

NC School District/300 Davie County/Elementary School

# William R. Davie 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):	64,064
Year Built:	1940
Last Renovation:	
Replacement Value:	\$13,281,968
Repair Cost:	\$2,232,663.00
Total FCI:	16.81 %
Total RSLI:	38.10 %
FCA Score:	83.19



**Description:**

**GENERAL:**

William R. Davie Elementary School is located at 3437 US Hwy. 601 North, Mocksville, NC. The campus consists of a total of 62,249 square foot of multiple one-story buildings constructed in 1940, 1970, 1974 and 2005. There has been one addition in 2005 with no major renovations. In addition to the main building, the campus contains ancillary buildings; concession/restrooms and a utility building.

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

**A. SUBSTRUCTURE**

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

### B. SUPERSTRUCTURE

Roof construction varies from wood trusses, steel trusses and metal pan deck with lightweight fill. 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 and aluminum mostly with glazing. Roofing varies from low slope single-ply membrane and pitched slope with asphalt composition shingles and standing seam metal.

### C. INTERIORS

Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically acoustical panels.

### CONVEYING:

Buildings do not include conveying system.

### 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 typically with internal roof drains. Other plumbing systems is supplied by below ground fuel tank.

#### HVAC:

Heating and cooling is provided by terminal and package units either, pad, wall or roof mounted. The original building Heating is provided by fuel fired boiler. The heating/cooling distribution system is a ductwork system. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

#### FIRE PROTECTION:

The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. 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 typically surface and recessed mounted 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 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 integrated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

#### OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

### G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, flag pole, landscaping, playing field, and fencing. Site mechanical and electrical features include water, sewer and below ground fuel tank.

## Campus Assessment Report - William R. Davie Elementary

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### Attributes:

#### General Attributes:

Condition Assessor:	Eduardo Lopez	Assessment Date:
Suitability Assessor:		

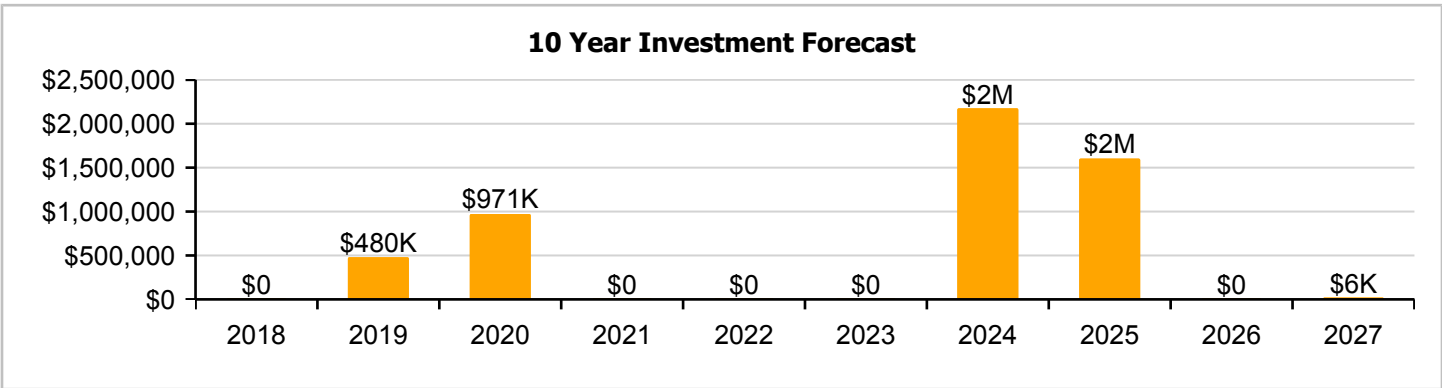
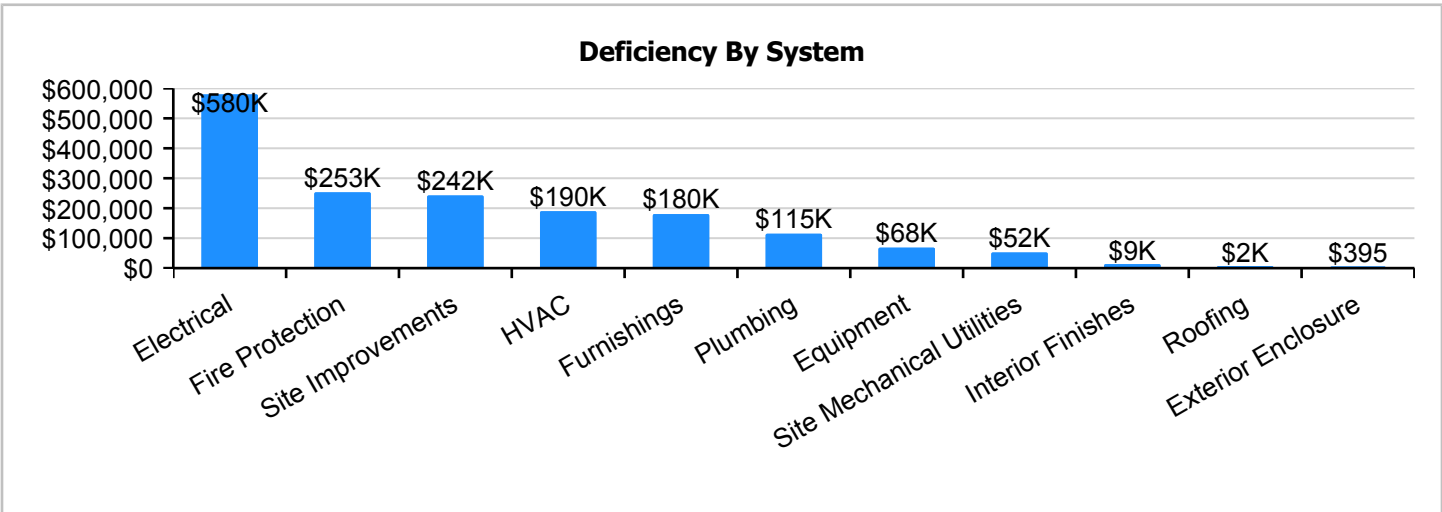
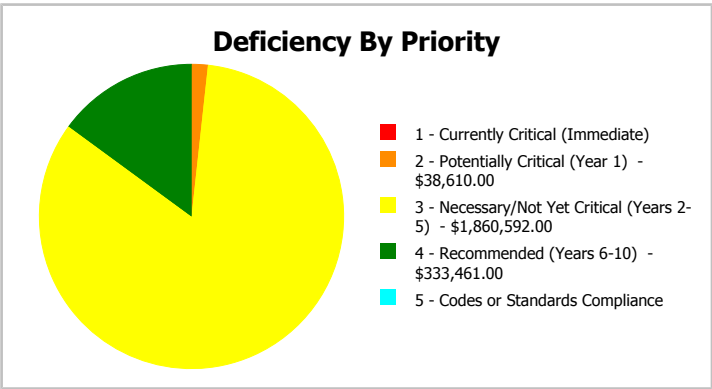
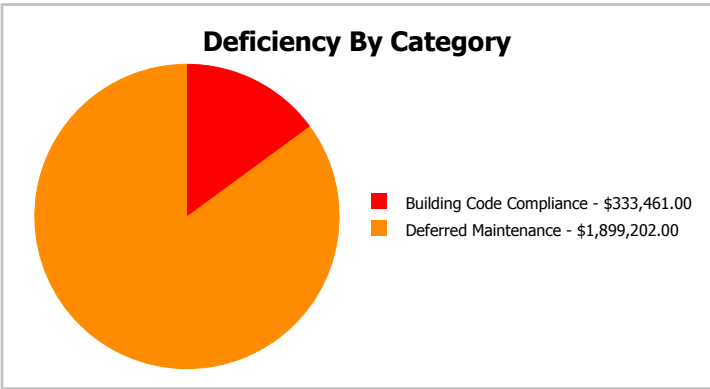
#### School Information:

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:	15.1	Site Acreage:	15.1



## Campus Dashboard Summary

Gross Area:	64,064	Last Renovation:	
Year Built:	1940	Replacement Value:	\$13,281,968
Repair Cost:	\$2,232,663	RSLI%:	38.10 %
FCI:	16.81 %		



## Campus Condition Summary

The Table below shows the RSLI and FCI for each major system shown at the UNIFORMAT II classification Level 2. Note that Systems with lower FCIs require less investment than systems with higher FCIs.

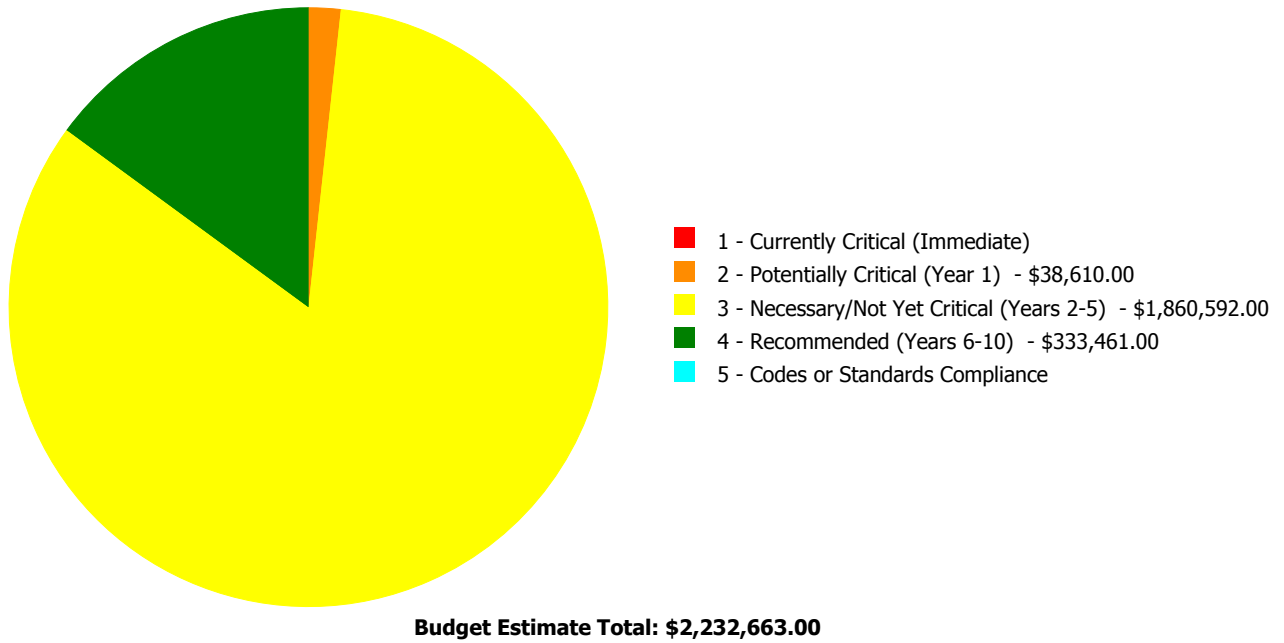
### Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	49.55 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	48.96 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.97 %	0.04 %	\$521.00
B30 - Roofing	47.05 %	0.66 %	\$3,280.00
C10 - Interior Construction	37.87 %	0.00 %	\$0.00
C30 - Interior Finishes	41.47 %	0.73 %	\$11,554.00
D20 - Plumbing	55.21 %	16.26 %	\$151,397.00
D30 - HVAC	35.26 %	18.67 %	\$250,510.00
D40 - Fire Protection	0.00 %	110.00 %	\$333,461.00
D50 - Electrical	21.77 %	43.19 %	\$765,033.00
E10 - Equipment	3.43 %	100.56 %	\$89,884.00
E20 - Furnishings	16.13 %	65.64 %	\$238,026.00
G20 - Site Improvements	30.70 %	30.81 %	\$319,936.00
G30 - Site Mechanical Utilities	27.61 %	11.58 %	\$69,061.00
G40 - Site Electrical Utilities	54.43 %	0.00 %	\$0.00
<b>Totals:</b>	<b>38.10 %</b>	<b>16.81 %</b>	<b>\$2,232,663.00</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
1940, 1970, 1974 Main Building	37,830	24.84	\$0.00	\$38,610.00	\$1,442,305.00	\$203,072.00	\$0.00
1974 Concession/RR Bldg	520	48.81	\$0.00	\$0.00	\$29,290.00	\$0.00	\$0.00
2005 Addition	24,290	3.01	\$0.00	\$0.00	\$0.00	\$130,389.00	\$0.00
2005 PreK Building	1,280	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 Utility Bldg, Sewer Pump	144	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	64,064	20.72	\$0.00	\$0.00	\$388,997.00	\$0.00	\$0.00
<b>Total:</b>		<b>16.81</b>	<b>\$0.00</b>	<b>\$38,610.00</b>	<b>\$1,860,592.00</b>	<b>\$333,461.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



**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.

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Function:	ES -Elementary School
Gross Area (SF):	37,830
Year Built:	1940
Last Renovation:	2004
Replacement Value:	\$6,779,161
Repair Cost:	\$1,683,987.00
Total FCI:	24.84 %
Total RSLI:	27.15 %
FCA Score:	75.16



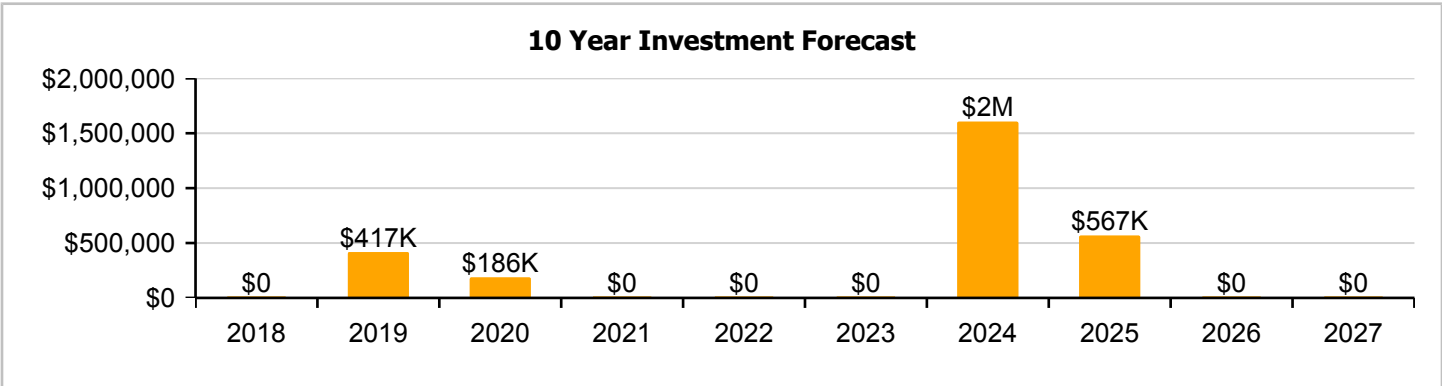
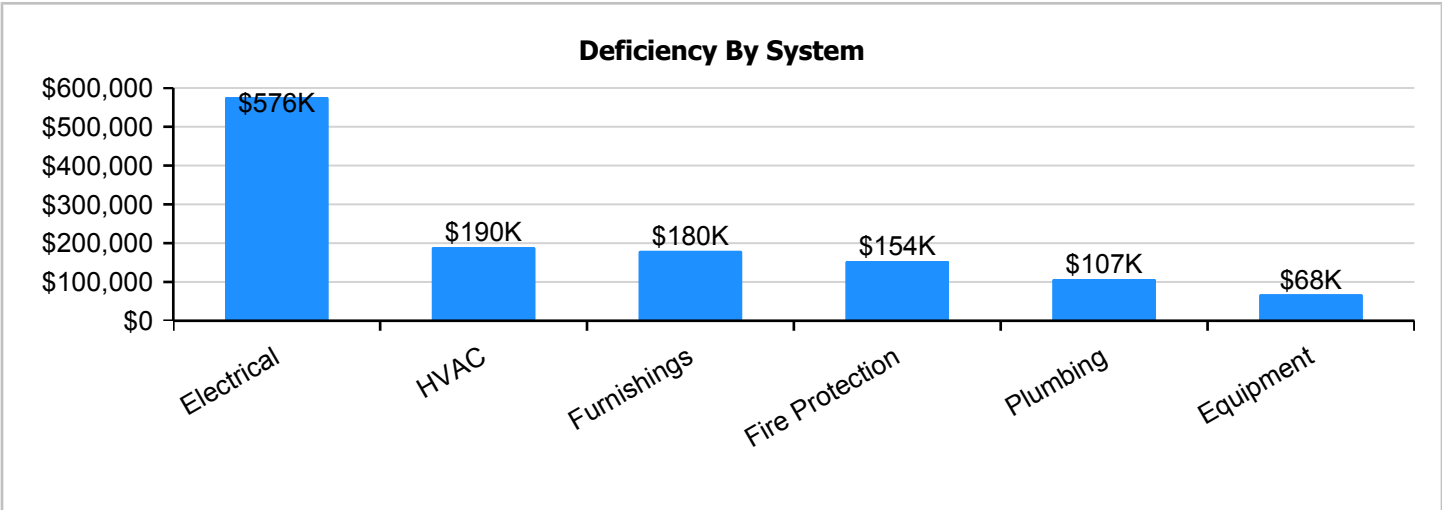
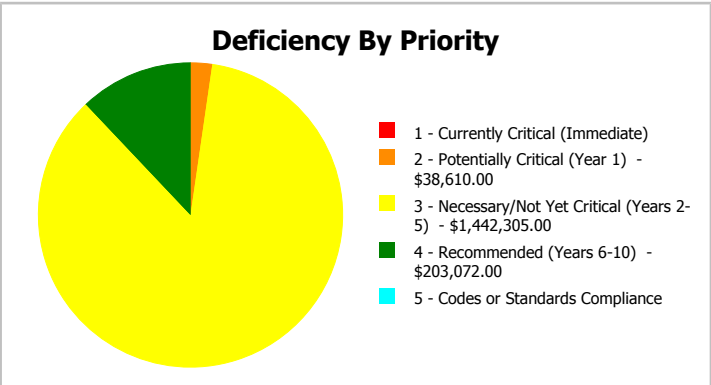
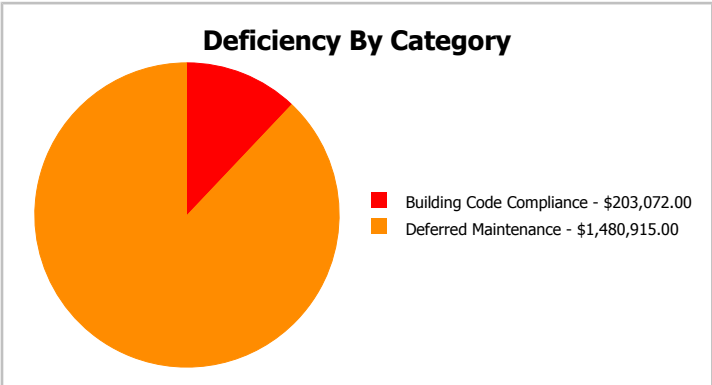
**Description:**

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:	37,830
Year Built:	1940	Last Renovation:	2004
Repair Cost:	\$1,683,987	Replacement Value:	\$6,779,161
FCI:	24.84 %	RSLI%:	27.15 %



## 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	23.00 %	0.00 %	\$0.00
A20 - Basement Construction	23.00 %	0.00 %	\$0.00
B10 - Superstructure	23.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	40.68 %	0.00 %	\$0.00
B30 - Roofing	35.57 %	0.00 %	\$0.00
C10 - Interior Construction	20.98 %	0.00 %	\$0.00
C30 - Interior Finishes	40.12 %	0.00 %	\$0.00
D20 - Plumbing	53.10 %	24.83 %	\$141,810.00
D30 - HVAC	36.77 %	31.49 %	\$250,510.00
D40 - Fire Protection	0.00 %	110.00 %	\$203,072.00
D50 - Electrical	4.67 %	72.23 %	\$760,685.00
E10 - Equipment	0.00 %	110.00 %	\$89,884.00
E20 - Furnishings	0.00 %	110.00 %	\$238,026.00
<b>Totals:</b>	<b>27.15 %</b>	<b>24.84 %</b>	<b>\$1,683,987.00</b>

## Photo Album

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

1). East Elevation, 1940 Bldg - Feb 10, 2017



2). North Elevation, 1940 Bldg - Feb 10, 2017



3). West Elevation, 1940 Bldg - Feb 10, 2017



4). West Elevation, Media - Feb 10, 2017



5). Southwest Elevation, Gym - Feb 10, 2017



6). Southeast Elevation, Gym - Feb 10, 2017



7). Northeast Elevation, Gym - 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.

