	28,588	30			2016	0.00 %	110.00 %	-1		\$132,706.00	\$120,641
D4020	Standpipes	\$0.66	S.F.	28,588	30			2016	0.00 %	110.00 %	-1		\$20,755.00	\$18,868
D5010	Electrical Service/Distribution	\$1.65	S.F.	28,588	40	2012	2052		87.50 %	0.00 %	35			\$47,170
D5020	Branch Wiring	\$4.99	S.F.	28,588	30	2012	2042		83.33 %	0.00 %	25			\$142,654
D5020	Lighting	\$11.64	S.F.	28,588	30	2002	2032		50.00 %	0.00 %	15			\$332,764
D5030810	Security & Detection Systems	\$1.83	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$52,316
D5030910	Fire Alarm Systems	\$3.31	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$94,626
D5030920	Data Communication	\$4.30	S.F.	28,588	15	2011	2026		60.00 %	0.00 %	9			\$122,928
D5090	Other Electrical Systems	\$0.33	S.F.	28,588	20	2011	2031		70.00 %	0.00 %	14			\$9,434
E1020	Institutional Equipment	\$0.30	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$8,576
E1090	Other Equipment	\$1.86	S.F.	28,588	20	2012	2032		75.00 %	0.00 %	15			\$53,174
E2010	Fixed Furnishings	\$5.72	S.F.	28,588	20	2002	2022		25.00 %	0.00 %	5			\$163,523
<b>Total</b>									<b>36.68 %</b>	<b>8.30 %</b>			<b>\$457,437.20</b>	<b>\$5,511,749</b>

## 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



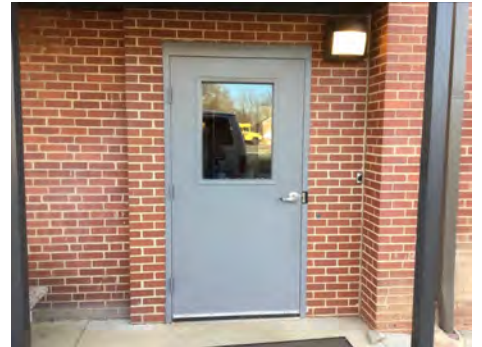
**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 1950 Gym

---

**System:** B3010120 - Single Ply Membrane



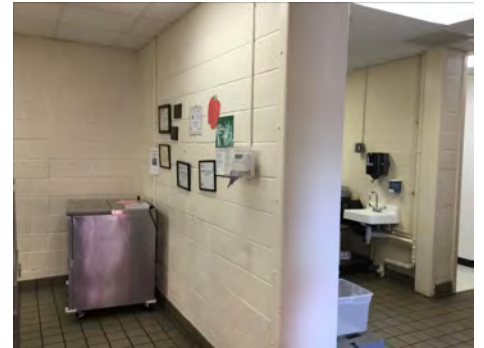
**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

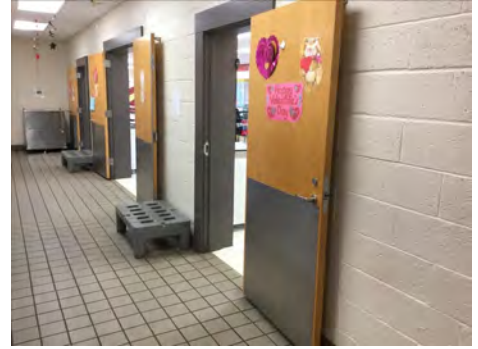
**System:** C1010 - Partitions



**Note:**

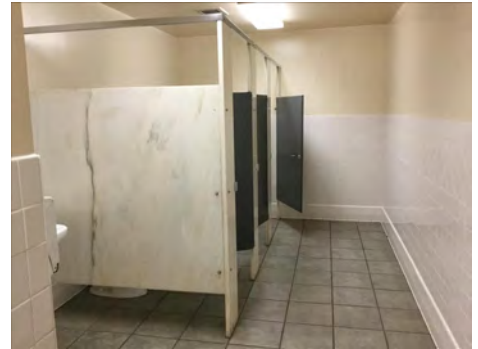
## Campus Assessment Report - 1950 Gym

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings



**Note:**

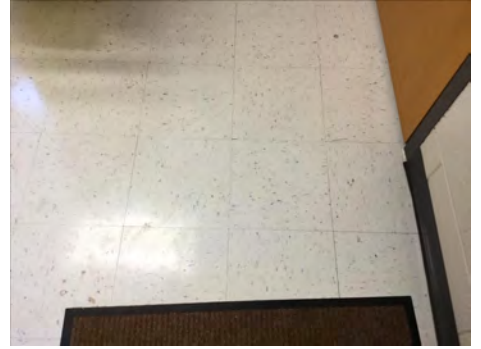
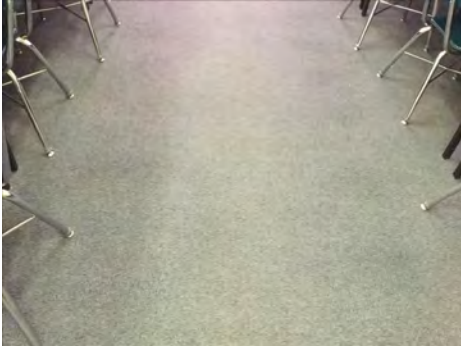
**System:** C3010 - Wall Finishes



**Note:**

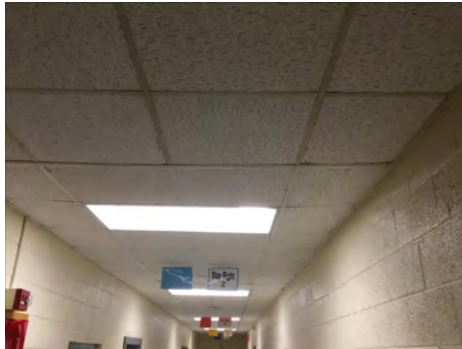
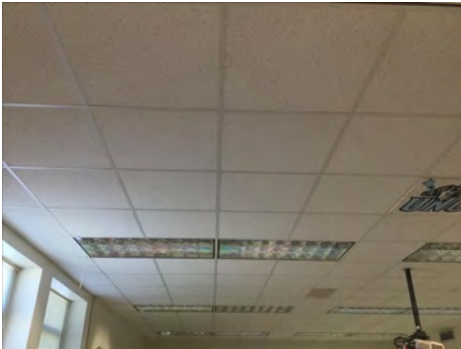
## Campus Assessment Report - 1950 Gym

**System:** C3020 - Floor Finishes



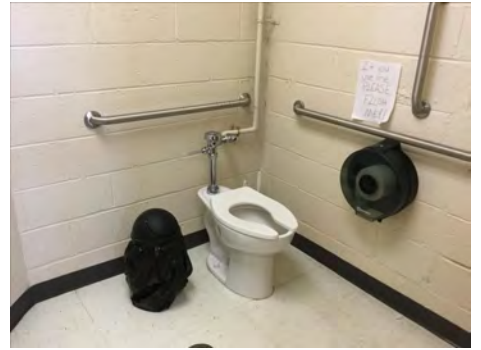
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1950 Gym

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2090 - Other Plumbing Systems -Nat Gas



**Note:**

## Campus Assessment Report - 1950 Gym

**System:** D3040 - Distribution Systems



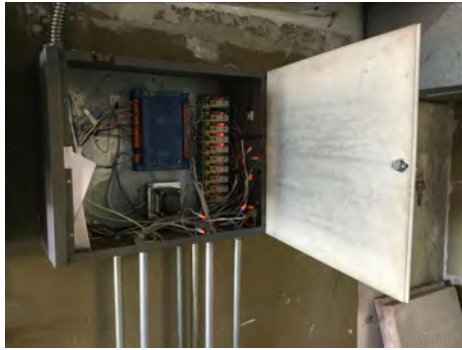
**Note:**

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



**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 1950 Gym

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting

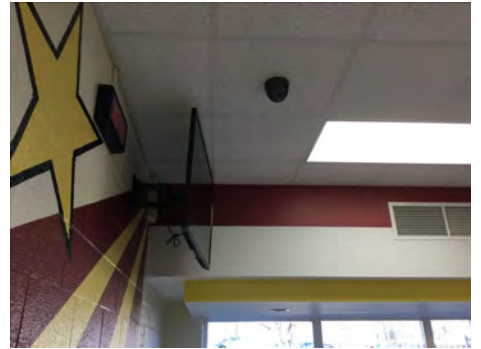


**Note:**



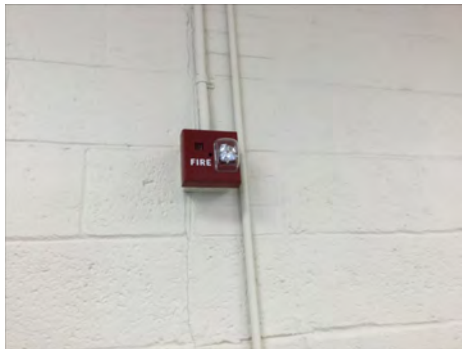
## Campus Assessment Report - 1950 Gym

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



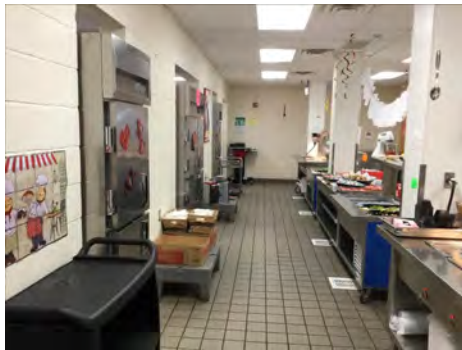
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

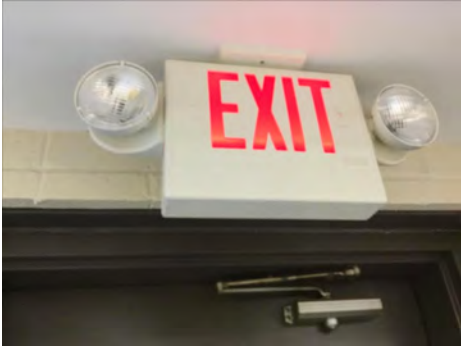
**System:** D5030920 - Data Communication



**Note:**

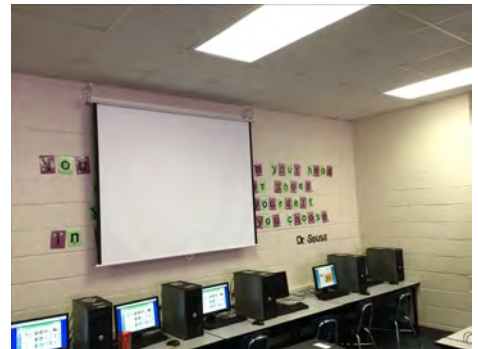
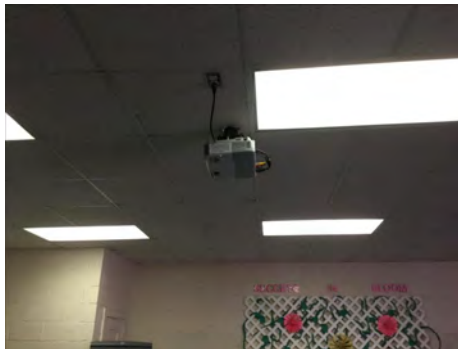
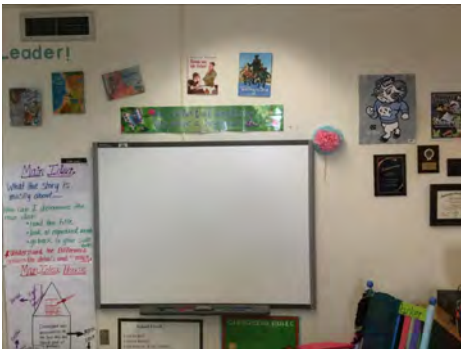
## Campus Assessment Report - 1950 Gym

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

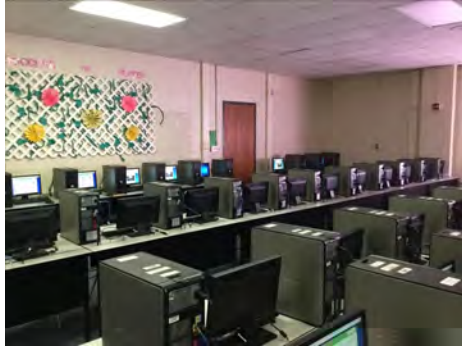
**System:** E1090 - Other Equipment



**Note:**

# Campus Assessment Report - 1950 Gym

**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
<b>Total:</b>	<b>\$457,437</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$220,503</b>	<b>\$1,043,355</b>	<b>\$491,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$387,332</b>	<b>\$453,893</b>	<b>\$3,054,039</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$289,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,311
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$36,102	\$0	\$0	\$0	\$0	\$0	\$0	\$36,102
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$13,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,200
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$1,465	\$0	\$0	\$0	\$0	\$347,785	\$0	\$0	\$0	\$0	\$0	\$349,250
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

