

NC School District/300 Davie County/Elementary School

Cornatzer Elementary

Final

Campus Assessment Report

March 10, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	73,434
Year Built:	2000
Last Renovation:	
Replacement Value:	\$15,627,654
Repair Cost:	\$629,846.80
Total FCI:	4.03 %
Total RSLI:	45.66 %
FCA Score:	95.97



Description:

GENERAL

Cornatzer Elementary School campus is located at 321 Camden Road, Wadesboro, NC. The campus consists of a 73,269 square foot one-story building constructed in 2000. There have been no additions or major renovations to the school. There is also a 1,050 square foot preschool constructed in 2008.

This report contains condition and adequacy data collected during the 2016-17 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 - Cornatzer Elementary

The buildings rest on slab on grade and what is assumed to be standard concrete standard foundations. There is no basement.

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled metal pans on steel framing. Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are painted aluminum frame with fixed and operable panes with insulated, tinted glazing. Exterior doors are typically aluminum with glazing. Roofing is steep pre-finished standing seam metal with gutters and downspouts. There are areas of low-slope roofing of rock ballasted single ply membrane. Roof openings include a roof hatch and insulated translucent panels skylights over the media center. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. There is a folding partition separating the stage and the gym. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include ADA compliant building signage, whiteboards and tack boards, toilet accessories and toilet partitions, storage shelving, and lockers. Stairs to mezzanines construction are steep with open risers and steel treads and steel handrails

Wall finishes are typically paint. Floor finishes include terrazzo in corridors, VCT in typical classrooms, carpet in the media center and select classrooms, synthetic tiles in the gym, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in toilet rooms and painted exposed structure in the gym. The mezzanines have unpainted but taped gypboard ceilings.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. An accessible shower is provided, but is not in use. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Electric water heaters are distributed throughout the building and oil fired water heaters serve the kitchen. Sanitary drain/vent piping is PVC. Floor drains are provided in toilet rooms. Storm water drainage is PVC. Other plumbing systems are fuel oil piping.

HVAC:

Heating hot water is provided by two Weil-McClain oil-fired boilers. Cooling is provided by an air-cooled chiller McQuay chiller. The distribution system includes a 4-pipe system with insulated pipes, pumps, and accessories. AHUs located on the mezzanines and on the roof supply conditioned air through externally insulated sheet metal ductwork. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does not have dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire power. Classroom and media center lighting is typically T8 fluorescent bulbs in ceiling hung indirect lighting fixtures.

Campus Assessment Report - Cornatzer Elementary

Fluorescent lay-in fixtures are used in corridors, offices, and the cafeteria. GFCI outlets are provided at wet areas. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. This building has a locally monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, residential appliances, library equipment, gym backstops and other gym equipment, telescoping bleachers in the gym, audio-visual equipment, Smartboards, a kiln, fixed plastic laminate casework, and window treatment consisting of horizontal mini-blinds.

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, covered walkways, a flag pole, playground equipment, landscaping, a monument sign, and a ball field. Site mechanical and electrical features include water, sewer, oil fuel storage, and site lighting.

Attributes:

General Attributes:

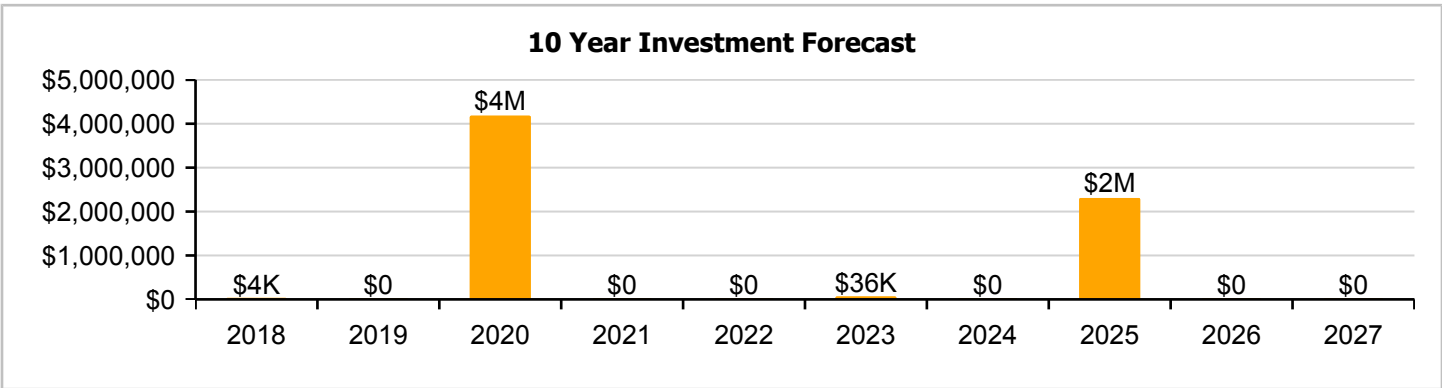
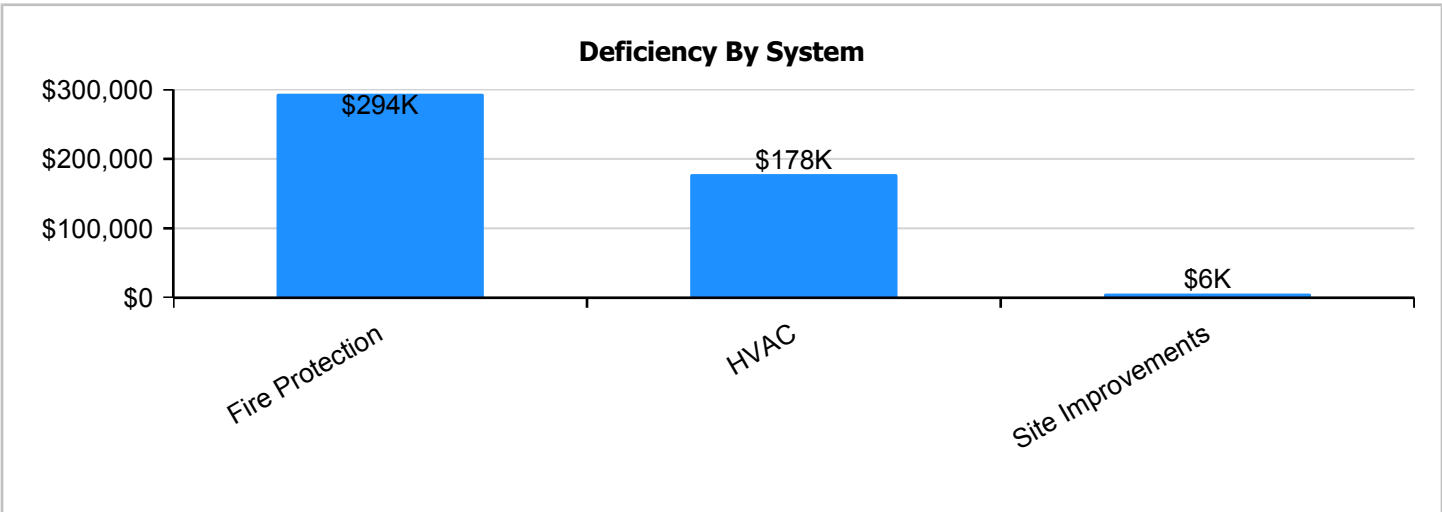
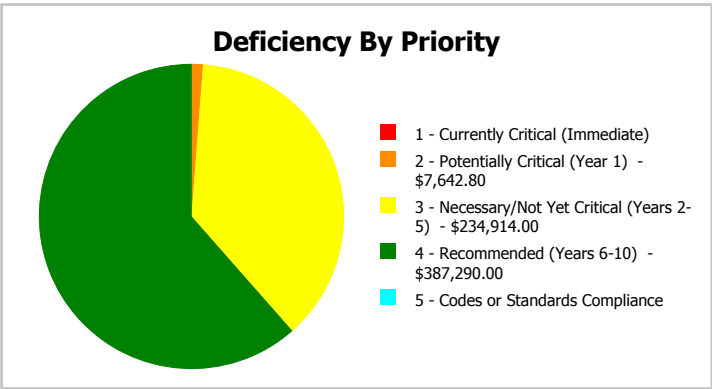
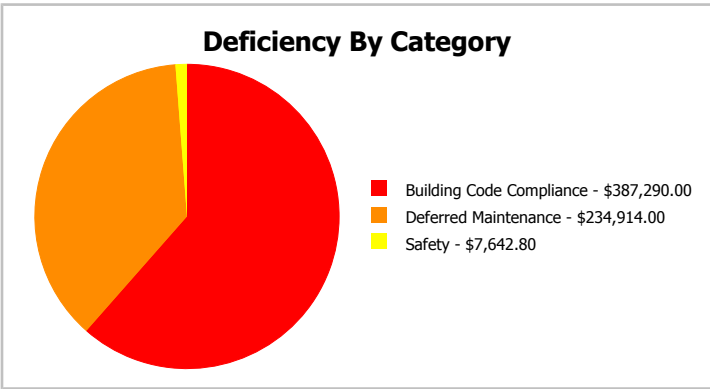
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:	Davie - Davie County HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	34.2	Site Acreage:	34.2

Campus Dashboard Summary

Gross Area:	73,434	Last Renovation:	
Year Built:	2000	Replacement Value:	\$15,627,654
Repair Cost:	\$629,847	RSLI%:	45.66 %
FCI:	4.03 %		



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.

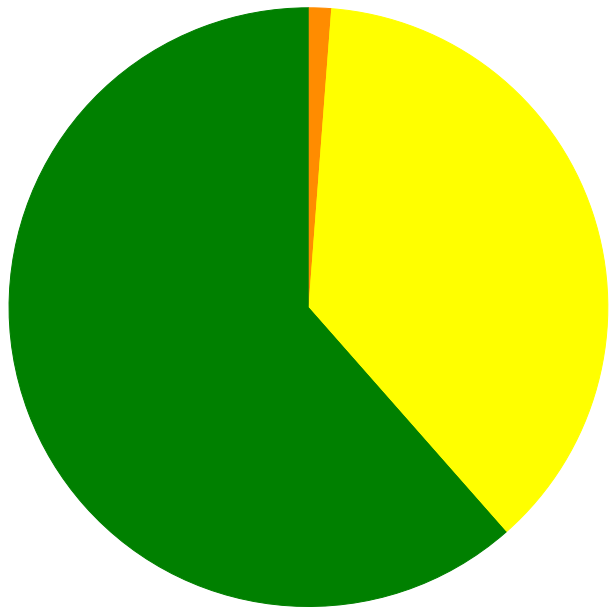
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.15 %	0.00 %	\$0.00
B10 - Superstructure	83.13 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.49 %	0.00 %	\$0.00
B30 - Roofing	35.54 %	0.00 %	\$0.00
C10 - Interior Construction	47.75 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.62 %	0.00 %	\$0.00
D20 - Plumbing	43.93 %	0.00 %	\$0.00
D30 - HVAC	32.20 %	15.21 %	\$234,914.00
D40 - Fire Protection	0.00 %	110.00 %	\$387,290.00
D50 - Electrical	45.14 %	0.00 %	\$0.00
E10 - Equipment	15.10 %	0.00 %	\$0.00
E20 - Furnishings	15.73 %	0.00 %	\$0.00
G20 - Site Improvements	25.74 %	0.64 %	\$7,642.80
G30 - Site Mechanical Utilities	65.11 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	50.56 %	0.00 %	\$0.00
Totals:	45.66 %	4.03 %	\$629,846.80

