

NC School District/430 Harnett County/Elementary School

Harnett Primary

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	\$21,915,407
Repair Cost:	\$576,504.00
Total FCI:	2.63 %
Total RSLI:	42.36 %
FCA Score:	97.37



Description:

GENERAL:

Harnett Primary is located at 800 W Harnett Street in Dunn, North Carolina. The 1 story, 94,667 square foot building was originally constructed in 1998 There have been no additions or no renovations.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - Harnett Primary

B. SUPERSTRUCTURE

Roof construction is steel. The exterior envelope is composed of walls of brick veneer on metal studs. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, lockers, toilet accessories, storage shelving, handrails, and fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes throughout are typically vinyl composition tile, terrazzo, ceramic and vinyl sheet. Ceiling finishes throughout are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment.

D. SERVICES

PLUMBING:

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

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 2 water cooled chillers. 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 not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

Campus site features include paved driveways and parking lots, pedestrian pavements, flag pole, landscaping, play areas and playground equipment, covered walkways, a shade canopy, fencing, and a monument sign. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

Campus Assessment Report - Harnett Primary

Attributes:

General Attributes:

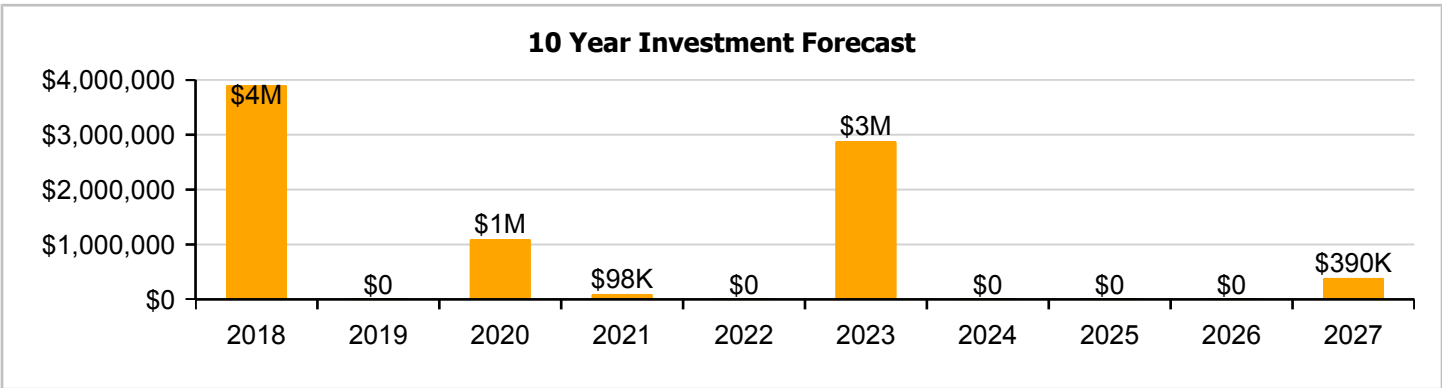
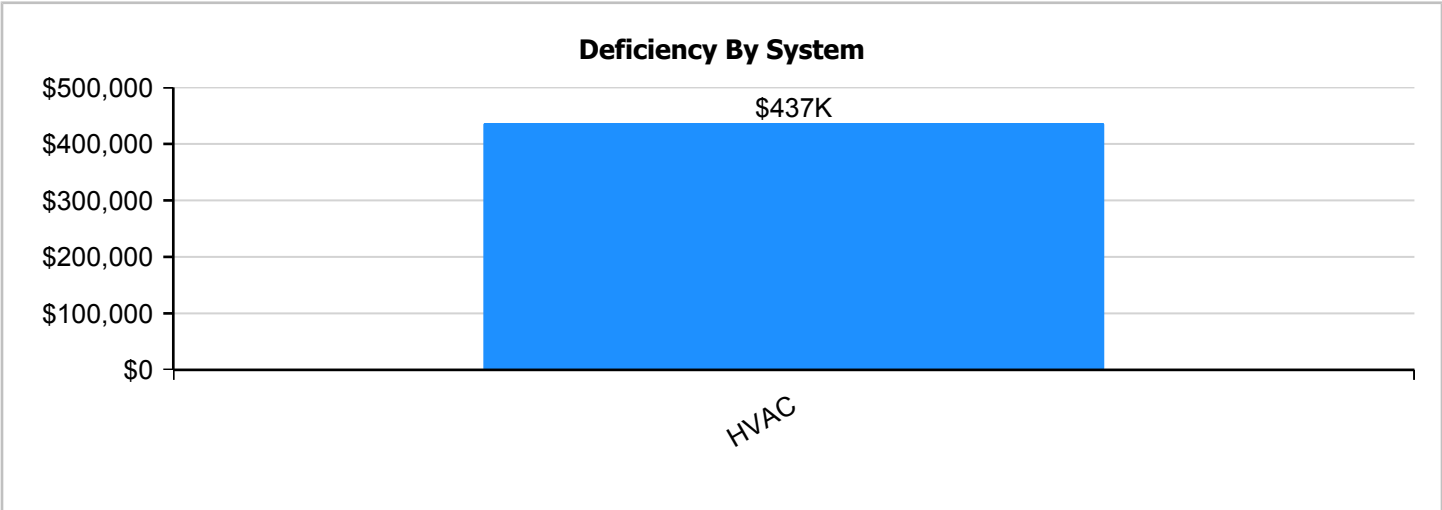
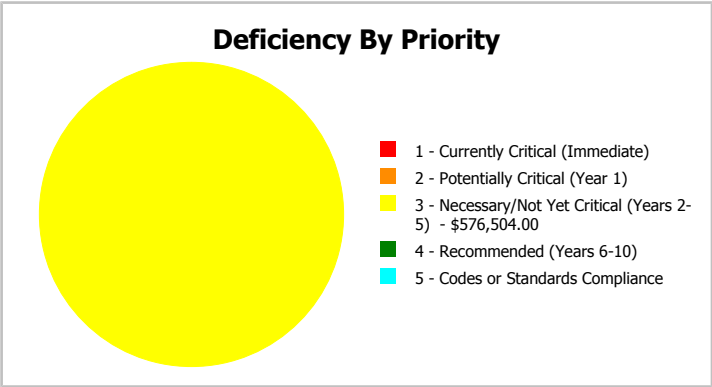
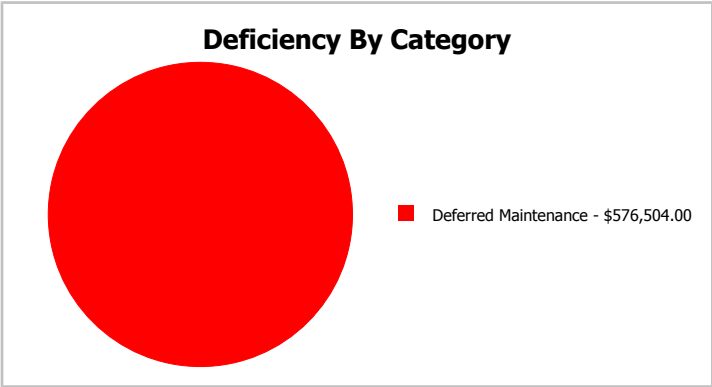
Condition Assessor:	Terence Davis	Assessment Date:	11/9/2016
Suitability Assessor:			

