NC School District/220 Clay County/High School

Hayesville High

Final

Campus Assessment Report

March 13, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	147,030
Year Built:	1989
Last Renovation:	
Replacement Value:	$36,942,942
Repair Cost:	$2,776,944.56
Total FCI:	7.52 %
Total RSLI:	40.19 %
FCA Score:	92.48

Description:

General:
Hayesville High School is located at 72 Elementary School Drive, Hayesville, North Carolina. The 2 story, 147,030 square foot building was originally constructed in 1989. The lighting was upgraded in 2011. In addition to the main building, the campus contains ancillary buildings; 1972 cafeteria, vocational building with administrations offices, gym, storage, press box, concession/restrooms, and fieldhouses.

This report contains condition and adequacy data collected during the 2017 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement

of cast in-place construction.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. 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. Interior doors are generally solid core wood with wood 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 vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:
The building does include conveying equipment. Conveying equipment include hydraulic elevators, and no wheelchair lifts.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual/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 below ground fuel tanks.

HVAC:
Heating is provided by gas fire boilers. Cooling is supplied by chillers and a cooling tower. 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 cafeteria does have additional fire suppression system, 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, balconies 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 have a separately derived emergency power system connected to the Vocational building.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, darkroom or photographic equipment, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, football field,

baseball field, tennis courts and fencing. Site mechanical and electrical features include water, sewer, oil fuel, propane gas, below ground fuel tanks and site lighting.

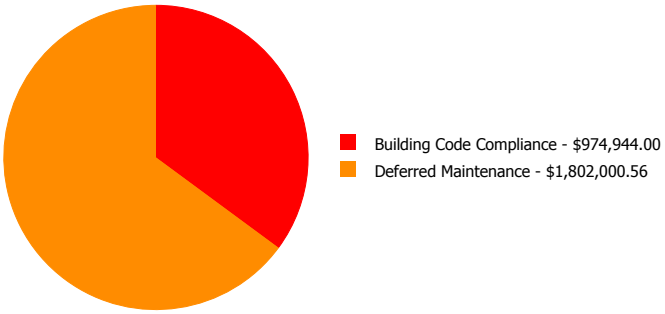
Attributes:

General Attributes:			
Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
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:	Active	Status:	Active
School Grades:	9-12	Site Acreage:	38

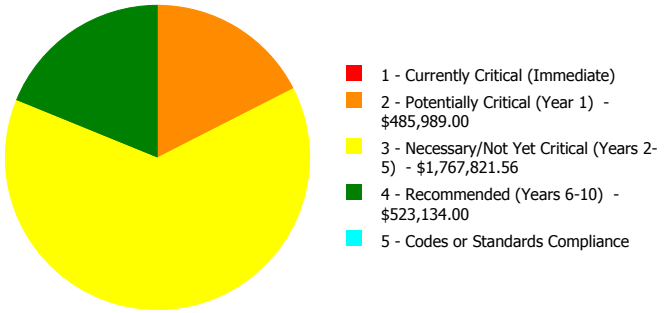
Campus Dashboard Summary

Gross Area:	147,030		
Year Built:	1989	Last Renovation:	
Repair Cost:	$2,776,945	Replacement Value:	$36,942,942
FCI:	7.52 %	RSLI%:	40.19 %

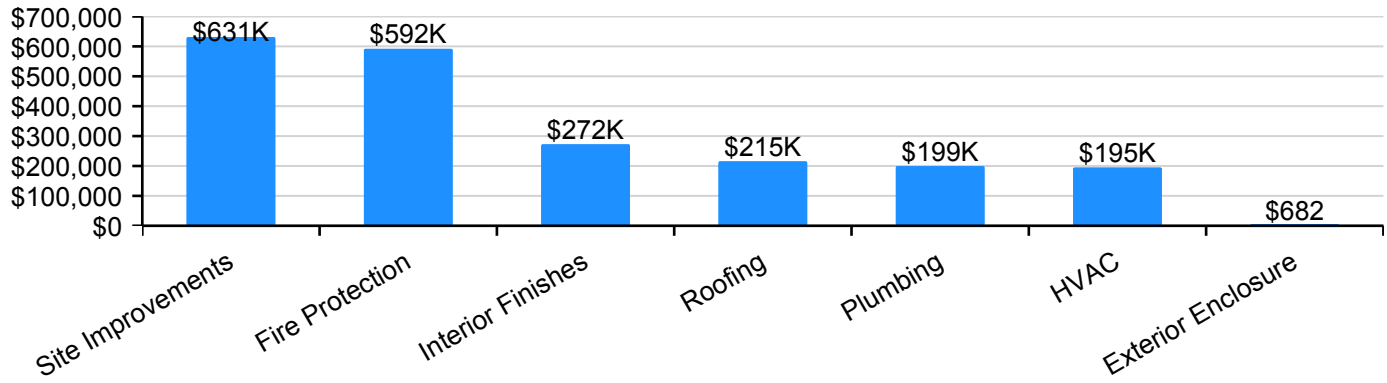
Deficiency By Category



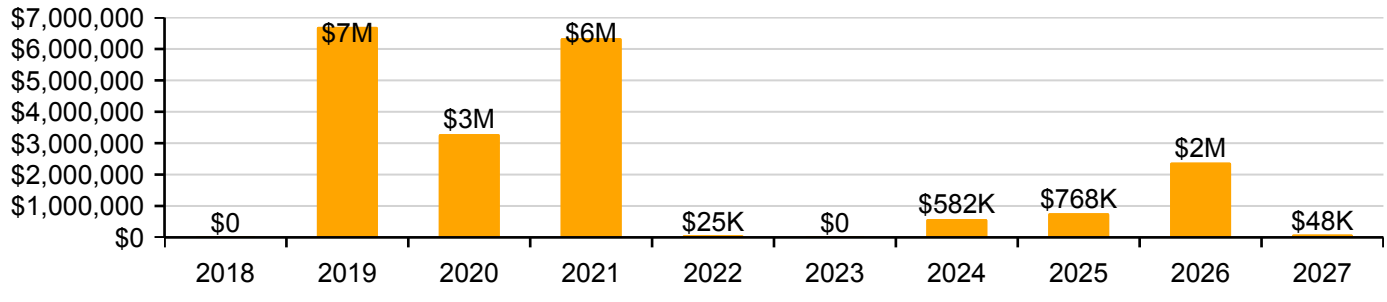
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

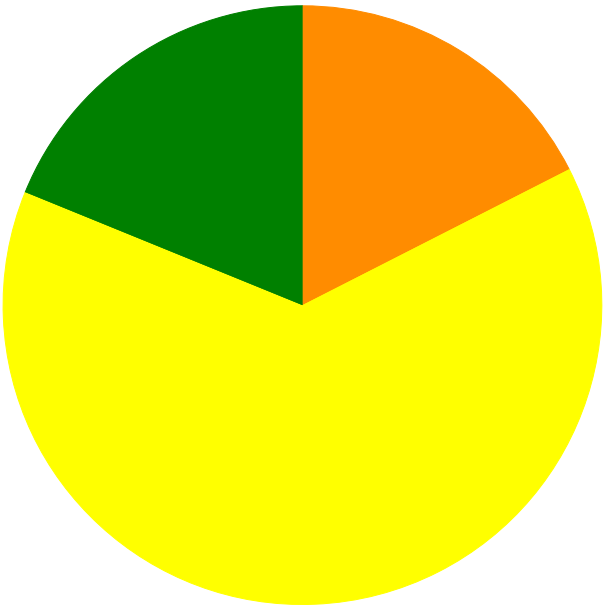
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	71.13 %	0.00 %	$0.00
A20 - Basement Construction	67.64 %	0.00 %	$0.00
B10 - Superstructure	72.58 %	0.00 %	$0.00
B20 - Exterior Enclosure	40.18 %	0.03 %	$902.00
B30 - Roofing	40.81 %	29.21 %	$284,227.00
C10 - Interior Construction	35.46 %	0.00 %	$0.00
C20 - Stairs	67.36 %	0.00 %	$0.00
C30 - Interior Finishes	36.03 %	9.11 %	$359,404.00
D10 - Conveying	20.93 %	0.00 %	$0.00
D20 - Plumbing	20.66 %	10.45 %	$262,960.00
D30 - HVAC	40.02 %	6.32 %	$256,859.56
D40 - Fire Protection	0.00 %	110.00 %	$781,284.00
D50 - Electrical	52.81 %	0.00 %	$0.00
E10 - Equipment	47.73 %	0.00 %	$0.00
E20 - Furnishings	15.58 %	0.00 %	$0.00
G20 - Site Improvements	14.52 %	17.77 %	$831,308.00
G30 - Site Mechanical Utilities	36.37 %	0.00 %	$0.00
G40 - Site Electrical Utilities	48.45 %	0.00 %	$0.00
Totals:	**40.19 %**	**7.52 %**	**$2,776,944.56**

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
1972 Cafeteria	10,000	3.08	$0.00	$0.00	$7,798.56	$56,100.00	$0.00
1989 Central Office/Vocation School	25,270	23.83	$0.00	$264,577.00	$839,470.00	$124,530.00	$0.00
1989 Equipment Storage	1,000	19.44	$0.00	$0.00	$12,749.00	$2,871.00	$0.00
1989 Football Concession Stand	1,600	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1989 Football Pressbox-Field House	7,000	1.70	$0.00	$0.00	$20,097.00	$0.00	$0.00
1989 Lawn Storage	1,000	10.54	$0.00	$6,307.00	$0.00	$0.00	$0.00
1989 Main	63,960	2.31	$0.00	$0.00	$261,021.00	$40,103.00	$0.00
1999 Baseball Concession Stand	1,200	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999 BB Locker Room	1,000	9.38	$0.00	$0.00	$10,483.00	$0.00	$0.00
1999 Gym	35,000	3.69	$0.00	$0.00	$0.00	$299,530.00	$0.00
Site	147,030	12.35	$0.00	$215,105.00	$616,203.00	$0.00	$0.00
Total:		**7.52**	**$0.00**	**$485,989.00**	**$1,767,821.56**	**$523,134.00**	**$0.00**

Deficiencies By Priority



1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1) - $485,989.00
3 - Necessary/Not Yet Critical (Years 2-5) - $1,767,821.56
4 - Recommended (Years 6-10) - $523,134.00
5 - Codes or Standards Compliance

Budget Estimate Total: $2,776,944.56

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:	HS -High School
Gross Area (SF):	10,000
Year Built:	1972
Last Renovation:	
Replacement Value:	$2,078,000
Repair Cost:	$63,898.56
Total FCI:	3.08 %
Total RSLI:	35.45 %
FCA Score:	96.92

Description:

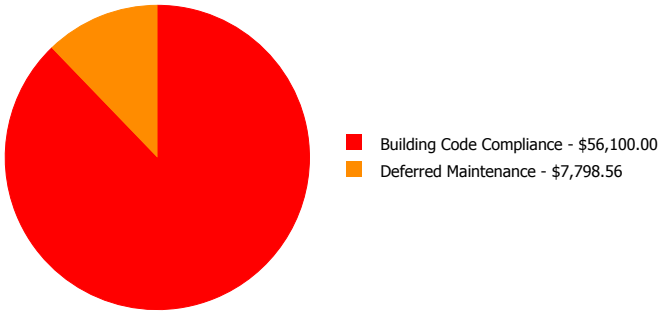
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

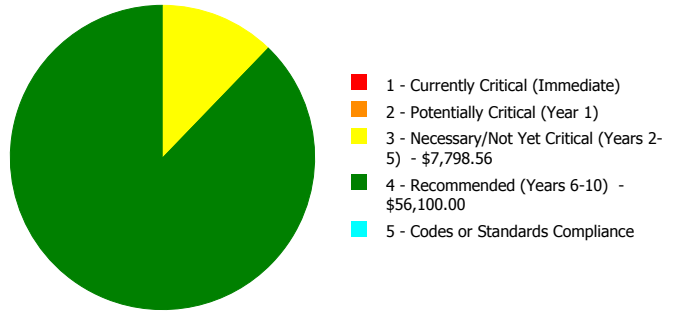
Dashboard Summary

Function:	HS -High School	Gross Area:	10,000
Year Built:	1972	Last Renovation:	
Repair Cost:	$63,899	Replacement Value:	$2,078,000
FCI:	3.08 %	RSLI%:	35.45 %

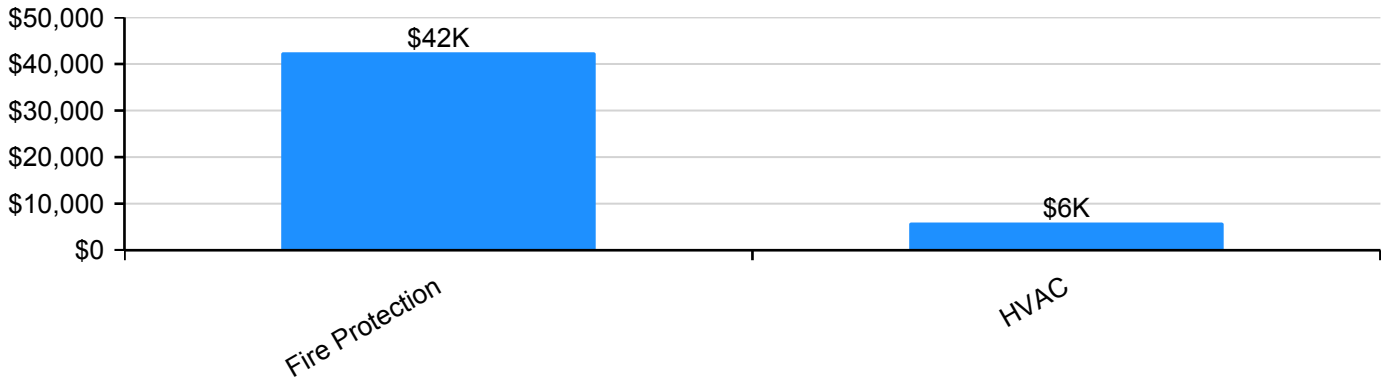
Deficiency By Category



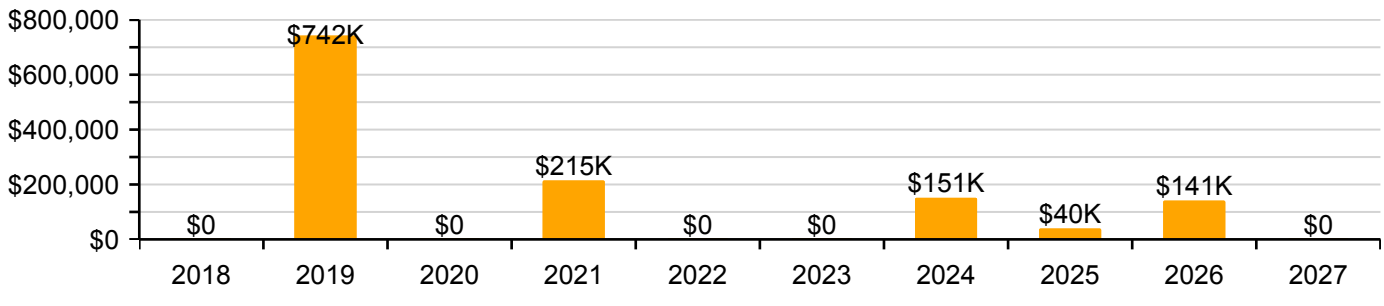
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	55.00 %	0.00 %	$0.00
A20 - Basement Construction	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.52 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	27.33 %	0.00 %	$0.00
C30 - Interior Finishes	25.62 %	0.00 %	$0.00
D20 - Plumbing	38.30 %	0.00 %	$0.00
D30 - HVAC	7.16 %	5.81 %	$7,798.56
D40 - Fire Protection	0.00 %	110.00 %	$56,100.00
D50 - Electrical	59.87 %	0.00 %	$0.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**35.45 %**	**3.08 %**	**$63,898.56**

Photo Album

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

1). South ELevation - Feb 27, 2017

2). West Elevation - Feb 23, 2017

3). North Elevation - Jan 24, 2017

4). East 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.

Campus Assessment Report - 1972 Cafeteria

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.88	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$48,800
A1030	Slab on Grade	$8.61	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$86,100
A2010	Basement Excavation	$1.95	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$19,500
A2020	Basement Walls	$13.35	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$133,500
B1010	Floor Construction	$1.66	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$16,600
B1020	Roof Construction	$16.08	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$160,800
B2010	Exterior Walls	$9.61	S.F.	10,000	100	1972	2072		55.00 %	0.00 %	55			$96,100
B2020	Exterior Windows	$9.57	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			$95,700
B2030	Exterior Doors	$1.07	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			$10,700
B3010120	Single Ply Membrane	$7.96	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$79,600
C1010	Partitions	$11.01	S.F.	10,000	75	1972	2047		40.00 %	0.00 %	30			$110,100
C1020	Interior Doors	$2.59	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			$25,900
C1030	Fittings	$9.94	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$99,400
C3010	Wall Finishes	$2.84	S.F.	10,000	10	2015	2025		80.00 %	0.00 %	8			$28,400
C3020	Floor Finishes	$11.60	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$116,000
C3030	Ceiling Finishes	$11.19	S.F.	10,000	25	1999	2024		28.00 %	0.00 %	7			$111,900
D2010	Plumbing Fixtures	$11.71	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			$117,100
D2020	Domestic Water Distribution	$0.99	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			$9,900
D2030	Sanitary Waste	$1.57	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			$15,700
D2040	Rain Water Drainage	$1.41	S.F.	10,000	30	1999	2029		40.00 %	0.00 %	12			$14,100
D2090	Other Plumbing Systems - No 2 Oil	$2.49	S.F.	10,000	40	1999	2039		55.00 %	0.00 %	22			$24,900
D3020	Heat Generating Systems	$5.19	S.F.	10,000	30	1989	2019		6.67 %	0.00 %	2			$51,900
D3040	Distribution Systems	$6.26	S.F.	10,000	30	1989	2019		6.67 %	12.46 %	2		$7,798.56	$62,600
D3060	Controls & Instrumentation	$1.98	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$19,800
D4010	Sprinklers	$4.41	S.F.	10,000	30			2016	0.00 %	110.00 %	-1		$48,510.00	$44,100
D4020	Standpipes	$0.69	S.F.	10,000	30			2016	0.00 %	110.00 %	-1		$7,590.00	$6,900
D5010	Electrical Service/Distribution	$1.73	S.F.	10,000	40	1999	2039		55.00 %	0.00 %	22			$17,300
D5020	Branch Wiring	$5.20	S.F.	10,000	30	1972	2002	2021	13.33 %	0.00 %	4			$52,000
D5020	Lighting	$12.12	S.F.	10,000	30	2011	2041		80.00 %	0.00 %	24			$121,200
D5030810	Security & Detection Systems	$1.91	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			$19,100
D5030910	Fire Alarm Systems	$3.46	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			$34,600
D5030920	Data Communication	$4.47	S.F.	10,000	15	2011	2026		60.00 %	0.00 %	9			$44,700
D5090	Other Electrical Systems	$0.50	S.F.	10,000	20	2011	2031		70.00 %	0.00 %	14			$5,000
E1090	Other Equipment	$11.85	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$118,500
E2010	Fixed Furnishings	$5.95	S.F.	10,000	20	1999	2019		10.00 %	0.00 %	2			$59,500
								Total	**35.45 %**	**3.08 %**			**$63,898.56**	**$2,078,000**

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



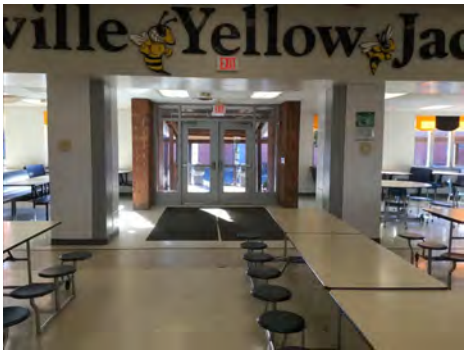
Note:

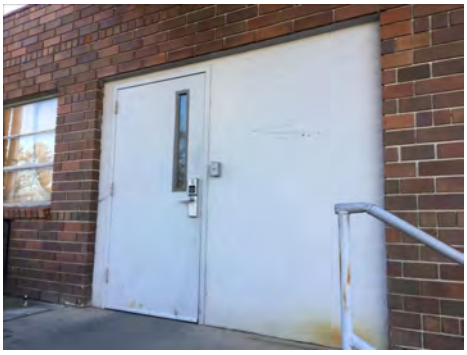
System: B2020 - Exterior Windows



Note:

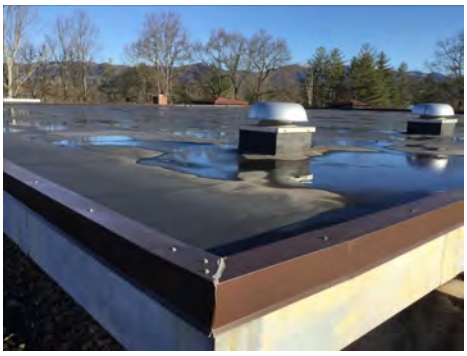
System: B2030 - Exterior Doors



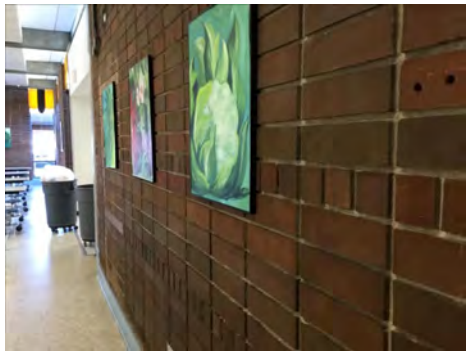
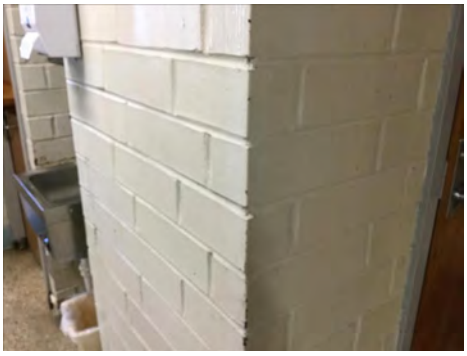
Note:

System: B3010120 - Single Ply Membrane



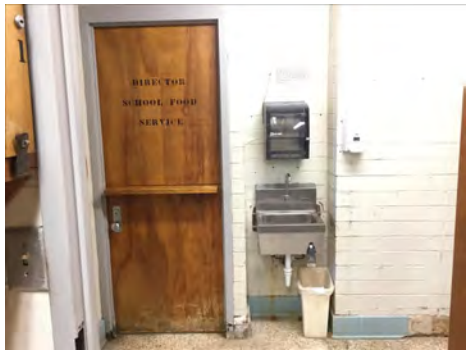
Note:

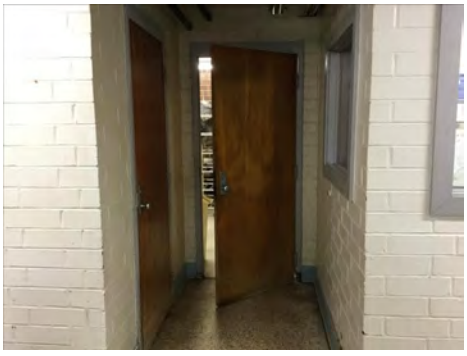
System: C1010 - Partitions

Note:

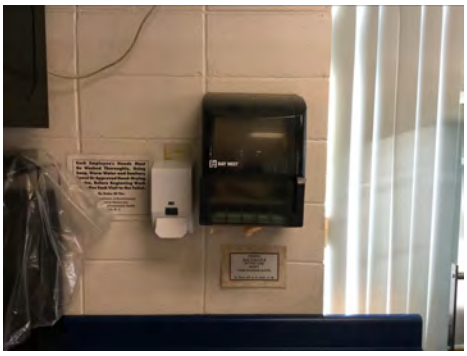
System: C1020 - Interior Doors



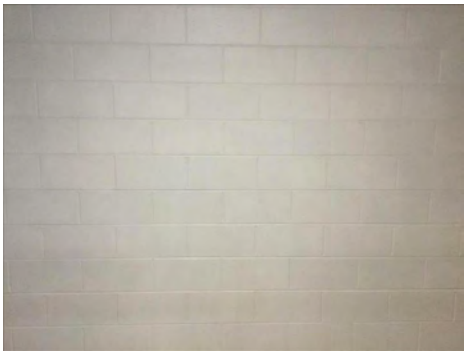
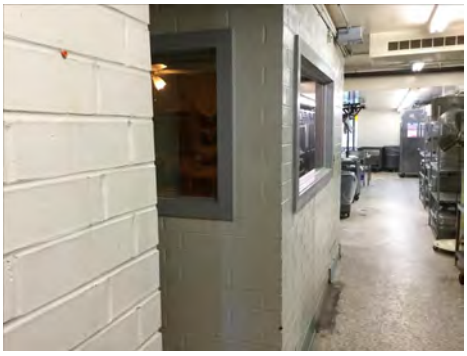
Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

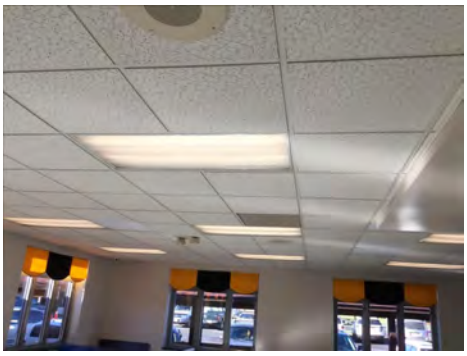
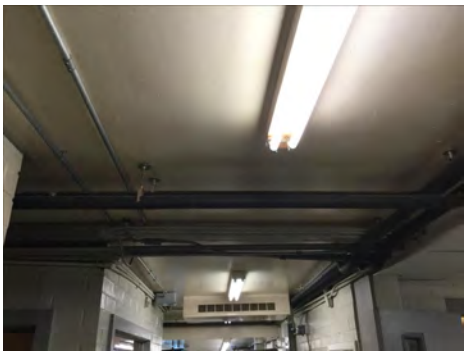
Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

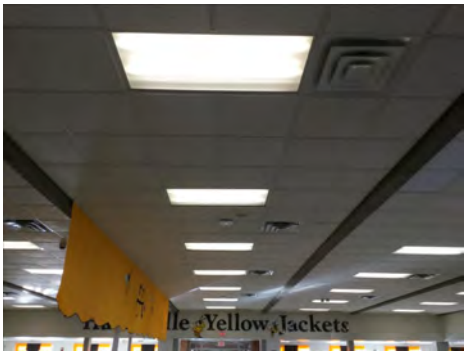
System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems





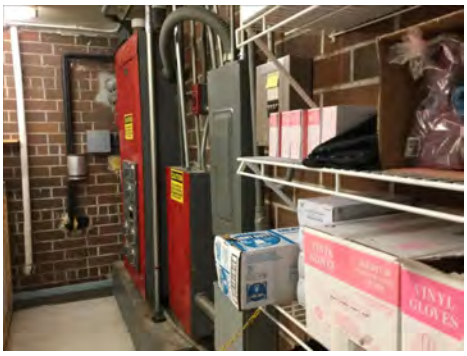
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



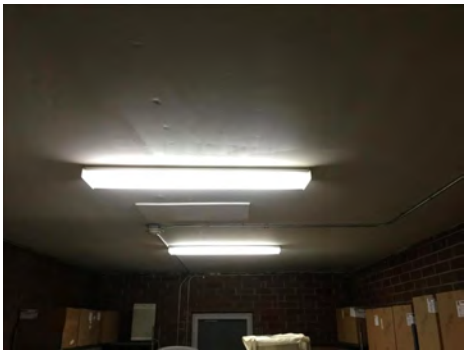
Note:

System: D5020 - Branch Wiring



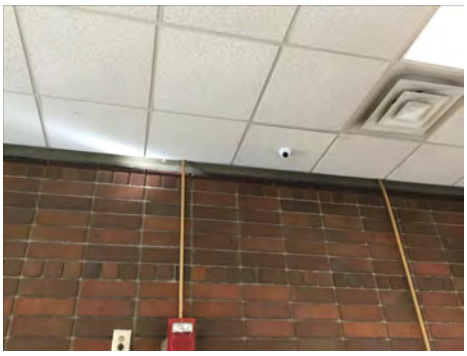
Note:

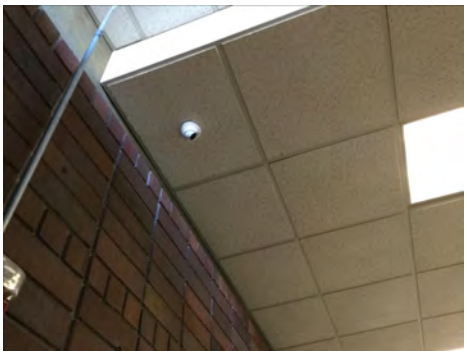
System: D5020 - Lighting




Note:

System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems

Note:

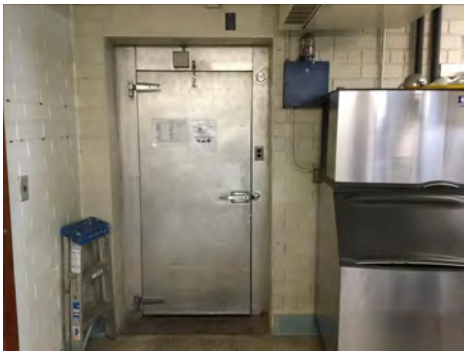
System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems


Note:

System: 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%

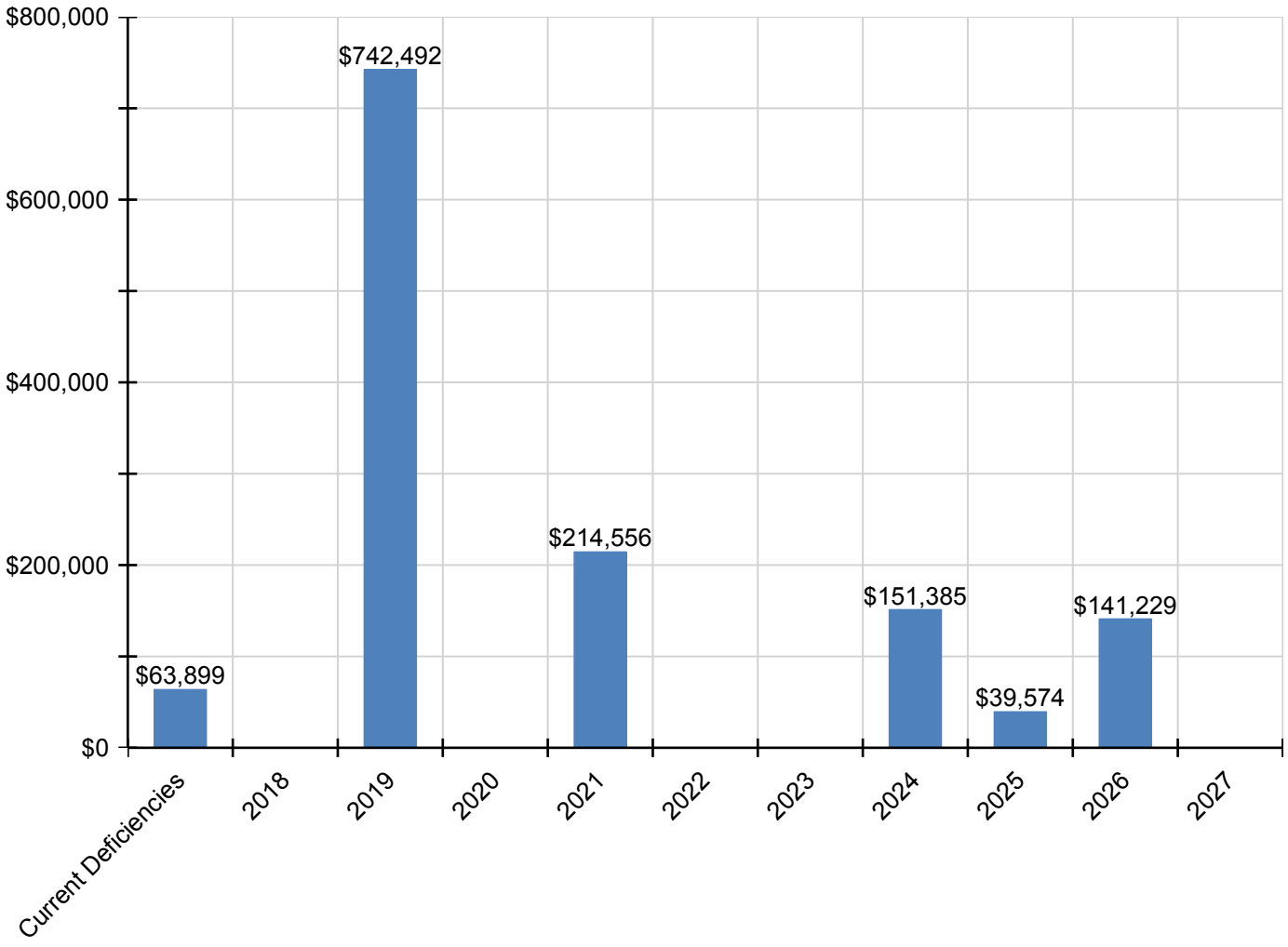
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$63,899**	**$0**	**$742,492**	**$0**	**$214,556**	**$0**	**$0**	**$151,385**	**$39,574**	**$141,229**	**$0**	**$1,353,134**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$118,482	$0	$0	$0	$0	$0	$0	**$118,482**
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	$126,671	$0	$0	$0	$0	$0	$0	$0	$0	**$126,671**
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	$115,999	$0	$0	$0	$0	$0	$0	$0	$0	**$115,999**
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	$39,574	$0	$0	**$39,574**

C3020 - Floor Finishes	$0	$0	$135,371	$0	$0	$0	$0	$0	$0	$0	$0	**$135,371**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$151,385	$0	$0	$0	**$151,385**
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	$12,257	$0	$0	$0	$0	$0	$0	**$12,257**
D2030 - Sanitary Waste	$0	$0	$0	$0	$19,438	$0	$0	$0	$0	$0	$0	**$19,438**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems - No 2 Oil	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$60,567	$0	$0	$0	$0	$0	$0	$0	$0	**$60,567**
D3040 - Distribution Systems	$7,799	$0	$73,054	$0	$0	$0	$0	$0	$0	$0	$0	**$80,852**
D3060 - Controls & Instrumentation	$0	$0	$23,106	$0	$0	$0	$0	$0	$0	$0	$0	**$23,106**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$48,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,510**
D4020 - Standpipes	$7,590	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,590**
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	$64,379	$0	$0	$0	$0	$0	$0	**$64,379**
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	$27,413	$0	**$27,413**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$49,660	$0	**$49,660**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$64,156	$0	**$64,156**
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**
E1090 - Other Equipment	$0	$0	$138,288	$0	$0	$0	$0	$0	$0	$0	$0	**$138,288**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$69,436	$0	$0	$0	$0	$0	$0	$0	$0	**$69,436**

** Indicates non-renewable system*

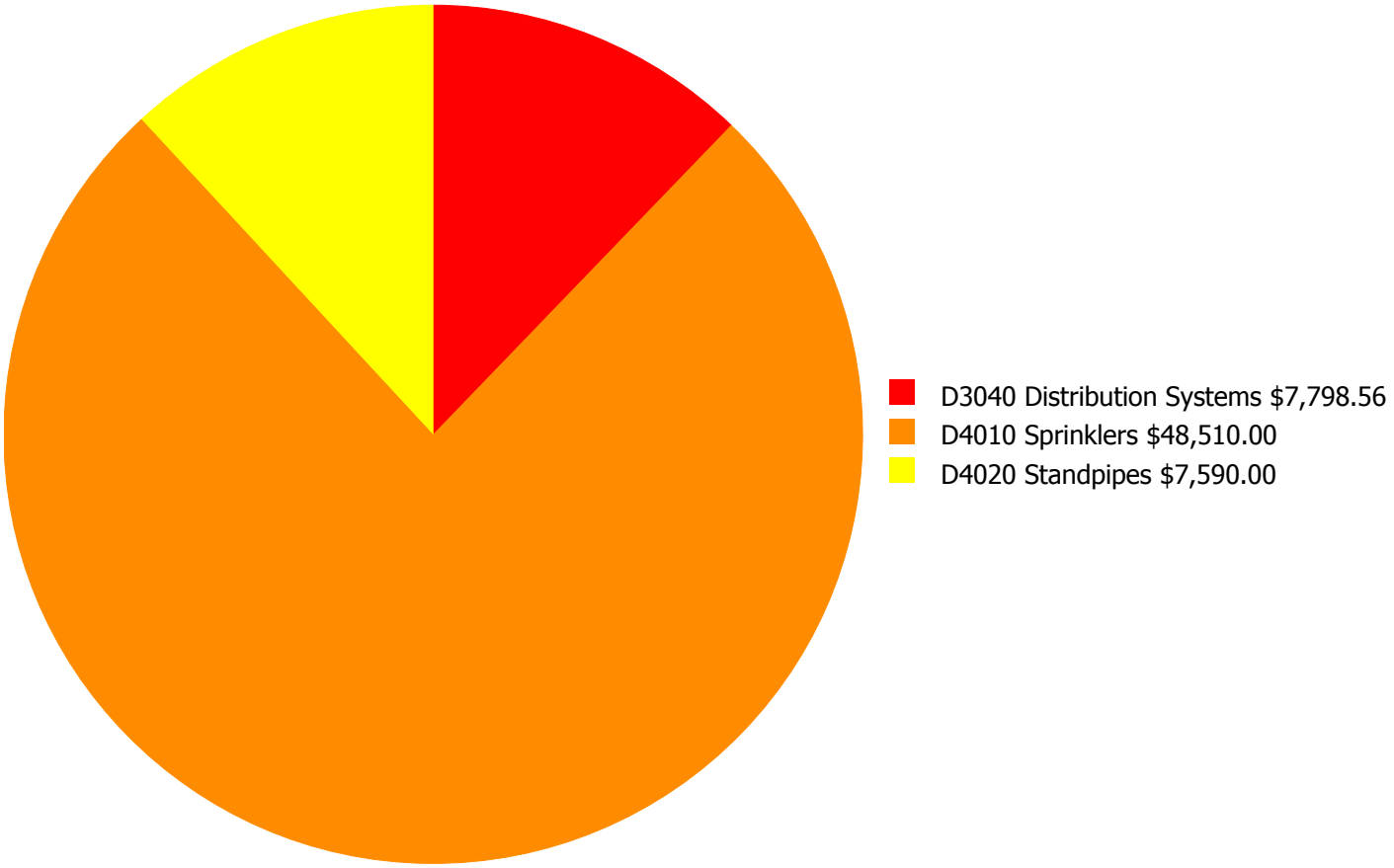
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