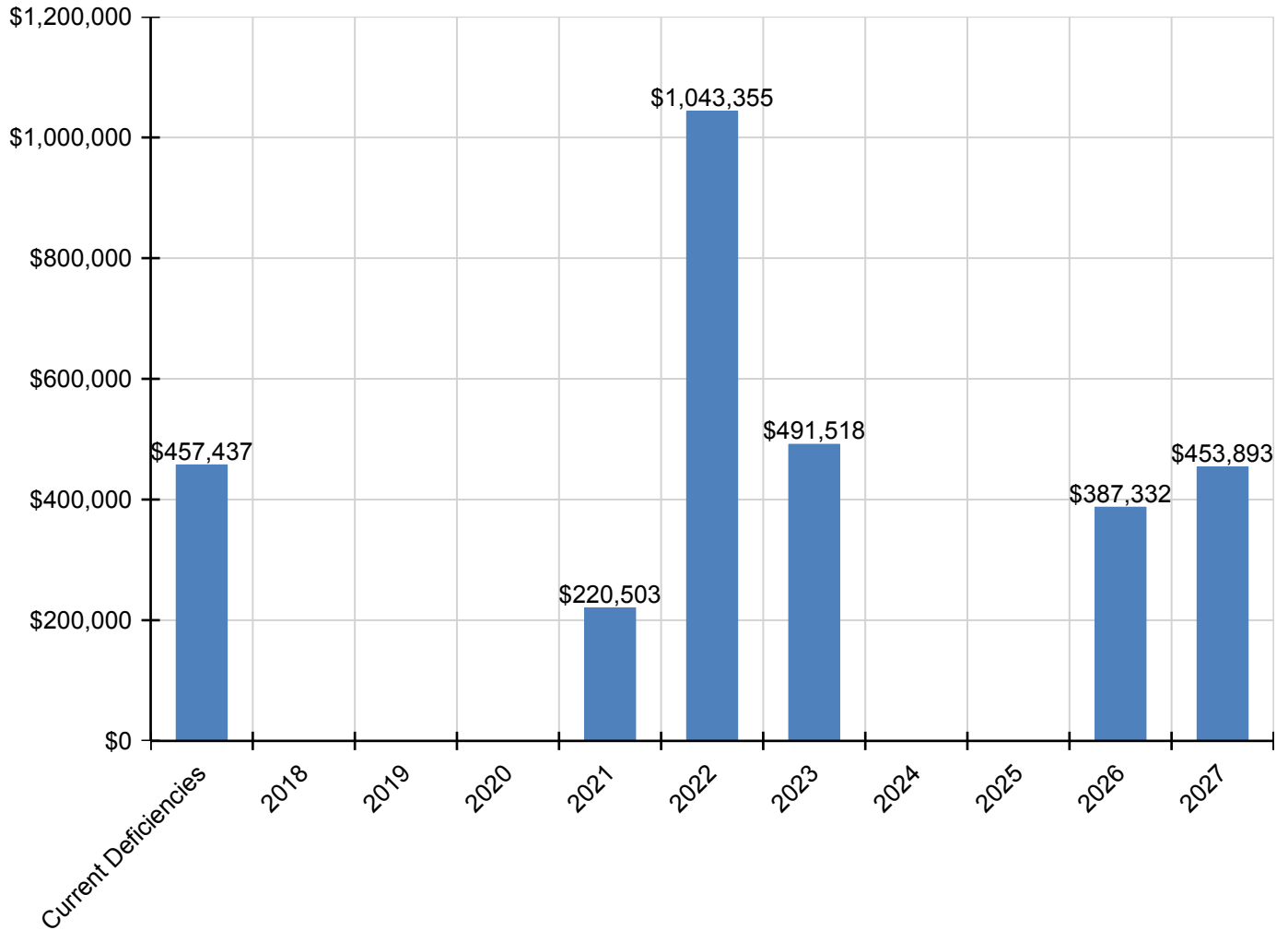
## Campus Assessment Report - 1950 Gym

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$96,625	\$0	\$0	\$0	\$0	\$0	\$0	\$96,625
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$406,479	\$0	\$0	\$0	\$0	\$0	\$406,479
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,893	\$453,893
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	\$33,978	\$0	\$0	\$0	\$0	\$0	\$0	\$33,978
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$53,798	\$0	\$0	\$0	\$0	\$0	\$0	\$53,798
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
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$491,518	\$0	\$0	\$0	\$0	\$491,518
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$69,629	\$0	\$0	\$0	\$0	\$0	\$69,629
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$132,706	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,706
D4020 - Standpipes	\$20,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,755
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	\$75,087	\$0	\$75,087
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,813	\$0	\$135,813
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,433	\$0	\$176,433
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$10,937	\$0	\$0	\$0	\$0	\$0	\$10,937
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$208,526	\$0	\$0	\$0	\$0	\$0	\$208,526

\* Indicates non-renewable system

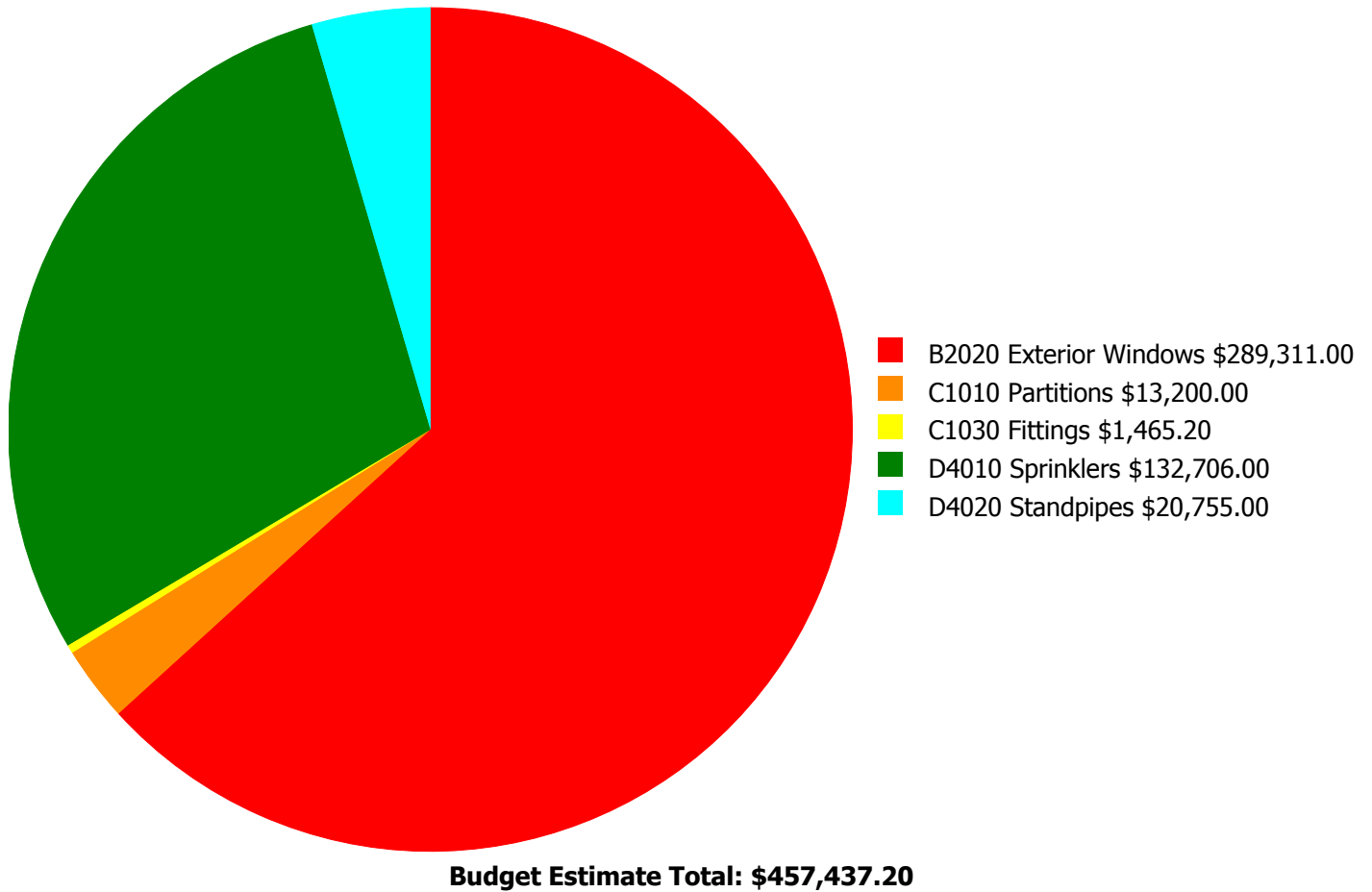
## Forecasted Capital Renewal Requirement

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



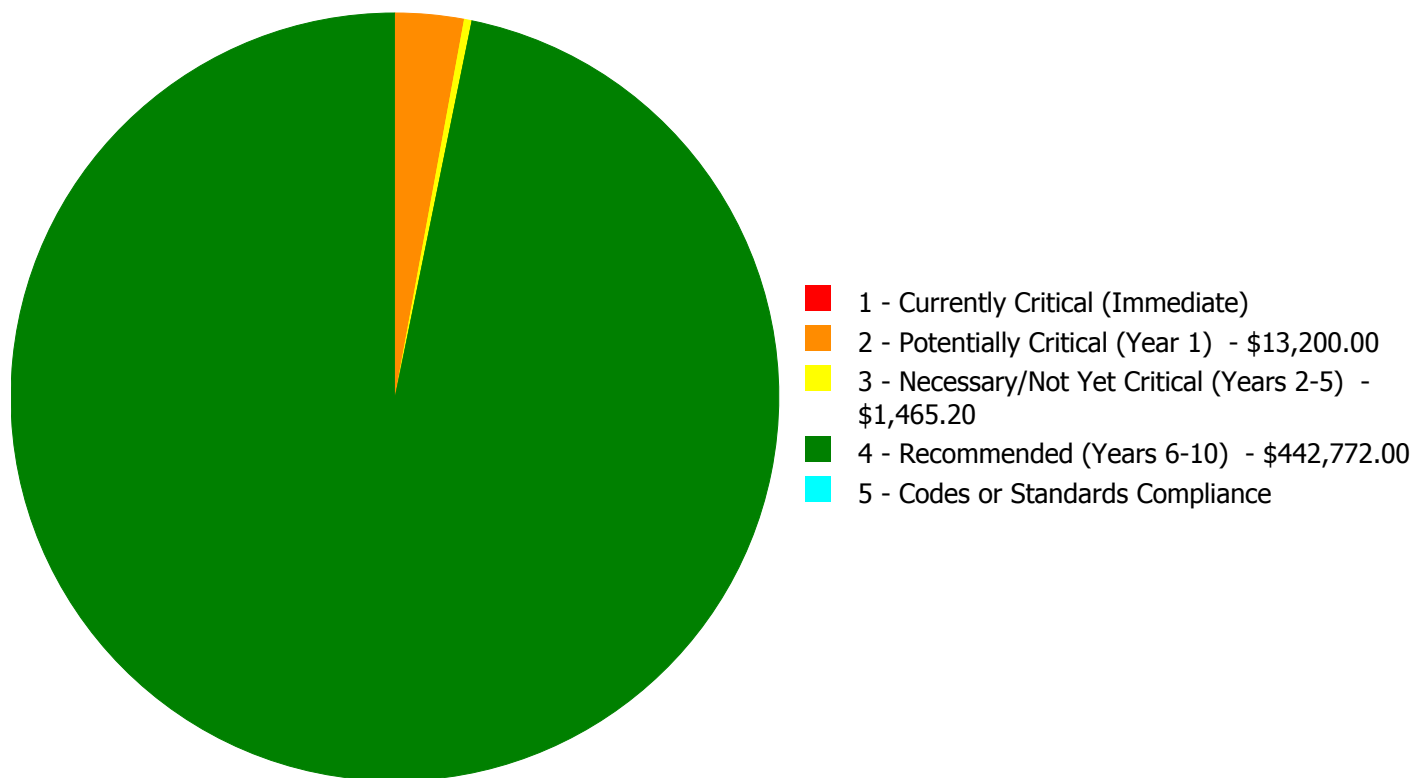
## Deficiency Summary by System

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: \$457,437.20**



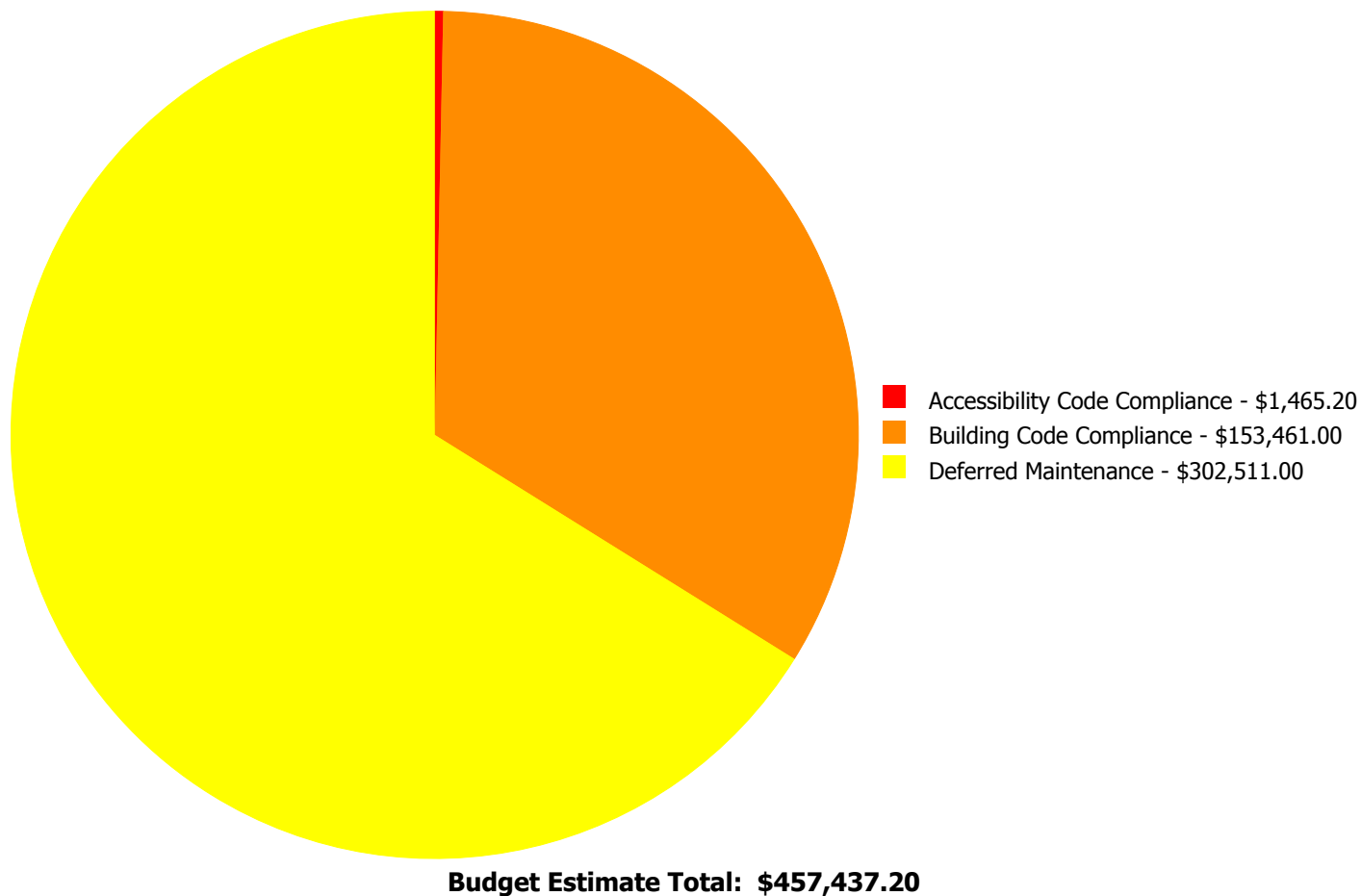
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$0.00	\$289,311.00	\$0.00	\$289,311.00
C1010	Partitions	\$0.00	\$13,200.00	\$0.00	\$0.00	\$0.00	\$13,200.00
C1030	Fittings	\$0.00	\$0.00	\$1,465.20	\$0.00	\$0.00	\$1,465.20
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$132,706.00	\$0.00	\$132,706.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$20,755.00	\$0.00	\$20,755.00
	<b>Total:</b>	\$0.00	\$13,200.00	\$1,465.20	\$442,772.00	\$0.00	\$457,437.20

### 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:



## Deficiency Details by Priority

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

### Priority 2 - Potentially Critical (Year 1):

#### System: C1010 - Partitions



**Location:** South Interior Wall  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Engineering Study  
**Qty:** 1.00  
**Unit of Measure:** Ea.  
**Estimate:** \$13,200.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/15/2017

**Notes:** There is a moisture related issue on the South interior wall.

---

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

**System: C1030 - Fittings**



**Location:** Throughout the building  
**Distress:** Inadequate  
**Category:** Accessibility Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace signage and toilet partitions  
**Qty:** 30.00  
**Unit of Measure:** Ea.  
**Estimate:** \$1,465.20  
**Assessor Name:** Somnath Das  
**Date Created:** 02/15/2017

**Notes:** Signage is missing in several areas throughout the building.

---

**Priority 4 - Recommended (Years 6-10):**

**System: B2020 - Exterior Windows**



**Location:** Exterior  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 28,588.00  
**Unit of Measure:** S.F.  
**Estimate:** \$289,311.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** The original metal frame, single pane, windows are aged, worn, inefficient and should be replaced.