School Information:

HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-344
No. of Mobile Units:	1	No. of Bldgs.:	1
SF of Mobile Units:	864	Status:	Active
School Grades:	K-3	Site Acreage:	14.2

Campus Dashboard Summary

Gross Area:	94,667	Last Renovation:	
Year Built:	1998	Replacement Value:	\$21,915,407
Repair Cost:	\$576,504	RSLI%:	42.36 %
FCI:	2.63 %		



Campus Condition Summary

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

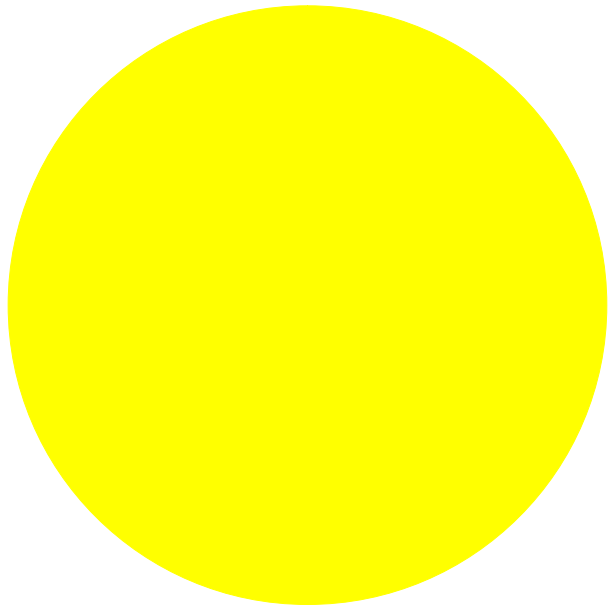
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	81.00 %	0.00 %	\$0.00
A20 - Basement Construction	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	\$0.00
B30 - Roofing	36.30 %	0.00 %	\$0.00
C10 - Interior Construction	41.09 %	0.00 %	\$0.00
C30 - Interior Finishes	12.74 %	0.00 %	\$0.00
D20 - Plumbing	36.86 %	0.00 %	\$0.00
D30 - HVAC	25.53 %	28.39 %	\$576,504.00
D40 - Fire Protection	36.67 %	0.00 %	\$0.00
D50 - Electrical	31.93 %	0.00 %	\$0.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	5.00 %	0.00 %	\$0.00
G20 - Site Improvements	20.71 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	61.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	\$0.00
Totals:	42.36 %	2.63 %	\$576,504.00

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
1998 Main	94,667	3.04	\$0.00	\$0.00	\$576,504.00	\$0.00	\$0.00
Site	94,667	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		2.63	\$0.00	\$0.00	\$576,504.00	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$576,504.00
- 4 - Recommended (Years 6-10)
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$576,504.00

Executive Summary

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

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Function:	ES -Elementary School
Gross Area (SF):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	\$18,987,359
Repair Cost:	\$576,504.00
Total FCI:	3.04 %
Total RSLI:	43.20 %
FCA Score:	96.96



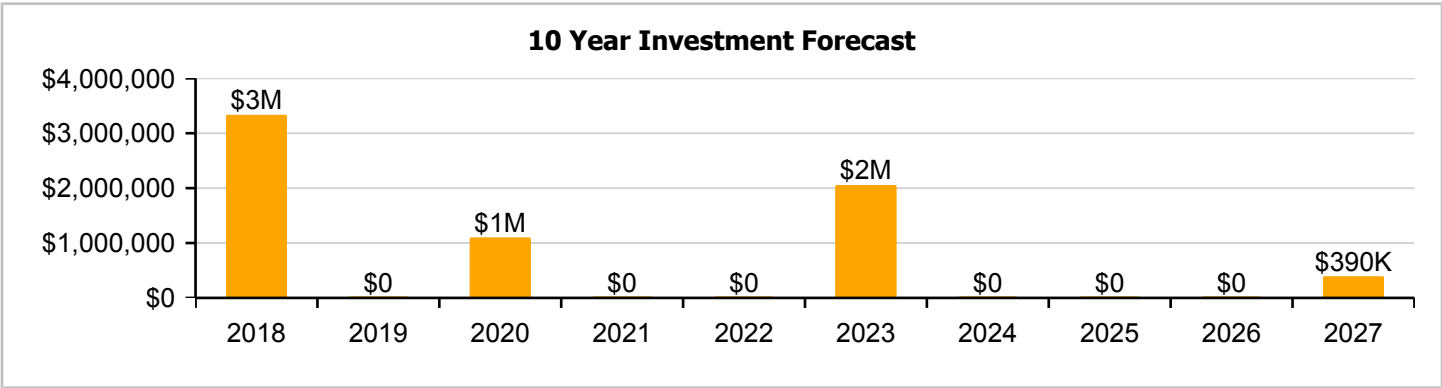
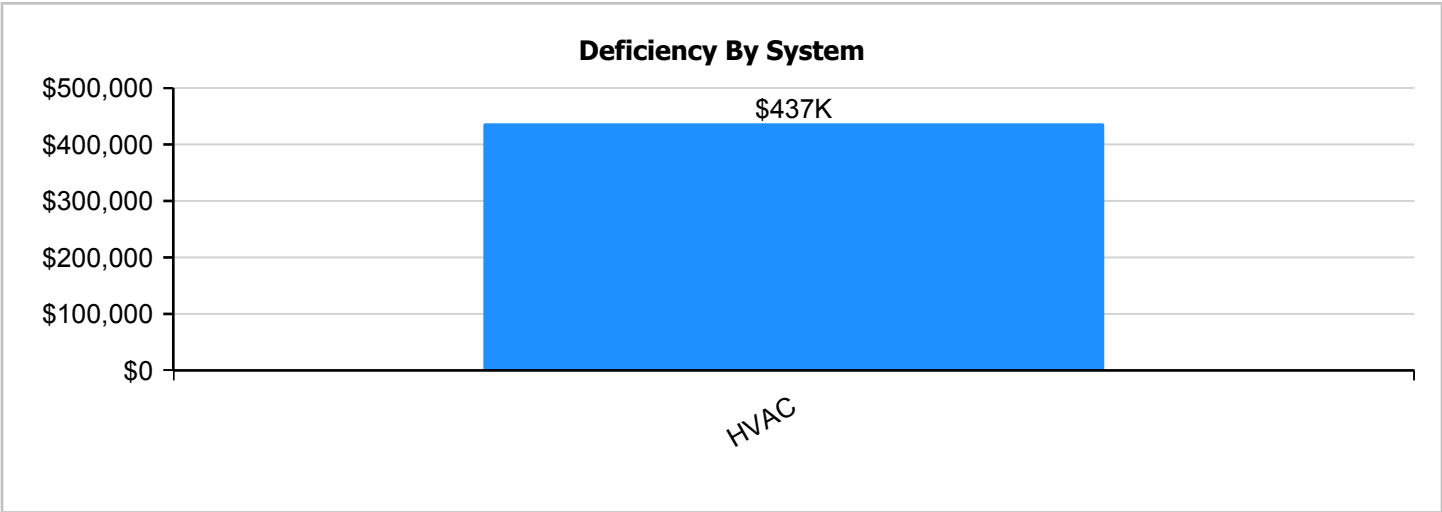
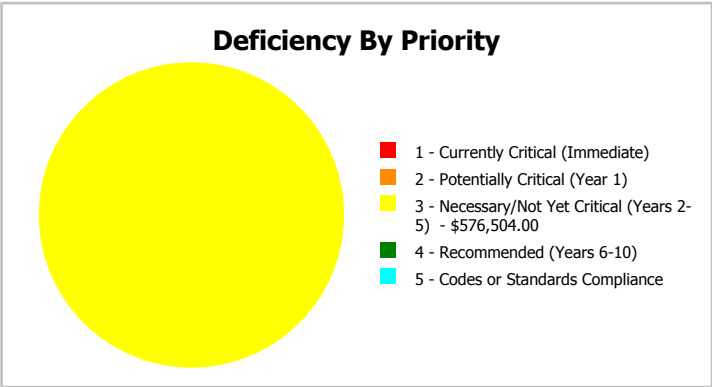
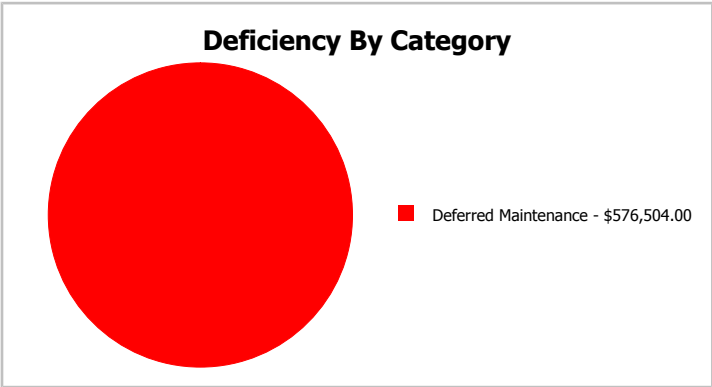
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	94,667
Year Built:	1998	Last Renovation:	
Repair Cost:	\$576,504	Replacement Value:	\$18,987,359
FCI:	3.04 %	RSLI%:	43.20 %



