NC School District/300 Davie County/High School

Davie County High

Final

Campus Assessment Report

March 10, 2017

PARSONS

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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.

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Gross Area (SF):	312,388
Year Built:	2017
Last Renovation:	
Replacement Value:	$72,162,381
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
FCA Score:	100.00

Description:

GENERAL:
Davie County High School is located at the intersection of Farmington Road and Wareagle Drive in Mocksville, North Carolina. The 3 story, 282,822 square foot building is a new construction scheduled to be completed in 2017. In addition to the main building, the campus contains ancillary buildings; pressbox, concession, and restrooms.

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 footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermoplastic polyolefin and high pitched standing seam metal roof. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU and drywall. Interior doors are generally hollow 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, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically terrazzo, wood, carpet, ceramic tiles, epoxy, and composite rubber. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 geared traction elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with automatic control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains. Other plumbing systems is supplied by above ground fuel tanks.

HVAC:
Heating is provided by 4 gas fired boilers. Cooling is supplied by 1 water cooled chillers. Supplemental heating and cooling is provided by terminal and package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: infrared, optical or a combination of all devices. The building has controlled entry doors access provided bycard 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, theater and stage, audio-visual, laboratory, vehicle equipment, fixed casework, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, propane fuel tank and site lighting.

Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
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:	33	Site Acreage:	33

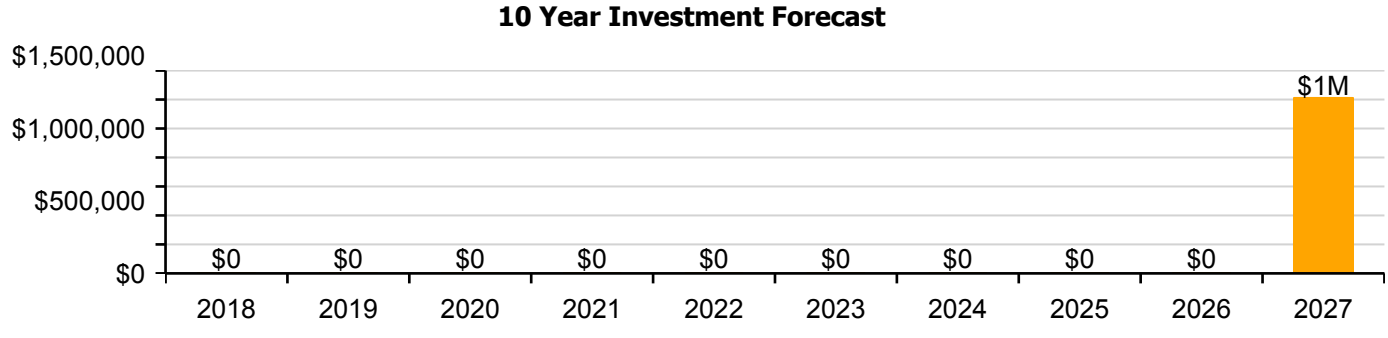
Campus Dashboard Summary

Gross Area:	312,388		
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$72,162,381
FCI:	0.00 %	RSLI%:	100.00 %

No data found for this asset

No data found for this asset

No data found for this asset



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	100.00 %	0.00 %	$0.00
A20 - Basement Construction	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C20 - Stairs	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D10 - Conveying	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
G20 - Site Improvements	100.00 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	100.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

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
2017 Career Technology Building	50,866	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017 Concession Building	2,794	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017 Main Building	257,045	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017 Pressbox	336	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017 Restroom Building	1,347	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	312,388	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total:

Executive Summary

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Function:	HS -High School
Gross Area (SF):	50,866
Year Built:	2017
Last Renovation:	
Replacement Value:	$9,492,803
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

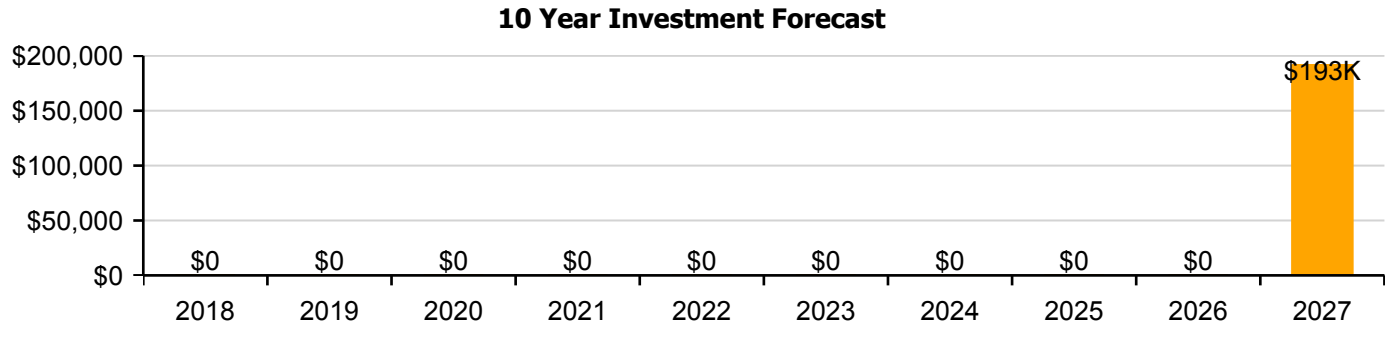
Dashboard Summary

Function:	HS -High School	Gross Area:	50,866
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$9,492,803
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
A20 - Basement Construction	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C20 - Stairs	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Jan 24, 2017

2). North Elevation - Jan 24, 2017

3). Southeast Elevation - Jan 24, 2017

4). Northeast Elevation - Jan 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 $
A1010	Standard Foundations	$2.18	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$110,888
A1030	Slab on Grade	$4.08	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$207,533
A2010	Basement Excavation	$0.83	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$42,219
A2020	Basement Walls	$5.74	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$291,971
B1010	Floor Construction	$11.42	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$580,890
B1020	Roof Construction	$7.60	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$386,582
B2010	Exterior Walls	$8.84	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$449,655
B2020	Exterior Windows	$12.78	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$650,067
B2030	Exterior Doors	$0.81	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$41,201
B3010120	Single Ply Membrane	$6.98	S.F.	24,950	20	2017	2037		100.00 %	0.00 %	20			$174,151
B3020	Roof Openings	$0.21	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			$10,682
C1010	Partitions	$4.70	S.F.	50,866	75	2017	2092		100.00 %	0.00 %	75			$239,070
C1020	Interior Doors	$2.44	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$124,113
C1030	Fittings	$1.48	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$75,282
C2010	Stair Construction	$1.29	S.F.	50,866	100	2017	2117		100.00 %	0.00 %	100			$65,617
C3010	Wall Finishes	$2.56	S.F.	50,866	10	2017	2027		100.00 %	0.00 %	10			$130,217
C3020	Floor Finishes	$10.94	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$556,474
C3030	Ceiling Finishes	$10.56	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			$537,145
D2010	Plumbing Fixtures	$8.83	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$449,147
D2020	Domestic Water Distribution	$1.64	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$83,420
D2030	Sanitary Waste	$2.59	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$131,743
D2040	Rain Water Drainage	$0.63	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$32,046
D3020	Heat Generating Systems	$6.93	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$352,501
D3030	Cooling Generating Systems	$7.18	S.F.	50,866	25	2017	2042		100.00 %	0.00 %	25			$365,218
D3040	Distribution Systems	$8.37	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$425,748
D3050	Terminal & Package Units	$4.16	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			$211,603
D3060	Controls & Instrumentation	$2.65	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$134,795
D4010	Sprinklers	$3.63	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$184,644
D4020	Standpipes	$0.55	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$27,976
D5010	Electrical Service/Distribution	$1.60	S.F.	50,866	40	2017	2057		100.00 %	0.00 %	40			$81,386
D5020	Branch Wiring	$4.55	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$231,440
D5020	Lighting	$10.64	S.F.	50,866	30	2017	2047		100.00 %	0.00 %	30			$541,214
D5030810	Security & Detection Systems	$1.97	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			$100,206
D5030910	Fire Alarm Systems	$3.56	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			$181,083
D5030920	Data Communication	$4.61	S.F.	50,866	15	2017	2032		100.00 %	0.00 %	15			$234,492
D5090	Other Electrical Systems	$0.12	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$6,104
E1020	Institutional Equipment	$13.04	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$663,293
E1030	Vehicular Equipment	$2.51	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$127,674
E2010	Fixed Furnishings	$4.98	S.F.	50,866	20	2017	2037		100.00 %	0.00 %	20			$253,313
								Total	**100.00 %**					**$9,492,803**