---

**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:** 28,588.00  
**Unit of Measure:** S.F.  
**Estimate:** \$132,706.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

---

**System: D4020 - Standpipes**

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:** 28,588.00  
**Unit of Measure:** S.F.  
**Estimate:** \$20,755.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

---

## 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):	43,118
Year Built:	1970
Last Renovation:	
Replacement Value:	\$8,348,214
Repair Cost:	\$231,458.00
Total FCI:	2.77 %
Total RSLI:	38.66 %
FCA Score:	97.23



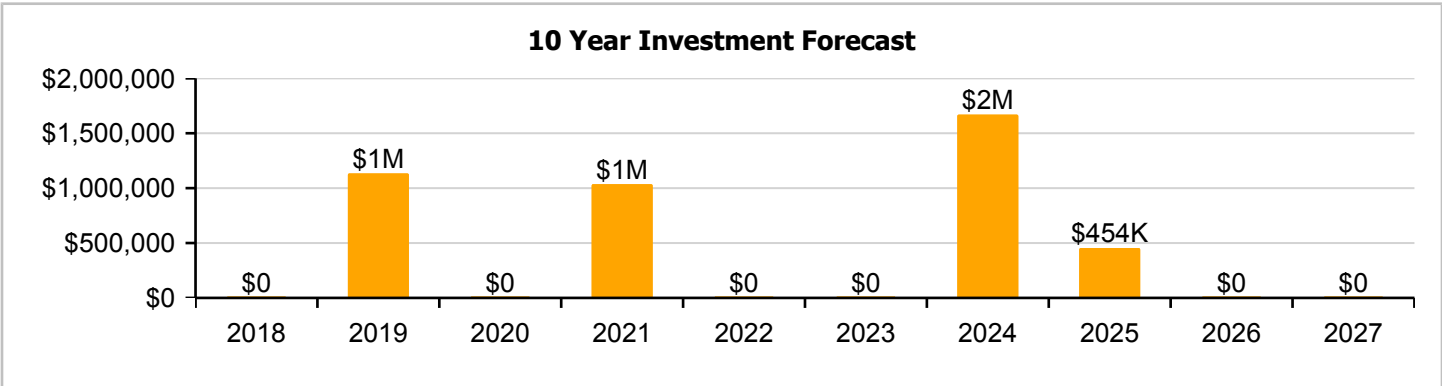
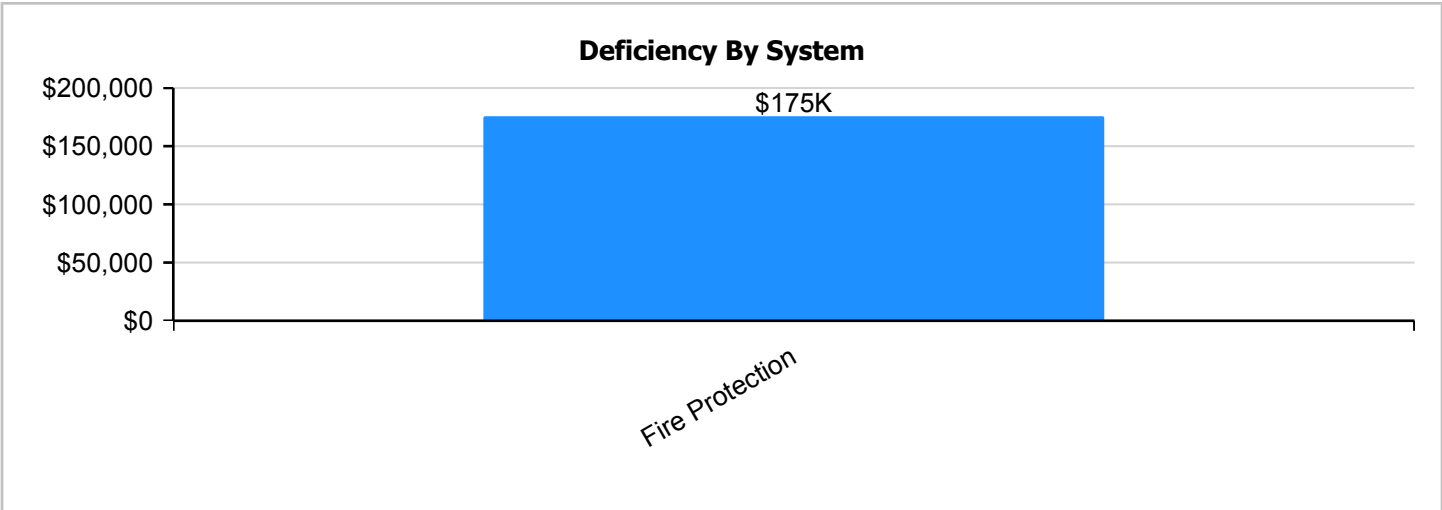
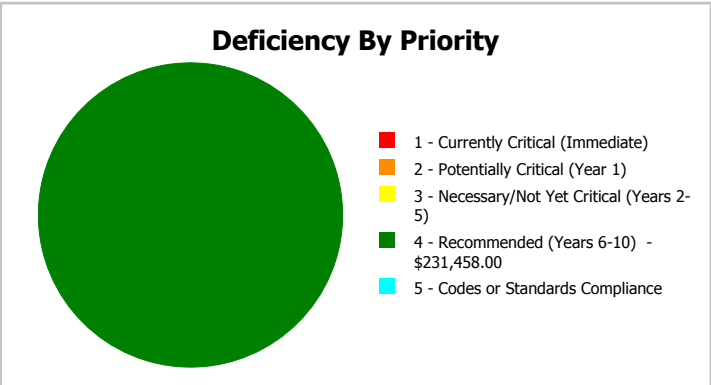
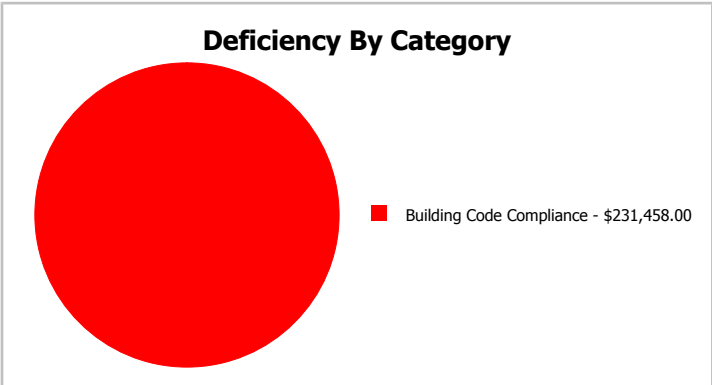
### Description:

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:	43,118
Year Built:	1970	Last Renovation:	
Repair Cost:	\$231,458	Replacement Value:	\$8,348,214
FCI:	2.77 %	RSLI%:	38.66 %





## 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	53.00 %	0.00 %	\$0.00
A20 - Basement Construction	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.44 %	0.00 %	\$0.00
B30 - Roofing	45.29 %	0.00 %	\$0.00
C10 - Interior Construction	25.98 %	0.00 %	\$0.00
C30 - Interior Finishes	41.23 %	0.00 %	\$0.00
D20 - Plumbing	49.55 %	0.00 %	\$0.00
D30 - HVAC	27.71 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$231,458.00
D50 - Electrical	34.75 %	0.00 %	\$0.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	35.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.66 %</b>	<b>2.77 %</b>	<b>\$231,458.00</b>

## Photo Album

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

1). South Elevation - Feb 09, 2017



2). East Elevation - Feb 09, 2017



3). North Elevation - Feb 09, 2017



4). West Elevation - Feb 09, 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 - 1970, 1973 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	\$4.70	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$202,655
A1030	Slab on Grade	\$8.26	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$356,155
A2010	Basement Excavation	\$1.85	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$79,768
A2020	Basement Walls	\$12.79	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$551,479
B1010	Floor Construction	\$1.61	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$69,420
B1020	Roof Construction	\$15.44	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$665,742
B2010	Exterior Walls	\$9.24	S.F.	43,118	100	1970	2070		53.00 %	0.00 %	53			\$398,410
B2020	Exterior Windows	\$9.20	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$396,686
B2030	Exterior Doors	\$1.02	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$43,980
B3010120	Single Ply Membrane	\$6.98	S.F.	34,218	20	2005	2025		40.00 %	0.00 %	8			\$238,842
B3010130	Preformed Metal Roofing	\$9.66	S.F.	8,900	30	2005	2035		60.00 %	0.00 %	18			\$85,974
C1010	Partitions	\$10.59	S.F.	43,118	75	1950	2025		10.67 %	0.00 %	8			\$456,620
C1020	Interior Doors	\$2.48	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$106,933
C1030	Fittings	\$9.54	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$411,346
C3010	Wall Finishes	\$2.73	S.F.	43,118	10	2004	2014	2021	40.00 %	0.00 %	4			\$117,712
C3020	Floor Finishes	\$11.15	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$480,766
C3030	Ceiling Finishes	\$10.74	S.F.	43,118	25	2004	2029		48.00 %	0.00 %	12			\$463,087
D2010	Plumbing Fixtures	\$11.26	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$485,509
D2020	Domestic Water Distribution	\$0.96	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$41,393
D2030	Sanitary Waste	\$1.52	S.F.	43,118	30	1950	1980	2021	13.33 %	0.00 %	4			\$65,539
D2040	Rain Water Drainage	\$1.36	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$58,640
D3040	Distribution Systems	\$6.02	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$259,570
D3050	Terminal & Package Units	\$13.09	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$564,415
D3060	Controls & Instrumentation	\$1.91	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$82,355
D4010	Sprinklers	\$4.22	S.F.	43,118	30			2016	0.00 %	110.00 %	-1		\$200,154.00	\$181,958
D4020	Standpipes	\$0.66	S.F.	43,118	30			2016	0.00 %	110.00 %	-1		\$31,304.00	\$28,458
D5010	Electrical Service/Distribution	\$1.65	S.F.	43,118	40	2004	2044		67.50 %	0.00 %	27			\$71,145
D5020	Branch Wiring	\$4.99	S.F.	43,118	30	1970	2000	2021	13.33 %	0.00 %	4			\$215,159
D5020	Lighting	\$11.64	S.F.	43,118	30	2004	2034		56.67 %	0.00 %	17			\$501,894
D5030810	Security & Detection Systems	\$1.83	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$78,906
D5030910	Fire Alarm Systems	\$3.31	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$142,721
D5030920	Data Communication	\$4.30	S.F.	43,118	15	2004	2019		13.33 %	0.00 %	2			\$185,407
E1020	Institutional Equipment	\$0.30	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$12,935
E2010	Fixed Furnishings	\$5.72	S.F.	43,118	20	2004	2024		35.00 %	0.00 %	7			\$246,635
<b>Total</b>									<b>38.66 %</b>	<b>2.77 %</b>			<b>\$231,458.00</b>	<b>\$8,348,214</b>

## 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:**

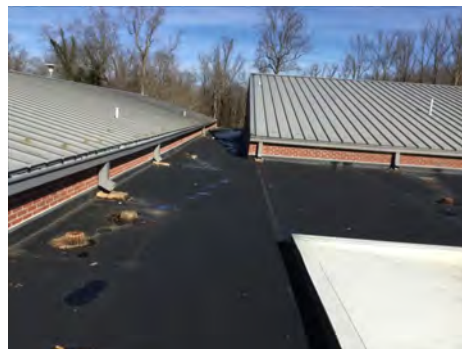
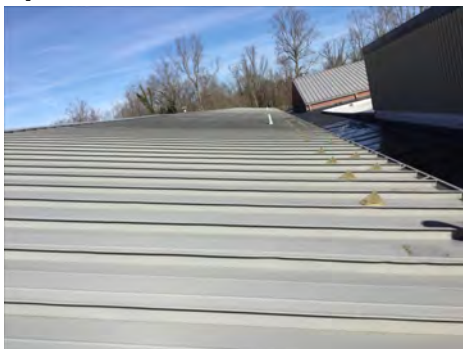
## Campus Assessment Report - 1970, 1973 Main