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
2000 Main	72,148	4.72	\$0.00	\$0.00	\$234,914.00	\$387,290.00	\$0.00
2008 Preschool	1,286	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	73,434	0.34	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00
Total:		4.03	\$0.00	\$7,642.80	\$234,914.00	\$387,290.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$7,642.80
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$234,914.00
- 4 - Recommended (Years 6-10) - \$387,290.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$629,846.80

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):	72,148
Year Built:	2000
Last Renovation:	
Replacement Value:	\$13,190,197
Repair Cost:	\$622,204.00
Total FCI:	4.72 %
Total RSLI:	45.95 %
FCA Score:	95.28



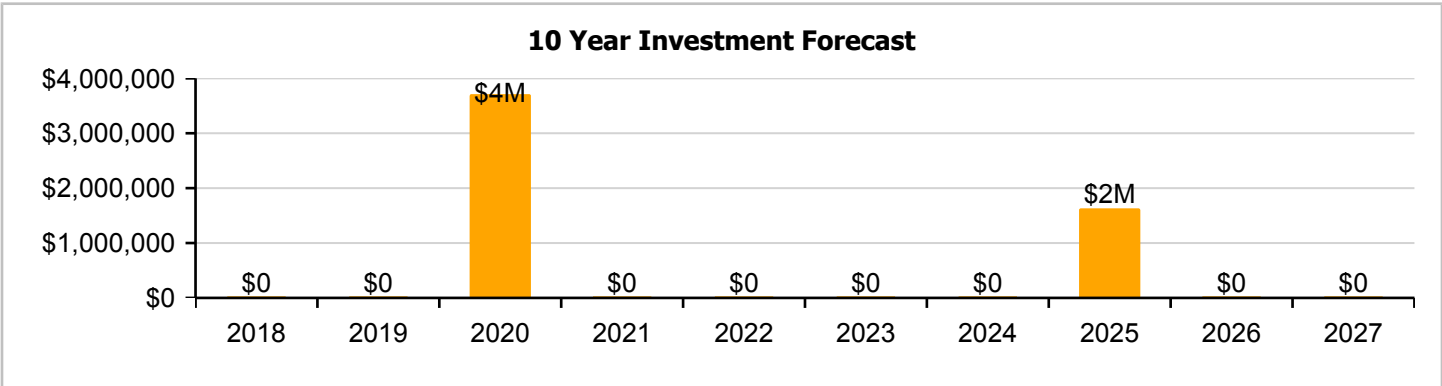
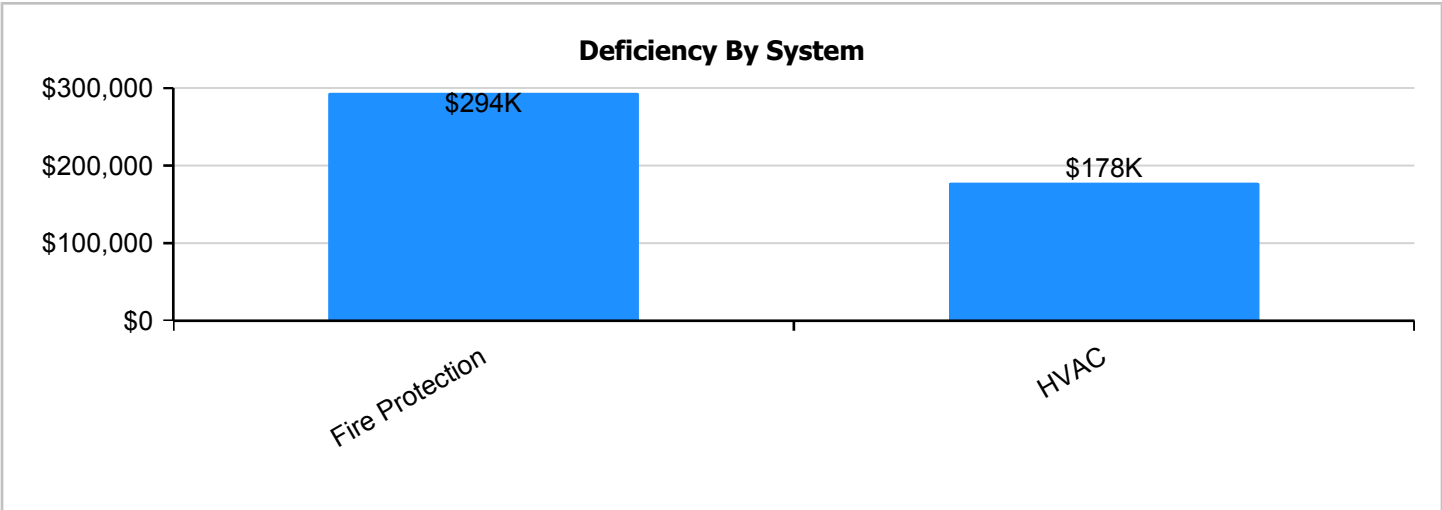
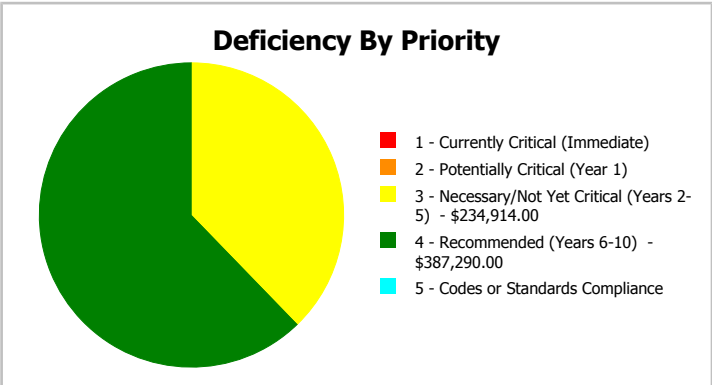
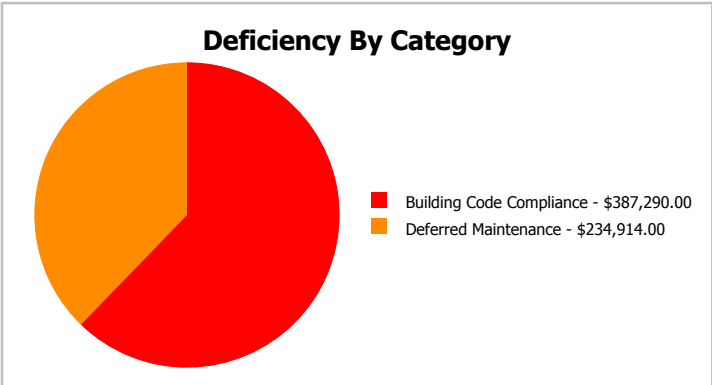
Description:

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:	72,148
Year Built:	2000	Last Renovation:	
Repair Cost:	\$622,204	Replacement Value:	\$13,190,197
FCI:	4.72 %	RSLI%:	45.95 %



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	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	62.17 %	0.00 %	\$0.00
B30 - Roofing	35.37 %	0.00 %	\$0.00
C10 - Interior Construction	47.30 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	24.08 %	0.00 %	\$0.00
D20 - Plumbing	43.49 %	0.00 %	\$0.00
D30 - HVAC	31.88 %	15.48 %	\$234,914.00
D40 - Fire Protection	0.00 %	110.00 %	\$387,290.00
D50 - Electrical	44.86 %	0.00 %	\$0.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	45.95 %	4.72 %	\$622,204.00

Photo Album

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

1). West Elevation - Feb 11, 2017



2). South Elevation - Feb 11, 2017



3). East Elevation - Feb 11, 2017



4). North Elevation - Feb 11, 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 - 2000 Main

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.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$339,096
A1030	Slab on Grade	\$8.26	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$595,942
B1010	Floor Construction	\$1.61	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$116,158
B1020	Roof Construction	\$15.44	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$1,113,965
B2010	Exterior Walls	\$9.24	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$666,648
B2020	Exterior Windows	\$9.20	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$663,762
B2030	Exterior Doors	\$1.02	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$73,591
B3010120	Single Ply Membrane	\$6.98	S.F.	25,000	20	2000	2020		15.00 %	0.00 %	3			\$174,500
B3010130	Preformed Metal Roofing	\$9.66	S.F.	47,148	30	2000	2030		43.33 %	0.00 %	13			\$455,450
B3020	Roof Openings	\$0.29	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$20,923
C1010	Partitions	\$10.59	S.F.	72,148	75	2000	2075		77.33 %	0.00 %	58			\$764,047
C1020	Interior Doors	\$2.48	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$178,927
C1030	Fittings	\$9.54	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$688,292
C20	Stairs	\$0.20	S.F.	72,148	100	2000	2100		83.00 %	0.00 %	83			\$14,430
C3010	Wall Finishes	\$2.73	S.F.	72,148	10	2010	2020		30.00 %	0.00 %	3			\$196,964
C3020	Floor Finishes	\$11.15	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$804,450
C3030	Ceiling Finishes	\$10.74	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$774,870
D2010	Plumbing Fixtures	\$11.26	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$812,386
D2020	Domestic Water Distribution	\$0.96	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$69,262
D2030	Sanitary Waste	\$1.52	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$109,665
D2040	Rain Water Drainage	\$1.36	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$98,121
D2090	Other Plumbing Systems - Fuel Oil	\$0.17	S.F.	72,148	40	2000	2040		57.50 %	0.00 %	23			\$12,265
D3020	Heat Generating Systems	\$4.98	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$359,297
D3030	Cooling Generating Systems	\$5.16	S.F.	72,148	25	2000	2025		32.00 %	0.00 %	8			\$372,284
D3040	Distribution Systems	\$6.02	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$434,331
D3050	Terminal & Package Units	\$2.96	S.F.	72,148	15	2000	2015		0.00 %	110.00 %	-2		\$234,914.00	\$213,558
D3060	Controls & Instrumentation	\$1.91	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$137,803
D4010	Sprinklers	\$4.22	S.F.	72,148	30			2017	0.00 %	110.00 %	0		\$334,911.00	\$304,465
D4020	Standpipes	\$0.66	S.F.	72,148	30			2017	0.00 %	110.00 %	0		\$52,379.00	\$47,618
D5010	Electrical Service/Distribution	\$1.65	S.F.	72,148	40	2000	2040		57.50 %	0.00 %	23			\$119,044
D5020	Branch Wiring	\$4.99	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$360,019
D5020	Lighting	\$11.64	S.F.	72,148	30	2000	2030		43.33 %	0.00 %	13			\$839,803
D5030810	Security & Detection Systems	\$1.83	S.F.	72,148	15	2000	2015	2020	20.00 %	0.00 %	3			\$132,031
D5030910	Fire Alarm Systems	\$3.31	S.F.	72,148	15	2016	2031		93.33 %	0.00 %	14			\$238,810
D5030920	Data Communication	\$4.30	S.F.	72,148	15	2000	2015	2020	20.00 %	0.00 %	3			\$310,236
D5090	Other Electrical Systems	\$0.12	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$8,658
E1020	Institutional Equipment	\$0.30	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$21,644
E1090	Other Equipment	\$1.86	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$134,195
E2010	Fixed Furnishings	\$5.72	S.F.	72,148	20	2000	2020		15.00 %	0.00 %	3			\$412,687
Total									45.95 %	4.72 %			\$622,204.00	\$13,190,197