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



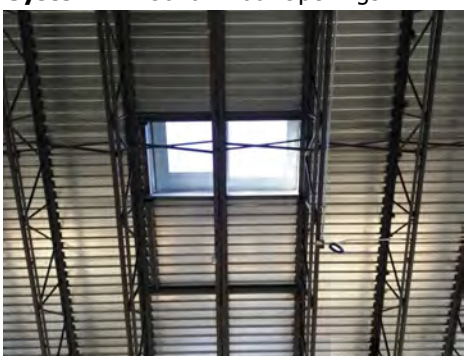
Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



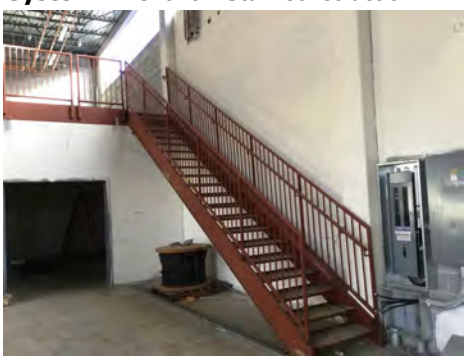
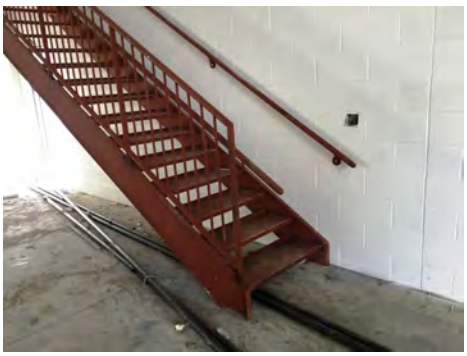
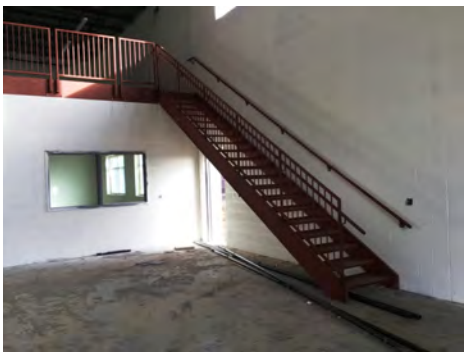
Note:

System: C1020 - Interior Doors



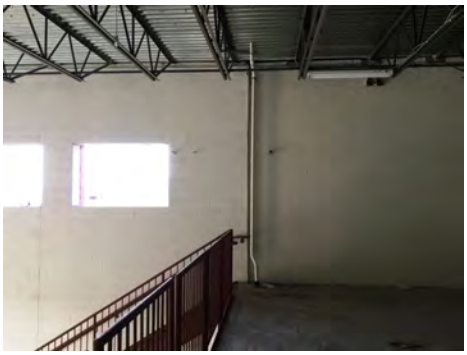
Note:

System: C2010 - Stair Construction

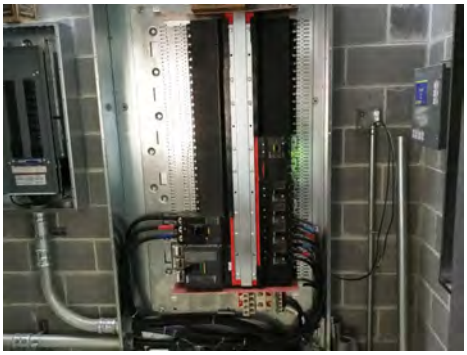
Note:

System: C3010 - Wall Finishes



Note:

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%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$192,501**	**$192,501**
*** 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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$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**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

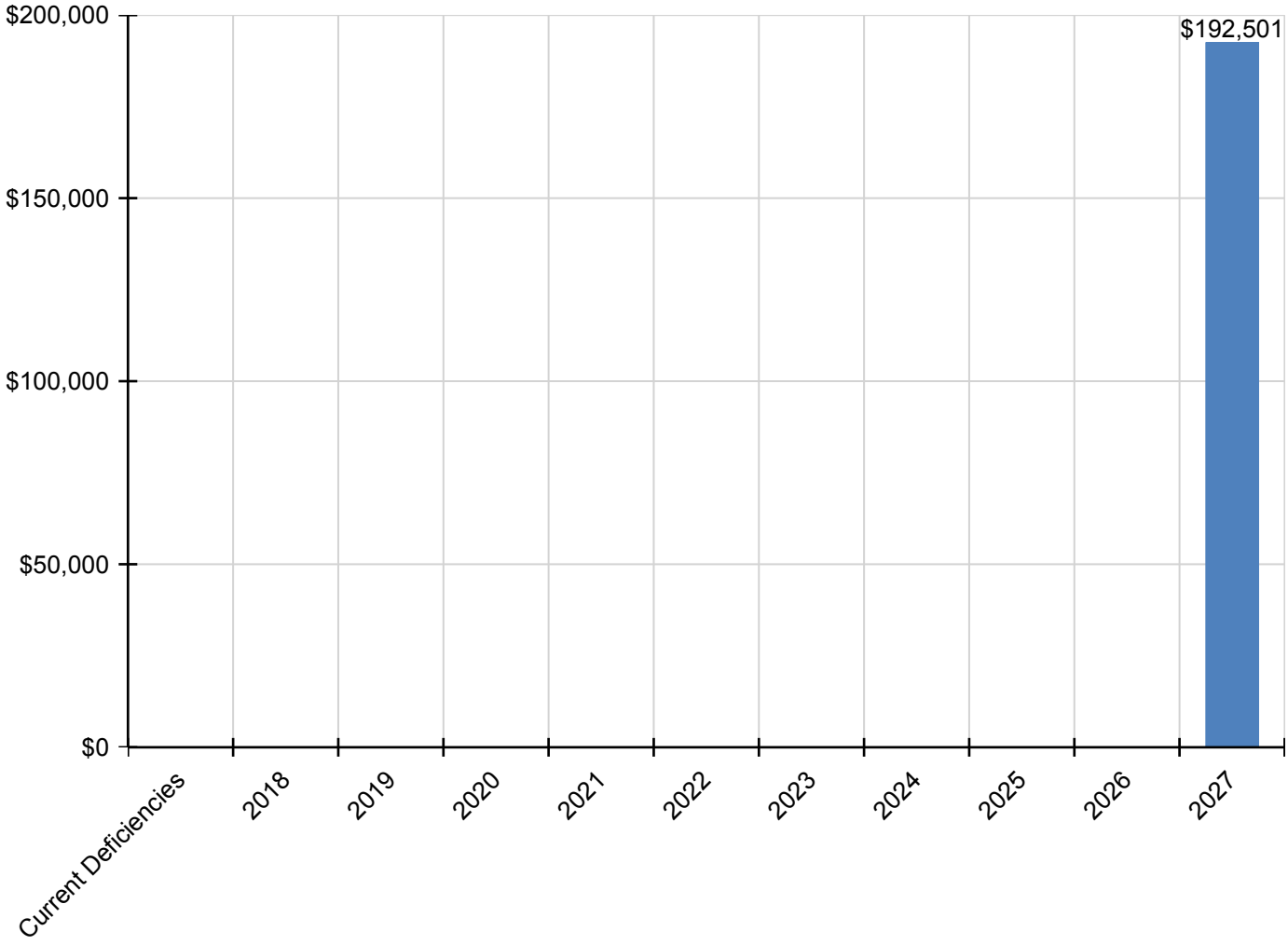
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$192,501	**$192,501**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	**$0**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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**
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**
E1030 - Vehicular 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.