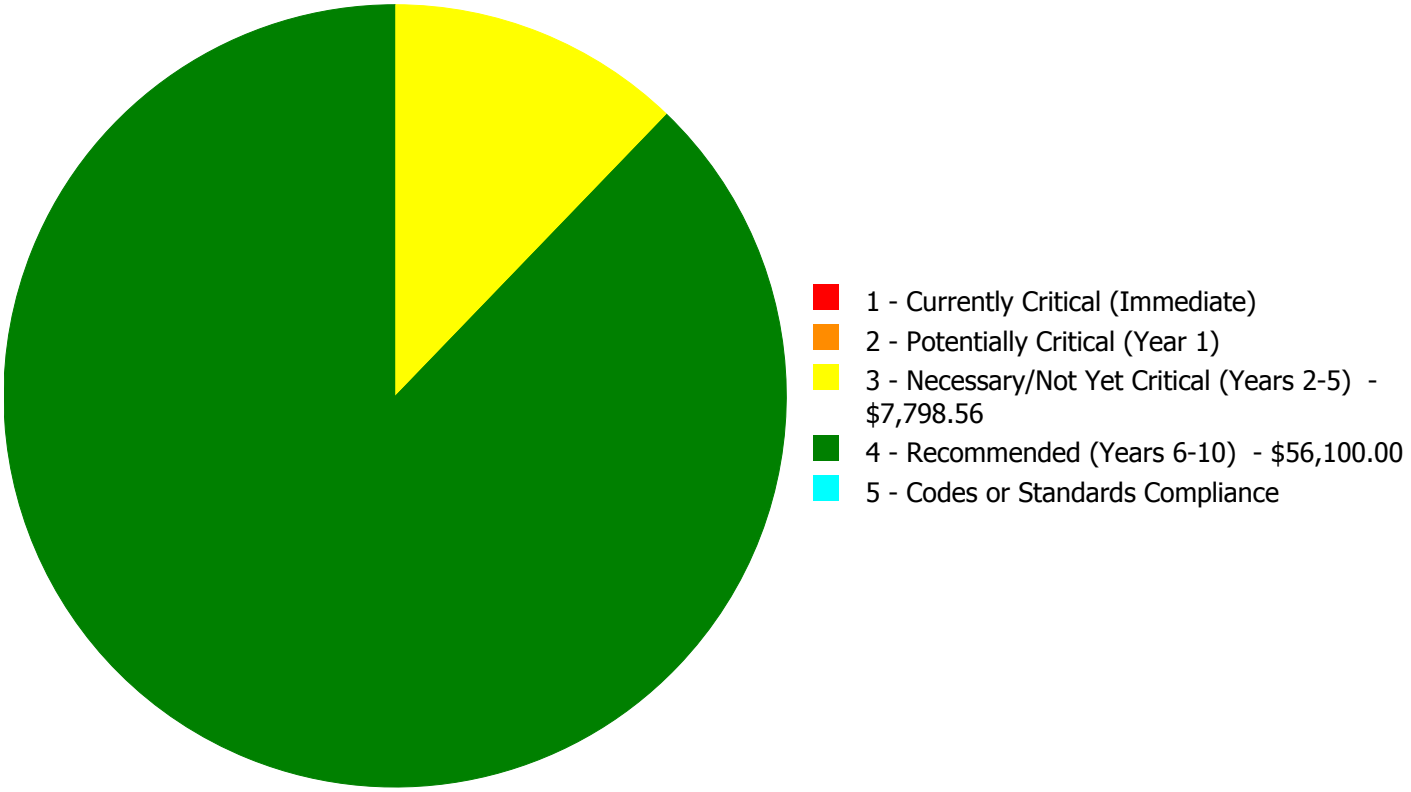
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $63,898.56

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: $63,898.56

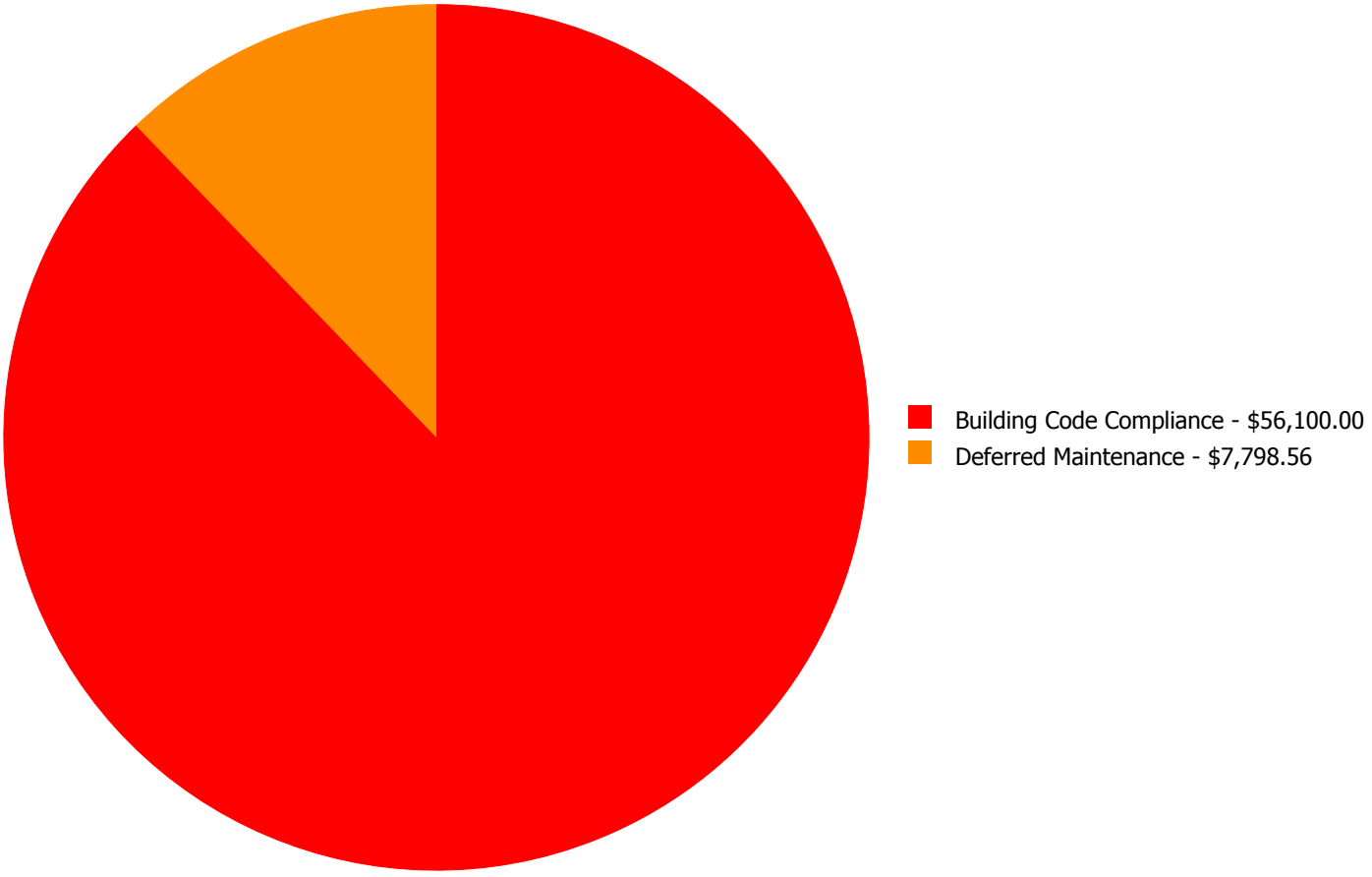
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	$0.00	$0.00	$7,798.56	$0.00	$0.00	$7,798.56
D4010	Sprinklers	$0.00	$0.00	$0.00	$48,510.00	$0.00	$48,510.00
D4020	Standpipes	$0.00	$0.00	$0.00	$7,590.00	$0.00	$7,590.00
	Total:	$0.00	$0.00	$7,798.56	$56,100.00	$0.00	$63,898.56

Deficiency Summary by Category

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



Budget Estimate Total: $63,898.56

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: D3040 - Distribution Systems

Location: 1972 Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace fan coil unit, 5 ton
Qty: 2.00
Unit of Measure: Ea.
Estimate: $7,798.56
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: The DX units are passed their useful life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $48,510.00
Assessor Name: Terence Davis
Date Created: 01/24/2017

Notes: There is no sprinkle system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $7,590.00
Assessor Name: Terence Davis
Date Created: 01/24/2017

Notes: There is no sprinkle system in the building.

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):	25,270
Year Built:	1972
Last Renovation:	
Replacement Value:	$5,154,574
Repair Cost:	$1,228,577.00
Total FCI:	23.83 %
Total RSLI:	32.59 %
FCA Score:	76.17

Description:

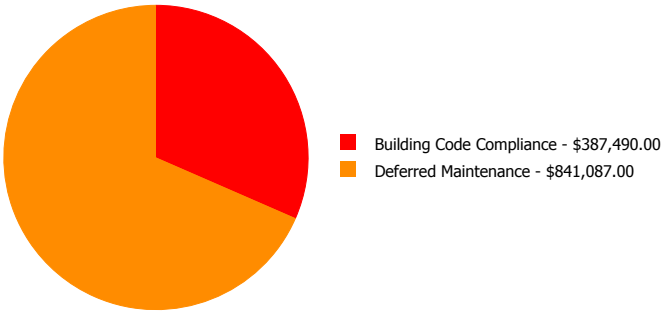
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

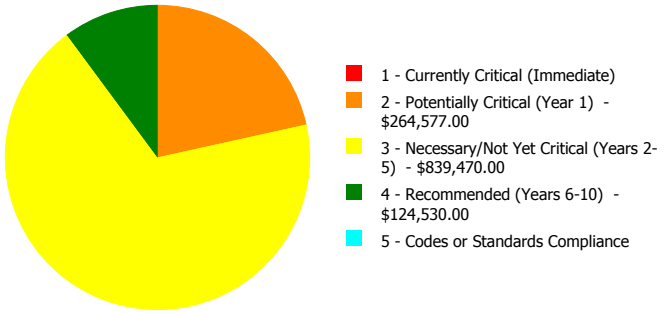
Dashboard Summary

Function:	HS -High School	Gross Area:	25,270
Year Built:	1972	Last Renovation:	
Repair Cost:	$1,228,577	Replacement Value:	$5,154,574
FCI:	23.83 %	RSLI%:	32.59 %

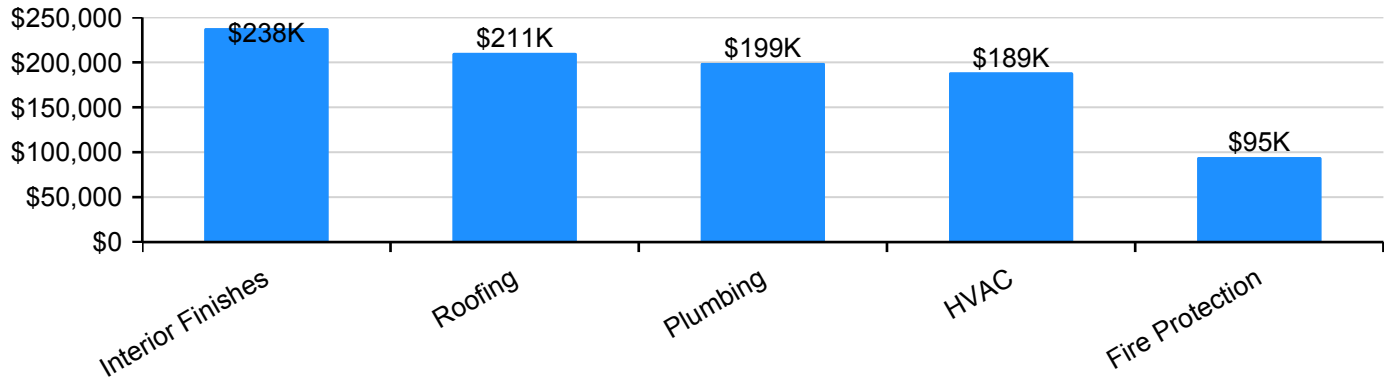
Deficiency By Category



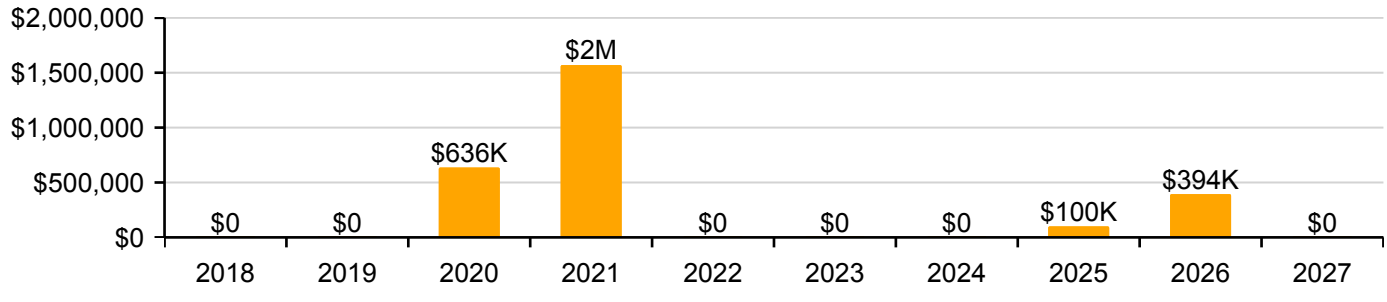
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	55.00 %	0.00 %	$0.00
A20 - Basement Construction	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	29.77 %	0.00 %	$0.00
B30 - Roofing	0.00 %	147.43 %	$277,920.00
C10 - Interior Construction	29.02 %	0.00 %	$0.00
C20 - Stairs	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	12.30 %	48.23 %	$314,106.00
D20 - Plumbing	4.90 %	68.64 %	$262,960.00
D30 - HVAC	14.52 %	31.44 %	$249,061.00
D40 - Fire Protection	0.00 %	110.00 %	$124,530.00
D50 - Electrical	56.02 %	0.00 %	$0.00
E10 - Equipment	70.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**32.59 %**	**23.83 %**	**$1,228,577.00**

Photo Album

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

1). South Elevation - Jan 27, 2017

2). West Elevation - Jan 27, 2017

3). North Elevation - Jan 27, 2017

4). East Elevation - Jan 27, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$2.32	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$58,626
A1030	Slab on Grade	$4.36	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$110,177
A2010	Basement Excavation	$0.88	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$22,238
A2020	Basement Walls	$6.15	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$155,411
B1010	Floor Construction	$12.22	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$308,799
B1020	Roof Construction	$8.14	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$205,698
B2010	Exterior Walls	$9.48	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$239,560
B2020	Exterior Windows	$13.69	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$345,946
B2030	Exterior Doors	$0.86	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$21,732
B3010120	Single Ply Membrane	$6.98	S.F.	25,270	20	1972	1992		0.00 %	150.00 %	-25		$264,577.00	$176,385
B3020	Roof Openings	$0.48	S.F.	25,270	20	1972	1992		0.00 %	110.00 %	-25		$13,343.00	$12,130
C1010	Partitions	$5.03	S.F.	25,270	75	1972	2047		40.00 %	0.00 %	30			$127,108
C1020	Interior Doors	$2.61	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$65,955
C1030	Fittings	$1.58	S.F.	25,270	20	1972	1992	2021	20.00 %	0.00 %	4			$39,927
C2010	Stair Construction	$1.39	S.F.	25,270	100	1972	2072		55.00 %	0.00 %	55			$35,125
C3010	Wall Finishes	$2.75	S.F.	25,270	10	2010	2020		30.00 %	0.00 %	3			$69,493
C3020	Floor Finishes	$11.72	S.F.	25,270	20	1972	1992	2021	20.00 %	0.00 %	4			$296,164
C3030	Ceiling Finishes	$11.30	S.F.	25,270	25	1972	1997		0.00 %	110.00 %	-20		$314,106.00	$285,551
D2010	Plumbing Fixtures	$9.46	S.F.	25,270	30	1972	2002		0.00 %	110.00 %	-15		$262,960.00	$239,054
D2020	Domestic Water Distribution	$1.76	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$44,475
D2030	Sanitary Waste	$2.77	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$69,998
D2040	Rain Water Drainage	$0.67	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$16,931
D2090	Other Plumbing Systems - No 2 Oil	$0.50	S.F.	25,270	40	1972	2012	2021	10.00 %	0.00 %	4			$12,635
D3020	Heat Generating Systems	$7.42	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$187,503
D3040	Distribution Systems	$8.96	S.F.	25,270	30	1972	2002		0.00 %	110.00 %	-15		$249,061.00	$226,419
D3050	Terminal & Package Units	$12.13	S.F.	25,270	15	2005	2020		20.00 %	0.00 %	3			$306,525
D3060	Controls & Instrumentation	$2.84	S.F.	25,270	20	2005	2025		40.00 %	0.00 %	8			$71,767
D4010	Sprinklers	$3.89	S.F.	25,270	30			2016	0.00 %	110.00 %	-1		$108,130.00	$98,300
D4020	Standpipes	$0.59	S.F.	25,270	30			2016	0.00 %	110.00 %	-1		$16,400.00	$14,909
D5010	Electrical Service/Distribution	$1.70	S.F.	25,270	40	1972	2012	2021	10.00 %	0.00 %	4			$42,959
D5020	Branch Wiring	$4.87	S.F.	25,270	30	1972	2002	2021	13.33 %	0.00 %	4			$123,065
D5020	Lighting	$11.38	S.F.	25,270	30	2011	2041		80.00 %	0.00 %	24			$287,573
D5030810	Security & Detection Systems	$2.10	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			$53,067
D5030910	Fire Alarm Systems	$3.83	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			$96,784
D5030920	Data Communication	$4.92	S.F.	25,270	15	2011	2026		60.00 %	0.00 %	9			$124,328
D5090	Other Electrical Systems	$0.73	S.F.	25,270	20	2000	2020		15.00 %	0.00 %	3			$18,447
E1020	Institutional Equipment	$13.97	S.F.	25,270	20	2011	2031		70.00 %	0.00 %	14			$353,022
E1030	Vehicular Equipment	$2.22	S.F.	25,270	20	2011	2031		70.00 %	0.00 %	14			$56,099
E2010	Fixed Furnishings	$5.33	S.F.	25,270	20	2000	2020		15.00 %	0.00 %	3			$134,689
								Total	**32.59 %**	**23.83 %**			**$1,228,577.00**	**$5,154,574**

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:

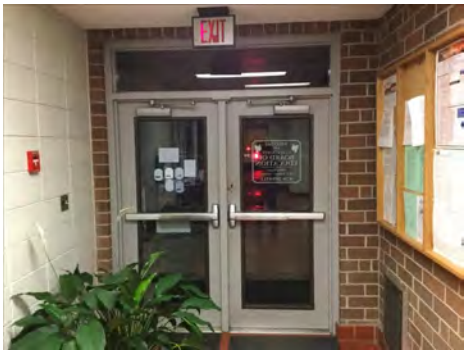
System: B2020 - Exterior Windows



Note:

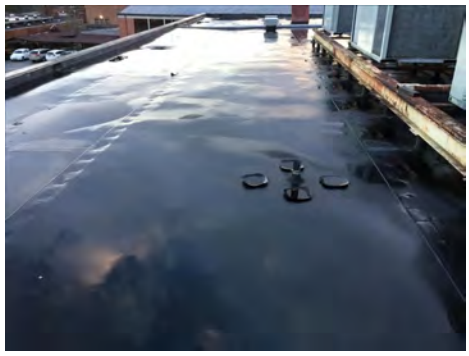
System: B2030 - Exterior Doors





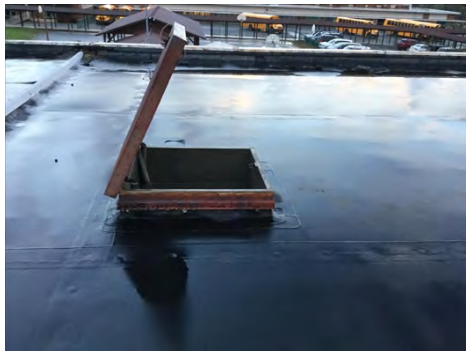
Note:

System: B3010120 - Single Ply Membrane

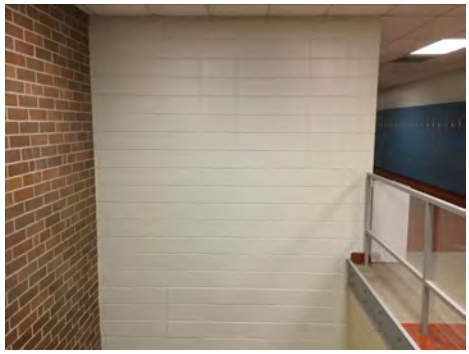

Note:

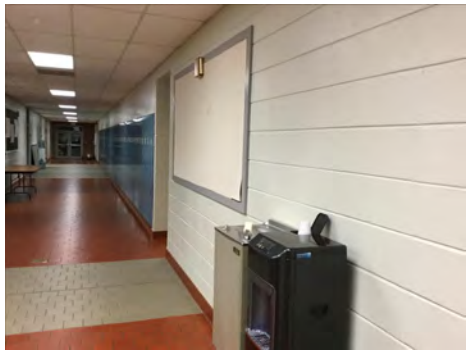
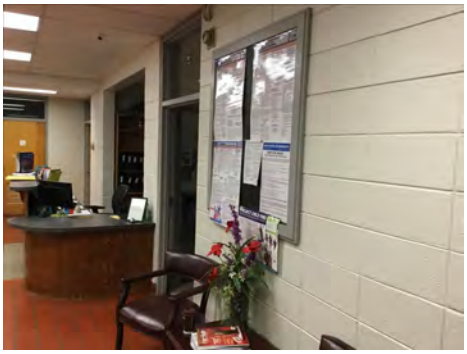
System: B3020 - Roof Openings

Note:

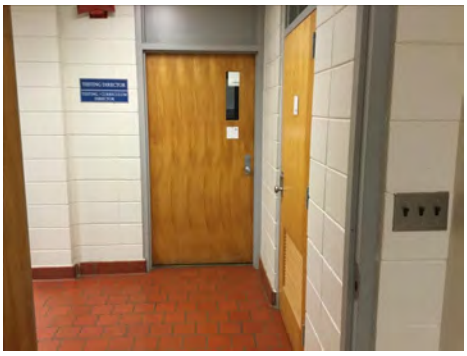
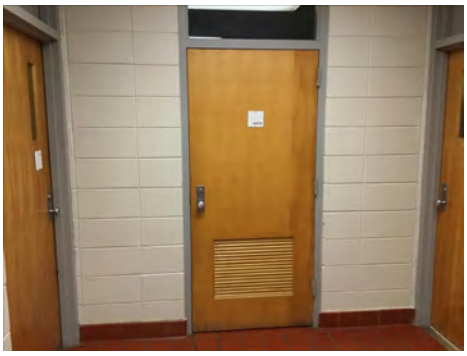
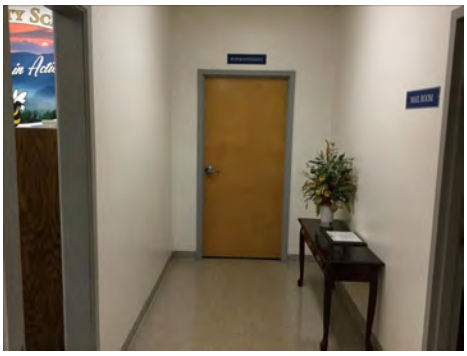
System: C1010 - Partitions

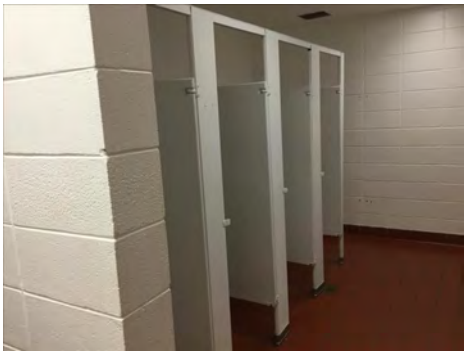
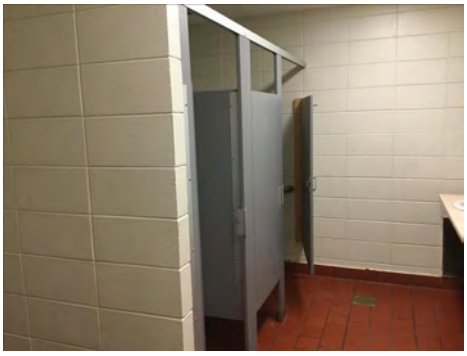
Note:

System: C1020 - Interior Doors

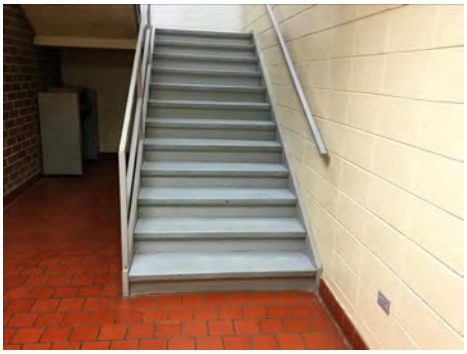
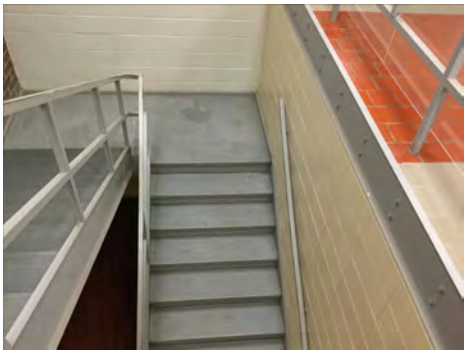
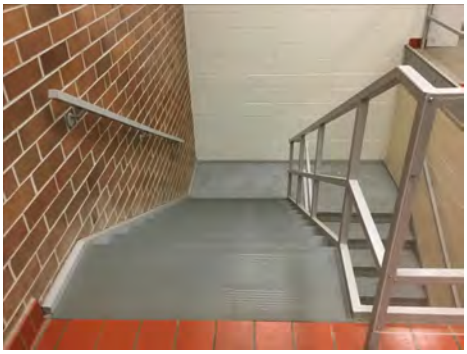
Note:

System: C1030 - Fittings

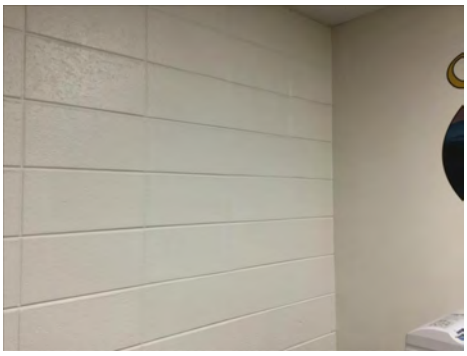
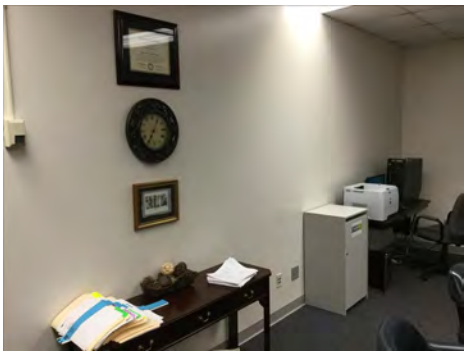
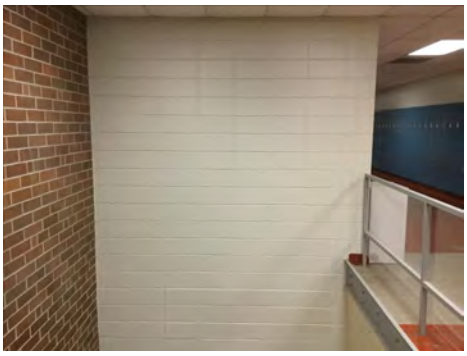

Note:

System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

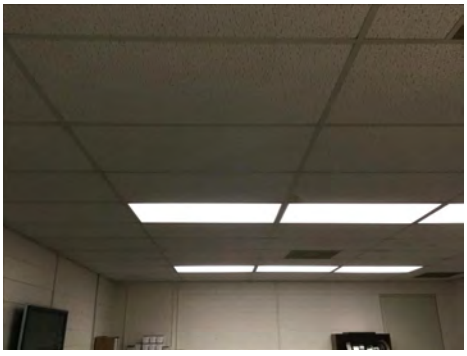
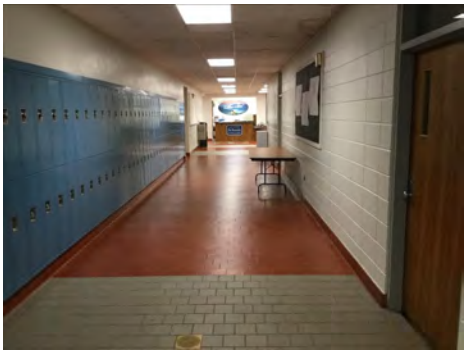
Note:

System: C3020 - Floor Finishes



Note:

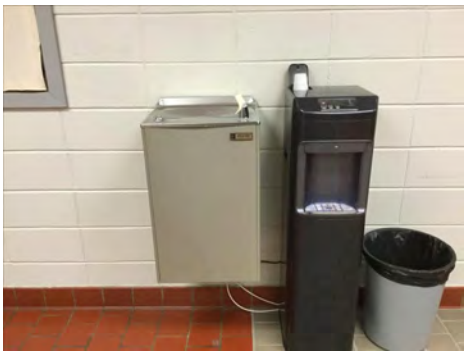
System: C3030 - Ceiling Finishes


Note:

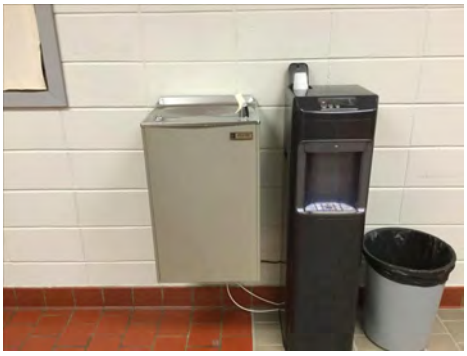
System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil

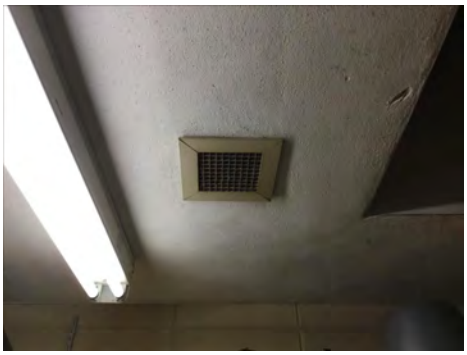
Note:

System: D3020 - Heat Generating Systems


Note:

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



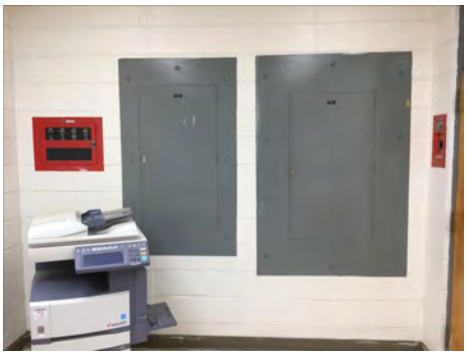
Note:

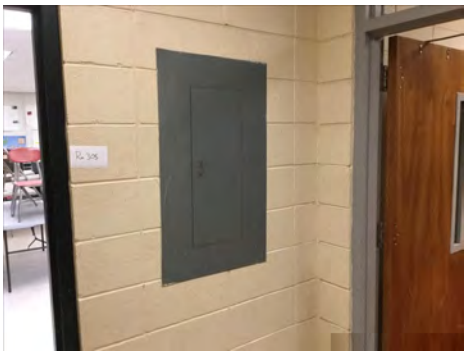
System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



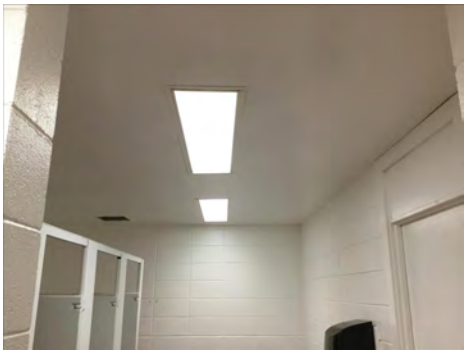
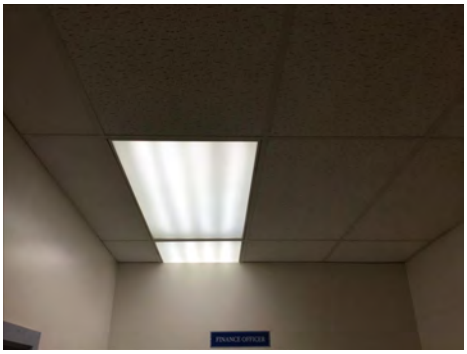



Note:

System: D5020 - Branch Wiring

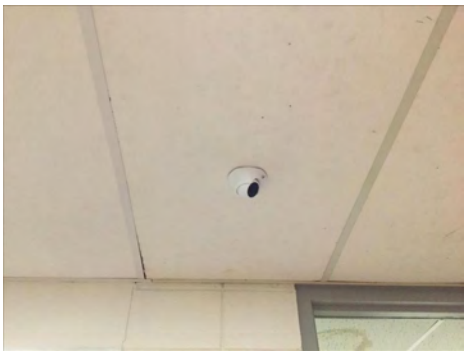
Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

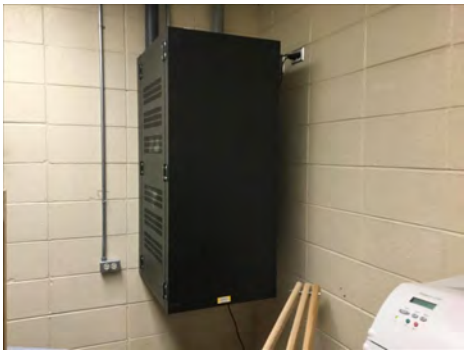
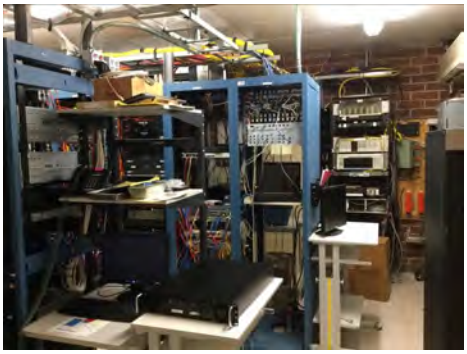

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

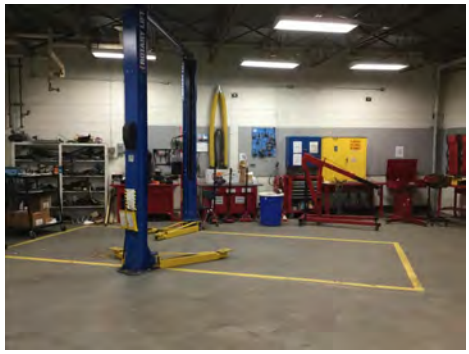
System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

