NC School District/300 Davie County/High School

Davie County Early College High

Final

Campus Assessment Report

March 10, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	10,659
Year Built:	2000
Last Renovation:	
Replacement Value:	$2,343,311
Repair Cost:	$136,042.00
Total FCI:	5.81 %
Total RSLI:	58.81 %
FCA Score:	94.19

Description:

GENERAL

Davie County Early College High is located at 1211 Salisbury Road in, Mocksville, North Carolina. The 1 story 6,259 square foot building was originally constructed in 2000. A 4,400 square foot addition was built in 2012 when the Early College High occupied the building originally used as a pre-school/daycare. This facility is leased from the Davie County Community College.

This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA).

Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is wood at the original building and is steel at the addition. The exterior envelope is composed of walls of brick veneer and vinyl siding on stud back-up. Exterior windows are painted aluminum frame with fixed insulated panes. Exterior doors are aluminum mostly with glazing. Roofing is steep asphalt shingle with gutters and downspouts at the original building, and low slope single ply membrane at the addition with internal roof drains and overflow scuppers with downspouts. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically gypboard on metal stud. There are folding partitions between some of the classrooms. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; and toilet accessories and toilet partitions. Interior wall finishes are typically paint. There is FRP in the kitchen, and vinyl fabric on the folding partitions. Floor finishes in corridors and classrooms are typically vinyl composition tile. Floor finishes in offices are carpet tile and in toilet rooms are ceramic tile. Ceiling finishes throughout the building are typically 2 x 2 suspended acoustical tile. There is a high painted gypboard ceiling with soffits in the entrance lobby.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Some toilets have automatic flush valves. Domestic water distribution is copper with gas-fired water heaters. The sanitary waste system is cast iron. The rain water drainage system at the addition is internal roof drains. Other plumbing systems is natural gas piping.

HVAC: Heating is provided by a gas-fired boiler at the original building. Cooling is supplied by a ground mounted compressor (split system). The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. The addition is heated and cooled with a ground mounted package unit utilizing natural gas for heat. The communications closet in the original building has a stand-alone portable cooler and the addition communications closet has a mini-split cooling system. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional dry chemical fire suppression systems at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors and other required spaces.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main 400 amp switchboard/distribution panel located in the building. Lighting is typically lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual annunciators in corridors and restrooms. 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 has a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems on battery back-up are installed and exit signs are present at exit doors and are illuminated.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; audio-visual; laboratory, fixed casework; and window treatment.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; signage; and landscaping. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; fiber optic cables; and site lighting.

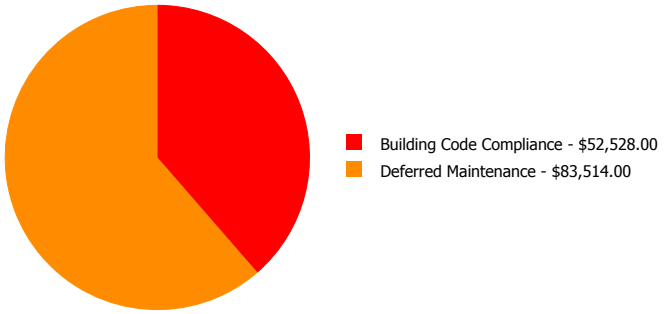
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:		Site Acreage:	

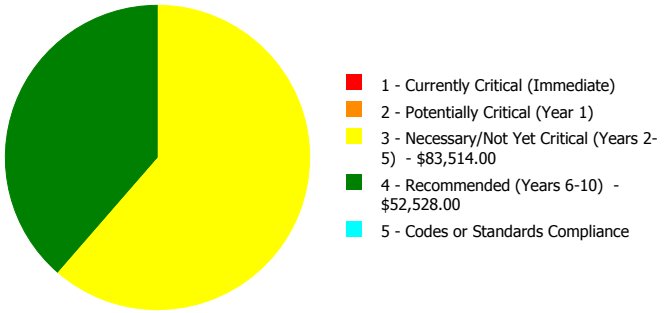
Campus Dashboard Summary

Gross Area:	10,659		
Year Built:	2000	Last Renovation:	
Repair Cost:	$136,042	Replacement Value:	$2,343,311
FCI:	5.81 %	RSLI%:	58.81 %

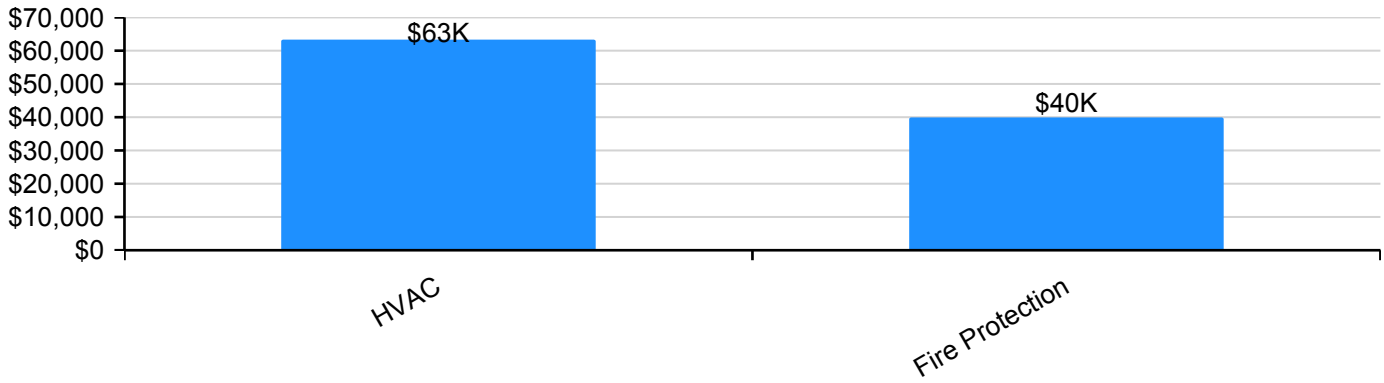
Deficiency By Category



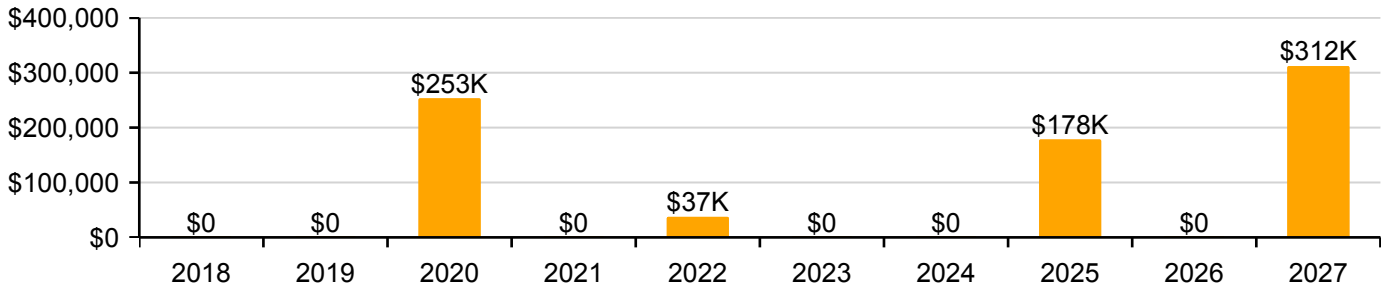
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



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.

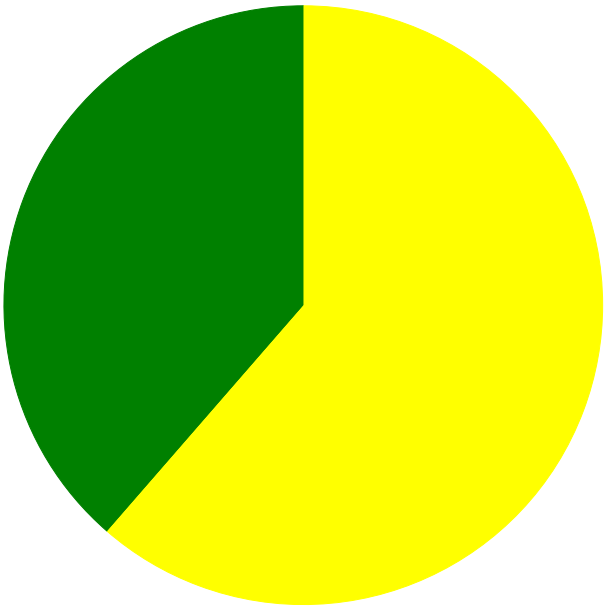
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	87.95 %	0.00 %	$0.00
B10 - Superstructure	87.95 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.93 %	0.00 %	$0.00
B30 - Roofing	46.91 %	0.00 %	$0.00
C10 - Interior Construction	69.55 %	0.00 %	$0.00
C30 - Interior Finishes	46.14 %	0.00 %	$0.00
D20 - Plumbing	60.28 %	0.00 %	$0.00
D30 - HVAC	43.89 %	24.99 %	$83,514.00
D40 - Fire Protection	0.00 %	110.00 %	$52,528.00
D50 - Electrical	62.43 %	0.00 %	$0.00
E10 - Equipment	63.35 %	0.00 %	$0.00
E20 - Furnishings	39.77 %	0.00 %	$0.00
G20 - Site Improvements	27.82 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.84 %	0.00 %	$0.00
Totals:	**58.81 %**	**5.81 %**	**$136,042.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
2000 Main	6,259	9.27	$0.00	$0.00	$83,514.00	$30,844.00	$0.00
2012 Addition	4,400	2.53	$0.00	$0.00	$0.00	$21,684.00	$0.00
Site	10,659	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**5.81**	**$0.00**	**$0.00**	**$83,514.00**	**$52,528.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $136,042.00

Executive Summary

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Function:	HS -High School
Gross Area (SF):	6,259
Year Built:	2000
Last Renovation:	
Replacement Value:	$1,233,711
Repair Cost:	$114,358.00
Total FCI:	9.27 %
Total RSLI:	46.81 %
FCA Score:	90.73

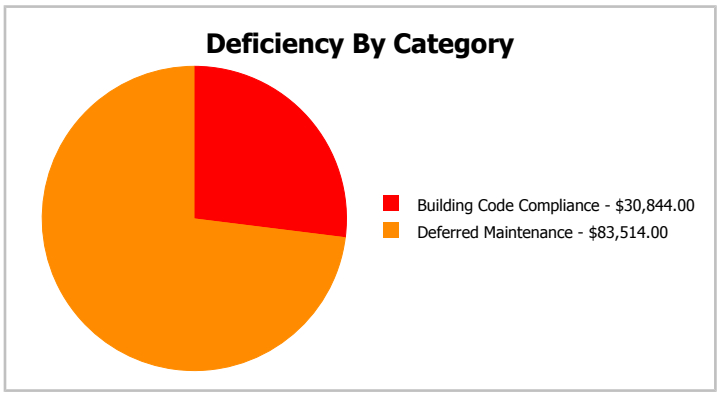
Description:

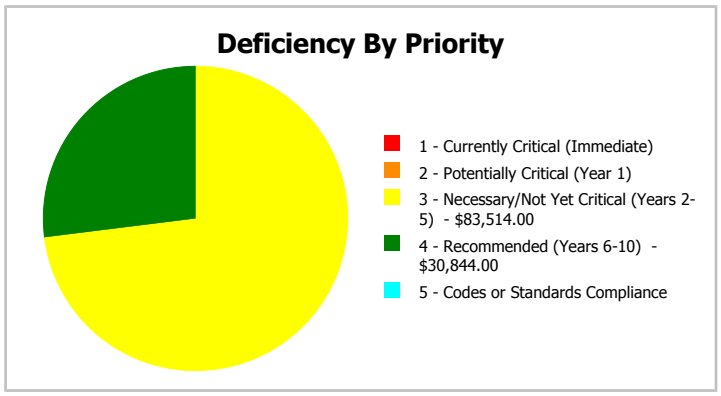
The narrative for this building is included in the Executive Summary Description at the front of this report.