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	81.00 %	0.00 %	\$0.00
A20 - Basement Construction	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	\$0.00
B30 - Roofing	36.30 %	0.00 %	\$0.00
C10 - Interior Construction	41.09 %	0.00 %	\$0.00
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D40 - Fire Protection	36.67 %	0.00 %	\$0.00
D50 - Electrical	31.93 %	0.00 %	\$0.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	5.00 %	0.00 %	\$0.00
Totals:	43.20 %	3.04 %	\$576,504.00

Photo Album

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

1). South Elevation - Dec 07, 2016



2). West Elevation - Dec 07, 2016



3). North Elevation - Dec 07, 2016



4). East Elevation - Dec 07, 2016



Condition Detail

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

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

System Listing

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

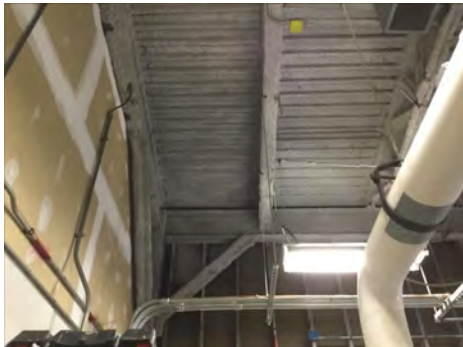
Campus Assessment Report - 1998 Main

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$453,455
A1030	Slab on Grade	\$8.43	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$798,043
A2010	Basement Excavation	\$1.90	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$179,867
A2020	Basement Walls	\$13.07	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$1,237,298
B1010	Floor Construction	\$1.64	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$155,254
B1020	Roof Construction	\$15.76	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$1,491,952
B2010	Exterior Walls	\$9.42	S.F.	94,667	100	1998	2098		81.00 %	0.00 %	81			\$891,763
B2020	Exterior Windows	\$9.39	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$888,923
B2030	Exterior Doors	\$1.04	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$98,454
B3010130	Preformed Metal Roofing	\$9.66	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$914,483
B3020	Roof Openings	\$0.29	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			\$27,453
C1010	Partitions	\$10.80	S.F.	94,667	75	1998	2073		74.67 %	0.00 %	56			\$1,022,404
C1020	Interior Doors	\$2.53	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$239,508
C1030	Fittings	\$9.74	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$922,057
C3010	Wall Finishes	\$2.79	S.F.	94,667	10	1998	2008		0.00 %	0.00 %	-9			\$264,121
C3020	Floor Finishes	\$11.38	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$1,077,310
C3030	Ceiling Finishes	\$10.97	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			\$1,038,497
D2010	Plumbing Fixtures	\$11.48	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$1,086,777
D2020	Domestic Water Distribution	\$0.98	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$92,774
D2030	Sanitary Waste	\$1.54	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$145,787
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			\$16,093
D3020	Heat Generating Systems	\$5.08	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$480,908
D3030	Cooling Generating Systems	\$5.27	S.F.	94,667	25	1998	2023		24.00 %	52.52 %	6		\$262,020.00	\$498,895
D3040	Distribution Systems	\$6.14	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$581,255
D3050	Terminal & Package Units	\$3.02	S.F.	94,667	15	1998	2013		0.00 %	110.00 %	-4		\$314,484.00	\$285,894
D3060	Controls & Instrumentation	\$1.94	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$183,654
D4010	Sprinklers	\$4.32	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$408,961
D4020	Standpipes	\$0.67	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$63,427
D5010	Electrical Service/Distribution	\$1.69	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			\$159,987
D5020	Branch Wiring	\$5.06	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$479,015
D5020	Lighting	\$11.92	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$1,128,431
D5030810	Security & Detection Systems	\$1.87	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			\$177,027
D5030910	Fire Alarm Systems	\$3.39	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			\$320,921
D5030920	Data Communication	\$4.40	S.F.	94,667	15	2005	2020		20.00 %	0.00 %	3			\$416,535
E1020	Institutional Equipment	\$0.30	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$28,400
E1090	Other Equipment	\$1.90	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$179,867
E2010	Fixed Furnishings	\$5.83	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$551,909
Total									43.20 %	3.04 %			\$576,504.00	\$18,987,359

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:

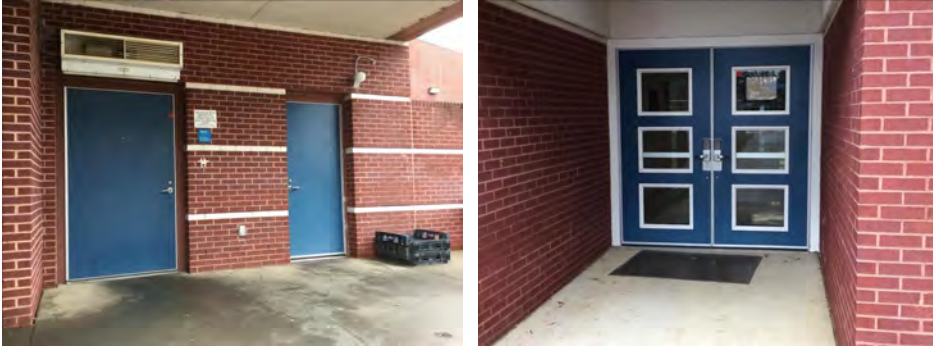
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 1998 Main

System: B2030 - Exterior Doors



Note: Main entrance need to be replaced. Core need to be replaced.