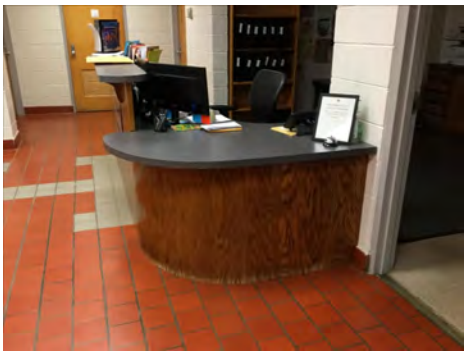
Note:

System: E1030 - Vehicular 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:	**$1,228,577**	**$0**	**$0**	**$636,044**	**$1,568,982**	**$0**	**$0**	**$0**	**$100,003**	**$393,517**	**$0**	**$3,927,122**
*** 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	$428,302	$0	$0	$0	$0	$0	$0	**$428,302**
B2030 - Exterior Doors	$0	$0	$0	$0	$26,905	$0	$0	$0	$0	$0	$0	**$26,905**
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	$264,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,577**
B3020 - Roof Openings	$13,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,343**
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	$81,656	$0	$0	$0	$0	$0	$0	**$81,656**
C1030 - Fittings	$0	$0	$0	$0	$49,431	$0	$0	$0	$0	$0	$0	**$49,431**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

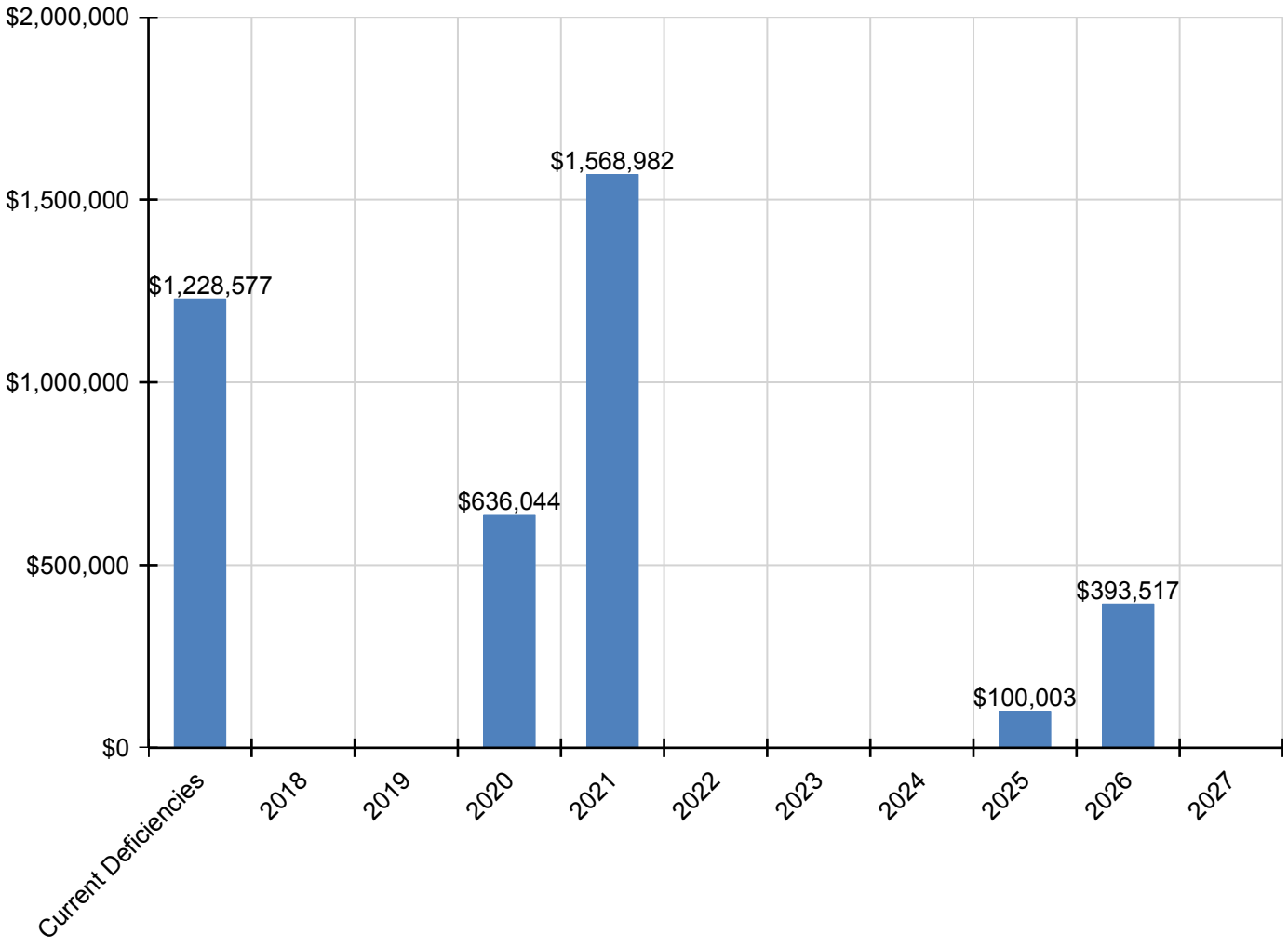
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$83,530	$0	$0	$0	$0	$0	$0	$0	**$83,530**
C3020 - Floor Finishes	$0	$0	$0	$0	$366,669	$0	$0	$0	$0	$0	$0	**$366,669**
C3030 - Ceiling Finishes	$314,106	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$314,106**
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	$262,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$262,960**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$55,063	$0	$0	$0	$0	$0	$0	**$55,063**
D2030 - Sanitary Waste	$0	$0	$0	$0	$86,662	$0	$0	$0	$0	$0	$0	**$86,662**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$20,961	$0	$0	$0	$0	$0	$0	**$20,961**
D2090 - Other Plumbing Systems - No 2 Oil	$0	$0	$0	$0	$15,643	$0	$0	$0	$0	$0	$0	**$15,643**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$232,141	$0	$0	$0	$0	$0	$0	**$232,141**
D3040 - Distribution Systems	$249,061	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,061**
D3050 - Terminal & Package Units	$0	$0	$0	$368,444	$0	$0	$0	$0	$0	$0	$0	**$368,444**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$100,003	$0	$0	**$100,003**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$108,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,130**
D4020 - Standpipes	$16,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,400**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$53,186	$0	$0	$0	$0	$0	$0	**$53,186**
D5020 - Branch Wiring	$0	$0	$0	$0	$152,361	$0	$0	$0	$0	$0	$0	**$152,361**
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	$76,165	$0	**$76,165**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$138,910	$0	**$138,910**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$178,442	$0	**$178,442**
D5090 - Other Electrical Systems	$0	$0	$0	$22,174	$0	$0	$0	$0	$0	$0	$0	**$22,174**
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	$161,896	$0	$0	$0	$0	$0	$0	$0	**$161,896**

** Indicates non-renewable system*

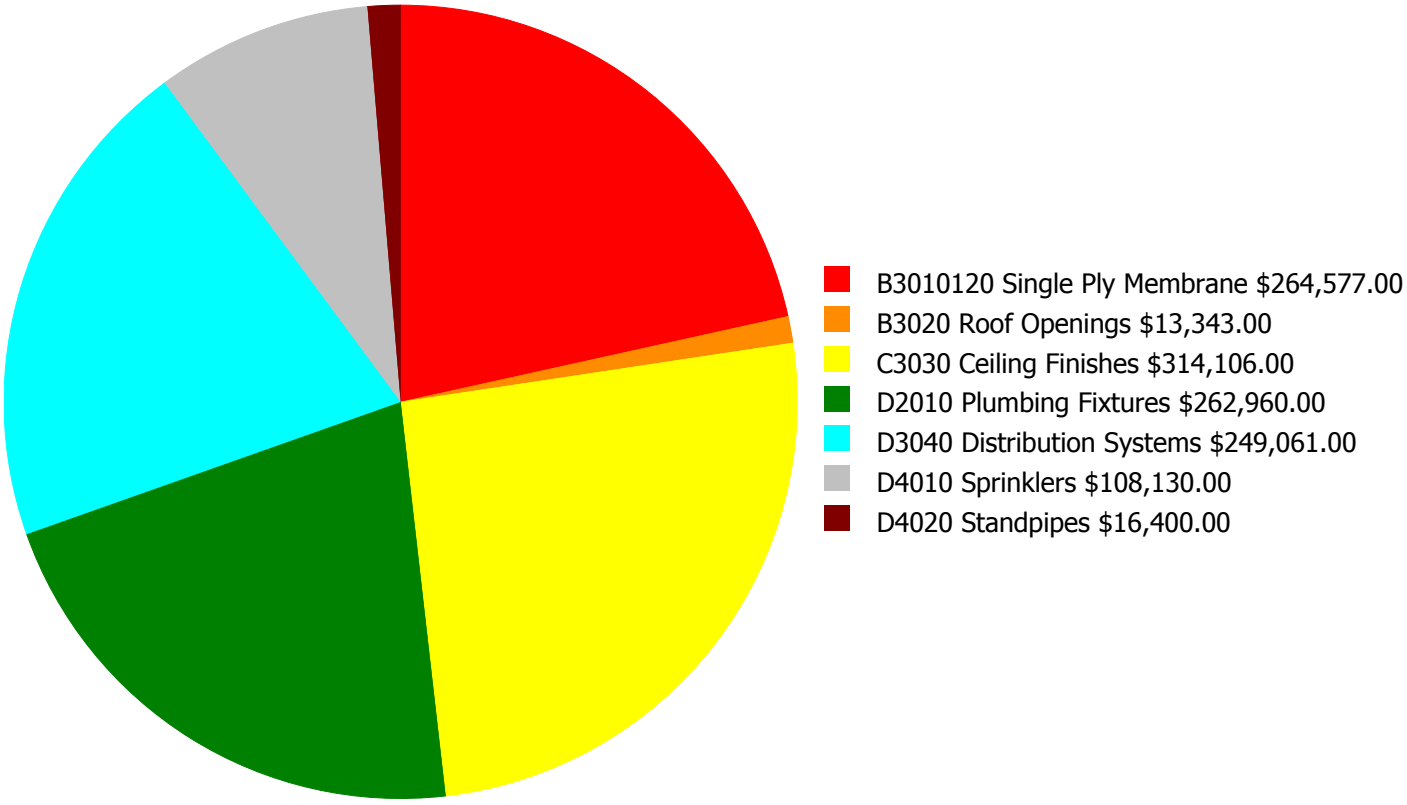
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

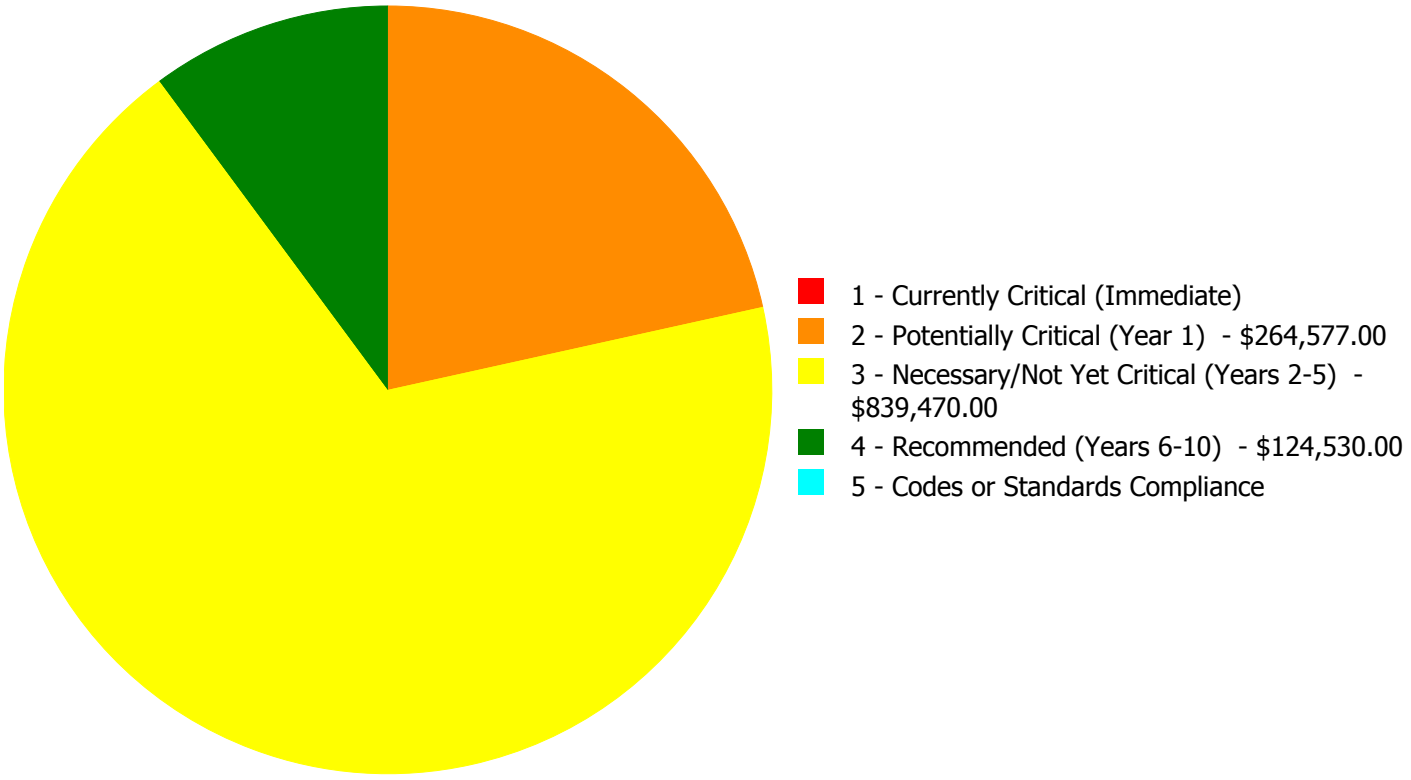
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,228,577.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,228,577.00

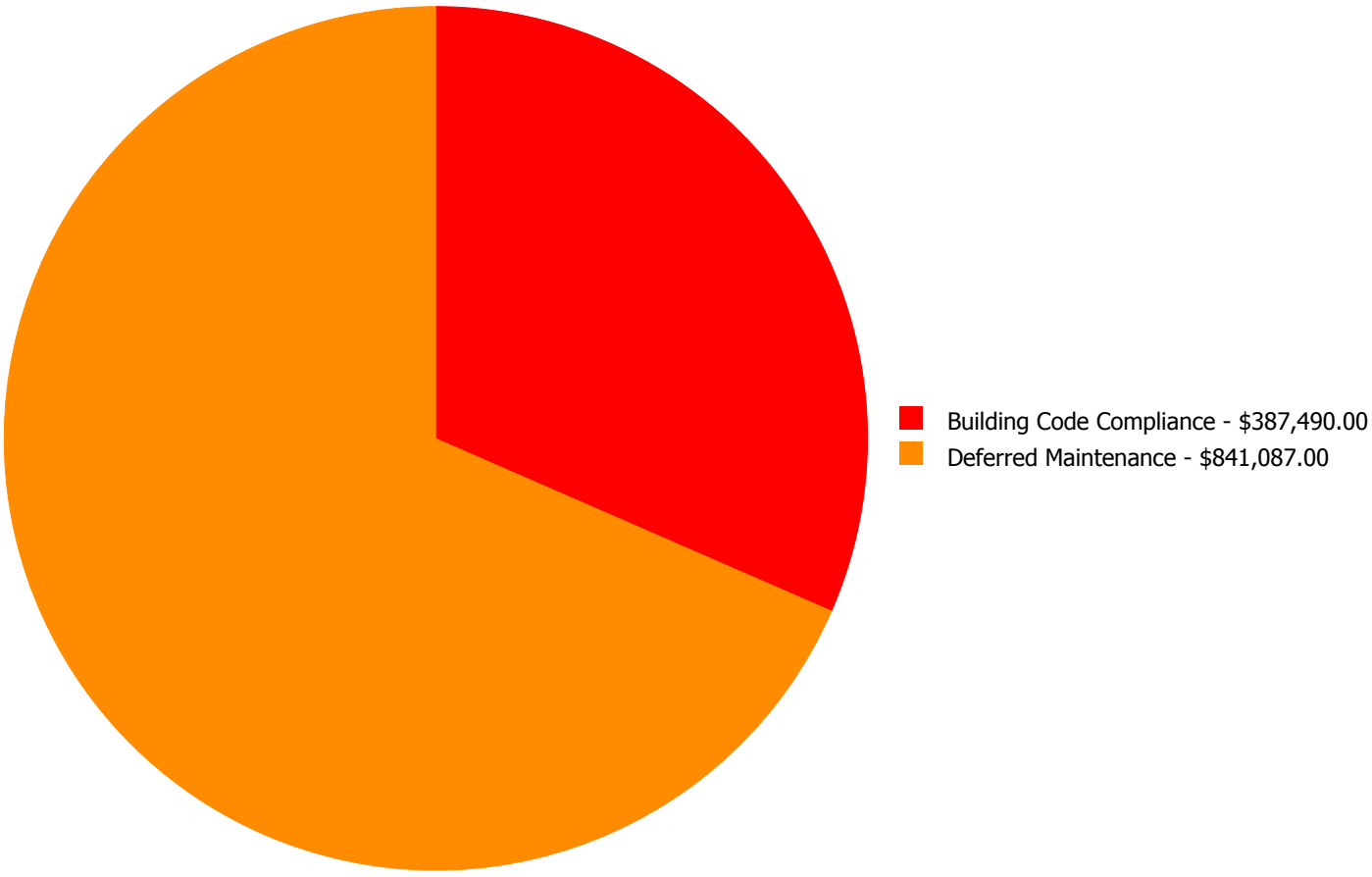
Deficiency By Priority Investment Table

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
B3010120	Single Ply Membrane	$0.00	$264,577.00	$0.00	$0.00	$0.00	$264,577.00
B3020	Roof Openings	$0.00	$0.00	$13,343.00	$0.00	$0.00	$13,343.00
C3030	Ceiling Finishes	$0.00	$0.00	$314,106.00	$0.00	$0.00	$314,106.00
D2010	Plumbing Fixtures	$0.00	$0.00	$262,960.00	$0.00	$0.00	$262,960.00
D3040	Distribution Systems	$0.00	$0.00	$249,061.00	$0.00	$0.00	$249,061.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$108,130.00	$0.00	$108,130.00
D4020	Standpipes	$0.00	$0.00	$0.00	$16,400.00	$0.00	$16,400.00
	Total:	$0.00	$264,577.00	$839,470.00	$124,530.00	$0.00	$1,228,577.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,228,577.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

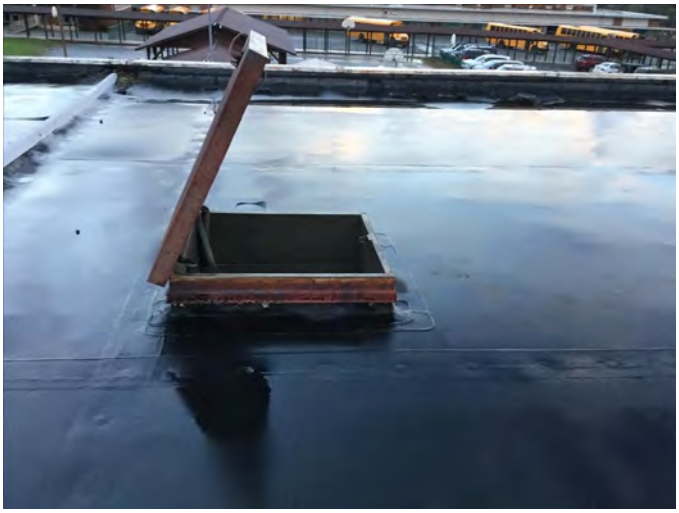
System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $264,577.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The roof covering has deteriorated flashing, several repairs, empty pitch pockets, open membrane seams, debris and ponding, open caulk joints, loss of top surface, blisters, damaged and should be replaced.

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

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $13,343.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: Roof opening should be inspected and repair as roof is being replaced. Install an expanded post or safety rails.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $314,106.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The acoustical ceiling tiles and grid system is aged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Restrooms
Distress: Inadequate
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $262,960.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The plumbing fixtures are original, not efficient or low flow fixtures.

System: D3040 - Distribution Systems

Location: Mechanical Rooms
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $249,061.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The central station air handler is aged, worn, becoming logistically unsupportable and should be replaced with an energy efficient model.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $108,130.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,270.00
Unit of Measure: S.F.
Estimate: $16,400.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: There is no sprinkler system in the building.

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):	1,000
Year Built:	1989
Last Renovation:	
Replacement Value:	$80,340
Repair Cost:	$15,620.00
Total FCI:	19.44 %
Total RSLI:	32.15 %
FCA Score:	80.56

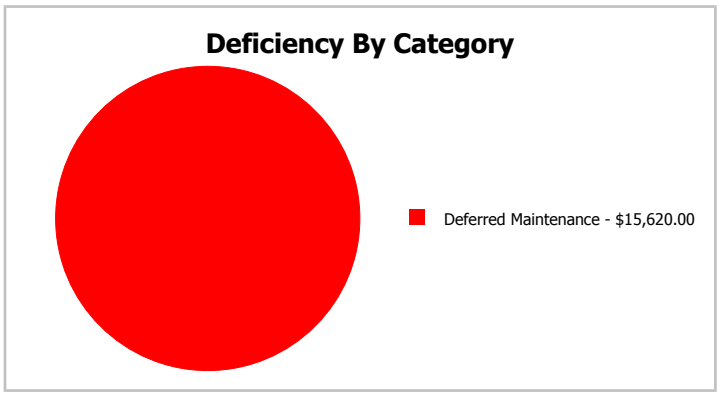
Description:

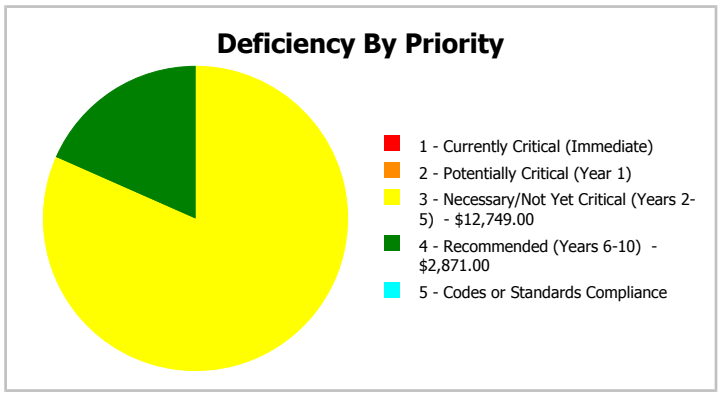
The narrative for this building is included in the Executive Summary Description at the front of this report.

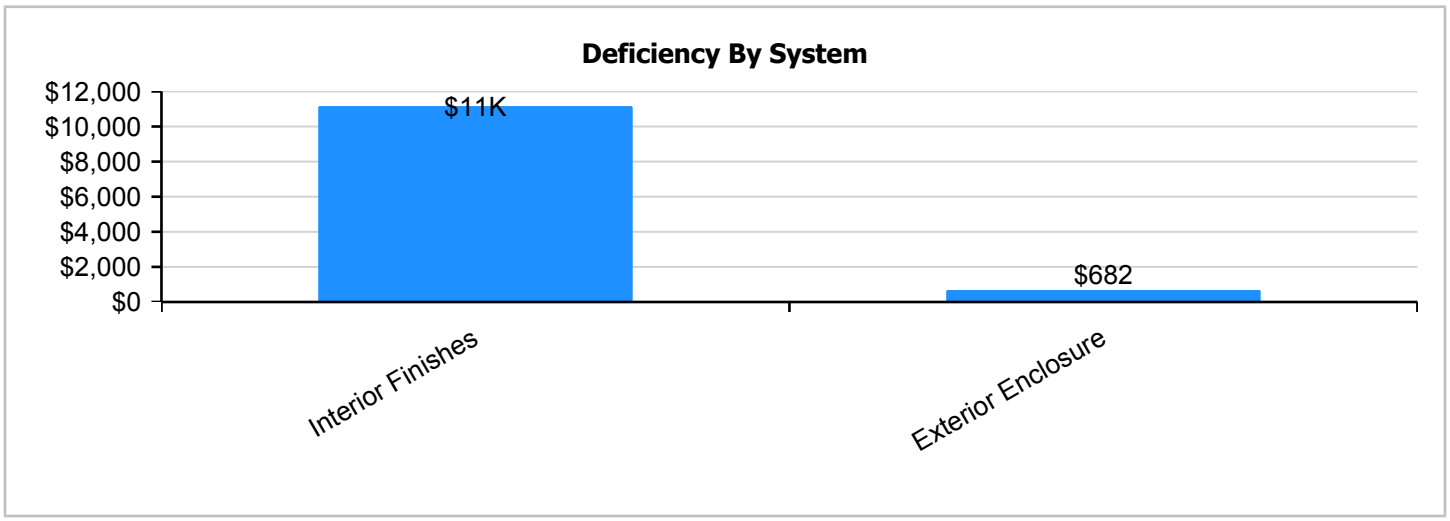
Attributes: This asset has no attributes.

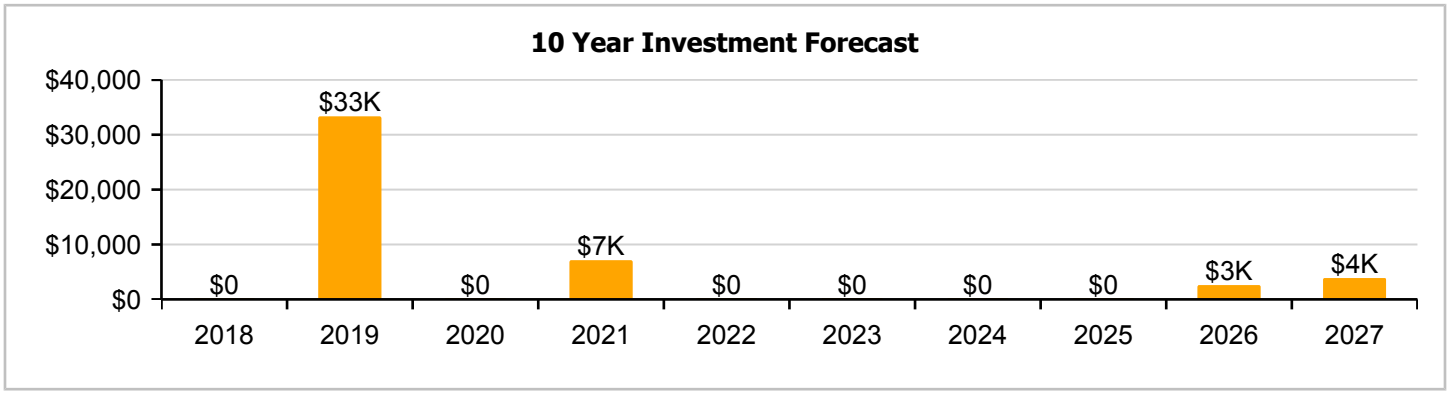
Dashboard Summary

Function:	HS -High School	Gross Area:	1,000
Year Built:	1989	Last Renovation:	
Repair Cost:	$15,620	Replacement Value:	$80,340
FCI:	19.44 %	RSLI%:	32.15 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	72.00 %	0.00 %	$0.00
A20 - Basement Construction	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.20 %	3.94 %	$902.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C30 - Interior Finishes	0.00 %	110.00 %	$14,718.00
D50 - Electrical	13.71 %	0.00 %	$0.00
Totals:	**32.15 %**	**19.44 %**	**$15,620.00**

Photo Album

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

1). North Elevation - Jan 30, 2017

2). Southeast Elevation - Jan 30, 2017

3). Southwest Elevation - Jan 30, 2017

4). South Elevation - Jan 30, 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	$2.22	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$2,220
A1030	Slab on Grade	$4.16	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$4,160
A2010	Basement Excavation	$0.84	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$840
A2020	Basement Walls	$5.86	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$5,860
B1020	Roof Construction	$7.76	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$7,760
B2010	Exterior Walls	$9.03	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$9,030
B2020	Exterior Windows	$13.04	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$13,040
B2030	Exterior Doors	$0.82	S.F.	1,000	30	1989	2019	2016	0.00 %	110.00 %	-1		$902.00	$820
B3010140	Asphalt Shingles	$4.32	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			$4,320
C3010	Wall Finishes	$2.61	S.F.	1,000	10	1989	1999		0.00 %	110.00 %	-18		$2,871.00	$2,610
C3030	Ceiling Finishes	$10.77	S.F.	1,000	25	1989	2014		0.00 %	110.00 %	-3		$11,847.00	$10,770
D5010	Electrical Service/Distribution	$1.62	S.F.	1,000	40	1989	2029		30.00 %	0.00 %	12			$1,620
D5020	Branch Wiring	$4.65	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$4,650
D5020	Lighting	$10.85	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$10,850
D5030810	Security & Detection Systems	$1.16	Ea.	1,000	15	2011	2026		60.00 %	0.00 %	9			$1,160
D5030920	Data Communication	$0.63	S.F.	1,000	15	2011	2026		60.00 %	0.00 %	9			$630
								Total	**32.15 %**	**19.44 %**			**$15,620.00**	**$80,340**

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



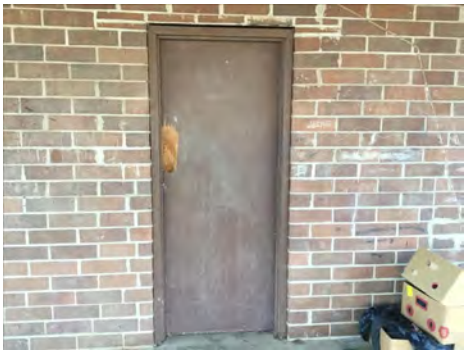
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors




Note:

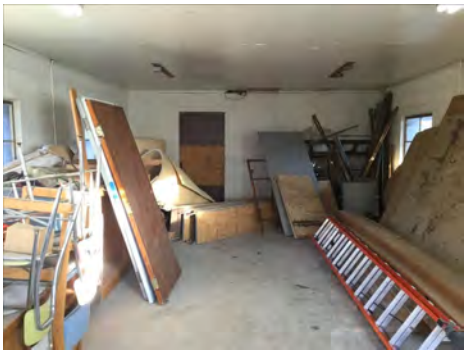
System: B3010140 - Asphalt Shingles

Note:

System: C3010 - Wall Finishes

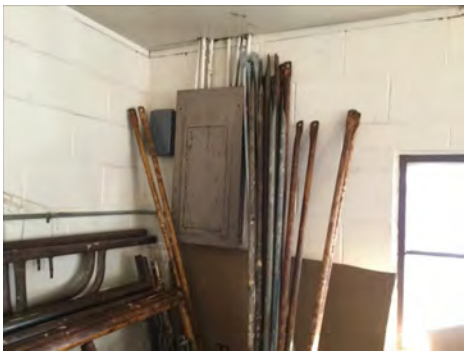
Note:

System: C3030 - Ceiling Finishes



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030920 - Data Communication

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.

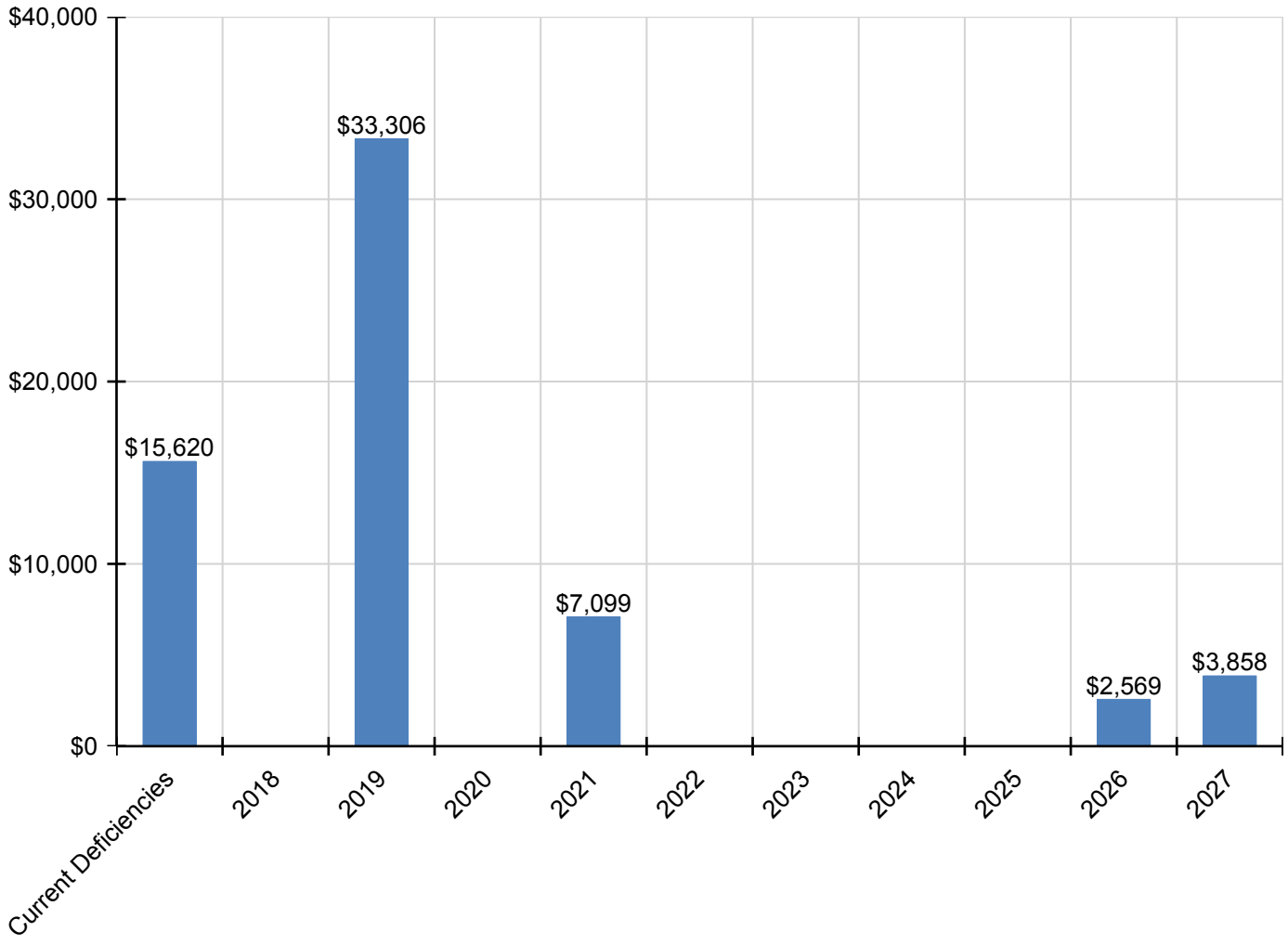
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$15,620**	**$0**	**$33,306**	**$0**	**$7,099**	**$0**	**$0**	**$0**	**$0**	**$2,569**	**$3,858**	**$62,452**
*** 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**
*** 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	$15,218	$0	$0	$0	$0	$0	$0	$0	$0	**$15,218**
B2030 - Exterior Doors	$902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$902**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$7,099	$0	$0	$0	$0	$0	$0	**$7,099**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$2,871	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,858	**$6,729**
C3030 - Ceiling Finishes	$11,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,847**
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	$5,427	$0	$0	$0	$0	$0	$0	$0	$0	**$5,427**
D5020 - Lighting	$0	$0	$12,662	$0	$0	$0	$0	$0	$0	$0	$0	**$12,662**
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	$1,665	$0	**$1,665**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$904	$0	**$904**