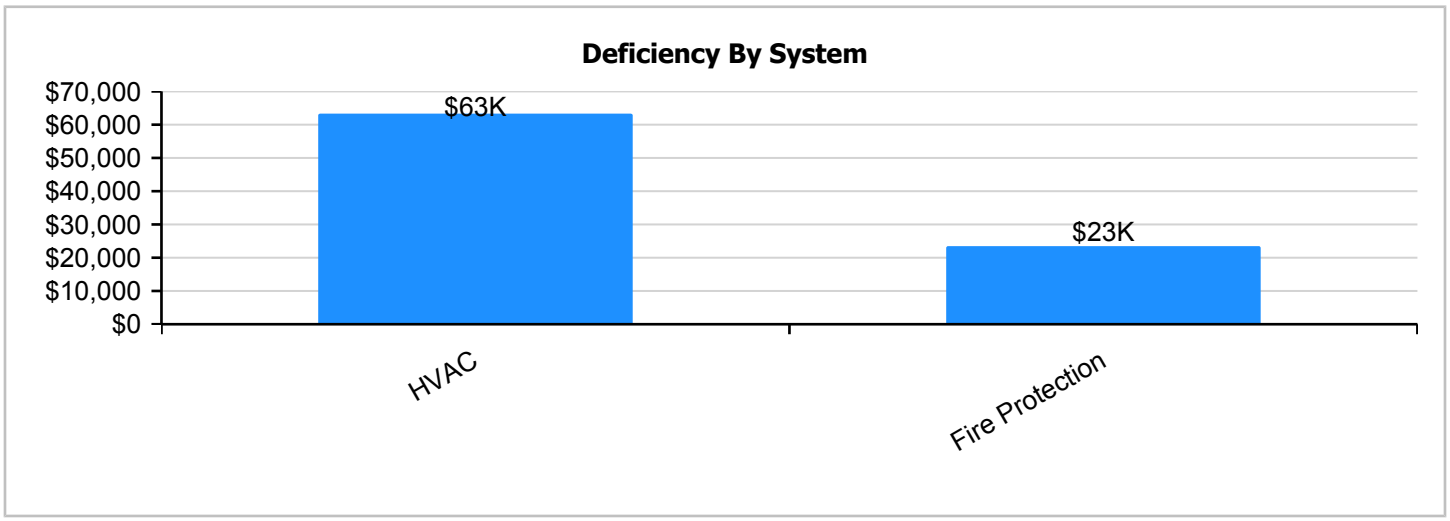
Attributes: This asset has no attributes.

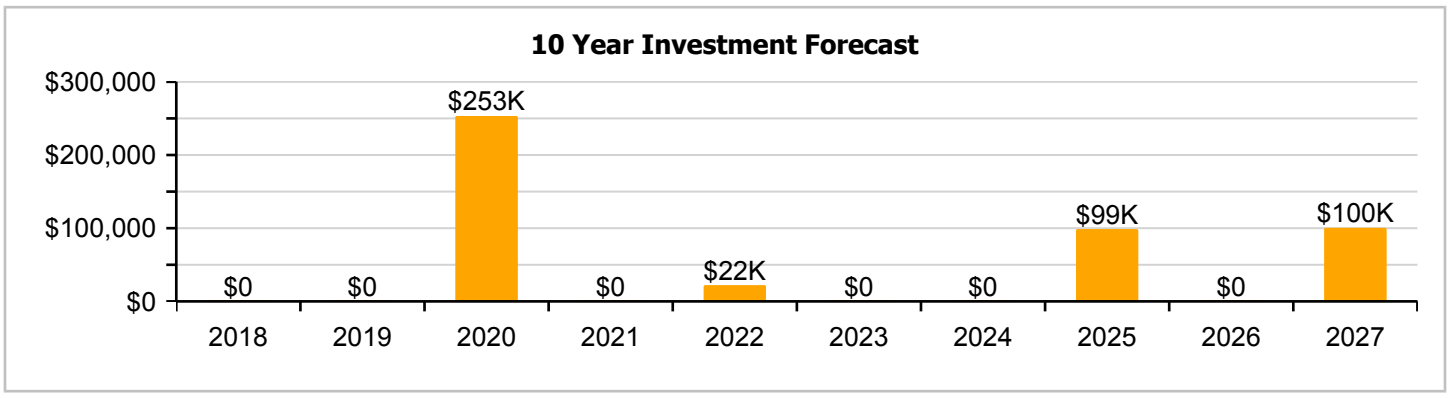
Dashboard Summary

Function:	HS -High School	Gross Area:	6,259
Year Built:	2000	Last Renovation:	
Repair Cost:	$114,358	Replacement Value:	$1,233,711
FCI:	9.27 %	RSLI%:	46.81 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.98 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	57.03 %	0.00 %	$0.00
C30 - Interior Finishes	26.19 %	0.00 %	$0.00
D20 - Plumbing	43.49 %	0.00 %	$0.00
D30 - HVAC	24.00 %	42.56 %	$83,514.00
D40 - Fire Protection	0.00 %	110.00 %	$30,844.00
D50 - Electrical	52.02 %	0.00 %	$0.00
E10 - Equipment	57.55 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**46.81 %**	**9.27 %**	**$114,358.00**

Photo Album

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

1). Southwest and Northwest Elevations - Feb 14, 2017

2). Southeast Elevation - Feb 14, 2017

3). Northwest Elevation - Feb 14, 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	$2.32	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			$14,521
A1030	Slab on Grade	$10.07	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			$63,028
B1020	Roof Construction	$16.84	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			$105,402
B2010	Exterior Walls	$9.48	S.F.	6,259	100	2000	2100		83.00 %	0.00 %	83			$59,335
B2020	Exterior Windows	$13.69	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$85,686
B2030	Exterior Doors	$0.86	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$5,383
B3010140	Asphalt Shingles	$4.32	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$27,039
C1010	Partitions	$5.03	S.F.	6,259	75	2000	2075		77.33 %	0.00 %	58			$31,483
C1020	Interior Doors	$2.61	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$16,336
C1030	Fittings	$1.58	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$9,889
C3010	Wall Finishes	$2.75	S.F.	6,259	10	2012	2022		50.00 %	0.00 %	5			$17,212
C3020	Floor Finishes	$11.72	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$73,355
C3030	Ceiling Finishes	$11.30	S.F.	6,259	25	2000	2025		32.00 %	0.00 %	8			$70,727
D2010	Plumbing Fixtures	$9.46	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$59,210
D2020	Domestic Water Distribution	$1.76	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$11,016
D2030	Sanitary Waste	$2.77	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$17,337
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	6,259	40	2000	2040		57.50 %	0.00 %	23			$1,001
D3020	Heat Generating Systems	$7.42	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$46,442
D3040	Distribution Systems	$8.96	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$56,081
D3050	Terminal & Package Units	$12.13	S.F.	6,259	15	2000	2015		0.00 %	110.00 %	-2		$83,514.00	$75,922
D3060	Controls & Instrumentation	$2.84	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$17,776
D4010	Sprinklers	$3.89	S.F.	6,259	30			2017	0.00 %	110.00 %	0		$26,782.00	$24,348
D4020	Standpipes	$0.59	S.F.	6,259	30			2017	0.00 %	109.99 %	0		$4,062.00	$3,693
D5010	Electrical Service/Distribution	$1.70	S.F.	6,259	40	2000	2040		57.50 %	0.00 %	23			$10,640
D5020	Branch Wiring	$4.87	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$30,481
D5020	Lighting	$11.38	S.F.	6,259	30	2000	2030		43.33 %	0.00 %	13			$71,227
D5030810	Security & Detection Systems	$2.10	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			$13,144
D5030910	Fire Alarm Systems	$3.83	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			$23,972
D5030920	Data Communication	$4.92	S.F.	6,259	15	2012	2027		66.67 %	0.00 %	10			$30,794
D5090	Other Electrical Systems	$0.73	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$4,569
E1020	Institutional Equipment	$13.97	S.F.	6,259	20	2012	2032		75.00 %	0.00 %	15			$87,438
E1090	Other Equipment	$5.73	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$35,864
E2010	Fixed Furnishings	$5.33	S.F.	6,259	20	2000	2020		15.00 %	0.00 %	3			$33,360
								Total	**46.81 %**	**9.27 %**			**$114,358.00**	**$1,233,711**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



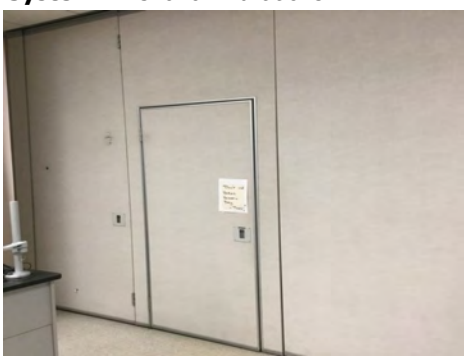
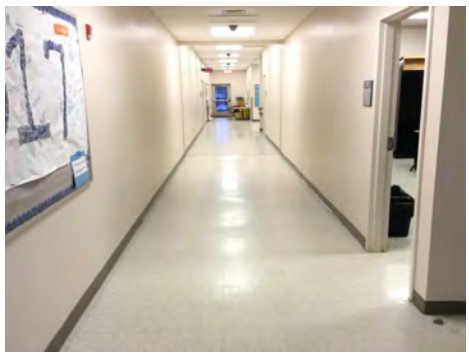
Note:

System: B3010140 - Asphalt Shingles



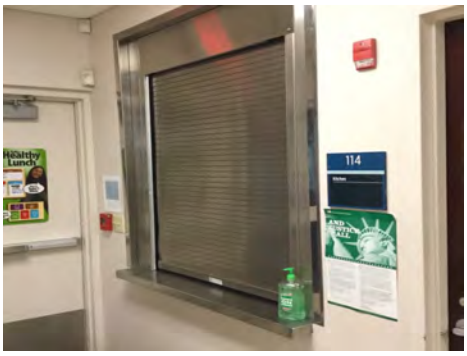
Note:

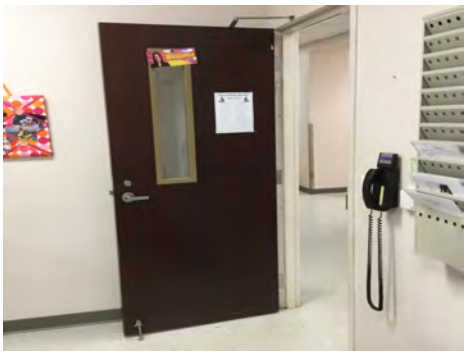
System: C1010 - Partitions


Note:

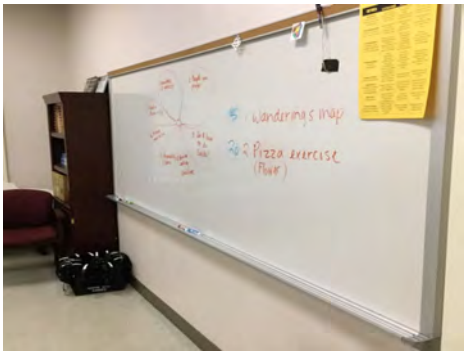
System: C1020 - Interior Doors





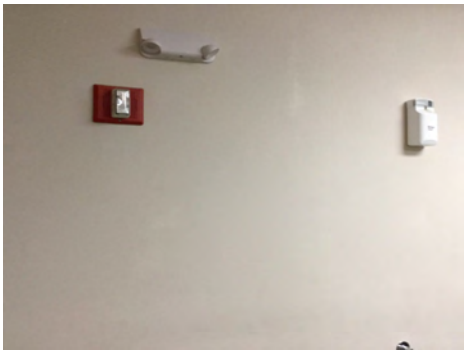
Note:

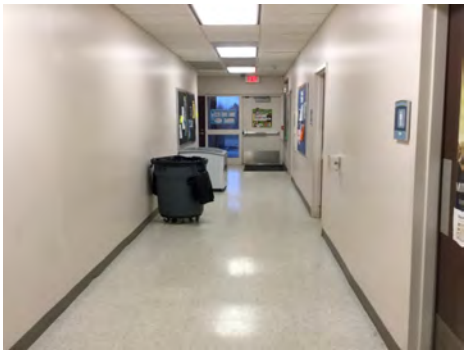
System: C1030 - Fittings

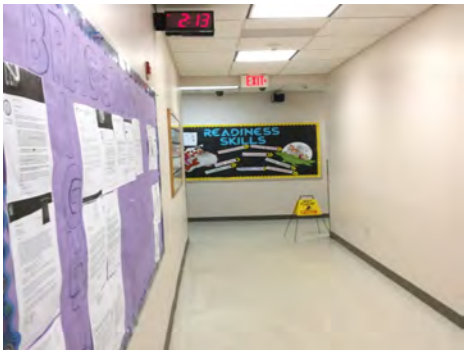


Note:

System: C3010 - Wall Finishes



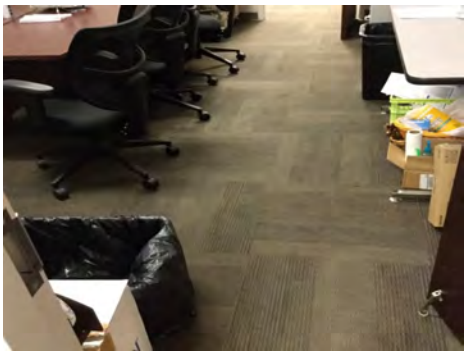




Note:

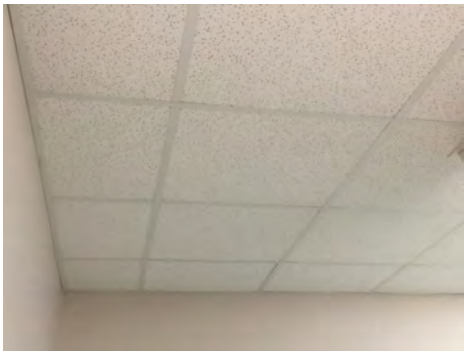
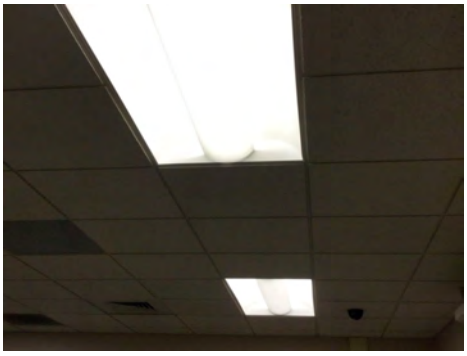
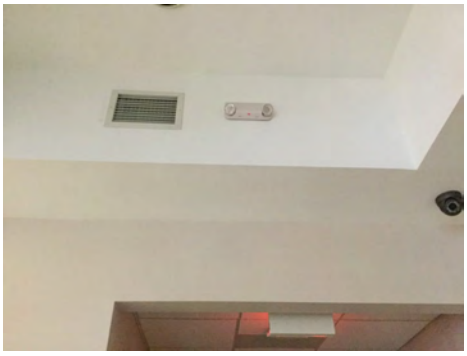
System: C3020 - Floor Finishes





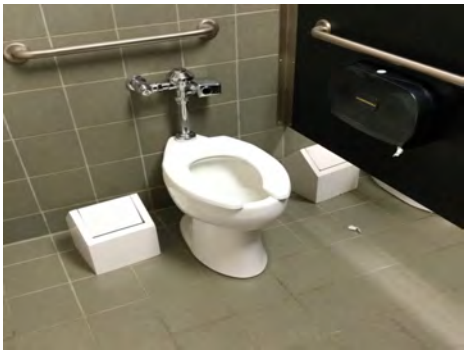
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

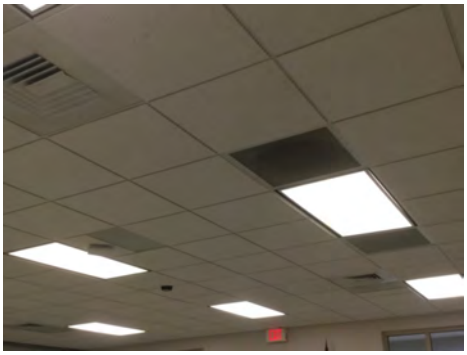
System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems




Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

Note:

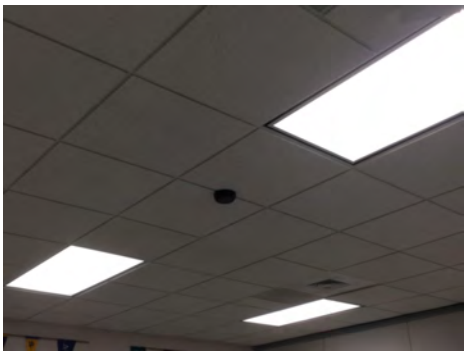
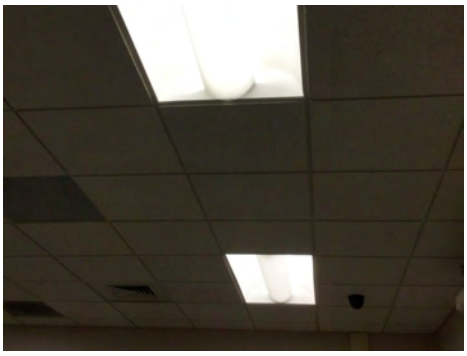
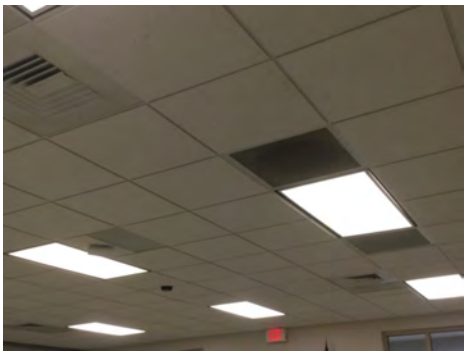
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

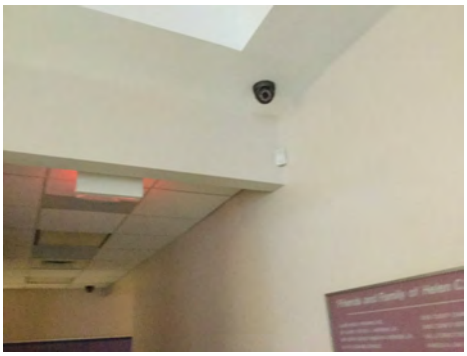
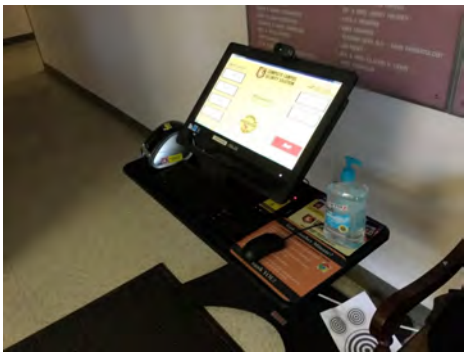
Note:

System: D5020 - Lighting

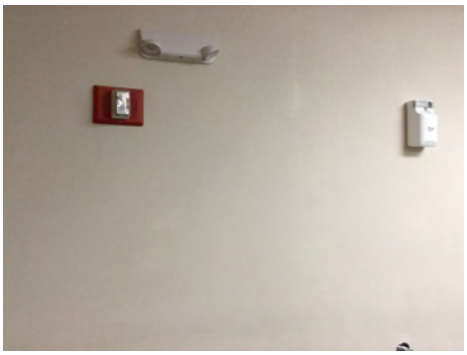

Note:

System: D5030810 - Security & Detection Systems

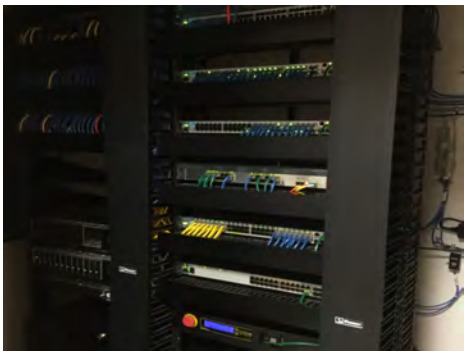
Note:

System: D5030910 - Fire Alarm Systems

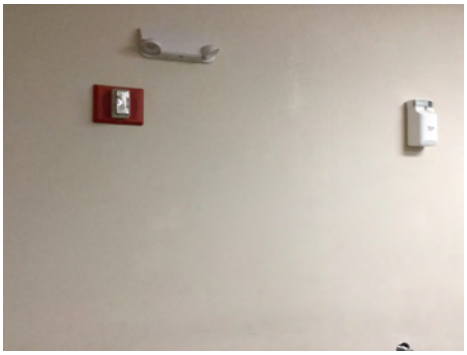

Note:

System: D5030920 - Data Communication



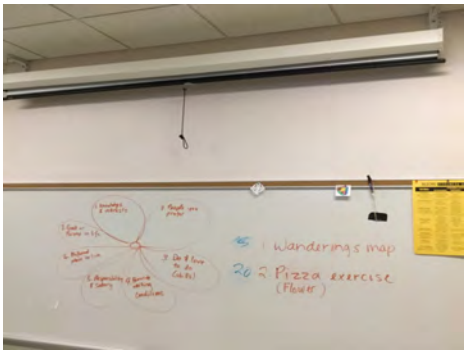
Note:

System: D5090 - Other Electrical Systems




Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

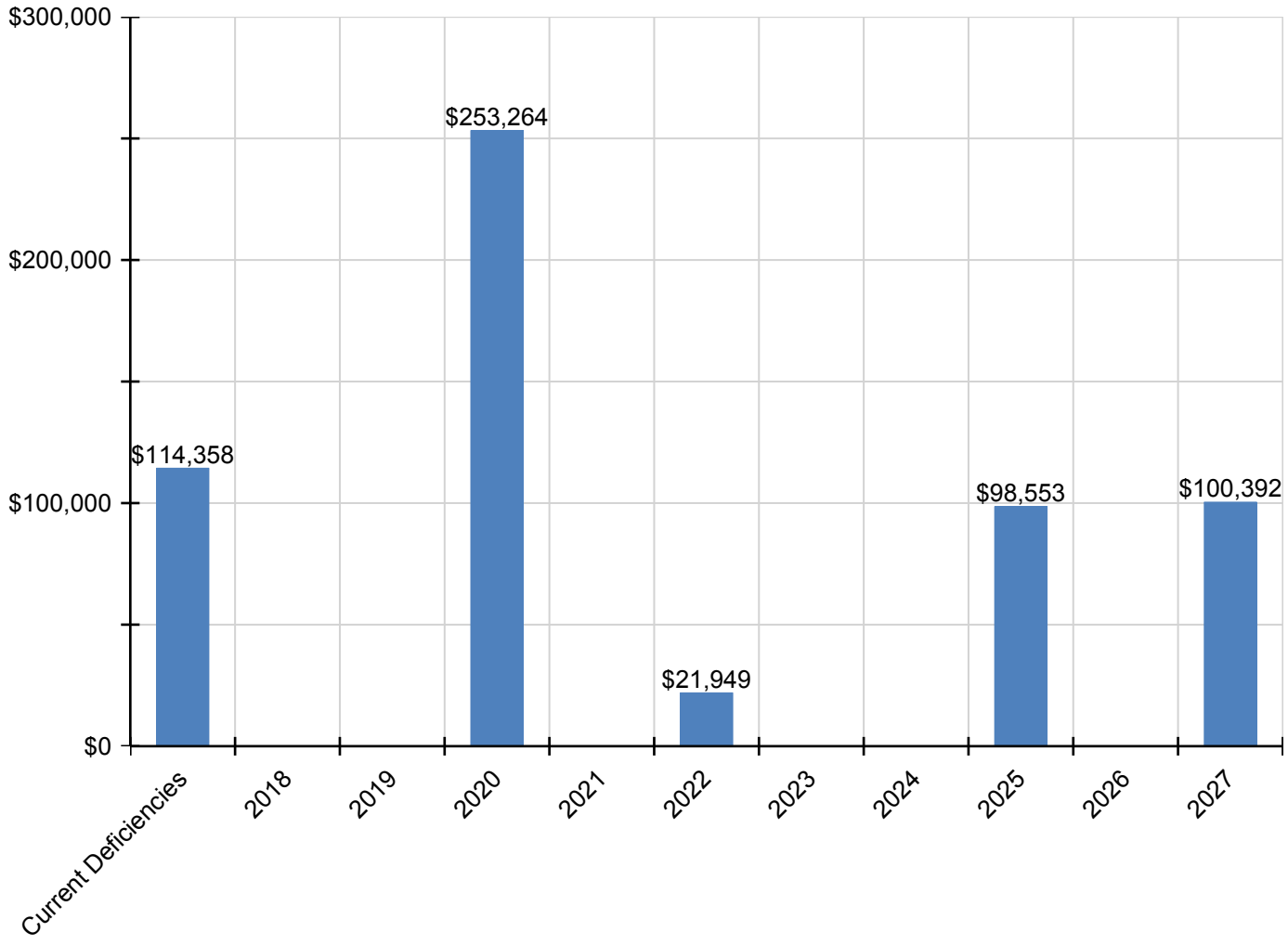
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$114,358**	**$0**	**$0**	**$253,264**	**$0**	**$21,949**	**$0**	**$0**	**$98,553**	**$0**	**$100,392**	**$588,515**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$43,138	$0	$0	$0	$0	$0	$0	$0	**$43,138**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$11,887	$0	$0	$0	$0	$0	$0	$0	**$11,887**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$21,949	$0	$0	$0	$0	$0	**$21,949**
C3020 - Floor Finishes	$0	$0	$0	$88,173	$0	$0	$0	$0	$0	$0	$0	**$88,173**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$98,553	$0	$0	**$98,553**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$83,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,514**
D3060 - Controls & Instrumentation	$0	$0	$0	$21,366	$0	$0	$0	$0	$0	$0	$0	**$21,366**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$26,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,782**
D4020 - Standpipes	$4,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,062**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,430	**$19,430**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,438	**$35,438**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,524	**$45,524**
D5090 - Other Electrical Systems	$0	$0	$0	$5,492	$0	$0	$0	$0	$0	$0	$0	**$5,492**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$43,108	$0	$0	$0	$0	$0	$0	$0	**$43,108**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$40,100	$0	$0	$0	$0	$0	$0	$0	**$40,100**

** Indicates non-renewable system*

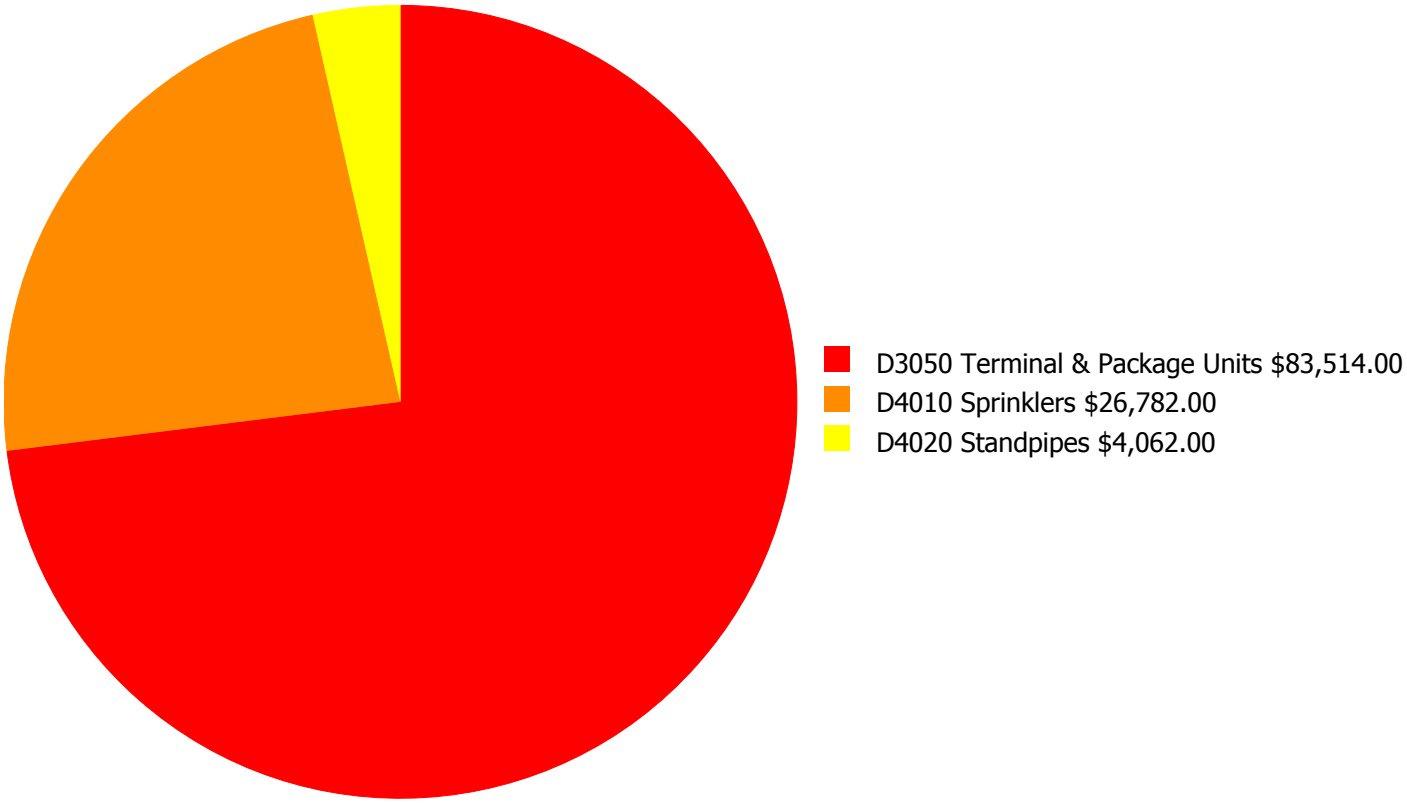
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

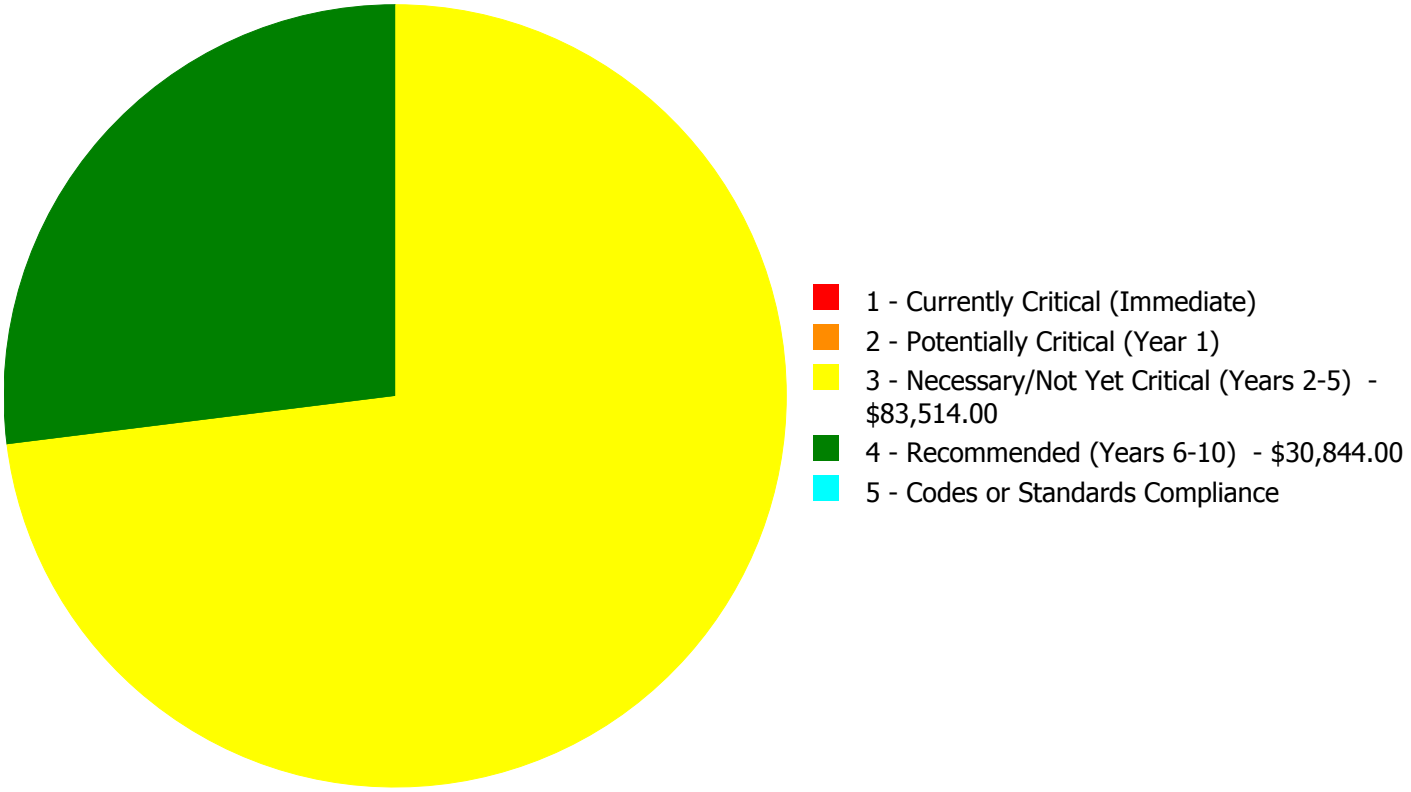
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $114,358.00