System Notes

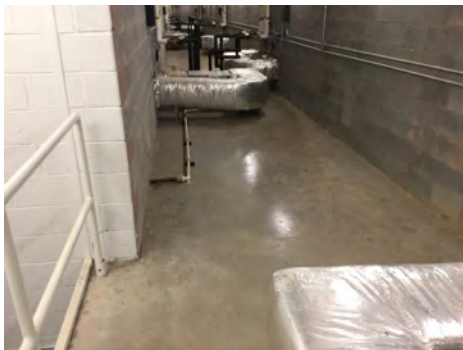
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



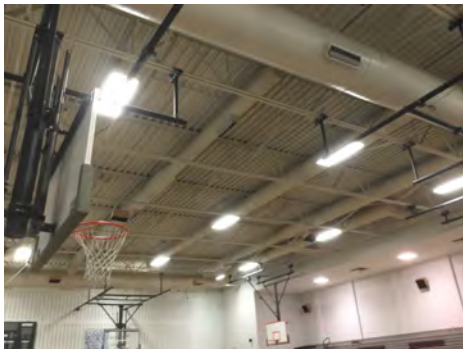
Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Campus Assessment Report - 2000 Main

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

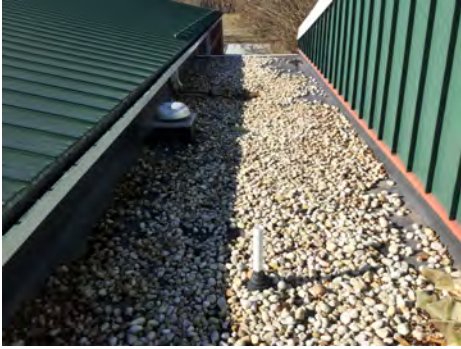
System: B2030 - Exterior Doors



Note:

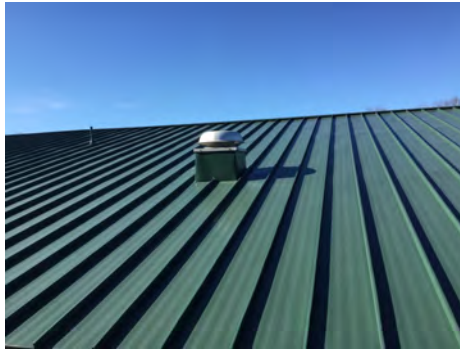
Campus Assessment Report - 2000 Main

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing



Note: Roof repainted in 2015 due to manufacturing defect

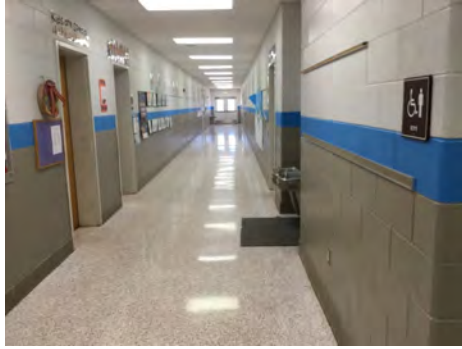
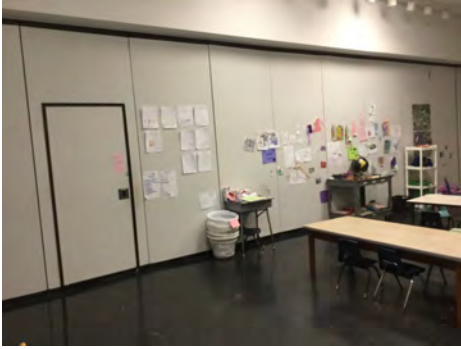
System: B3020 - Roof Openings



Note:

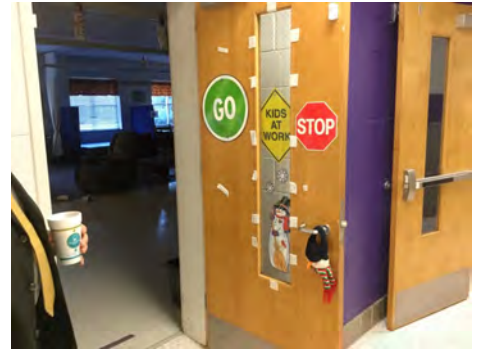
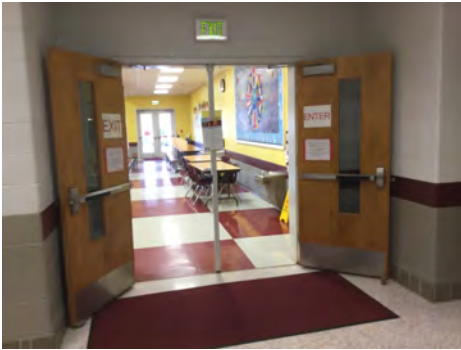
Campus Assessment Report - 2000 Main

System: C1010 - Partitions



Note:

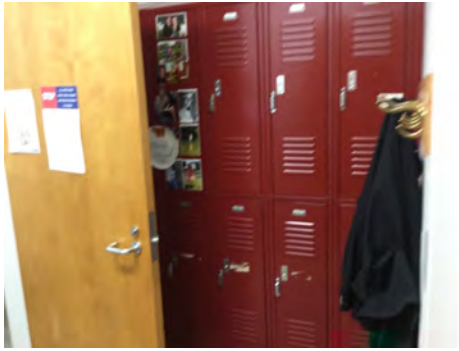
System: C1020 - Interior Doors



Note:

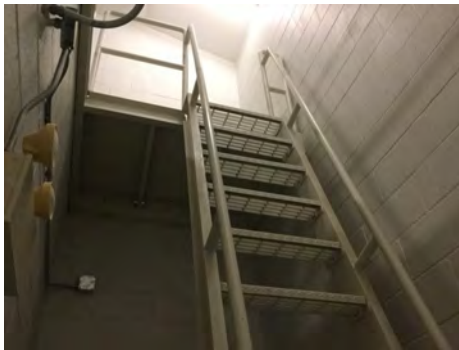
Campus Assessment Report - 2000 Main

System: C1030 - Fittings



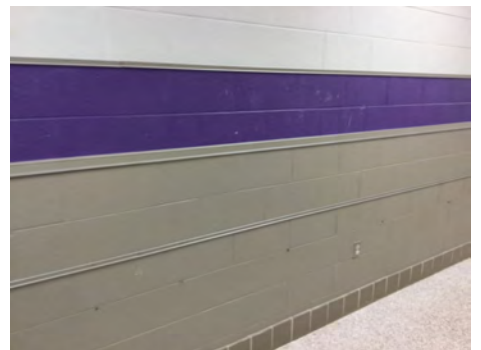
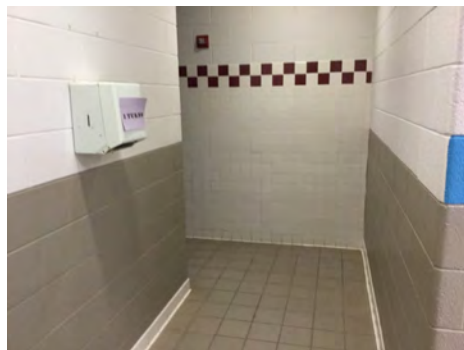
Note:

System: C20 - Stairs



Note:

System: C3010 - Wall Finishes



Note:

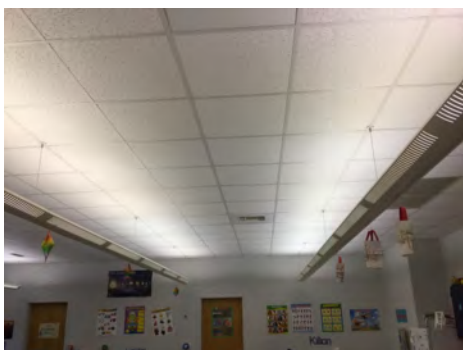
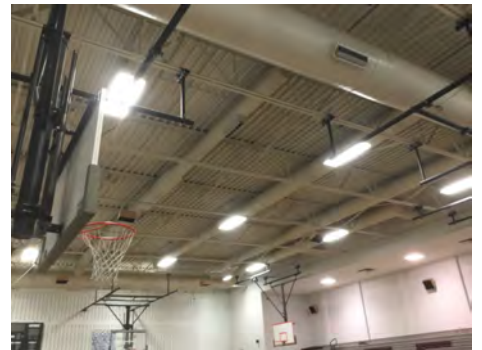
Campus Assessment Report - 2000 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

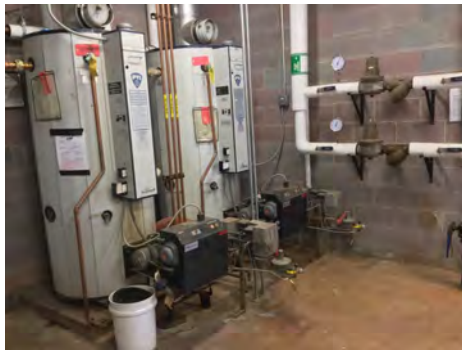
Campus Assessment Report - 2000 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2000 Main

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - Fuel Oil



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 2000 Main

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 2000 Main

System: D3060 - Controls & Instrumentation



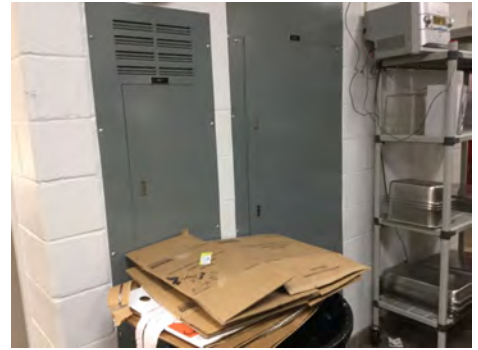
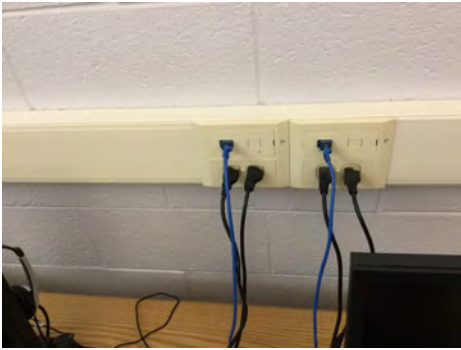
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 2000 Main

System: D5020 - Lighting



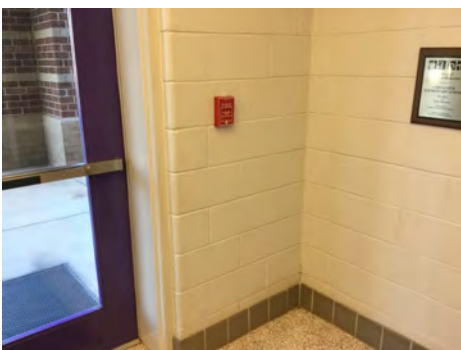
Note:

System: D5030810 - Security & Detection Systems



Note:

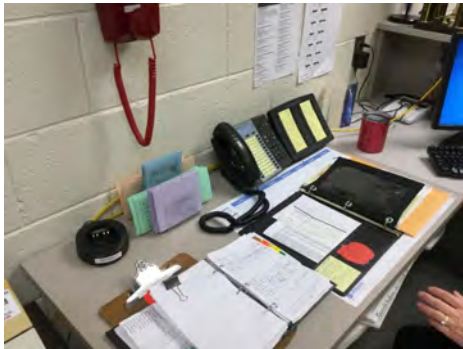
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 2000 Main