System: B3010130 - Preformed Metal Roofing



Note:

System: B3020 - Roof Openings



Note:

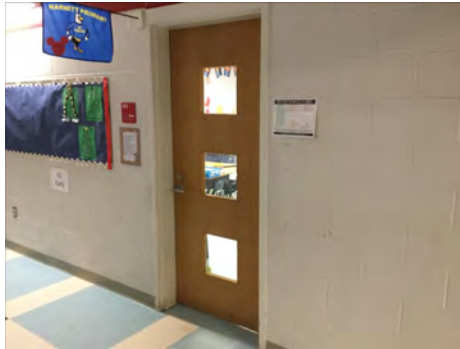
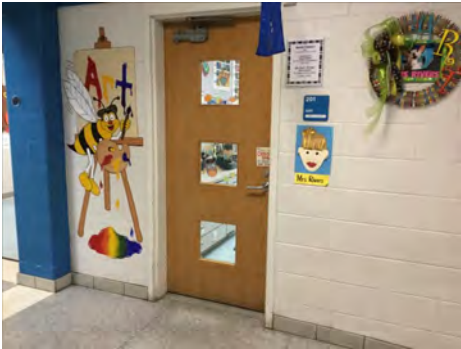
Campus Assessment Report - 1998 Main

System: C1010 - Partitions



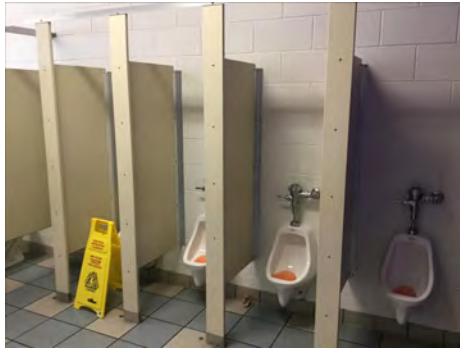
Note:

System: C1020 - Interior Doors



Note:

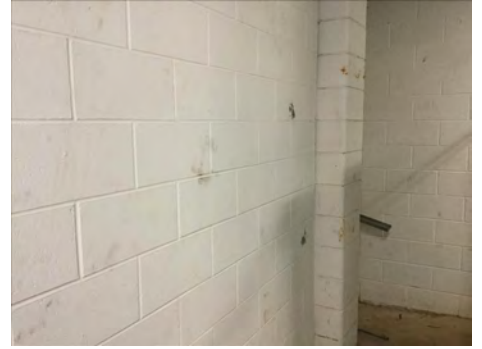
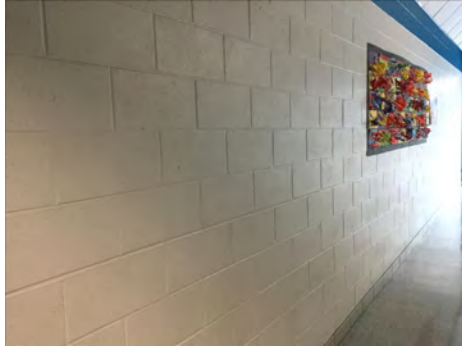
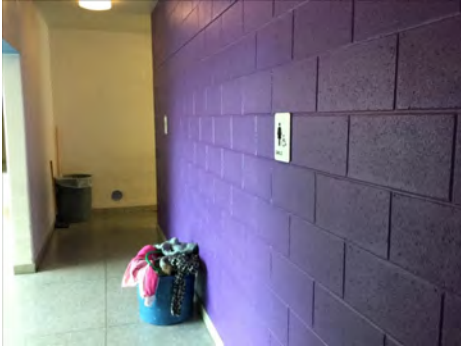
System: C1030 - Fittings



Note:

Campus Assessment Report - 1998 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

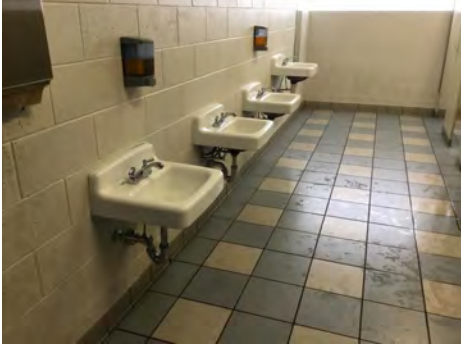
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1998 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1998 Main

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

Campus Assessment Report - 1998 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

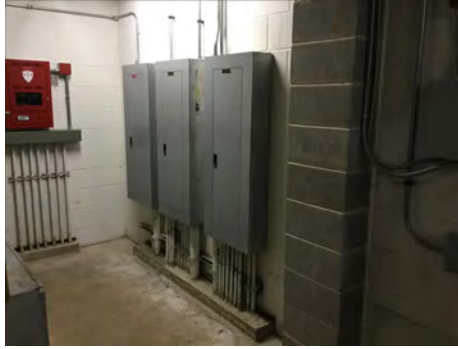
System: D3060 - Controls & Instrumentation



Note:

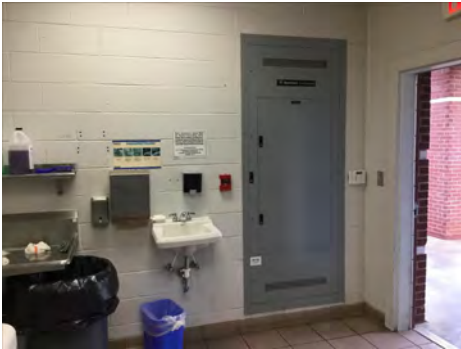
Campus Assessment Report - 1998 Main

System: D5010 - Electrical Service/Distribution



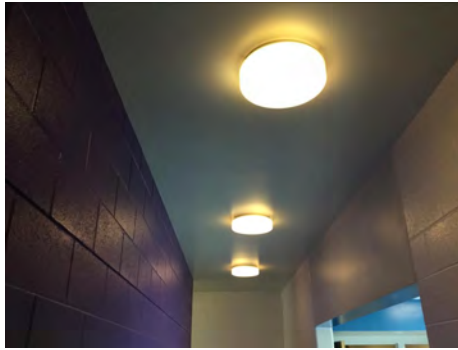
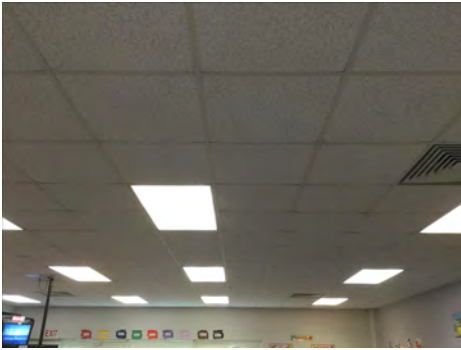
Note:

System: D5020 - Branch Wiring



Note:

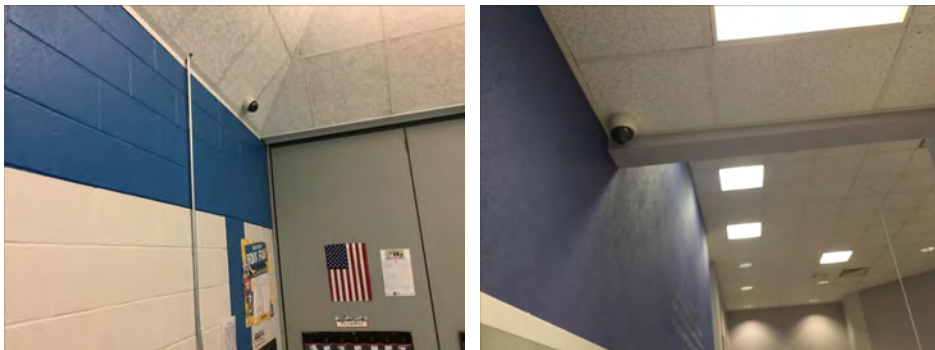
System: D5020 - Lighting



Note:

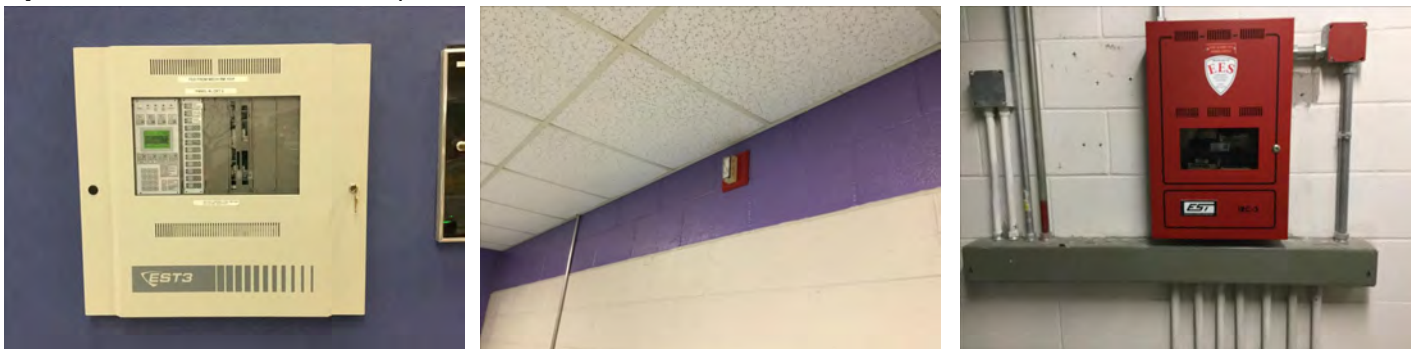
Campus Assessment Report - 1998 Main

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note: Main panel replaced.

System: D5030920 - Data Communication



Note: Telephone system major issues. Wireless system added 2015.

Campus Assessment Report - 1998 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$576,504	\$3,334,641	\$0	\$1,099,208	\$0	\$0	\$2,055,359	\$0	\$0	\$0	\$390,452	\$7,456,165
* 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
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	\$36,059	\$0	\$0	\$0	\$0	\$36,059
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	\$1,044,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,044,690
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

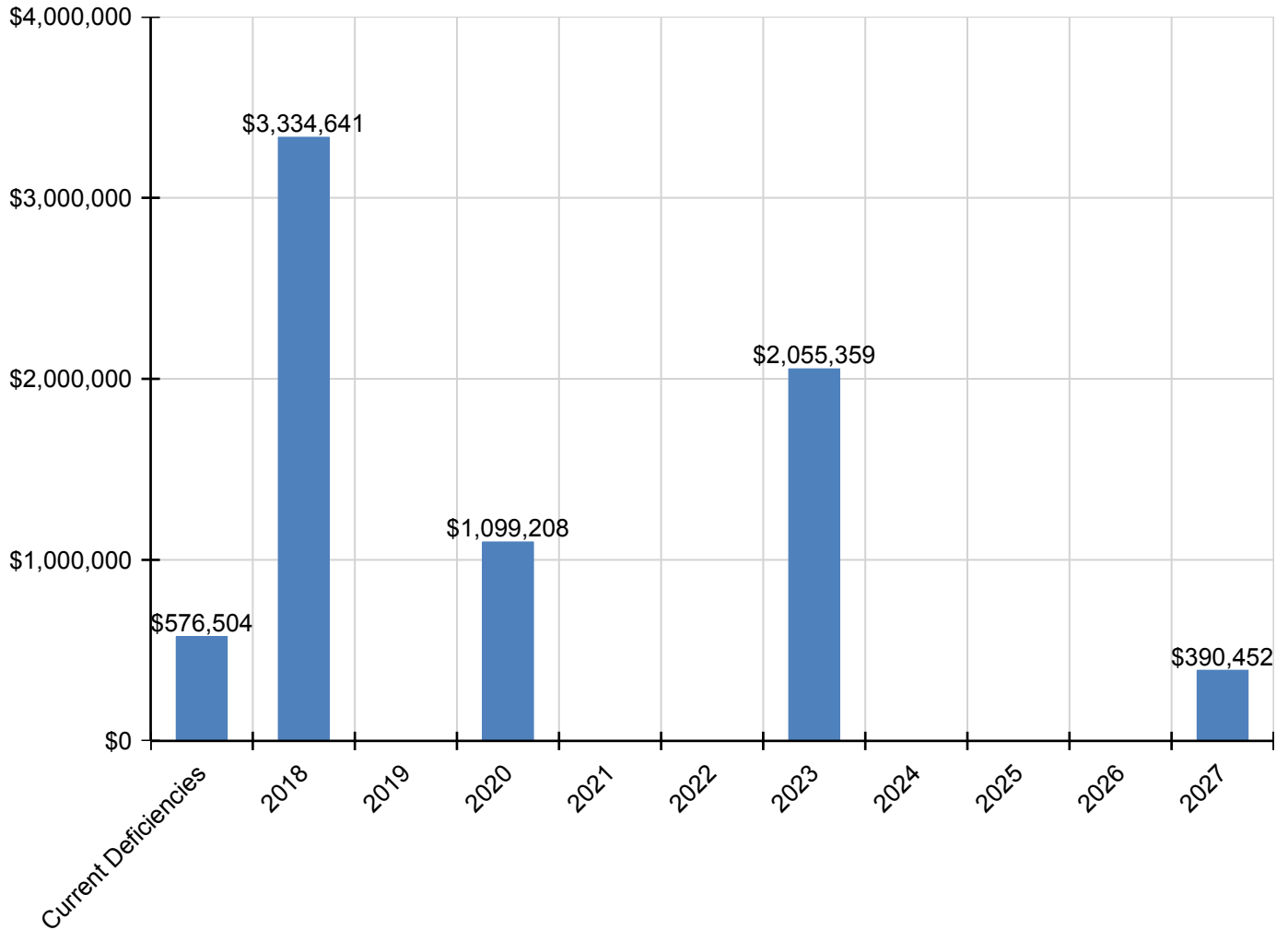
Campus Assessment Report - 1998 Main

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,452	\$390,452
C3020 - Floor Finishes	\$0	\$1,220,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,220,593
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364,022	\$0	\$0	\$0	\$0	\$0	\$1,364,022
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$262,020	\$0	\$0	\$0	\$0	\$0	\$655,278	\$0	\$0	\$0	\$0	\$0	\$917,298
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$314,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$314,484
D3060 - Controls & Instrumentation	\$0	\$208,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208,080
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$212,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,787
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$385,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$385,747
D5030920 - Data Communication	\$0	\$0	\$0	\$500,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,674
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$32,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,177
E1090 - Other Equipment	\$0	\$203,790	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,790
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$625,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625,312