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: $114,358.00

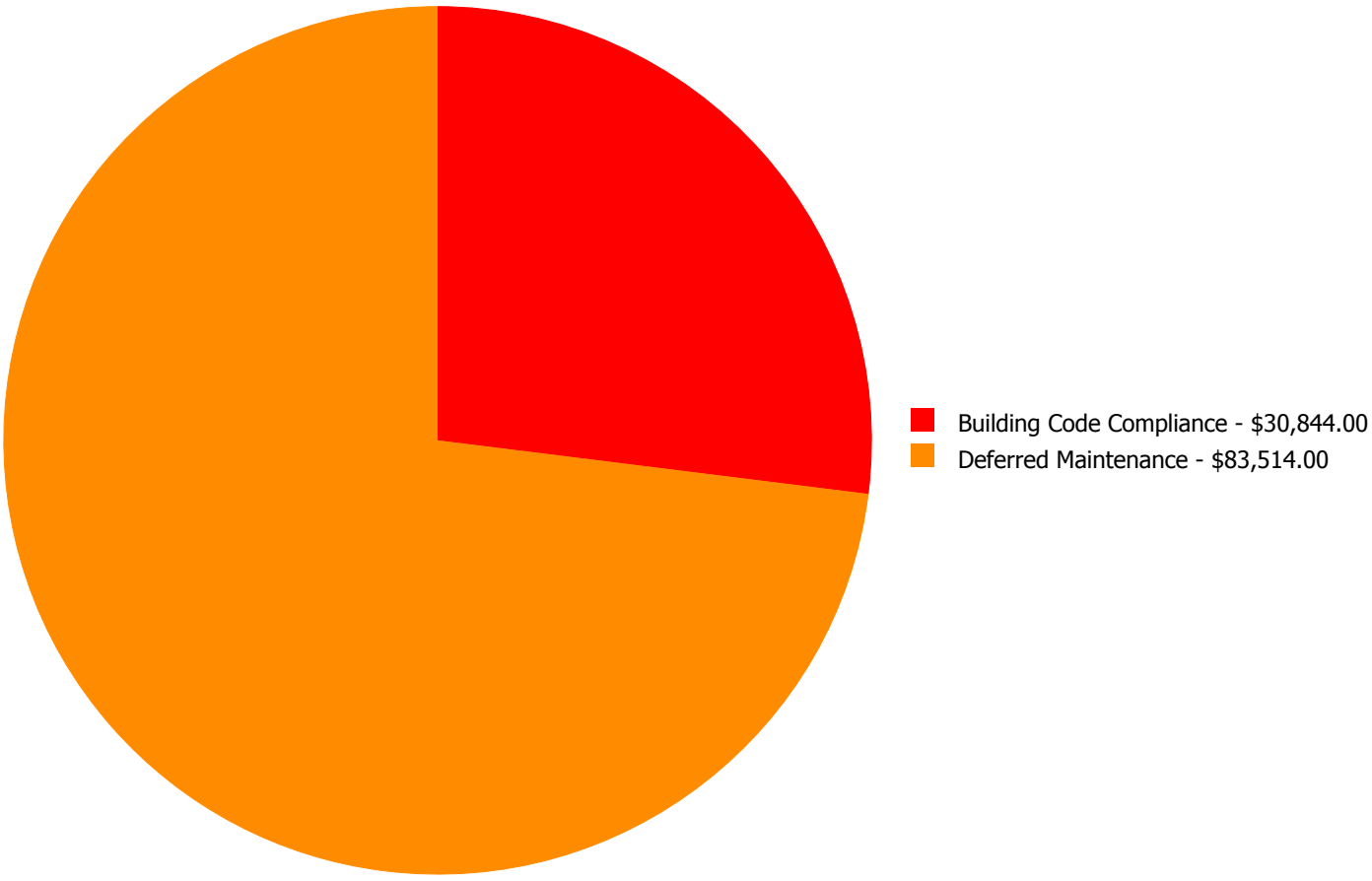
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	$0.00	$0.00	$83,514.00	$0.00	$0.00	$83,514.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$26,782.00	$0.00	$26,782.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,062.00	$0.00	$4,062.00
	Total:	$0.00	$0.00	$83,514.00	$30,844.00	$0.00	$114,358.00

Deficiency Summary by Category

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



Budget Estimate Total: $114,358.00

Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units

Location: Southwest side of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,259.00
Unit of Measure: S.F.
Estimate: $83,514.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The ground mounted compressor unit for this building is beyond its expected life. System renewal to ensure system performance and for energy conservation is recommended.

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: 6,259.00
Unit of Measure: S.F.
Estimate: $26,782.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,259.00
Unit of Measure: S.F.
Estimate: $4,062.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	4,400
Year Built:	2012
Last Renovation:	
Replacement Value:	$856,020
Repair Cost:	$21,684.00
Total FCI:	2.53 %
Total RSLI:	78.91 %
FCA Score:	97.47

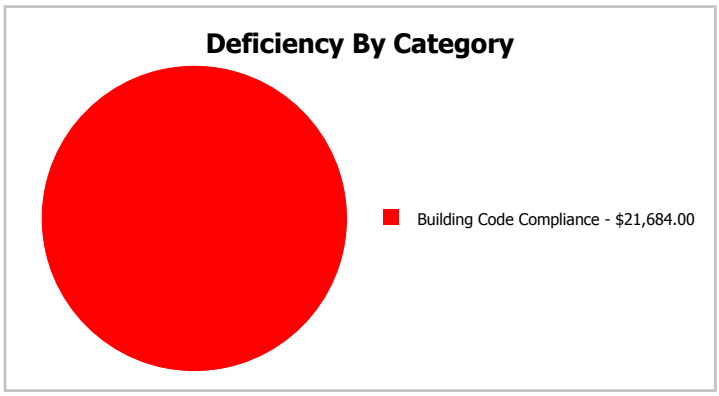
Description:

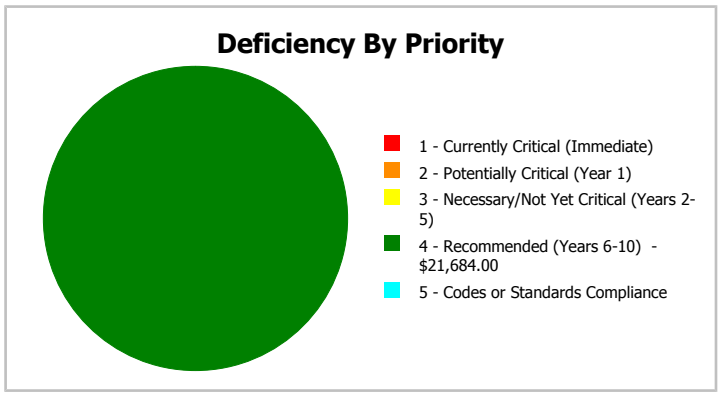
The narrative for this building is included in the Executive Summary Description at the front of this report.

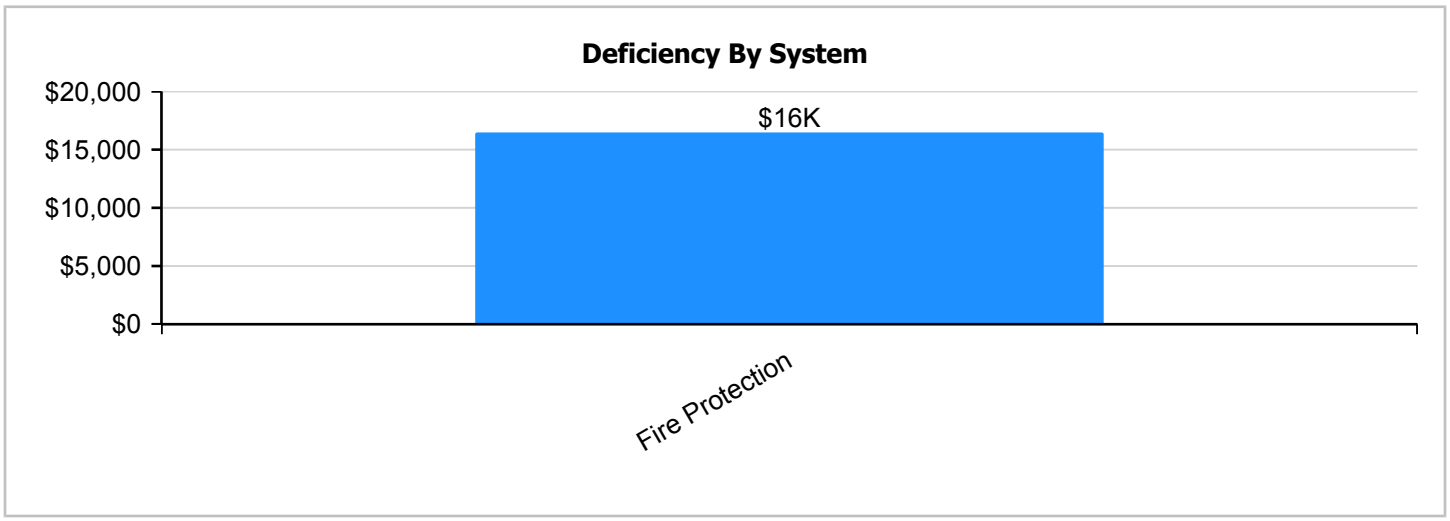
Attributes: This asset has no attributes.

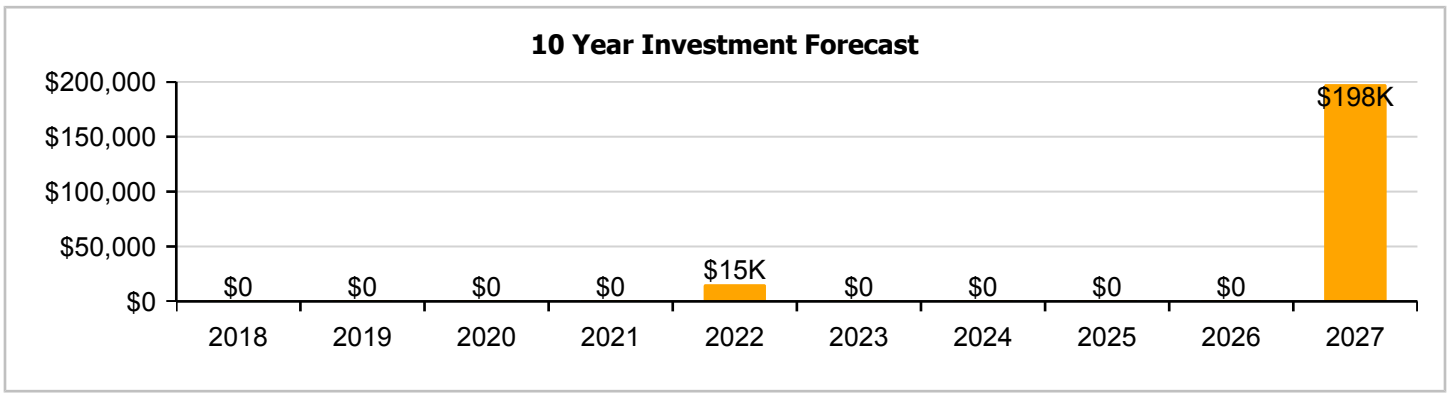
Dashboard Summary

Function:	HS -High School	Gross Area:	4,400
Year Built:	2012	Last Renovation:	
Repair Cost:	$21,684	Replacement Value:	$856,020
FCI:	2.53 %	RSLI%:	78.91 %