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

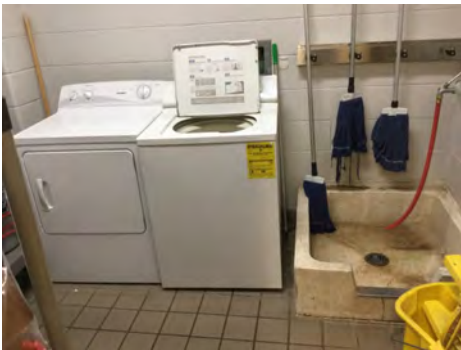
Campus Assessment Report - 2000 Main

System: E1020 - Institutional Equipment



Note:

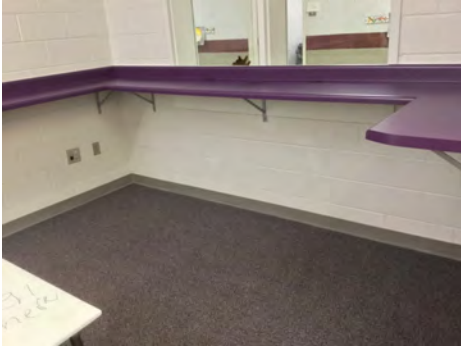
System: E1090 - Other Equipment



Note:

Campus Assessment Report - 2000 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
Total:	\$622,204	\$0	\$0	\$3,708,066	\$0	\$0	\$0	\$0	\$1,627,651	\$0	\$0	\$5,957,922
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$286,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,021
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,155	\$0	\$0	\$29,155
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$827,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$827,327
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$236,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,750

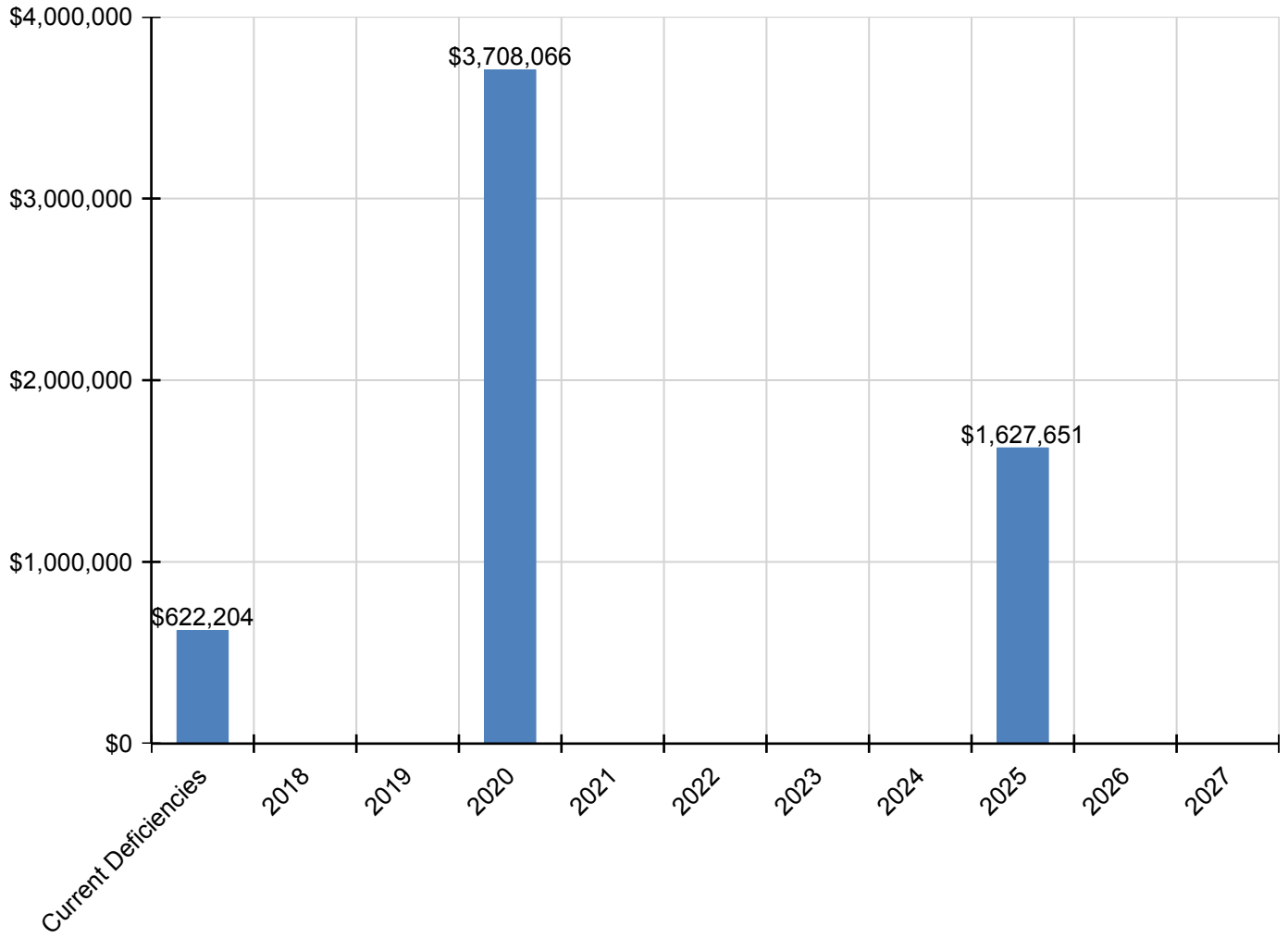
Campus Assessment Report - 2000 Main

C3020 - Floor Finishes	\$0	\$0	\$0	\$966,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$966,949
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,079,739	\$0	\$1,079,739
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518,758	\$0	\$518,758
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$234,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,914
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$165,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,639
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$334,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,911
D4020 - Standpipes	\$52,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,379
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	\$158,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$158,701
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$372,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$372,904
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$10,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,407
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	\$26,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,017
E1090 - Other Equipment	\$0	\$0	\$0	\$161,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$161,303
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$496,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$496,049

** Indicates non-renewable system*

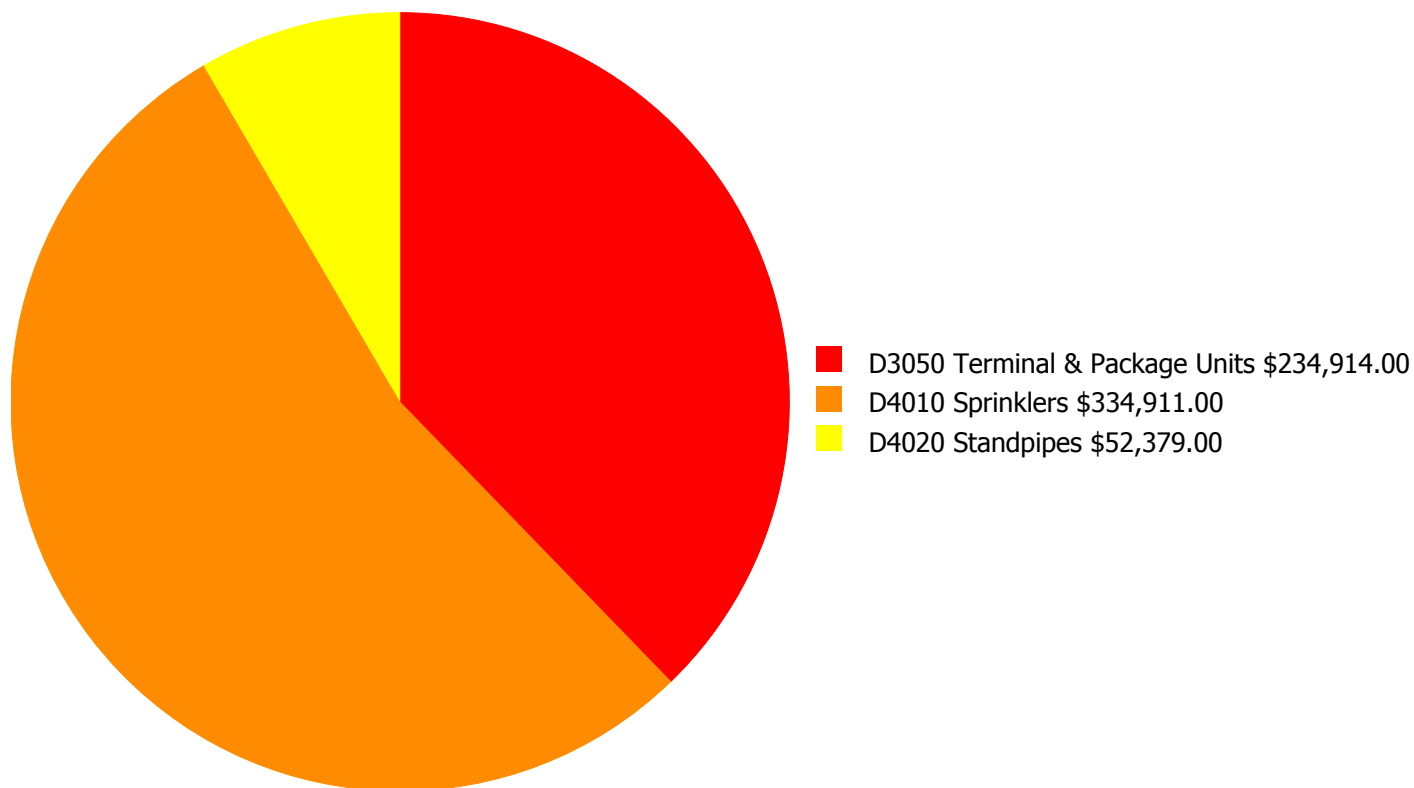
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

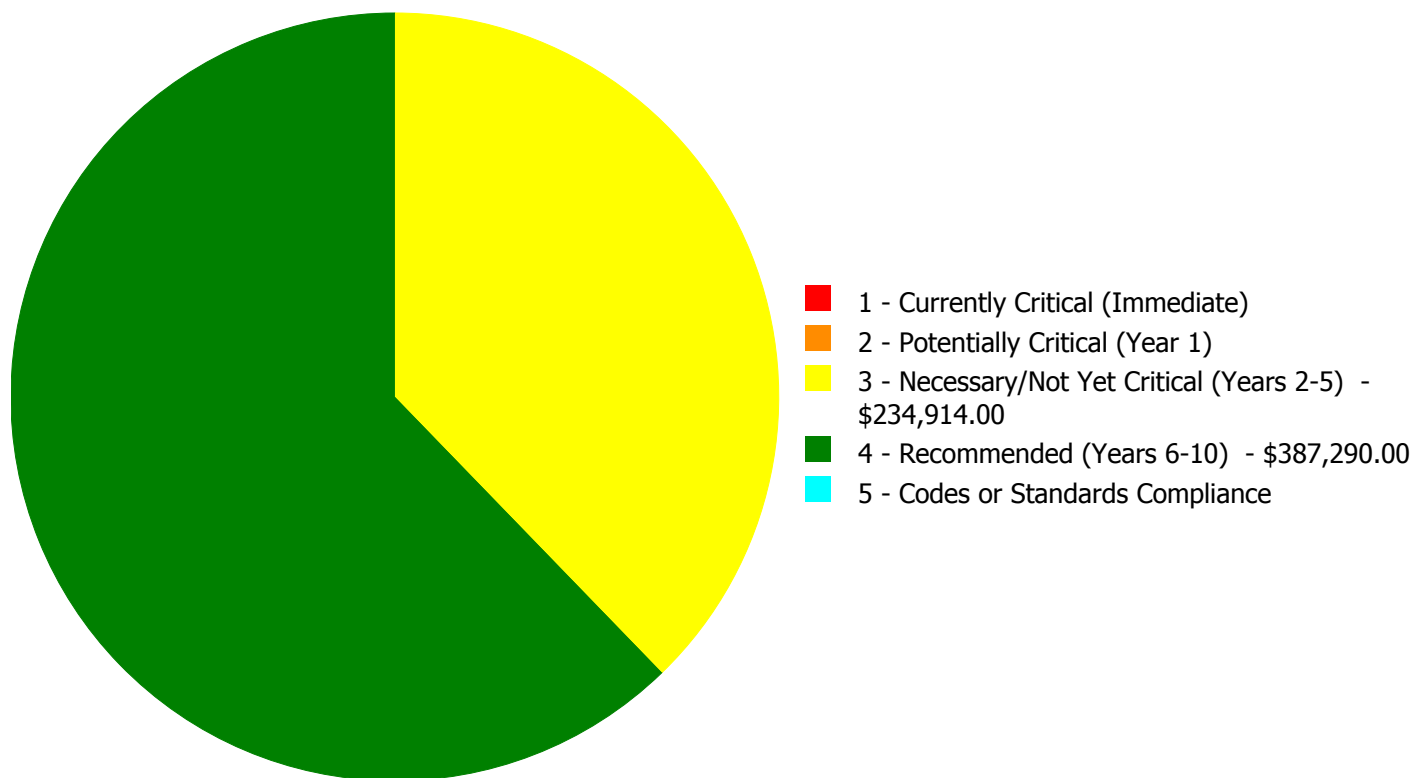
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$622,204.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$622,204.00