** Indicates non-renewable system*

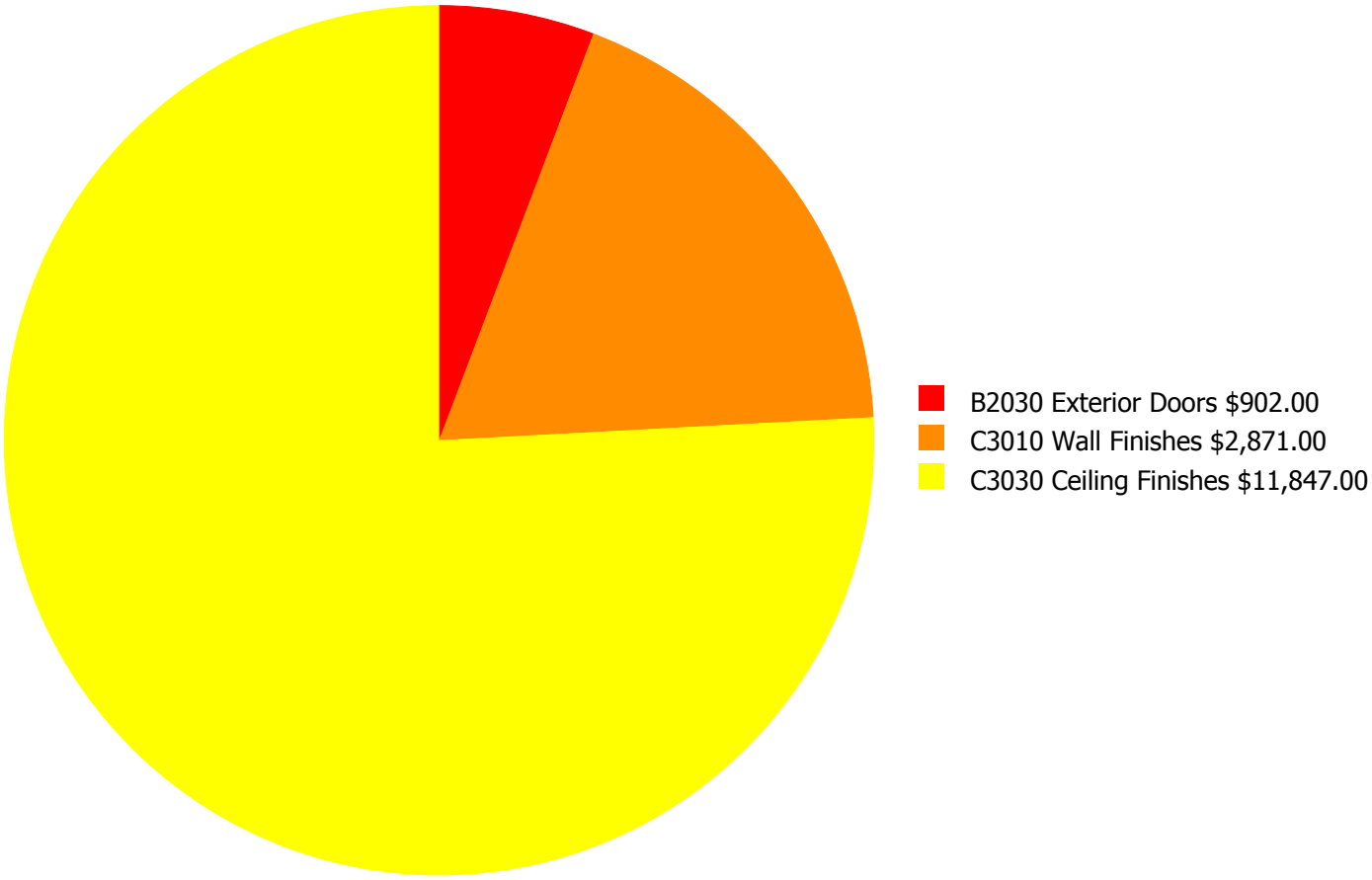
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

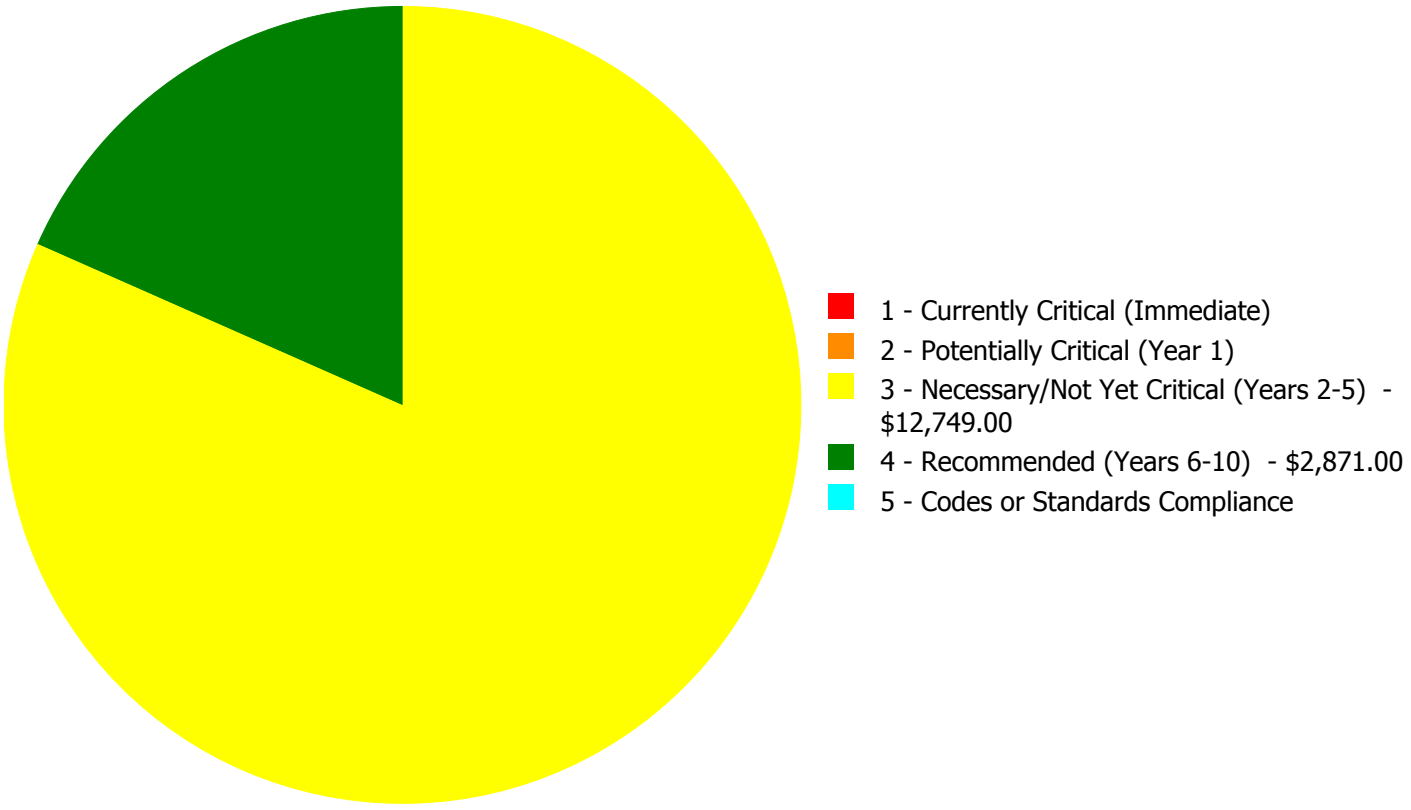
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $15,620.00

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: $15,620.00

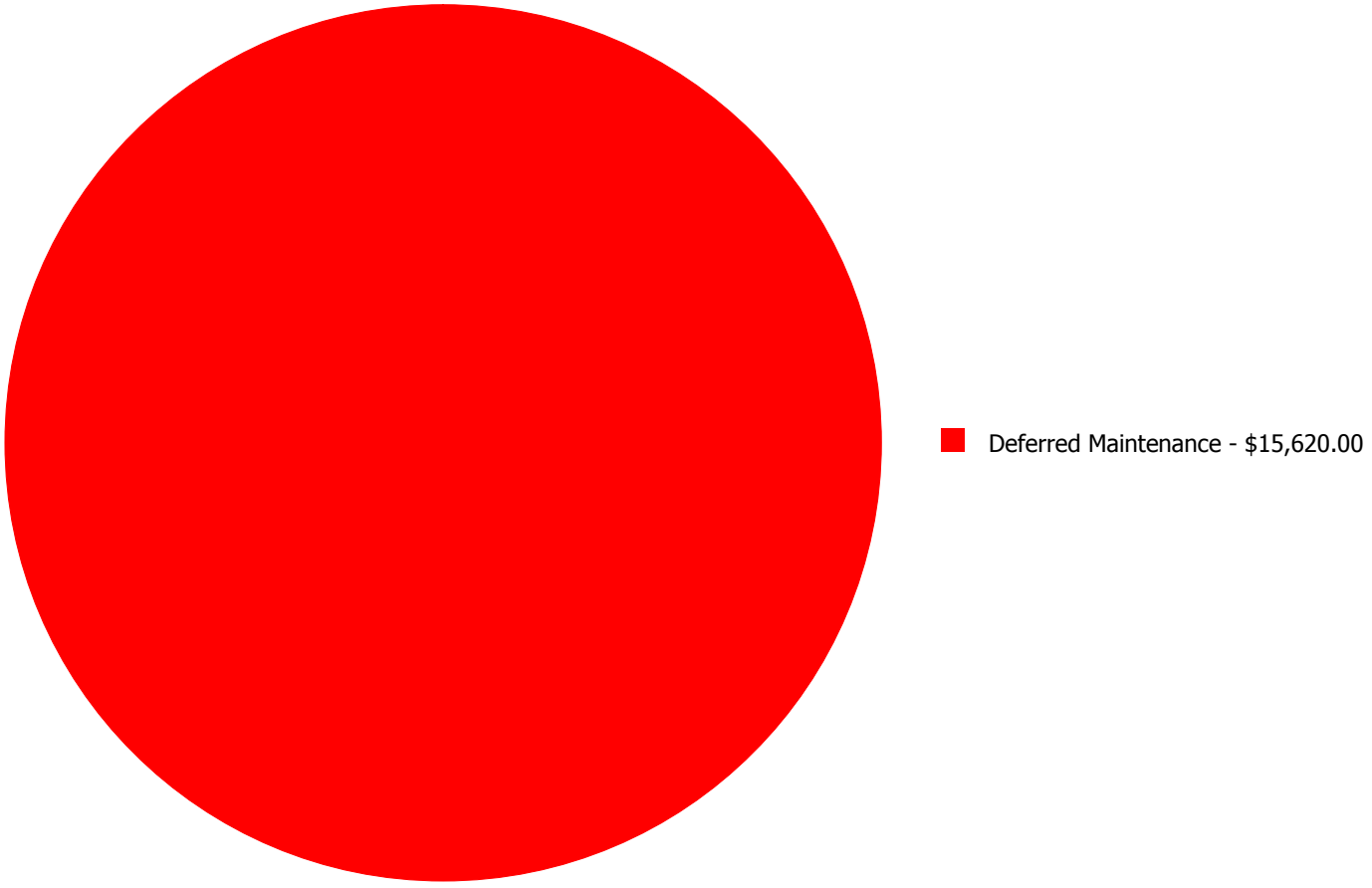
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$902.00	$0.00	$0.00	$902.00
C3010	Wall Finishes	$0.00	$0.00	$0.00	$2,871.00	$0.00	$2,871.00
C3030	Ceiling Finishes	$0.00	$0.00	$11,847.00	$0.00	$0.00	$11,847.00
	Total:	$0.00	$0.00	$12,749.00	$2,871.00	$0.00	$15,620.00

Deficiency Summary by Category

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



Budget Estimate Total: $15,620.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: Exterior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $902.00
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: Exterior doors are damaged.

System: C3030 - Ceiling Finishes

Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $11,847.00
Assessor Name: Terence Davis
Date Created: 02/09/2017

Notes: The original painted ceiling finish is aged, chipped, stained and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: C3010 - Wall Finishes

Location: Interior
Distress: Damaged
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $2,871.00
Assessor Name: Terence Davis
Date Created: 02/14/2017

Notes: The wall paint is aged, scuffed and should be re-painted.

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):	1,600
Year Built:	1989
Last Renovation:	
Replacement Value:	$208,944
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	44.22 %
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.

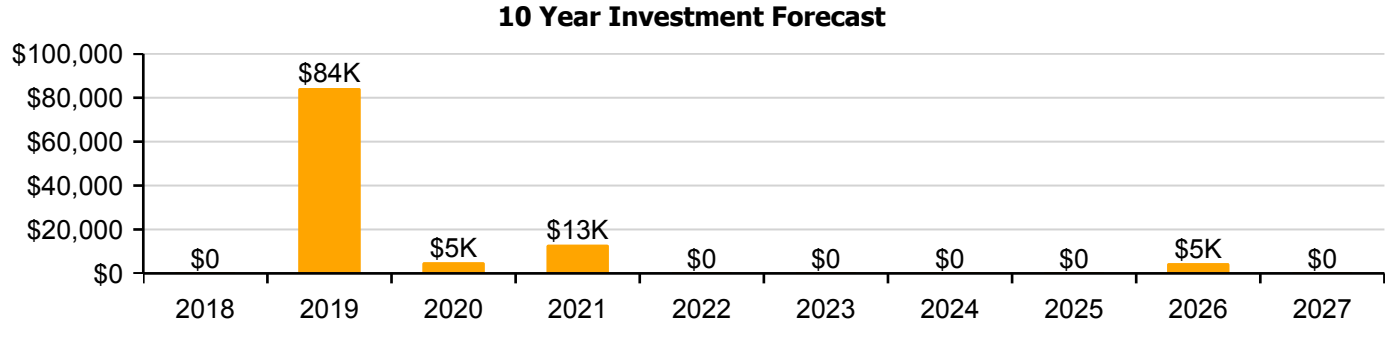
Dashboard Summary

Function:	HS -High School	Gross Area:	1,600
Year Built:	1989	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$208,944
FCI:	0.00 %	RSLI%:	44.22 %

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	72.00 %	0.00 %	$0.00
A20 - Basement Construction	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	39.50 %	0.00 %	$0.00
C30 - Interior Finishes	64.35 %	0.00 %	$0.00
D20 - Plumbing	6.67 %	0.00 %	$0.00
D50 - Electrical	14.25 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**44.22 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Jan 30, 2017

2). West Elevation - Feb 23, 2017

3). North elevation - Jan 30, 2017

4). East Elevation - Jan 30, 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

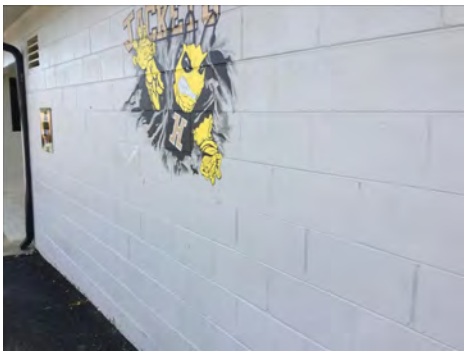
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$2.22	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$3,552
A1030	Slab on Grade	$4.16	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$6,656
A2010	Basement Excavation	$0.84	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$1,344
A2020	Basement Walls	$5.86	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$9,376
B1010	Floor Construction	$11.66	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$18,656
B1020	Roof Construction	$7.76	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$12,416
B2010	Exterior Walls	$9.03	S.F.	1,600	100	1989	2089		72.00 %	0.00 %	72			$14,448
B2020	Exterior Windows	$13.04	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$20,864
B2030	Exterior Doors	$0.82	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$1,312
B3010140	Asphalt Shingles	$4.32	S.F.	1,600	20	2011	2031		70.00 %	0.00 %	14			$6,912
C1010	Partitions	$4.79	S.F.	1,600	75	1989	2064		62.67 %	0.00 %	47			$7,664
C1020	Interior Doors	$2.49	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$3,984
C1030	Fittings	$1.50	S.F.	1,600	20	1989	2009	2021	20.00 %	0.00 %	4			$2,400
C3010	Wall Finishes	$2.61	S.F.	1,600	10	2010	2020		30.00 %	0.00 %	3			$4,176
C3020	Floor Finishes	$11.17	S.F.	1,600	20	2010	2030		65.00 %	0.00 %	13			$17,872
C3030	Ceiling Finishes	$10.77	S.F.	1,600	25	2010	2035		72.00 %	0.00 %	18			$17,232
D2010	Plumbing Fixtures	$9.02	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$14,432
D2020	Domestic Water Distribution	$1.68	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$2,688
D2030	Sanitary Waste	$2.64	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$4,224
D5010	Electrical Service/Distribution	$1.62	S.F.	1,600	40	1989	2029		30.00 %	0.00 %	12			$2,592
D5020	Branch Wiring	$4.65	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$7,440
D5020	Lighting	$10.85	S.F.	1,600	30	1989	2019		6.67 %	0.00 %	2			$17,360
D5030810	Security & Detection Systems	$2.01	S.F.	1,600	15	2011	2026		60.00 %	0.00 %	9			$3,216
E2010	Fixed Furnishings	$5.08	S.F.	1,600	20	1989	2009	2021	20.00 %	0.00 %	4			$8,128
								Total	**44.22 %**					**$208,944**

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:

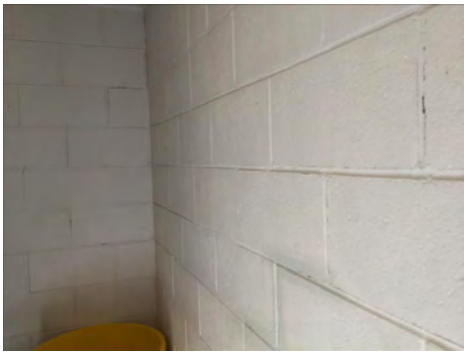
System: B2030 - Exterior Doors


Note:

System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

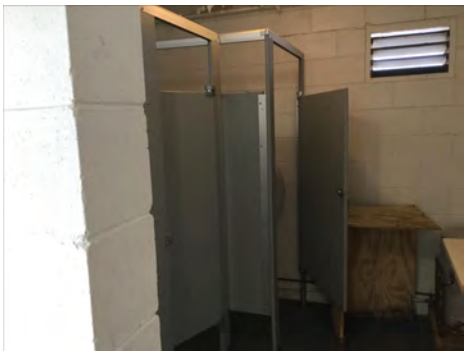


Note:

System: C1020 - Interior Doors

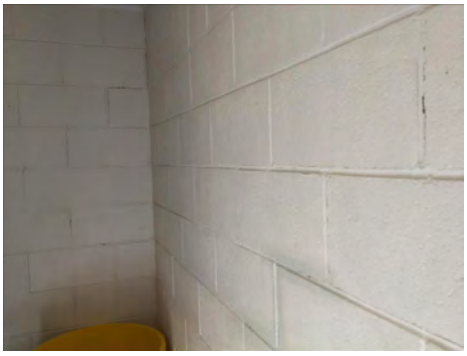
Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

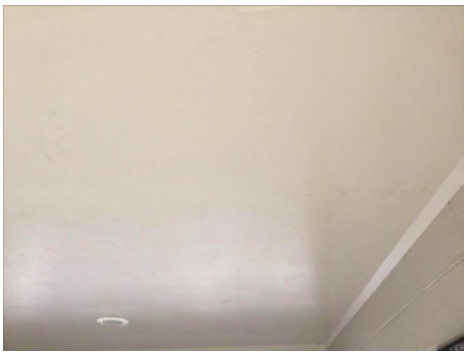


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

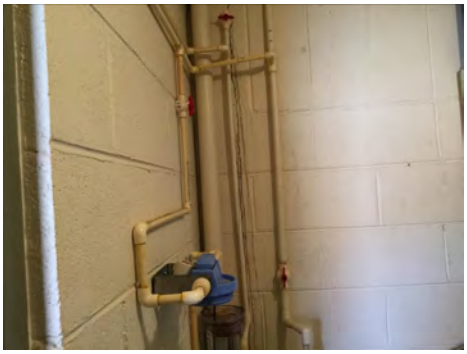


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

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%

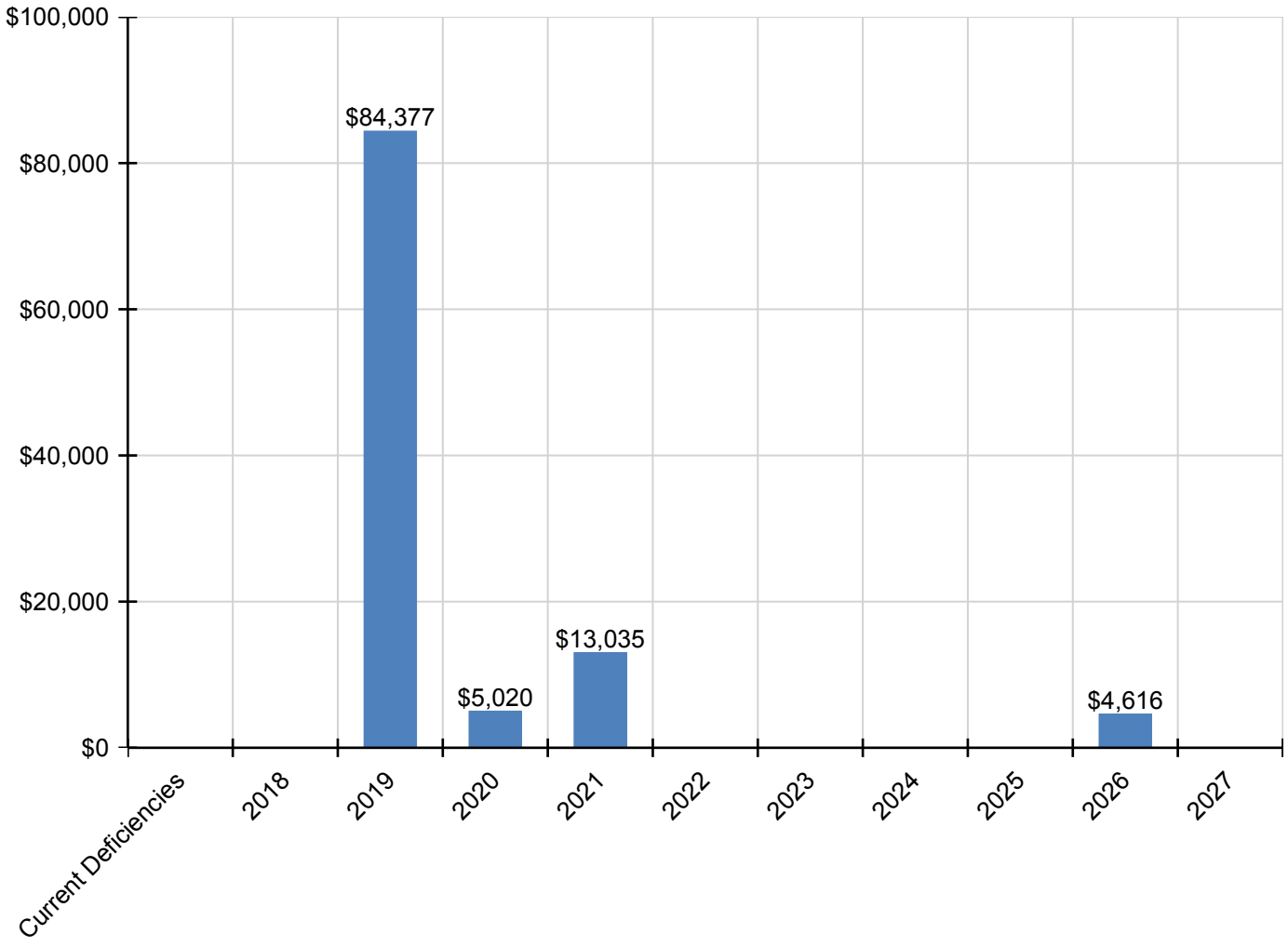
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$84,377**	**$5,020**	**$13,035**	**$0**	**$0**	**$0**	**$0**	**$4,616**	**$0**	**$107,047**
* A - Substructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$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	$24,348	$0	$0	$0	$0	$0	$0	$0	$0	**$24,348**
B2030 - Exterior Doors	$0	$0	$1,531	$0	$0	$0	$0	$0	$0	$0	$0	**$1,531**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
* C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$4,649	$0	$0	$0	$0	$0	$0	$0	$0	**$4,649**
C1030 - Fittings	$0	$0	$0	$0	$2,971	$0	$0	$0	$0	$0	$0	**$2,971**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$5,020	$0	$0	$0	$0	$0	$0	$0	**$5,020**

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	$16,842	$0	$0	$0	$0	$0	$0	$0	$0	**$16,842**
D2020 - Domestic Water Distribution	$0	$0	$3,137	$0	$0	$0	$0	$0	$0	$0	$0	**$3,137**
D2030 - Sanitary Waste	$0	$0	$4,929	$0	$0	$0	$0	$0	$0	$0	$0	**$4,929**
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	$8,682	$0	$0	$0	$0	$0	$0	$0	$0	**$8,682**
D5020 - Lighting	$0	$0	$20,259	$0	$0	$0	$0	$0	$0	$0	$0	**$20,259**
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	$4,616	$0	**$4,616**
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	$10,063	$0	$0	$0	$0	$0	$0	**$10,063**

** 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):	7,000
Year Built:	1989
Last Renovation:	
Replacement Value:	$1,181,950
Repair Cost:	$20,097.00
Total FCI:	1.70 %
Total RSLI:	33.12 %
FCA Score:	98.30

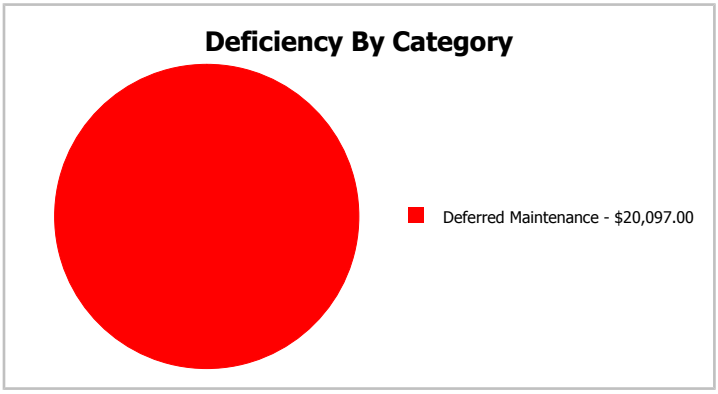
Description:

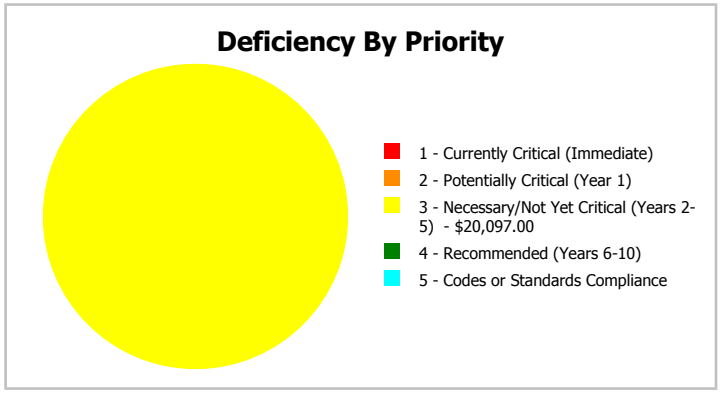
The narrative for this building is included in the Executive Summary Description at the front of this report.

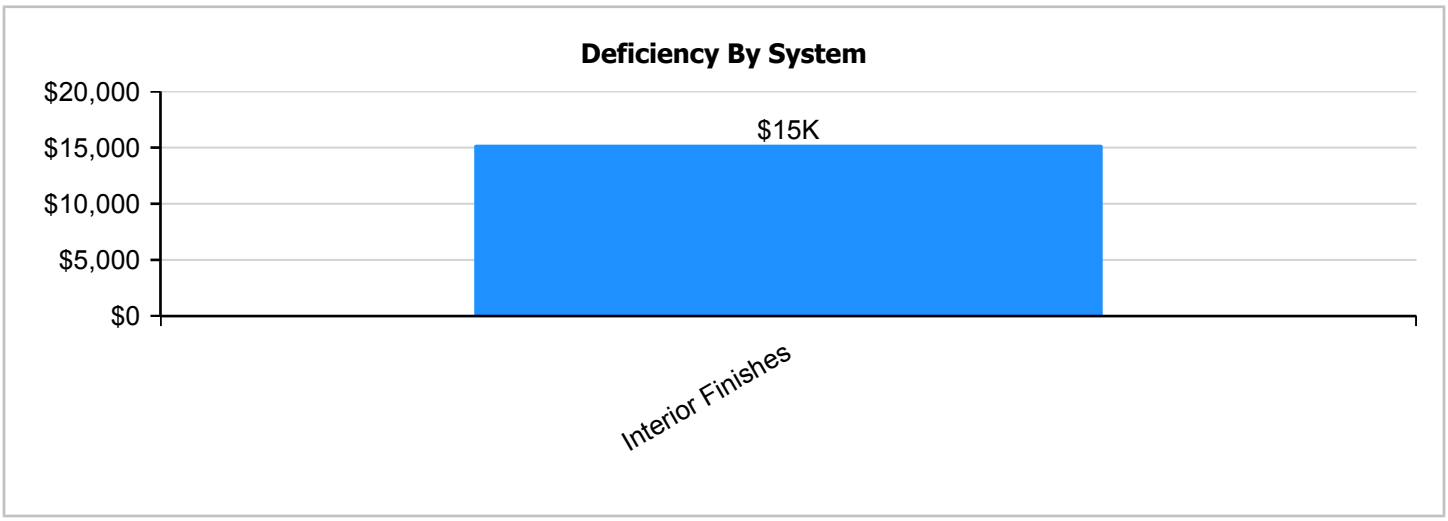
Attributes: This asset has no attributes.

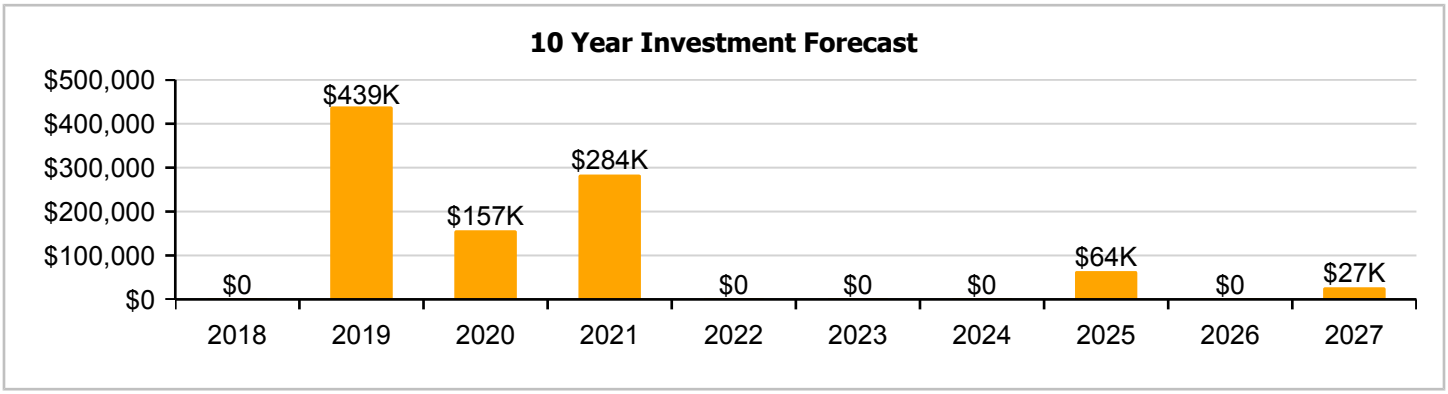
Dashboard Summary

Function:	HS -High School	Gross Area:	7,000
Year Built:	1989	Last Renovation:	
Repair Cost:	$20,097	Replacement Value:	$1,181,950
FCI:	1.70 %	RSLI%:	33.12 %









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	72.00 %	0.00 %	$0.00
A20 - Basement Construction	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	42.91 %	0.00 %	$0.00
C20 - Stairs	72.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.12 %	11.69 %	$20,097.00
D20 - Plumbing	6.67 %	0.00 %	$0.00
D30 - HVAC	18.00 %	0.00 %	$0.00
D50 - Electrical	30.78 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**33.12 %**	**1.70 %**	**$20,097.00**

Photo Album

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

1). East Elevation - Feb 27, 2017

2). Northeast Elevation - Feb 07, 2017

3). Northwest Elevation - Feb 07, 2017

4). South Elevation - Feb 07, 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

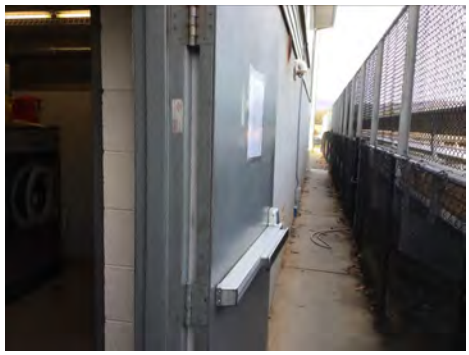
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$2.22	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$15,540
A1030	Slab on Grade	$4.16	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$29,120
A2010	Basement Excavation	$0.84	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$5,880
A2020	Basement Walls	$5.86	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$41,020
B1010	Floor Construction	$11.66	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$81,620
B1020	Roof Construction	$7.76	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$54,320
B2010	Exterior Walls	$9.03	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$63,210
B2020	Exterior Windows	$13.04	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$91,280
B2030	Exterior Doors	$0.82	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$5,740
B3010140	Asphalt Shingles	$4.32	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			$30,240
C1010	Partitions	$4.79	S.F.	7,000	75	1989	2064		62.67 %	0.00 %	47			$33,530
C1020	Interior Doors	$2.49	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$17,430
C1030	Fittings	$1.50	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			$10,500
C2010	Stair Construction	$1.32	S.F.	7,000	100	1989	2089		72.00 %	0.00 %	72			$9,240
C3010	Wall Finishes	$2.61	S.F.	7,000	10	1989	1999		0.00 %	110.00 %	-18		$20,097.00	$18,270
C3020	Floor Finishes	$11.17	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			$78,190
C3030	Ceiling Finishes	$10.77	S.F.	7,000	25	1989	2014	2021	16.00 %	0.00 %	4			$75,390
D2010	Plumbing Fixtures	$9.02	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$63,140
D2020	Domestic Water Distribution	$1.68	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$11,760
D2030	Sanitary Waste	$2.64	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$18,480
D3040	Distribution Systems	$8.54	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$59,780
D3050	Terminal & Package Units	$18.64	S.F.	7,000	15	2005	2020		20.00 %	0.00 %	3			$130,480
D3060	Controls & Instrumentation	$2.71	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			$18,970
D5010	Electrical Service/Distribution	$1.62	S.F.	7,000	40	1989	2029		30.00 %	0.00 %	12			$11,340
D5020	Branch Wiring	$4.65	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$32,550
D5020	Lighting	$10.85	S.F.	7,000	30	1989	2019		6.67 %	0.00 %	2			$75,950
D5030810	Security & Detection Systems	$2.01	S.F.	7,000	15	2015	2030		86.67 %	0.00 %	13			$14,070
D5030920	Data Communication	$4.70	S.F.	7,000	15	2015	2030		86.67 %	0.00 %	13			$32,900
E1010	Commercial Equipment	$1.36	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			$9,520
E1090	Other Equipment	$0.99	S.F.	7,000	20	2005	2025		40.00 %	0.00 %	8			$6,930
E2010	Fixed Furnishings	$5.08	S.F.	7,000	20	1989	2009	2021	20.00 %	0.00 %	4			$35,560
								Total	**33.12 %**	**1.70 %**			**$20,097.00**	**$1,181,950**

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

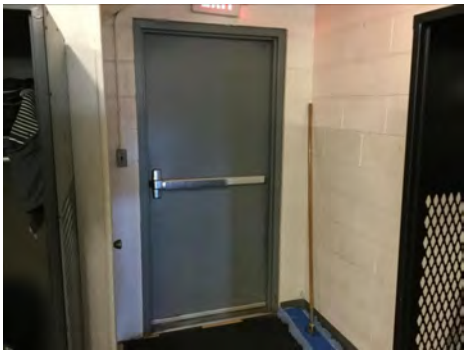

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

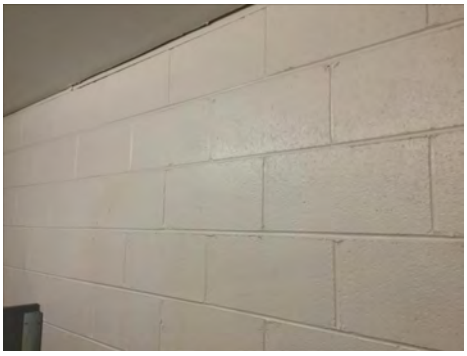


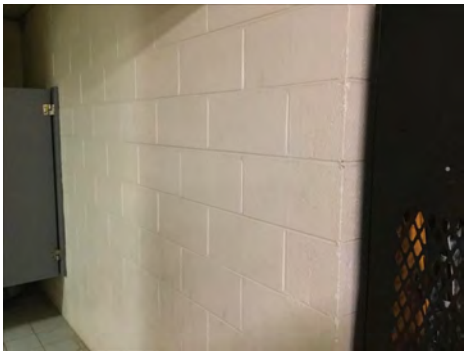

Note:

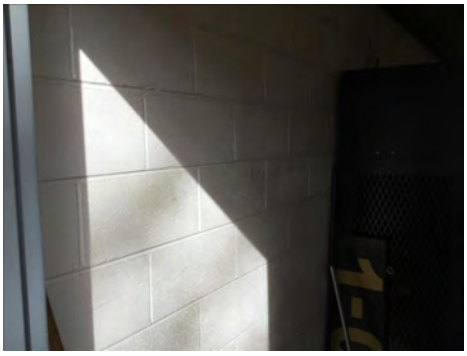
System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