# Campus Assessment Report - 1940, 1970, 1974 Main Building

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.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$177,801
A1030	Slab on Grade	\$8.26	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$312,476
A2010	Basement Excavation	\$1.85	S.F.	915	100	1940	2040		23.00 %	0.00 %	23			\$1,693
A2020	Basement Walls	\$12.79	S.F.	915	100	1940	2040		23.00 %	0.00 %	23			\$11,703
B1010	Floor Construction	\$1.61	S.F.	8,775	100	1940	2040		23.00 %	0.00 %	23			\$14,128
B1020	Roof Construction	\$15.44	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$584,095
B2010	Exterior Walls	\$9.24	S.F.	37,830	100	1940	2040		23.00 %	0.00 %	23			\$349,549
B2020	Exterior Windows	\$9.20	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$348,036
B2030	Exterior Doors	\$1.02	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$38,587
B3010120	Single Ply Membrane	\$6.98	S.F.	29,055	20	2004	2024		35.00 %	0.00 %	7			\$202,804
B3010140	Asphalt Shingles	\$4.32	S.F.	8,775	20	2004	2024		35.00 %	0.00 %	7			\$37,908
B3020	Roof Openings	\$0.29	S.F.	37,830	25	2004	2029		48.00 %	0.00 %	12			\$10,971
C1010	Partitions	\$10.59	S.F.	37,830	75	1940	2015		0.00 %	0.00 %	-2			\$400,620
C1020	Interior Doors	\$2.48	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$93,818
C1030	Fittings	\$9.54	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$360,898
C3010	Wall Finishes	\$2.73	S.F.	37,830	10	2004	2014	2020	30.00 %	0.00 %	3			\$103,276
C3020	Floor Finishes	\$11.15	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$421,805
C3030	Ceiling Finishes	\$10.74	S.F.	37,830	25	2004	2029		48.00 %	0.00 %	12			\$406,294
D2010	Plumbing Fixtures	\$11.26	S.F.	37,830	30	2008	2038		70.00 %	0.00 %	21			\$425,966
D2020	Domestic Water Distribution	\$0.96	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$39,948.00	\$36,317
D2030	Sanitary Waste	\$1.52	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$63,252.00	\$57,502
D2040	Rain Water Drainage	\$1.36	S.F.	37,830	30	1974	2004	2020	10.00 %	75.05 %	3		\$38,610.00	\$51,449
D3020	Heat Generating Systems	\$2.34	S.F.	37,830	30	2004	2034		56.67 %	0.00 %	17			\$88,522
D3040	Distribution Systems	\$6.02	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$250,510.00	\$227,737
D3050	Terminal & Package Units	\$10.76	S.F.	37,830	15	2010	2025		53.33 %	0.00 %	8			\$407,051
D3060	Controls & Instrumentation	\$1.91	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$72,255
D4010	Sprinklers	\$4.22	S.F.	37,830	30			2016	0.00 %	110.00 %	-1		\$175,607.00	\$159,643
D4020	Standpipes	\$0.66	S.F.	37,830	30			2016	0.00 %	110.00 %	-1		\$27,465.00	\$24,968
D5010	Electrical Service/Distribution	\$1.65	S.F.	37,830	40	1974	2014		0.00 %	110.00 %	-3		\$68,661.00	\$62,420
D5020	Branch Wiring	\$4.99	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$207,649.00	\$188,772
D5020	Lighting	\$11.64	S.F.	37,830	30	1974	2004		0.00 %	110.00 %	-13		\$484,375.00	\$440,341
D5030810	Security & Detection Systems	\$1.83	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$69,229
D5030910	Fire Alarm Systems	\$3.31	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$125,217
D5030920	Data Communication	\$4.30	S.F.	37,830	15	2004	2019		13.33 %	0.00 %	2			\$162,669
D5090	Other Electrical Systems	\$0.12	S.F.	37,830	20	2004	2024		35.00 %	0.00 %	7			\$4,540
E1020	Institutional Equipment	\$0.30	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$12,484.00	\$11,349
E1090	Other Equipment	\$1.86	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$77,400.00	\$70,364
E2010	Fixed Furnishings	\$5.72	S.F.	37,830	20	1974	1994		0.00 %	110.00 %	-23		\$238,026.00	\$216,388
<b>Total</b>									<b>27.15 %</b>	<b>24.84 %</b>			<b>\$1,683,987.00</b>	<b>\$6,779,161</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:** A2020 - Basement Walls



**Note:**

**System:** B1010 - Floor Construction



**Note:**

**System:** B1020 - Roof Construction



**Note:**

## Campus Assessment Report - 1940, 1970, 1974 Main Building

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**System:** B2010 - Exterior Walls



**Note:**

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

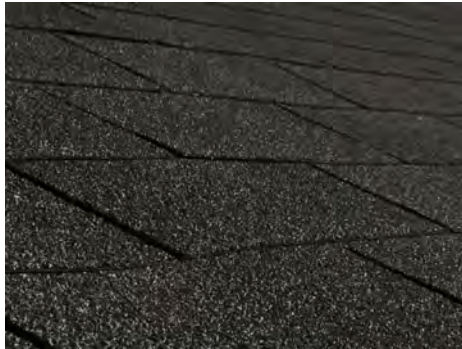
## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** B3010120 - Single Ply Membrane



**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

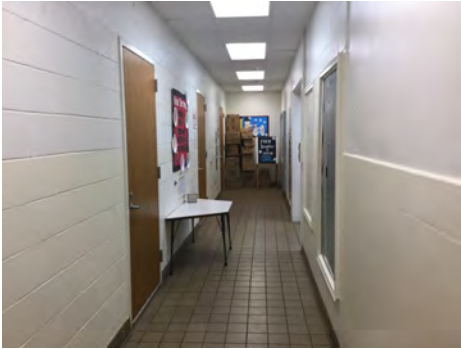
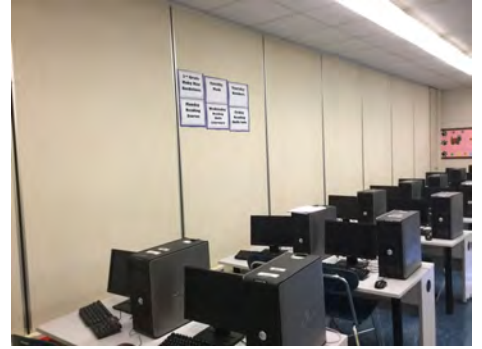
**System:** B3020 - Roof Openings



**Note:**

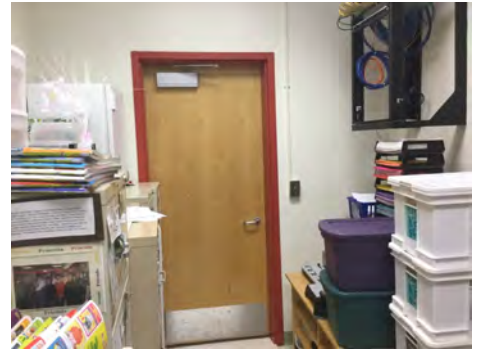
# Campus Assessment Report - 1940, 1970, 1974 Main Building

## System: C1010 - Partitions



**Note:**

## System: C1020 - Interior Doors



**Note:**

## System: C1030 - Fittings



**Note:**

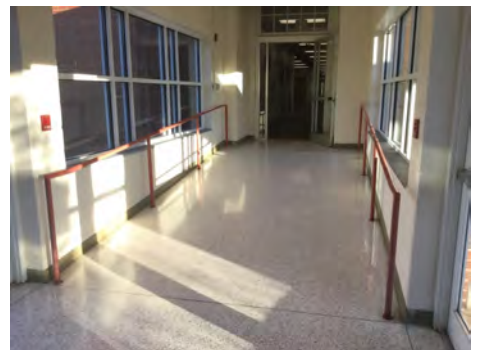
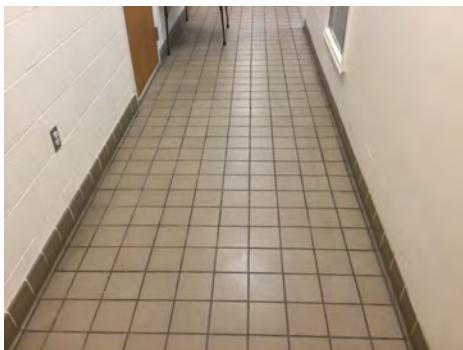
## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** C3010 - Wall Finishes



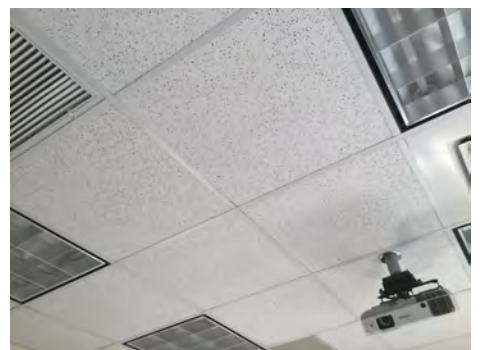
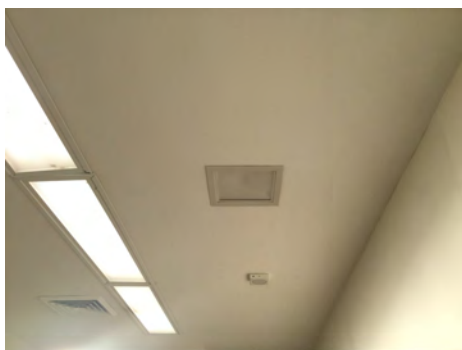
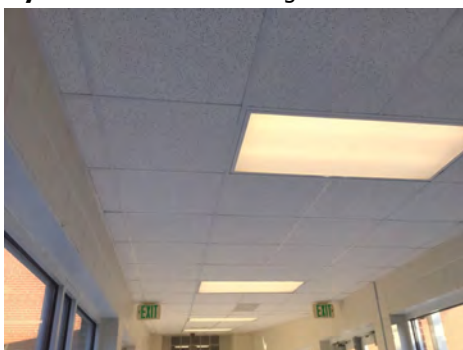
**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

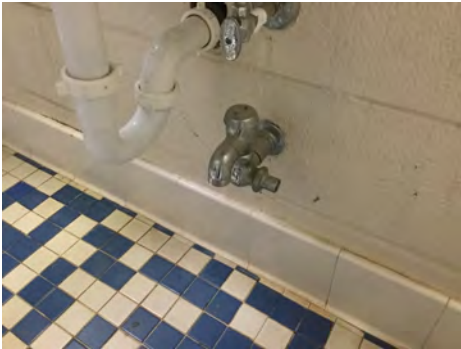
## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## Campus Assessment Report - 1940, 1970, 1974 Main Building

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**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**

# Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** D3060 - Controls & Instrumentation



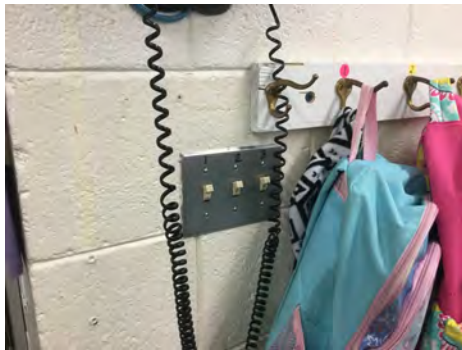
**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

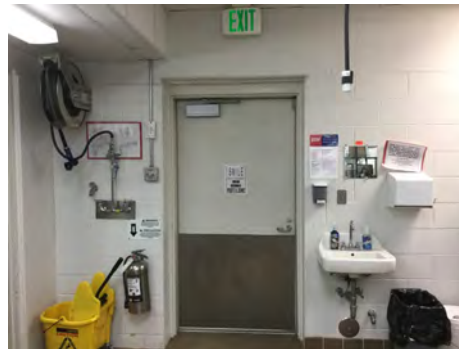
## Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

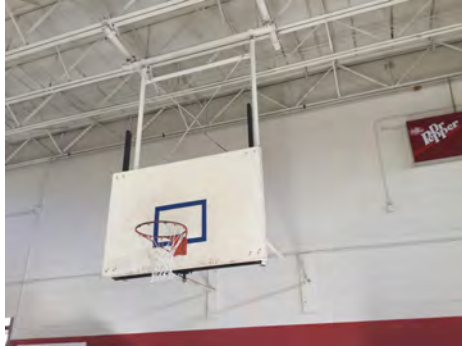
**System:** E1020 - Institutional Equipment



**Note:**

# Campus Assessment Report - 1940, 1970, 1974 Main Building

**System:** E1090 - Other Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$1,683,987</b>	<b>\$0</b>	<b>\$416,750</b>	<b>\$185,979</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,604,985</b>	<b>\$567,204</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,458,905</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>B3010120 - Single Ply Membrane</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,135	\$0	\$0	\$0	\$374,135
<b>B3010140 - Asphalt Shingles</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,069	\$0	\$0	\$0	\$68,069
<b>B3020 - Roof Openings</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	\$488,245	\$0	\$0	\$0	\$488,245

## Campus Assessment Report - 1940, 1970, 1974 Main Building

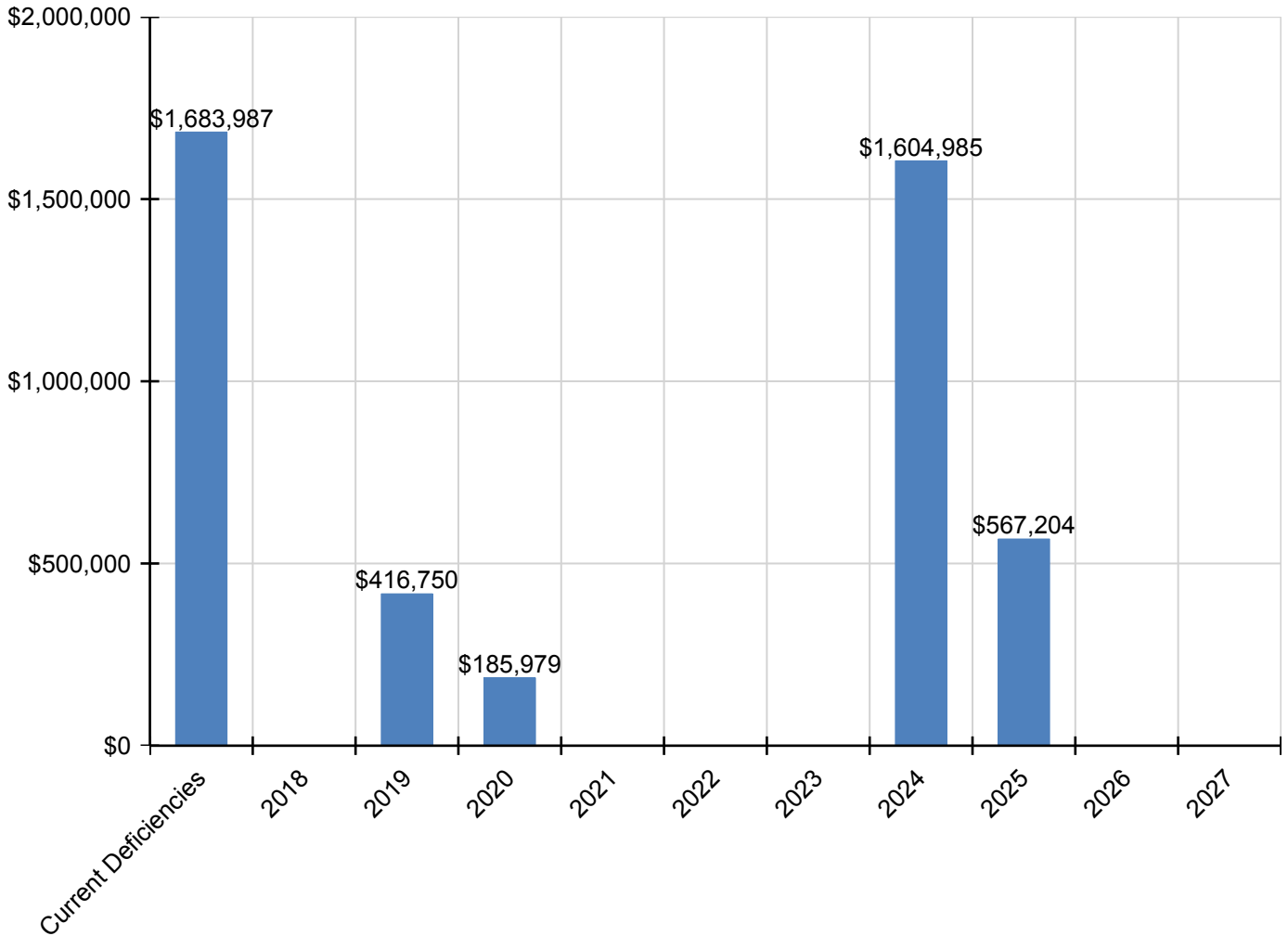
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$124,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,137
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570,643	\$0	\$0	\$0	\$570,643
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$39,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,948
D2030 - Sanitary Waste	\$63,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,252
D2040 - Rain Water Drainage	\$38,610	\$0	\$0	\$61,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,452
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
D3040 - Distribution Systems	\$250,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,510
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$567,204	\$0	\$0	\$567,204
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,752	\$0	\$0	\$0	\$97,752
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$175,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,607
D4020 - Standpipes	\$27,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,465
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$68,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,661
D5020 - Branch Wiring	\$207,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,649
D5020 - Lighting	\$484,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484,375
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$80,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,790
D5030910 - Fire Alarm Systems	\$0	\$0	\$146,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,127
D5030920 - Data Communication	\$0	\$0	\$189,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,833
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,142	\$0	\$0	\$0	\$6,142
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	\$12,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,484
E1090 - Other Equipment	\$77,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,400
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$238,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238,026



*\* Indicates non-renewable system*

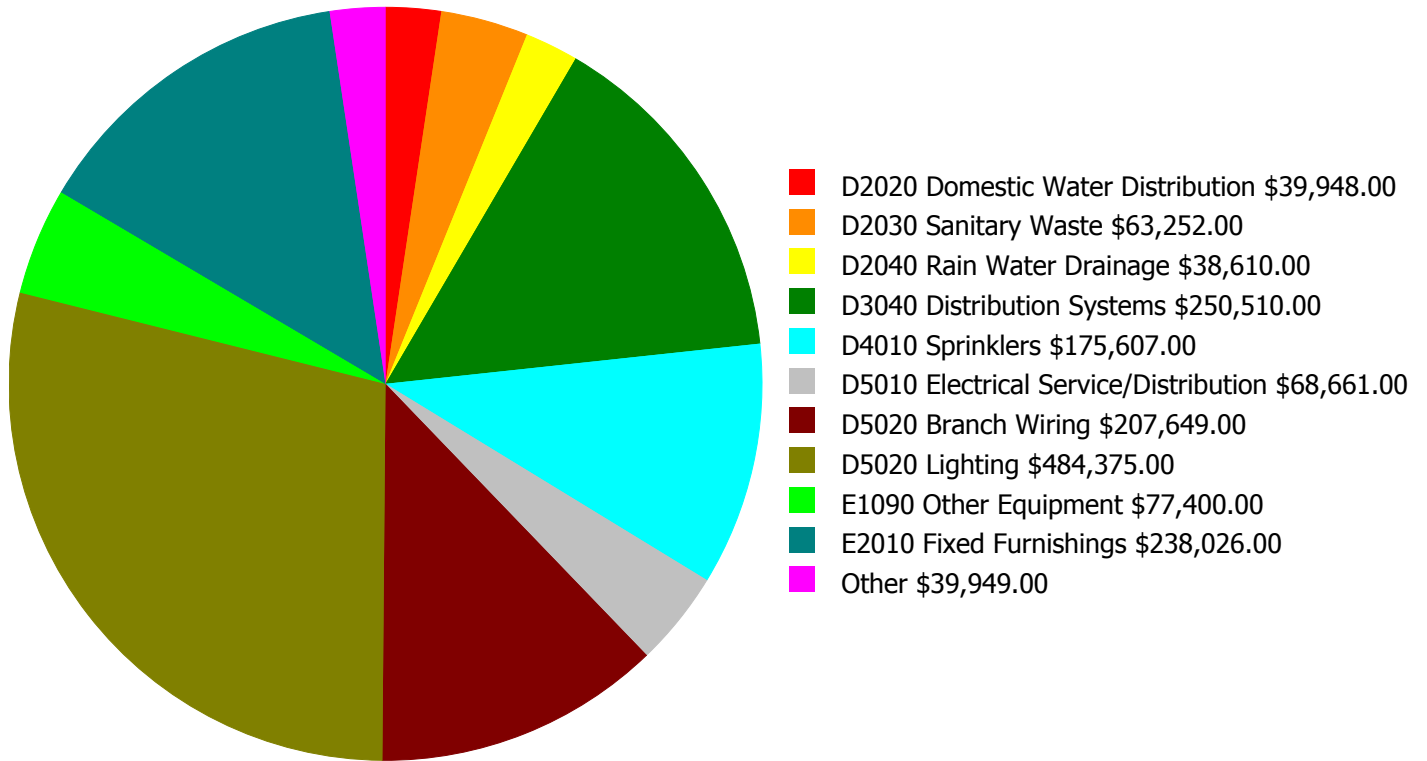
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