** Indicates non-renewable system*

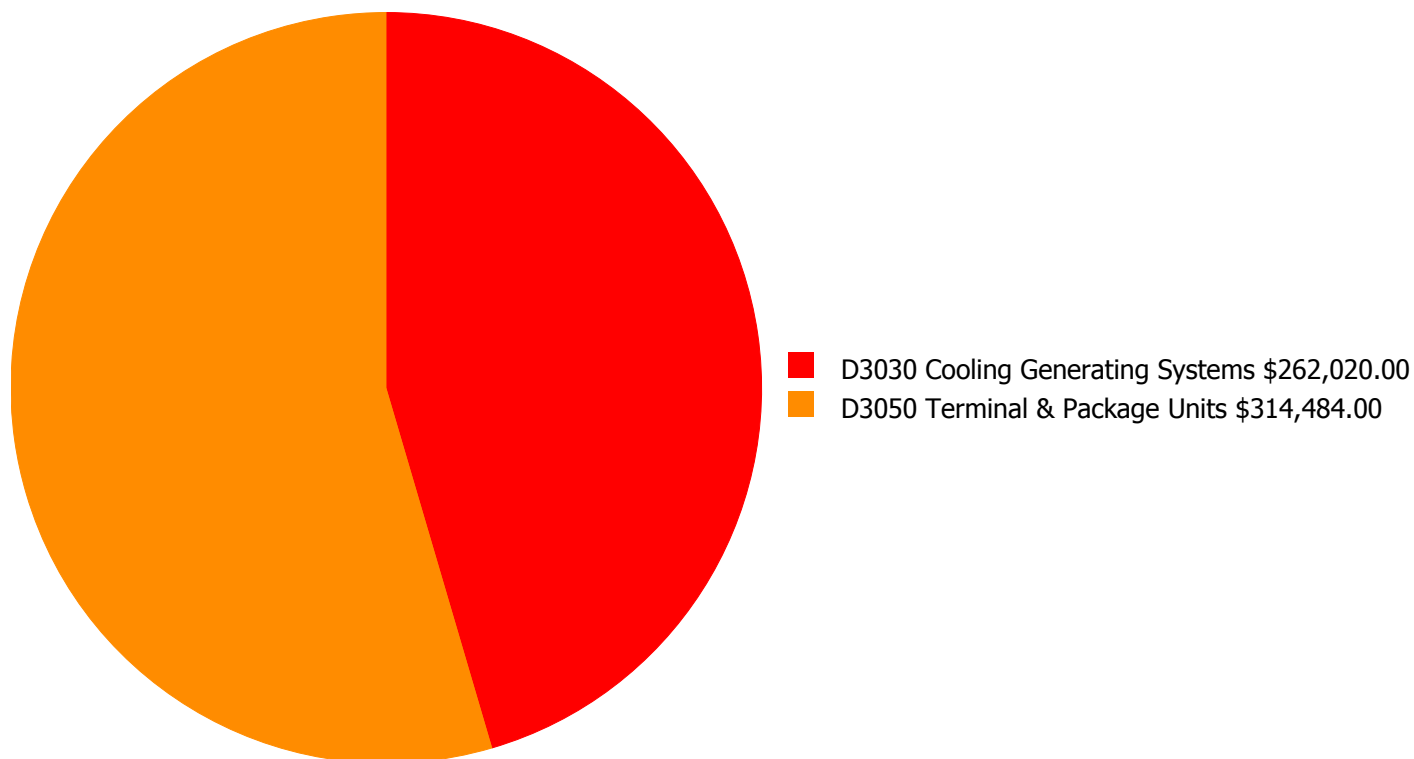
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

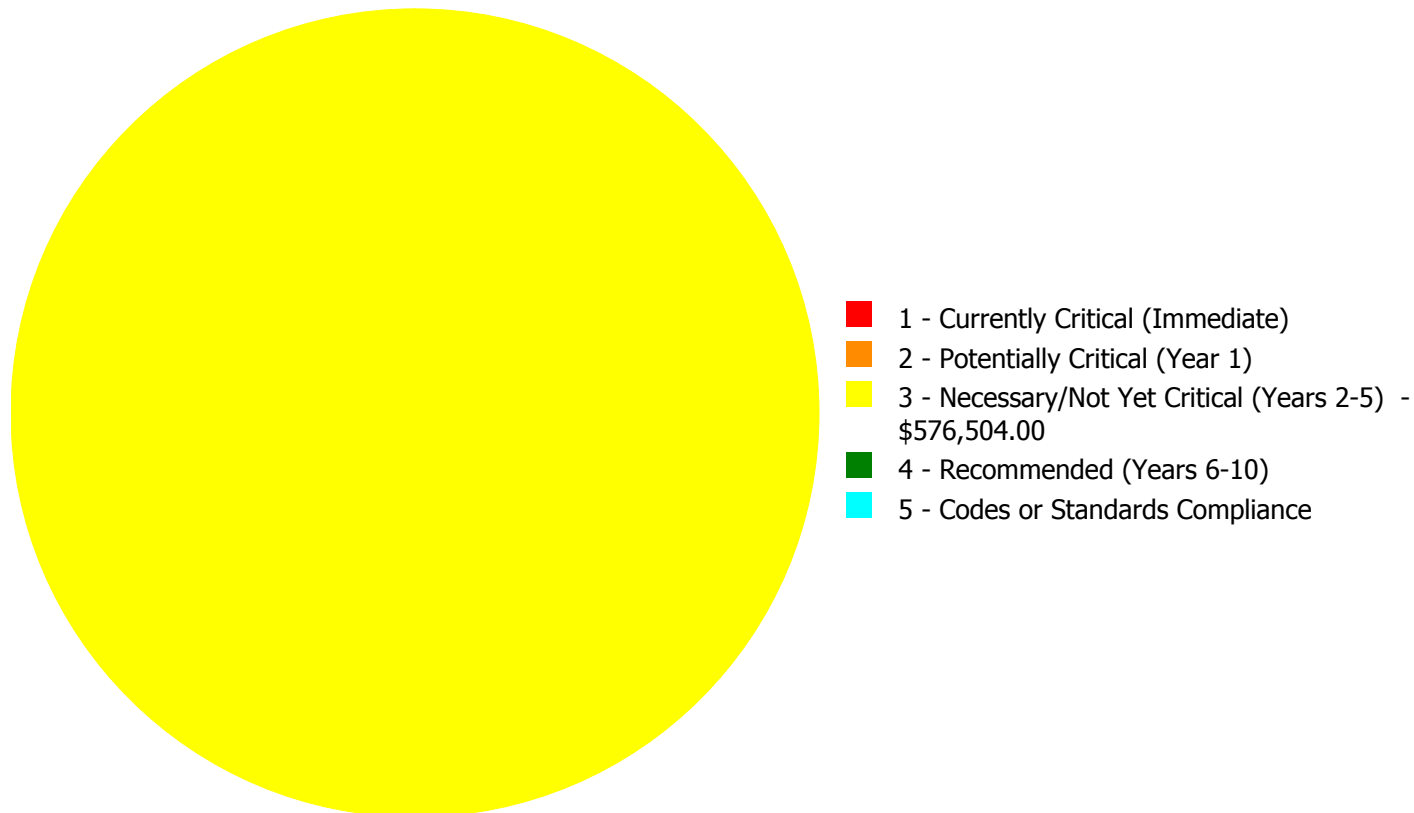
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$576,504.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$576,504.00