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	95.00 %	0.00 %	$0.00
B10 - Superstructure	95.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	87.94 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	87.36 %	0.00 %	$0.00
C30 - Interior Finishes	74.52 %	0.00 %	$0.00
D20 - Plumbing	83.33 %	0.00 %	$0.00
D30 - HVAC	72.19 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$21,684.00
D50 - Electrical	77.24 %	0.00 %	$0.00
E10 - Equipment	75.00 %	0.00 %	$0.00
E20 - Furnishings	75.00 %	0.00 %	$0.00
Totals:	**78.91 %**	**2.53 %**	**$21,684.00**

Photo Album

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

1). Southeast Elevation - Feb 14, 2017

2). Northeast Elevation - Feb 14, 2017

3). Northwest Elevation - Feb 14, 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	$2.32	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			$10,208
A1030	Slab on Grade	$10.07	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			$44,308
B1020	Roof Construction	$16.84	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			$74,096
B2010	Exterior Walls	$9.48	S.F.	4,400	100	2012	2112		95.00 %	0.00 %	95			$41,712
B2020	Exterior Windows	$13.69	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$60,236
B2030	Exterior Doors	$0.86	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$3,784
B3010120	Single Ply Membrane	$6.98	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$30,712
C1010	Partitions	$5.03	S.F.	4,400	75	2012	2087		93.33 %	0.00 %	70			$22,132
C1020	Interior Doors	$2.61	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$11,484
C1030	Fittings	$1.58	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$6,952
C3010	Wall Finishes	$2.75	S.F.	4,400	10	2012	2022		50.00 %	0.00 %	5			$12,100
C3020	Floor Finishes	$11.72	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$51,568
C3030	Ceiling Finishes	$11.30	S.F.	4,400	25	2012	2037		80.00 %	0.00 %	20			$49,720
D2010	Plumbing Fixtures	$9.46	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$41,624
D2020	Domestic Water Distribution	$1.76	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$7,744
D2030	Sanitary Waste	$2.77	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$12,188
D2040	Rain Water Drainage	$0.67	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$2,948
D3040	Distribution Systems	$8.96	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$39,424
D3050	Terminal & Package Units	$19.55	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			$86,020
D3060	Controls & Instrumentation	$2.84	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$12,496
D4010	Sprinklers	$3.89	S.F.	4,400	30			2017	0.00 %	110.00 %	0		$18,828.00	$17,116
D4020	Standpipes	$0.59	S.F.	4,400	30			2017	0.00 %	110.02 %	0		$2,856.00	$2,596
D5010	Electrical Service/Distribution	$1.70	S.F.	4,400	40	2012	2052		87.50 %	0.00 %	35			$7,480
D5020	Branch Wiring	$4.87	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$21,428
D5020	Lighting	$11.38	S.F.	4,400	30	2012	2042		83.33 %	0.00 %	25			$50,072
D5030810	Security & Detection Systems	$2.10	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			$9,240
D5030910	Fire Alarm Systems	$3.83	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			$16,852
D5030920	Data Communication	$4.92	S.F.	4,400	15	2012	2027		66.67 %	0.00 %	10			$21,648
D5090	Other Electrical Systems	$0.73	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$3,212
E1020	Institutional Equipment	$13.97	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$61,468
E2010	Fixed Furnishings	$5.33	S.F.	4,400	20	2012	2032		75.00 %	0.00 %	15			$23,452
								Total	**78.91 %**	**2.53 %**			**$21,684.00**	**$856,020**

System Notes

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

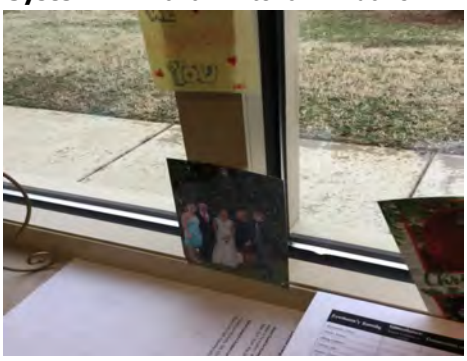
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

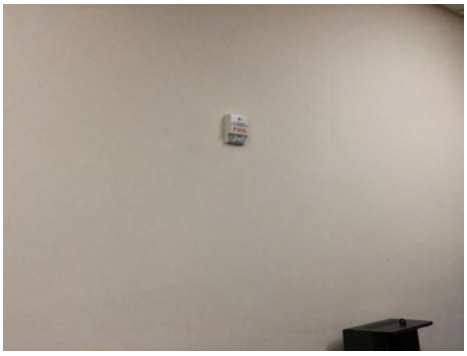


Note:

System: B2030 - Exterior Doors

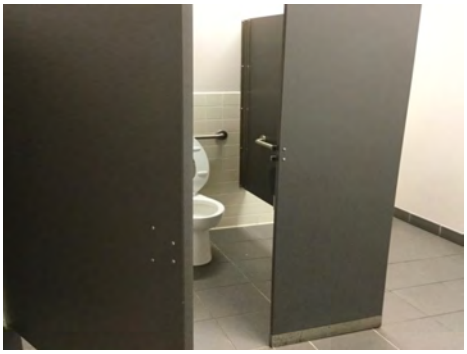
Note:

System: C1010 - Partitions



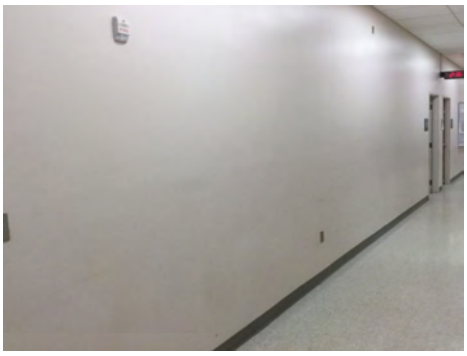
Note:

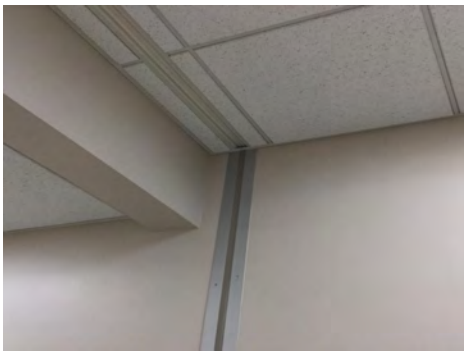
System: C1030 - Fittings



Note:

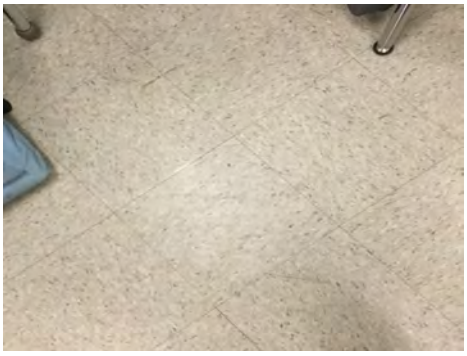
System: C3010 - Wall Finishes

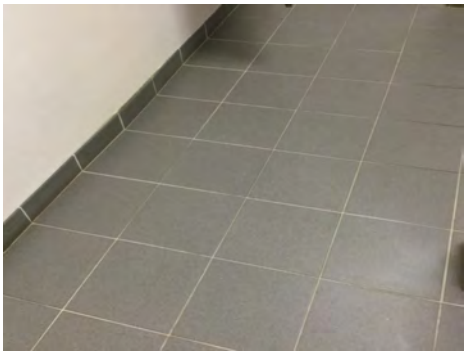




Note:

System: C3020 - Floor Finishes



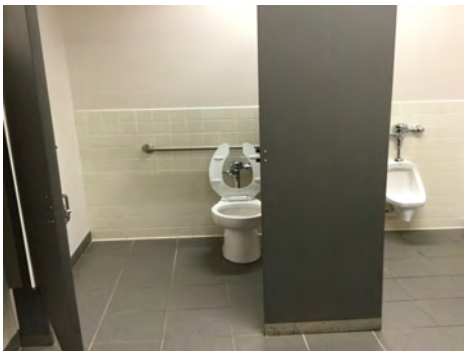


Note:

System: C3030 - Ceiling Finishes

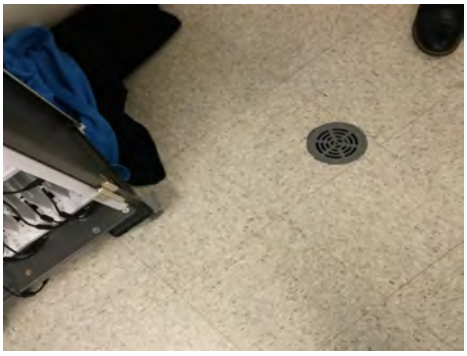
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

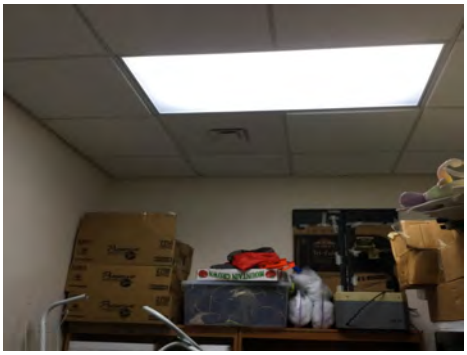
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting




Note:

System: D5030810 - Security & Detection Systems

Note:

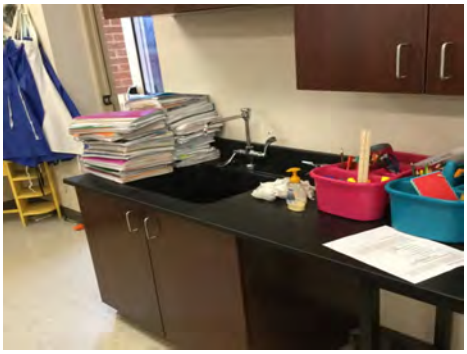
System: D5030910 - Fire Alarm Systems

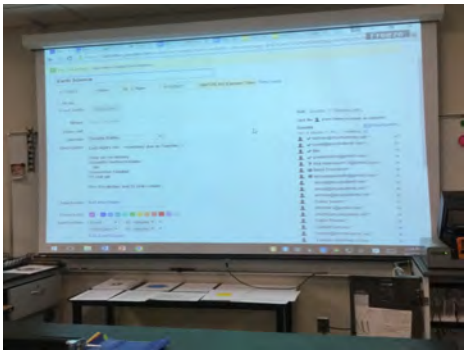
Note:

System: D5030920 - Data Communication

Note:

System: 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%

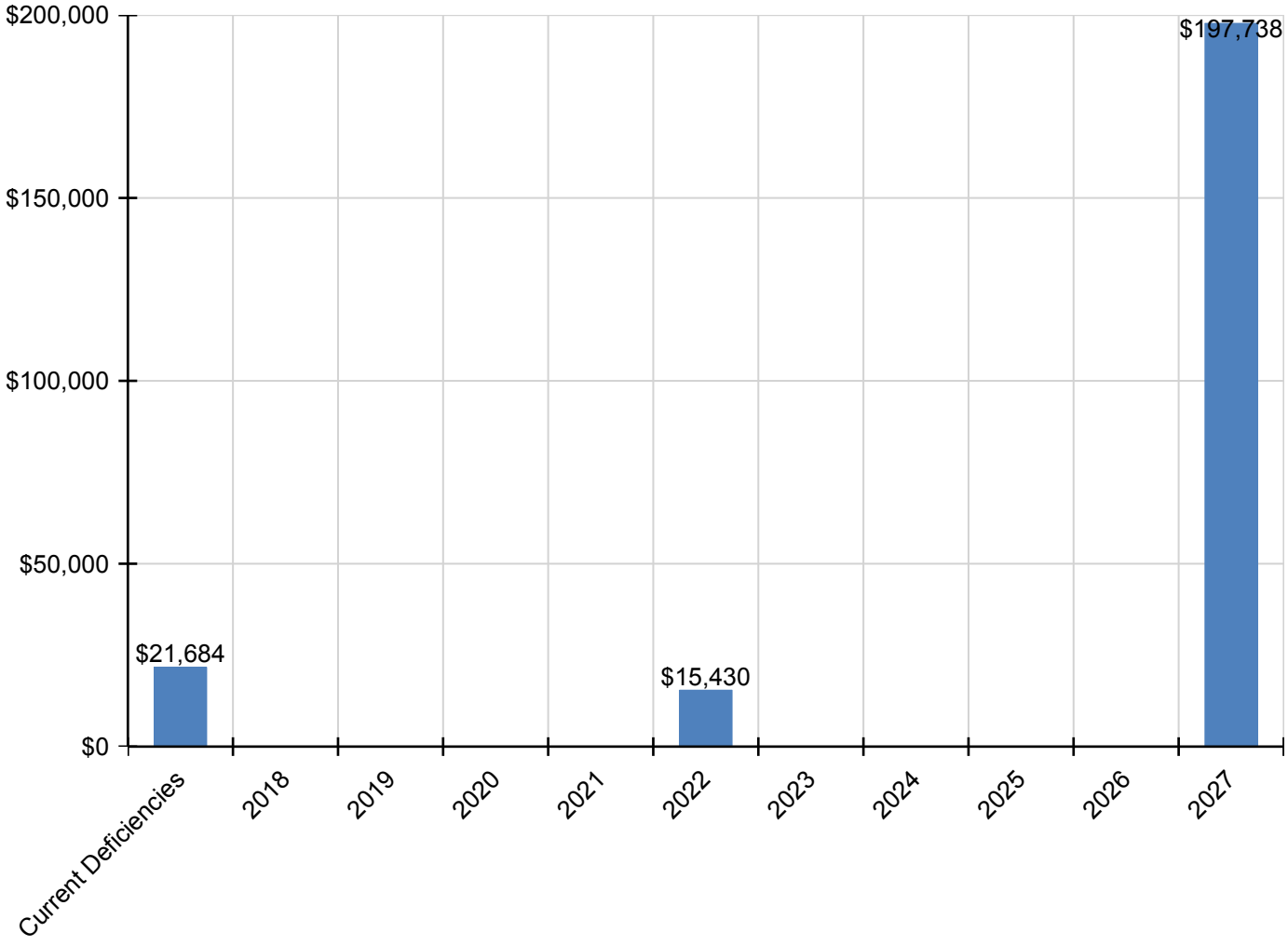
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$21,684**	**$0**	**$0**	**$0**	**$0**	**$15,430**	**$0**	**$0**	**$0**	**$0**	**$197,738**	**$234,852**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$15,430	$0	$0	$0	$0	$0	**$15,430**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,164	**$127,164**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$18,828	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,828**
D4020 - Standpipes	$2,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,856**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,660	**$13,660**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,912	**$24,912**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,003	**$32,003**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

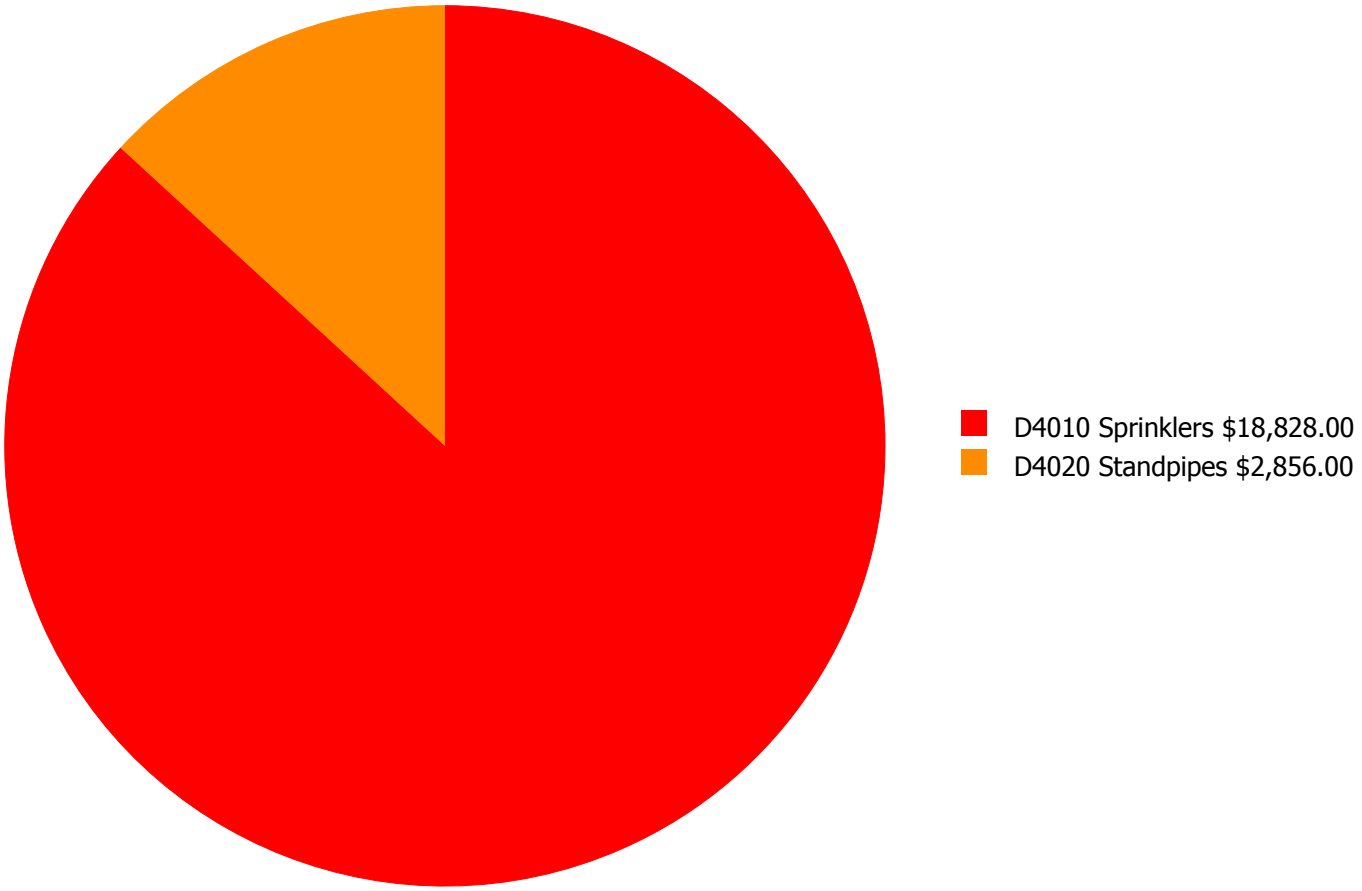
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

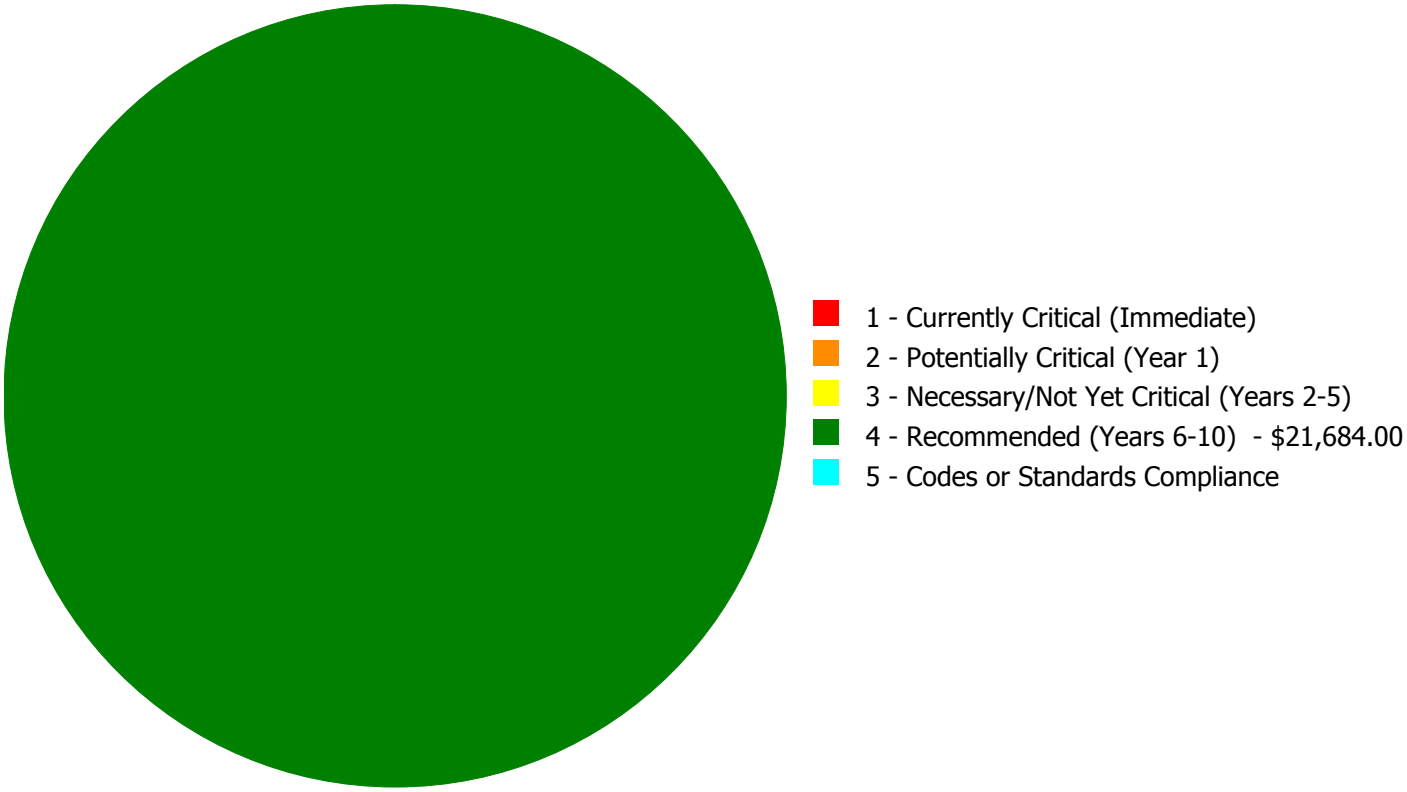
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $21,684.00