**System:** B3010120 - Single Ply Membrane



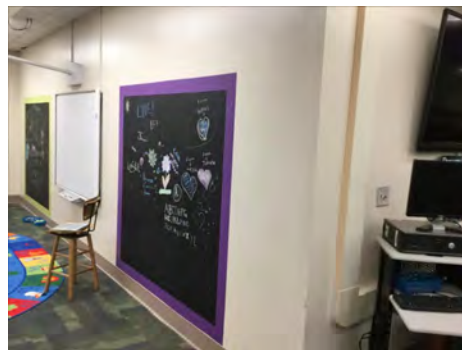
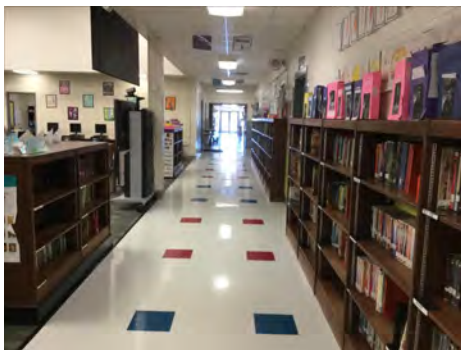
**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

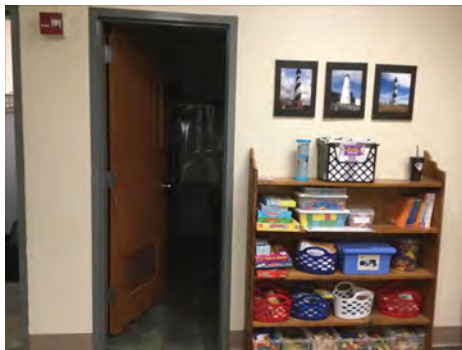
**System:** C1010 - Partitions



**Note:**

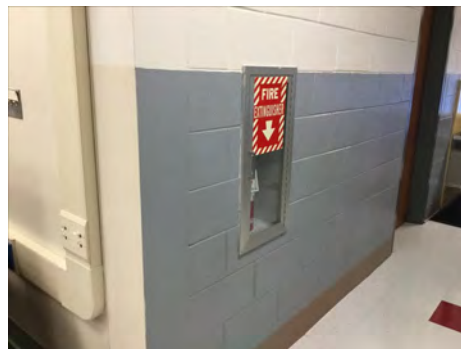
## Campus Assessment Report - 1970, 1973 Main

**System:** C1020 - Interior Doors



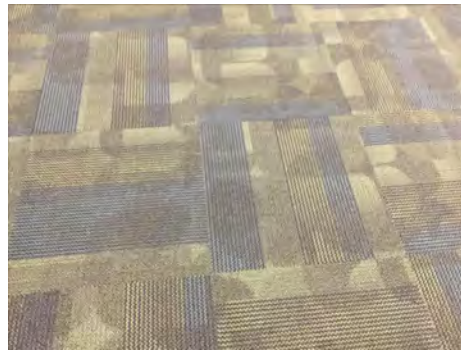
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes

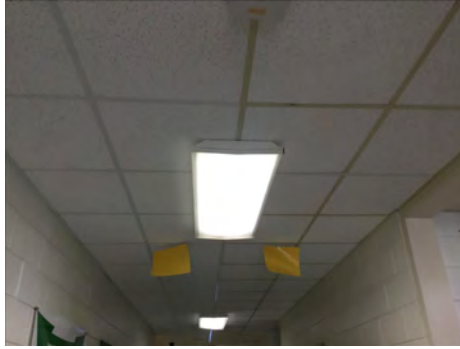


**Note:**



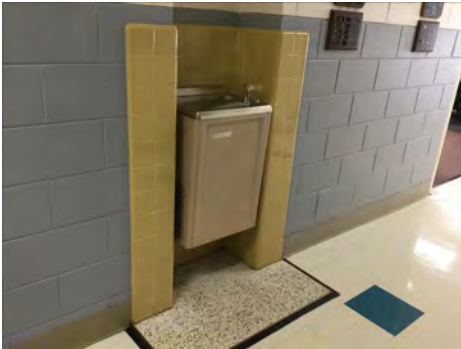
## Campus Assessment Report - 1970, 1973 Main

**System:** C3030 - Ceiling Finishes



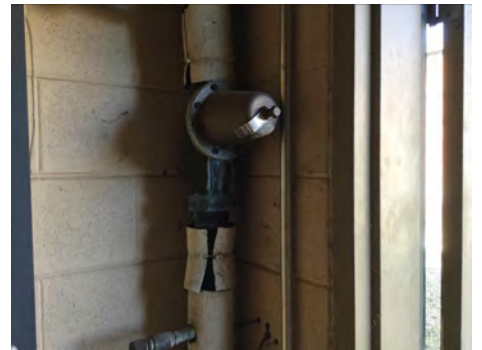
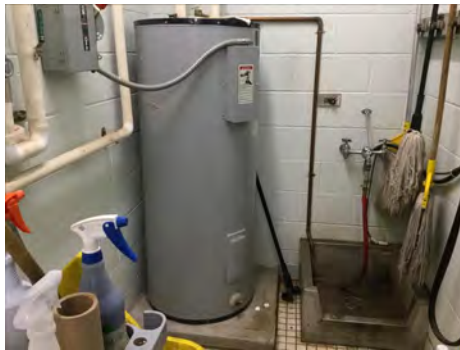
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

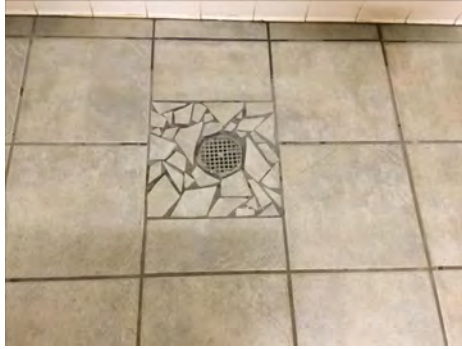
**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1970, 1973 Main

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 1970, 1973 Main

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



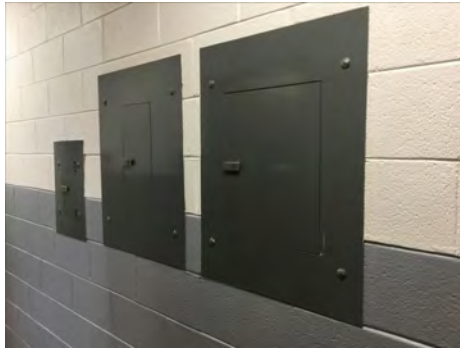
**Note:**

**System:** D3060 - Controls & Instrumentation



**Note:**

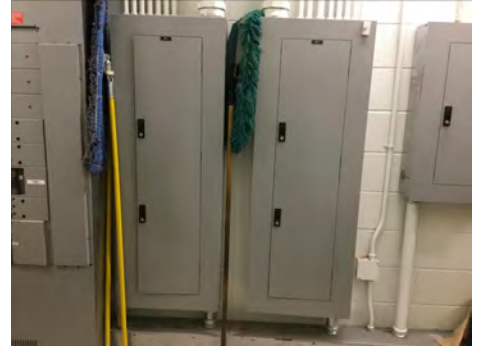
**System:** D5010 - Electrical Service/Distribution



**Note:**

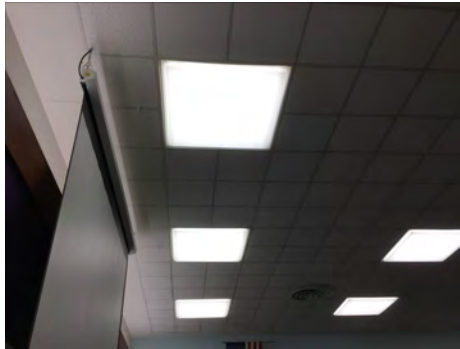
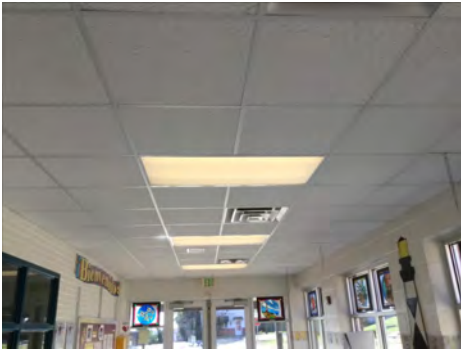
## Campus Assessment Report - 1970, 1973 Main

**System:** D5020 - Branch Wiring



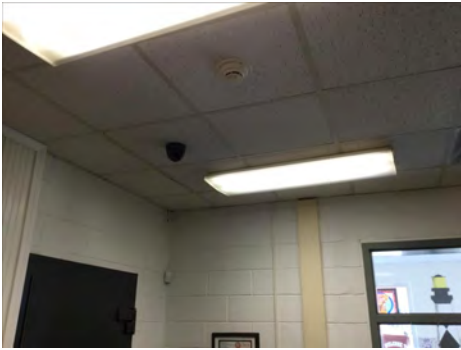
**Note:**

**System:** D5020 - Lighting



**Note:**

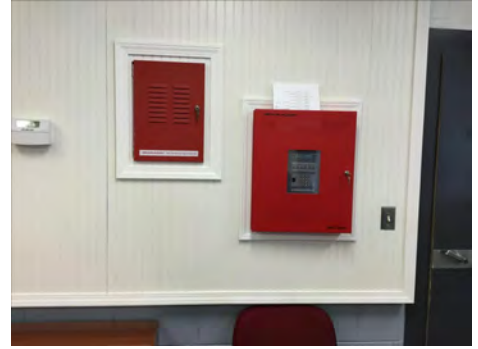
**System:** D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1970, 1973 Main

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1970, 1973 Main

**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
<b>Total:</b>	<b>\$231,458</b>	<b>\$0</b>	<b>\$1,133,671</b>	<b>\$0</b>	<b>\$1,035,623</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,669,480</b>	<b>\$453,836</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,524,068</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$491,120	\$0	\$0	\$0	\$0	\$0	\$0	\$491,120
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453,836	\$0	\$0	\$453,836
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$556,493	\$0	\$0	\$0	\$556,493
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Campus Assessment Report - 1970, 1973 Main

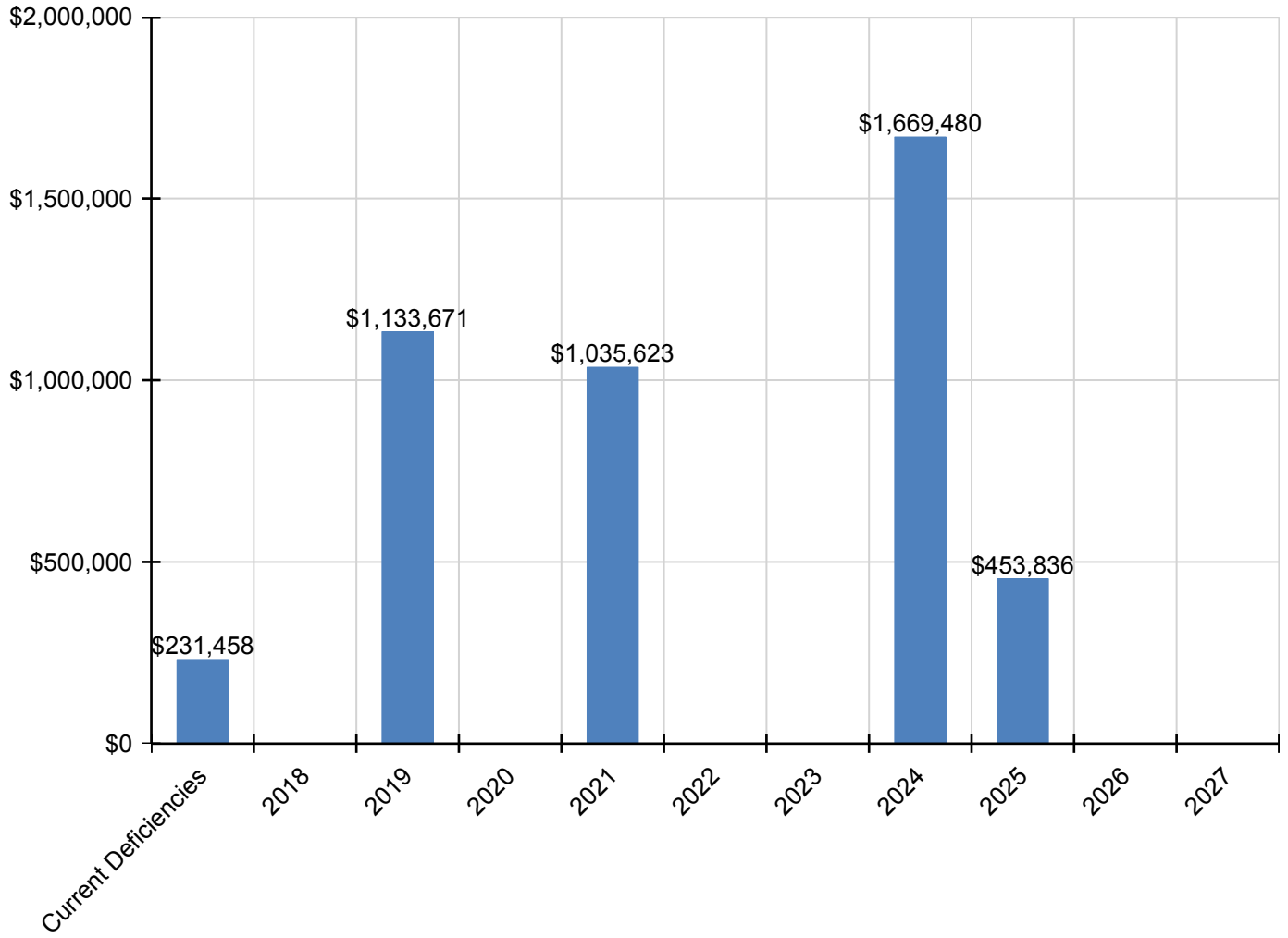
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$145,734	\$0	\$0	\$0	\$0	\$0	\$0	\$145,734
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650,409	\$0	\$0	\$0	\$650,409
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$51,248	\$0	\$0	\$0	\$0	\$0	\$0	\$51,248
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$81,141	\$0	\$0	\$0	\$0	\$0	\$0	\$81,141
D2040 - Rain Water Drainage	\$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	\$0	\$0	\$658,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$658,666
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,416	\$0	\$0	\$0	\$111,416
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$200,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,154
D4020 - Standpipes	\$31,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,304
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	\$266,380	\$0	\$0	\$0	\$0	\$0	\$0	\$266,380
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	\$92,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,083
D5030910 - Fire Alarm Systems	\$0	\$0	\$166,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,554
D5030920 - Data Communication	\$0	\$0	\$216,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216,368
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	\$17,500	\$0	\$0	\$0	\$17,500
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,662	\$0	\$0	\$0	\$333,662