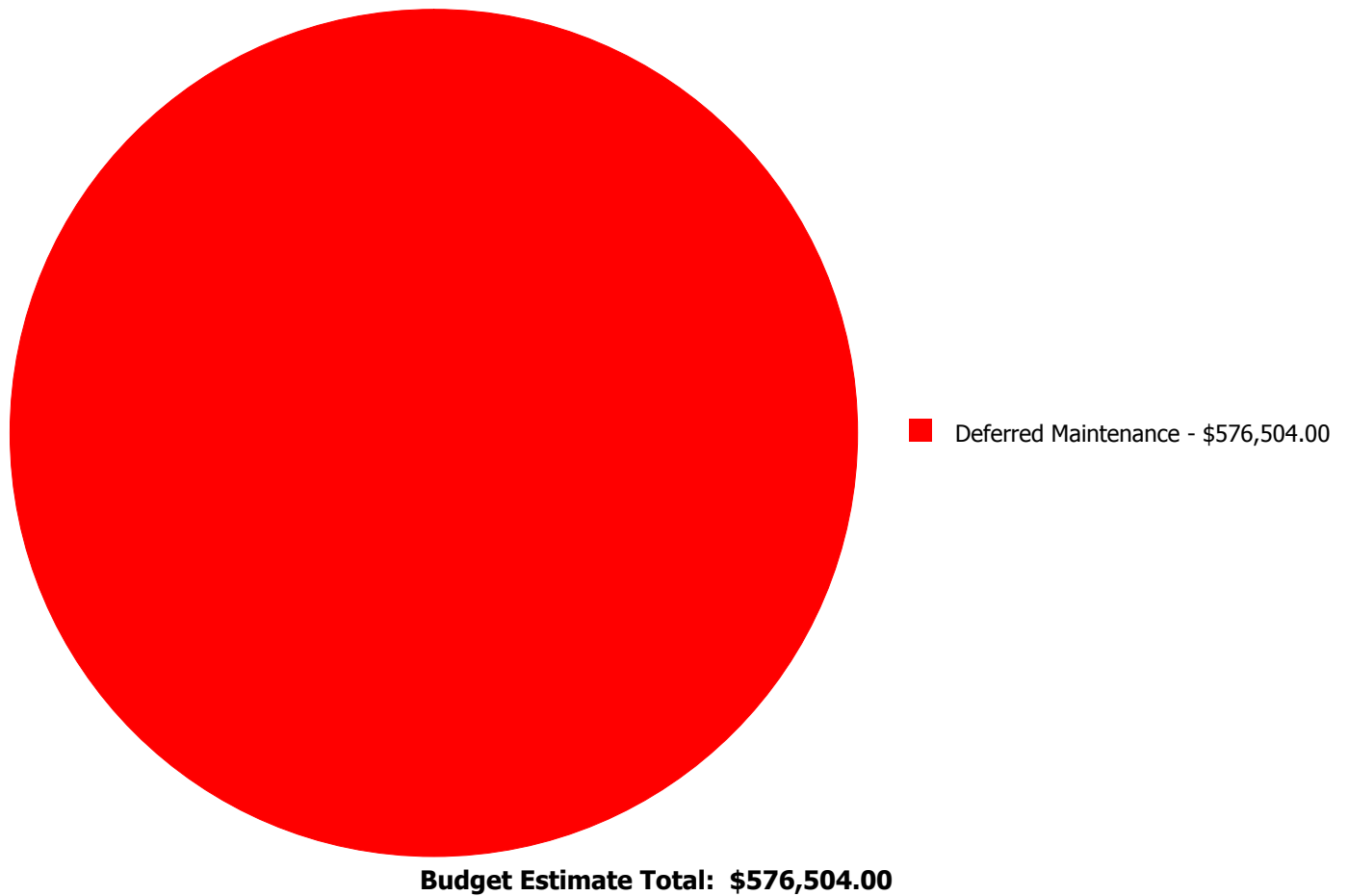
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$262,020.00	\$0.00	\$0.00	\$262,020.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$314,484.00	\$0.00	\$0.00	\$314,484.00
	Total:	\$0.00	\$0.00	\$576,504.00	\$0.00	\$0.00	\$576,504.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3030 - Cooling Generating Systems



Location: Chiller Room
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace chiller, absorption, 100 ton
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$262,020.00
Assessor Name: Eduardo Lopez
Date Created: 12/01/2016

Notes: Chiller is broken.

System: D3050 - Terminal & Package Units



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 94,667.00
Unit of Measure: S.F.
Estimate: \$314,484.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The pad mounted DX condensers are aged, rusted, not energy efficient, and should be replaced.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	94,667
Year Built:	1998
Last Renovation:	
Replacement Value:	\$2,928,048
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	36.90 %
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

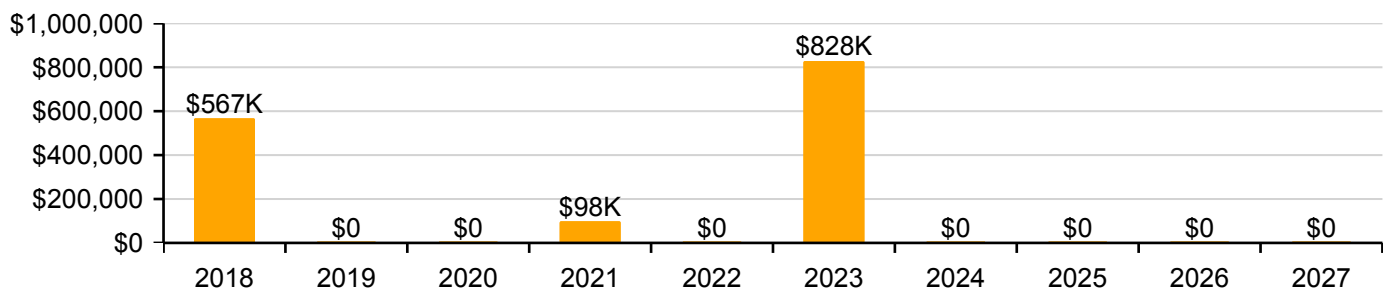
Function:	ES -Elementary School	Gross Area:	94,667
Year Built:	1998	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,928,048
FCI:	0.00 %	RSLI%:	36.90 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	20.71 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	61.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	47.64 %	0.00 %	\$0.00
Totals:	36.90 %	0.00 %	\$0.00