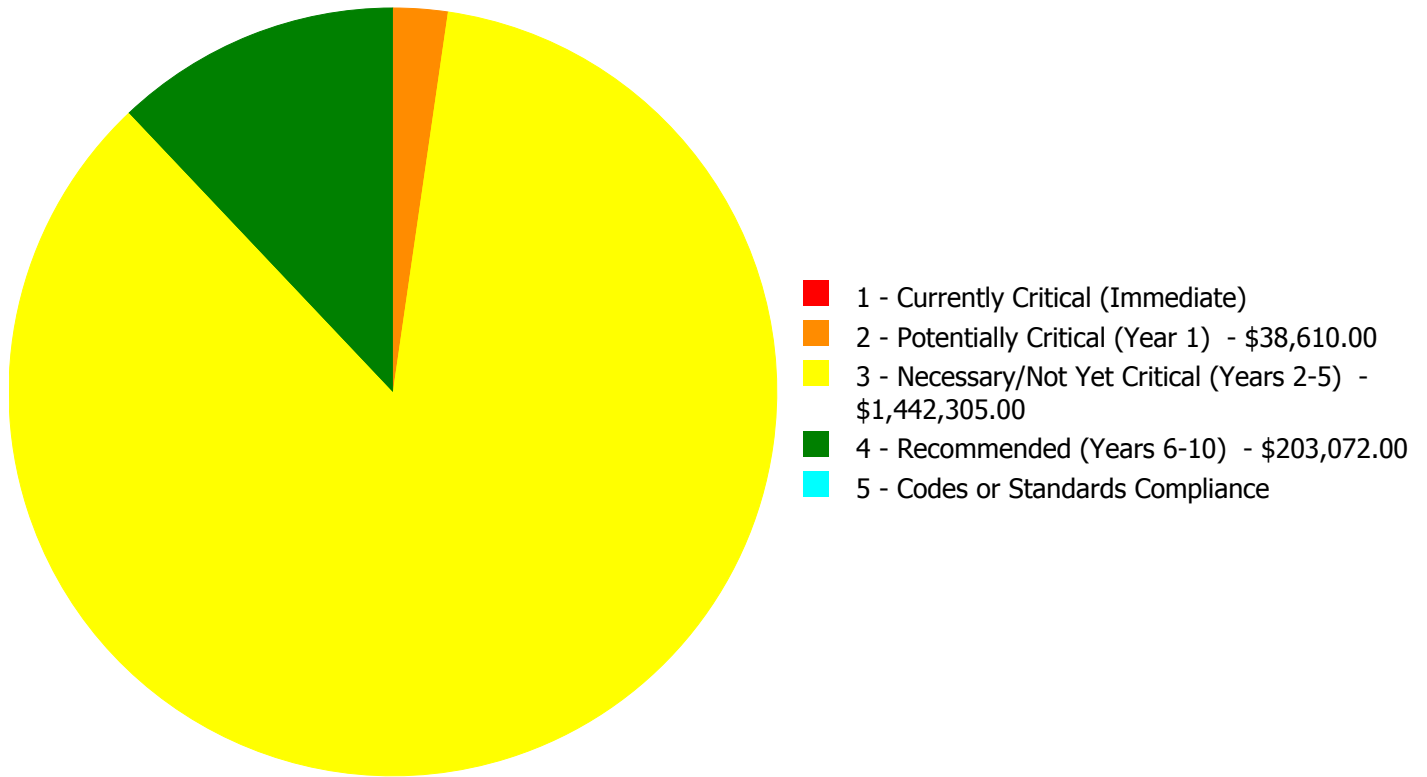
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,683,987.00**

## 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: \$1,683,987.00**

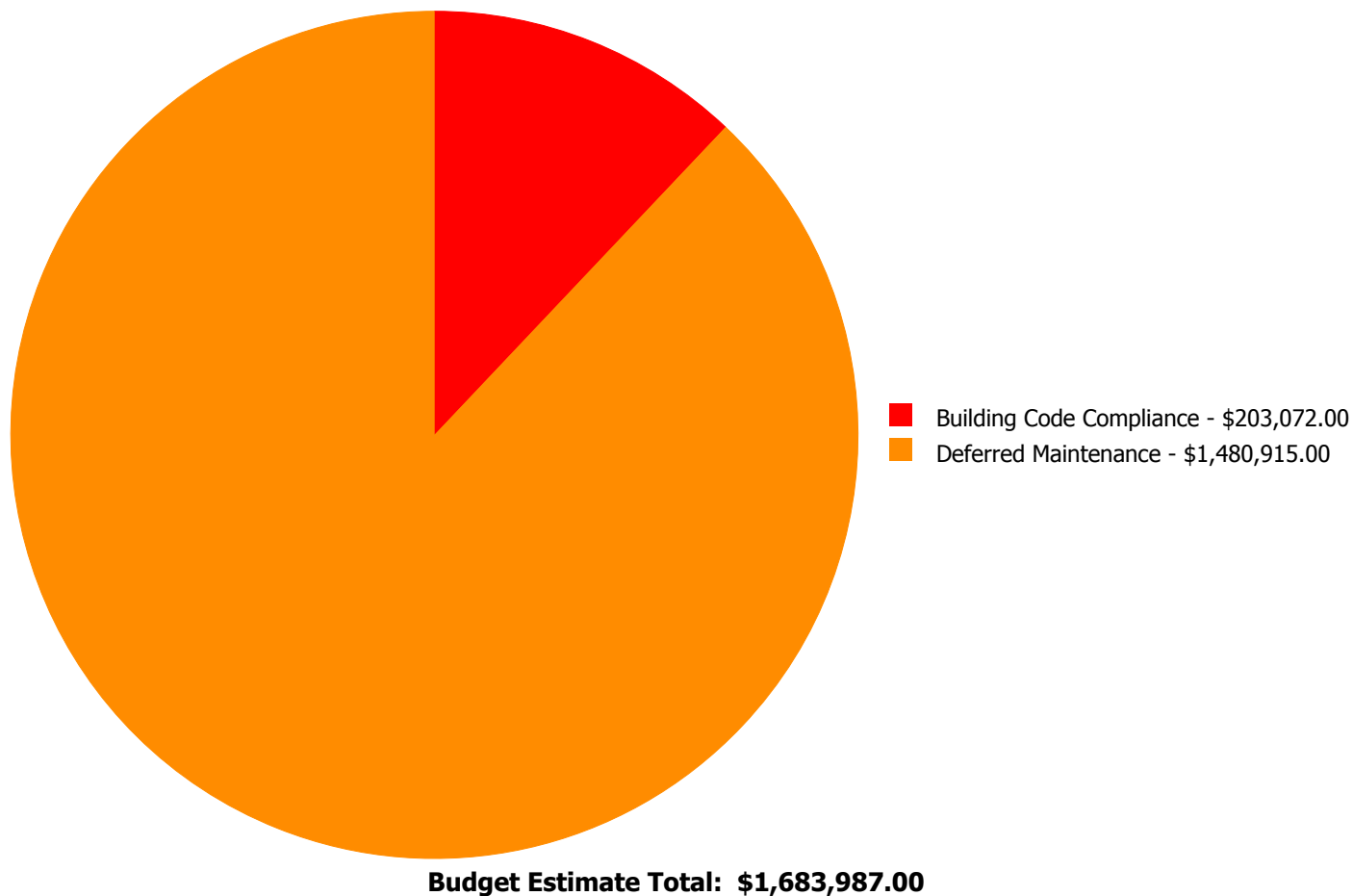
## Deficiency By Priority Investment Table

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
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$39,948.00	\$0.00	\$0.00	\$39,948.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$63,252.00	\$0.00	\$0.00	\$63,252.00
D2040	Rain Water Drainage	\$0.00	\$38,610.00	\$0.00	\$0.00	\$0.00	\$38,610.00
D3040	Distribution Systems	\$0.00	\$0.00	\$250,510.00	\$0.00	\$0.00	\$250,510.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$175,607.00	\$0.00	\$175,607.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$27,465.00	\$0.00	\$27,465.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$68,661.00	\$0.00	\$0.00	\$68,661.00
D5020	Branch Wiring	\$0.00	\$0.00	\$207,649.00	\$0.00	\$0.00	\$207,649.00
D5020	Lighting	\$0.00	\$0.00	\$484,375.00	\$0.00	\$0.00	\$484,375.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$12,484.00	\$0.00	\$0.00	\$12,484.00
E1090	Other Equipment	\$0.00	\$0.00	\$77,400.00	\$0.00	\$0.00	\$77,400.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$238,026.00	\$0.00	\$0.00	\$238,026.00
	<b>Total:</b>	\$0.00	\$38,610.00	\$1,442,305.00	\$203,072.00	\$0.00	\$1,683,987.00

### 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:

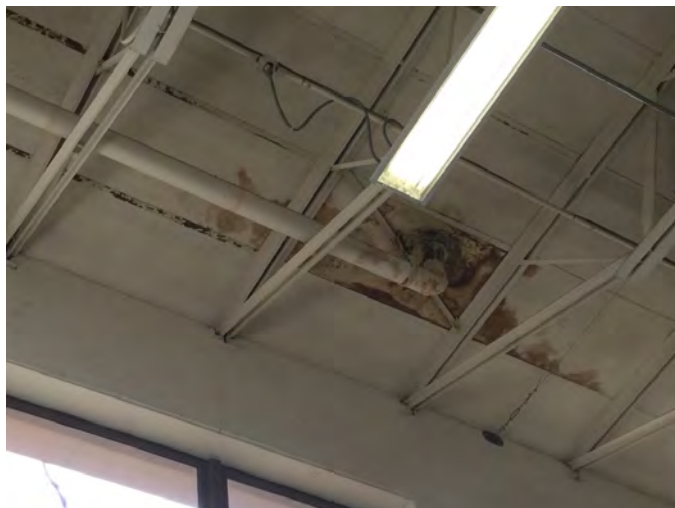


## Deficiency Details by Priority

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

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

#### System: D2040 - Rain Water Drainage



**Location:** Gymnasium  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Replace pipe or gutter distribution  
**Qty:** 500.00  
**Unit of Measure:** L.F.  
**Estimate:** \$38,610.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The rain water drainage system in the gym is aged, in marginal condition, with reported water leaks and should be replaced.

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

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$39,948.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The domestic water distribution system is aged and should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$63,252.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---



**System: D3040 - Distribution Systems**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$250,510.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$68,661.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

---

**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$207,649.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

---

**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$484,375.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,484.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The institutional equipment is in deteriorating conditions and should be replaced.

---

**System: E1090 - Other Equipment**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$77,400.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

**Notes:** The other equipment is in deteriorating conditions and should be replaced.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$238,026.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

---

**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:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$175,607.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

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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:** 37,830.00  
**Unit of Measure:** S.F.  
**Estimate:** \$27,465.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/15/2017

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

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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  $100 - \text{Total FCI}$  (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	520
Year Built:	1974
Last Renovation:	
Replacement Value:	\$60,014
Repair Cost:	\$29,290.00
Total FCI:	48.81 %
Total RSLI:	25.69 %
FCA Score:	51.19



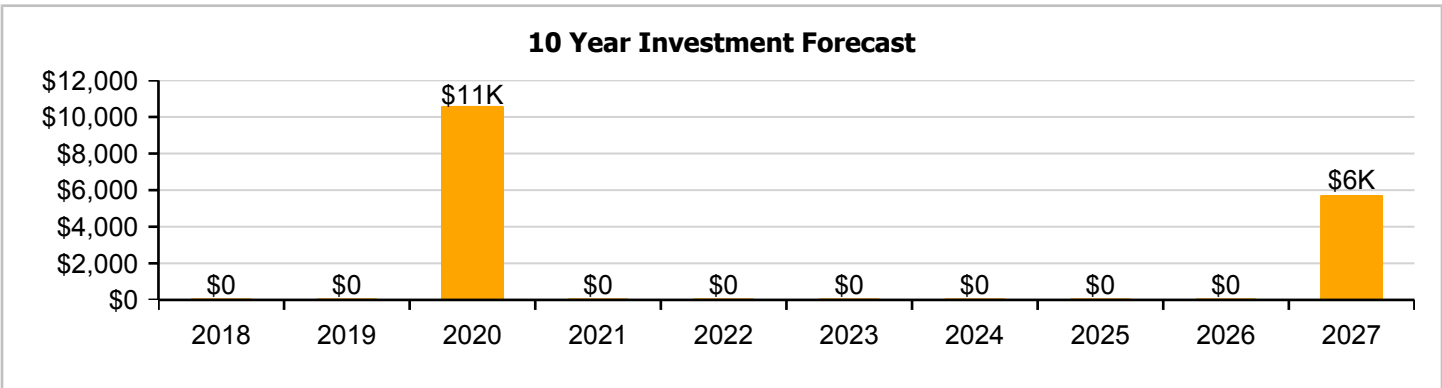
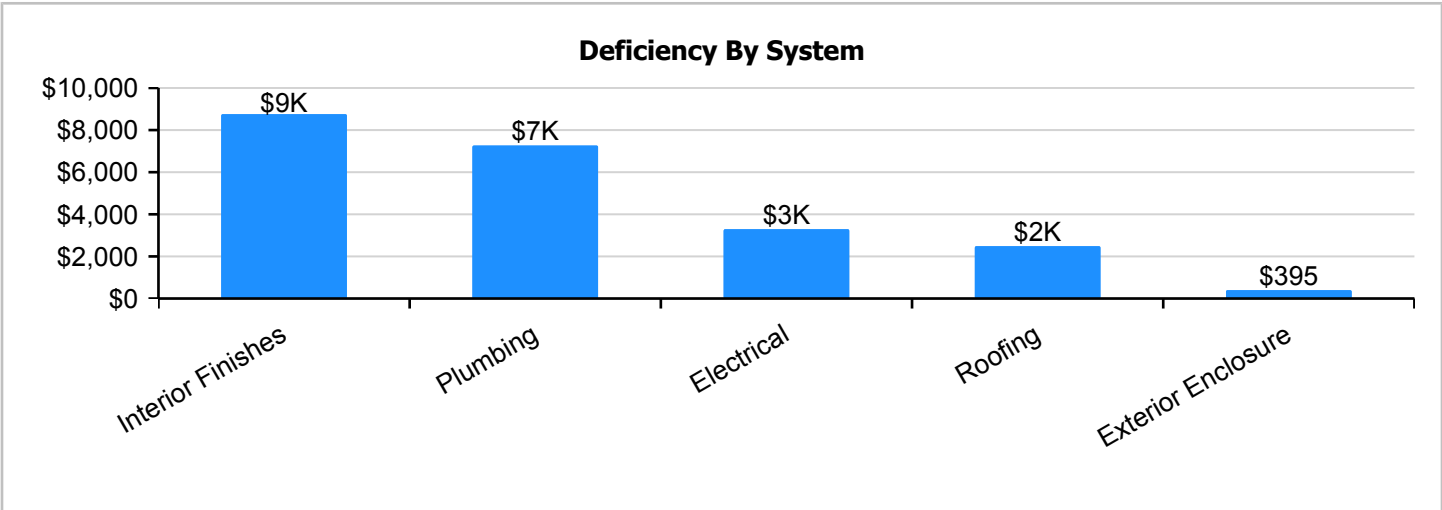
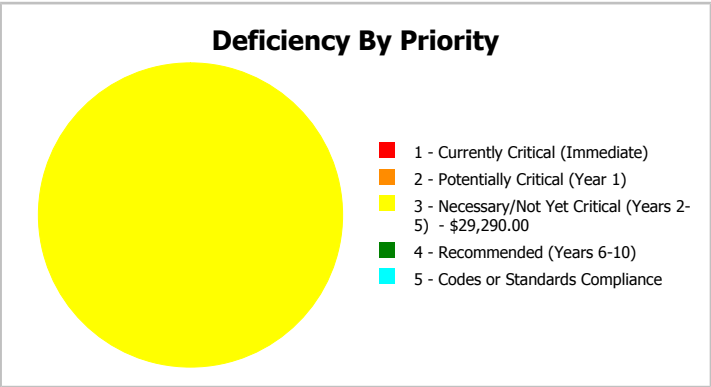
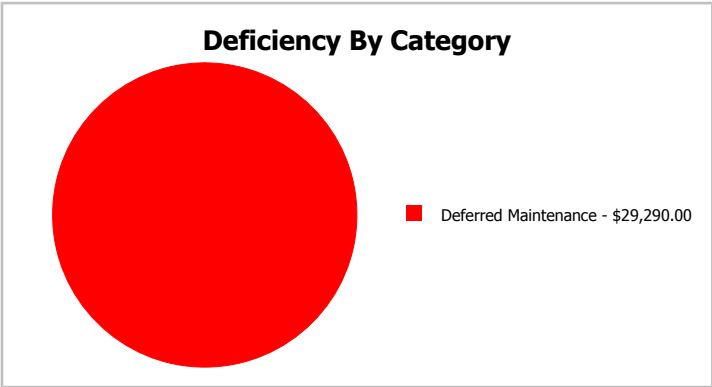
### Description:

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:	520
Year Built:	1974	Last Renovation:	
Repair Cost:	\$29,290	Replacement Value:	\$60,014
FCI:	48.81 %	RSLI%:	25.69 %



## 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	57.00 %	0.00 %	\$0.00
B10 - Superstructure	57.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	54.26 %	5.29 %	\$521.00
B30 - Roofing	0.00 %	146.04 %	\$3,280.00
C10 - Interior Construction	42.67 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	110.00 %	\$11,554.00
D20 - Plumbing	0.00 %	109.99 %	\$9,587.00
D30 - HVAC	20.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	110.02 %	\$4,348.00
<b>Totals:</b>	<b>25.69 %</b>	<b>48.81 %</b>	<b>\$29,290.00</b>



## Photo Album

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

1). Southeast Elevation - Feb 10, 2017



2). Northeast Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). Southwest 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	\$6.93	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,604
A1030	Slab on Grade	\$7.37	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,832
B1020	Roof Construction	\$5.98	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$3,110
B2010	Exterior Walls	\$18.04	S.F.	520	100	1974	2074		57.00 %	0.00 %	57			\$9,381
B2030	Exterior Doors	\$0.91	S.F.	520	30	1974	2004		0.00 %	110.15 %	-13		\$521.00	\$473
B3010140	Asphalt Shingles	\$4.32	S.F.	520	20	1974	1994		0.00 %	146.04 %	-23		\$3,280.00	\$2,246
C1010	Partitions	\$10.34	S.F.	520	75	1974	2049		42.67 %	0.00 %	32			\$5,377
C3010	Wall Finishes	\$7.46	S.F.	520	10	2005	2015		0.00 %	110.00 %	-2		\$4,267.00	\$3,879
C3020	Floor Finishes	\$12.74	S.F.	520	20	2005	2025	2016	0.00 %	109.99 %	-1		\$7,287.00	\$6,625
D2010	Plumbing Fixtures	\$9.98	S.F.	520	30	1974	2004		0.00 %	110.00 %	-13		\$5,709.00	\$5,190
D2020	Domestic Water Distribution	\$0.84	S.F.	520	30	1974	2004		0.00 %	109.84 %	-13		\$480.00	\$437
D2030	Sanitary Waste	\$5.94	S.F.	520	30	1974	2004		0.00 %	110.00 %	-13		\$3,398.00	\$3,089
D3050	Terminal & Package Units	\$16.96	S.F.	520	15	2005	2020		20.00 %	0.00 %	3			\$8,819
D5010	Electrical Service/Distribution	\$1.47	S.F.	520	40	1974	2014		0.00 %	110.08 %	-3		\$841.00	\$764
D5020	Branch Wiring	\$2.55	S.F.	520	30	1974	2004		0.00 %	110.03 %	-13		\$1,459.00	\$1,326
D5020	Lighting	\$3.58	S.F.	520	30	1974	2004		0.00 %	109.99 %	-13		\$2,048.00	\$1,862
<b>Total</b>									<b>25.69 %</b>	<b>48.81 %</b>			<b>\$29,290.00</b>	<b>\$60,014</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:

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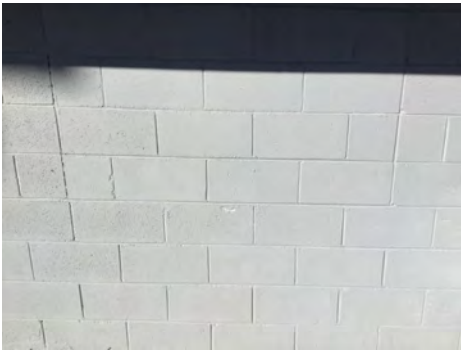
**System:** B1020 - Roof Construction