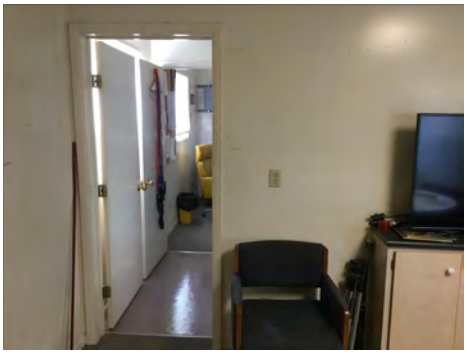


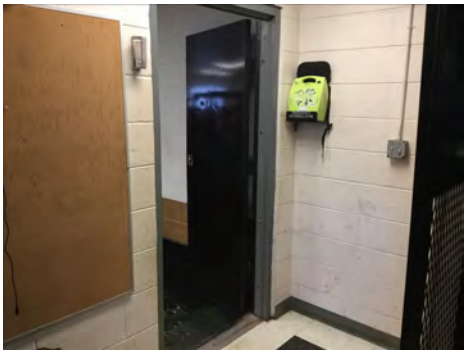




Note:

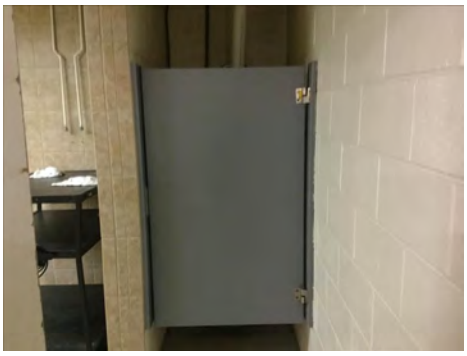
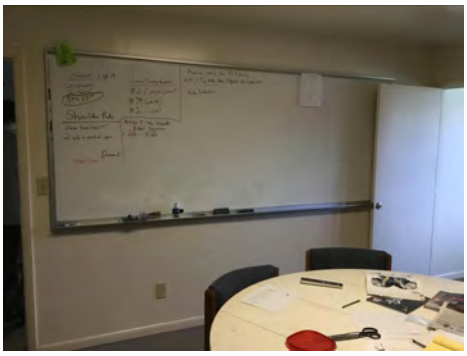
System: C1020 - Interior Doors





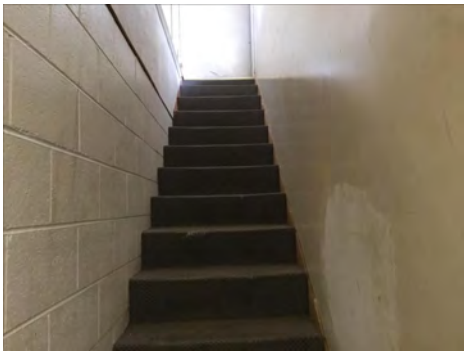
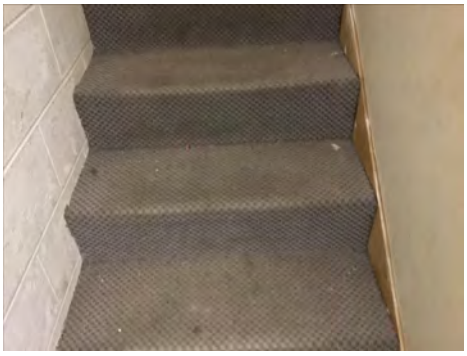
Note:

System: C1030 - Fittings

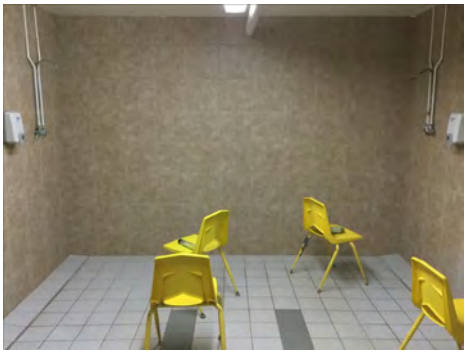
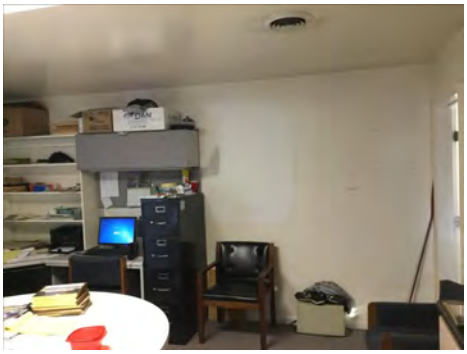
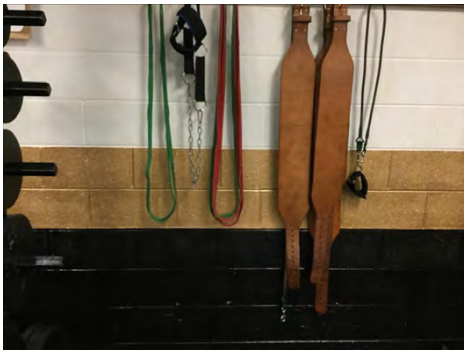

Note:

System: C2010 - Stair Construction

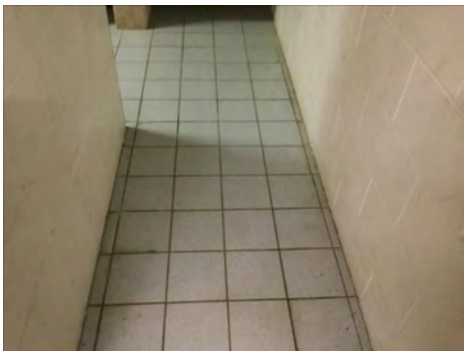
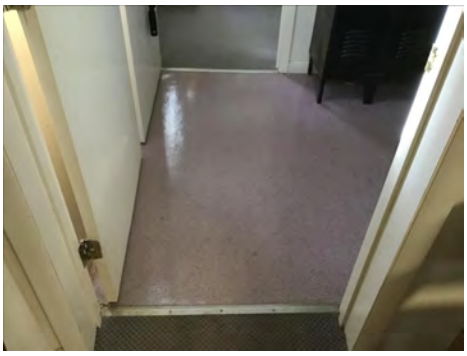
Note:

System: C3010 - Wall Finishes

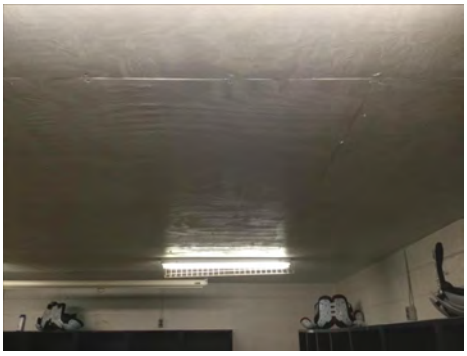
Note:

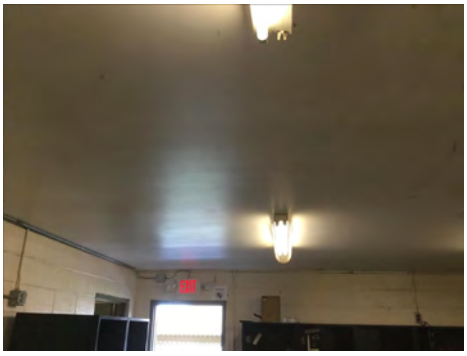
System: C3020 - Floor Finishes


Note:

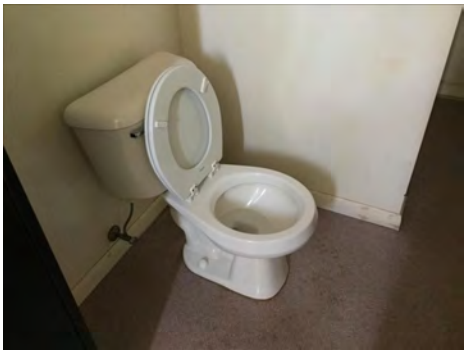
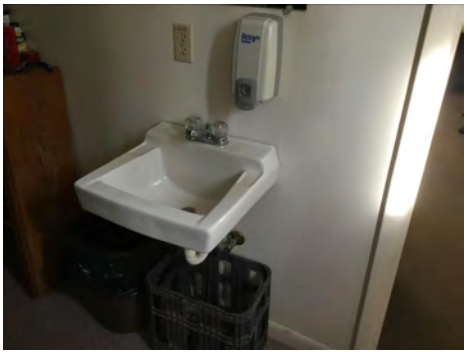
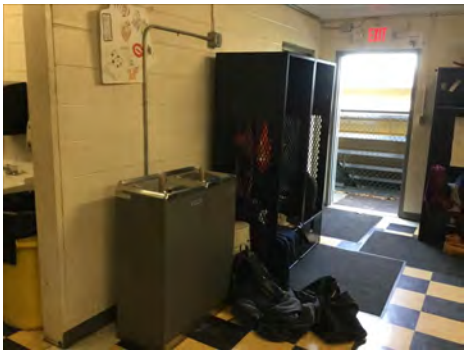
System: C3030 - Ceiling Finishes





Note:

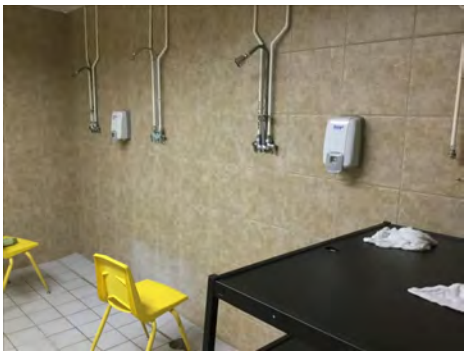
System: D2010 - Plumbing Fixtures

Note:

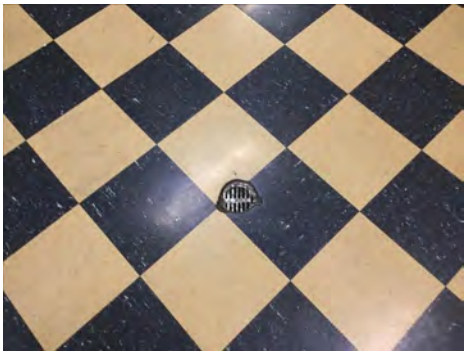
System: D2020 - Domestic Water Distribution





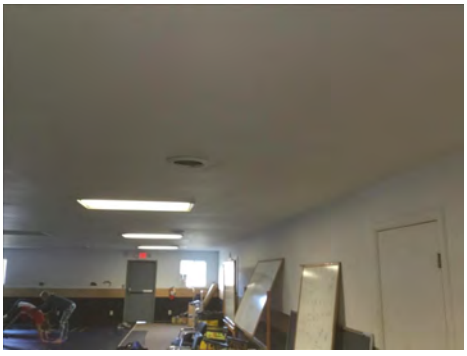
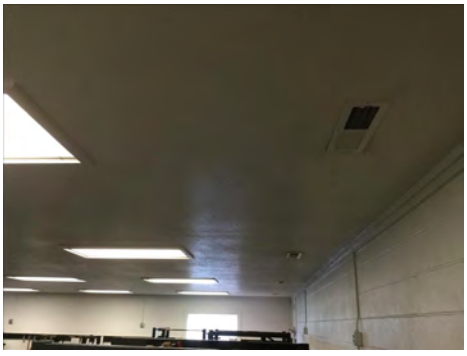
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



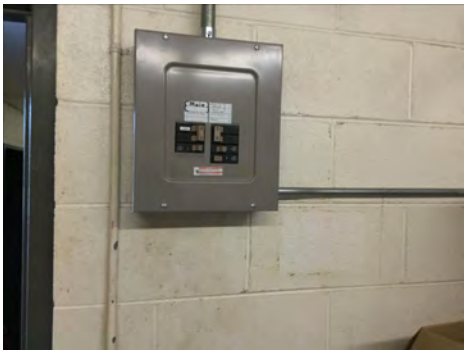
Note:

System: D3060 - Controls & Instrumentation



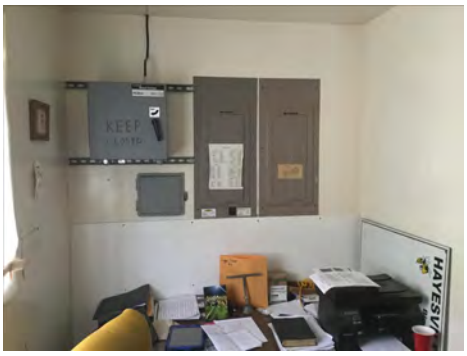
Note:

System: D5010 - Electrical Service/Distribution



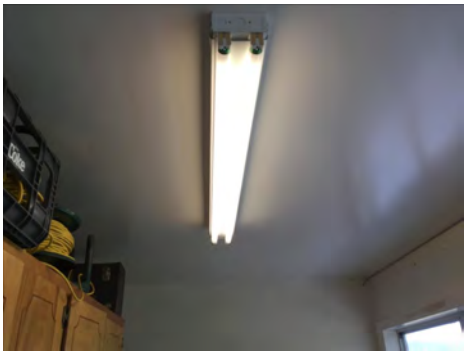
Note:

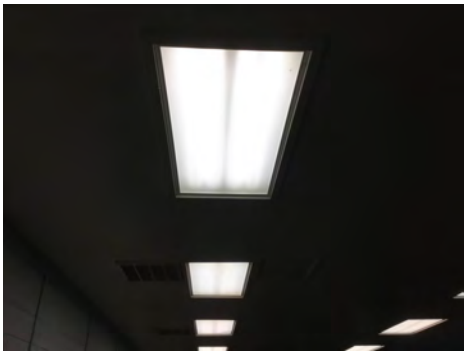
System: D5020 - Branch Wiring


Note:

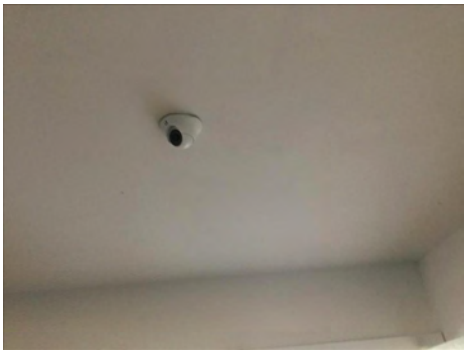
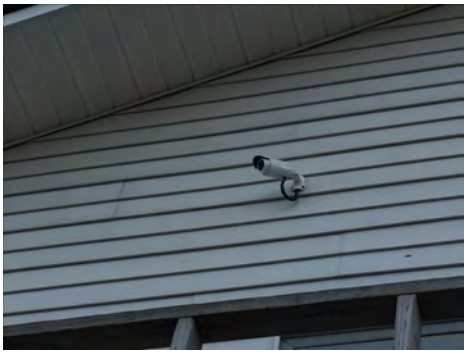
System: D5020 - Lighting





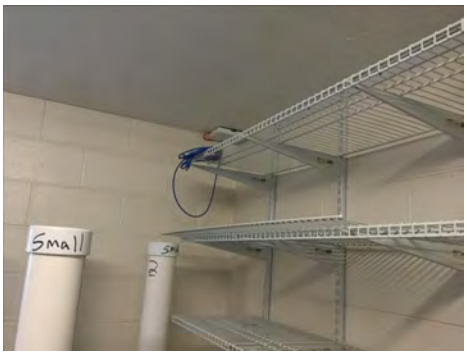
Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030920 - Data Communication

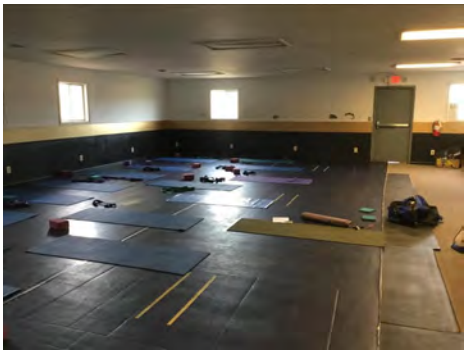


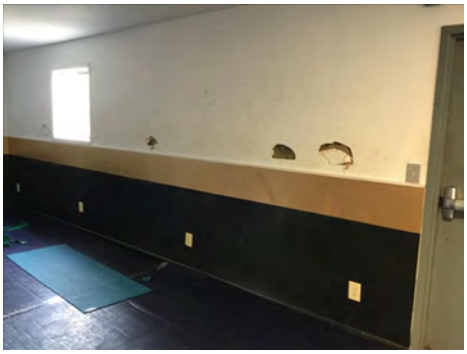
Note:

System: E1010 - Commercial Equipment

Note:

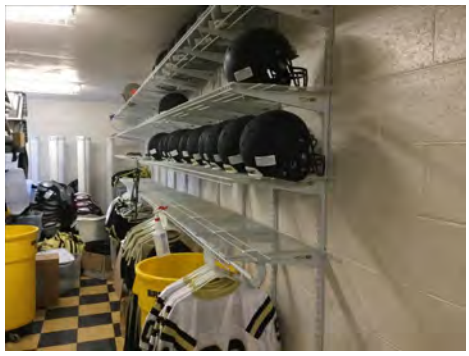
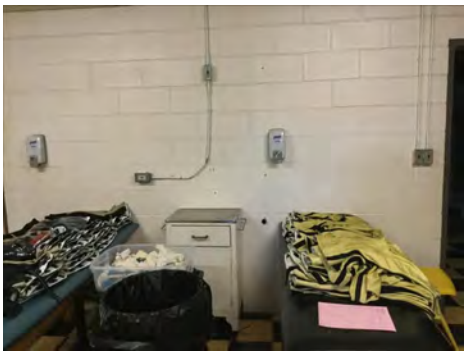
System: E1090 - Other Equipment





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%

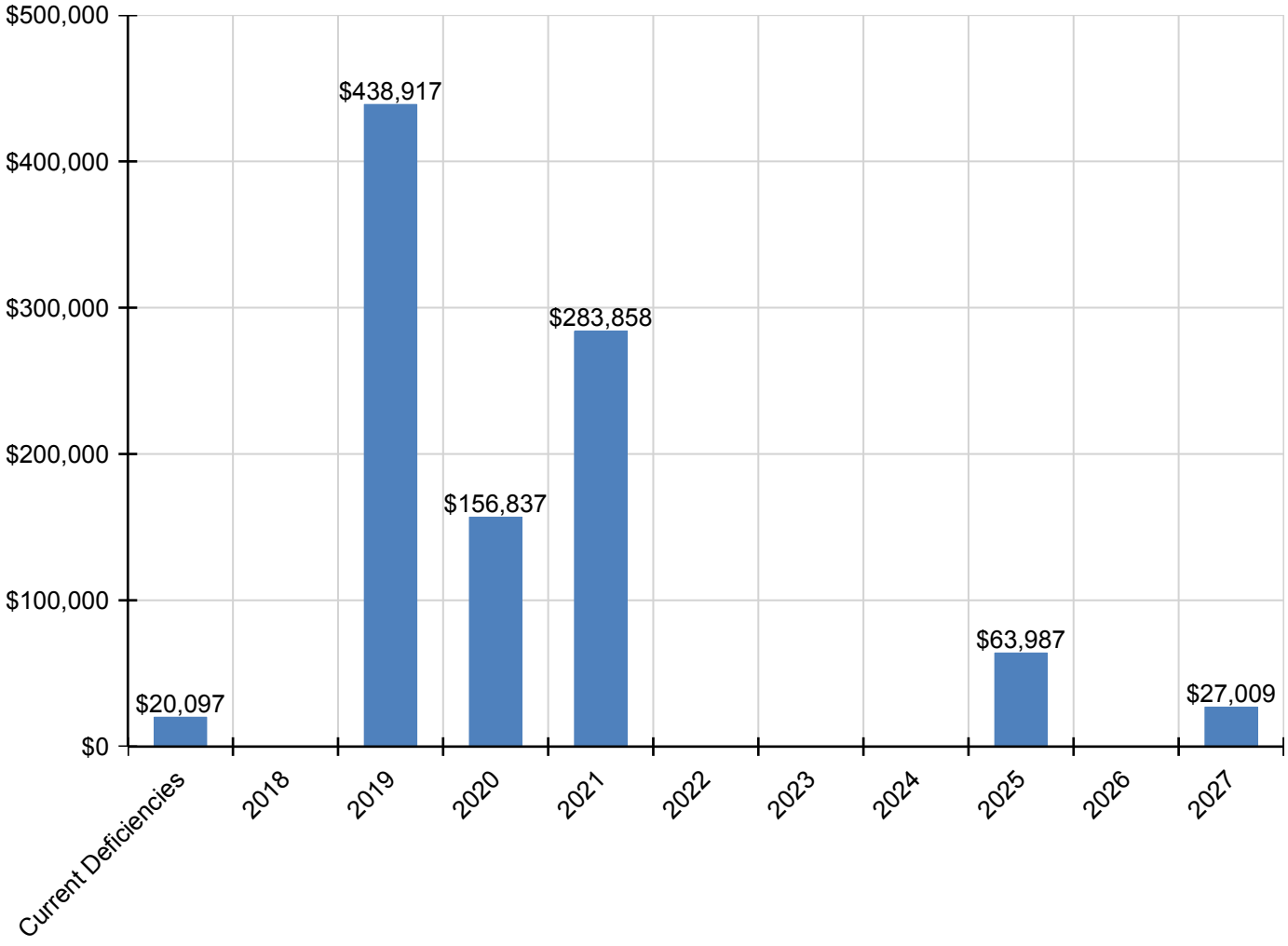
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$20,097**	**$0**	**$438,917**	**$156,837**	**$283,858**	**$0**	**$0**	**$0**	**$63,987**	**$0**	**$27,009**	**$990,704**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$106,523	$0	$0	$0	$0	$0	$0	$0	$0	**$106,523**
B2030 - Exterior Doors	$0	$0	$6,699	$0	$0	$0	$0	$0	$0	$0	$0	**$6,699**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$49,691	$0	$0	$0	$0	$0	$0	**$49,691**
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	$20,341	$0	$0	$0	$0	$0	$0	$0	$0	**$20,341**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$14,631	$0	$0	**$14,631**
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	$20,097	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,009	**$47,106**
C3020 - Floor Finishes	$0	$0	$0	$0	$96,804	$0	$0	$0	$0	$0	$0	**$96,804**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$93,337	$0	$0	$0	$0	$0	$0	**$93,337**
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	$73,684	$0	$0	$0	$0	$0	$0	$0	$0	**$73,684**
D2020 - Domestic Water Distribution	$0	$0	$13,724	$0	$0	$0	$0	$0	$0	$0	$0	**$13,724**
D2030 - Sanitary Waste	$0	$0	$21,566	$0	$0	$0	$0	$0	$0	$0	$0	**$21,566**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$69,763	$0	$0	$0	$0	$0	$0	$0	$0	**$69,763**
D3050 - Terminal & Package Units	$0	$0	$0	$156,837	$0	$0	$0	$0	$0	$0	$0	**$156,837**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$26,434	$0	$0	**$26,434**
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	$37,986	$0	$0	$0	$0	$0	$0	$0	$0	**$37,986**
D5020 - Lighting	$0	$0	$88,633	$0	$0	$0	$0	$0	$0	$0	$0	**$88,633**
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**
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**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$13,266	$0	$0	**$13,266**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$9,657	$0	$0	**$9,657**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$44,025	$0	$0	$0	$0	$0	$0	**$44,025**

** Indicates non-renewable system*

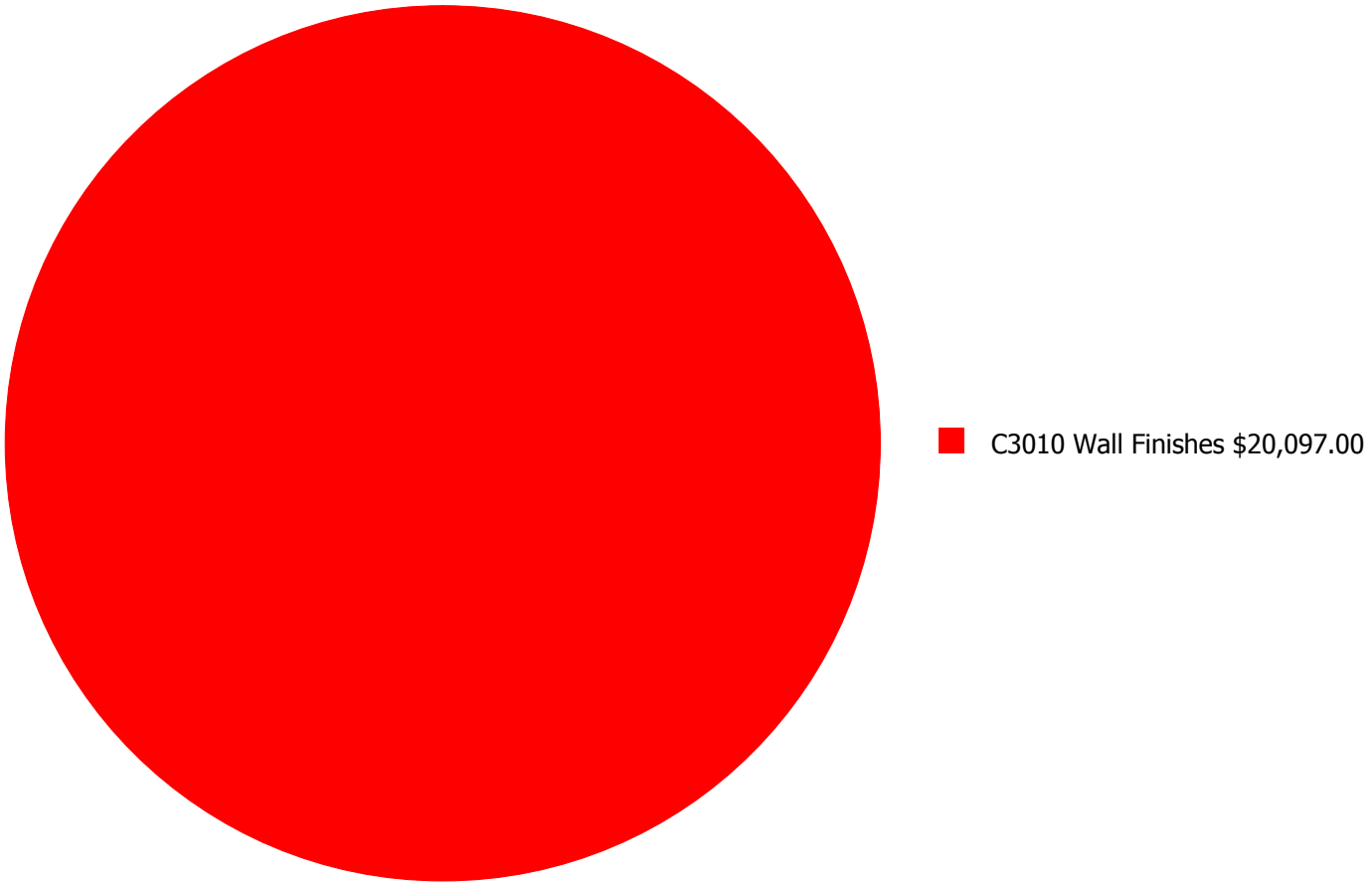
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

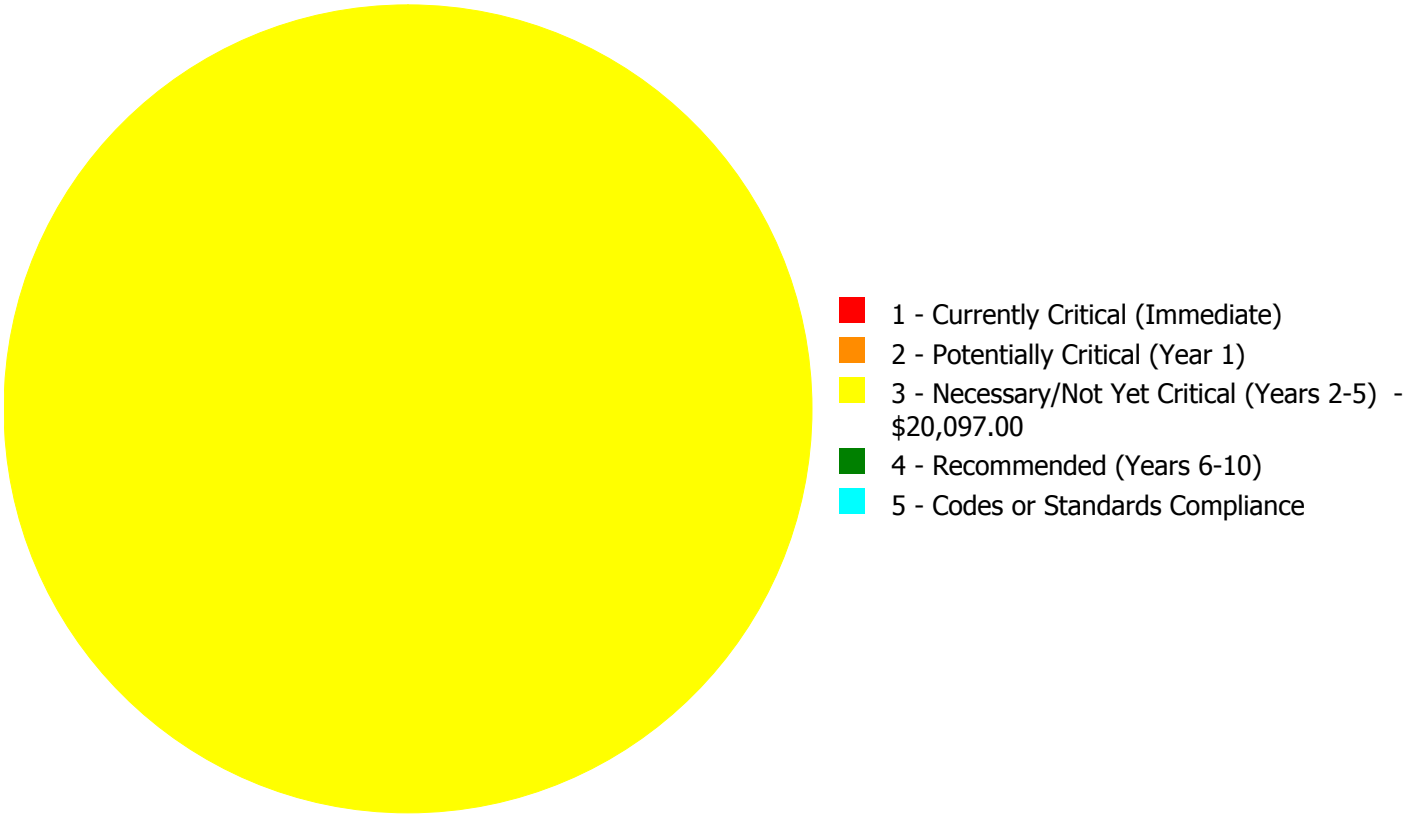
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $20,097.00

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: $20,097.00

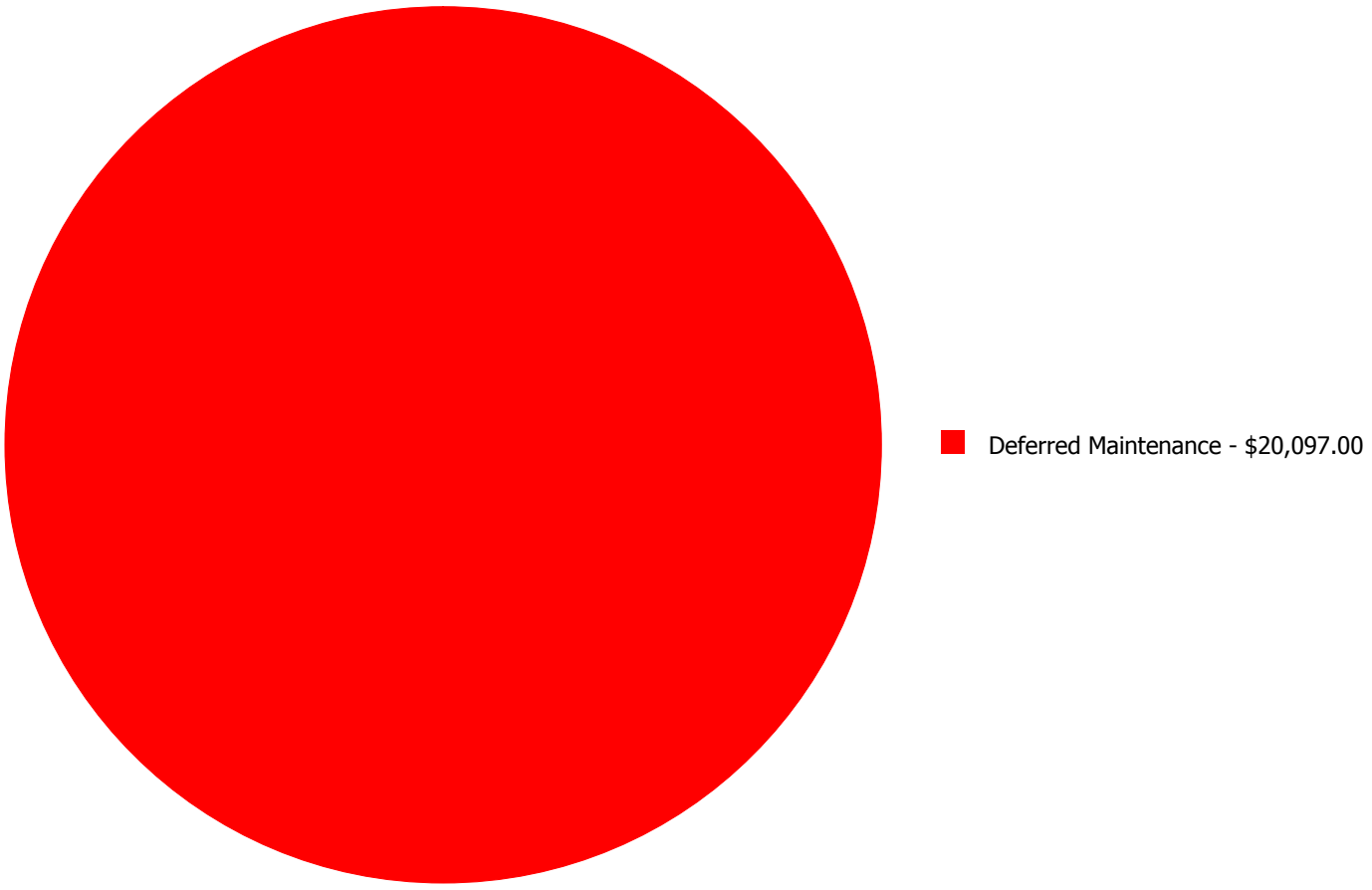
Deficiency By Priority Investment Table

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
C3010	Wall Finishes	$0.00	$0.00	$20,097.00	$0.00	$0.00	$20,097.00
	Total:	$0.00	$0.00	$20,097.00	$0.00	$0.00	$20,097.00

Deficiency Summary by Category

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



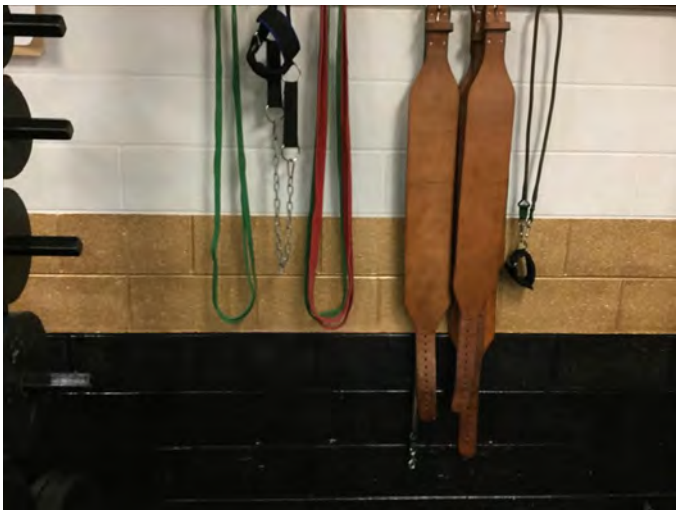
Budget Estimate Total: $20,097.00

Deficiency Details by Priority

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

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

System: C3010 - Wall Finishes



Location:	Throughout the building
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	7,000.00
Unit of Measure:	S.F.
Estimate:	$20,097.00
Assessor Name:	Eduardo Lopez
Date Created:	02/07/2017

Notes: The wall paint is aged, scuffed and should be re-painted.

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:	MS -Middle School
Gross Area (SF):	1,000
Year Built:	1989
Last Renovation:	
Replacement Value:	$59,840
Repair Cost:	$6,307.00
Total FCI:	10.54 %
Total RSLI:	48.64 %
FCA Score:	89.46

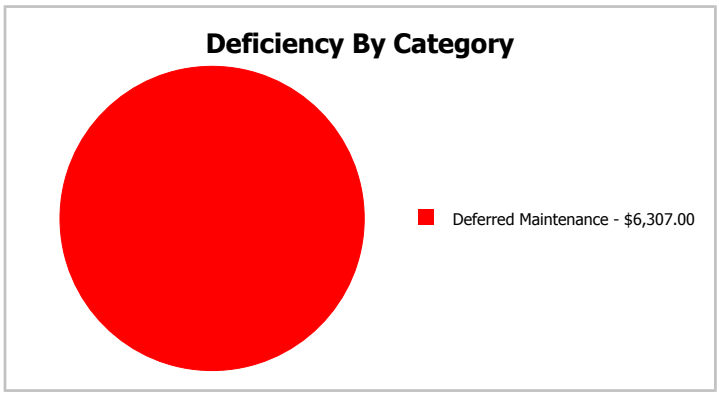
Description:

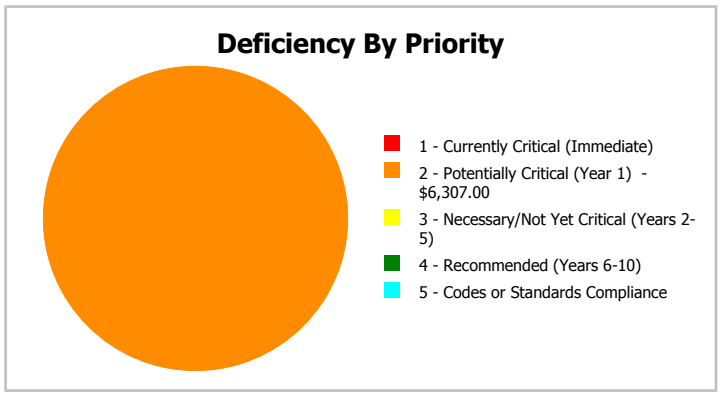
The narrative for this building is included in the Executive Summary Description at the front of this report.