Photo Album

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

- 1). Aerial Image of Harnett Primary - Dec 07, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			\$360,681
G2020	Parking Lots	\$1.33	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			\$125,907
G2030	Pedestrian Paving	\$1.91	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$180,814
G2040105	Fence & Guardrails	\$1.23	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$116,440
G2040950	Covered Walkways	\$1.52	S.F.	94,667	25	1998	2023		24.00 %	0.00 %	6			\$143,894
G2040950	Hard Surface Play Area	\$0.75	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$71,000
G2040950	Playing Field	\$4.54	S.F.	94,667	20	1998	2018		5.00 %	0.00 %	1			\$429,788
G2050	Landscaping	\$1.87	S.F.	94,667	15	1998	2013	2021	26.67 %	0.00 %	4			\$177,027
G3010	Water Supply	\$2.34	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			\$221,521
G3020	Sanitary Sewer	\$1.45	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			\$137,267
G3030	Storm Sewer	\$4.54	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			\$429,788
G3060	Fuel Distribution	\$0.98	S.F.	94,667	40	1998	2038		52.50 %	0.00 %	21			\$92,774
G4010	Electrical Distribution	\$2.35	S.F.	94,667	50	1998	2048		62.00 %	0.00 %	31			\$222,467
G4020	Site Lighting	\$1.47	S.F.	94,667	30	1998	2028		36.67 %	0.00 %	11			\$139,160
G4030	Site Communications & Security	\$0.84	S.F.	94,667	15	1998	2013	2021	26.67 %	0.00 %	4			\$79,520
Total									36.90 %					\$2,928,048

System Notes

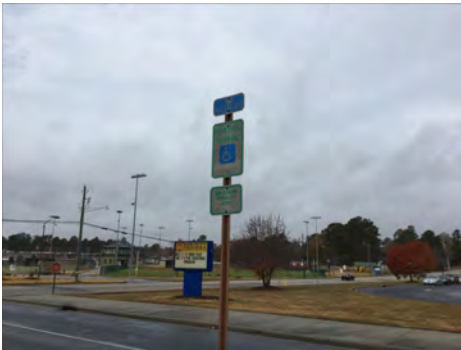
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note: Seal coated 2014

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

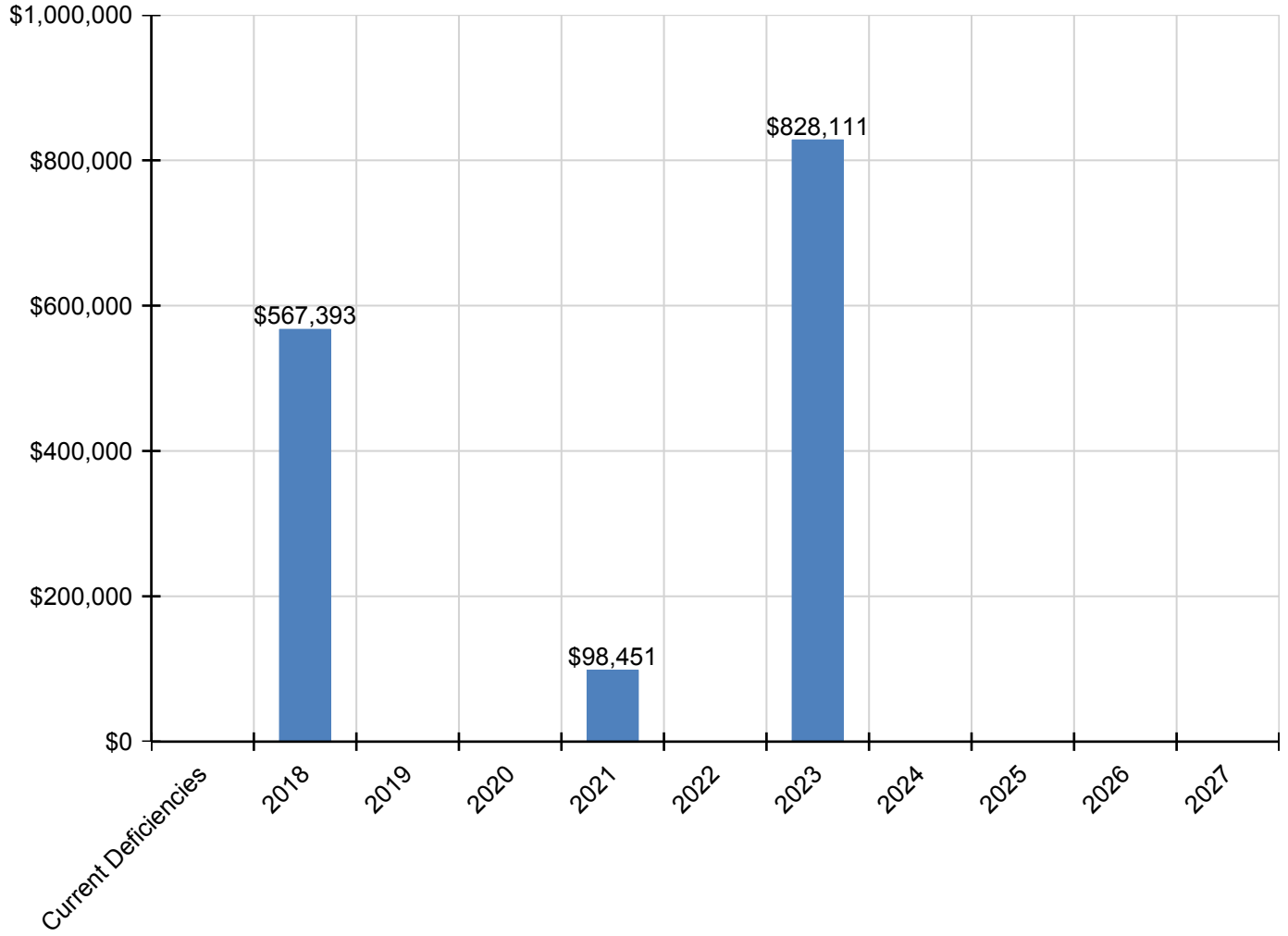
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$567,393	\$0	\$0	\$98,451	\$0	\$828,111	\$0	\$0	\$0	\$0	\$1,493,955
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	\$473,739	\$0	\$0	\$0	\$0	\$473,739
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$165,374	\$0	\$0	\$0	\$0	\$165,374
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$188,998	\$0	\$0	\$0	\$0	\$188,998
G2040950 - Hard Surface Play Area	\$0	\$80,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,443
G2040950 - Playing Field	\$0	\$486,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,950
* 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	\$98,451	\$0	\$0	\$0	\$0	\$0	\$0	\$98,451

** 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