\* Indicates non-renewable system



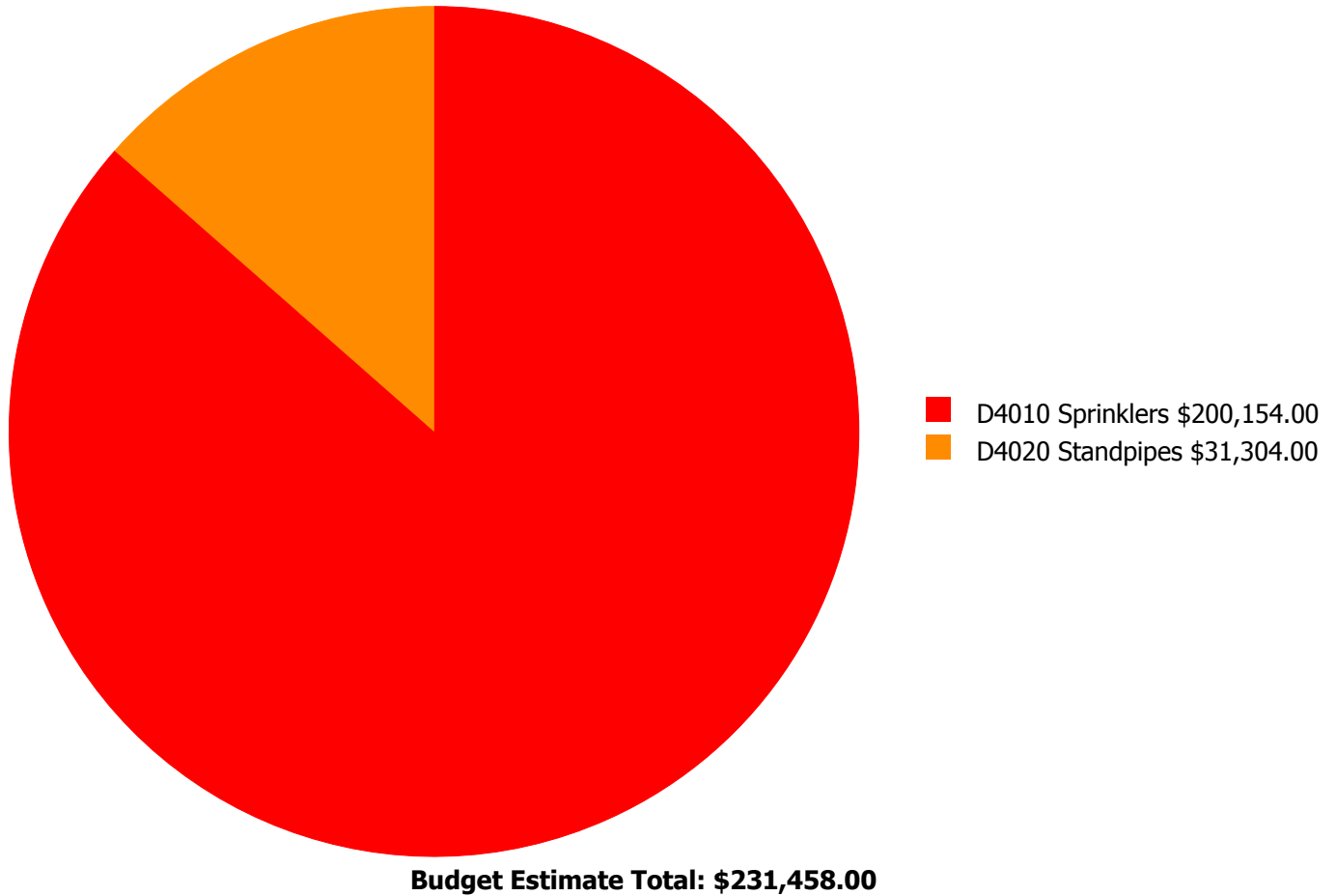
## Forecasted Capital Renewal Requirement

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



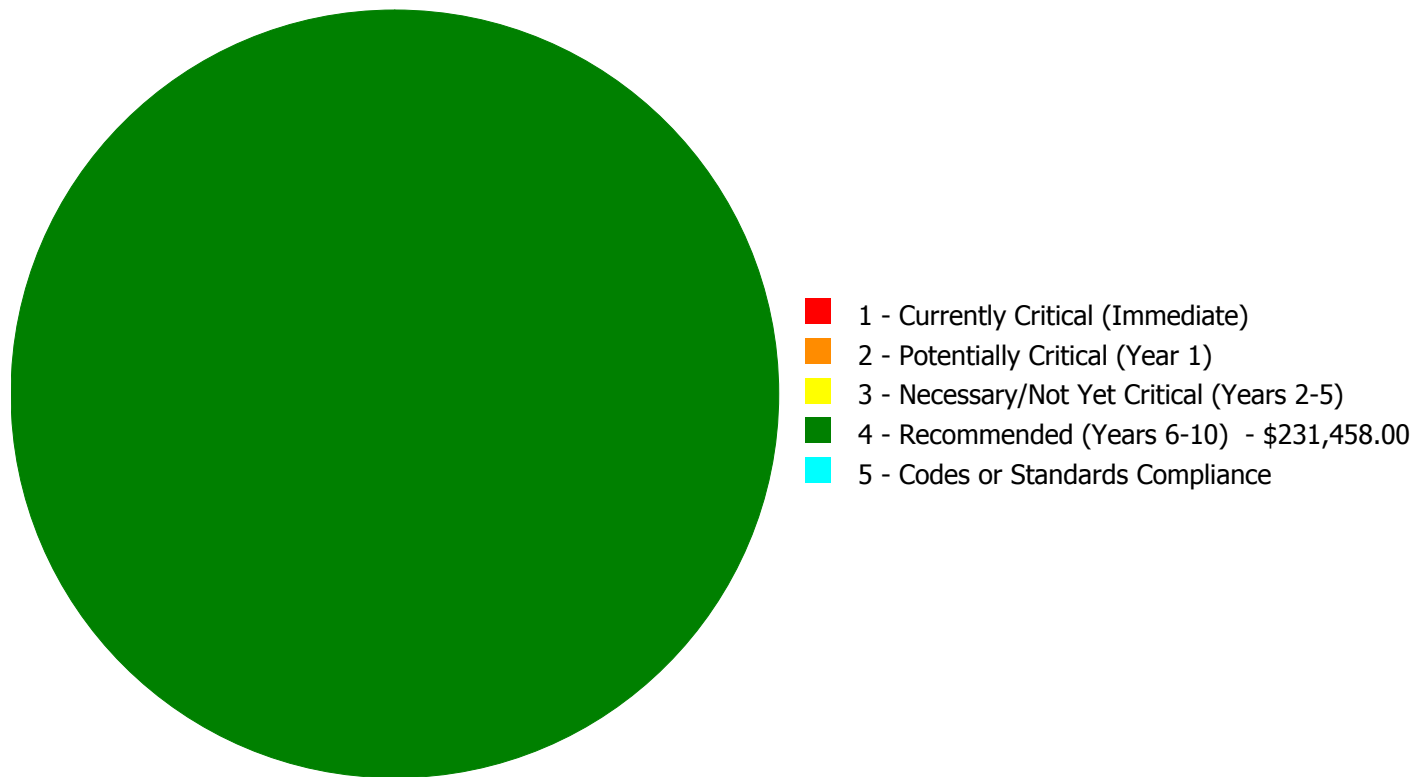
## Deficiency Summary by System

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: \$231,458.00**

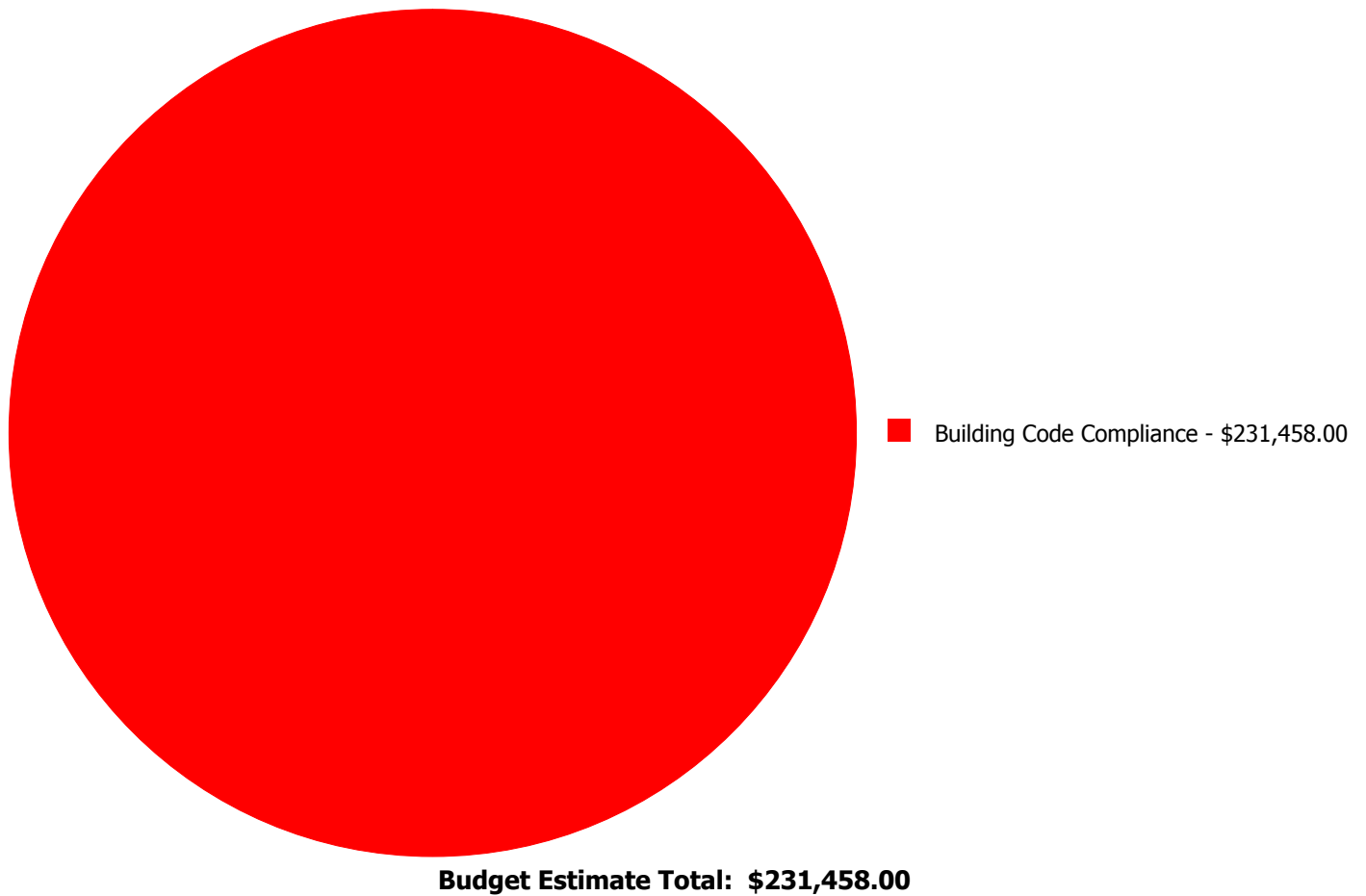
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$200,154.00	\$0.00	\$200,154.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$31,304.00	\$0.00	\$31,304.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$231,458.00	\$0.00	\$231,458.00

## 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:



## Deficiency Details by Priority

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

### Priority 4 - Recommended (Years 6-10):

#### **System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Throughout the building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 43,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$200,154.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

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#### **System: D4020 - Standpipes**

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:** 43,118.00  
**Unit of Measure:** S.F.  
**Estimate:** \$31,304.00  
**Assessor Name:** Somnath Das  
**Date Created:** 02/09/2017

**Notes:** There is no sprinkler system in the building.

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**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):	12,000
Year Built:	2005
Last Renovation:	
Replacement Value:	\$2,414,520
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	60.97 %
FCA Score:	100.00



**Description:**

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

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

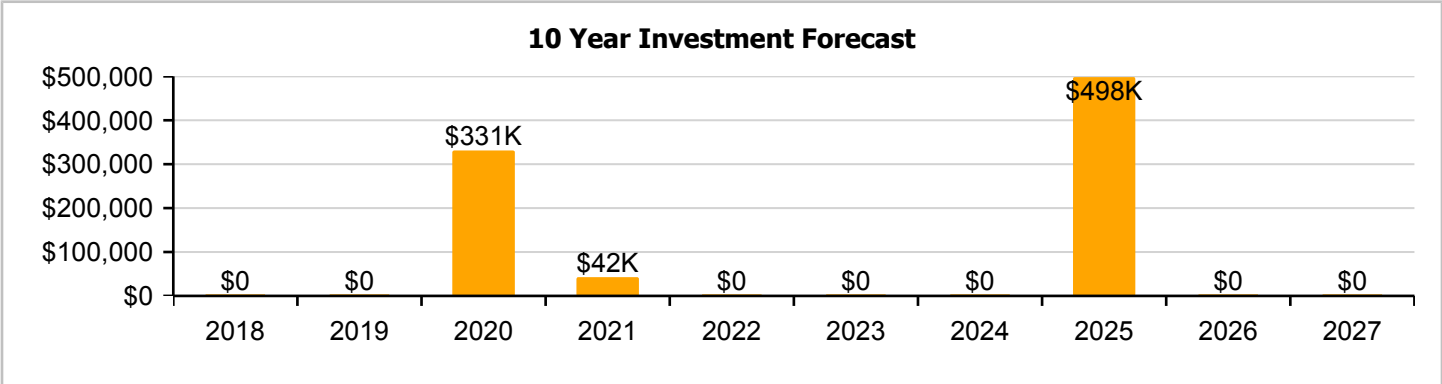
**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	12,000
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,414,520
FCI:	0.00 %	RSLI%:	60.97 %

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	88.00 %	0.00 %	\$0.00
A20 - Basement Construction	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.78 %	0.00 %	\$0.00
C30 - Interior Finishes	45.24 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.30 %	0.00 %	\$0.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	46.97 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>60.97 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Feb 09, 2017