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:	HS -High School
Gross Area (SF):	2,794
Year Built:	2017
Last Renovation:	
Replacement Value:	$471,881
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

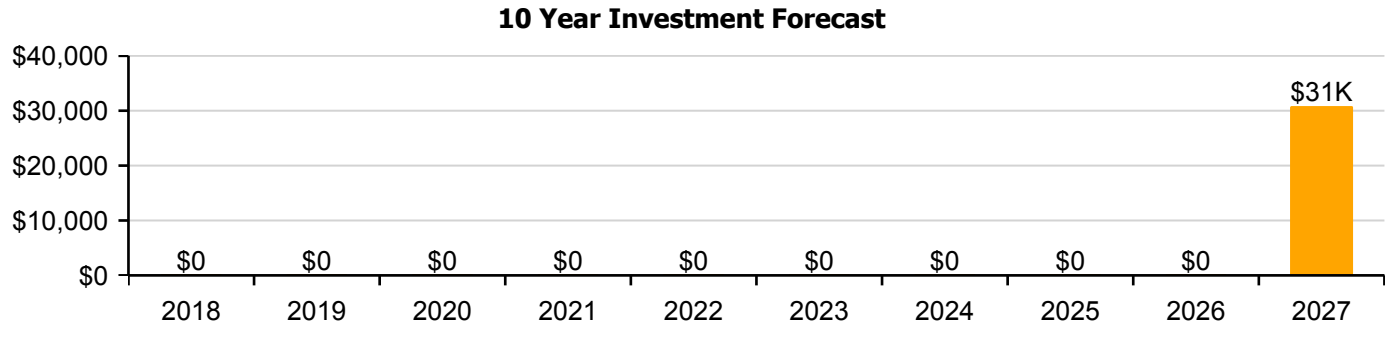
Dashboard Summary

Function:	HS -High School	Gross Area:	2,794
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$471,881
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). North Elevation - Jan 24, 2017

2). West Elevation - Jan 24, 2017

3). Northwest Elevation - Jan 24, 2017

4). South Elevation - Jan 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 $
A1010	Standard Foundations	$6.93	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			$19,362
A1030	Slab on Grade	$7.37	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			$20,592
B1020	Roof Construction	$5.98	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			$16,708
B2010	Exterior Walls	$18.04	S.F.	2,794	100	2017	2117		100.00 %	0.00 %	100			$50,404
B2020	Exterior Windows	$6.47	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$18,077
B2030	Exterior Doors	$0.91	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$2,543
B3010120	Single Ply Membrane	$6.98	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			$19,502
C1010	Partitions	$10.34	S.F.	2,794	75	2017	2092		100.00 %	0.00 %	75			$28,890
C1020	Interior Doors	$2.20	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$6,147
C1030	Fittings	$8.47	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			$23,665
C3010	Wall Finishes	$7.46	S.F.	2,794	10	2017	2027		100.00 %	0.00 %	10			$20,843
C3020	Floor Finishes	$12.74	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			$35,596
C3030	Ceiling Finishes	$9.53	S.F.	2,794	25	2017	2042		100.00 %	0.00 %	25			$26,627
D2010	Plumbing Fixtures	$9.98	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$27,884
D2020	Domestic Water Distribution	$0.84	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$2,347
D2030	Sanitary Waste	$5.94	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$16,596
D2040	Rain Water Drainage	$1.21	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$3,381
D3040	Distribution Systems	$5.35	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$14,948
D3050	Terminal & Package Units	$16.96	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			$47,386
D3060	Controls & Instrumentation	$3.48	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			$9,723
D4010	Sprinklers	$3.75	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$10,478
D4020	Standpipes	$0.58	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$1,621
D5010	Electrical Service/Distribution	$1.47	S.F.	2,794	40	2017	2057		100.00 %	0.00 %	40			$4,107
D5020	Branch Wiring	$2.55	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$7,125
D5020	Lighting	$3.58	S.F.	2,794	30	2017	2047		100.00 %	0.00 %	30			$10,003
D5030810	Security & Detection Systems	$1.00	Ea.	2,794	15	2017	2032		100.00 %	0.00 %	15			$2,794
D5030910	Fire Alarm Systems	$1.21	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			$3,381
D5030920	Data Communication	$2.49	S.F.	2,794	15	2017	2032		100.00 %	0.00 %	15			$6,957
E2010	Fixed Furnishings	$5.08	S.F.	2,794	20	2017	2037		100.00 %	0.00 %	20			$14,194
								Total	**100.00 %**					**$471,881**

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:

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%

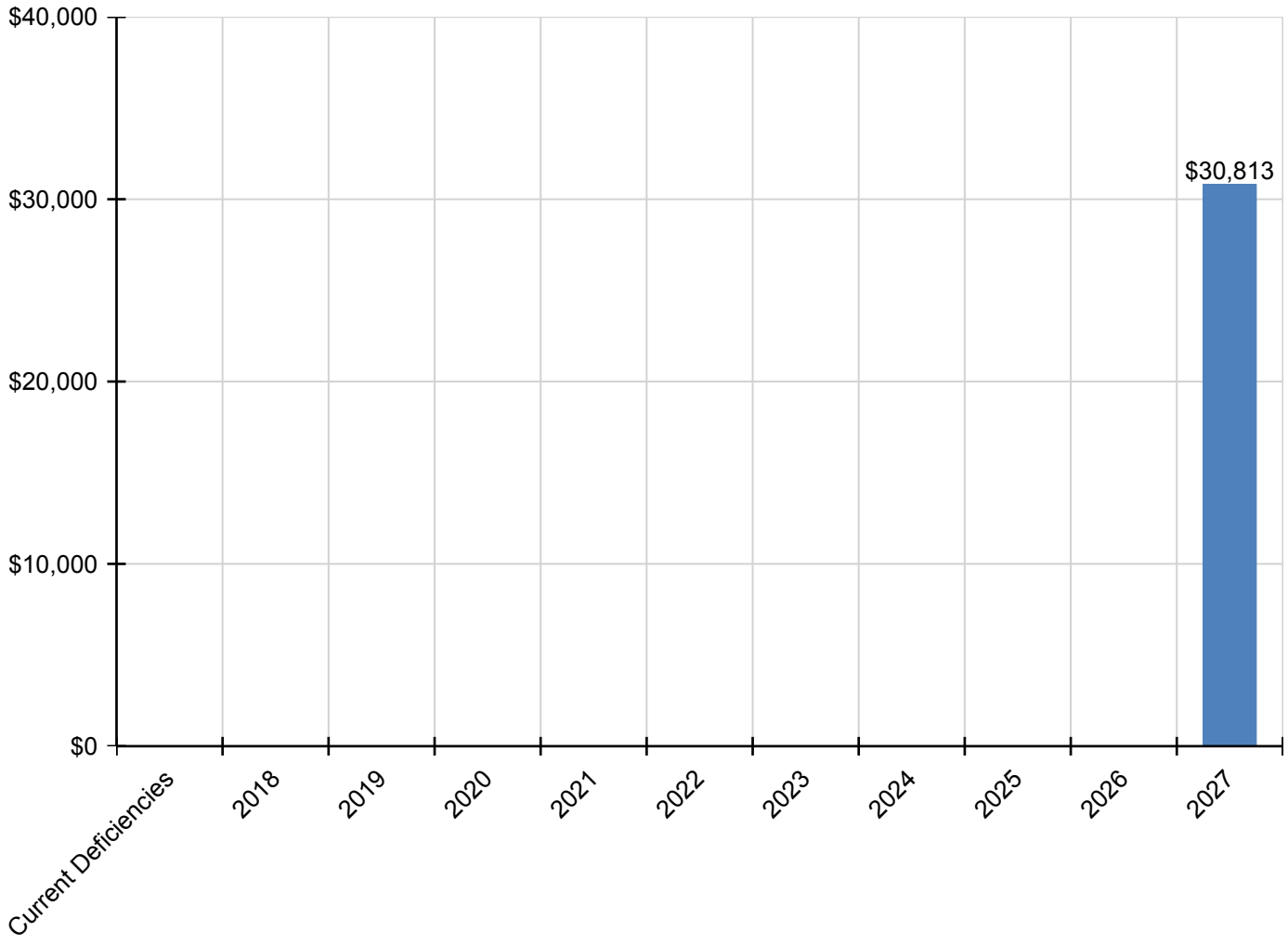
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,813**	**$30,813**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$30,813	**$30,813**
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	$0	**$0**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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**
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.