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: $21,684.00

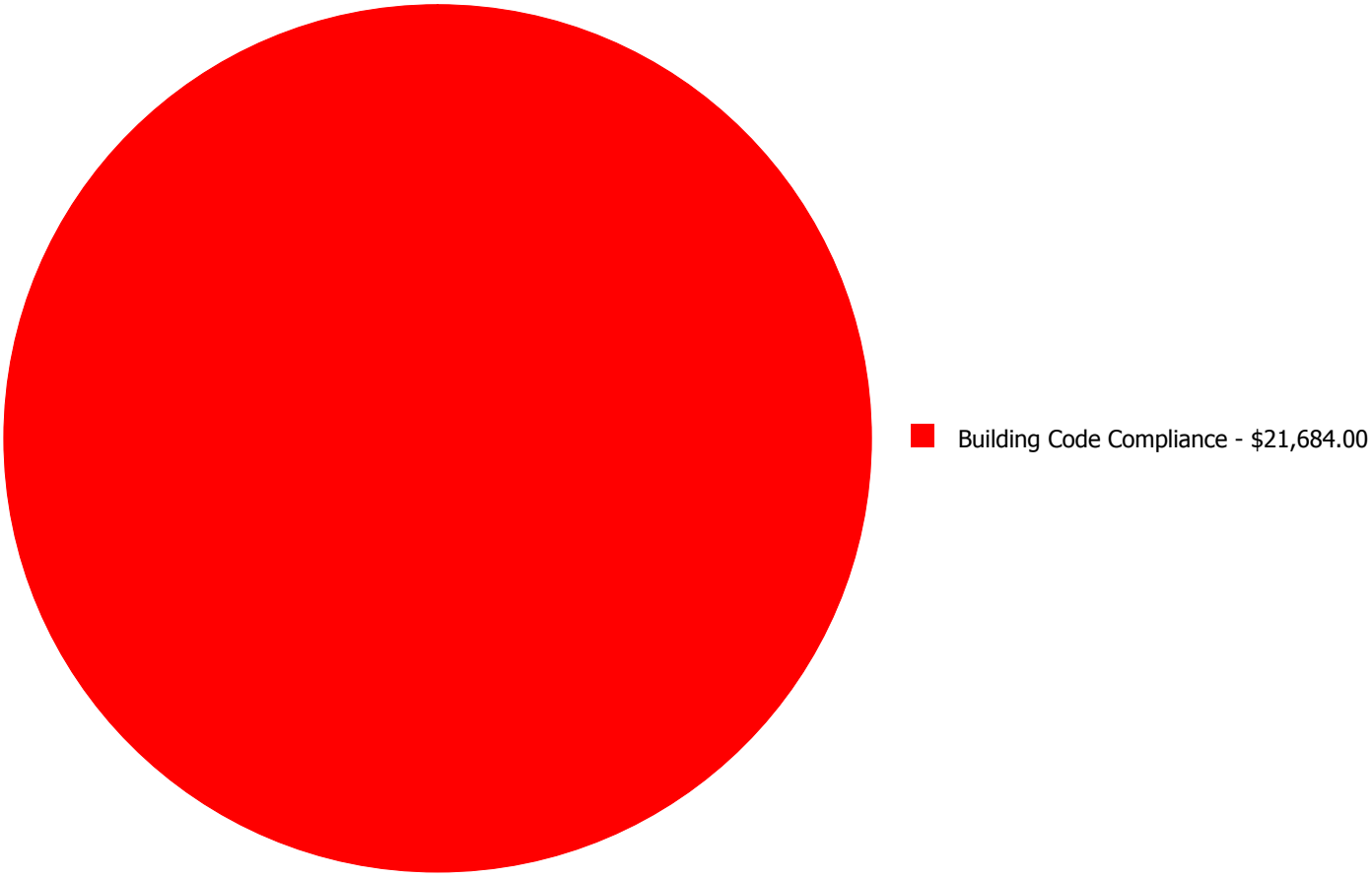
Deficiency By Priority Investment Table

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	$18,828.00	$0.00	$18,828.00
D4020	Standpipes	$0.00	$0.00	$0.00	$2,856.00	$0.00	$2,856.00
	Total:	$0.00	$0.00	$0.00	$21,684.00	$0.00	$21,684.00

Deficiency Summary by Category

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



Budget Estimate Total: $21,684.00

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:	4,400.00
Unit of Measure:	S.F.
Estimate:	$18,828.00
Assessor Name:	Somnath Das
Date Created:	02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	TBD
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	4,400.00
Unit of Measure:	S.F.
Estimate:	$2,856.00
Assessor Name:	Somnath Das
Date Created:	02/14/2017

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	10,659
Year Built:	2000
Last Renovation:	
Replacement Value:	$253,580
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	49.30 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

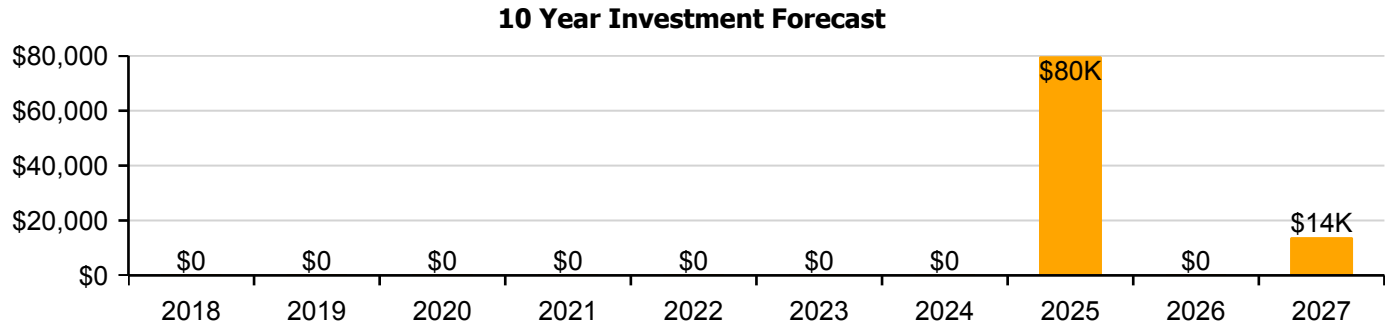
Dashboard Summary

Function:	HS -High School	Gross Area:	10,659
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$253,580
FCI:	0.00 %	RSLI%:	49.30 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	27.82 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	58.84 %	0.00 %	$0.00
Totals:	**49.30 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Davie County Early College High - Mar 08, 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	$3.76	S.F.	10,659	25	2000	2025		32.00 %	0.00 %	8			$40,078
G2020	Parking Lots	$1.61	S.F.	10,659	25	2000	2025		32.00 %	0.00 %	8			$17,161
G2030	Pedestrian Paving	$1.98	S.F.	10,659	30	2000	2030		43.33 %	0.00 %	13			$21,105
G2050	Landscaping	$1.91	S.F.	10,659	15	2000	2015		0.00 %	0.00 %	-2			$20,359
G3010	Water Supply	$2.42	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			$25,795
G3020	Sanitary Sewer	$1.52	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			$16,202
G3030	Storm Sewer	$4.67	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			$49,778
G3060	Fuel Distribution	$1.03	S.F.	10,659	40	2000	2040		57.50 %	0.00 %	23			$10,979
G4010	Electrical Distribution	$2.44	S.F.	10,659	50	2000	2050		66.00 %	0.00 %	33			$26,008
G4020	Site Lighting	$1.57	S.F.	10,659	30	2000	2030		43.33 %	0.00 %	13			$16,735
G4030	Site Communications & Security	$0.88	S.F.	10,659	15	2012	2027		66.67 %	0.00 %	10			$9,380
								Total	**49.30 %**					**$253,580**

System Notes

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

System: G2010 - Roadways

Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

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

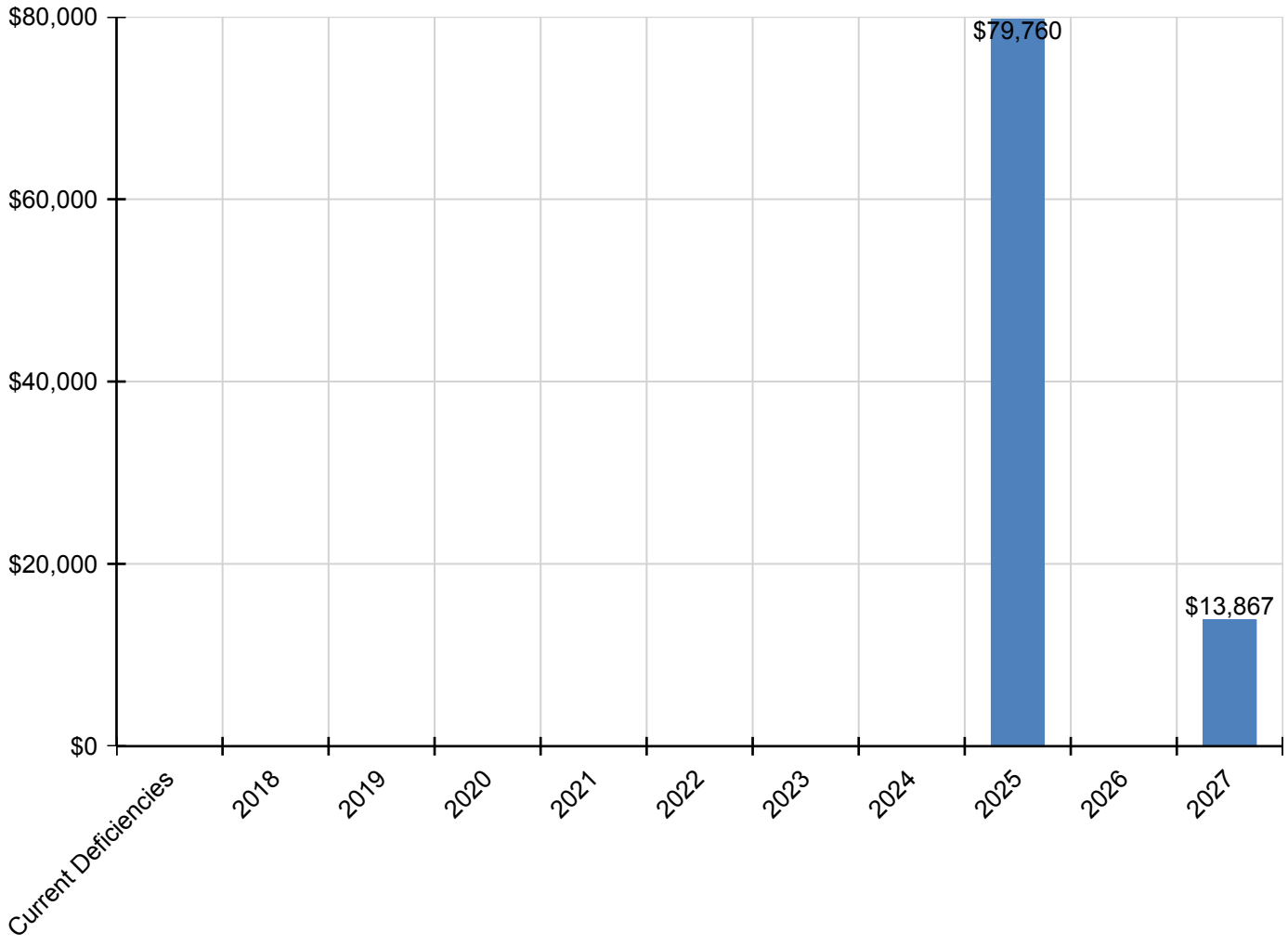
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$79,760**	**$0**	**$13,867**	**$93,626**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$55,847	$0	$0	**$55,847**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$23,913	$0	$0	**$23,913**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,867	**$13,867**

** 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