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

## Campus Assessment Report - 1974 Concession/RR Bldg

**System:** B2030 - Exterior Doors



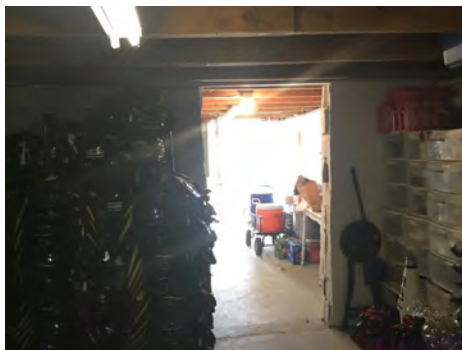
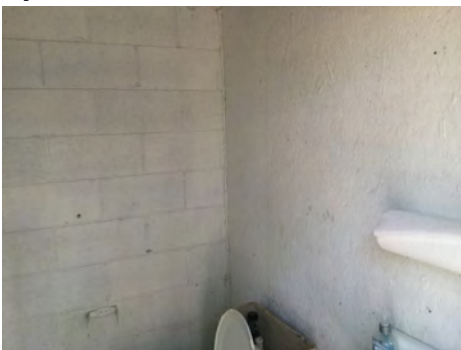
**Note:**

**System:** B3010140 - Asphalt Shingles



**Note:**

**System:** C1010 - Partitions



**Note:**

## Campus Assessment Report - 1974 Concession/RR Bldg

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

## Campus Assessment Report - 1974 Concession/RR Bldg

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**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

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



**Note:**

## Campus Assessment Report - 1974 Concession/RR Bldg

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**



## Renewal Schedule

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

*Inflation Rate: 3%*

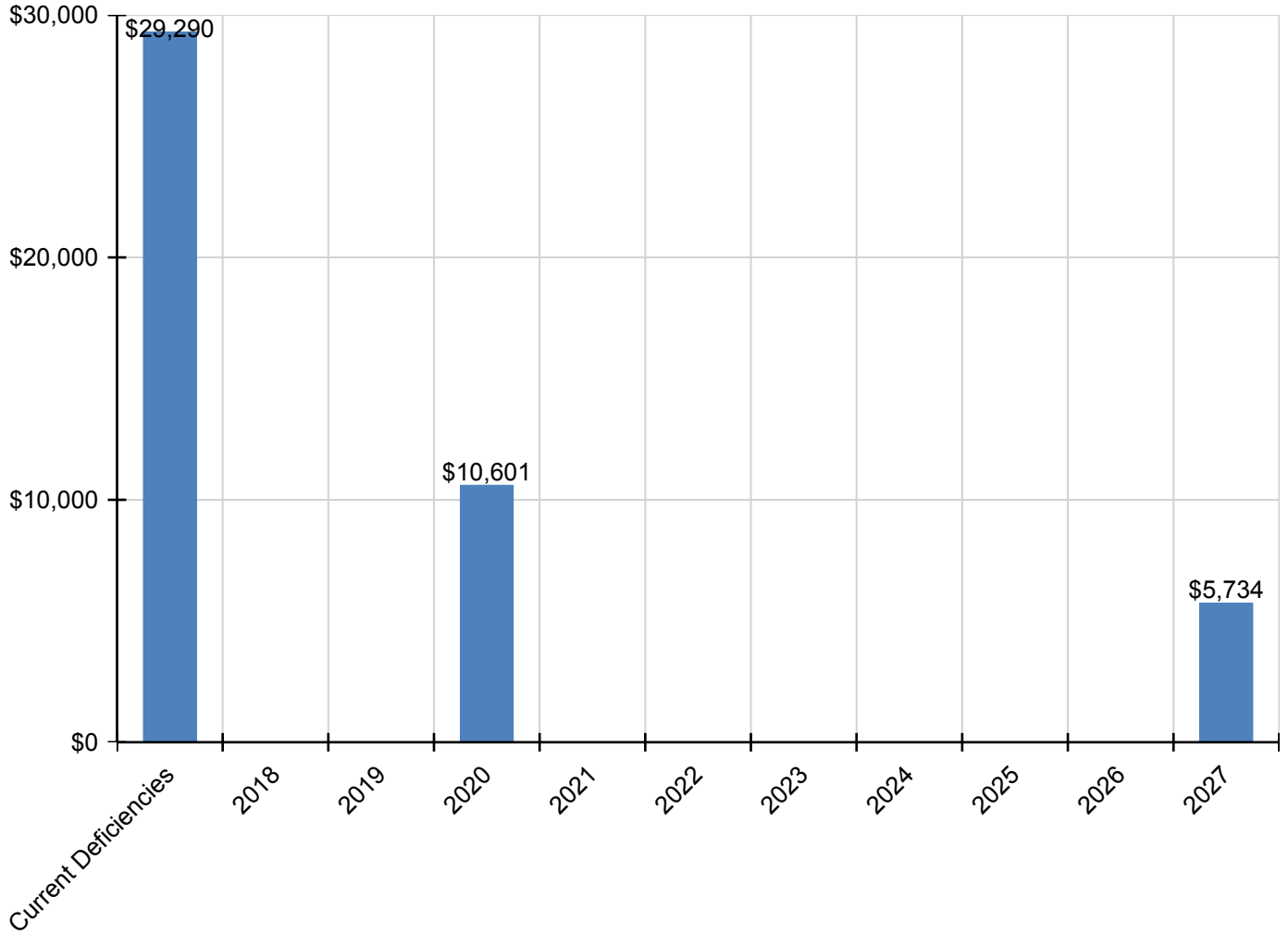
# Campus Assessment Report - 1974 Concession/RR Bldg

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$29,290</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,601</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,734</b>	<b>\$45,625</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>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>* 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>B2030 - Exterior Doors</b>	\$521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521
<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>	\$3,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,280
<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>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$4,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,734	\$10,001
<b>C3020 - Floor Finishes</b>	\$7,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,287
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D2010 - Plumbing Fixtures</b>	\$5,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,709
<b>D2020 - Domestic Water Distribution</b>	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
<b>D2030 - Sanitary Waste</b>	\$3,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,398
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3050 - Terminal &amp; Package Units</b>	\$0	\$0	\$0	\$10,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,601
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$841
<b>D5020 - Branch Wiring</b>	\$1,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,459
<b>D5020 - Lighting</b>	\$2,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,048

*\* Indicates non-renewable system*

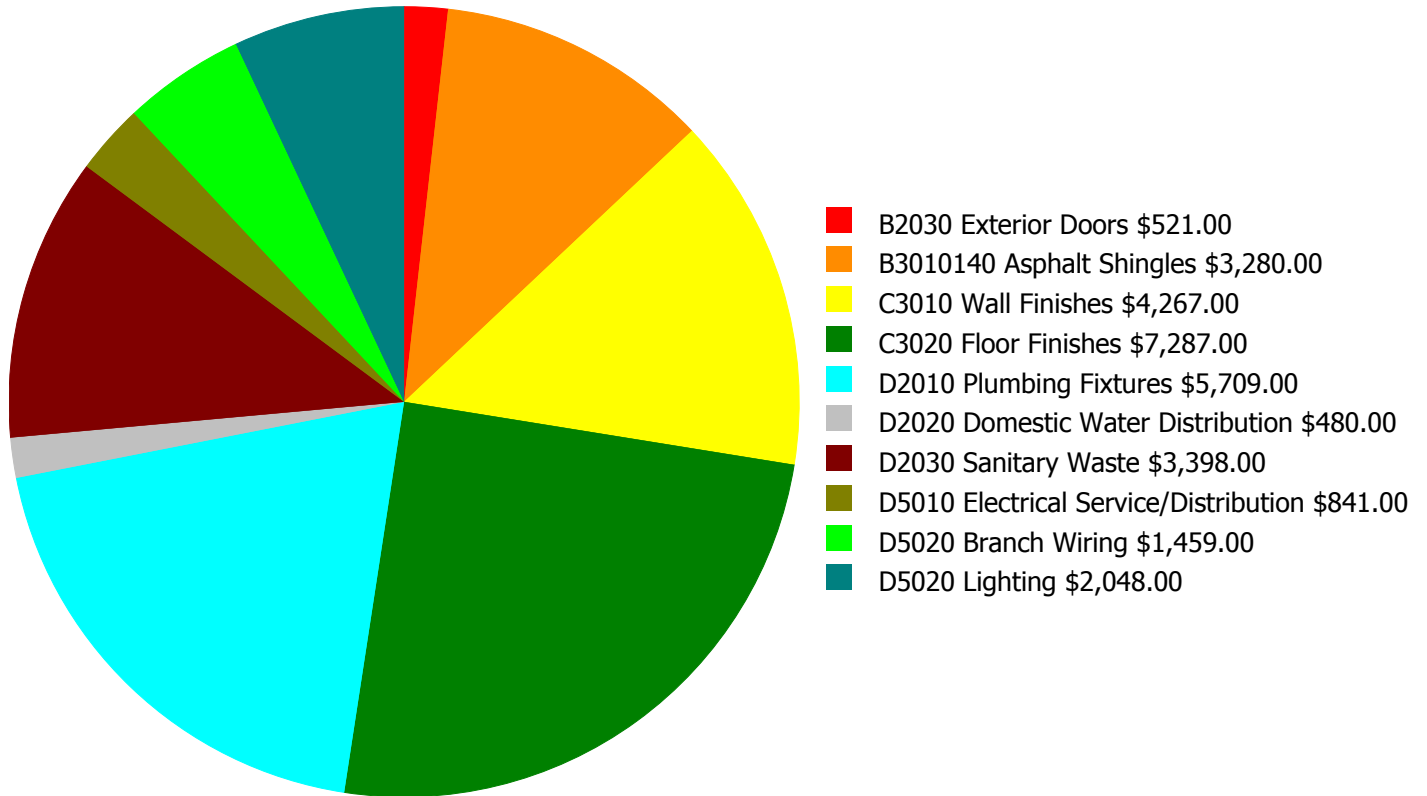
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

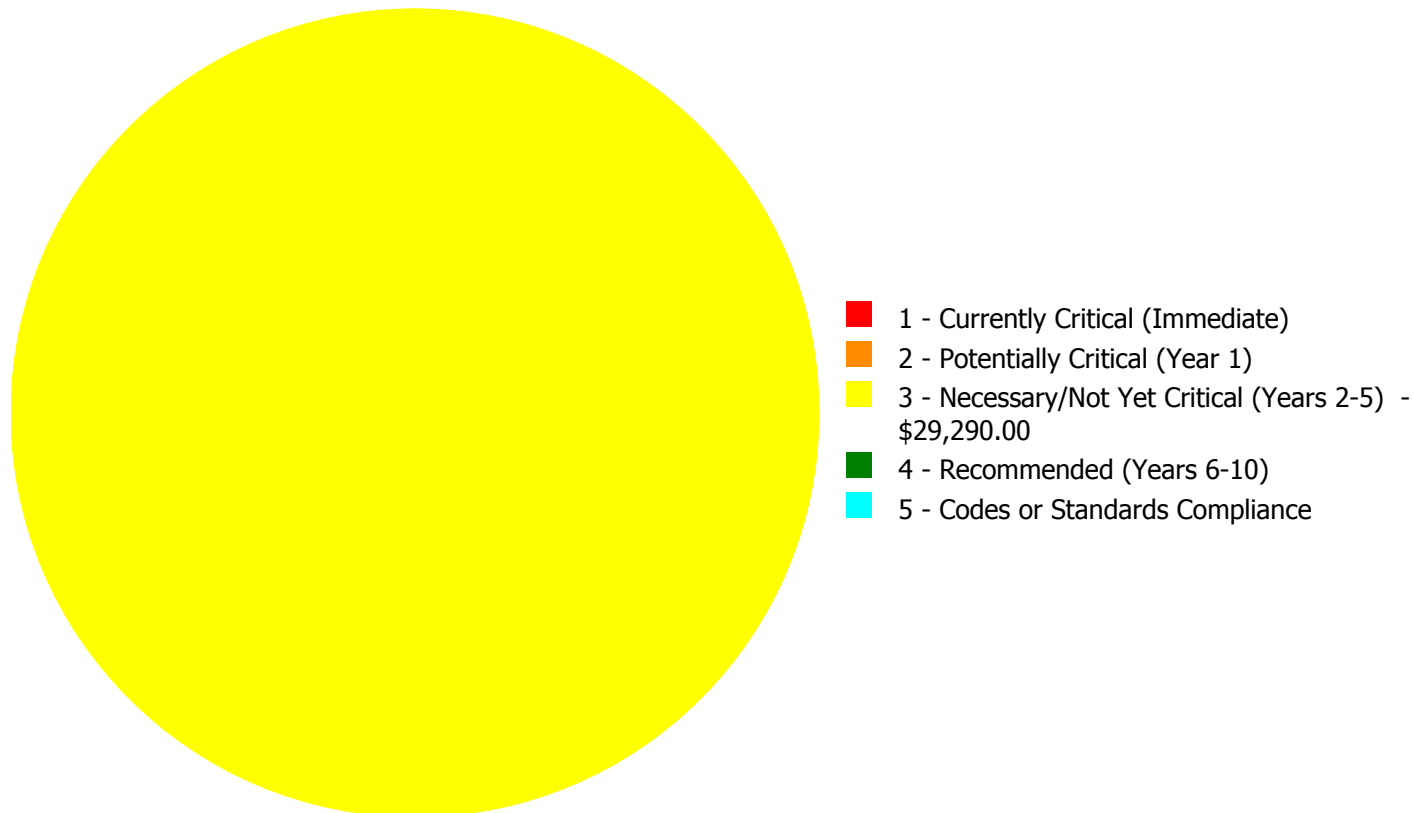
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$29,290.00**

## 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: \$29,290.00**

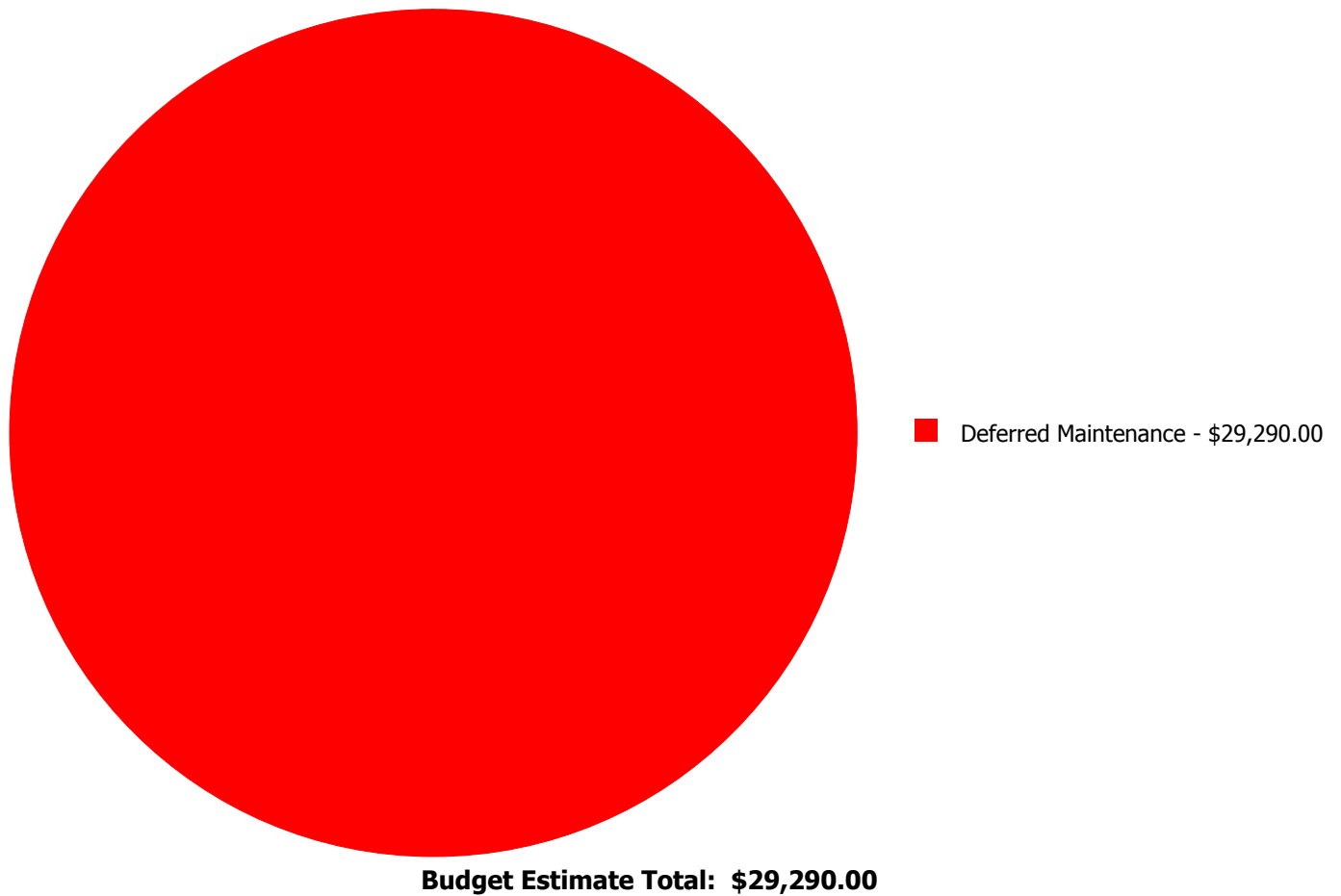
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$521.00	\$0.00	\$0.00	\$521.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$3,280.00	\$0.00	\$0.00	\$3,280.00
C3010	Wall Finishes	\$0.00	\$0.00	\$4,267.00	\$0.00	\$0.00	\$4,267.00
C3020	Floor Finishes	\$0.00	\$0.00	\$7,287.00	\$0.00	\$0.00	\$7,287.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$5,709.00	\$0.00	\$0.00	\$5,709.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$480.00	\$0.00	\$0.00	\$480.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$3,398.00	\$0.00	\$0.00	\$3,398.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$841.00	\$0.00	\$0.00	\$841.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,459.00	\$0.00	\$0.00	\$1,459.00
D5020	Lighting	\$0.00	\$0.00	\$2,048.00	\$0.00	\$0.00	\$2,048.00
	<b>Total:</b>	\$0.00	\$0.00	\$29,290.00	\$0.00	\$0.00	\$29,290.00

## 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: B2030 - Exterior Doors**



**Location:** Exterior Walls  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$521.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The exterior doors are aged, rusted or damaged and should be replaced.

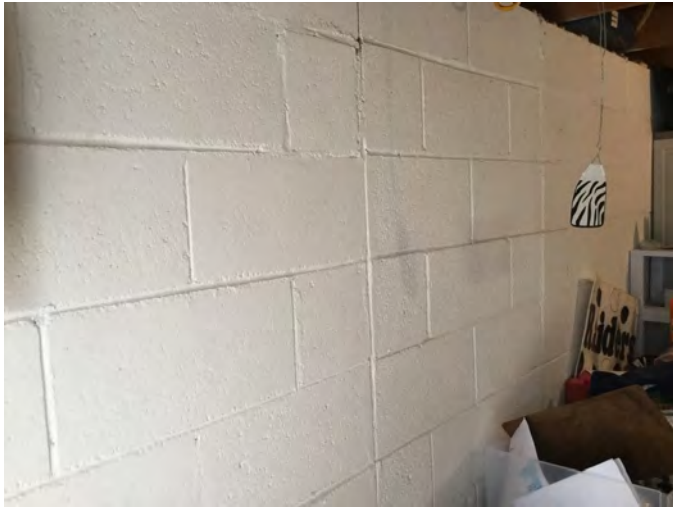
#### **System: B3010140 - Asphalt Shingles**



**Location:** Roof  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,280.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The asphalt shingles roof coverings are aging, showing signs of failure and should be replaced.

**System: C3010 - Wall Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,267.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

---

**System: C3020 - Floor Finishes**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$7,287.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The wall finishes are aged, scuffed, fading, stained and should be replaced.

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**System: D2010 - Plumbing Fixtures**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$5,709.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

---

**System: D2020 - Domestic Water Distribution**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$480.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The domestic water distribution system is aged and should be replaced.

---

**System: D2030 - Sanitary Waste**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$3,398.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The sanitary waste system is beyond its expected service life and should be replaced.