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:	HS -High School
Gross Area (SF):	257,045
Year Built:	2017
Last Renovation:	
Replacement Value:	$50,731,542
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

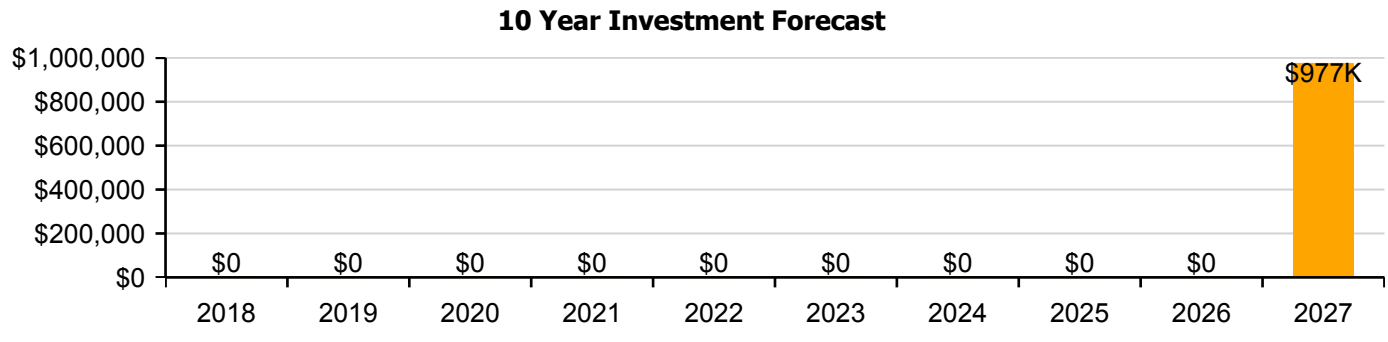
Dashboard Summary

Function:	HS -High School	Gross Area:	257,045
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$50,731,542
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
A20 - Basement Construction	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C20 - Stairs	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D10 - Conveying	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D40 - Fire Protection	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
E10 - Equipment	100.00 %	0.00 %	$0.00
E20 - Furnishings	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 24, 2017

2). Southeast Elevation - Jan 24, 2017

3). West Elevation - Jan 24, 2017

4). Northeast Elevation - Jan 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 $
A1010	Standard Foundations	$2.20	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$565,499
A1030	Slab on Grade	$4.16	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$1,069,307
A2010	Basement Excavation	$0.83	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$213,347
A2020	Basement Walls	$5.85	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$1,503,713
B1010	Floor Construction	$11.66	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$2,997,145
B1020	Roof Construction	$7.76	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$1,994,669
B2010	Exterior Walls	$9.02	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$2,318,546
B2020	Exterior Windows	$13.04	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$3,351,867
B2030	Exterior Doors	$0.81	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$208,206
B3010120	Single Ply Membrane	$6.98	S.F.	159,096	20	2017	2037		100.00 %	0.00 %	20			$1,110,490
B3010130	Preformed Metal Roofing	$9.66	S.F.	39,228	30	2017	2047		100.00 %	0.00 %	30			$378,942
B3020	Roof Openings	$0.21	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			$53,979
C1010	Partitions	$4.79	S.F.	257,045	75	2017	2092		100.00 %	0.00 %	75			$1,231,246
C1020	Interior Doors	$2.49	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$640,042
C1030	Fittings	$1.50	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$385,568
C2010	Stair Construction	$1.29	S.F.	257,045	100	2017	2117		100.00 %	0.00 %	100			$331,588
C3010	Wall Finishes	$2.57	S.F.	257,045	10	2017	2027		100.00 %	0.00 %	10			$660,606
C3020	Floor Finishes	$11.15	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$2,866,052
C3030	Ceiling Finishes	$10.78	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			$2,770,945
D1010	Elevators and Lifts	$0.99	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$254,475
D2010	Plumbing Fixtures	$9.00	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$2,313,405
D2020	Domestic Water Distribution	$1.69	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$434,406
D2030	Sanitary Waste	$2.61	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$670,887
D2040	Rain Water Drainage	$0.63	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$161,938
D3020	Heat Generating Systems	$6.93	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$1,781,322
D3030	Cooling Generating Systems	$7.18	S.F.	257,045	25	2017	2042		100.00 %	0.00 %	25			$1,845,583
D3040	Distribution Systems	$8.37	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$2,151,467
D3050	Terminal & Package Units	$4.16	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			$1,069,307
D3060	Controls & Instrumentation	$2.72	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$699,162
D3090	Other HVAC Systems/Equip	$1.44	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$370,145
D4010	Sprinklers	$3.72	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$956,207
D4020	Standpipes	$0.55	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$141,375
D5010	Electrical Service/Distribution	$1.62	S.F.	257,045	40	2017	2057		100.00 %	0.00 %	40			$416,413
D5020	Branch Wiring	$4.63	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$1,190,118

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 $
D5020	Lighting	$10.85	S.F.	257,045	30	2017	2047		100.00 %	0.00 %	30			$2,788,938
D5030810	Security & Detection Systems	$2.02	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			$519,231
D5030910	Fire Alarm Systems	$3.64	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			$935,644
D5030920	Data Communication	$4.69	S.F.	257,045	15	2017	2032		100.00 %	0.00 %	15			$1,205,541
D5090	Other Electrical Systems	$0.12	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$30,845
E1020	Institutional Equipment	$13.31	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$3,421,269
E1090	Other Equipment	$5.49	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$1,411,177
E2010	Fixed Furnishings	$5.10	S.F.	257,045	20	2017	2037		100.00 %	0.00 %	20			$1,310,930
								Total	**100.00 %**					**$50,731,542**

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: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



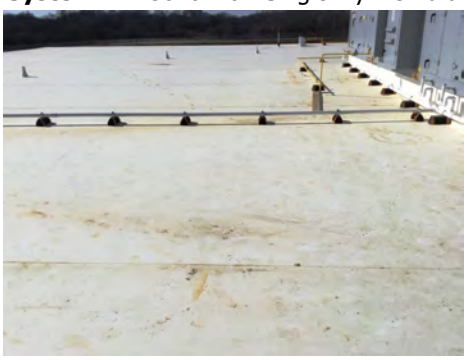
Note:

System: B2030 - Exterior Doors



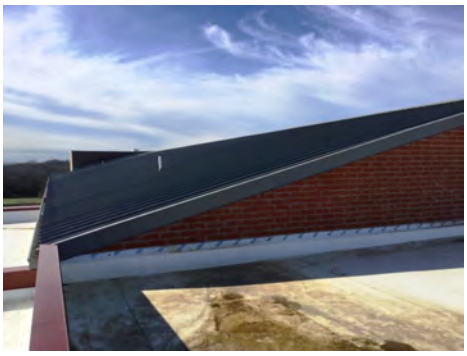
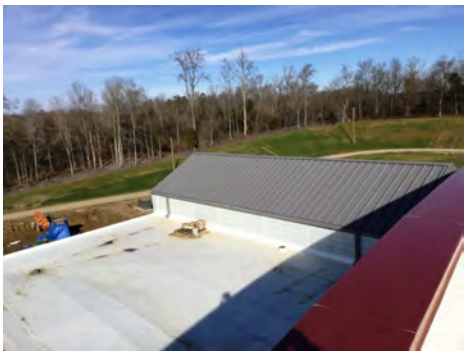
Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3010130 - Preformed Metal Roofing

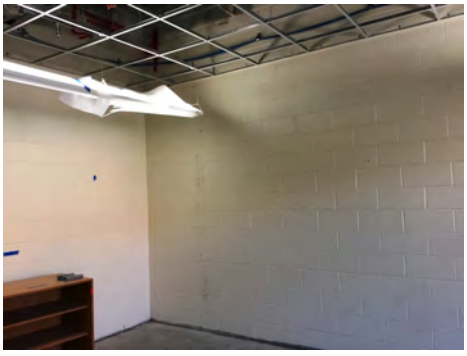

Note:

System: B3020 - Roof Openings



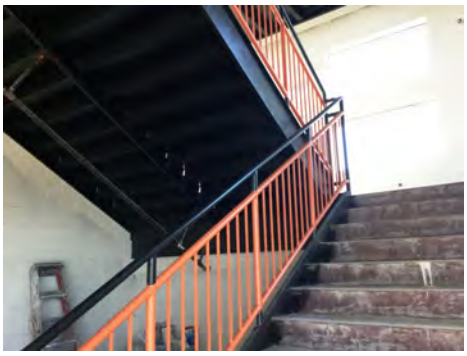
Note:

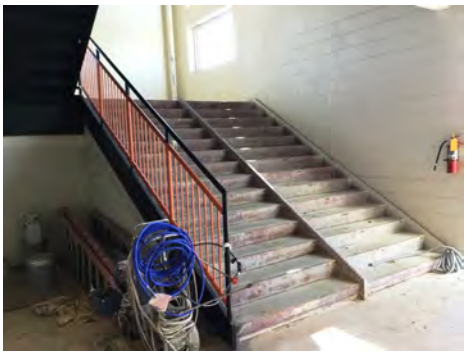
System: C1010 - Partitions



Note:

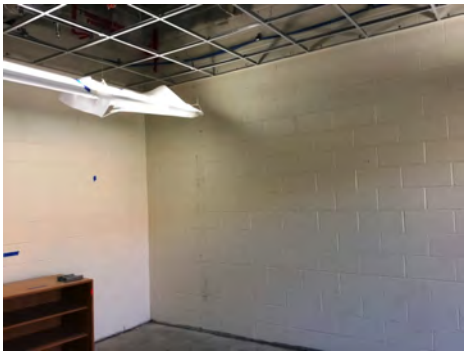
System: C2010 - Stair Construction





Note:

System: C3010 - Wall Finishes


Note:

System: C3020 - Floor Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



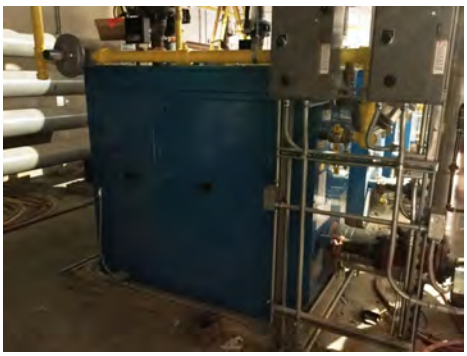
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems


Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



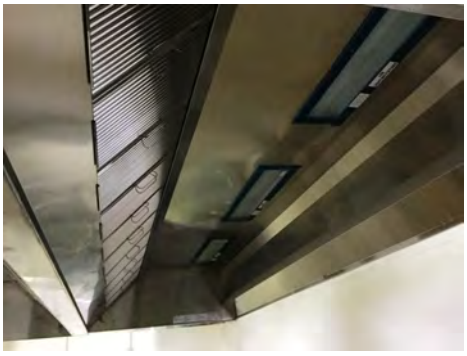
Note:

System: D3060 - Controls & Instrumentation



Note:

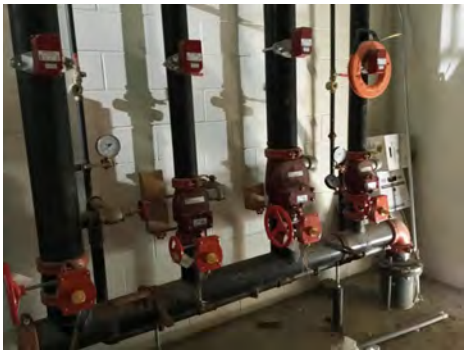
System: D3090 - Other HVAC Systems/Equip


Note:

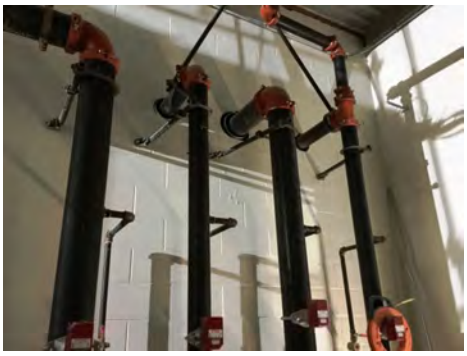
System: D4010 - Sprinklers

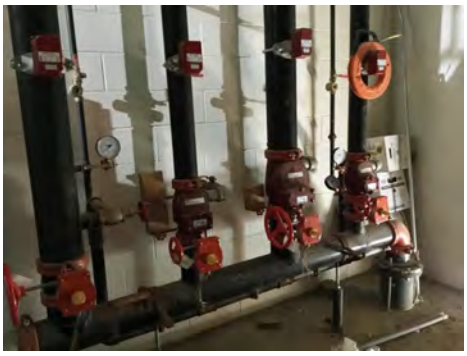




Note:

System: D4020 - Standpipes





Note:

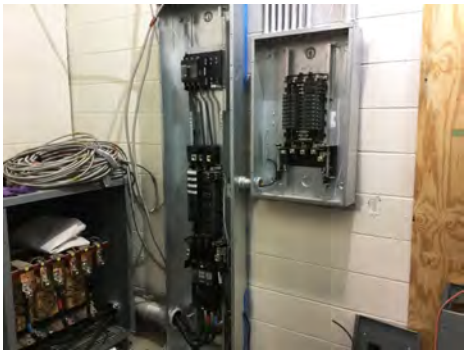
System: D5010 - Electrical Service/Distribution



Note:

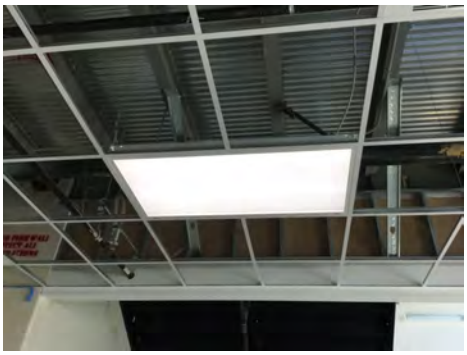
System: D5020 - Branch Wiring





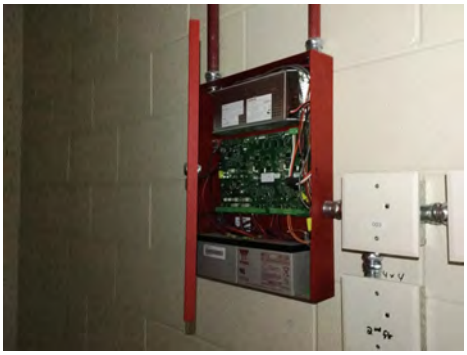
Note:

System: D5020 - Lighting

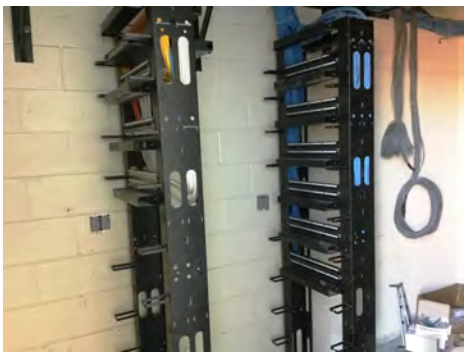

Note:

System: D5030910 - Fire Alarm Systems



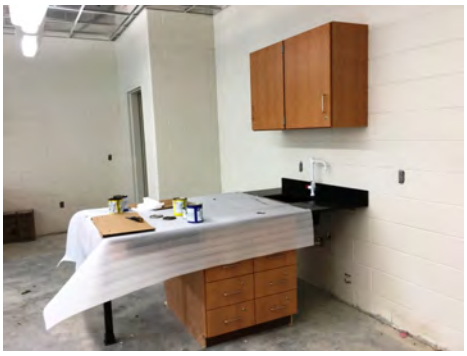

Note:

System: D5030920 - Data Communication


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:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$976,578**	**$976,578**
*** 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**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$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**

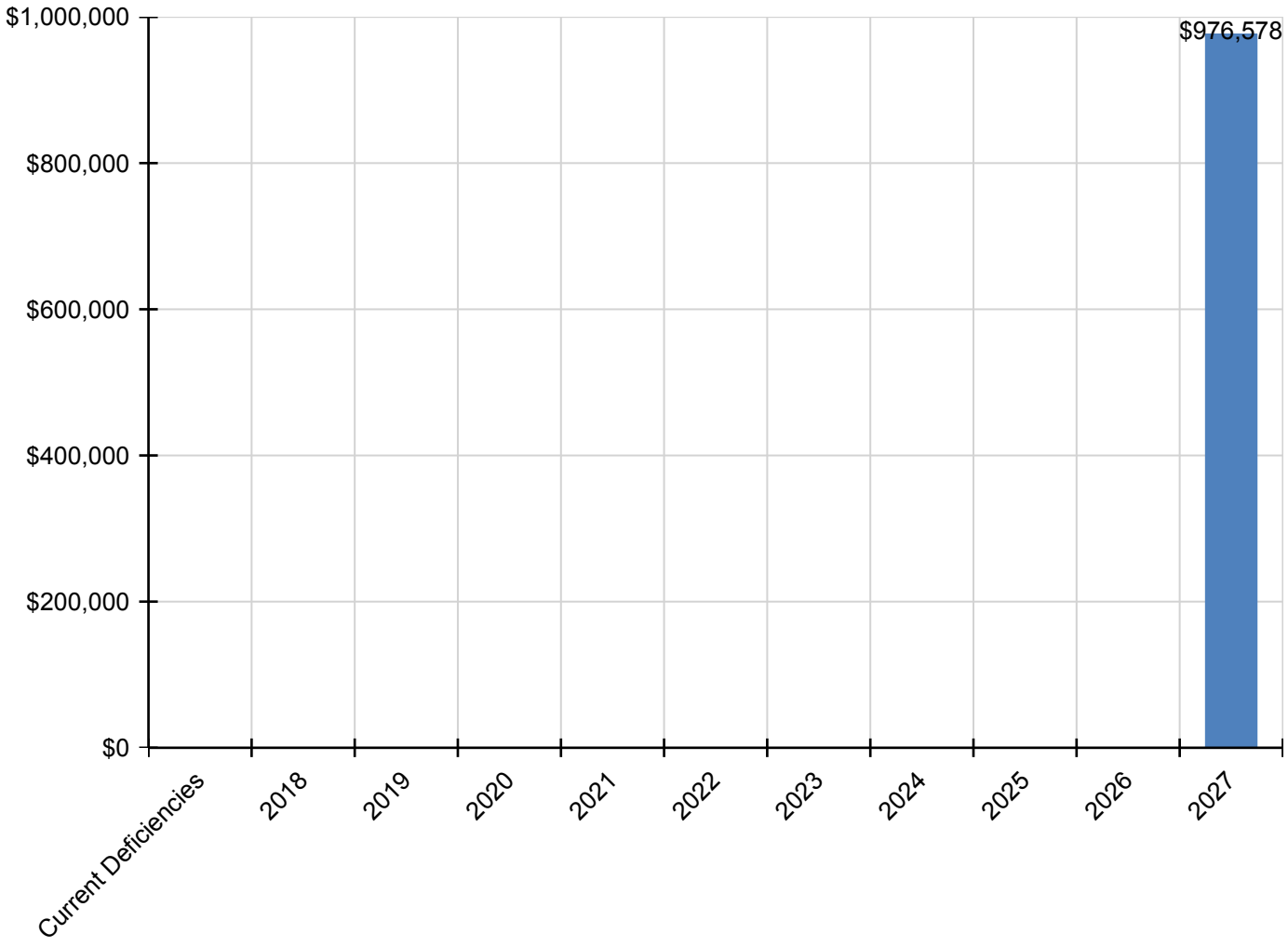
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$976,578	**$976,578**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$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**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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**