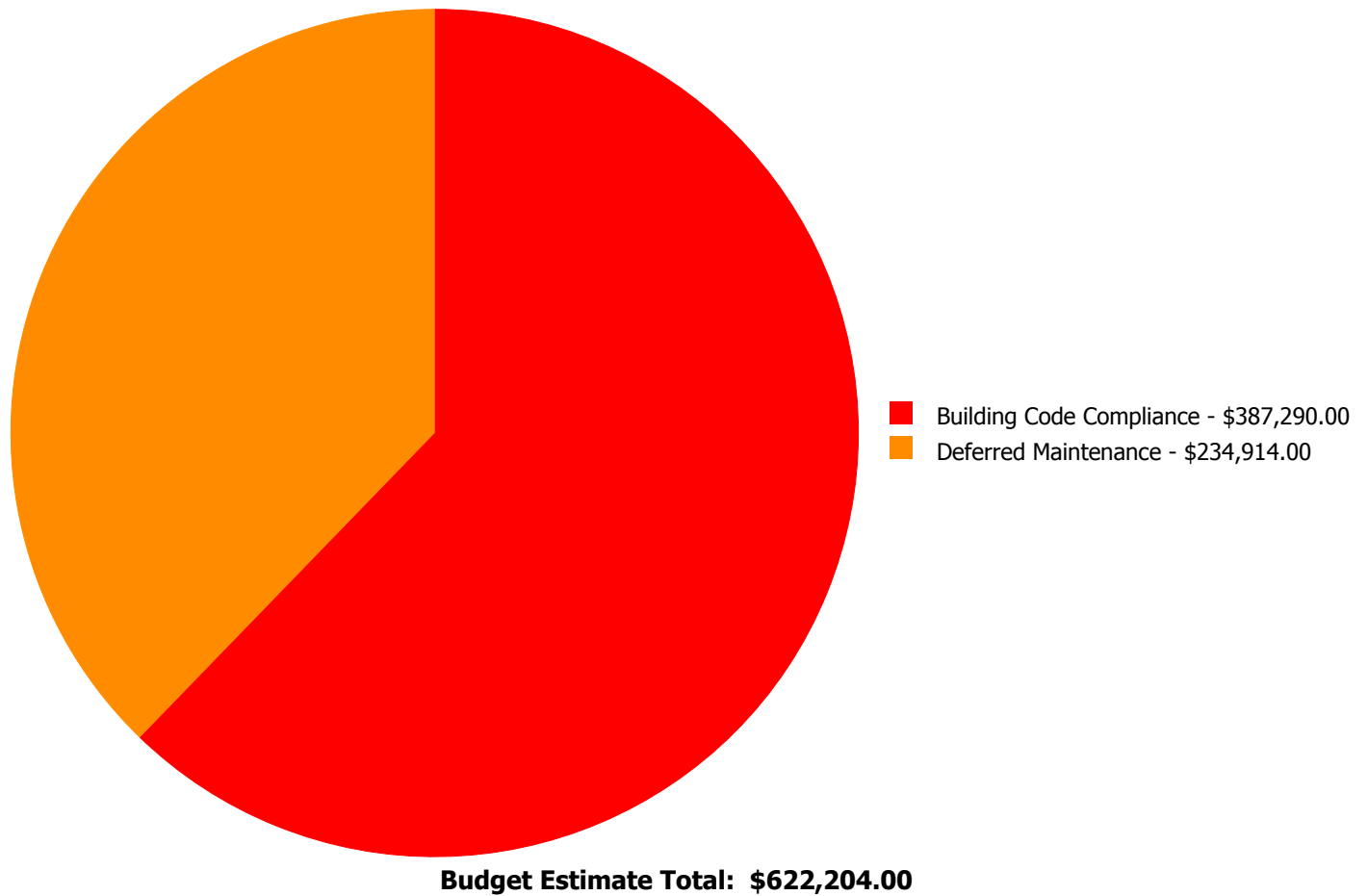
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$234,914.00	\$0.00	\$0.00	\$234,914.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$334,911.00	\$0.00	\$334,911.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$52,379.00	\$0.00	\$52,379.00
	Total:	\$0.00	\$0.00	\$234,914.00	\$387,290.00	\$0.00	\$622,204.00

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

System: D3050 - Terminal & Package Units



Location: 2000 Main
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,148.00
Unit of Measure: S.F.
Estimate: \$234,914.00
Assessor Name: Somnath Das
Date Created: 12/13/2016

Notes:

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,148.00
Unit of Measure: S.F.
Estimate: \$334,911.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,148.00
Unit of Measure: S.F.
Estimate: \$52,379.00
Assessor Name: Somnath Das
Date Created: 02/11/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,286
Year Built:	2008
Last Renovation:	
Replacement Value:	\$221,218
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	67.98 %
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

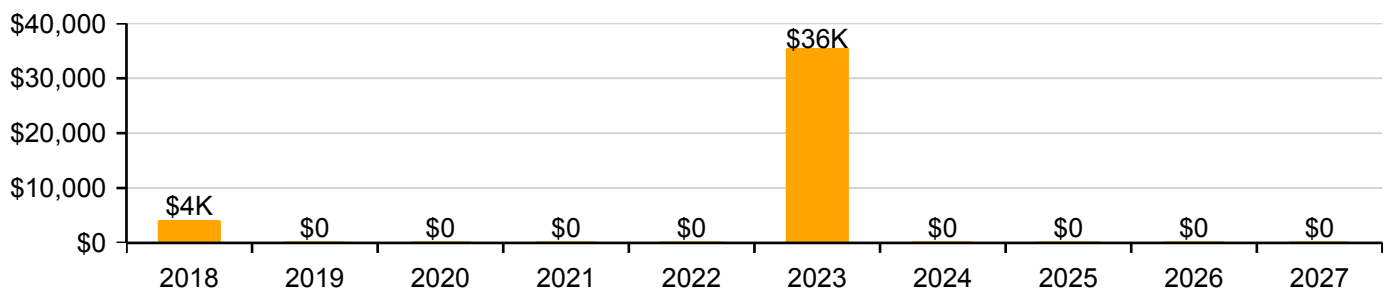
Function:	ES -Elementary School	Gross Area:	1,286
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$221,218
FCI:	0.00 %	RSLI%:	67.98 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C10 - Interior Construction	72.08 %	0.00 %	\$0.00
C30 - Interior Finishes	53.94 %	0.00 %	\$0.00
D20 - Plumbing	70.00 %	0.00 %	\$0.00
D30 - HVAC	49.97 %	0.00 %	\$0.00
D50 - Electrical	61.63 %	0.00 %	\$0.00
E10 - Equipment	55.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	67.98 %	0.00 %	\$0.00

Photo Album

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

1). East Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). West Elevation - Feb 10, 2017



4). North 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	\$4.88	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$6,276
A1030	Slab on Grade	\$8.61	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$11,072
B1020	Roof Construction	\$16.08	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$20,679
B2010	Exterior Walls	\$9.61	S.F.	1,286	100	2008	2108		91.00 %	0.00 %	91			\$12,358
B2020	Exterior Windows	\$9.57	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$12,307
B2030	Exterior Doors	\$1.07	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$1,376
B3010140	Asphalt Shingles	\$4.32	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$5,556
C1010	Partitions	\$11.01	S.F.	1,286	75	2008	2083		88.00 %	0.00 %	66			\$14,159
C1020	Interior Doors	\$2.59	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$3,331
C1030	Fittings	\$9.94	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$12,783
C3010	Wall Finishes	\$2.84	S.F.	1,286	10	2008	2018		10.00 %	0.00 %	1			\$3,652
C3020	Floor Finishes	\$11.60	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$14,918
C3030	Ceiling Finishes	\$11.19	S.F.	1,286	25	2008	2033		64.00 %	0.00 %	16			\$14,390
D2010	Plumbing Fixtures	\$11.71	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$15,059
D2020	Domestic Water Distribution	\$0.99	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$1,273
D2030	Sanitary Waste	\$1.57	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$2,019
D3040	Distribution Systems	\$6.02	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$7,742
D3050	Terminal & Package Units	\$13.09	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$16,834
D3060	Controls & Instrumentation	\$1.98	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$2,546
D5010	Electrical Service/Distribution	\$1.73	S.F.	1,286	40	2008	2048		77.50 %	0.00 %	31			\$2,225
D5020	Branch Wiring	\$5.20	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$6,687
D5020	Lighting	\$12.12	S.F.	1,286	30	2008	2038		70.00 %	0.00 %	21			\$15,586
D5030910	Fire Alarm Systems	\$3.46	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$4,450
D5030920	Data Communication	\$4.47	S.F.	1,286	15	2008	2023		40.00 %	0.00 %	6			\$5,748
D5090	Other Electrical Systems	\$0.12	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$154
E1020	Institutional Equipment	\$0.30	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$386
E2010	Fixed Furnishings	\$5.95	S.F.	1,286	20	2008	2028		55.00 %	0.00 %	11			\$7,652
Total									67.98 %					\$221,218

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:

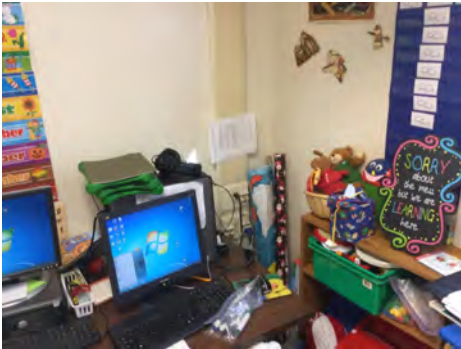
Campus Assessment Report - 2008 Preschool