---

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



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$841.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

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

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**System: D5020 - Branch Wiring**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,459.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

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

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**System: D5020 - Lighting**



**Location:** Throughout the Building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 520.00  
**Unit of Measure:** S.F.  
**Estimate:** \$2,048.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

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

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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):	24,290
Year Built:	2005
Last Renovation:	
Replacement Value:	\$4,329,695
Repair Cost:	\$130,389.00
Total FCI:	3.01 %
Total RSLI:	56.57 %
FCA Score:	96.99



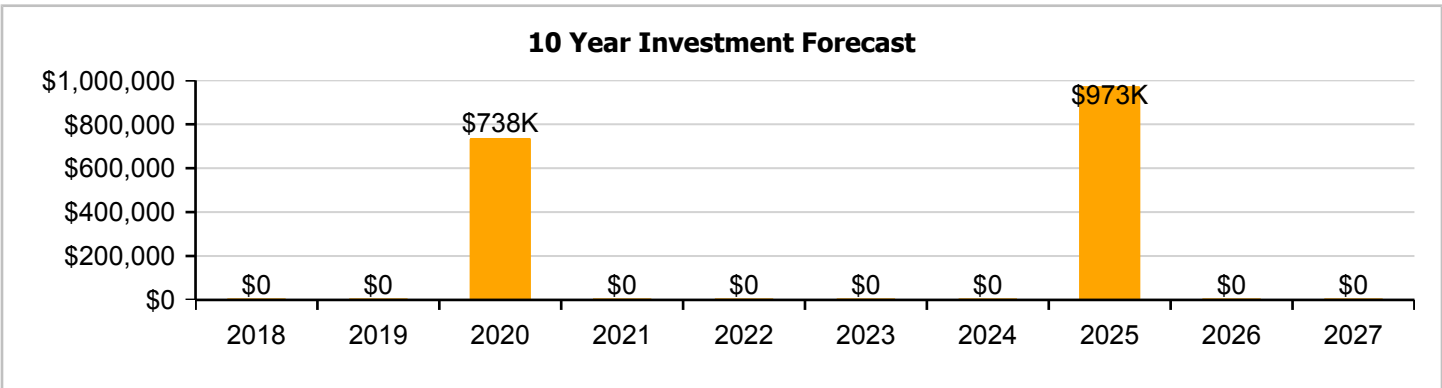
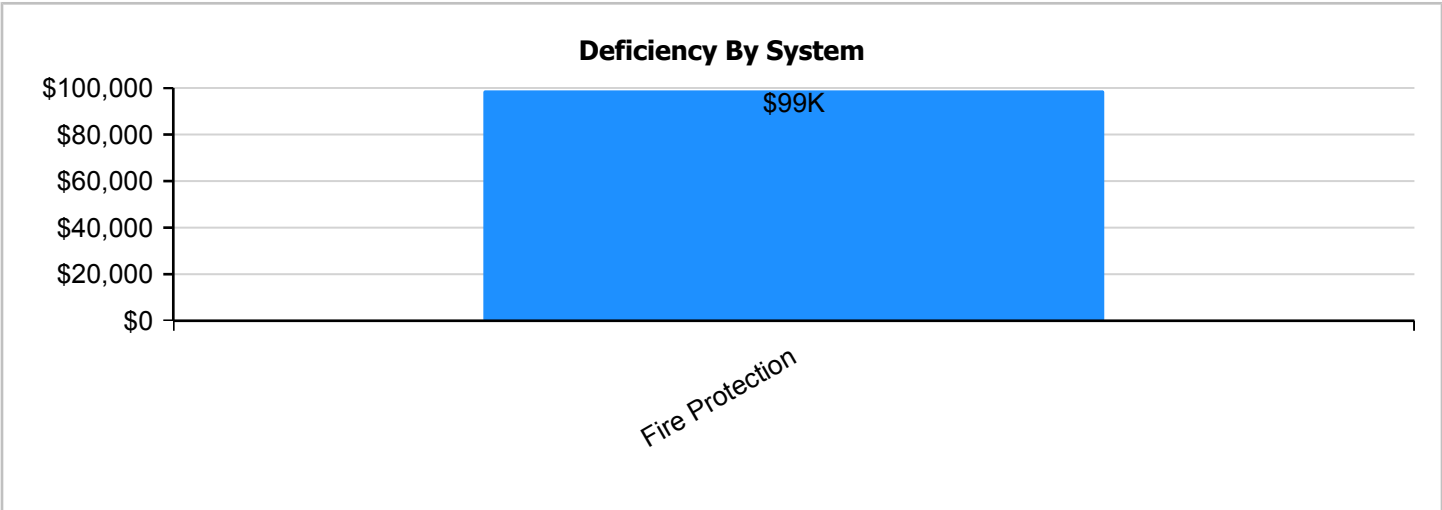
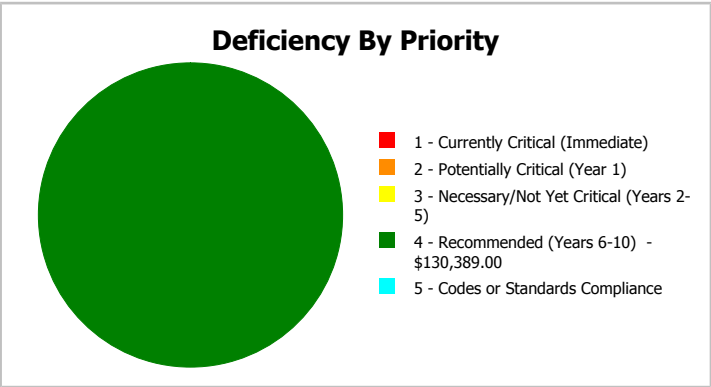
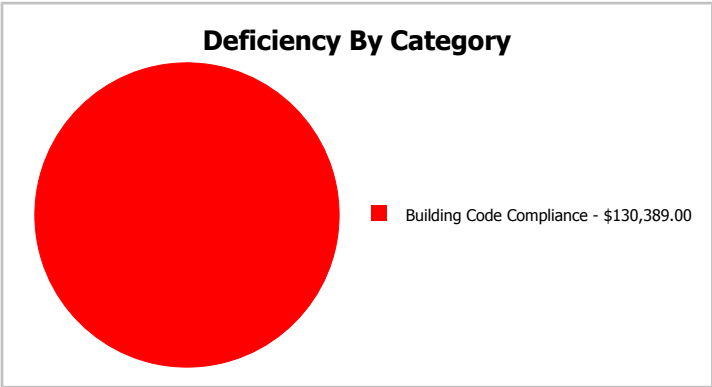
**Description:**

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:	24,290
Year Built:	2005	Last Renovation:	
Repair Cost:	\$130,389	Replacement Value:	\$4,329,695
FCI:	3.01 %	RSLI%:	56.57 %



## 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
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	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	44.13 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$130,389.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>56.57 %</b>	<b>3.01 %</b>	<b>\$130,389.00</b>



## Photo Album

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

1). West Elevation - Feb 10, 2017



2). South Elevation - Feb 10, 2017



3). Southeast Elevation - Feb 10, 2017



4). East Elevation - Feb 10, 2017



5). 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	\$4.70	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$114,163
A1030	Slab on Grade	\$8.26	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$200,635
B1020	Roof Construction	\$15.44	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$375,038
B2010	Exterior Walls	\$9.24	S.F.	24,290	100	2005	2105		88.00 %	0.00 %	88			\$224,440
B2020	Exterior Windows	\$9.20	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$223,468
B2030	Exterior Doors	\$1.02	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$24,776
B3010130	Preformed Metal Roofing	\$9.66	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$234,641
C1010	Partitions	\$10.59	S.F.	24,290	75	2005	2080		84.00 %	0.00 %	63			\$257,231
C1020	Interior Doors	\$2.48	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$60,239
C1030	Fittings	\$9.54	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$231,727
C3010	Wall Finishes	\$2.73	S.F.	24,290	10	2005	2015	2020	30.00 %	0.00 %	3			\$66,312
C3020	Floor Finishes	\$11.15	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$270,834
C3030	Ceiling Finishes	\$10.74	S.F.	24,290	25	2005	2030		52.00 %	0.00 %	13			\$260,875
D2010	Plumbing Fixtures	\$11.26	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$273,505
D2020	Domestic Water Distribution	\$0.96	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$23,318
D2030	Sanitary Waste	\$1.52	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$36,921
D3040	Distribution Systems	\$6.02	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$146,226
D3050	Terminal & Package Units	\$13.09	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$317,956
D3060	Controls & Instrumentation	\$1.91	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$46,394
D4010	Sprinklers	\$4.22	S.F.	24,290	30			2016	0.00 %	110.00 %	-1		\$112,754.00	\$102,504
D4020	Standpipes	\$0.66	S.F.	24,290	30			2016	0.00 %	110.01 %	-1		\$17,635.00	\$16,031
D5010	Electrical Service/Distribution	\$1.65	S.F.	24,290	40	2005	2045		70.00 %	0.00 %	28			\$40,079
D5020	Branch Wiring	\$4.99	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$121,207
D5020	Lighting	\$11.64	S.F.	24,290	30	2005	2035		60.00 %	0.00 %	18			\$282,736
D5030810	Security & Detection Systems	\$1.83	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$44,451
D5030910	Fire Alarm Systems	\$3.31	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$80,400
D5030920	Data Communication	\$4.30	S.F.	24,290	15	2005	2020		20.00 %	0.00 %	3			\$104,447
D5090	Other Electrical Systems	\$0.12	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$2,915
E1020	Institutional Equipment	\$0.30	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$7,287
E2010	Fixed Furnishings	\$5.72	S.F.	24,290	20	2005	2025		40.00 %	0.00 %	8			\$138,939
<b>Total</b>									<b>56.57 %</b>	<b>3.01 %</b>			<b>\$130,389.00</b>	<b>\$4,329,695</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



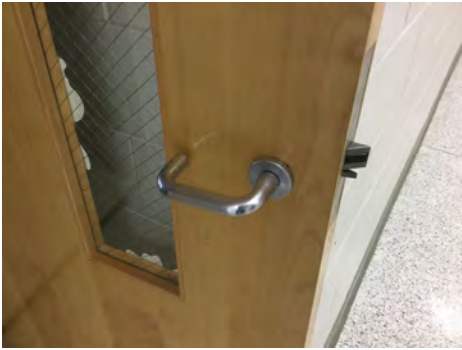
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

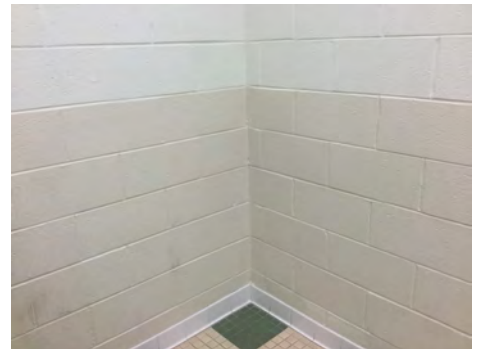
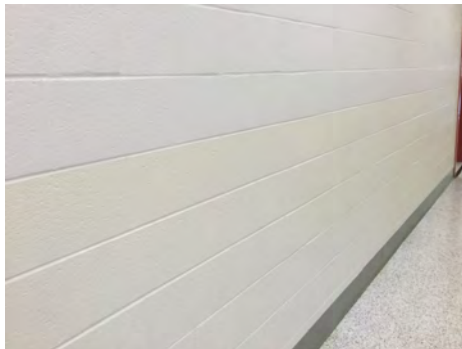
## Campus Assessment Report - 2005 Addition

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

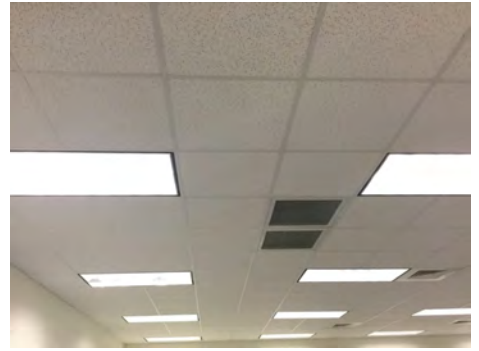
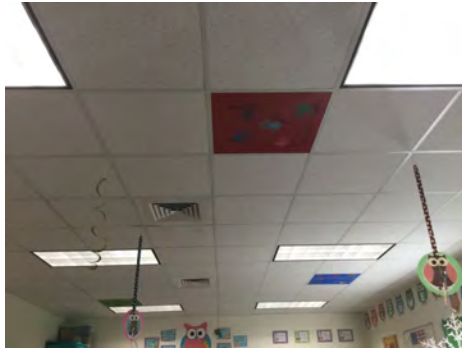
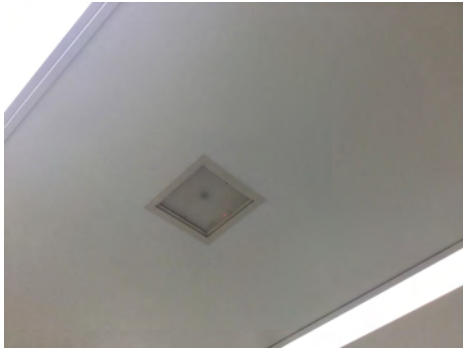
**System:** C3020 - Floor Finishes



**Note:**

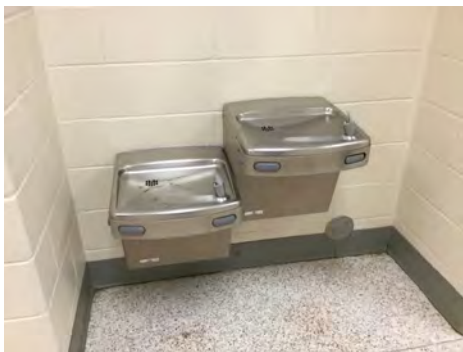
# Campus Assessment Report - 2005 Addition

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2005 Addition

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**



## Campus Assessment Report - 2005 Addition

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**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 2005 Addition

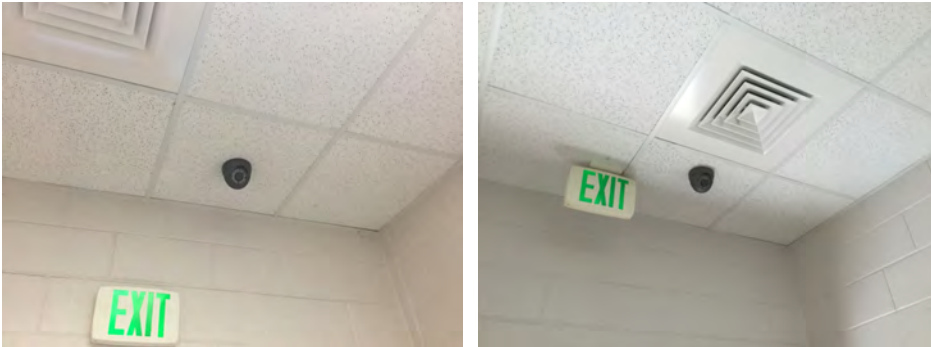
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**System:** D5020 - Lighting



**Note:**

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



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

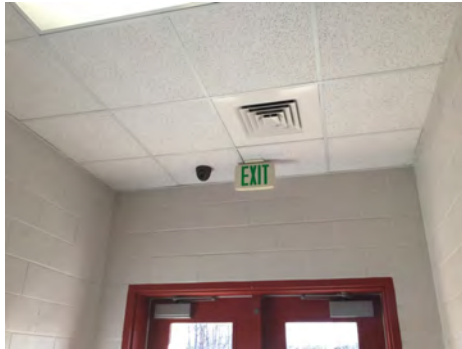
## Campus Assessment Report - 2005 Addition

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

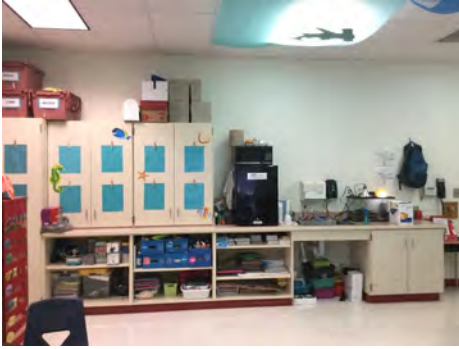
**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 2005 Addition

**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>\$130,389</b>	<b>\$0</b>	<b>\$0</b>	<b>\$737,507</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$972,758</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,840,653</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>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>* 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	\$322,898	\$0	\$0	\$322,898
<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	\$79,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,707
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377,392	\$0	\$0	\$377,392
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

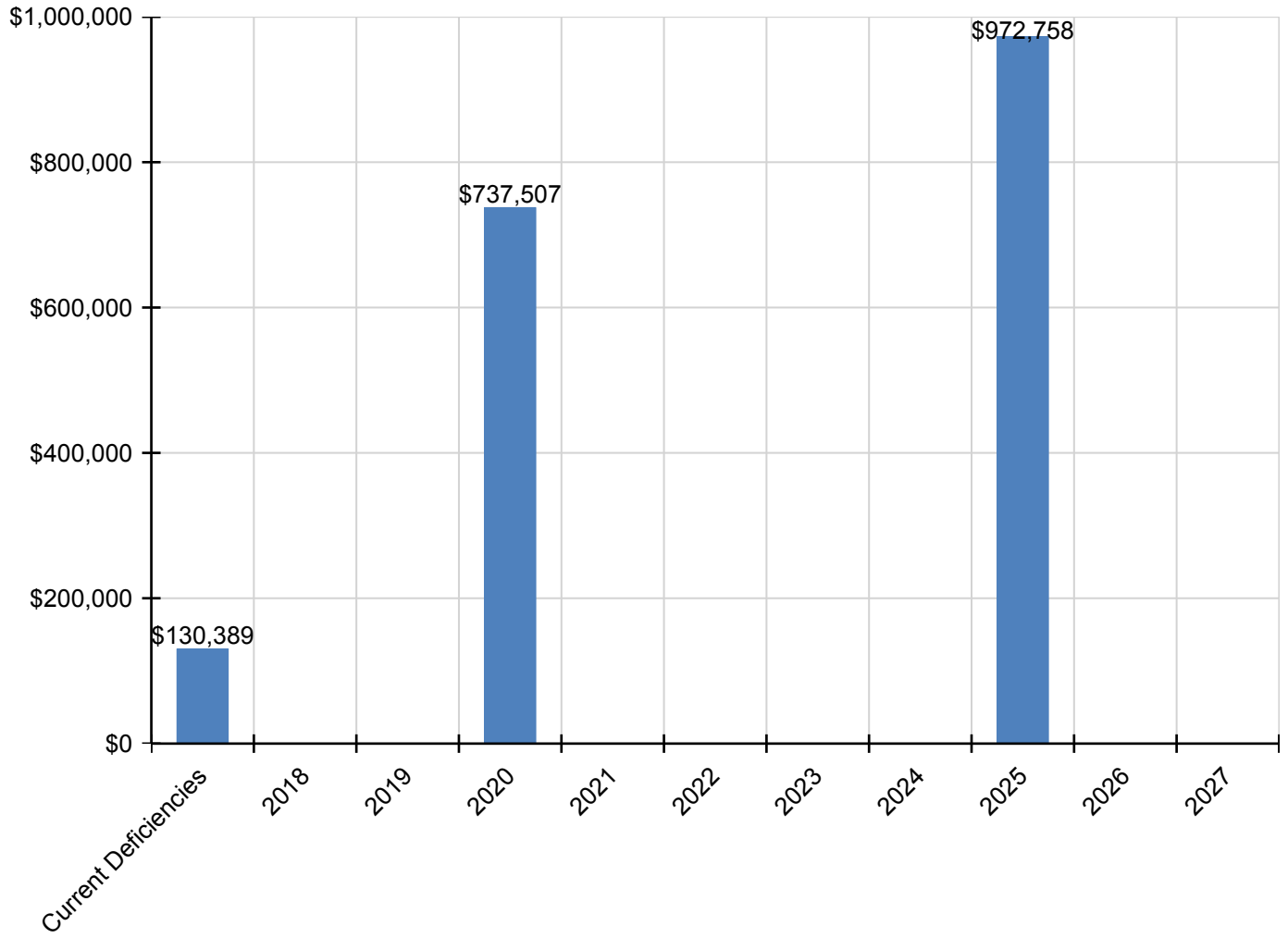
## Campus Assessment Report - 2005 Addition

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	\$382,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,183
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,647	\$0	\$0	\$0	\$64,647
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$112,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,754
D4020 - Standpipes	\$17,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,635
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	\$53,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,430
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$96,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,641
D5030920 - Data Communication	\$0	\$0	\$0	\$125,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,546
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,061	\$0	\$0	\$0	\$4,061
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	\$10,154	\$0	\$0	\$0	\$10,154
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	\$193,604	\$0	\$0	\$0	\$193,604