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	$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.

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:	HS -High School
Gross Area (SF):	336
Year Built:	2017
Last Renovation:	
Replacement Value:	$64,061
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

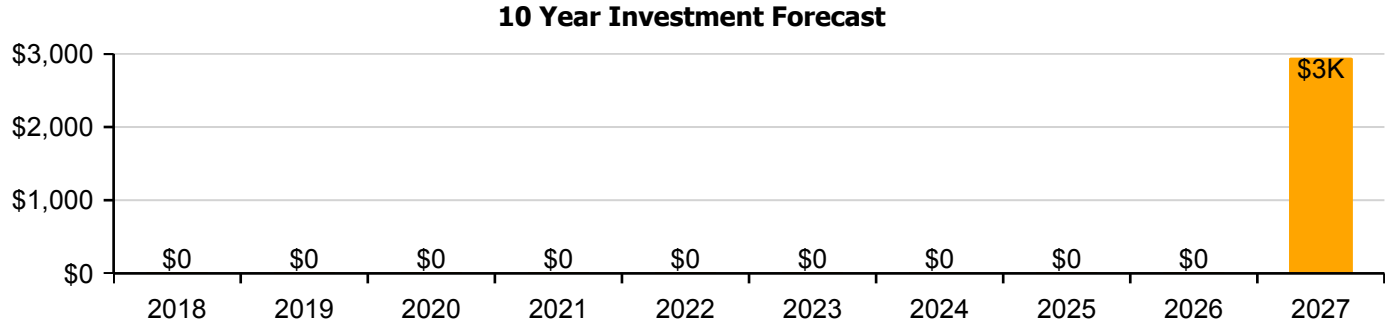
Dashboard Summary

Function:	HS -High School	Gross Area:	336
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$64,061
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Jan 24, 2017

2). Southwest Elevation - Jan 24, 2017

3). East Elevation - Jan 24, 2017

4). North Elevation - Jan 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 $
A1010	Standard Foundations	$20.13	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			$6,764
A1030	Slab on Grade	$19.75	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			$6,636
B1010	Floor Construction	$11.44	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			$3,844
B1020	Roof Construction	$16.26	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			$5,463
B2010	Exterior Walls	$29.79	S.F.	336	100	2017	2117		100.00 %	0.00 %	100			$10,009
B2020	Exterior Windows	$17.17	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			$5,769
B2030	Exterior Doors	$8.66	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			$2,910
B3010105	Built-Up	$8.95	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			$3,007
B3020	Roof Openings	$2.01	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			$675
C1010	Partitions	$8.21	S.F.	336	75	2017	2092		100.00 %	0.00 %	75			$2,759
C1020	Interior Doors	$2.20	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			$739
C3010	Wall Finishes	$5.93	S.F.	336	10	2017	2027		100.00 %	0.00 %	10			$1,992
C3020	Floor Finishes	$12.37	S.F.	336	20	2017	2037		100.00 %	0.00 %	20			$4,156
C3030	Ceiling Finishes	$9.52	S.F.	336	25	2017	2042		100.00 %	0.00 %	25			$3,199
D5010	Electrical Service/Distribution	$3.09	S.F.	336	40	2017	2057		100.00 %	0.00 %	40			$1,038
D5020	Branch Wiring	$6.60	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			$2,218
D5020	Lighting	$8.58	S.F.	336	30	2017	2047		100.00 %	0.00 %	30			$2,883
								Total	**100.00 %**					**$64,061**

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:

System: C1010 - Partitions



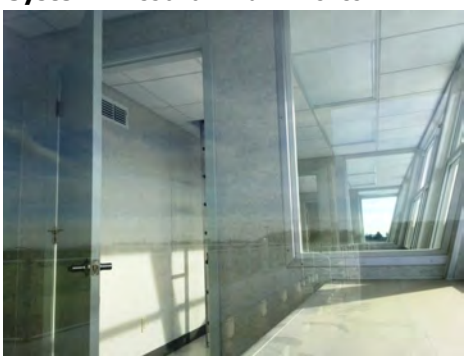
Note:

System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

System: C3030 - Ceiling Finishes



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.

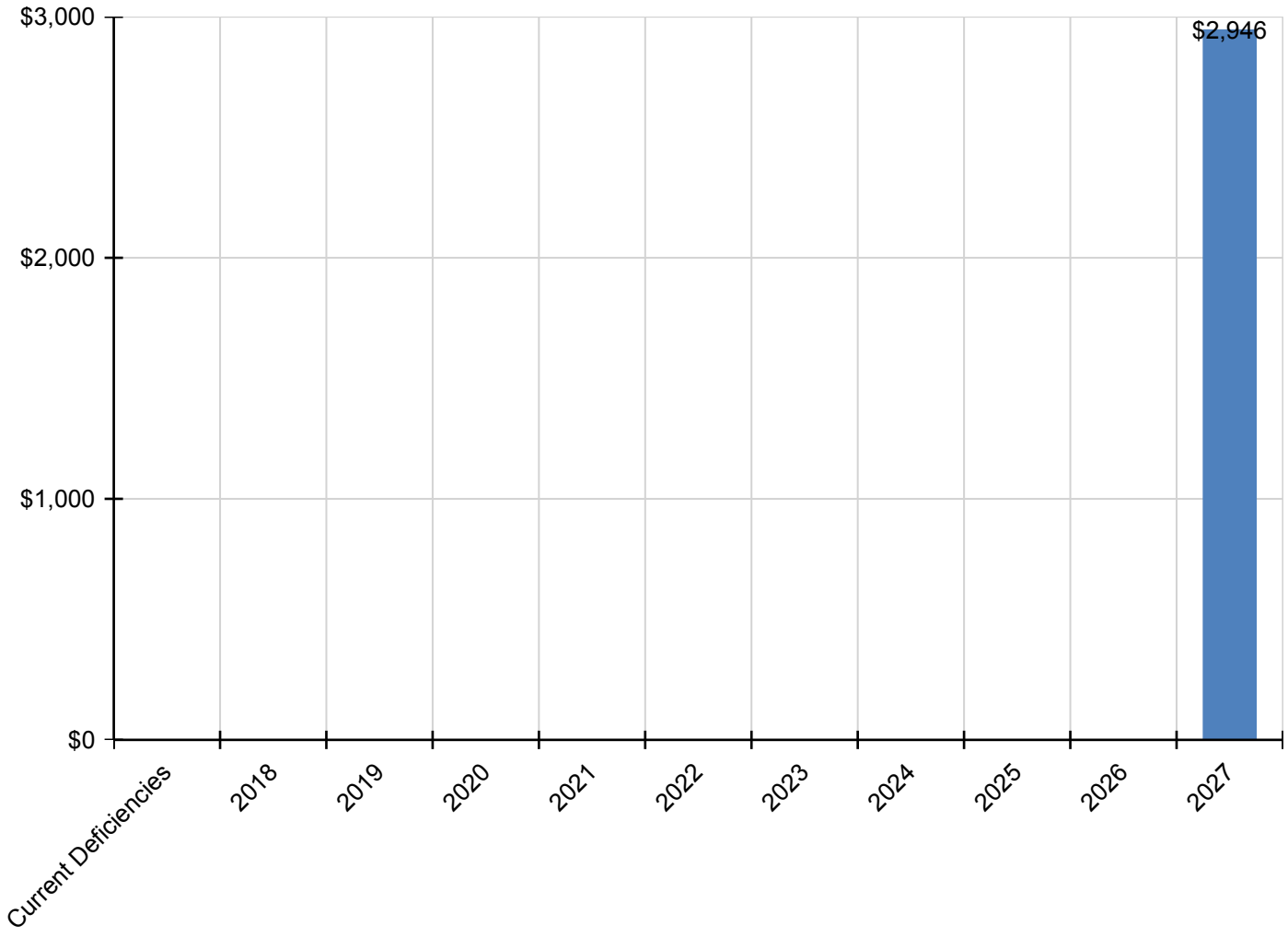
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,946**	**$2,946**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$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**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,946	**$2,946**
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**
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**