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

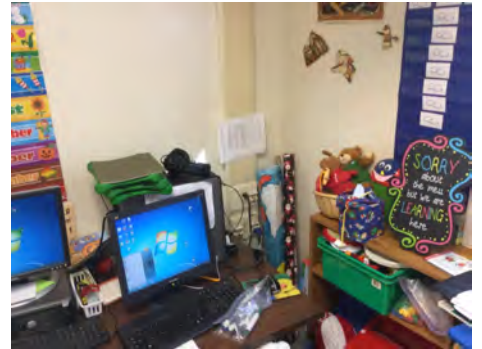
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System: C1030 - Fittings



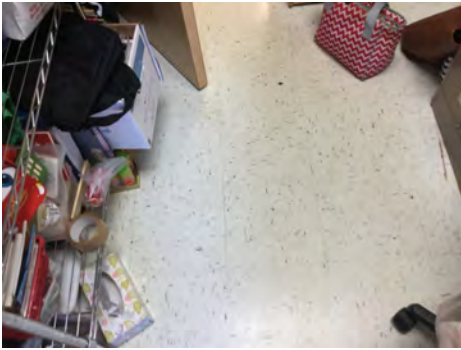
Note:

System: C3010 - Wall Finishes



Note:

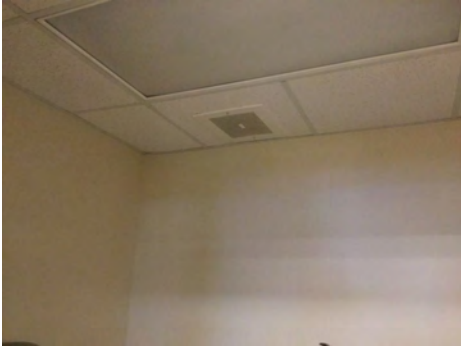
System: C3020 - Floor Finishes



Note:

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System: C3030 - Ceiling Finishes



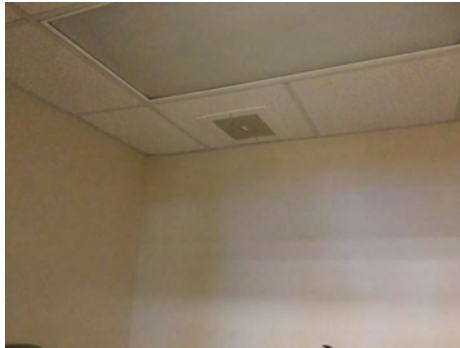
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2008 Preschool

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

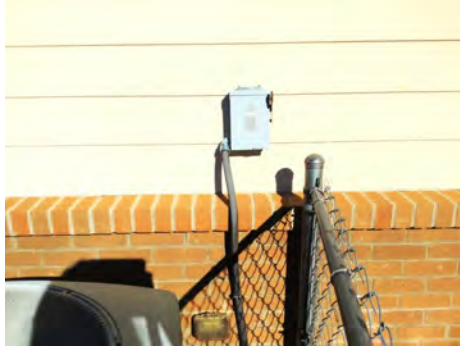
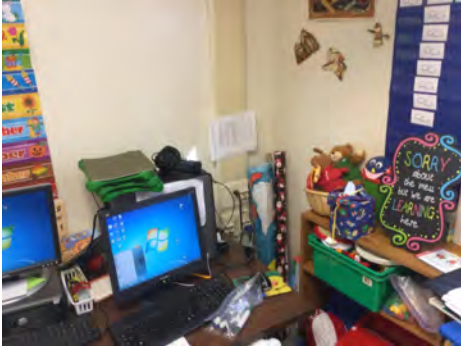
System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2008 Preschool

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

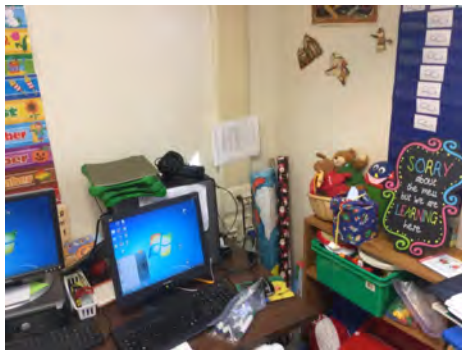
System: D5030910 - Fire Alarm Systems



Note:

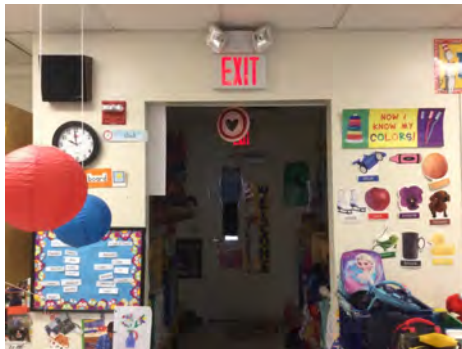
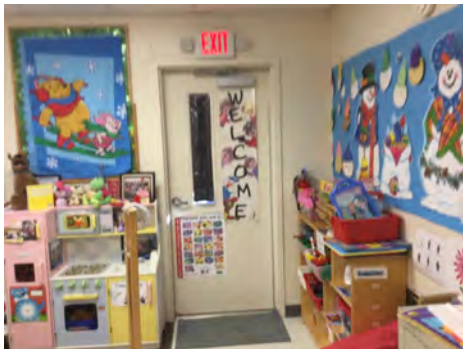
Campus Assessment Report - 2008 Preschool

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2008 Preschool

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$4,138	\$0	\$0	\$0	\$0	\$35,505	\$0	\$0	\$0	\$0	\$39,643
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$4,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,138
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

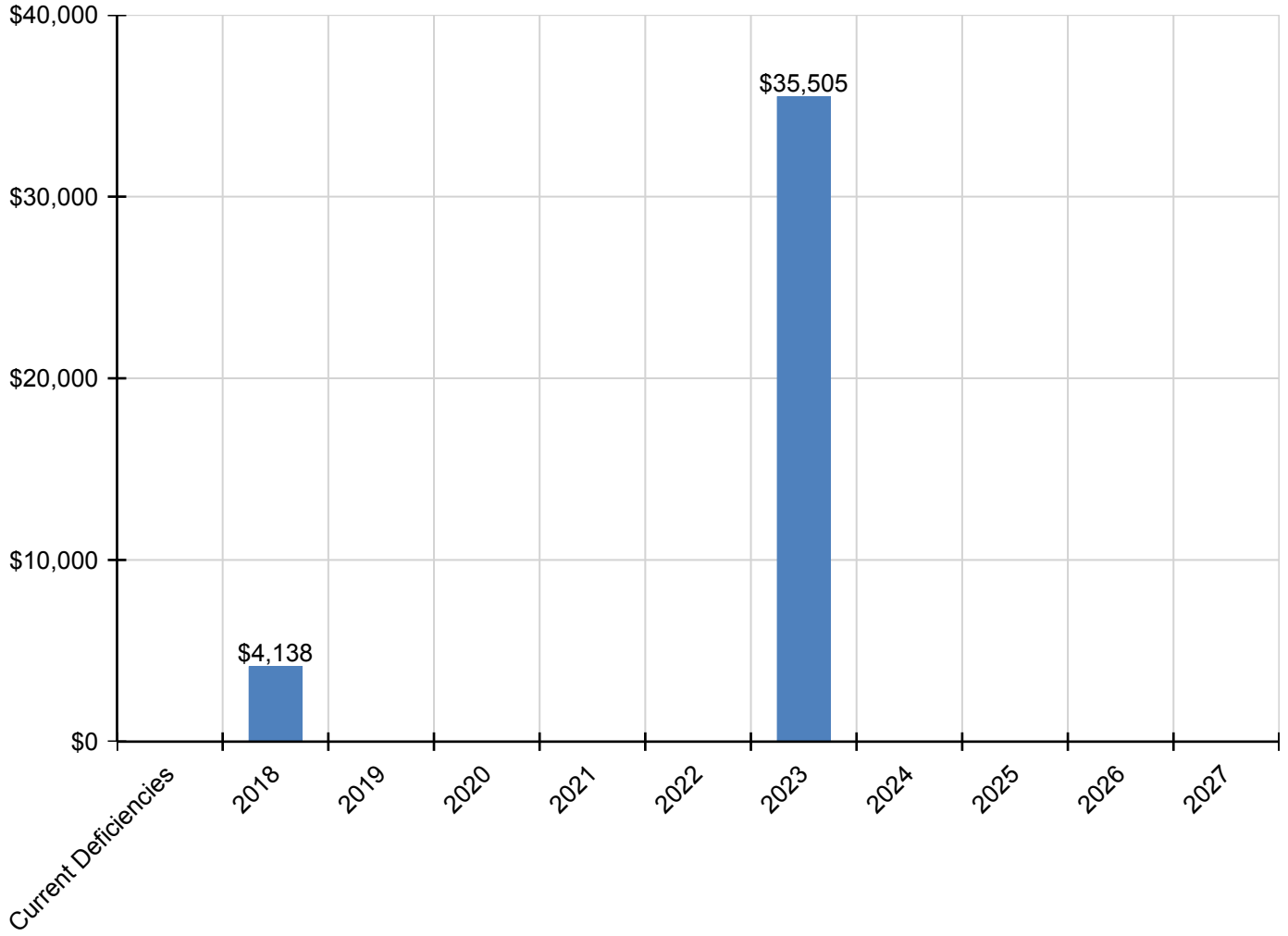
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D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$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	\$0	\$0	\$22,110	\$0	\$0	\$0	\$0	\$0	\$22,110
D3060 - Controls & Instrumentation	\$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
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$5,845	\$0	\$0	\$0	\$0	\$0	\$5,845
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$7,550	\$0	\$0	\$0	\$0	\$0	\$7,550
D5090 - Other Electrical Systems	\$0	\$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	\$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	\$0	\$0	\$0
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	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	73,434
Year Built:	2000
Last Renovation:	
Replacement Value:	\$2,216,239
Repair Cost:	\$7,642.80
Total FCI:	0.34 %
Total RSLI:	41.72 %
FCA Score:	99.66