\* Indicates non-renewable system

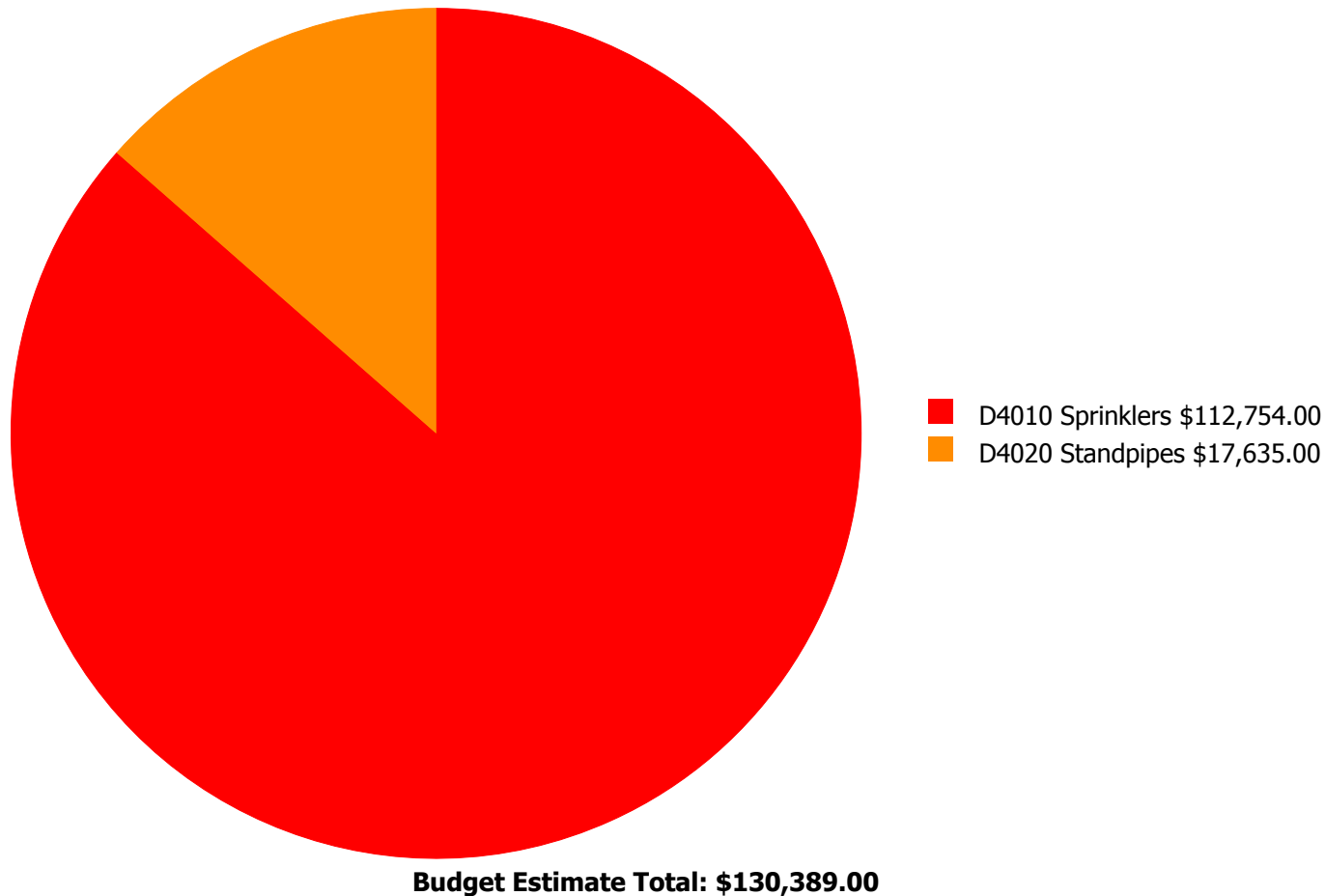
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

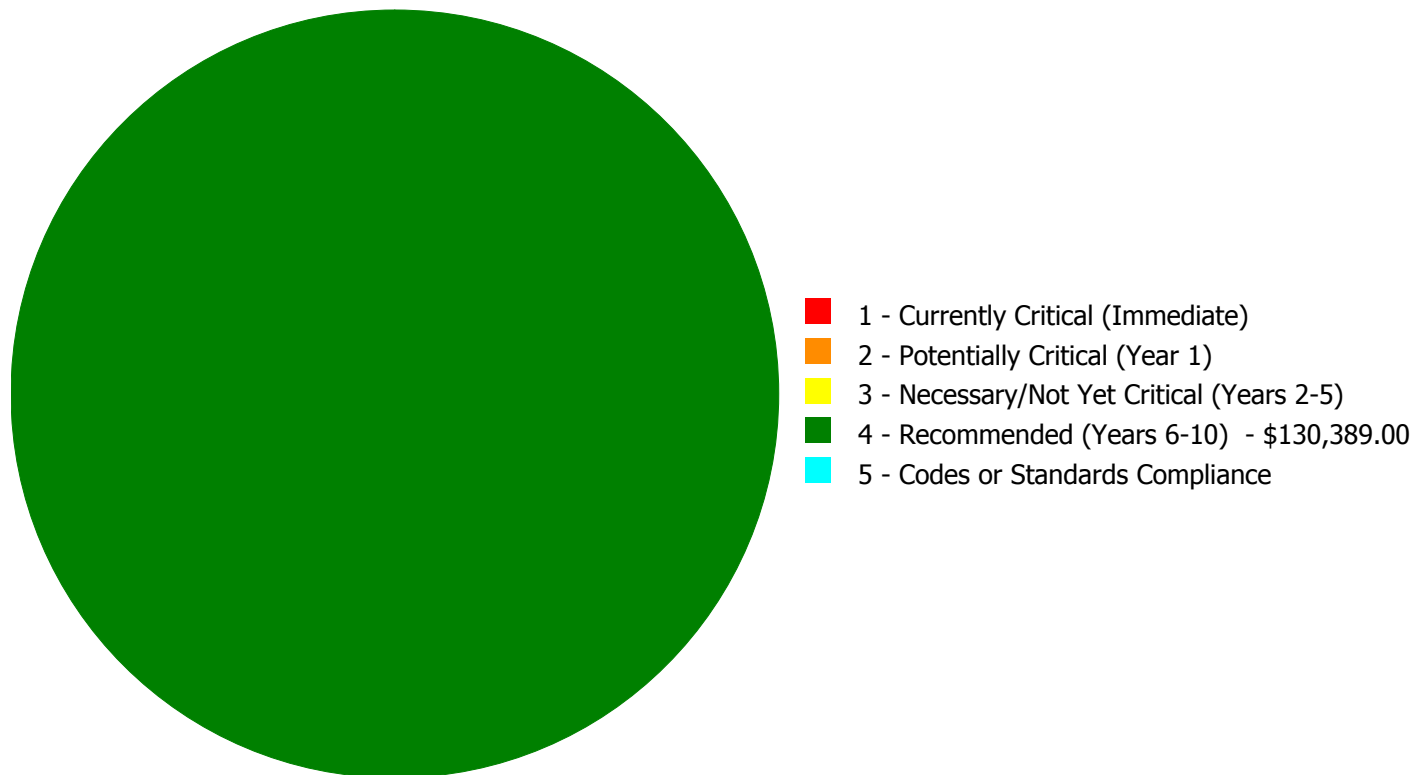
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$130,389.00**

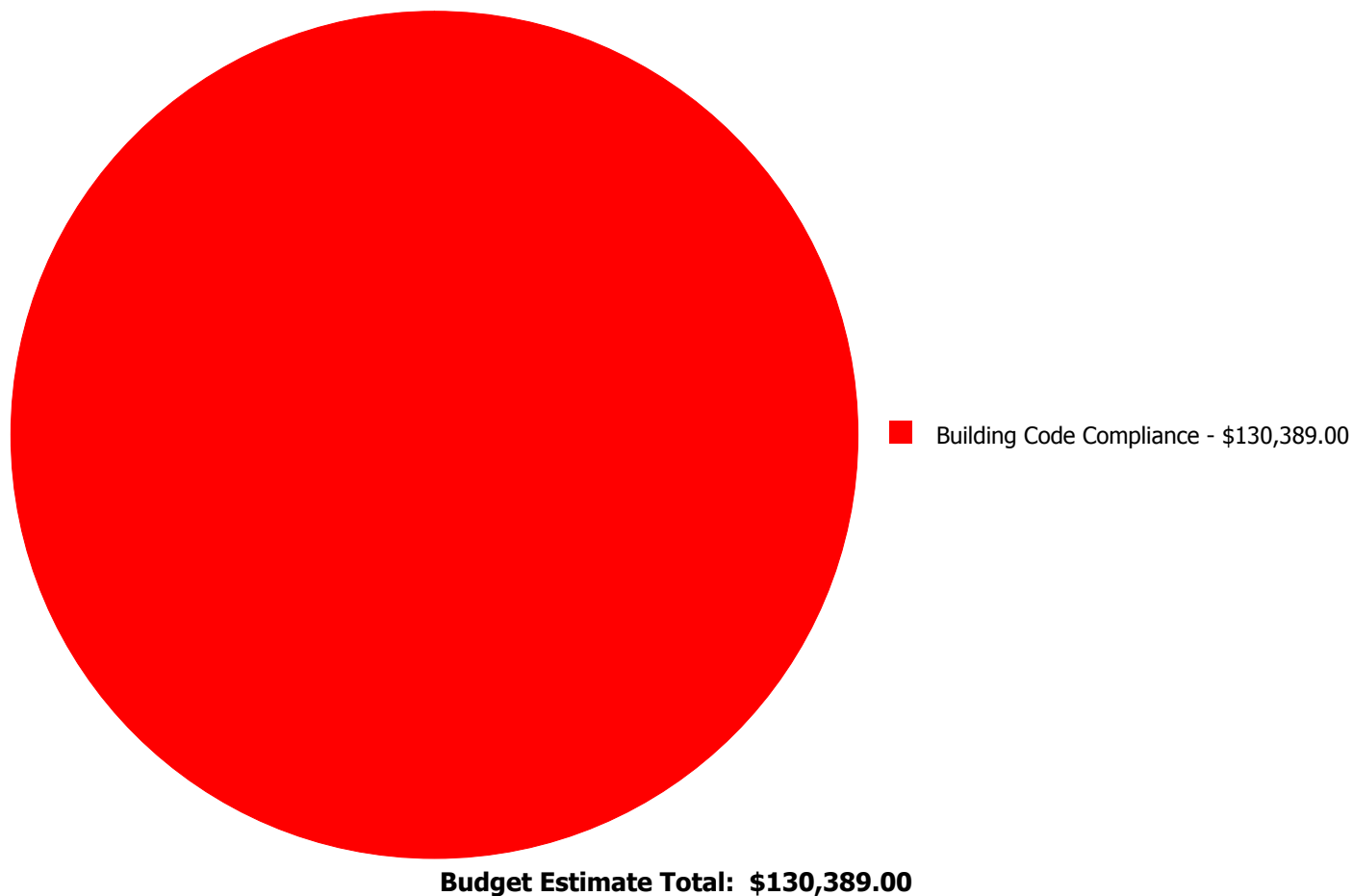
## Deficiency By Priority Investment Table

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	\$112,754.00	\$0.00	\$112,754.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,635.00	\$0.00	\$17,635.00
	<b>Total:</b>	\$0.00	\$0.00	\$0.00	\$130,389.00	\$0.00	\$130,389.00

## 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:** 24,290.00  
**Unit of Measure:** S.F.  
**Estimate:** \$112,754.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

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

---

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

This deficiency has no image.

**Location:** Throughout the Building  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 24,290.00  
**Unit of Measure:** S.F.  
**Estimate:** \$17,635.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

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

---

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,280
Year Built:	2005
Last Renovation:	
Replacement Value:	\$213,005
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	57.98 %
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

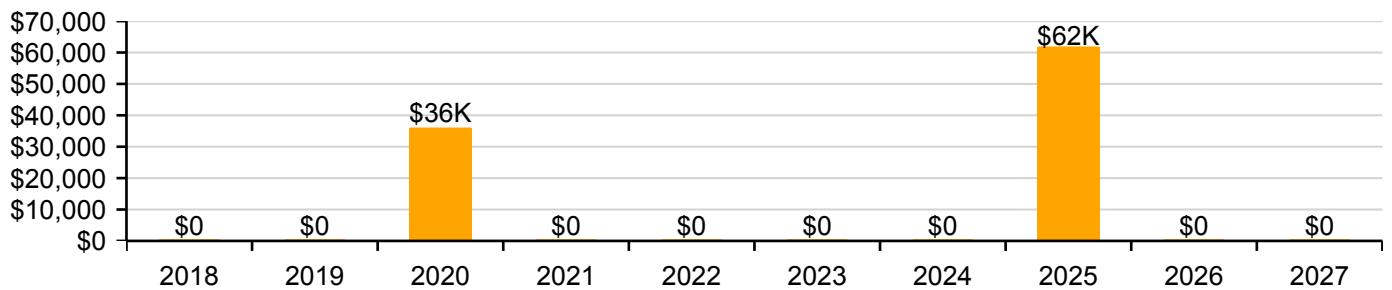
Function:	ES -Elementary School	Gross Area:	1,280
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$213,005
FCI:	0.00 %	RSLI%:	57.98 %

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	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	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	44.13 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D50 - Electrical	48.77 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>57.98 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Southwest Elevation - Feb 10, 2017



2). Southeast Elevation - Feb 10, 2017



3). Northeast Elevation - Feb 10, 2017



4). Northwest 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.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$6,016
A1030	Slab on Grade	\$8.26	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$10,573
B1020	Roof Construction	\$15.44	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$19,763
B2010	Exterior Walls	\$9.24	S.F.	1,280	100	2005	2105		88.00 %	0.00 %	88			\$11,827
B2020	Exterior Windows	\$9.20	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$11,776
B2030	Exterior Doors	\$1.02	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,306
B3010140	Asphalt Shingles	\$4.32	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$5,530
C1010	Partitions	\$10.59	S.F.	1,280	75	2005	2080		84.00 %	0.00 %	63			\$13,555
C1020	Interior Doors	\$2.48	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$3,174
C1030	Fittings	\$9.54	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$12,211
C3010	Wall Finishes	\$2.73	S.F.	1,280	10	2005	2015	2020	30.00 %	0.00 %	3			\$3,494
C3020	Floor Finishes	\$11.15	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$14,272
C3030	Ceiling Finishes	\$10.74	S.F.	1,280	25	2005	2030		52.00 %	0.00 %	13			\$13,747
D2010	Plumbing Fixtures	\$11.26	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$14,413
D2020	Domestic Water Distribution	\$0.96	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,229
D2030	Sanitary Waste	\$1.52	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$1,946
D3040	Distribution Systems	\$6.02	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$7,706
D3050	Terminal & Package Units	\$13.09	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$16,755
D3060	Controls & Instrumentation	\$1.91	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$2,445
D5010	Electrical Service/Distribution	\$1.65	S.F.	1,280	40	2005	2045		70.00 %	0.00 %	28			\$2,112
D5020	Branch Wiring	\$4.99	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$6,387
D5020	Lighting	\$11.64	S.F.	1,280	30	2005	2035		60.00 %	0.00 %	18			\$14,899
D5030910	Fire Alarm Systems	\$3.31	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$4,237
D5030920	Data Communication	\$4.30	S.F.	1,280	15	2005	2020		20.00 %	0.00 %	3			\$5,504
D5090	Other Electrical Systems	\$0.33	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$422
E1020	Institutional Equipment	\$0.30	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$384
E2010	Fixed Furnishings	\$5.72	S.F.	1,280	20	2005	2025		40.00 %	0.00 %	8			\$7,322
<b>Total</b>									<b>57.98 %</b>					<b>\$213,005</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 PreK Building

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**System:** B3010140 - Asphalt Shingles



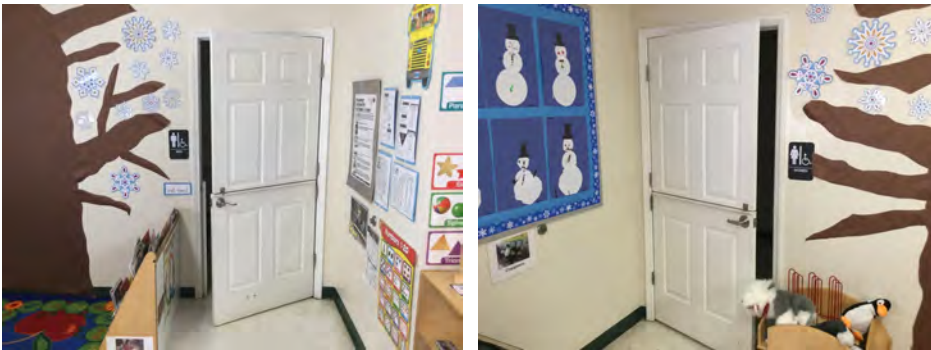
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

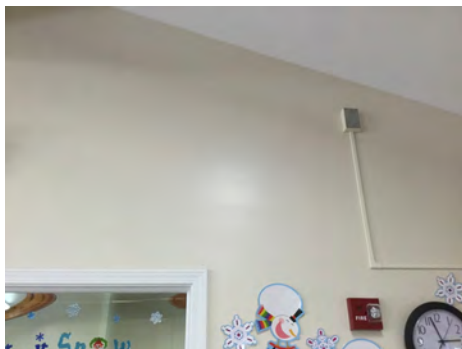
## Campus Assessment Report - 2005 PreK Building

**System:** C1030 - Fittings



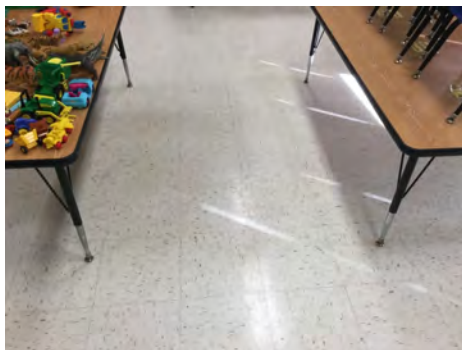
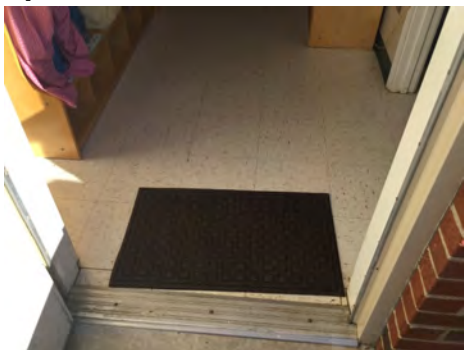
**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

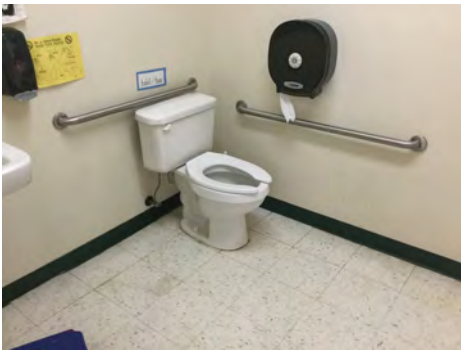
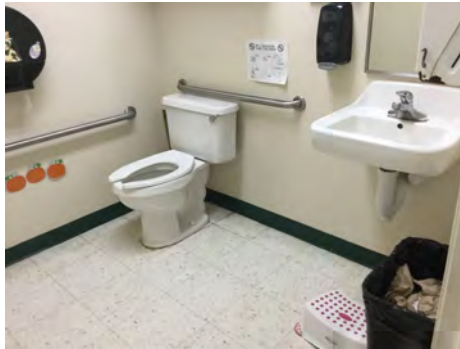
## Campus Assessment Report - 2005 PreK Building

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 2005 PreK Building

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

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



**Note:**

## Campus Assessment Report - 2005 PreK Building

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**System:** D3060 - Controls & Instrumentation



**Note:**

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



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**



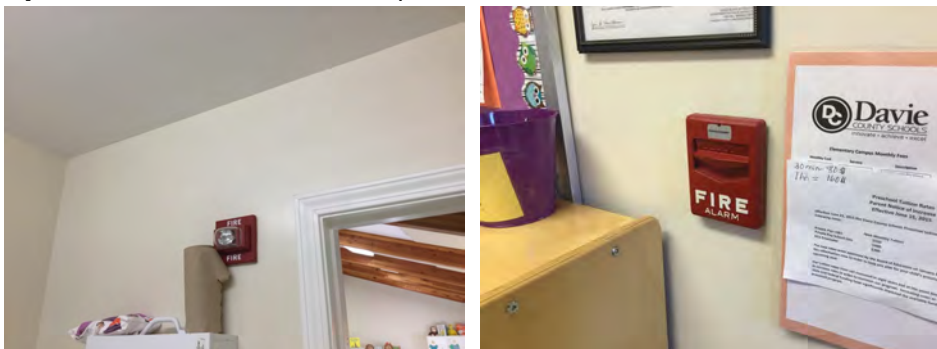
## Campus Assessment Report - 2005 PreK Building