2). South Elevation - Feb 09, 2017



3). North Elevation - Feb 09, 2017



### Condition Detail

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

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

## System Listing

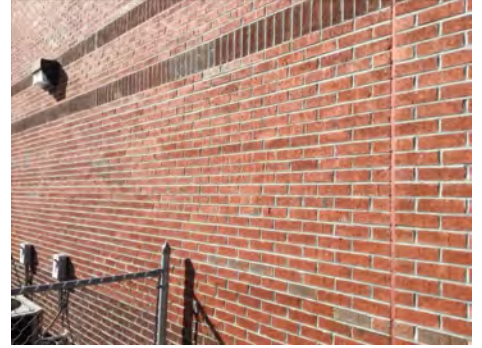
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$58,560
A1030	Slab on Grade	\$8.61	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$103,320
A2010	Basement Excavation	\$1.95	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$23,400
A2020	Basement Walls	\$13.35	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$160,200
B1010	Floor Construction	\$1.66	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$19,920
B1020	Roof Construction	\$16.08	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$192,960
B2010	Exterior Walls	\$9.61	S.F.	12,000	100	2005	2105		88.00 %	0.00 %	88			\$115,320
B2020	Exterior Windows	\$9.57	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$114,840
B2030	Exterior Doors	\$1.07	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$12,840
B3010130	Preformed Metal Roofing	\$9.66	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$115,920
C1010	Partitions	\$11.01	S.F.	12,000	75	2005	2080		84.00 %	0.00 %	63			\$132,120
C1020	Interior Doors	\$2.59	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$31,080
C1030	Fittings	\$9.94	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$119,280
C3010	Wall Finishes	\$2.84	S.F.	12,000	10	2005	2015	2021	40.00 %	0.00 %	4			\$34,080
C3020	Floor Finishes	\$11.60	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$139,200
C3030	Ceiling Finishes	\$11.19	S.F.	12,000	25	2005	2030		52.00 %	0.00 %	13			\$134,280
D2010	Plumbing Fixtures	\$11.71	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$140,520
D2020	Domestic Water Distribution	\$0.99	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$11,880
D2030	Sanitary Waste	\$1.57	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$18,840
D3040	Distribution Systems	\$6.02	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$72,240
D3050	Terminal & Package Units	\$13.09	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$157,080
D3060	Controls & Instrumentation	\$1.98	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$23,760
D4010	Sprinklers	\$4.41	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$52,920
D4020	Standpipes	\$0.69	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$8,280
D5010	Electrical Service/Distribution	\$1.73	S.F.	12,000	40	2005	2045		70.00 %	0.00 %	28			\$20,760
D5020	Branch Wiring	\$5.20	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$62,400
D5020	Lighting	\$12.12	S.F.	12,000	30	2005	2035		60.00 %	0.00 %	18			\$145,440
D5030810	Security & Detection Systems	\$1.91	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$22,920
D5030910	Fire Alarm Systems	\$3.46	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$41,520
D5030920	Data Communication	\$4.47	S.F.	12,000	15	2005	2020		20.00 %	0.00 %	3			\$53,640
E1020	Institutional Equipment	\$0.30	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$3,600
E2010	Fixed Furnishings	\$5.95	S.F.	12,000	20	2005	2025		40.00 %	0.00 %	8			\$71,400
<b>Total</b>									<b>60.97 %</b>					<b>\$2,414,520</b>

## 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:**

## Campus Assessment Report - 2005 Addition

**System:** B3010130 - Preformed Metal Roofing



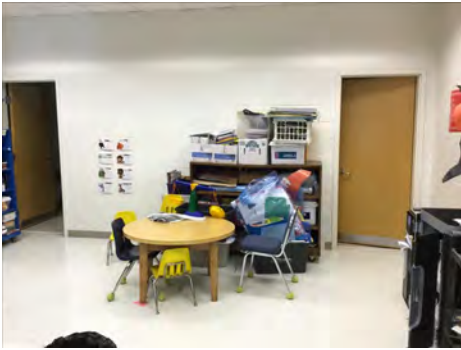
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

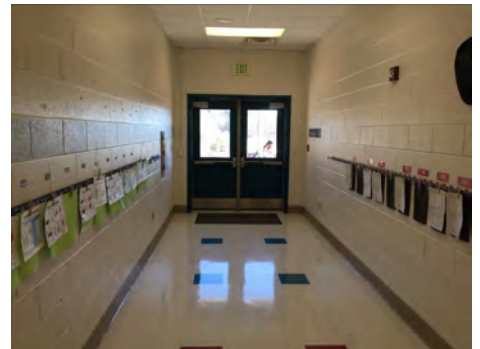
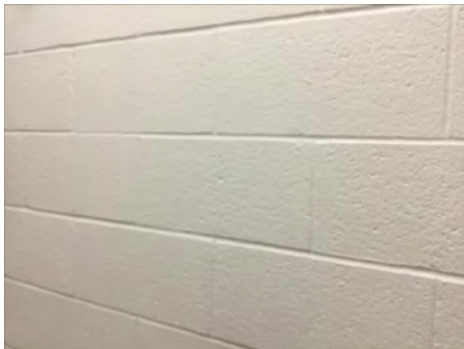
## Campus Assessment Report - 2005 Addition

**System:** C1030 - Fittings



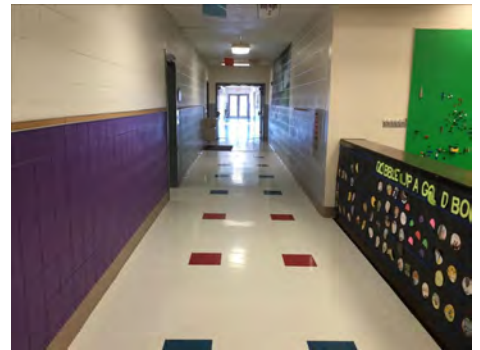
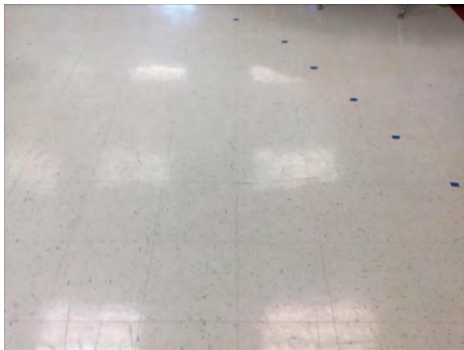
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2005 Addition

**System:** C3030 - Ceiling Finishes



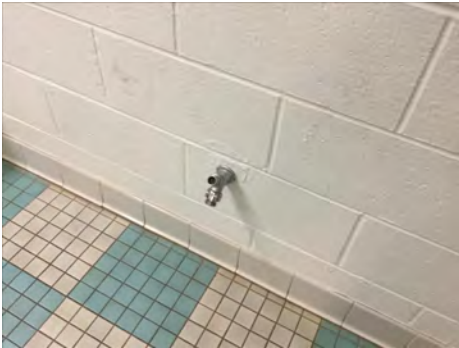
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**



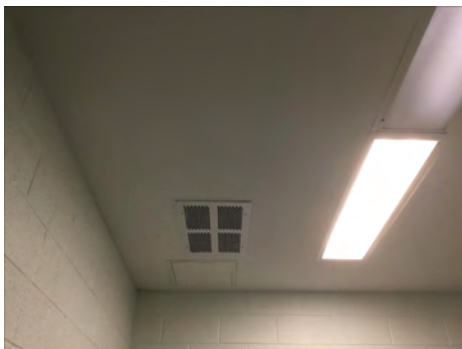
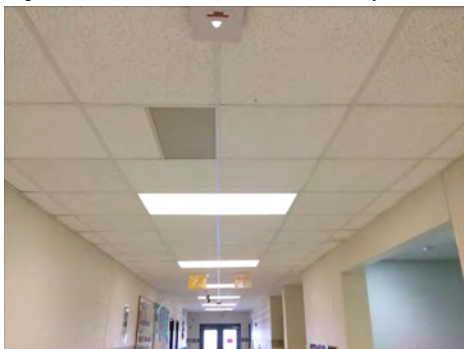
## Campus Assessment Report - 2005 Addition

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 2005 Addition

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

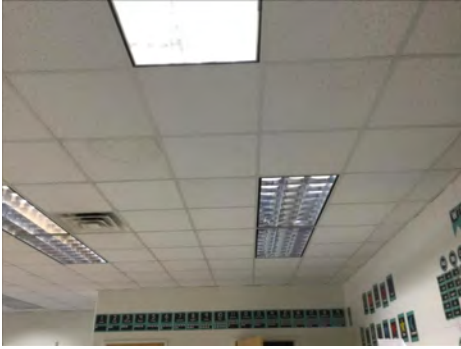
**System:** D5020 - Branch Wiring



**Note:**

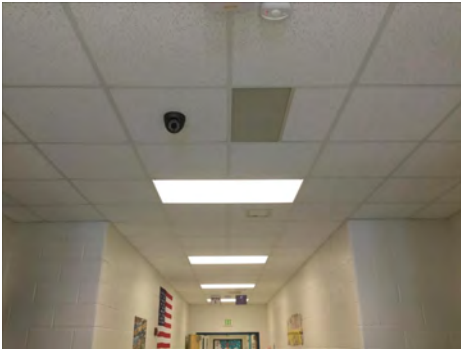
## Campus Assessment Report - 2005 Addition

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 2005 Addition

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$330,742</b>	<b>\$42,193</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$497,795</b>	<b>\$0</b>	<b>\$0</b>	<b>\$870,730</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,210	\$0	\$0	\$166,210
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$42,193	\$0	\$0	\$0	\$0	\$0	\$0	\$42,193

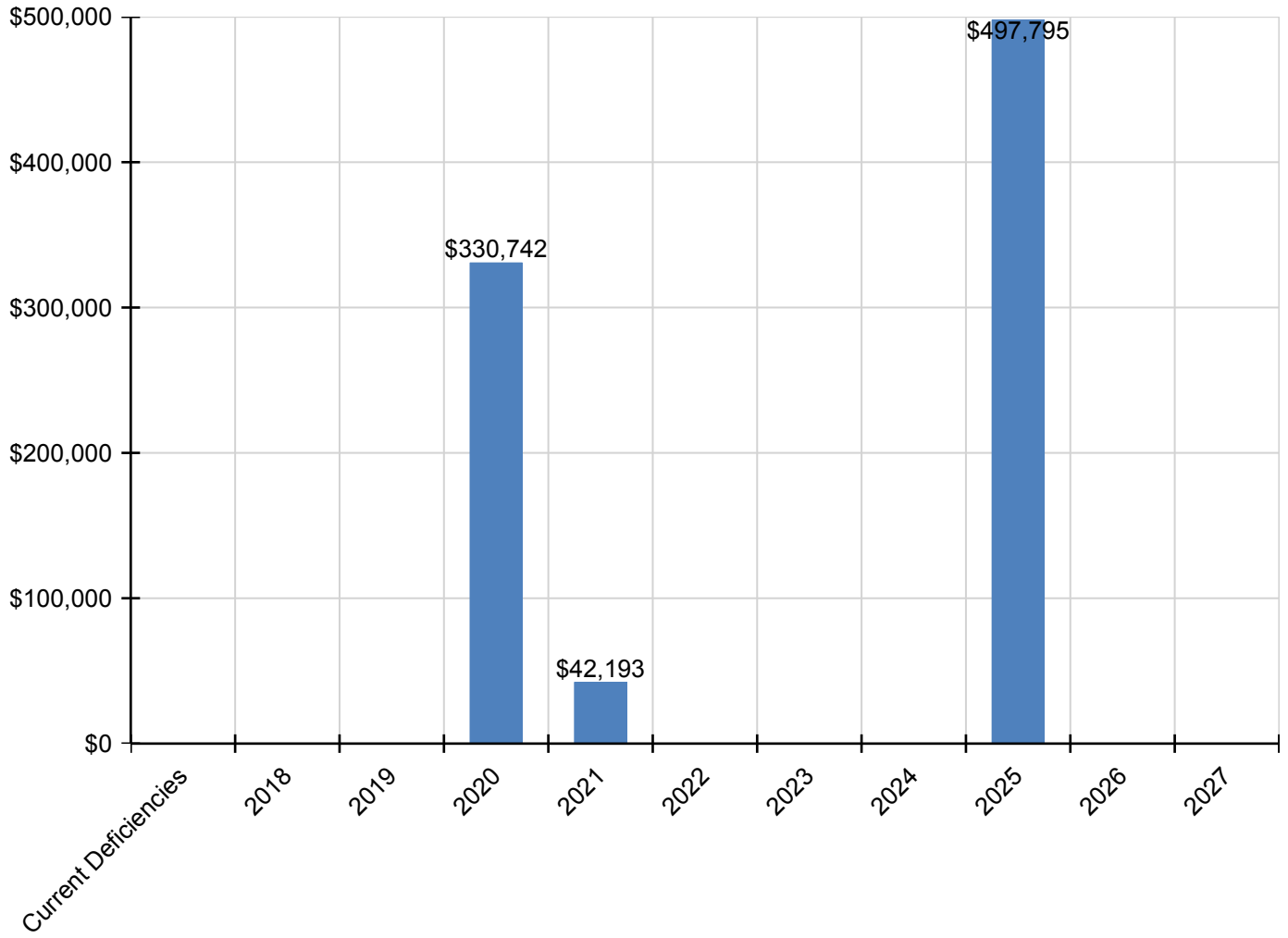
## Campus Assessment Report - 2005 Addition

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,968	\$0	\$0	\$193,968
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$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	\$0
D2020 - Domestic Water Distribution	\$0	\$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	\$0
D30 - HVAC	\$0	\$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	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$188,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,810
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,108	\$0	\$0	\$33,108
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$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	\$0
D5010 - Electrical Service/Distribution	\$0	\$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	\$0
D5020 - Lighting	\$0	\$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	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$27,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,550
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$49,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,907
D5030920 - Data Communication	\$0	\$0	\$0	\$64,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,475
E - Equipment & Furnishings	\$0	\$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	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,016	\$0	\$0	\$5,016
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,492	\$0	\$0	\$99,492

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset



## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	960
Year Built:	2006
Last Renovation:	
Replacement Value:	\$176,158
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	63.90 %
FCA Score:	100.00