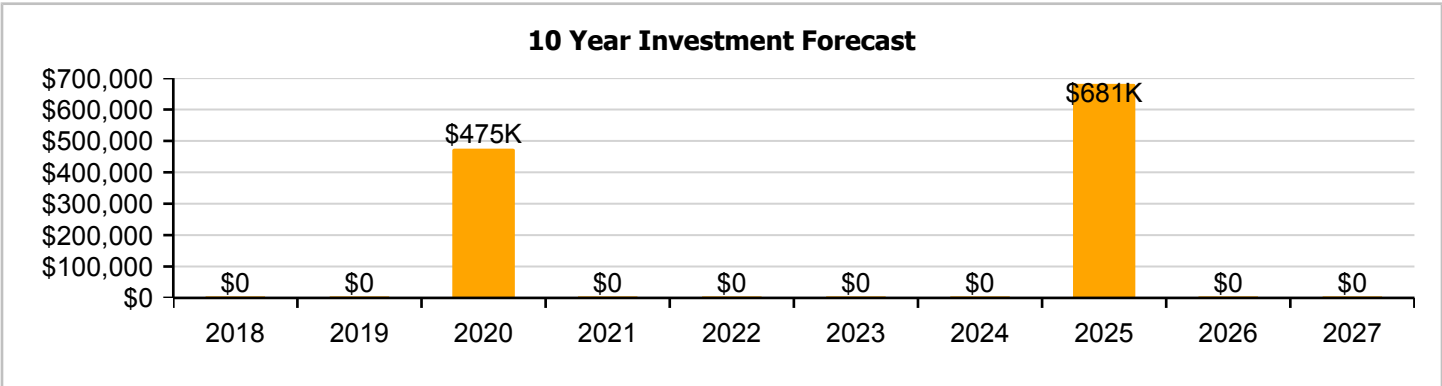
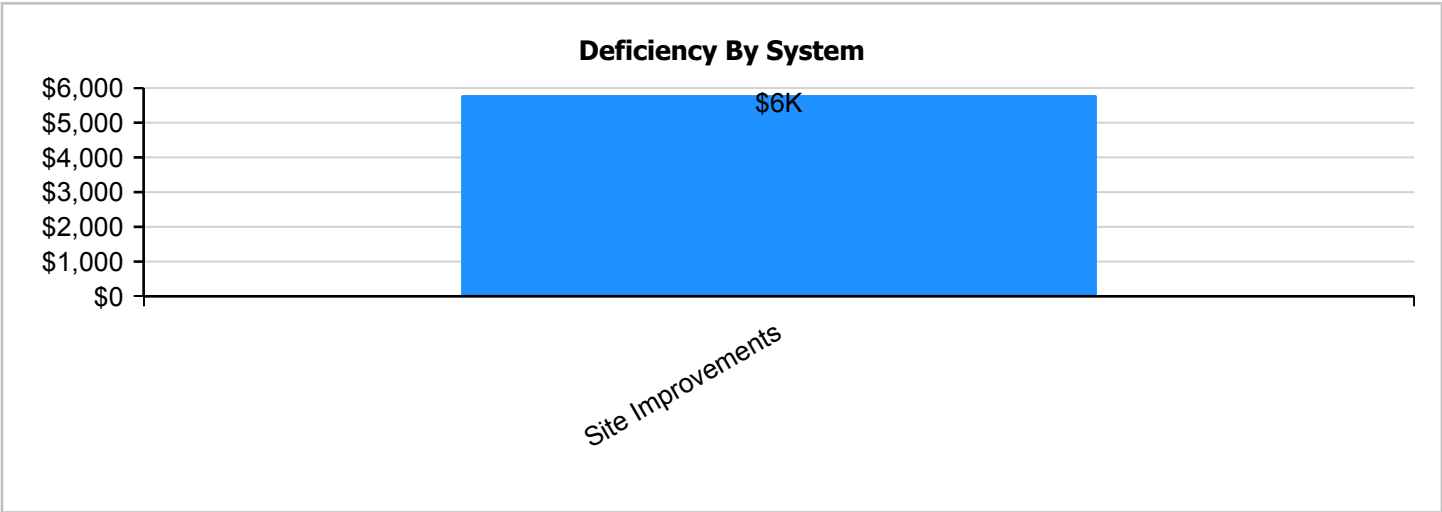
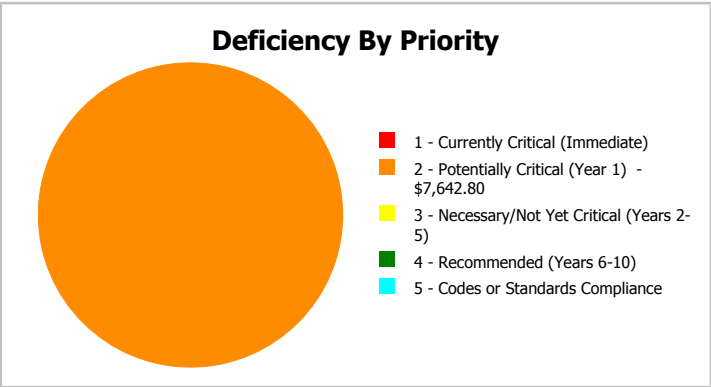
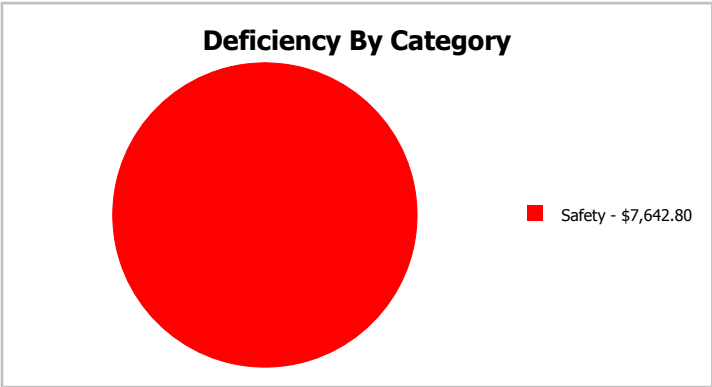
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	73,434
Year Built:	2000	Last Renovation:	
Repair Cost:	\$7,643	Replacement Value:	\$2,216,239
FCI:	0.34 %	RSLI%:	41.72 %



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 %	0.64 %	\$7,642.80
G30 - Site Mechanical Utilities	65.11 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	50.56 %	0.00 %	\$0.00
Totals:	41.72 %	0.34 %	\$7,642.80

Photo Album

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

- 1). Aerial Image of Cornatzer Elementary School - Feb 25, 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.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$279,784
G2020	Parking Lots	\$1.33	S.F.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$97,667
G2030	Pedestrian Paving	\$1.91	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$140,259
G2040105	Fence & Guardrails	\$1.23	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$90,324
G2040950	Covered Walkways	\$1.52	S.F.	73,434	25	2000	2025		32.00 %	0.00 %	8			\$111,620
G2040950	Playing Field	\$4.54	S.F.	73,434	20	2000	2020		15.00 %	0.00 %	3			\$333,390
G2050	Landscaping	\$1.87	S.F.	73,434	15	2000	2015		0.00 %	5.57 %	-2		\$7,642.80	\$137,322
G3010	Water Supply	\$2.34	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$171,836
G3020	Sanitary Sewer	\$1.45	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$106,479
G3030	Storm Sewer	\$4.54	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$333,390
G3060	Fuel Distribution	\$0.98	S.F.	73,434	40	2000	2040		57.50 %	0.00 %	23			\$71,965
G4010	Electrical Distribution	\$2.35	S.F.	73,434	50	2000	2050		66.00 %	0.00 %	33			\$172,570
G4020	Site Lighting	\$1.47	S.F.	73,434	30	2000	2030		43.33 %	0.00 %	13			\$107,948
G4030	Site Communications & Security	\$0.84	S.F.	73,434	15	2000	2015	2020	20.00 %	0.00 %	3			\$61,685
Total									41.72 %	0.34 %			\$7,642.80	\$2,216,239

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

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

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:

Renewal Schedule

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

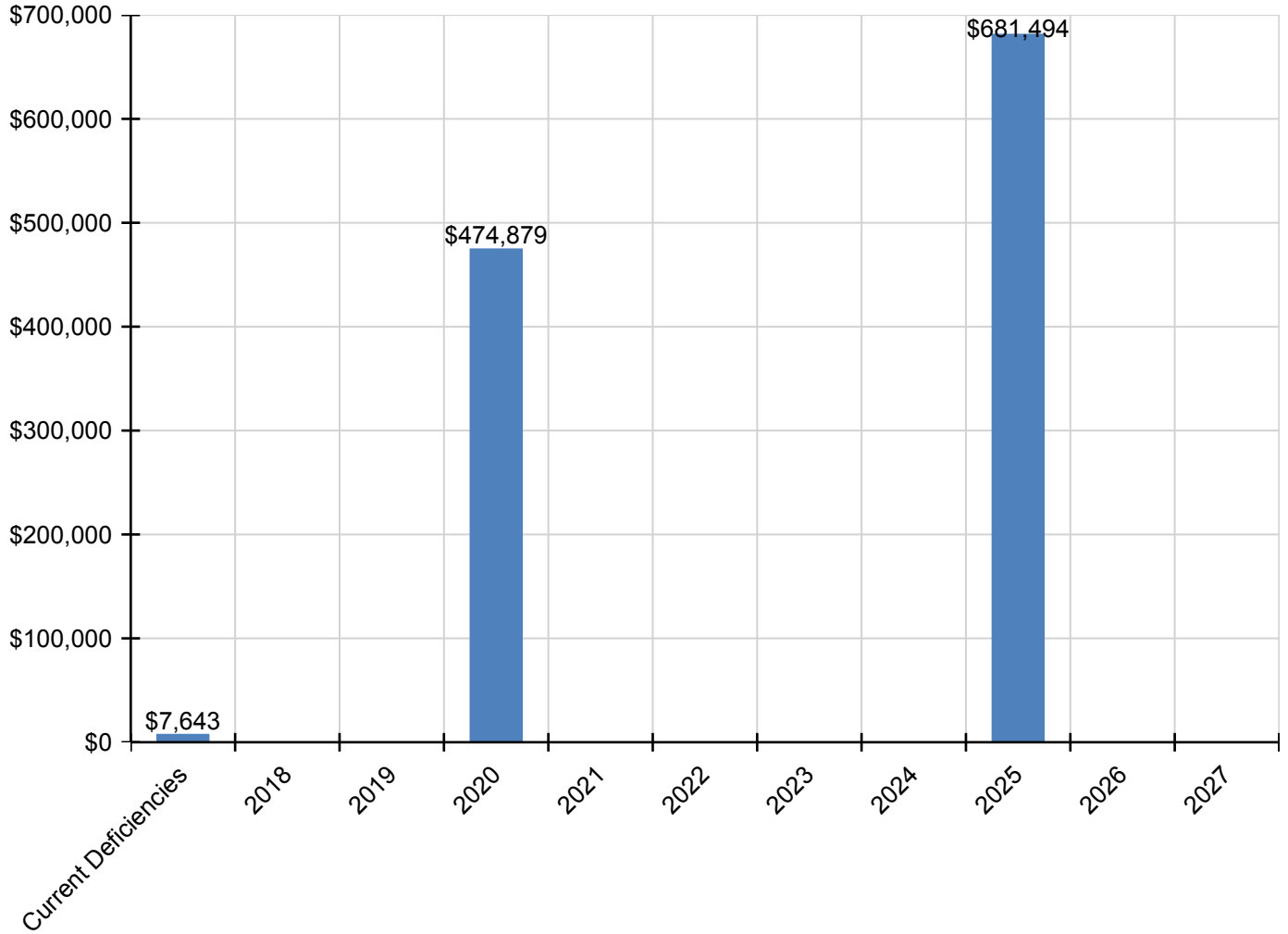
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$7,643	\$0	\$0	\$474,879	\$0	\$0	\$0	\$0	\$681,494	\$0	\$0	\$1,164,017
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,864	\$0	\$0	\$389,864
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,094	\$0	\$0	\$136,094
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,537	\$0	\$0	\$155,537
G2040950 - Playing Field	\$0	\$0	\$0	\$400,735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,735
* G2050 - Landscaping	\$7,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,643
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communications & Security	\$0	\$0	\$0	\$74,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,145