**System:** D5020 - Lighting



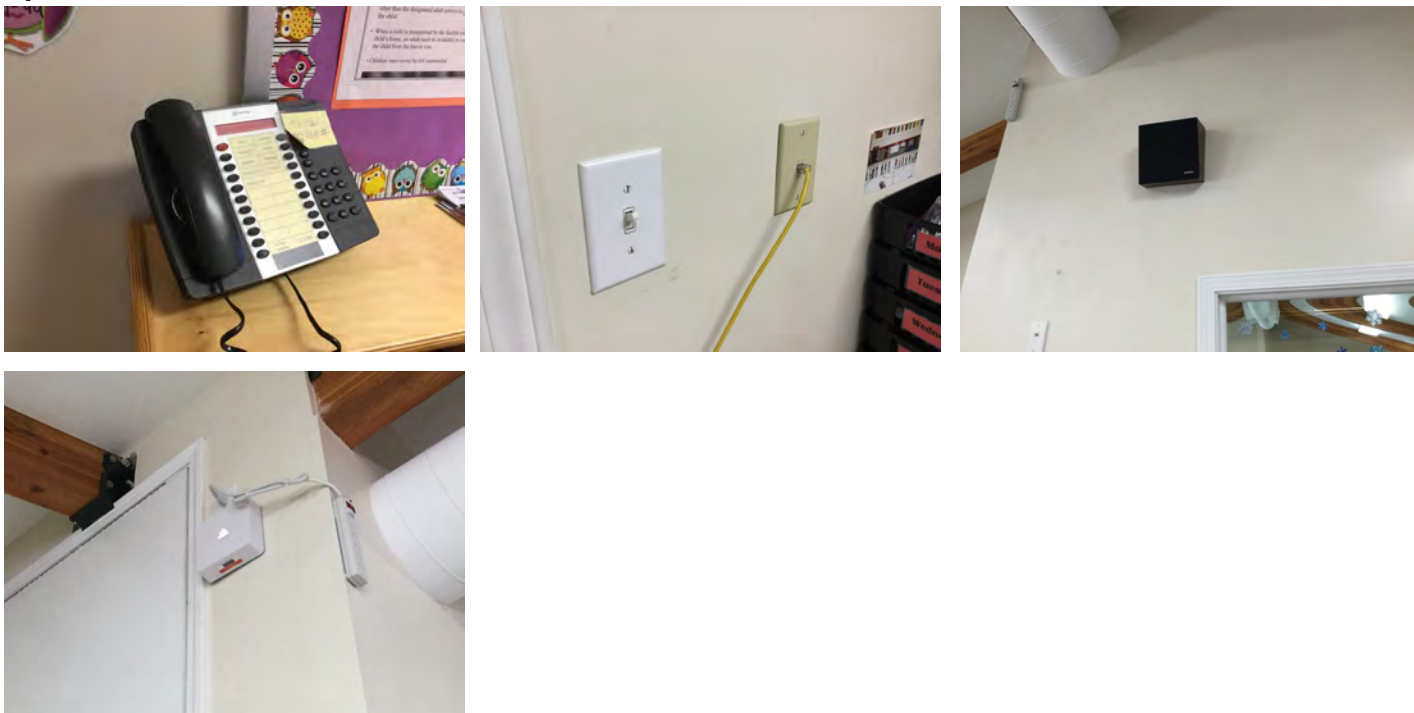
**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 2005 PreK Building

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**System:** D5090 - Other Electrical Systems



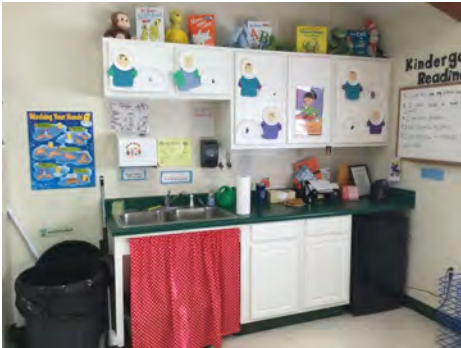
**Note:**

**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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,048</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,861</b>	<b>\$0</b>	<b>\$0</b>	<b>\$97,909</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>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>* 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	\$10,227	\$0	\$0	\$10,227
<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	\$17,015	\$0	\$0	\$17,015
<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	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,887	\$0	\$0	\$19,887
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

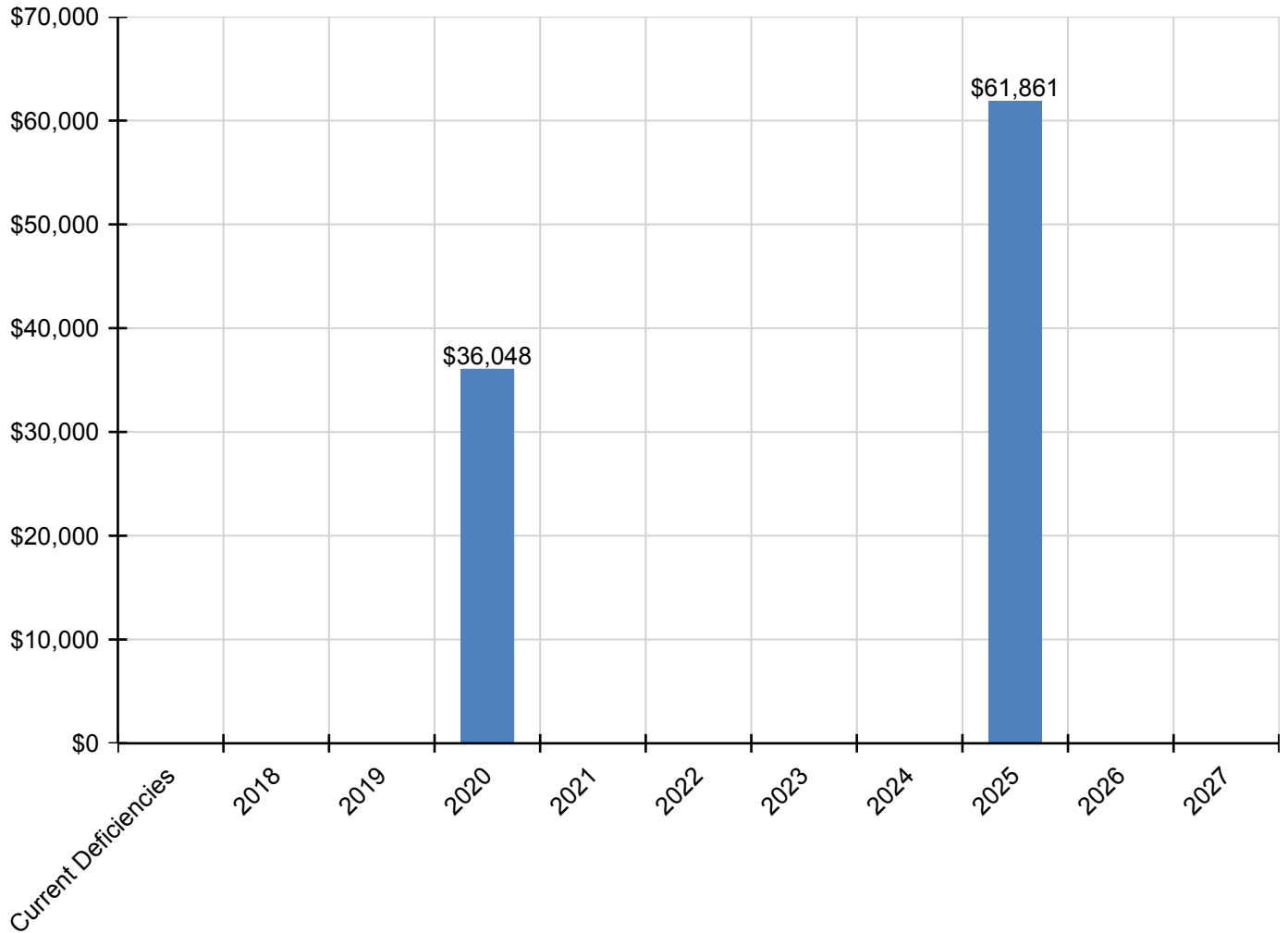
## Campus Assessment Report - 2005 PreK Building

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	\$20,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,140
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,406	\$0	\$0	\$0	\$3,406
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	\$5,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,092
D5030920 - Data Communication	\$0	\$0	\$0	\$6,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,615
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$589	\$0	\$0	\$0	\$589
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	\$535	\$0	\$0	\$0	\$535
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	\$10,203	\$0	\$0	\$0	\$10,203

\* 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):	144
Year Built:	2005
Last Renovation:	
Replacement Value:	\$23,016
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	72.61 %
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.

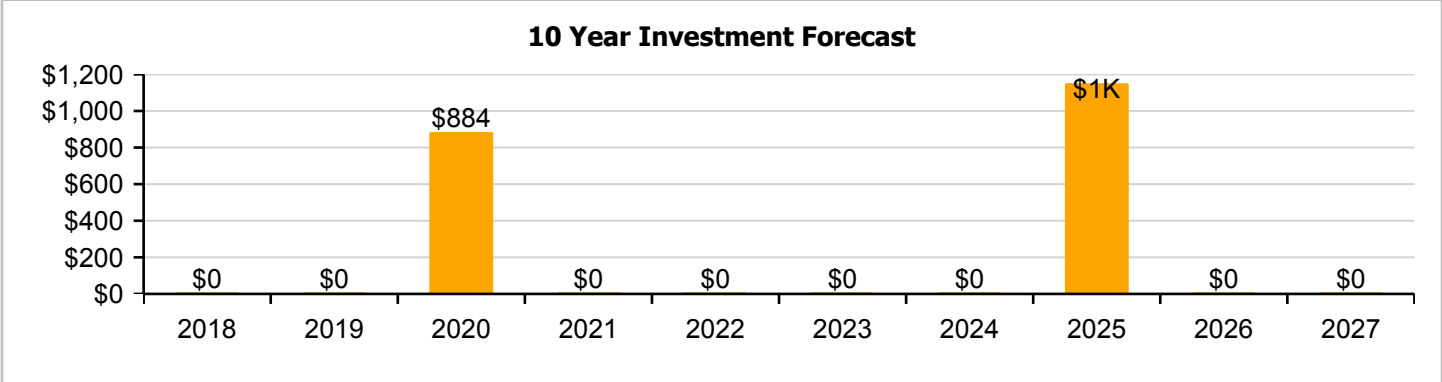
**Dashboard Summary**

Function:	ES -Elementary School	Gross Area:	144
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$23,016
FCI:	0.00 %	RSLI%:	72.61 %

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
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	78.65 %	0.00 %	\$0.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C30 - Interior Finishes	47.29 %	0.00 %	\$0.00
D50 - Electrical	60.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>72.61 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). Southeast Elevation - Feb 10, 2017



2). Northeast Elevation - Feb 10, 2017



3). North Elevation - Feb 10, 2017



4). West 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	\$20.13	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,899
A1030	Slab on Grade	\$19.75	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,844
B1020	Roof Construction	\$16.26	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$2,341
B2010	Exterior Walls	\$29.79	S.F.	144	100	2005	2105		88.00 %	0.00 %	88			\$4,290
B2030	Exterior Doors	\$14.94	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$2,151
B3010140	Asphalt Shingles	\$4.32	S.F.	144	20	2005	2025		40.00 %	0.00 %	8			\$622
C3010	Wall Finishes	\$5.11	S.F.	144	10	2005	2015	2020	30.00 %	0.00 %	3			\$736
C3030	Ceiling Finishes	\$18.76	S.F.	144	25	2005	2030		52.00 %	0.00 %	13			\$2,701
D5020	Branch Wiring	\$9.58	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$1,380
D5020	Lighting	\$4.90	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$706
D5090	Other Electrical Systems	\$16.29	S.F.	144	30	2005	2035		60.00 %	0.00 %	18			\$2,346
<b>Total</b>									<b>72.61 %</b>					<b>\$23,016</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:

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**

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**System:** B3010140 - Asphalt Shingles



**Note:**

## Campus Assessment Report - 2005 Utility Bldg, Sewer Pump

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**System:** C3010 - Wall Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

## Campus Assessment Report - 2005 Utility Bldg, Sewer Pump

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**System:** D5020 - Lighting



**Note:**

**System:** D5090 - Other Electrical Systems



**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.

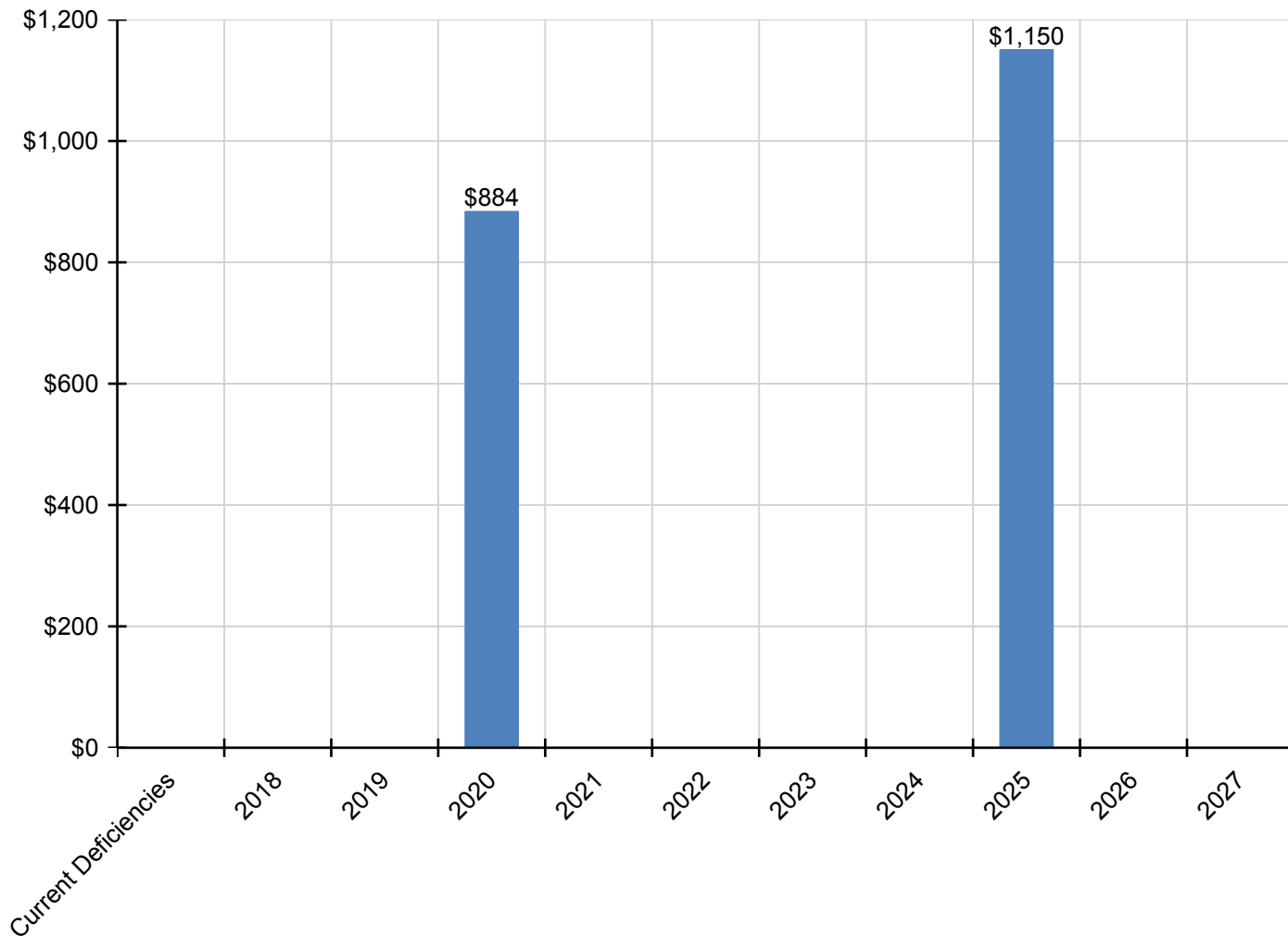
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$884	\$0	\$0	\$0	\$0	\$1,150	\$0	\$0	\$2,034
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,150	\$0	\$0	\$1,150
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$884
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
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$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):	64,064
Year Built:	1940
Last Renovation:	1974
Replacement Value:	\$1,877,077
Repair Cost:	\$388,997.00
Total FCI:	20.72 %
Total RSLI:	32.78 %
FCA Score:	79.28



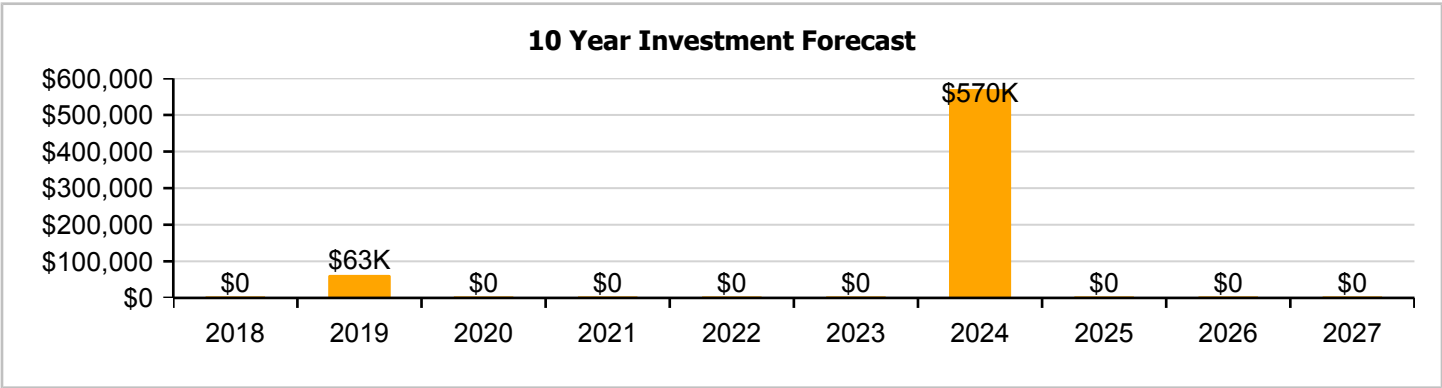
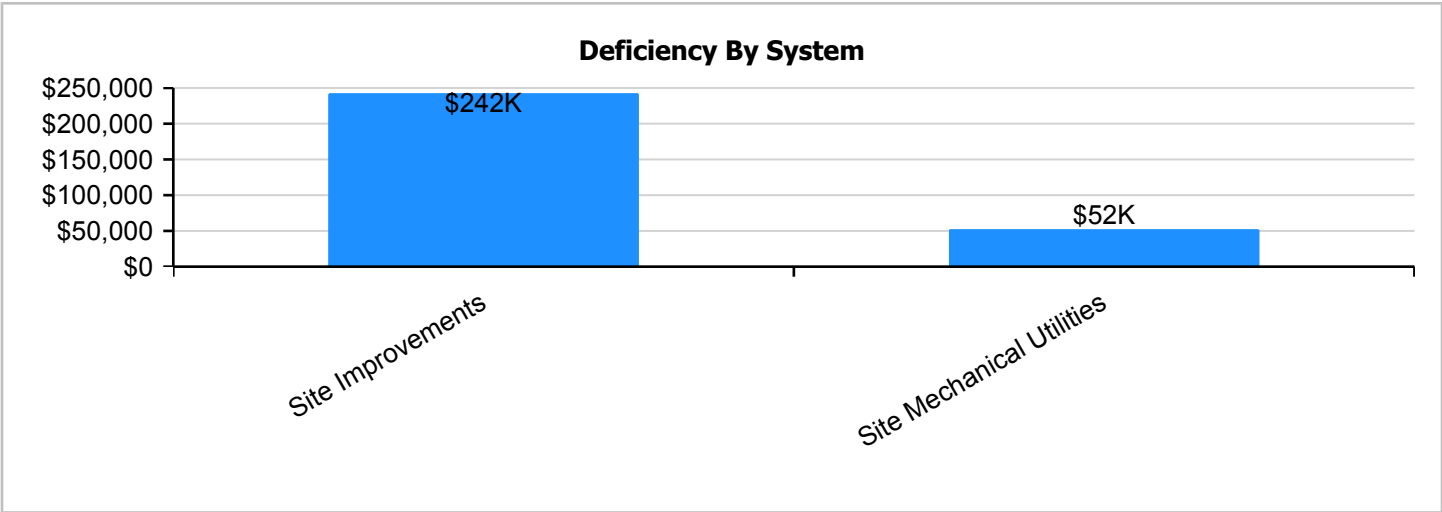
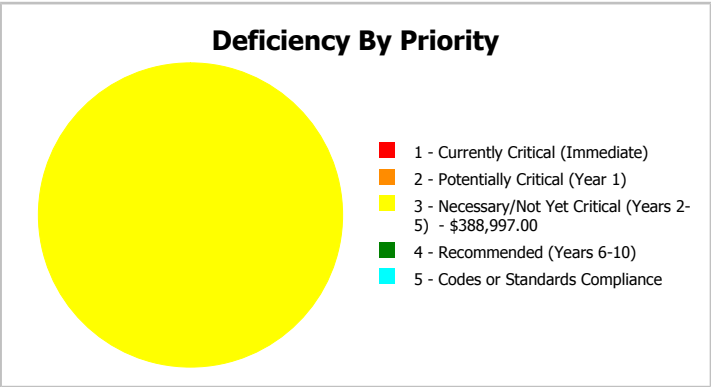
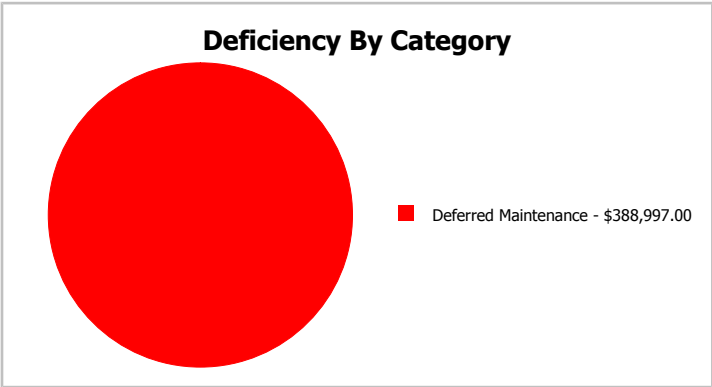
**Description:**