**Description:**

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

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

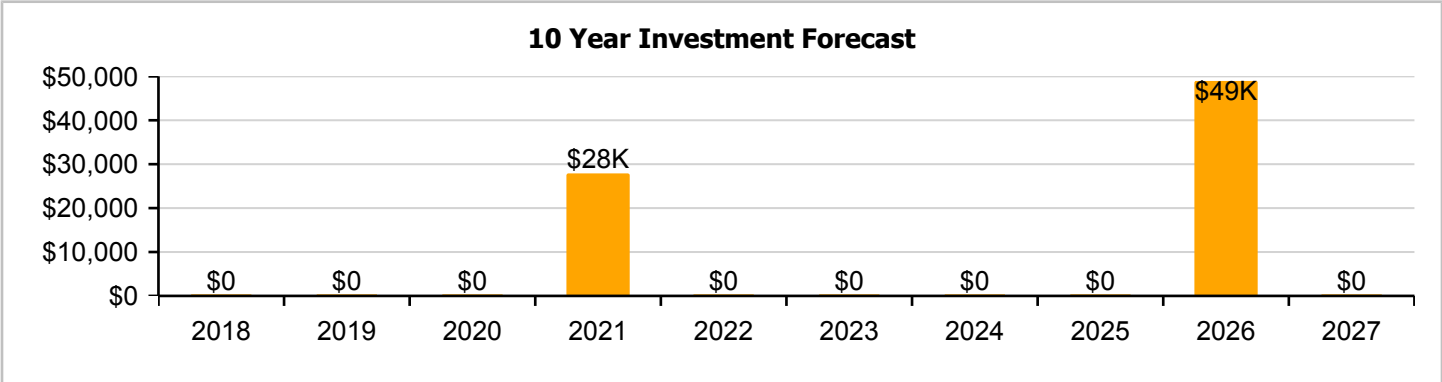
**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	960
Year Built:	2006	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$176,158
FCI:	0.00 %	RSLI%:	63.90 %

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	89.00 %	0.00 %	\$0.00
A20 - Basement Construction	89.00 %	0.00 %	\$0.00
B10 - Superstructure	89.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	75.52 %	0.00 %	\$0.00
B30 - Roofing	45.00 %	0.00 %	\$0.00
C10 - Interior Construction	65.90 %	0.00 %	\$0.00
C30 - Interior Finishes	49.24 %	0.00 %	\$0.00
D20 - Plumbing	63.33 %	0.00 %	\$0.00
D30 - HVAC	38.83 %	0.00 %	\$0.00
D50 - Electrical	52.79 %	0.00 %	\$0.00
E10 - Equipment	45.00 %	0.00 %	\$0.00
E20 - Furnishings	45.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>63.90 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Northwest Elevation - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). South Elevation - Feb 10, 2017





### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$4,512
A1030	Slab on Grade	\$8.26	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$7,930
A2010	Basement Excavation	\$1.85	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$1,776
A2020	Basement Walls	\$12.79	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$12,278
B1010	Floor Construction	\$1.61	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$1,546
B1020	Roof Construction	\$15.44	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$14,822
B2010	Exterior Walls	\$9.24	S.F.	960	100	2006	2106		89.00 %	0.00 %	89			\$8,870
B2020	Exterior Windows	\$9.20	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$8,832
B2030	Exterior Doors	\$1.02	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$979
B3010140	Asphalt Shingles	\$4.32	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$4,147
C1010	Partitions	\$10.59	S.F.	960	75	2006	2081		85.33 %	0.00 %	64			\$10,166
C1020	Interior Doors	\$2.48	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$2,381
C1030	Fittings	\$9.54	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$9,158
C3010	Wall Finishes	\$2.73	S.F.	960	10	2006	2016	2021	40.00 %	0.00 %	4			\$2,621
C3020	Floor Finishes	\$11.15	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$10,704
C3030	Ceiling Finishes	\$10.74	S.F.	960	25	2006	2031		56.00 %	0.00 %	14			\$10,310
D2010	Plumbing Fixtures	\$11.26	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$10,810
D2020	Domestic Water Distribution	\$0.96	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$922
D2030	Sanitary Waste	\$1.52	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$1,459
D3040	Distribution Systems	\$6.02	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$5,779
D3050	Terminal & Package Units	\$13.09	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$12,566
D3060	Controls & Instrumentation	\$1.91	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$1,834
D5010	Electrical Service/Distribution	\$1.65	S.F.	960	40	2006	2046		72.50 %	0.00 %	29			\$1,584
D5020	Branch Wiring	\$4.99	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$4,790
D5020	Lighting	\$11.64	S.F.	960	30	2006	2036		63.33 %	0.00 %	19			\$11,174
D5030910	Fire Alarm Systems	\$3.31	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$3,178
D5030920	Data Communication	\$4.30	S.F.	960	15	2006	2021		26.67 %	0.00 %	4			\$4,128
D5090	Other Electrical Systems	\$1.17	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$1,123
E1020	Institutional Equipment	\$0.30	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$288
E2010	Fixed Furnishings	\$5.72	S.F.	960	20	2006	2026		45.00 %	0.00 %	9			\$5,491
<b>Total</b>									<b>63.90 %</b>					<b>\$176,158</b>

**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:**

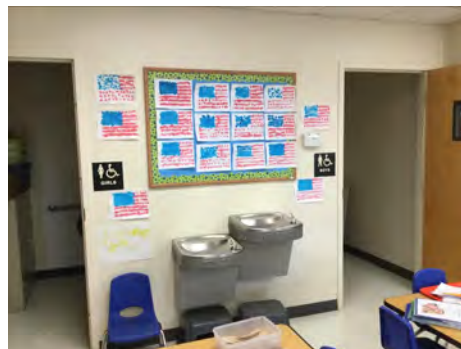
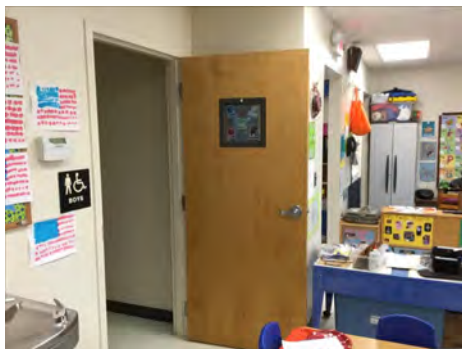
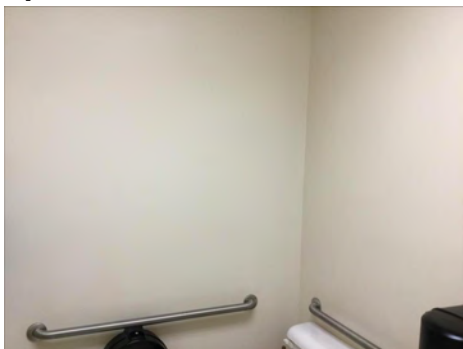
# Campus Assessment Report - 2006 Kindergarten

**System:** B3010140 - Asphalt Shingles



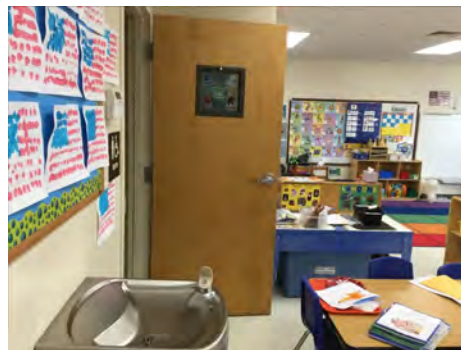
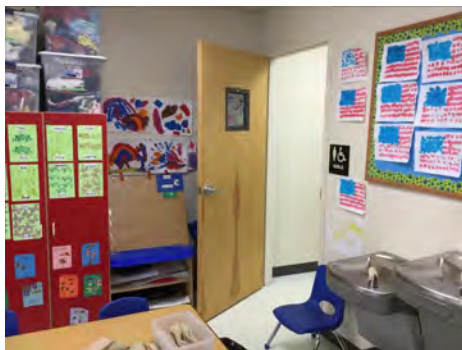
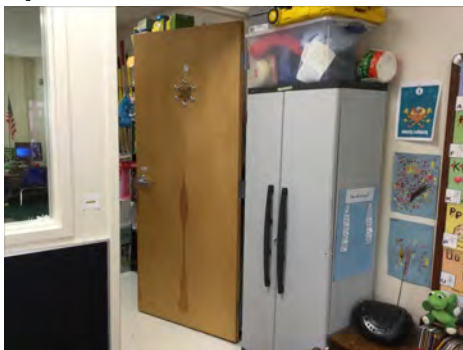
**Note:**

**System:** C1010 - Partitions



**Note:**

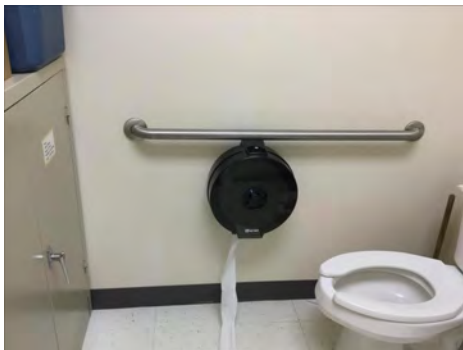
**System:** C1020 - Interior Doors



**Note:**

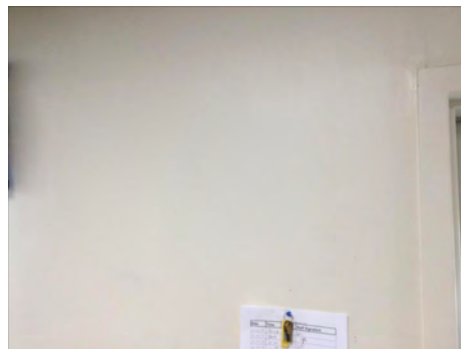
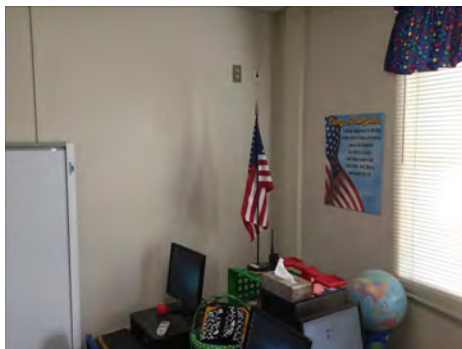
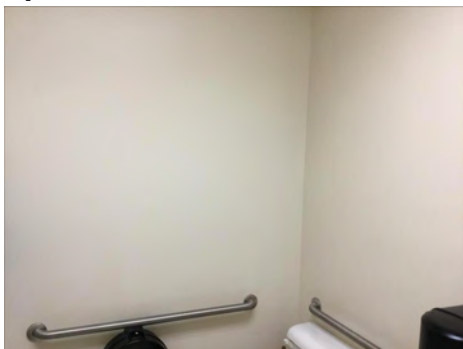
# Campus Assessment Report - 2006 Kindergarten

**System:** C1030 - Fittings



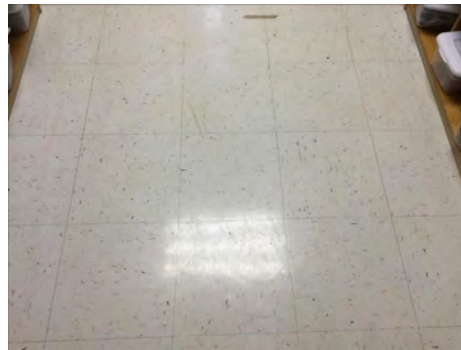
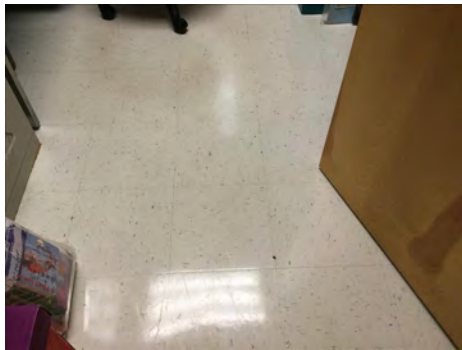
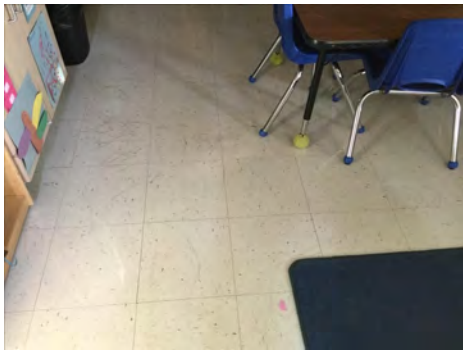
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

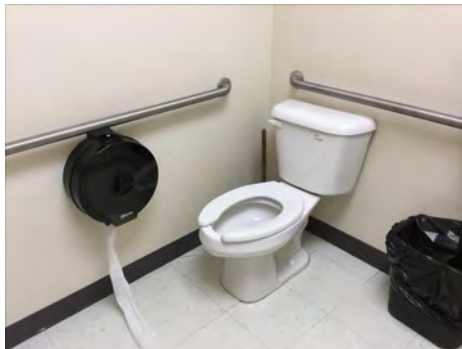
## Campus Assessment Report - 2006 Kindergarten

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

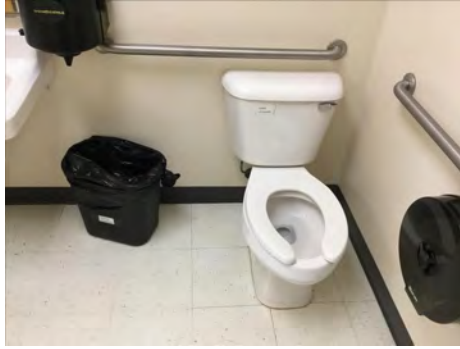
**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2006 Kindergarten

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

# Campus Assessment Report - 2006 Kindergarten

**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**



## Campus Assessment Report - 2006 Kindergarten

**System:** D5020 - Lighting



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 2006 Kindergarten

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**System:** D5090 - Other Electrical Systems