** Indicates non-renewable system*

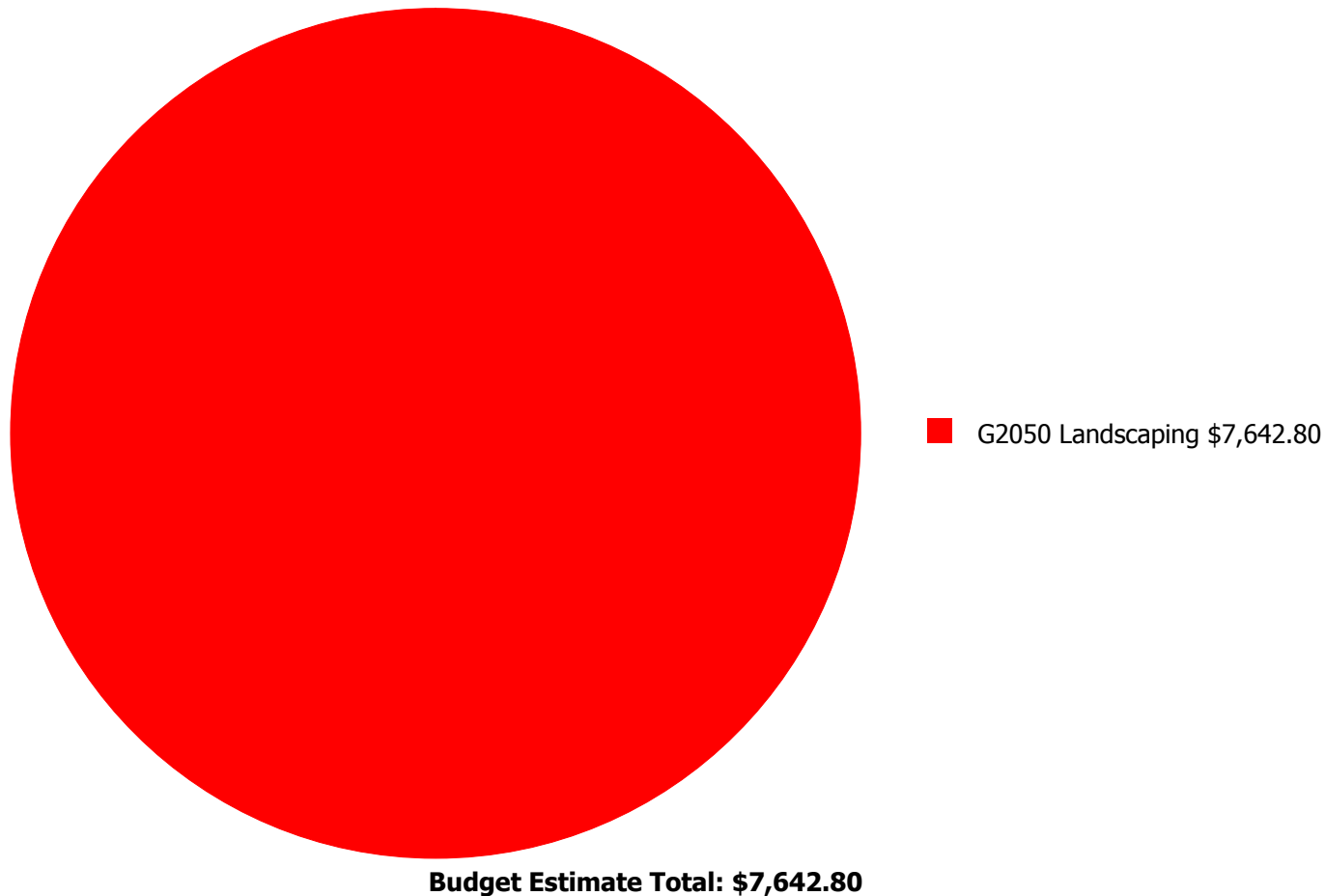
Forecasted Capital Renewal Requirement

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



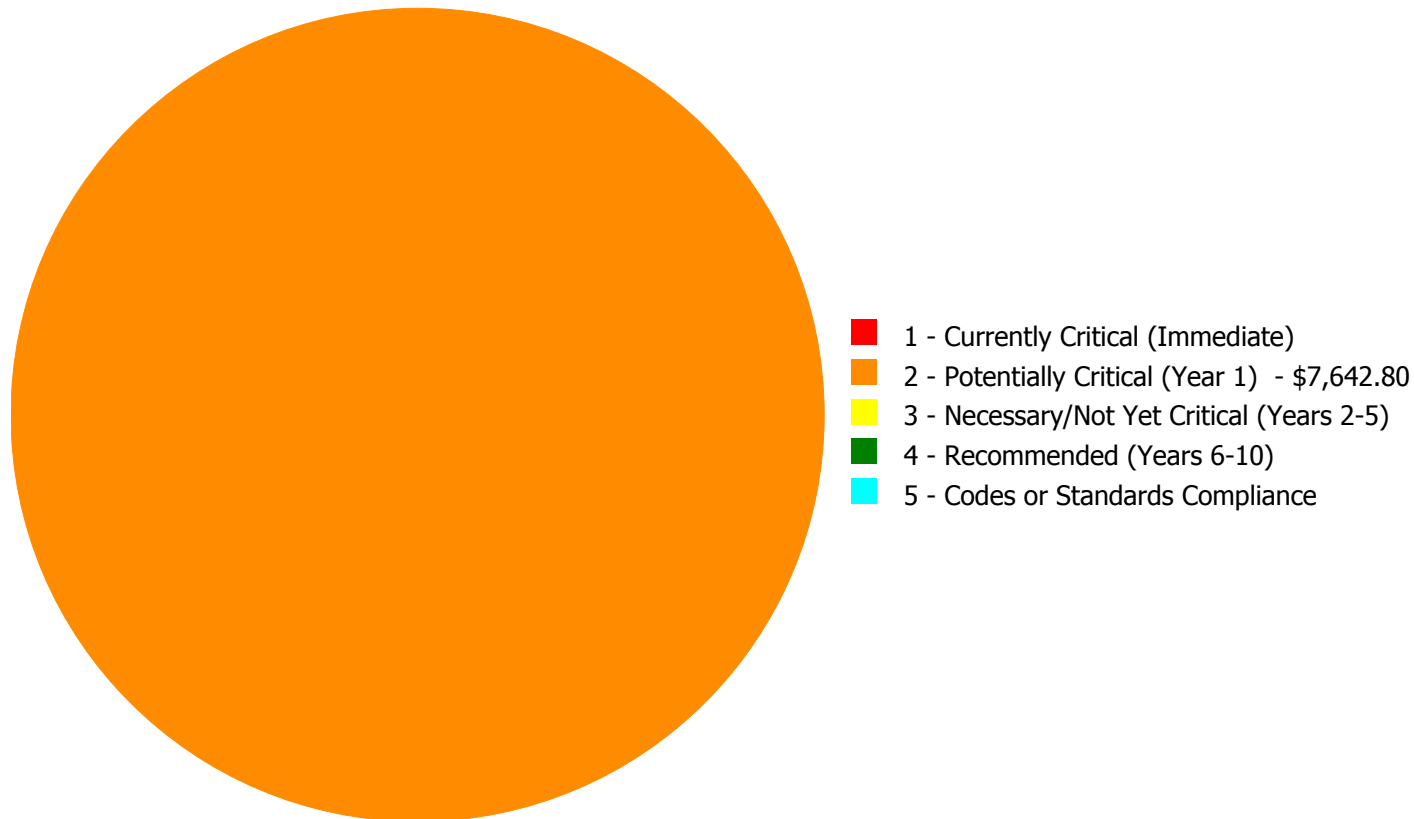
Deficiency Summary by System

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: \$7,642.80

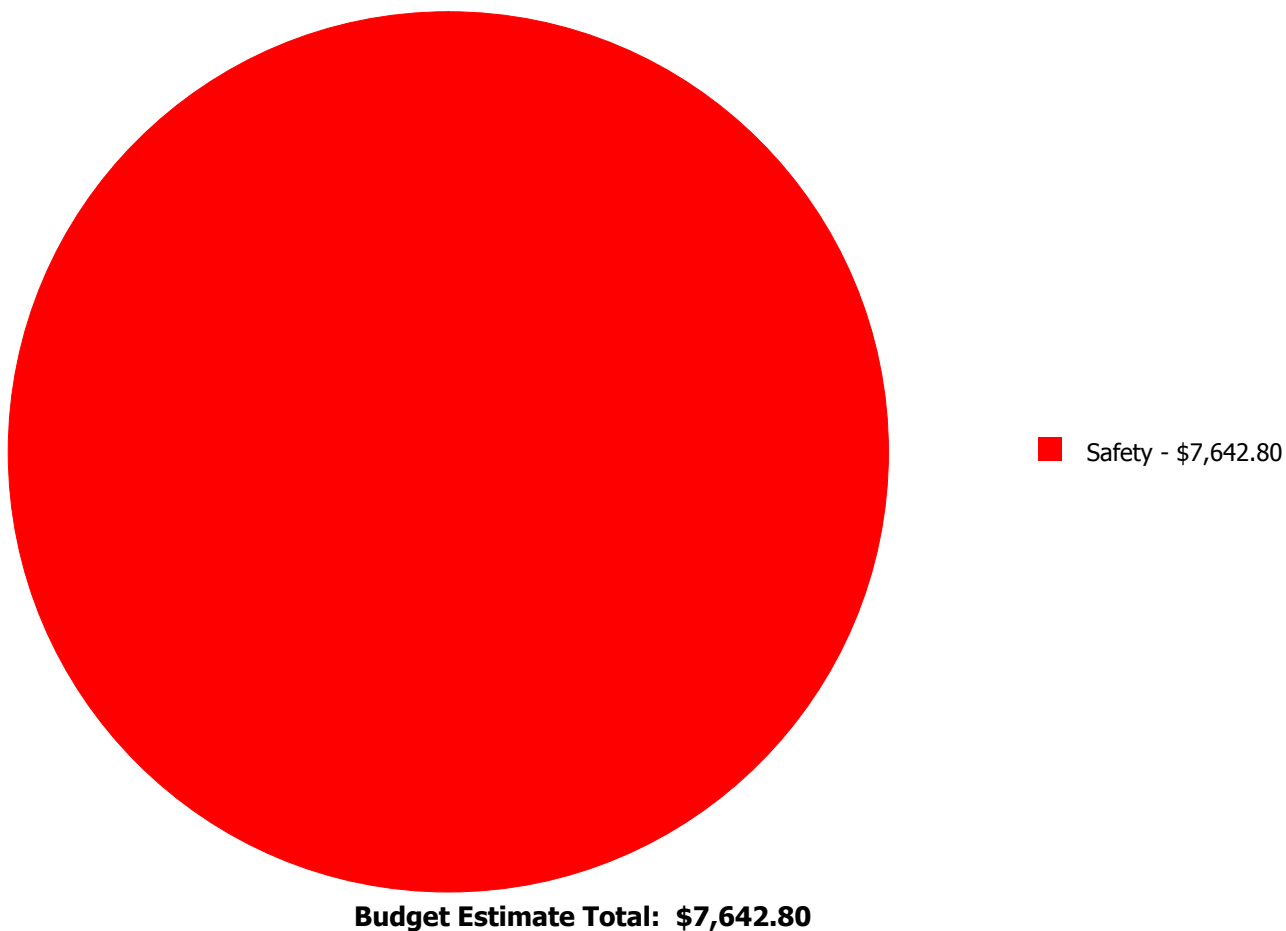
Deficiency By Priority Investment Table

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
G2050	Landscaping	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00	\$7,642.80
	Total:	\$0.00	\$7,642.80	\$0.00	\$0.00	\$0.00	\$7,642.80

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: G2050 - Landscaping



Location: West end bus parking lot
Distress: Failing
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Erosion control; incl. soil preparation, topsoil and sodding
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$7,642.80
Assessor Name: Somnath Das
Date Created: 02/11/2017

Notes: Erosion occurring past the west end of the parking lot creates a potential hazard for mud/slippy conditions, and is unsightly.