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:	64,064
Year Built:	1940	Last Renovation:	1974
Repair Cost:	\$388,997	Replacement Value:	\$1,877,077
FCI:	20.72 %	RSLI%:	32.78 %



## 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	30.70 %	30.81 %	\$319,936.00
G30 - Site Mechanical Utilities	27.61 %	11.58 %	\$69,061.00
G40 - Site Electrical Utilities	54.43 %	0.00 %	\$0.00
<b>Totals:</b>	<b>32.78 %</b>	<b>20.72 %</b>	<b>\$388,997.00</b>

## Photo Album

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

- 1). Aerial Image of William R Davie 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.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$244,084
G2020	Parking Lots	\$1.33	S.F.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$85,205
G2030	Pedestrian Paving	\$1.91	S.F.	64,064	30	2004	2034		56.67 %	0.00 %	17			\$122,362
G2040105	Fence & Guardrails	\$1.23	S.F.	64,064	30	2004	2034		56.67 %	0.00 %	17			\$78,799
G2040950	Covered Walkways	\$1.52	S.F.	64,064	25	2004	2029		48.00 %	0.00 %	12			\$97,377
G2040950	Playing Field	\$4.54	S.F.	64,064	20	1974	1994		0.00 %	110.00 %	-23		\$319,936.00	\$290,851
G2050	Landscaping	\$1.87	S.F.	64,064	15	1940	1955		0.00 %	0.00 %	-62			\$119,800
G3010	Water Supply	\$2.34	S.F.	64,064	50	2004	2054		74.00 %	0.00 %	37			\$149,910
G3020	Sanitary Sewer	\$1.45	S.F.	64,064	50	1974	2024		14.00 %	0.00 %	7			\$92,893
G3030	Storm Sewer	\$4.54	S.F.	64,064	50	1974	2024		14.00 %	0.00 %	7			\$290,851
G3060	Fuel Distribution	\$0.98	S.F.	64,064	40	1940	1980		0.00 %	110.00 %	-37		\$69,061.00	\$62,783
G4010	Electrical Distribution	\$2.35	S.F.	64,064	50	2004	2054		74.00 %	0.00 %	37			\$150,550
G4030	Site Communications & Security	\$0.84	S.F.	64,064	15	2004	2019		13.33 %	0.00 %	2			\$53,814
G4040	Other Site Electrical Utilities	\$0.59	S.F.	64,064	20	2004	2024		35.00 %	0.00 %	7			\$37,798
<b>Total</b>									<b>32.78 %</b>	<b>20.72 %</b>			<b>\$388,997.00</b>	<b>\$1,877,077</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

**System:** G2050 - Landscaping



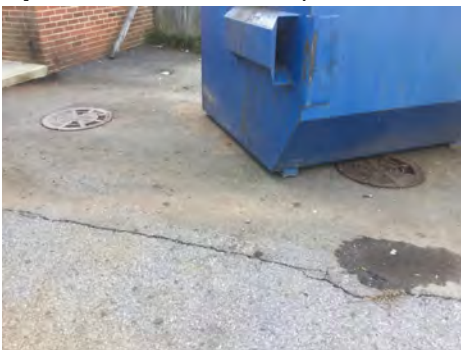
**Note:**

**System:** G3010 - Water Supply



**Note:**

**System:** G3020 - Sanitary Sewer



**Note:**

## Campus Assessment Report - Site

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**System:** G3030 - Storm Sewer



**Note:**

**System:** G3060 - Fuel Distribution



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

## Campus Assessment Report - Site

**System:** G4030 - Site Communications & Security



**Note:**

**System:** G4040 - Other Site Electrical Utilities



**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.

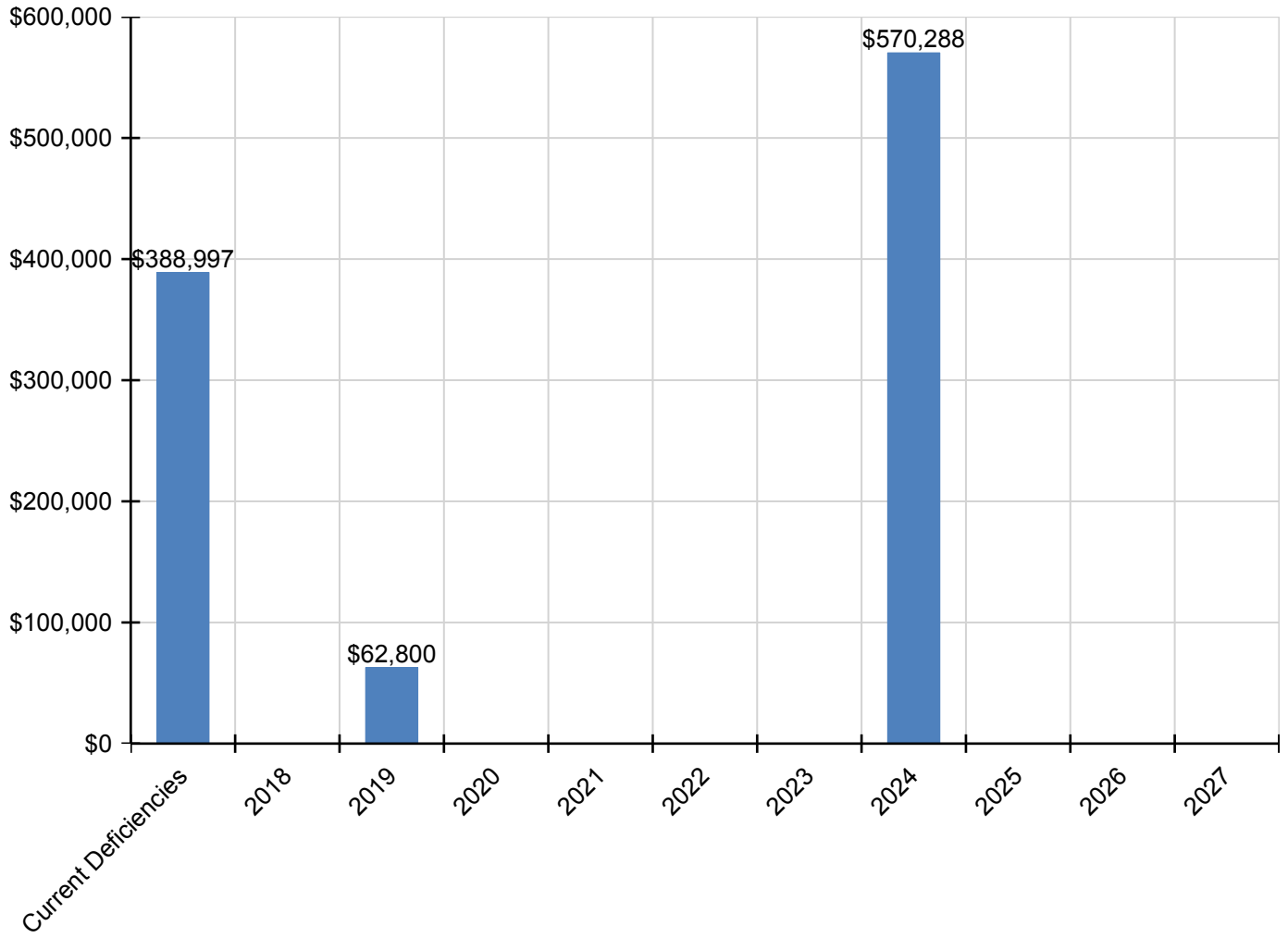
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$388,997</b>	<b>\$0</b>	<b>\$62,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$570,288</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,022,085</b>
<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	\$0	\$0	\$0	\$0
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<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	\$0	\$0	\$0	\$0
<b>G2040950 - Playing Field</b>	\$319,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$319,936
<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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,671	\$0	\$0	\$0	\$125,671
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,481	\$0	\$0	\$0	\$393,481
<b>G3060 - Fuel Distribution</b>	\$69,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,061
<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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$62,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,800
<b>G4040 - Other Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,136	\$0	\$0	\$0	\$51,136

\* Indicates non-renewable system

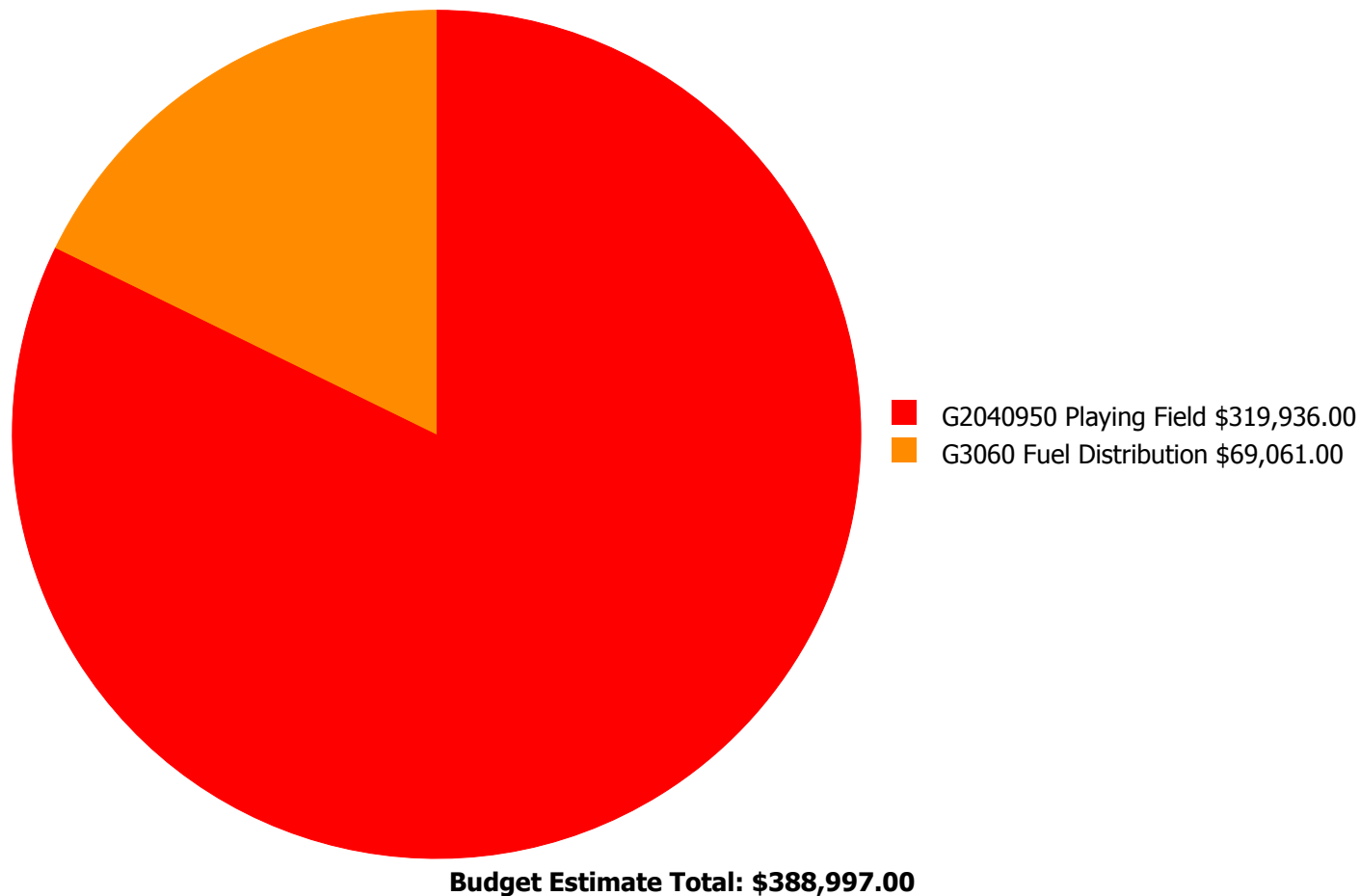
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

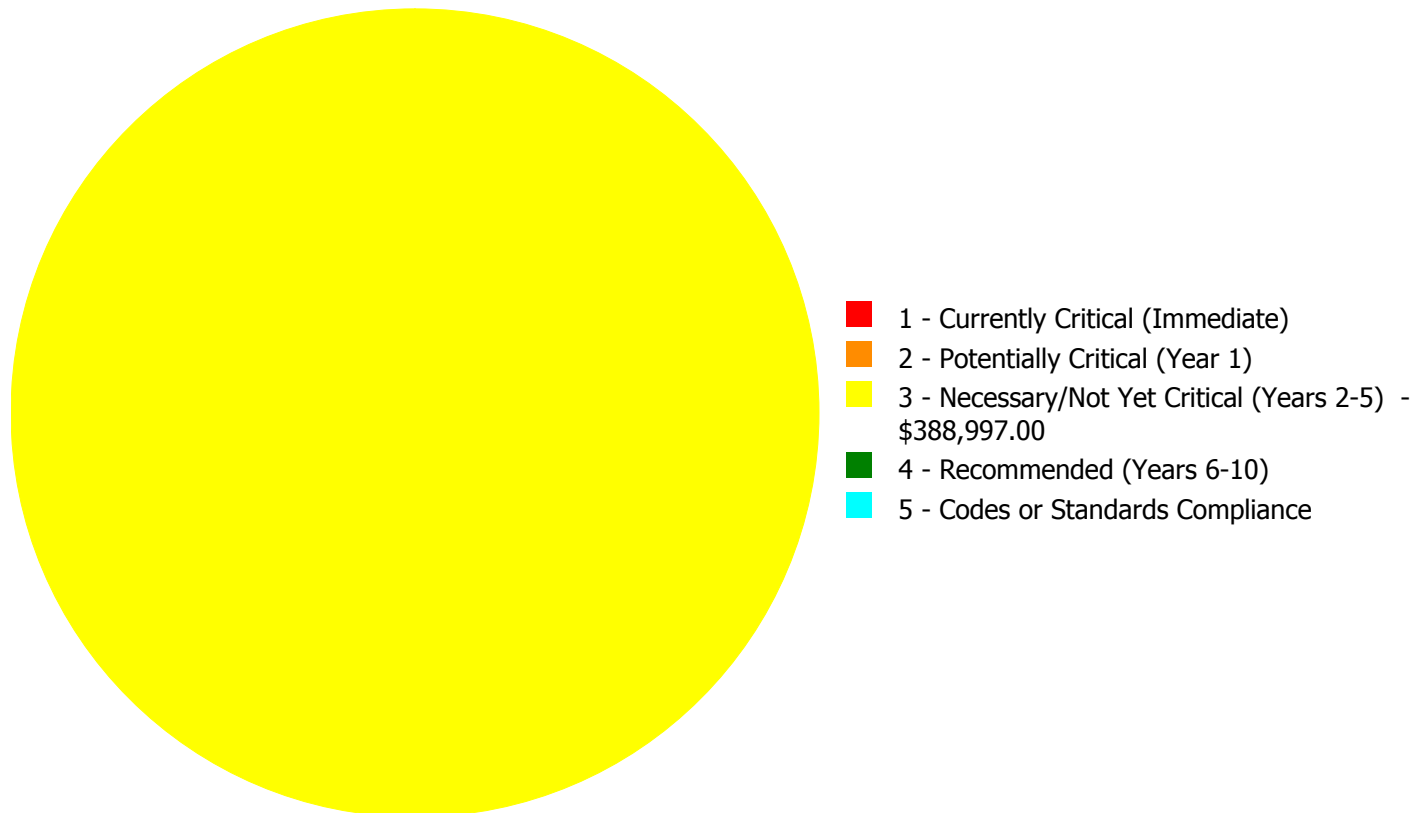
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart 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: \$388,997.00**

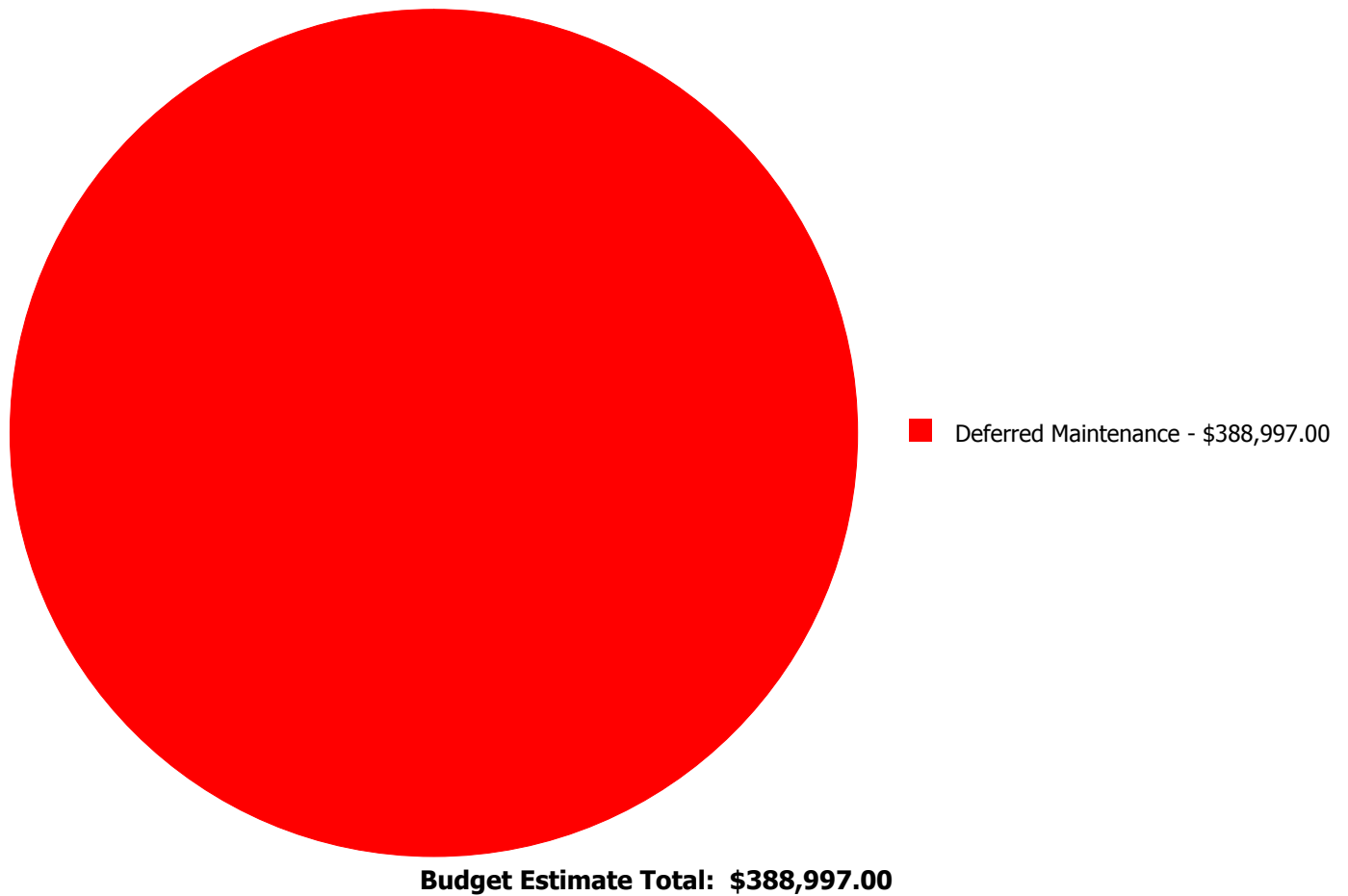
## Deficiency By Priority Investment Table

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
G2040950	Playing Field	\$0.00	\$0.00	\$319,936.00	\$0.00	\$0.00	\$319,936.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$69,061.00	\$0.00	\$0.00	\$69,061.00
	<b>Total:</b>	\$0.00	\$0.00	\$388,997.00	\$0.00	\$0.00	\$388,997.00

## 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: G2040950 - Playing Field



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64,064.00  
**Unit of Measure:** S.F.  
**Estimate:** \$319,936.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The playing field is in poor conditions, beyond service life and should be scheduled for replaced.

#### System: G3060 - Fuel Distribution



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 64,064.00  
**Unit of Measure:** S.F.  
**Estimate:** \$69,061.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 02/12/2017

**Notes:** The under ground fuel tank is beyond service life and should be scheduled for replacement.