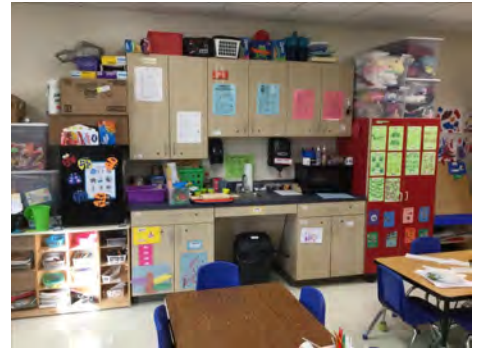
**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$27,847	\$0	\$0	\$0	\$0	\$48,946	\$0	\$76,793
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A20 - Basement Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2010 - Basement Excavation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A2020 - Basement Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,900	\$0	\$7,900
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,144	\$0	\$13,144
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$3,245	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245

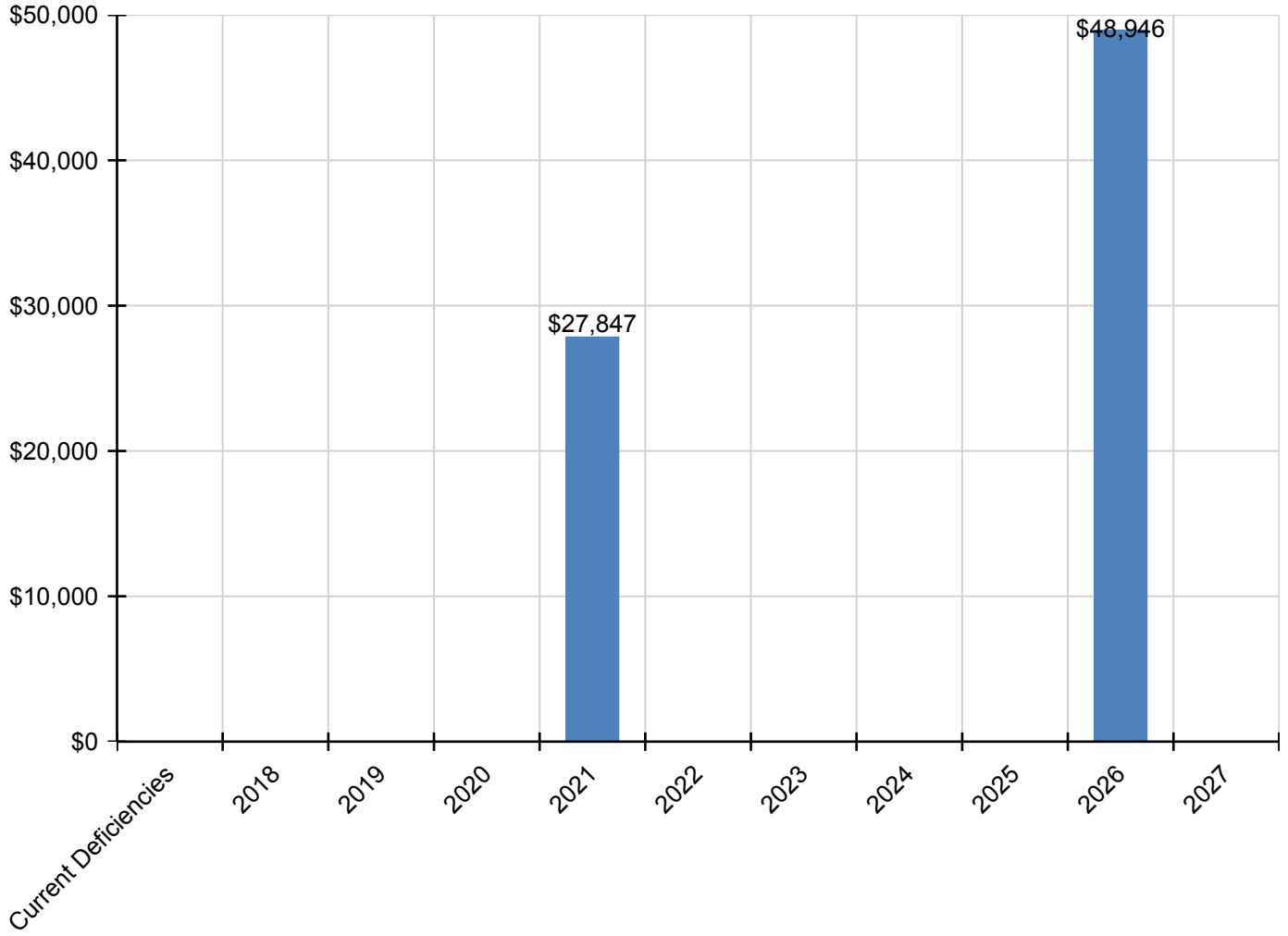
## Campus Assessment Report - 2006 Kindergarten

C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,362	\$0	\$15,362
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$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	\$0
D2020 - Domestic Water Distribution	\$0	\$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	\$0
D30 - HVAC	\$0	\$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	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$15,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,558
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,632	\$0	\$2,632
D50 - Electrical	\$0	\$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	\$0
D5020 - Branch Wiring	\$0	\$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	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$3,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,934
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$5,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,111
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,613	\$0	\$1,613
E - Equipment & Furnishings	\$0	\$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	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414	\$0	\$414
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,881	\$0	\$7,881

\* 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:	
Gross Area (SF):	84,666
Year Built:	1950
Last Renovation:	
Replacement Value:	\$2,555,219
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	20.33 %
FCA Score:	100.00



**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.

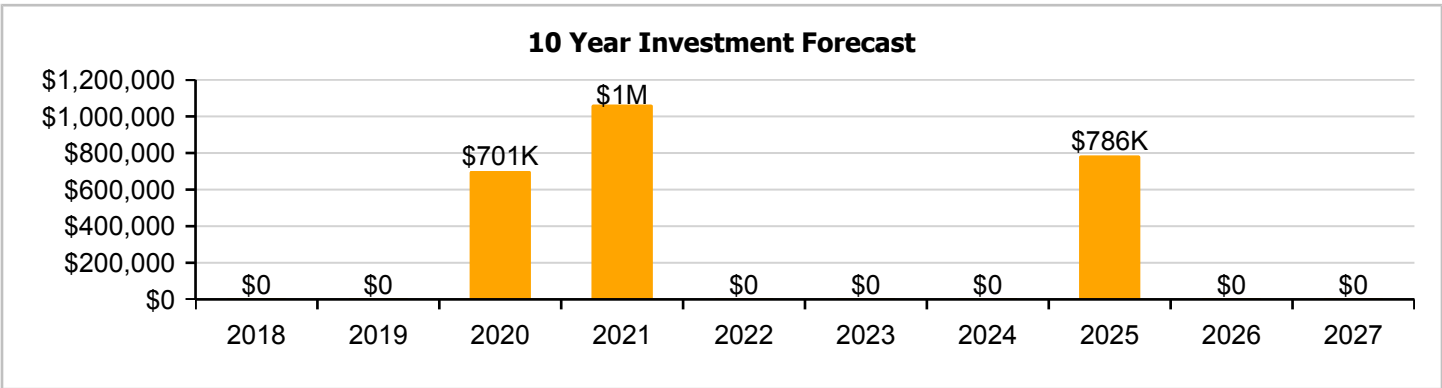
**Dashboard Summary**

Function:		Gross Area:	84,666
Year Built:	1950	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,555,219
FCI:	0.00 %	RSLI%:	20.33 %

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
G20 - Site Improvements	25.74 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	8.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	25.71 %	0.00 %	\$0.00
<b>Totals:</b>	<b>20.33 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

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



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$322,577
G2020	Parking Lots	\$1.33	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$112,606
G2030	Pedestrian Paving	\$1.91	S.F.	84,666	30	2000	2030		43.33 %	0.00 %	13			\$161,712
G2040105	Fence & Guardrails	\$1.23	S.F.	84,666	30	2000	2030		43.33 %	0.00 %	13			\$104,139
G2040950	Covered Walkways	\$1.52	S.F.	84,666	25	2000	2025		32.00 %	0.00 %	8			\$128,692
G2040950	Playing Field	\$4.54	S.F.	84,666	20	2000	2020		15.00 %	0.00 %	3			\$384,384
G2050	Landscaping	\$1.87	S.F.	84,666	15	1952	1967		0.00 %	0.00 %	-50			\$158,325
G3010	Water Supply	\$2.34	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$198,118
G3020	Sanitary Sewer	\$1.45	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$122,766
G3030	Storm Sewer	\$4.54	S.F.	84,666	50	1952	2002	2021	8.00 %	0.00 %	4			\$384,384
G3060	Fuel Distribution	\$0.98	S.F.	84,666	40	1970	2010	2021	10.00 %	0.00 %	4			\$82,973
G4010	Electrical Distribution	\$2.35	S.F.	84,666	50	1970	2020		6.00 %	0.00 %	3			\$198,965
G4020	Site Lighting	\$1.47	S.F.	84,666	30	2004	2034		56.67 %	0.00 %	17			\$124,459
G4030	Site Communications & Security	\$0.84	S.F.	84,666	15	2006	2021		26.67 %	0.00 %	4			\$71,119
<b>Total</b>									<b>20.33 %</b>					<b>\$2,555,219</b>



## 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 - Covered Walkways



**Note:**

**System:** G2040950 - Playing Field



**Note:**

## Campus Assessment Report - Site

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**System:** G2050 - Landscaping



**Note:**

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**System:** G3010 - Water Supply



**Note:**

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**System:** G3020 - Sanitary Sewer



**Note:**

## Campus Assessment Report - Site

**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

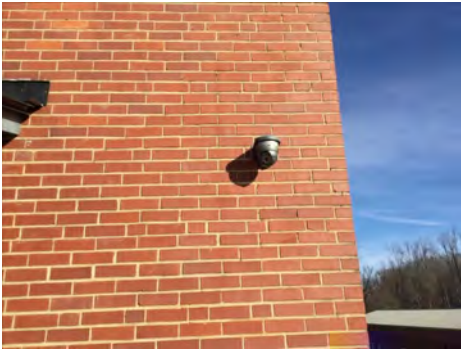
## Campus Assessment Report - Site

**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.

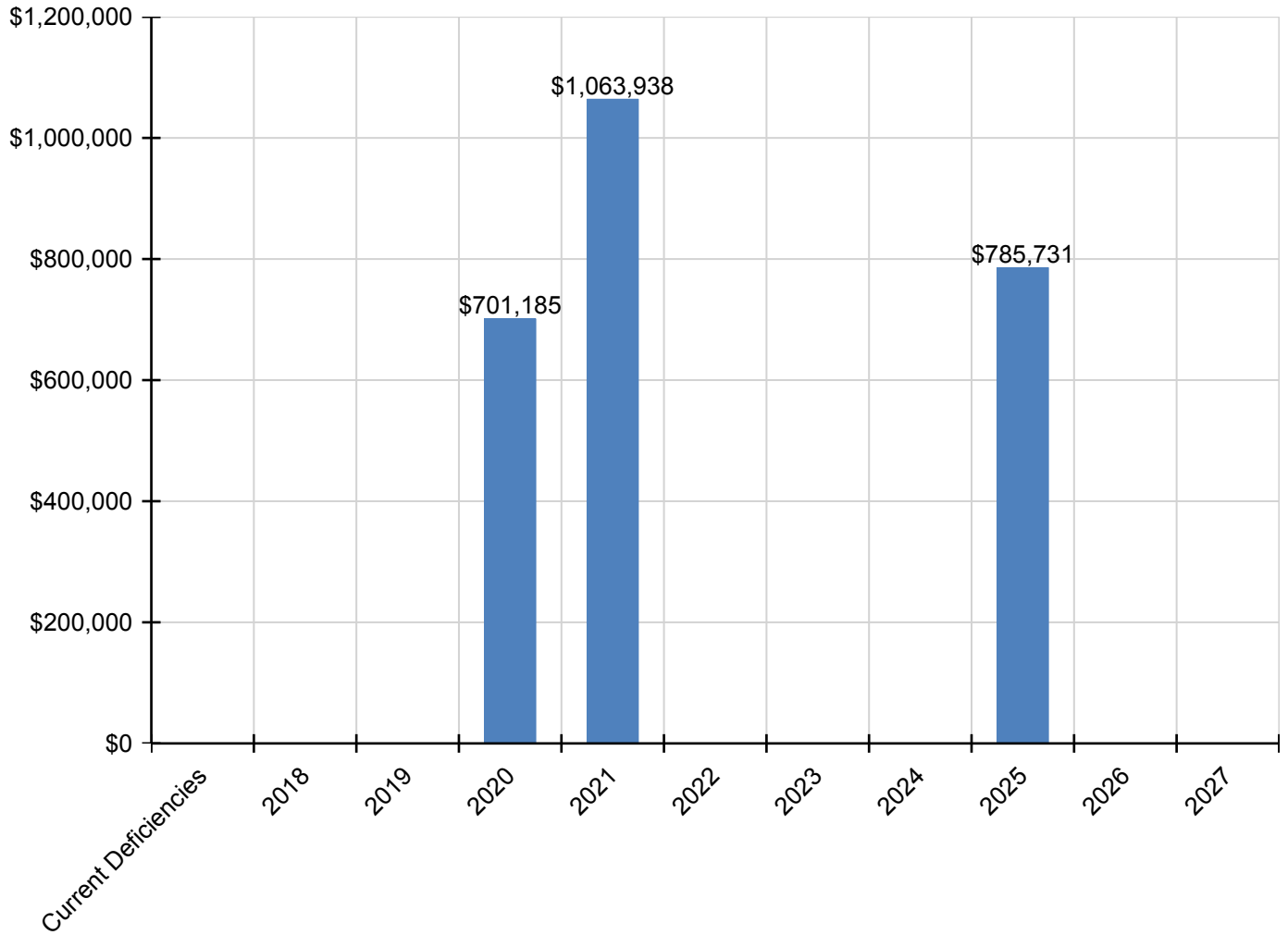
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$701,185	\$1,063,938	\$0	\$0	\$0	\$785,731	\$0	\$0	\$2,550,854
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,494	\$0	\$0	\$449,494
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,910	\$0	\$0	\$156,910
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,327	\$0	\$0	\$179,327
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$462,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,029
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$245,282	\$0	\$0	\$0	\$0	\$0	\$0	\$245,282
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$151,991	\$0	\$0	\$0	\$0	\$0	\$0	\$151,991
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$475,890	\$0	\$0	\$0	\$0	\$0	\$0	\$475,890
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$102,725	\$0	\$0	\$0	\$0	\$0	\$0	\$102,725
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$0	\$0	\$239,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$239,156
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$88,050	\$0	\$0	\$0	\$0	\$0	\$0	\$88,050

*\* 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