** 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:	HS -High School
Gross Area (SF):	1,347
Year Built:	2017
Last Renovation:	
Replacement Value:	$177,992
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

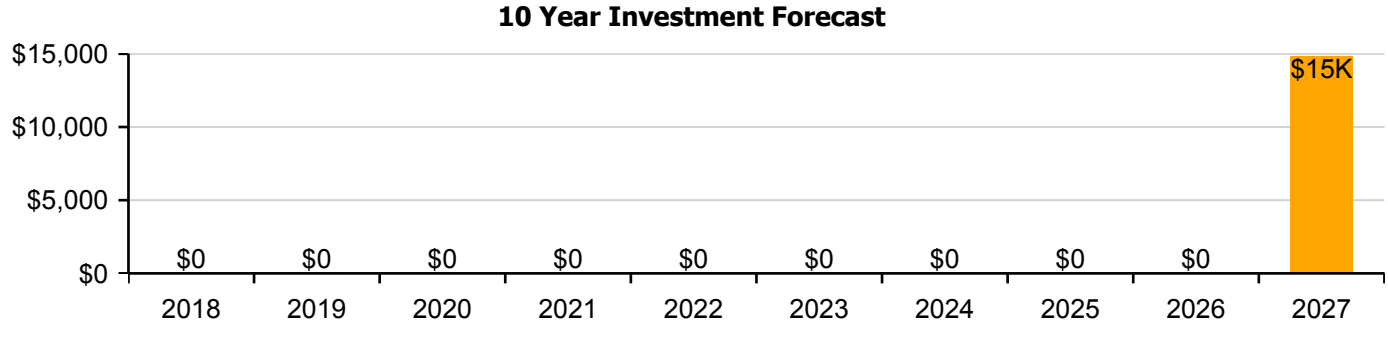
Dashboard Summary

Function:	HS -High School	Gross Area:	1,347
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$177,992
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
B10 - Superstructure	100.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	100.00 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	100.00 %	0.00 %	$0.00
C30 - Interior Finishes	100.00 %	0.00 %	$0.00
D20 - Plumbing	100.00 %	0.00 %	$0.00
D30 - HVAC	100.00 %	0.00 %	$0.00
D50 - Electrical	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). West Elevation - Jan 24, 2017

2). North Elevation - Jan 24, 2017

3). East Elevation - Jan 24, 2017

4). South Elevation - Jan 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 $
A1010	Standard Foundations	$6.93	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			$9,335
A1030	Slab on Grade	$7.37	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			$9,927
B1020	Roof Construction	$5.98	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			$8,055
B2010	Exterior Walls	$18.04	S.F.	1,347	100	2017	2117		100.00 %	0.00 %	100			$24,300
B2020	Exterior Windows	$6.47	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$8,715
B2030	Exterior Doors	$0.91	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$1,226
B3010120	Single Ply Membrane	$6.98	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			$9,402
C1010	Partitions	$10.34	S.F.	1,347	75	2017	2092		100.00 %	0.00 %	75			$13,928
C1030	Fittings	$8.47	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			$11,409
C3010	Wall Finishes	$7.46	S.F.	1,347	10	2017	2027		100.00 %	0.00 %	10			$10,049
C3020	Floor Finishes	$12.74	S.F.	1,347	20	2017	2037		100.00 %	0.00 %	20			$17,161
C3030	Ceiling Finishes	$9.53	S.F.	1,347	25	2017	2042		100.00 %	0.00 %	25			$12,837
D2010	Plumbing Fixtures	$9.98	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$13,443
D2020	Domestic Water Distribution	$0.84	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$1,131
D2030	Sanitary Waste	$5.94	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$8,001
D2040	Rain Water Drainage	$1.21	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$1,630
D3040	Distribution Systems	$5.35	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$7,206
D5010	Electrical Service/Distribution	$1.47	S.F.	1,347	40	2017	2057		100.00 %	0.00 %	40			$1,980
D5020	Branch Wiring	$2.55	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$3,435
D5020	Lighting	$3.58	S.F.	1,347	30	2017	2047		100.00 %	0.00 %	30			$4,822
								Total	**100.00 %**					**$177,992**

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:

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%

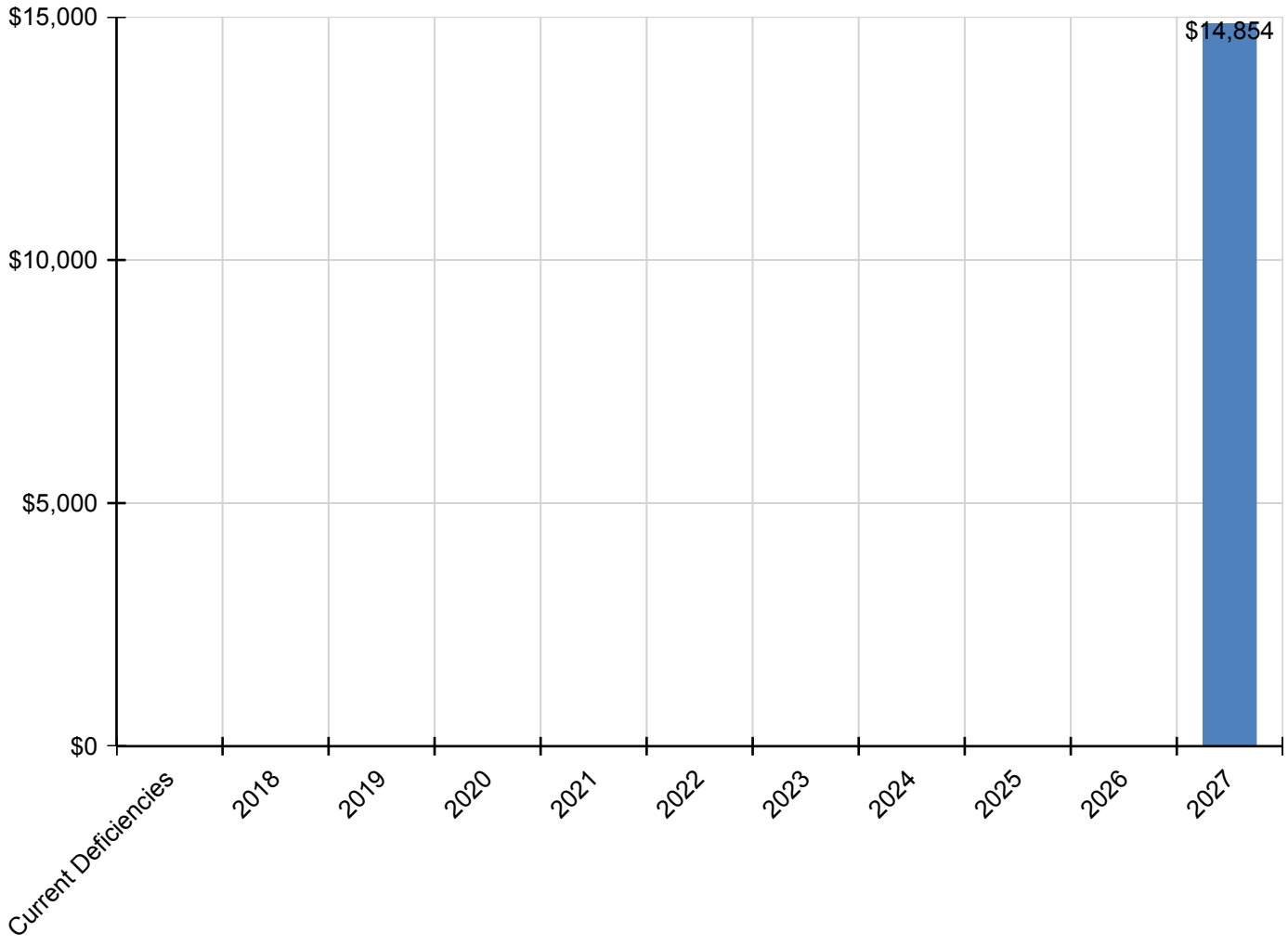
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,854**	**$14,854**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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**
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	$0	$0	$0	$0	$0	$14,854	**$14,854**
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**
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**

** 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:	HS -High School
Gross Area (SF):	312,388
Year Built:	2017
Last Renovation:	
Replacement Value:	$11,224,102
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	100.00 %
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.

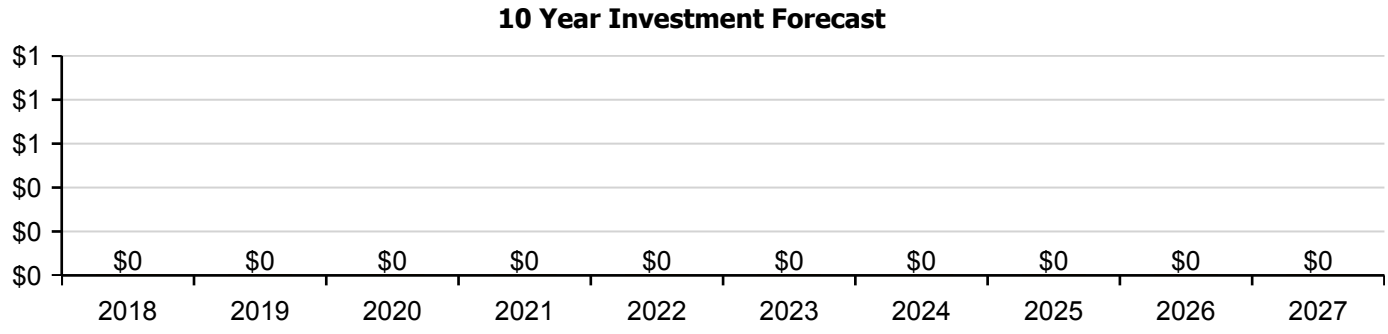
Dashboard Summary

Function:	HS -High School	Gross Area:	312,388
Year Built:	2017	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$11,224,102
FCI:	0.00 %	RSLI%:	100.00 %

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	100.00 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	100.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	100.00 %	0.00 %	$0.00
Totals:	**100.00 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Davie County High School - Jan 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.

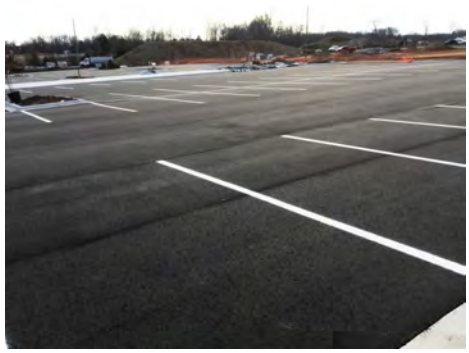
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.76	S.F.	312,388	25	2017	2042		100.00 %	0.00 %	25			$1,174,579
G2020	Parking Lots	$1.61	S.F.	312,388	25	2017	2042		100.00 %	0.00 %	25			$502,945
G2030	Pedestrian Paving	$1.98	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			$618,528
G2040105	Fence & Guardrails	$1.20	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			$374,866
G2040950	Baseball Field	$5.78	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			$1,805,603
G2040950	Football Field	$3.38	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			$1,055,871
G2040950	Track	$1.78	S.F.	312,388	20	2017	2037		100.00 %	0.00 %	20			$556,051
G2050	Landscaping	$1.91	S.F.	312,388	15	2017	2032		100.00 %	0.00 %	15			$596,661
G3010	Water Supply	$2.42	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			$755,979
G3020	Sanitary Sewer	$1.52	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			$474,830
G3030	Storm Sewer	$4.67	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			$1,458,852
G3060	Fuel Distribution	$1.03	S.F.	312,388	40	2017	2057		100.00 %	0.00 %	40			$321,760
G4010	Electrical Distribution	$2.44	S.F.	312,388	50	2017	2067		100.00 %	0.00 %	50			$762,227
G4020	Site Lighting	$1.57	S.F.	312,388	30	2017	2047		100.00 %	0.00 %	30			$490,449
G4030	Site Communications & Security	$0.88	S.F.	312,388	15	2017	2032		100.00 %	0.00 %	15			$274,901
								Total	**100.00 %**					**$11,224,102**

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: G2020 - Parking Lots





Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Track



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:

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.

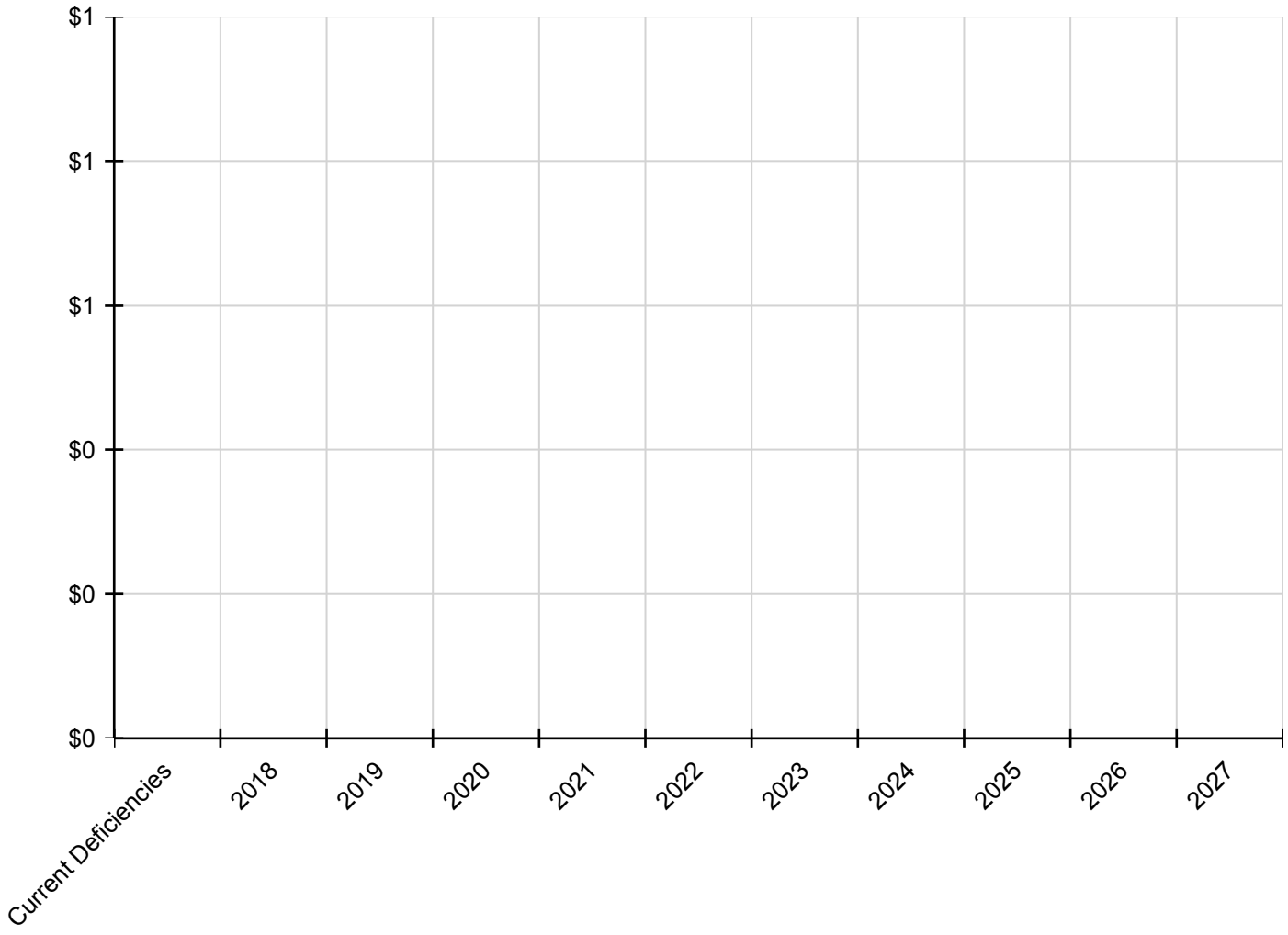
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
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	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Track	$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	$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