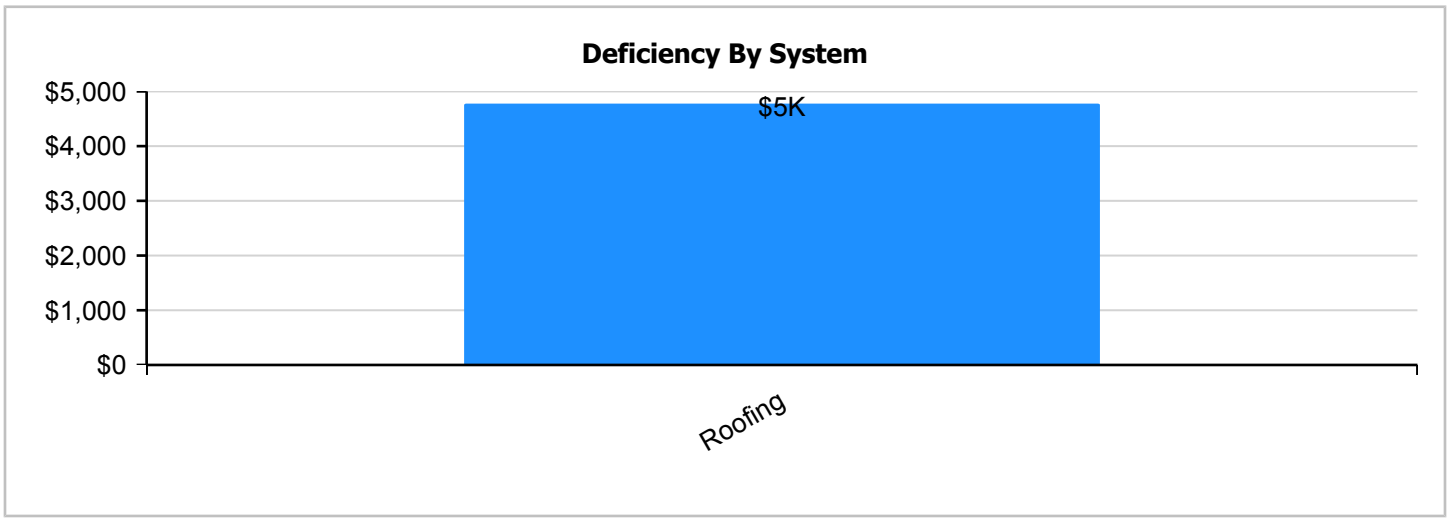
Attributes: This asset has no attributes.

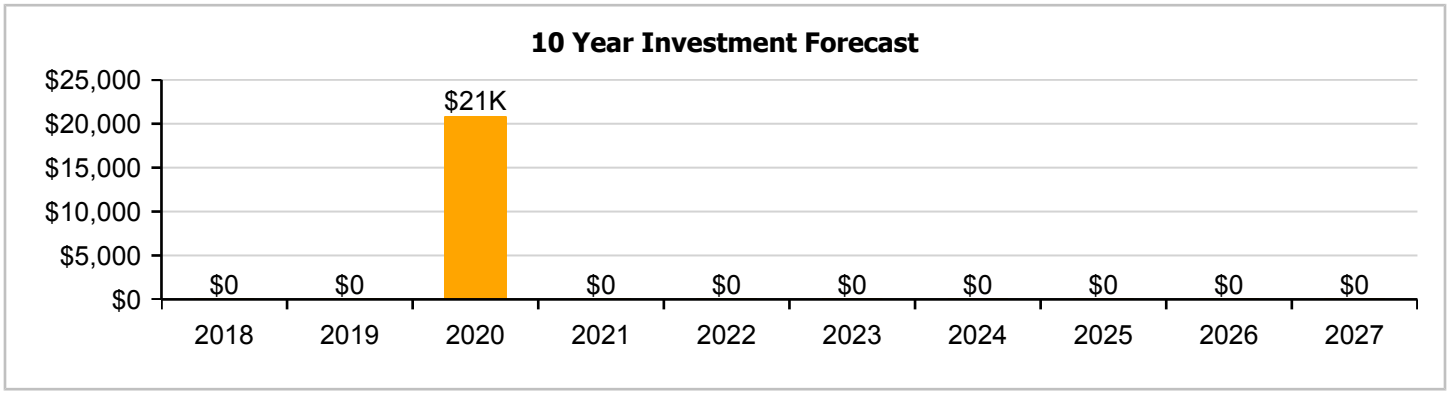
Dashboard Summary

Function:	MS -Middle School	Gross Area:	1,000
Year Built:	1989	Last Renovation:	
Repair Cost:	$6,307	Replacement Value:	$59,840
FCI:	10.54 %	RSLI%:	48.64 %









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	73.00 %	0.00 %	$0.00
B10 - Superstructure	73.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.60 %	0.00 %	$0.00
B30 - Roofing	0.00 %	146.00 %	$6,307.00
D50 - Electrical	16.10 %	0.00 %	$0.00
Totals:	**48.64 %**	**10.54 %**	**$6,307.00**

Photo Album

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

1). North Elevation - Feb 08, 2017

2). West Elevation - Feb 08, 2017

3). South Elevation - Feb 08, 2017

4). South Elevation - Feb 23, 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	$1.52	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			$1,520
A1030	Slab on Grade	$4.40	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			$4,400
B1010	Floor Construction	$12.43	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			$12,430
B1020	Roof Construction	$8.18	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			$8,180
B2010	Exterior Walls	$9.02	S.F.	1,000	100	1990	2090		73.00 %	0.00 %	73			$9,020
B2030	Exterior Doors	$1.02	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			$1,020
B3010140	Asphalt Shingles	$4.32	S.F.	1,000	20	1990	2010		0.00 %	146.00 %	-7		$6,307.00	$4,320
D5010	Electrical Service/Distribution	$1.64	S.F.	1,000	40	1990	2030		32.50 %	0.00 %	13			$1,640
D5020	Branch Wiring	$4.91	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			$4,910
D5020	Lighting	$11.44	S.F.	1,000	30	1990	2020		10.00 %	0.00 %	3			$11,440
D5030920	Data Communication	$0.96	S.F.	1,000	25	2015	2040		92.00 %	0.00 %	23			$960
								Total	**48.64 %**	**10.54 %**			**$6,307.00**	**$59,840**

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: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: D5010 - Electrical Service/Distribution

Note:

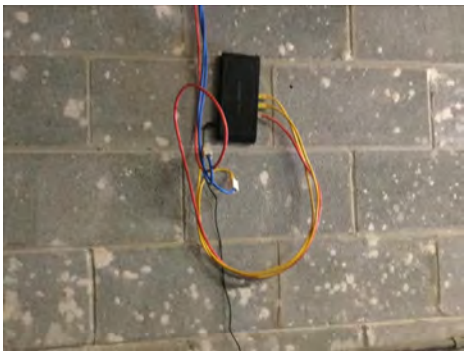
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030920 - Data Communication



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.

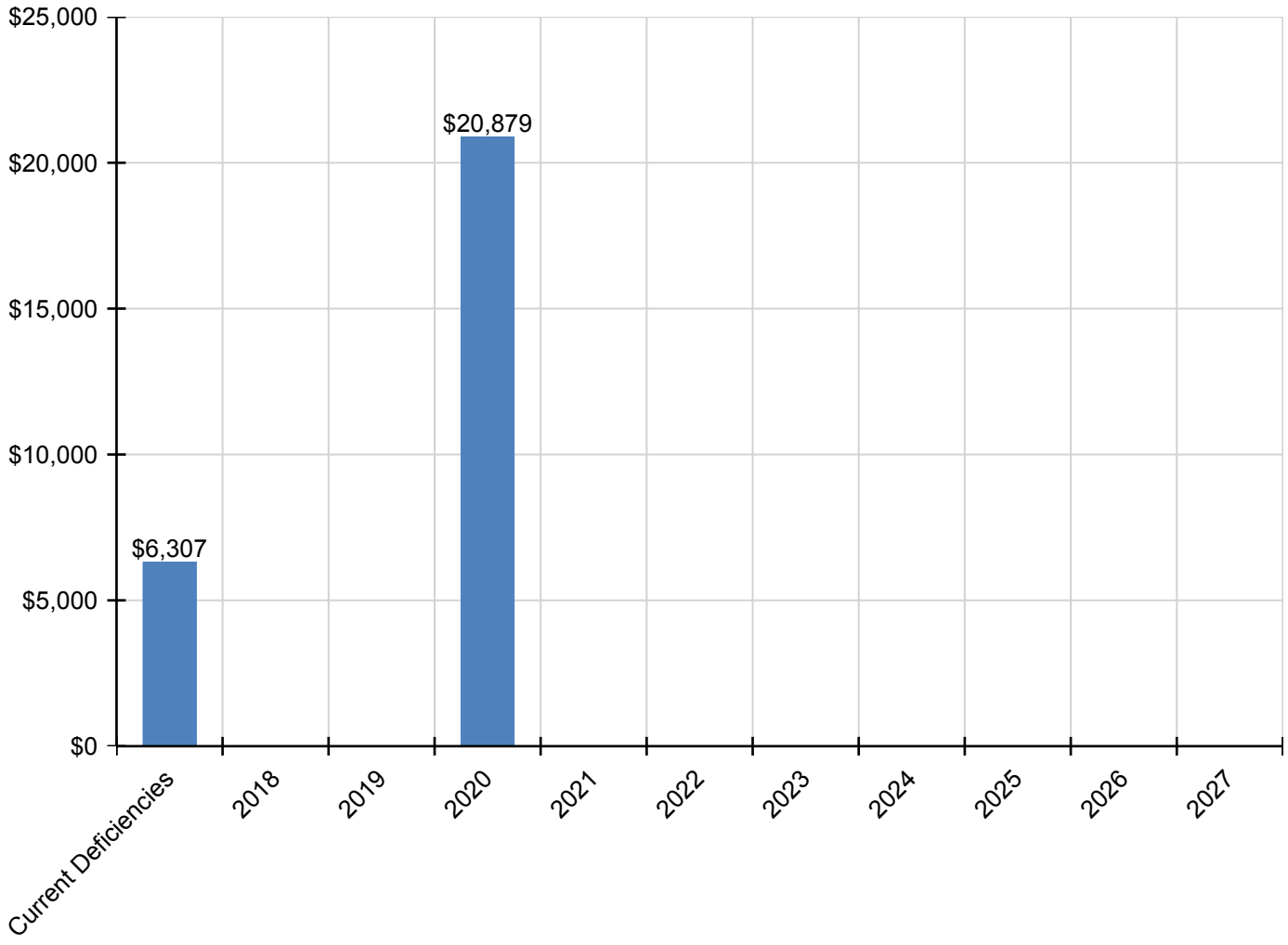
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,307**	**$0**	**$0**	**$20,879**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$27,186**
*** 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**
B2030 - Exterior Doors	$0	$0	$0	$1,226	$0	$0	$0	$0	$0	$0	$0	**$1,226**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$6,307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,307**
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	$5,902	$0	$0	$0	$0	$0	$0	$0	**$5,902**
D5020 - Lighting	$0	$0	$0	$13,751	$0	$0	$0	$0	$0	$0	$0	**$13,751**
D5030 - Communications and Security	$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**

** Indicates non-renewable system*

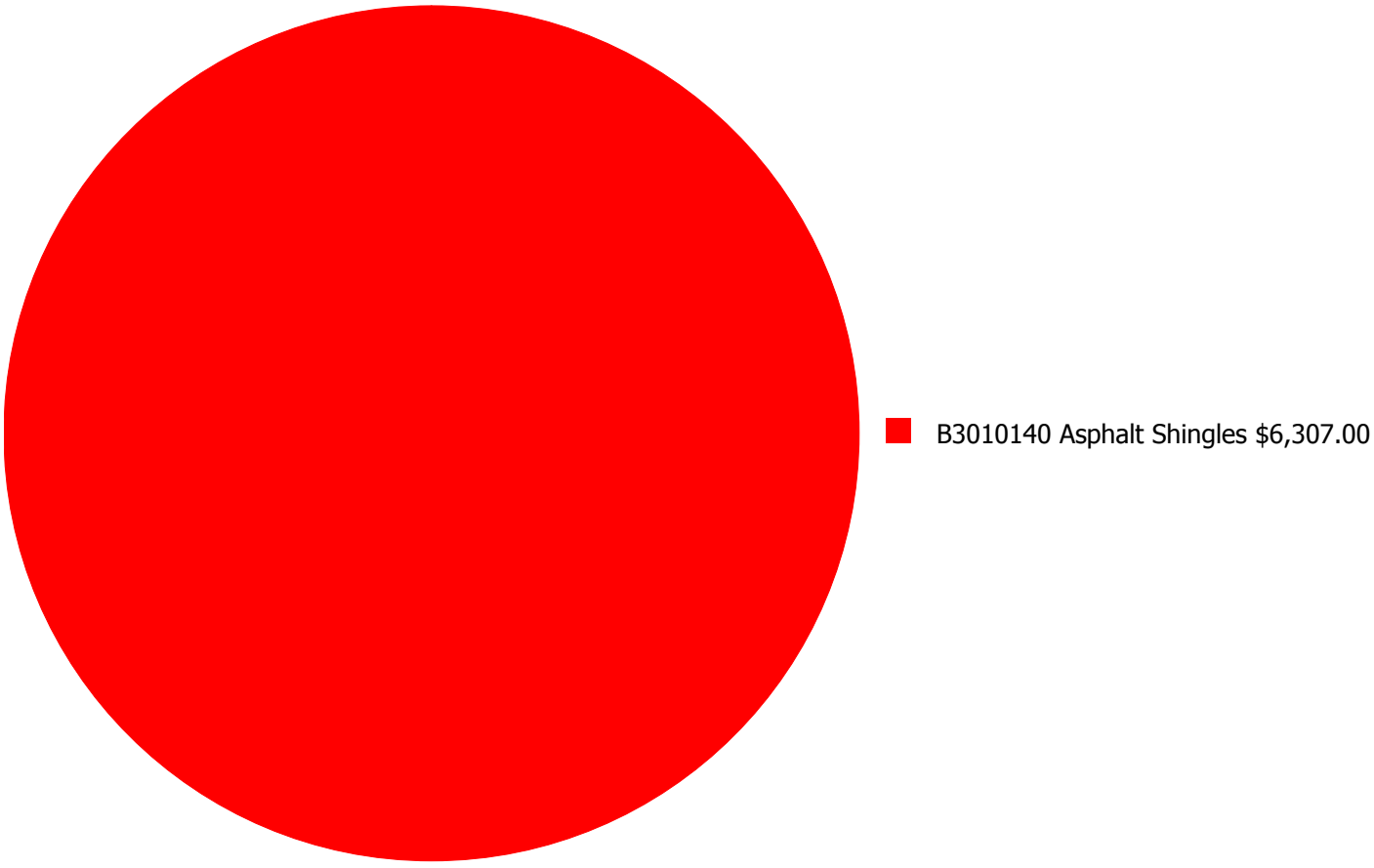
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

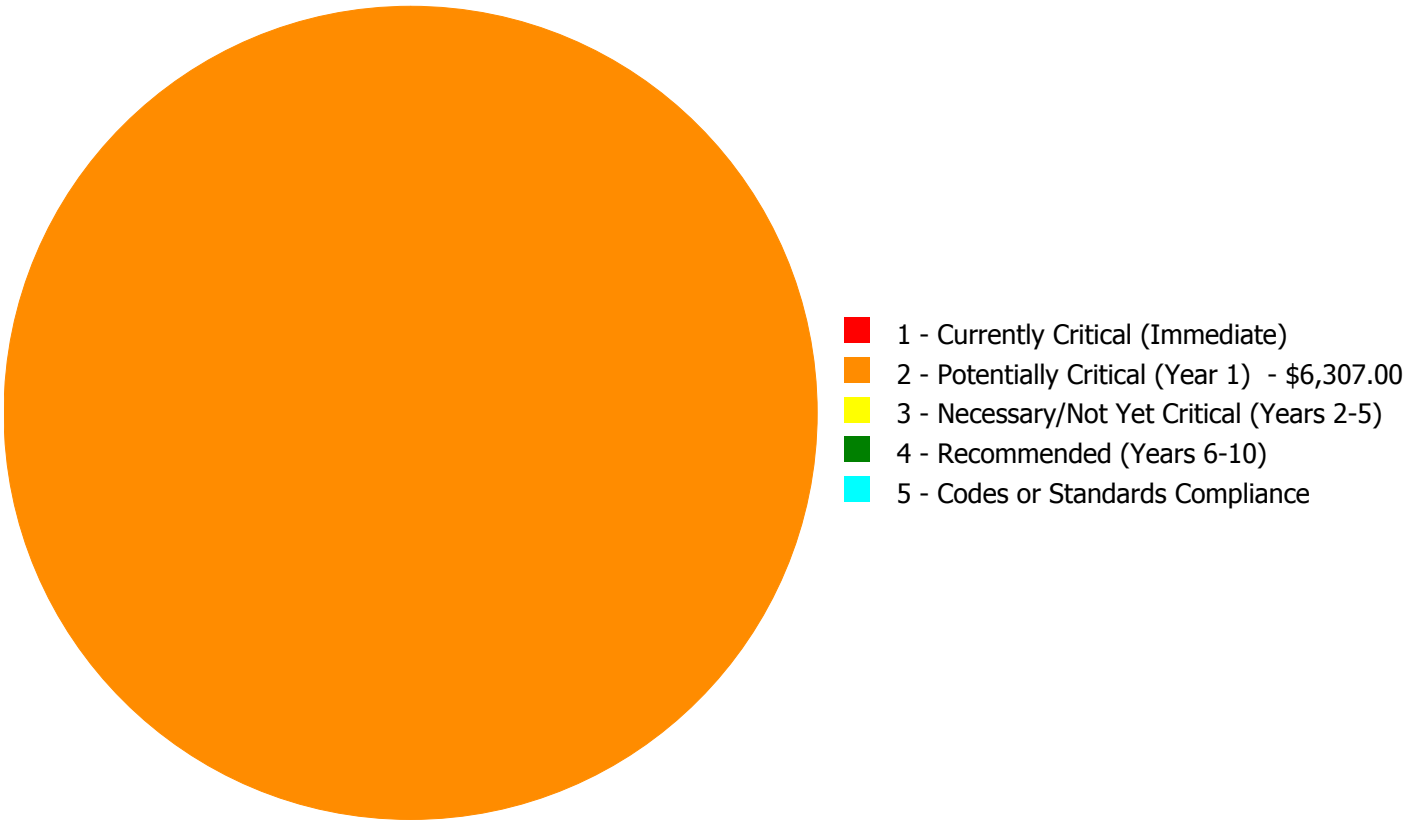
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,307.00

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: $6,307.00

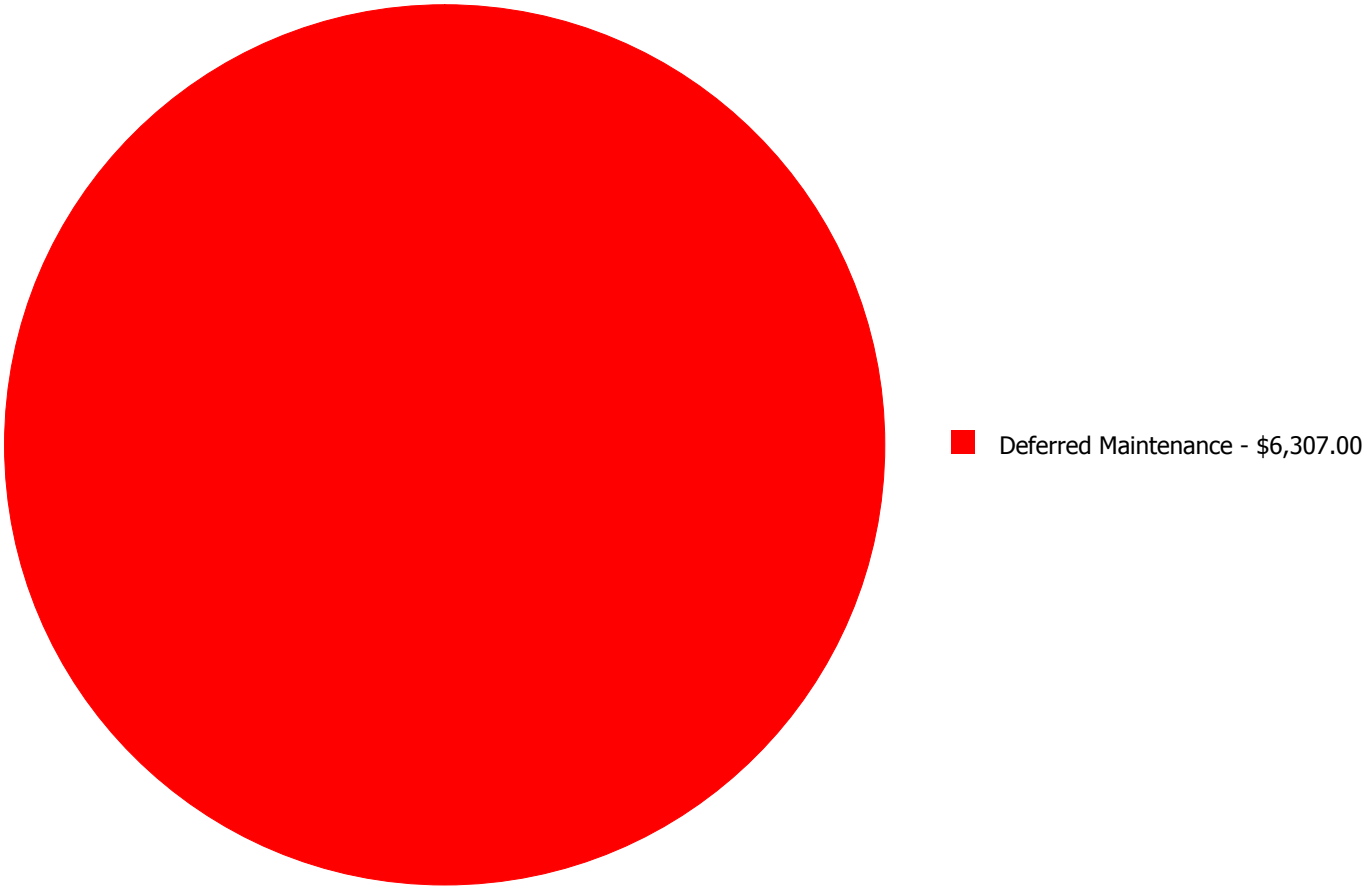
Deficiency By Priority Investment Table

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
B3010140	Asphalt Shingles	$0.00	$6,307.00	$0.00	$0.00	$0.00	$6,307.00
	Total:	$0.00	$6,307.00	$0.00	$0.00	$0.00	$6,307.00

Deficiency Summary by Category

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



Budget Estimate Total: $6,307.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010140 - Asphalt Shingles

Location:	Roof
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	1,000.00
Unit of Measure:	S.F.
Estimate:	$6,307.00
Assessor Name:	Eduardo Lopez
Date Created:	02/28/2017

Notes: The asphalt shingles are damaged and the covering 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:	HS -High School
Gross Area (SF):	63,960
Year Built:	1989
Last Renovation:	
Replacement Value:	$13,047,202
Repair Cost:	$301,124.00
Total FCI:	2.31 %
Total RSLI:	49.90 %
FCA Score:	97.69

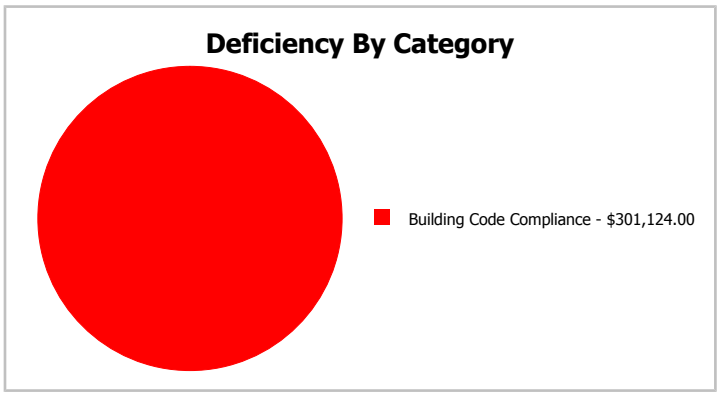
Description:

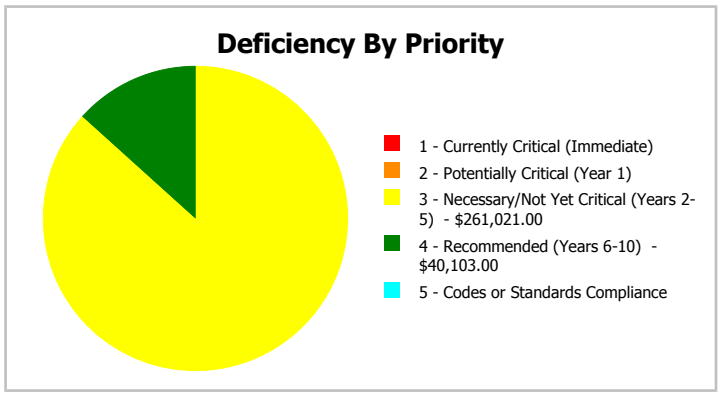
The narrative for this building is included in the Executive Summary Description at the front of this report.

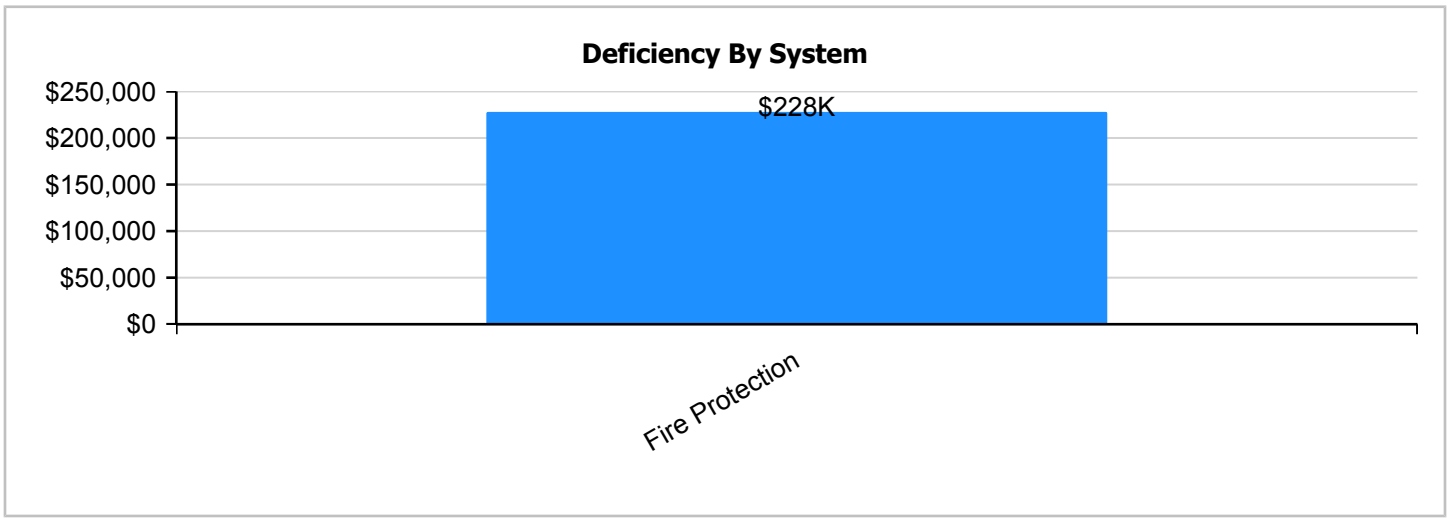
Attributes: This asset has no attributes.

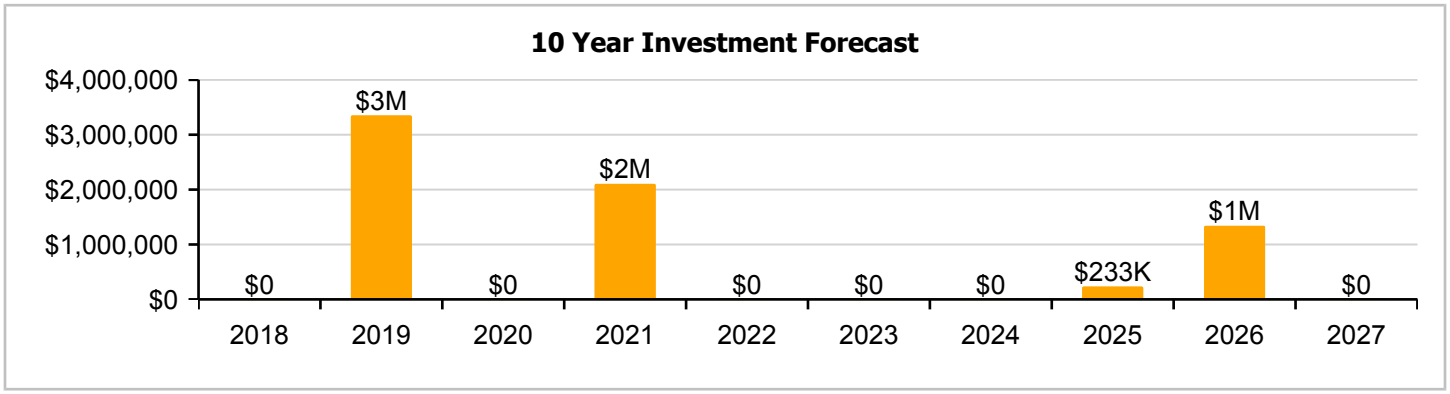
Dashboard Summary

Function:	HS -High School	Gross Area:	63,960
Year Built:	1989	Last Renovation:	
Repair Cost:	$301,124	Replacement Value:	$13,047,202
FCI:	2.31 %	RSLI%:	49.90 %









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	72.00 %	0.00 %	$0.00
A20 - Basement Construction	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.44 %	0.00 %	$0.00
B30 - Roofing	75.00 %	0.00 %	$0.00
C10 - Interior Construction	34.10 %	0.00 %	$0.00
C20 - Stairs	72.00 %	0.00 %	$0.00
C30 - Interior Finishes	57.96 %	0.00 %	$0.00
D10 - Conveying	6.67 %	0.00 %	$0.00
D20 - Plumbing	6.91 %	0.00 %	$0.00
D30 - HVAC	58.36 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$301,124.00
D50 - Electrical	57.10 %	0.00 %	$0.00
E10 - Equipment	55.46 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**49.90 %**	**2.31 %**	**$301,124.00**

Photo Album

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

1). South Elevation - Jan 24, 2017

2). West Elevation - Jan 24, 2017

3). North Elevation - Jan 24, 2017

4). East 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.
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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

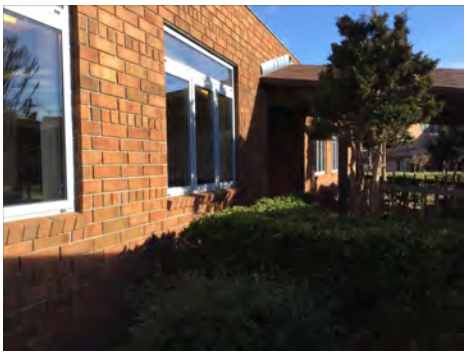
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$2.22	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$141,991
A1030	Slab on Grade	$4.16	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$266,074
A2010	Basement Excavation	$0.84	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$53,726
A2020	Basement Walls	$5.86	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$374,806
B1010	Floor Construction	$11.66	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$745,774
B1020	Roof Construction	$7.76	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$496,330
B2010	Exterior Walls	$9.03	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$577,559
B2020	Exterior Windows	$13.04	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$834,038
B2030	Exterior Doors	$0.82	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$52,447
B3010120	Single Ply Membrane	$6.98	S.F.	63,960	20	2012	2032		75.00 %	0.00 %	15			$446,441
C1010	Partitions	$4.79	S.F.	63,960	75	1989	2064		62.67 %	0.00 %	47			$306,368
C1020	Interior Doors	$2.49	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$159,260
C1030	Fittings	$4.86	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			$310,846
C2010	Stair Construction	$1.32	S.F.	63,960	100	1989	2089		72.00 %	0.00 %	72			$84,427
C3010	Wall Finishes	$2.61	S.F.	63,960	10	2015	2025		80.00 %	0.00 %	8			$166,936
C3020	Floor Finishes	$11.17	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			$714,433
C3030	Ceiling Finishes	$10.77	S.F.	63,960	25	2015	2040		92.00 %	0.00 %	23			$688,849
D1010	Elevators and Lifts	$2.81	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$179,728
D2010	Plumbing Fixtures	$9.02	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$576,919
D2020	Domestic Water Distribution	$1.68	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$107,453
D2030	Sanitary Waste	$2.64	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$168,854
D2040	Rain Water Drainage	$0.65	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$41,574
D2090	Other Plumbing Systems - No 2 Oil	$0.15	S.F.	63,960	40	1989	2029		30.00 %	0.00 %	12			$9,594
D3020	Heat Generating Systems	$7.08	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$452,837
D3030	Cooling Generating Systems	$7.33	S.F.	63,960	25	2011	2036		76.00 %	0.00 %	19			$468,827
D3040	Distribution Systems	$8.54	S.F.	63,960	30	2011	2041		80.00 %	0.00 %	24			$546,218
D3050	Terminal & Package Units	$4.24	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			$271,190
D3060	Controls & Instrumentation	$2.71	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			$173,332
D3090	Other HVAC Systems/Equip	$1.16	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			$74,194
D4010	Sprinklers	$3.71	S.F.	63,960	30			2016	0.00 %	110.00 %	-1		$261,021.00	$237,292
D4020	Standpipes	$0.57	S.F.	63,960	30			2016	0.00 %	110.00 %	-1		$40,103.00	$36,457
D5010	Electrical Service/Distribution	$1.62	S.F.	63,960	40	1989	2029		30.00 %	0.00 %	12			$103,615
D5020	Branch Wiring	$4.65	S.F.	63,960	30	1989	2019		6.67 %	0.00 %	2			$297,414
D5020	Lighting	$10.85	S.F.	63,960	30	2011	2041		80.00 %	0.00 %	24			$693,966
D5030810	Security & Detection Systems	$2.01	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			$128,560
D5030910	Fire & Alarm Systems	$3.64	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			$232,814
D5030920	Data Communication	$4.70	S.F.	63,960	15	2011	2026		60.00 %	0.00 %	9			$300,612
E1020	Institutional Equipment	$13.31	S.F.	63,960	20	2011	2031		70.00 %	0.00 %	14			$851,308
E1090	Other Equipment	$5.46	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			$349,222
E2010	Fixed Furnishings	$5.08	S.F.	63,960	20	1989	2009	2021	20.00 %	0.00 %	4			$324,917
								Total	**49.90 %**	**2.31 %**			**$301,124.00**	**$13,047,202**

System Notes

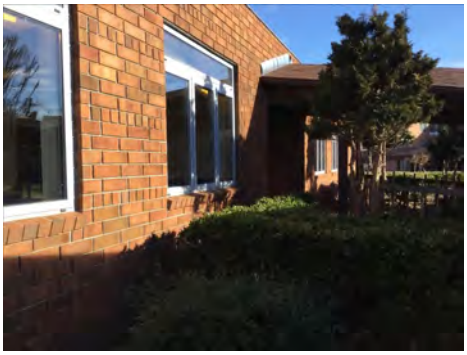
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

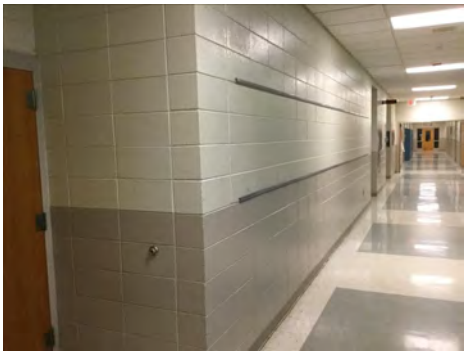
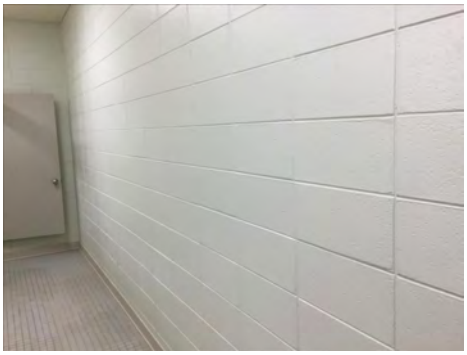
Note:

System: B3010120 - Single Ply Membrane



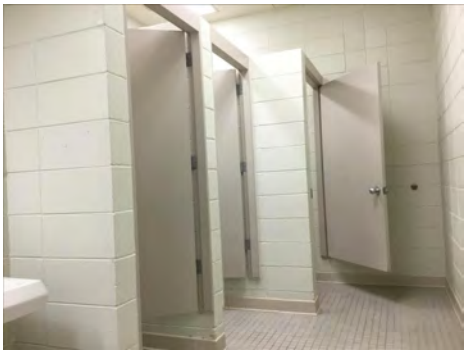
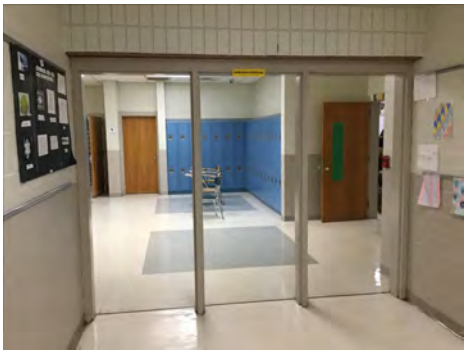
Note:

System: C1010 - Partitions

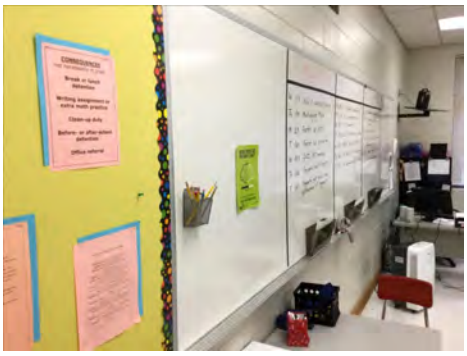
Note:

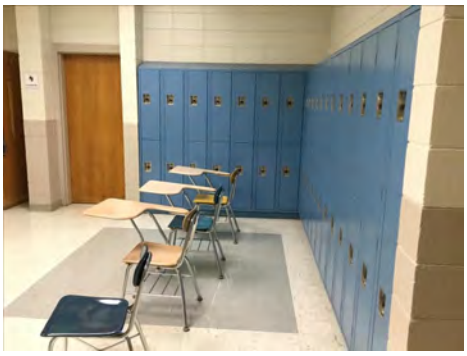
System: C1020 - Interior Doors


Note:

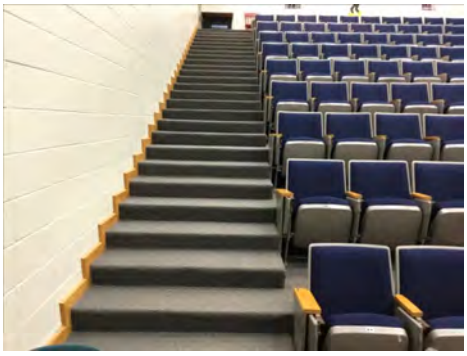
System: C1030 - Fittings

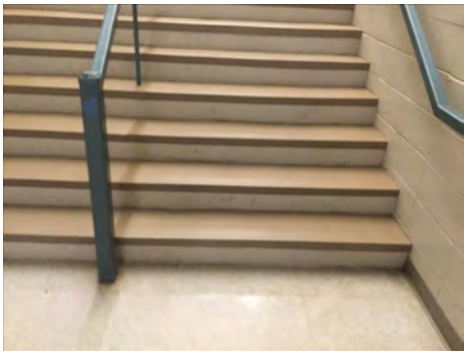


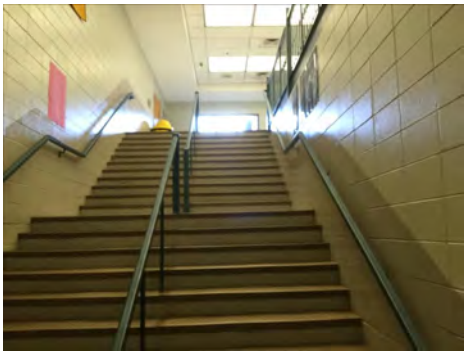


Note:

System: C2010 - Stair Construction

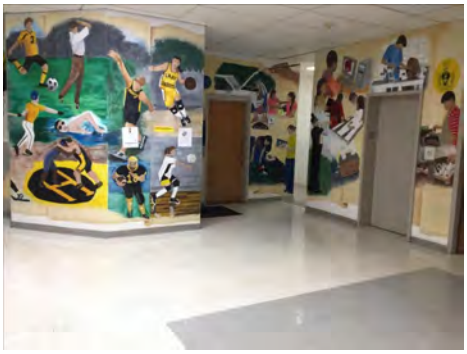


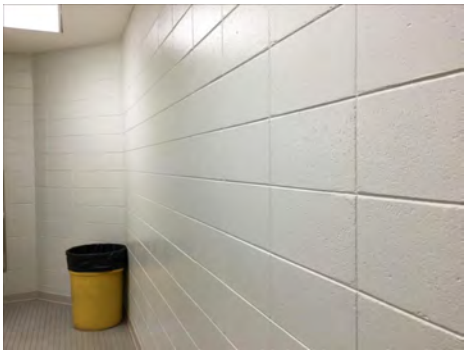




Note:

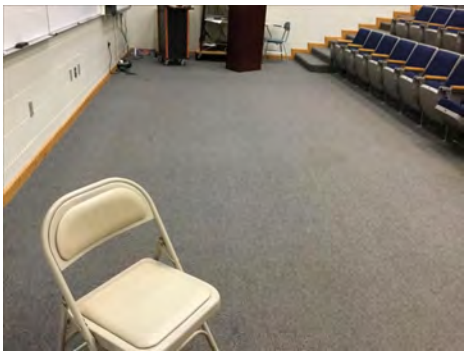
System: C3010 - Wall Finishes

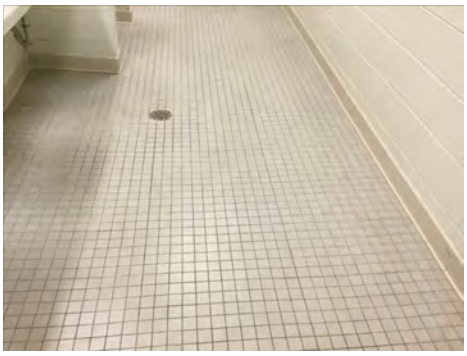




Note:

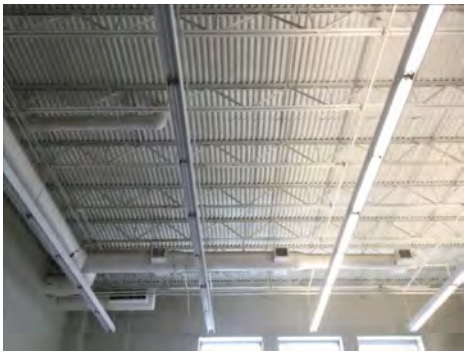
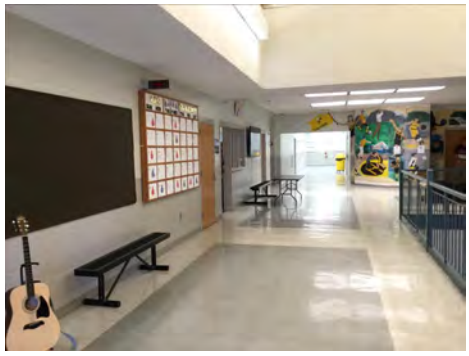
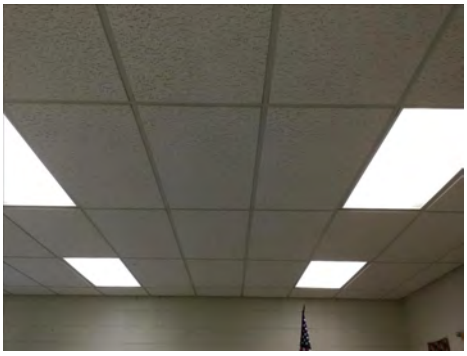
System: C3020 - Floor Finishes





Note:

System: C3030 - Ceiling Finishes

Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

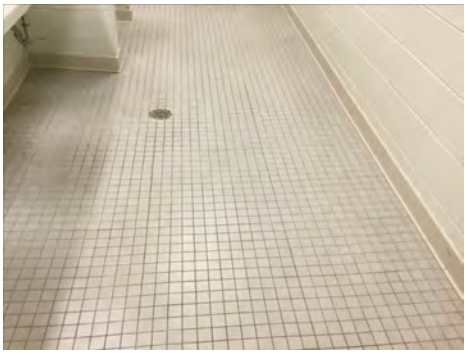


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste




Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

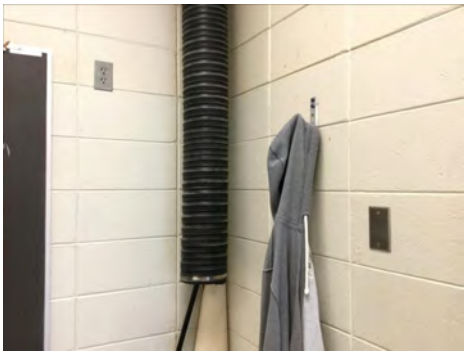


Note:

System: D3060 - Controls & Instrumentation

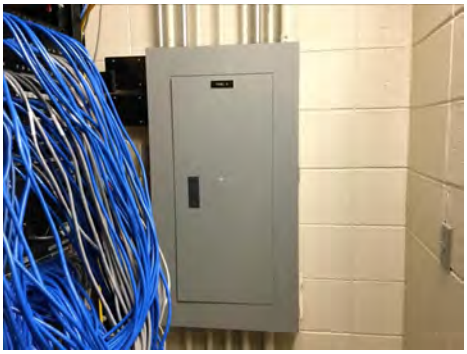

Note:

System: D3090 - Other HVAC Systems/Equip




Note:

System: D5010 - Electrical Service/Distribution


Note:

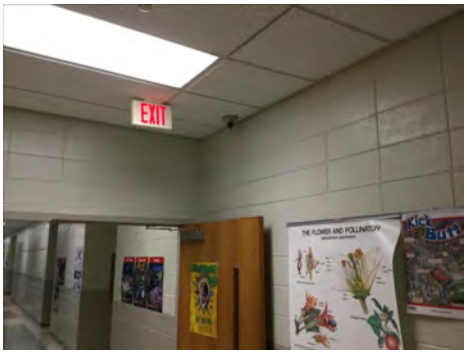
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire & Alarm Systems


Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment



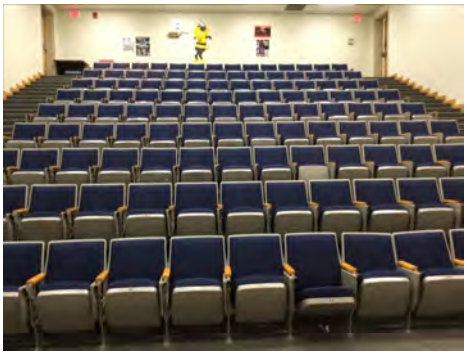
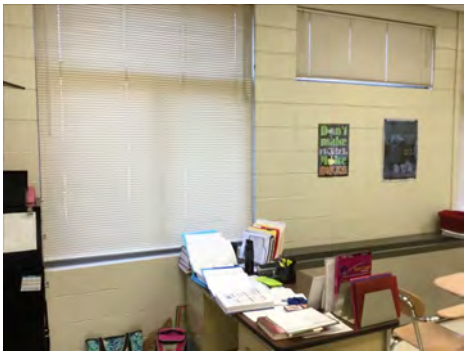
Note:

System: 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:	**$301,124**	**$0**	**$3,349,871**	**$0**	**$2,103,980**	**$0**	**$0**	**$0**	**$232,616**	**$1,339,342**	**$0**	**$7,326,933**
*** 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	$973,314	$0	$0	$0	$0	$0	$0	$0	$0	**$973,314**
B2030 - Exterior Doors	$0	$0	$61,205	$0	$0	$0	$0	$0	$0	$0	$0	**$61,205**
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	$185,855	$0	$0	$0	$0	$0	$0	$0	$0	**$185,855**
C1030 - Fittings	$0	$0	$0	$0	$384,845	$0	$0	$0	$0	$0	$0	**$384,845**
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**

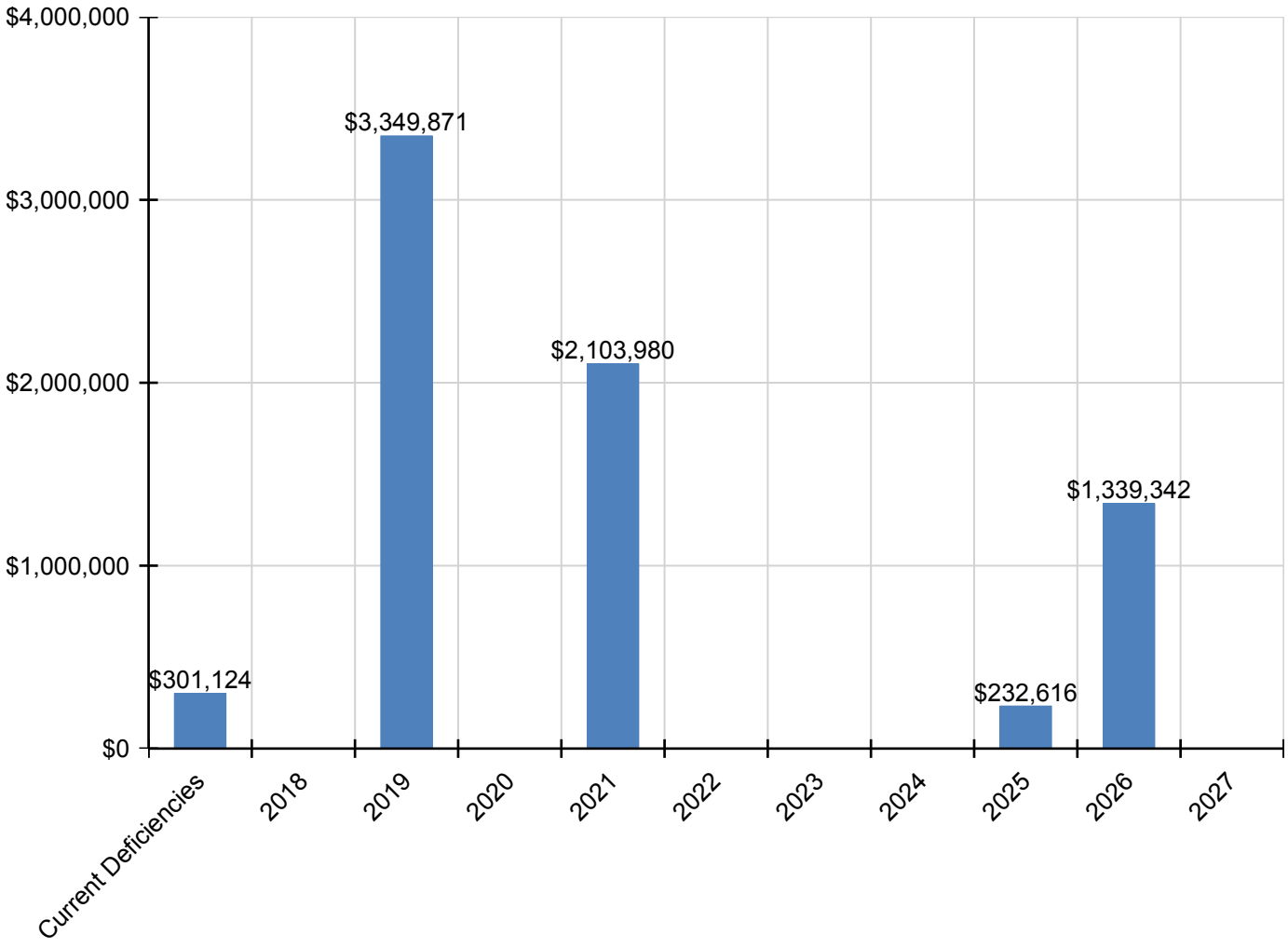
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$232,616	$0	$0	**$232,616**
C3020 - Floor Finishes	$0	$0	$0	$0	$884,511	$0	$0	$0	$0	$0	$0	**$884,511**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$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	$209,740	$0	$0	$0	$0	$0	$0	$0	$0	**$209,740**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$673,259	$0	$0	$0	$0	$0	$0	$0	$0	**$673,259**
D2020 - Domestic Water Distribution	$0	$0	$125,396	$0	$0	$0	$0	$0	$0	$0	$0	**$125,396**
D2030 - Sanitary Waste	$0	$0	$197,052	$0	$0	$0	$0	$0	$0	$0	$0	**$197,052**
D2040 - Rain Water Drainage	$0	$0	$48,516	$0	$0	$0	$0	$0	$0	$0	$0	**$48,516**
D2090 - Other Plumbing Systems - No 2 Oil	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$528,456	$0	$0	$0	$0	$0	$0	$0	$0	**$528,456**
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	$389,226	$0	**$389,226**
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	$261,021	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$261,021**
D4020 - Standpipes	$40,103	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,103**
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	$347,079	$0	$0	$0	$0	$0	$0	$0	$0	**$347,079**
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	$184,516	$0	**$184,516**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$334,147	$0	**$334,147**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$431,453	$0	**$431,453**
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	$432,357	$0	$0	$0	$0	$0	$0	**$432,357**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$402,266	$0	$0	$0	$0	$0	$0	**$402,266**

** Indicates non-renewable system*

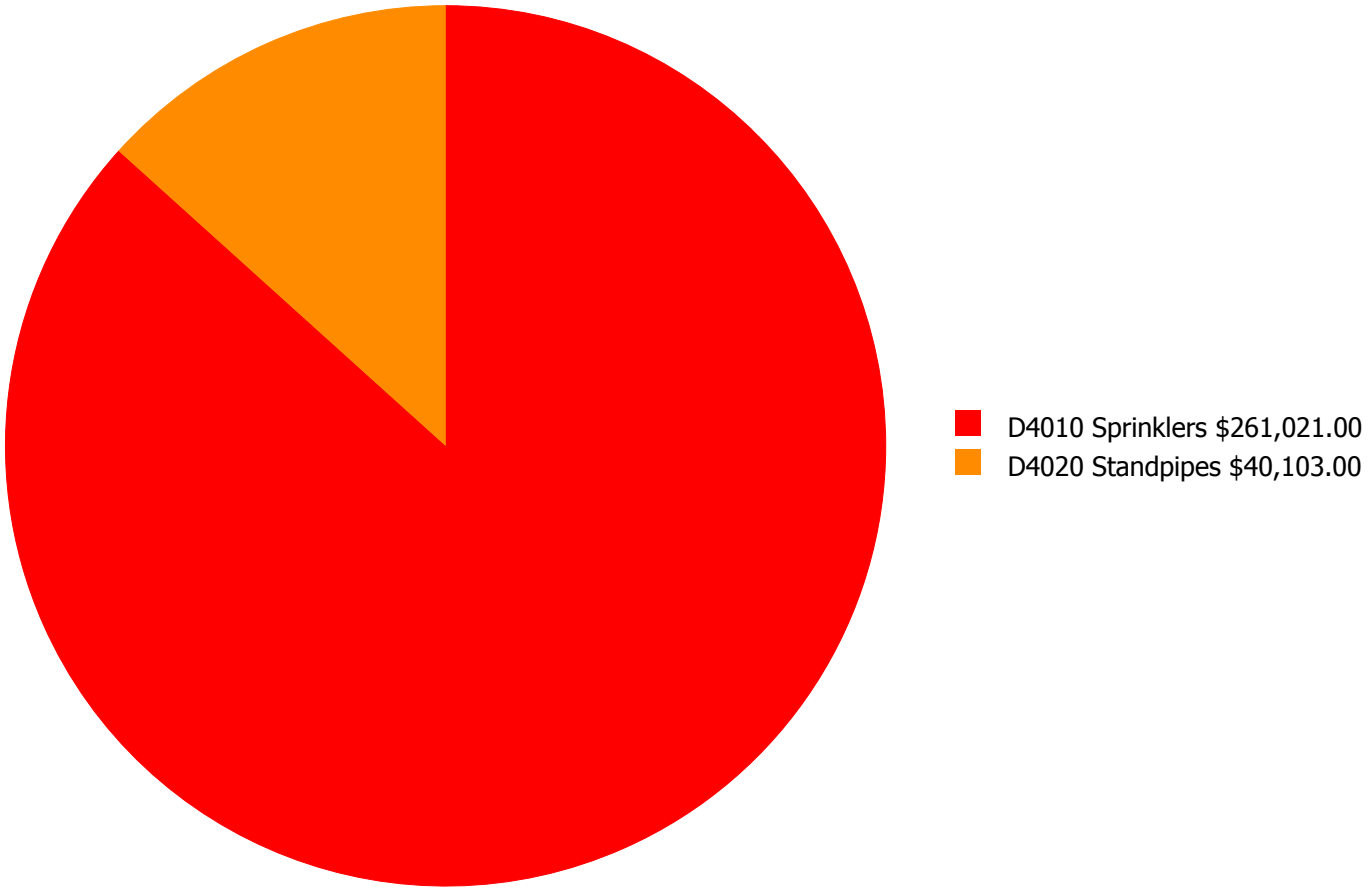
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

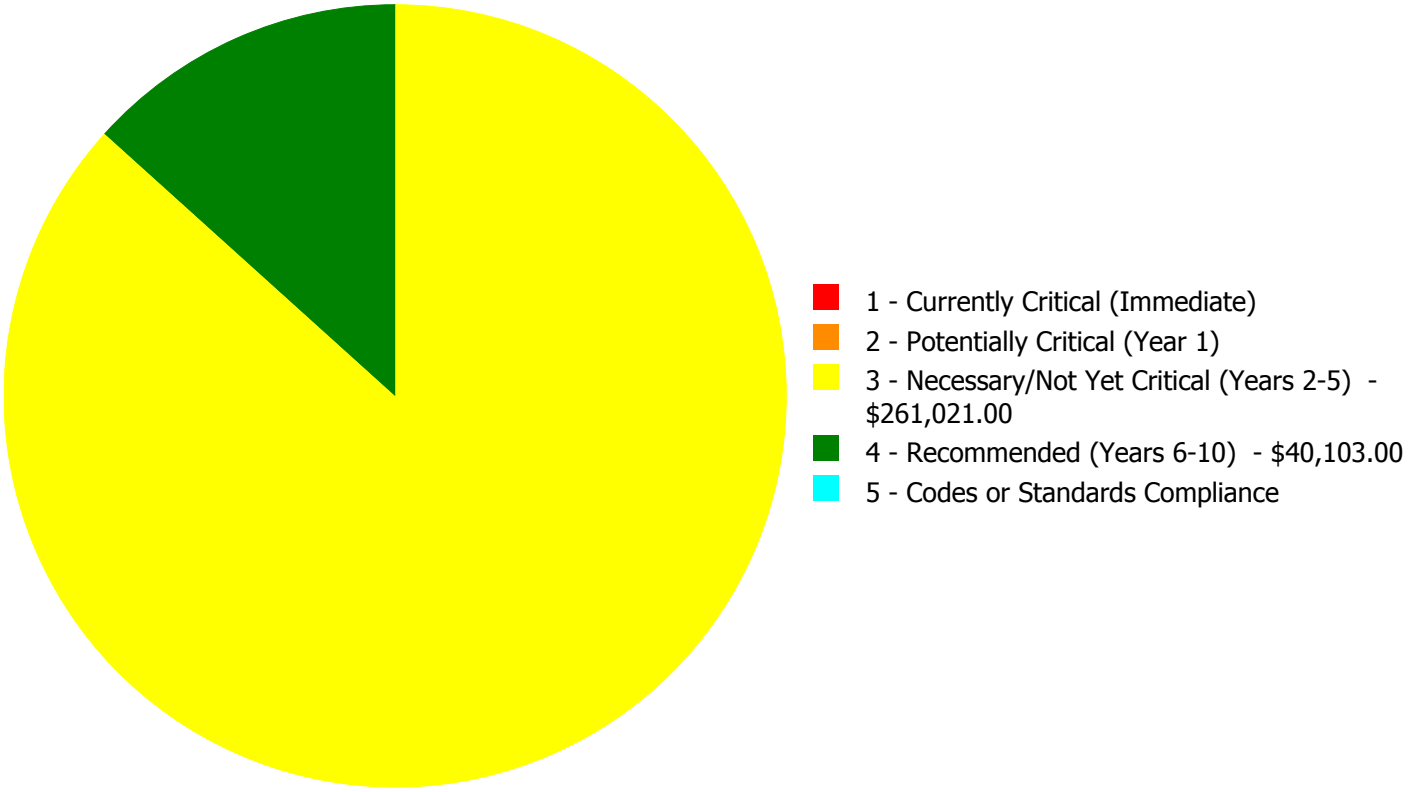
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $301,124.00

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: $301,124.00

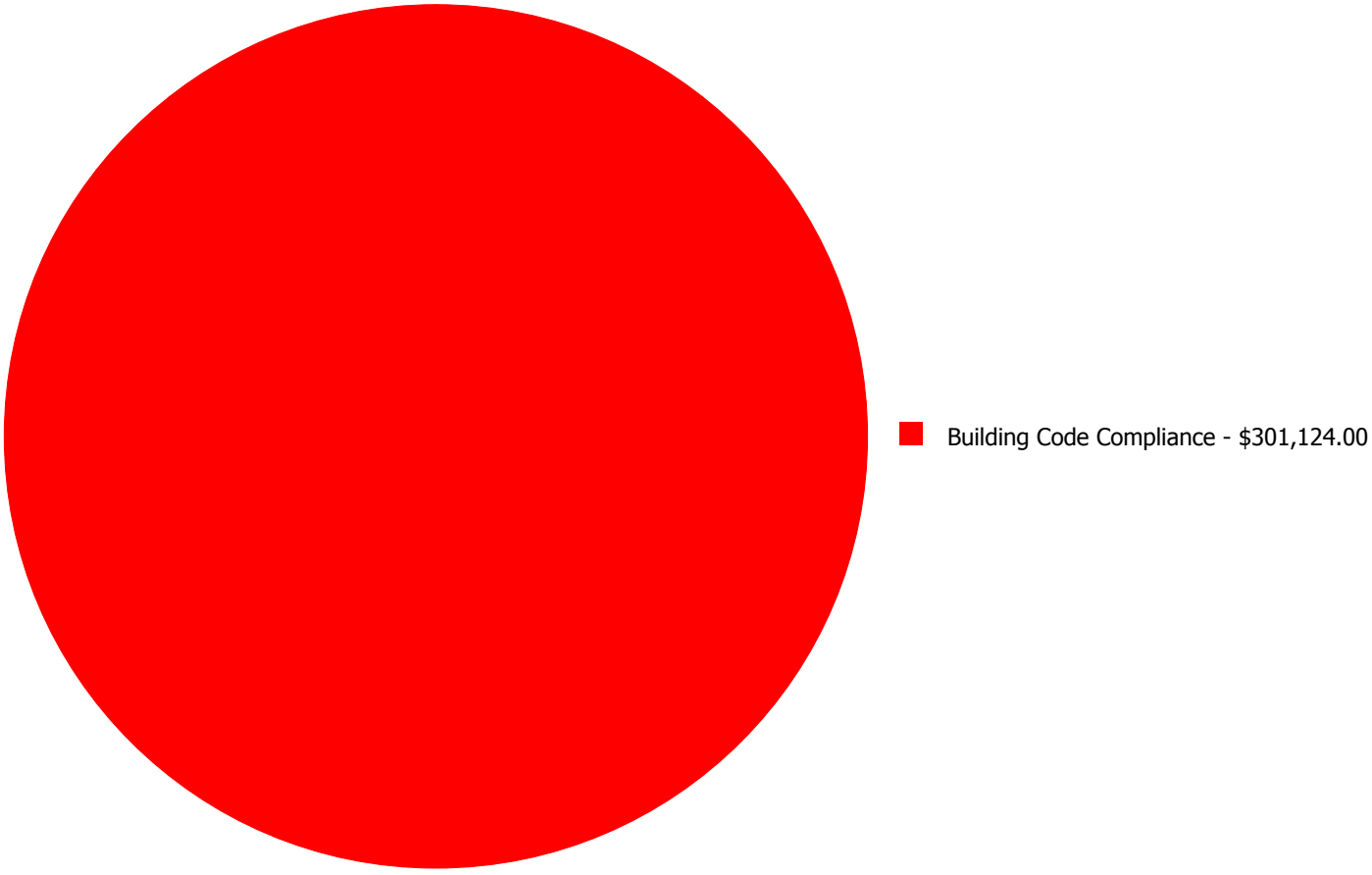
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$261,021.00	$0.00	$0.00	$261,021.00
D4020	Standpipes	$0.00	$0.00	$0.00	$40,103.00	$0.00	$40,103.00
	Total:	$0.00	$0.00	$261,021.00	$40,103.00	$0.00	$301,124.00

Deficiency Summary by Category

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



Budget Estimate Total: $301,124.00

Deficiency Details by Priority

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

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

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	63,960.00
Unit of Measure:	S.F.
Estimate:	$261,021.00
Assessor Name:	Eduardo Lopez
Date Created:	01/26/2017

Notes: There is no sprinkle system in the building.

Priority 4 - Recommended (Years 6-10):

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	63,960.00
Unit of Measure:	S.F.
Estimate:	$40,103.00
Assessor Name:	Eduardo Lopez
Date Created:	01/26/2017

Notes: There is no sprinkle system in the building.

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):	1,200
Year Built:	1999
Last Renovation:	
Replacement Value:	$163,668
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	37.34 %
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.

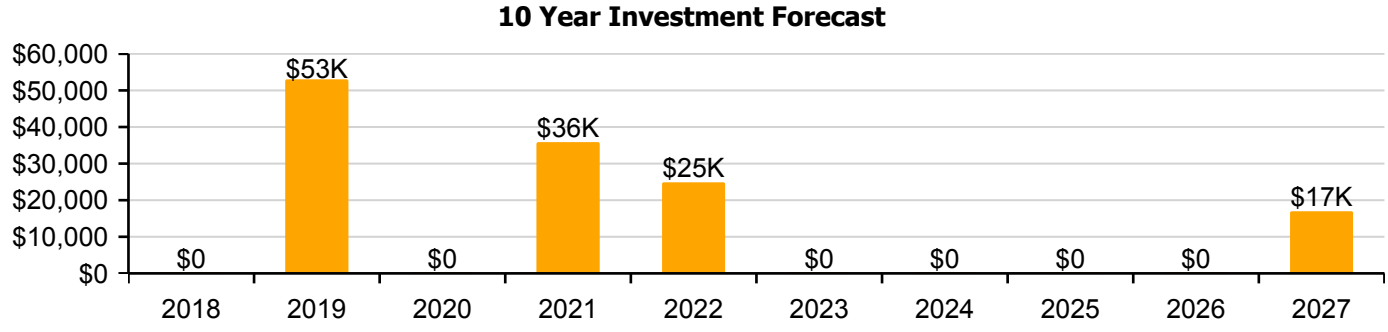
Dashboard Summary

Function:	HS -High School	Gross Area:	1,200
Year Built:	1999	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$163,668
FCI:	0.00 %	RSLI%:	37.34 %

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	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.03 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	39.60 %	0.00 %	$0.00
C30 - Interior Finishes	33.57 %	0.00 %	$0.00
D20 - Plumbing	6.67 %	0.00 %	$0.00
D30 - HVAC	13.89 %	0.00 %	$0.00
D50 - Electrical	11.18 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**37.34 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southeast Elevation - Jan 24, 2017

2). East Elevation - Jan 24, 2017

3). Northeast Elevation - Jan 24, 2017

4). West 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.	1,200	100	1989	2089		72.00 %	0.00 %	72			$8,316
A1030	Slab on Grade	$7.37	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			$8,844
B1020	Roof Construction	$5.98	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			$7,176
B2010	Exterior Walls	$18.04	S.F.	1,200	100	1989	2089		72.00 %	0.00 %	72			$21,648
B2020	Exterior Windows	$6.47	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$7,764
B2030	Exterior Doors	$0.91	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$1,092
B3010140	Asphalt Shingles	$4.32	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			$5,184
C1010	Partitions	$10.34	S.F.	1,200	75	1989	2064		62.67 %	0.00 %	47			$12,408
C1020	Interior Doors	$2.20	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$2,640
C1030	Fittings	$8.47	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			$10,164
C3010	Wall Finishes	$7.46	S.F.	1,200	10	2002	2012	2021	40.00 %	0.00 %	4			$8,952
C3020	Floor Finishes	$12.74	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$15,288
C3030	Ceiling Finishes	$9.53	S.F.	1,200	25	2002	2027		40.00 %	0.00 %	10			$11,436
D2010	Plumbing Fixtures	$9.98	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$11,976
D2020	Domestic Water Distribution	$0.84	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$1,008
D2030	Sanitary Waste	$5.94	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$7,128
D3040	Distribution Systems	$5.35	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$6,420
D3060	Controls & Instrumentation	$3.48	S.F.	1,200	20	2002	2022		25.00 %	0.00 %	5			$4,176
D5010	Electrical Service/Distribution	$1.47	S.F.	1,200	40	1989	2029		30.00 %	0.00 %	12			$1,764
D5020	Branch Wiring	$2.55	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$3,060
D5020	Lighting	$3.58	S.F.	1,200	30	1989	2019		6.67 %	0.00 %	2			$4,296
E2010	Fixed Furnishings	$2.44	S.F.	1,200	20	1989	2009	2021	20.00 %	0.00 %	4			$2,928
								Total	**37.34 %**					**$163,668**

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

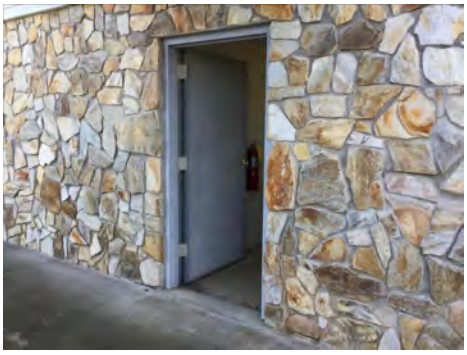

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

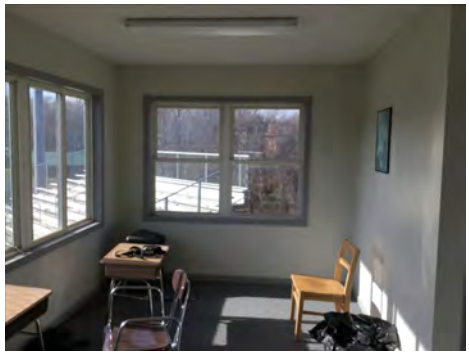


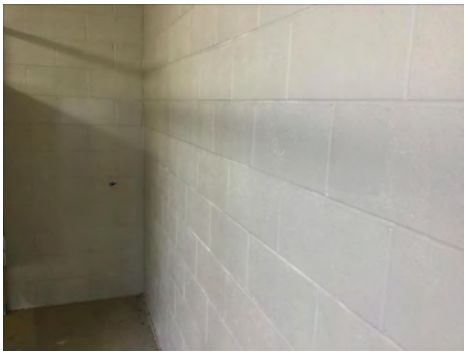

Note:

System: B3010140 - Asphalt Shingles

Note:

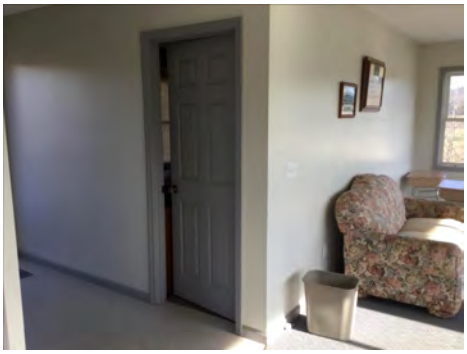
System: C1010 - Partitions

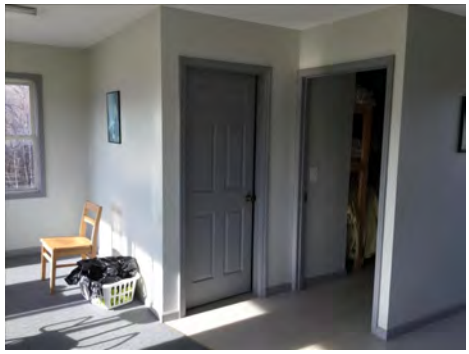


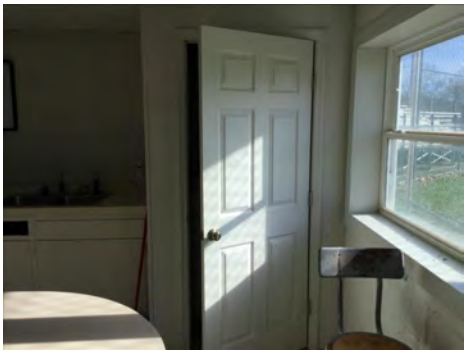


Note:

System: C1020 - Interior Doors







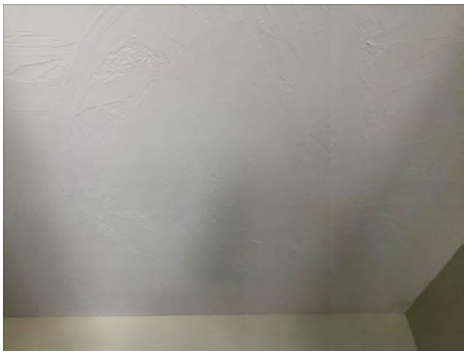
Note:

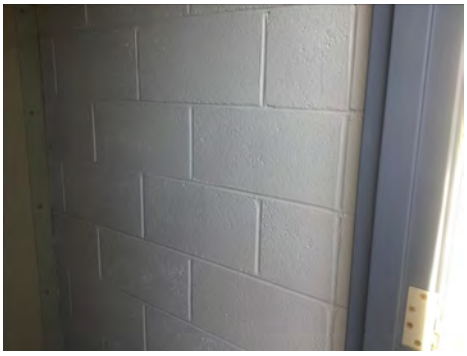
System: C1030 - Fittings



Note:

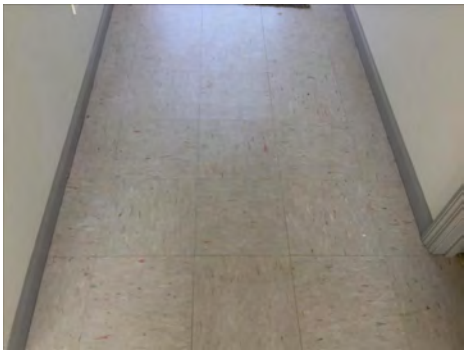
System: C3010 - Wall Finishes





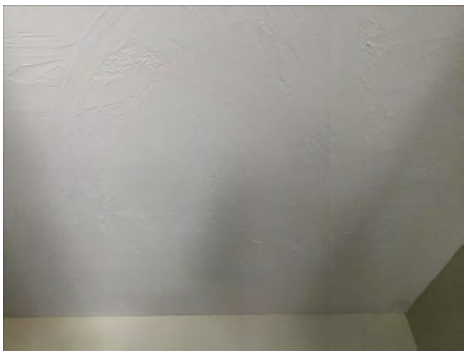
Note:

System: C3020 - Floor Finishes

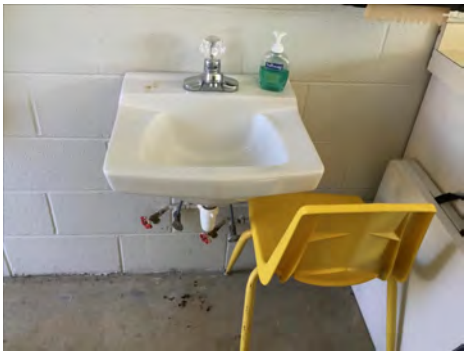
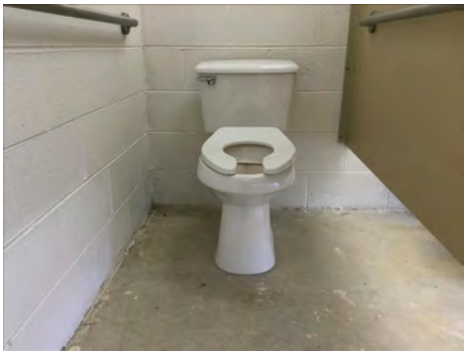
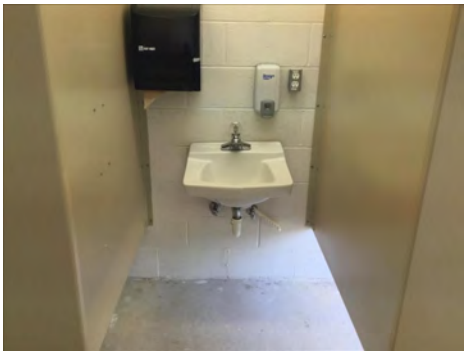
Note:

System: C3030 - Ceiling Finishes



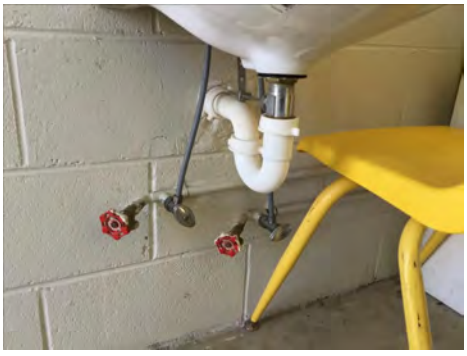
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

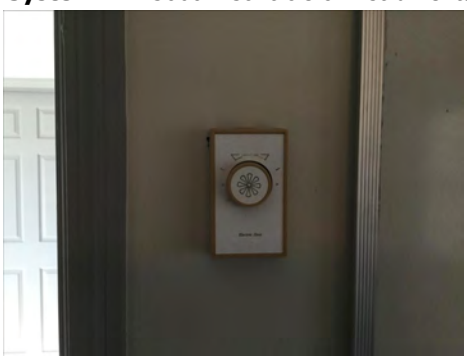


Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

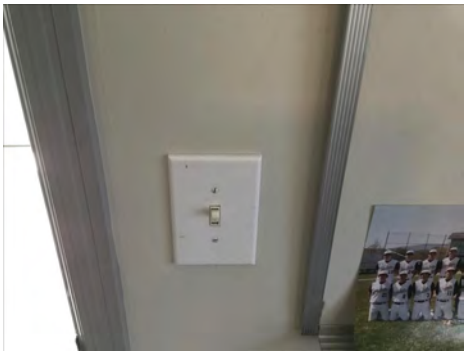


Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring



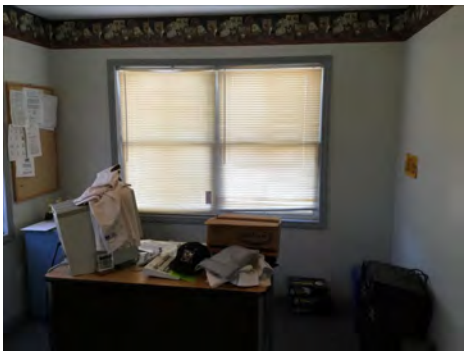
Note:

System: D5020 - Lighting



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%

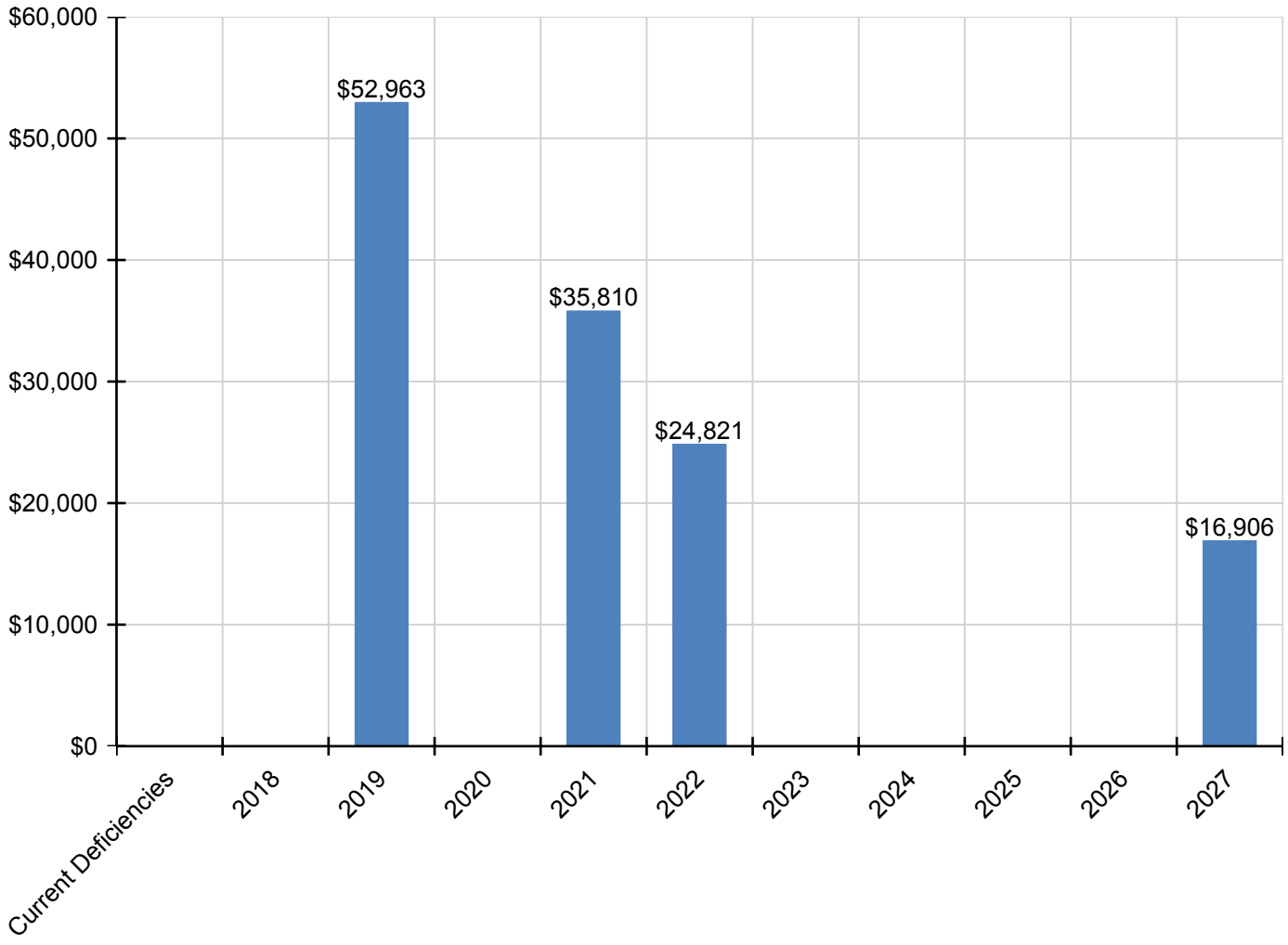
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$52,963**	**$0**	**$35,810**	**$24,821**	**$0**	**$0**	**$0**	**$0**	**$16,906**	**$130,501**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$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**
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	$9,060	$0	$0	$0	$0	$0	$0	$0	$0	**$9,060**
B2030 - Exterior Doors	$0	$0	$1,274	$0	$0	$0	$0	$0	$0	$0	$0	**$1,274**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$8,519	$0	$0	$0	$0	$0	$0	**$8,519**
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	$3,081	$0	$0	$0	$0	$0	$0	$0	$0	**$3,081**
C1030 - Fittings	$0	$0	$0	$0	$12,583	$0	$0	$0	$0	$0	$0	**$12,583**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$11,083	$0	$0	$0	$0	$0	$0	**$11,083**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$19,496	$0	$0	$0	$0	$0	**$19,496**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,906	**$16,906**
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	$13,976	$0	$0	$0	$0	$0	$0	$0	$0	**$13,976**
D2020 - Domestic Water Distribution	$0	$0	$1,177	$0	$0	$0	$0	$0	$0	$0	$0	**$1,177**
D2030 - Sanitary Waste	$0	$0	$8,319	$0	$0	$0	$0	$0	$0	$0	$0	**$8,319**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$7,492	$0	$0	$0	$0	$0	$0	$0	$0	**$7,492**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$5,326	$0	$0	$0	$0	$0	**$5,326**
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	$3,571	$0	$0	$0	$0	$0	$0	$0	$0	**$3,571**
D5020 - Lighting	$0	$0	$5,014	$0	$0	$0	$0	$0	$0	$0	$0	**$5,014**
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	$3,625	$0	$0	$0	$0	$0	$0	**$3,625**

** 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):	1,000
Year Built:	1999
Last Renovation:	
Replacement Value:	$111,720
Repair Cost:	$10,483.00
Total FCI:	9.38 %
Total RSLI:	38.07 %
FCA Score:	90.62

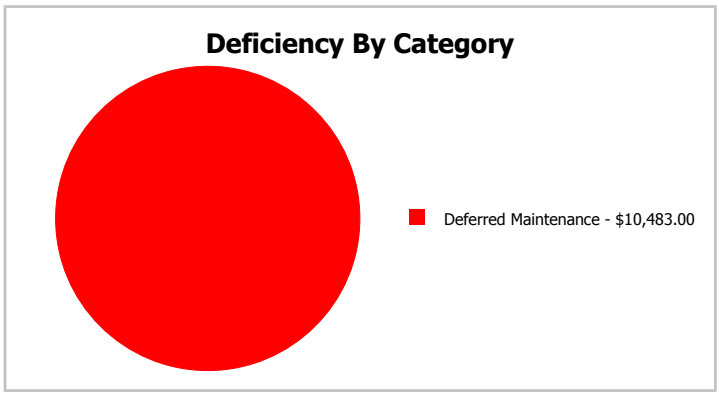
Description:

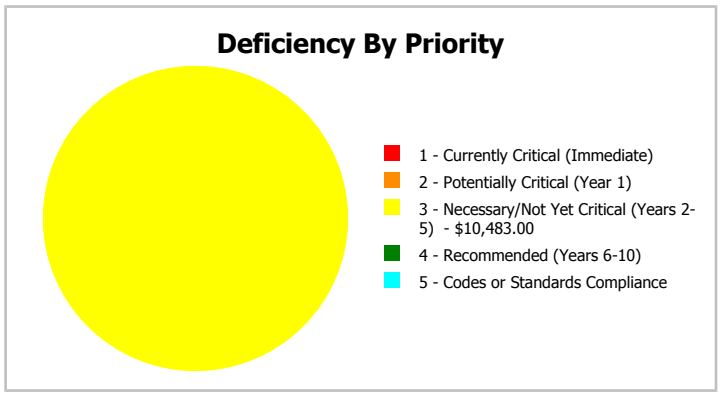
The narrative for this building is included in the Executive Summary Description at the front of this report.

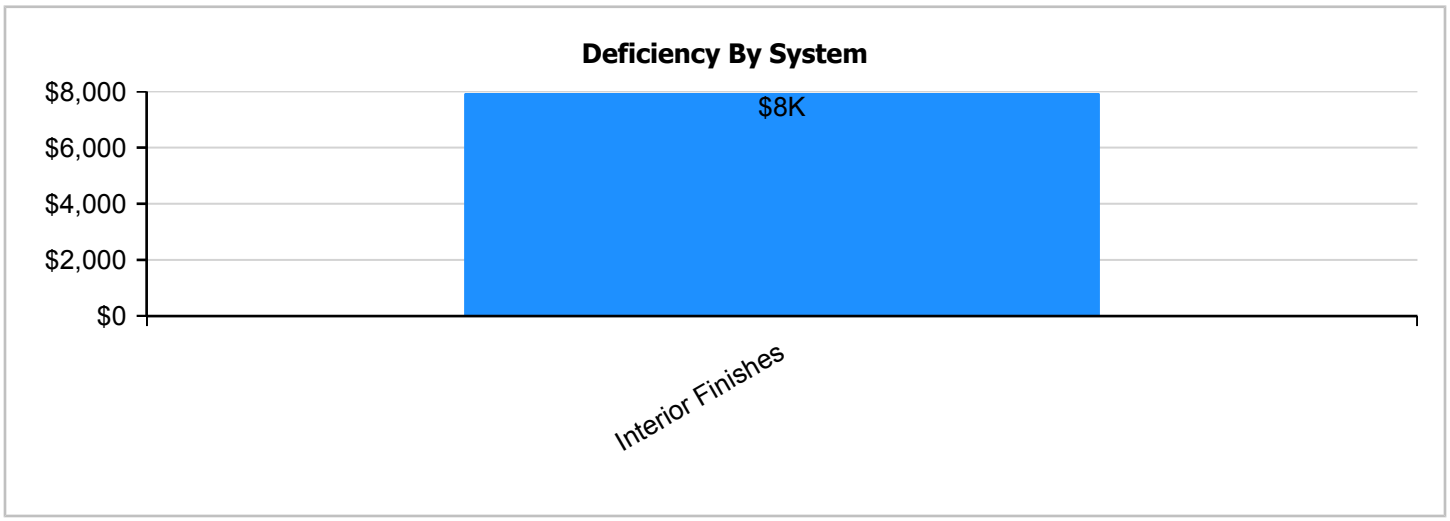
Attributes: This asset has no attributes.

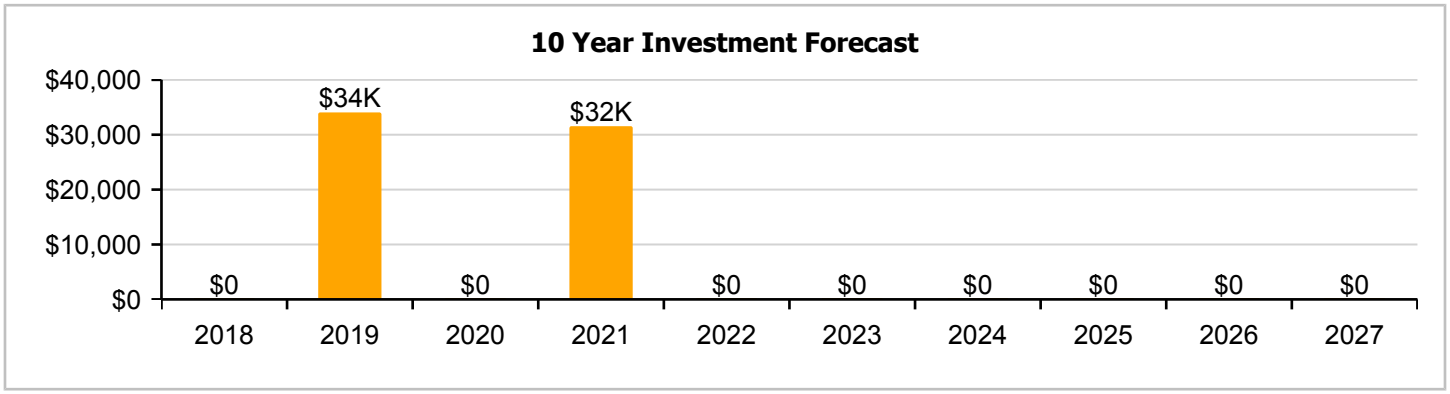
Dashboard Summary

Function:	HS -High School	Gross Area:	1,000
Year Built:	1999	Last Renovation:	
Repair Cost:	$10,483	Replacement Value:	$111,720
FCI:	9.38 %	RSLI%:	38.07 %









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	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.86 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	43.45 %	0.00 %	$0.00
C30 - Interior Finishes	17.56 %	61.70 %	$10,483.00
D20 - Plumbing	6.67 %	0.00 %	$0.00
D30 - HVAC	6.67 %	0.00 %	$0.00
D50 - Electrical	11.18 %	0.00 %	$0.00
Totals:	**38.07 %**	**9.38 %**	**$10,483.00**

Photo Album

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

1). South Elevation - Jan 24, 2017

2). West ELevation - Jan 24, 2017

3). North Elevation - Jan 24, 2017

4). East 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.	1,000	100	1989	2089		72.00 %	0.00 %	72			$6,930
A1030	Slab on Grade	$7.37	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$7,370
B1020	Roof Construction	$5.98	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$5,980
B2010	Exterior Walls	$18.04	S.F.	1,000	100	1989	2089		72.00 %	0.00 %	72			$18,040
B2030	Exterior Doors	$0.91	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$910
B3010120	Single Ply Membrane	$6.98	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			$6,980
C1010	Partitions	$10.34	S.F.	1,000	75	1989	2064		62.67 %	0.00 %	47			$10,340
C1030	Fittings	$8.47	S.F.	1,000	20	1989	2009	2021	20.00 %	0.00 %	4			$8,470
C3010	Wall Finishes	$7.46	S.F.	1,000	10	1989	1999	2021	40.00 %	0.00 %	4			$7,460
C3030	Ceiling Finishes	$9.53	S.F.	1,000	25	1989	2014		0.00 %	110.00 %	-3		$10,483.00	$9,530
D2010	Plumbing Fixtures	$9.98	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$9,980
D2020	Domestic Water Distribution	$0.84	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$840
D2030	Sanitary Waste	$5.94	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$5,940
D3040	Distribution Systems	$5.35	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$5,350
D5010	Electrical Service/Distribution	$1.47	S.F.	1,000	40	1989	2029		30.00 %	0.00 %	12			$1,470
D5020	Branch Wiring	$2.55	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$2,550
D5020	Lighting	$3.58	S.F.	1,000	30	1989	2019		6.67 %	0.00 %	2			$3,580
								Total	**38.07 %**	**9.38 %**			**$10,483.00**	**$111,720**

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:

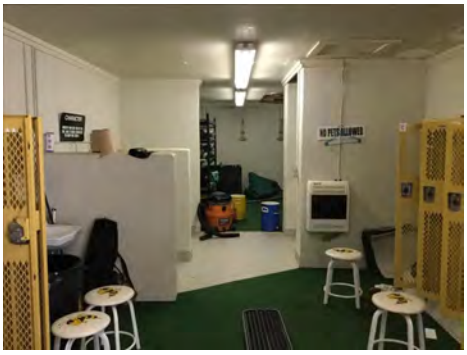
System: B2010 - Exterior Walls

Note:

System: B3010120 - Single Ply Membrane

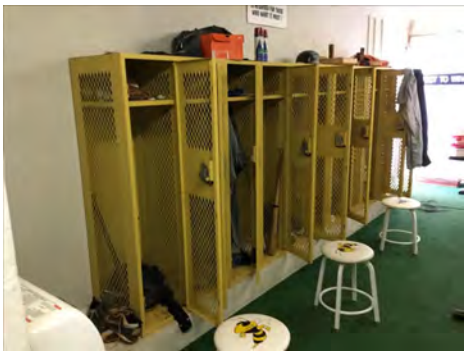
Note:

System: C1010 - Partitions



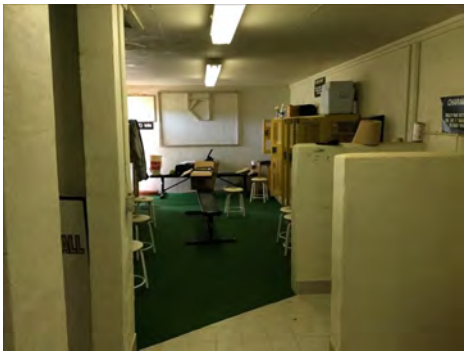
Note:

System: C1030 - Fittings

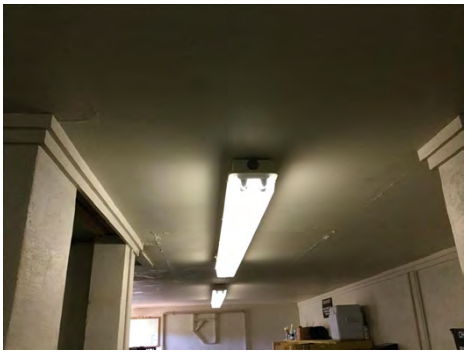

Note:

System: C3010 - Wall Finishes

Note:

System: C3030 - Ceiling Finishes



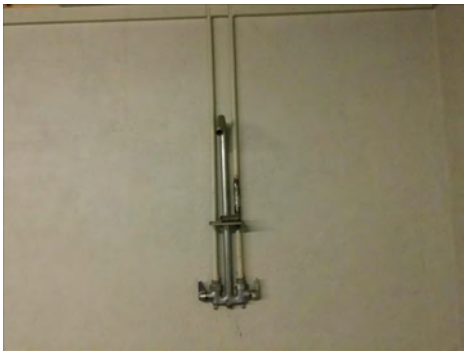
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems



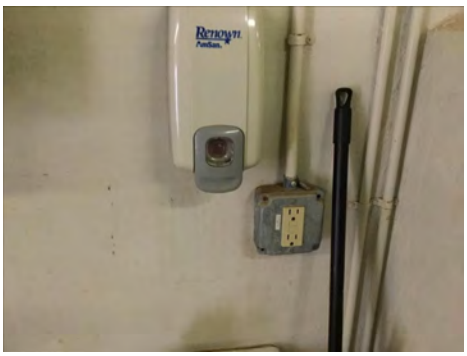
Note:

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%

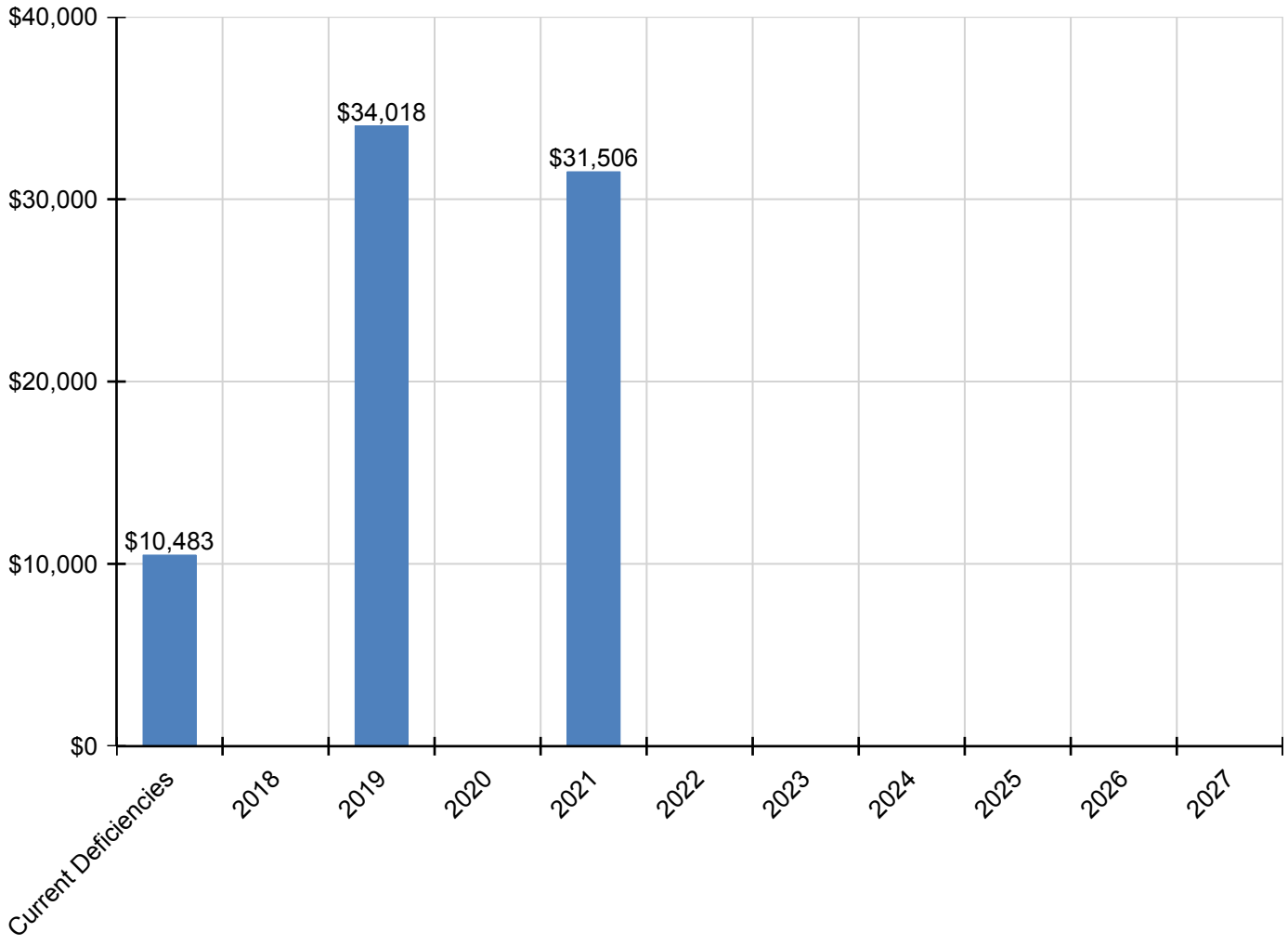
Campus Assessment Report - 1999 BB Locker Room

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$10,483**	**$0**	**$34,018**	**$0**	**$31,506**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$76,007**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$1,062	$0	$0	$0	$0	$0	$0	$0	$0	**$1,062**
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	$11,784	$0	$0	$0	$0	$0	$0	**$11,784**
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	$10,486	$0	$0	$0	$0	$0	$0	**$10,486**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$9,236	$0	$0	$0	$0	$0	$0	**$9,236**
C3030 - Ceiling Finishes	$10,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,483**
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	$11,647	$0	$0	$0	$0	$0	$0	$0	$0	**$11,647**
D2020 - Domestic Water Distribution	$0	$0	$980	$0	$0	$0	$0	$0	$0	$0	$0	**$980**
D2030 - Sanitary Waste	$0	$0	$6,932	$0	$0	$0	$0	$0	$0	$0	$0	**$6,932**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$6,243	$0	$0	$0	$0	$0	$0	$0	$0	**$6,243**
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	$2,976	$0	$0	$0	$0	$0	$0	$0	$0	**$2,976**
D5020 - Lighting	$0	$0	$4,178	$0	$0	$0	$0	$0	$0	$0	$0	**$4,178**

** Indicates non-renewable system*

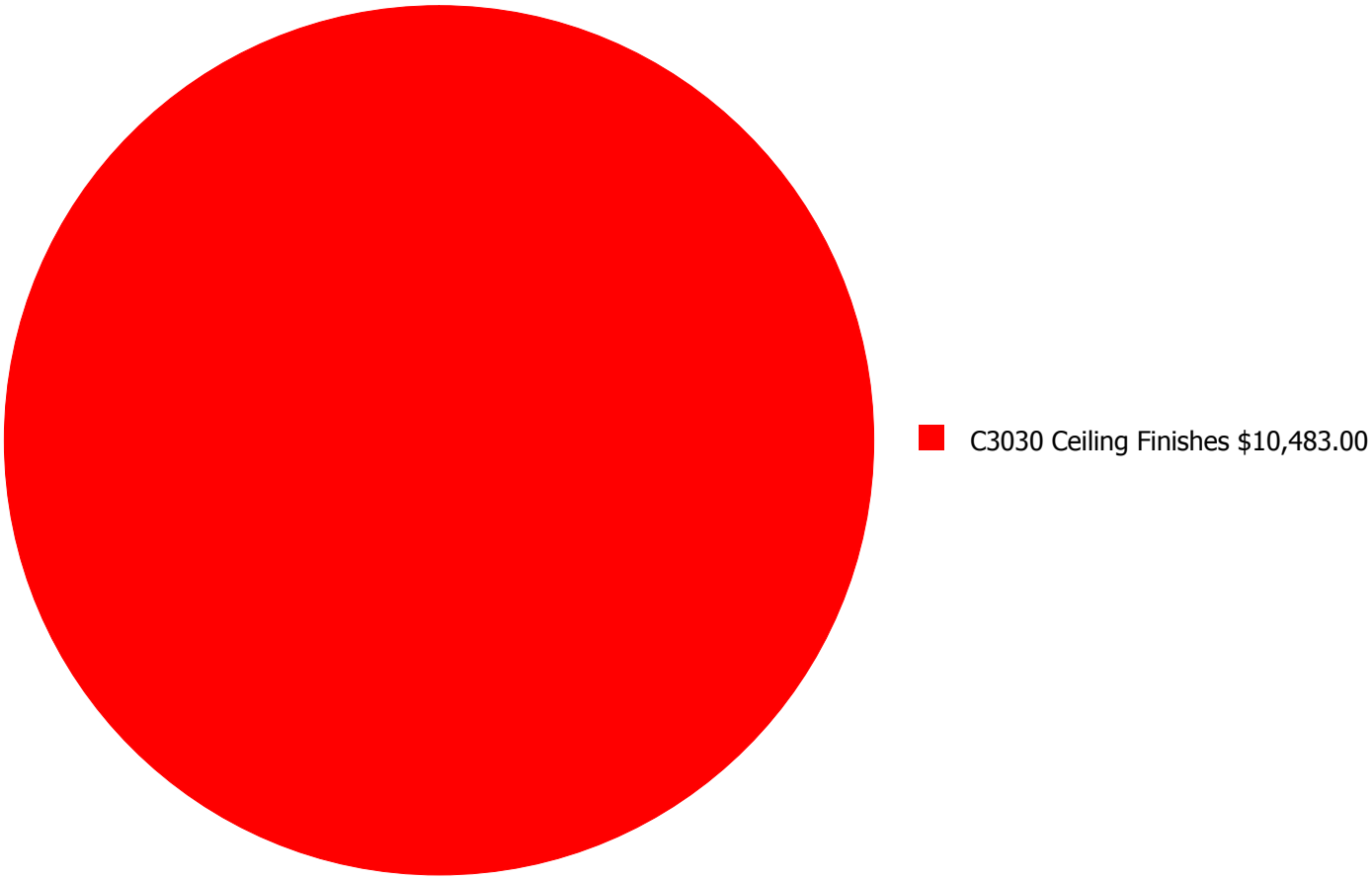
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

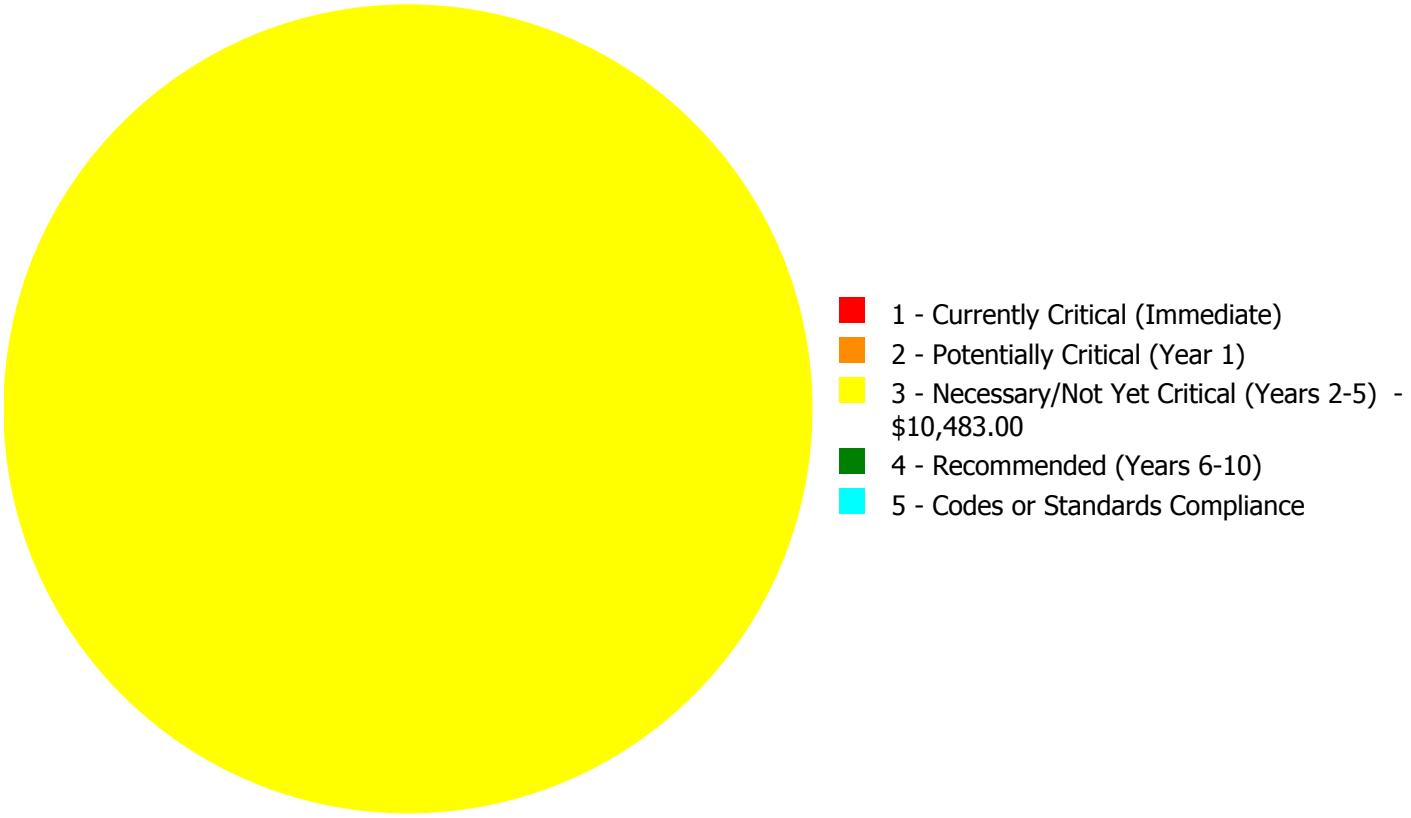
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,483.00

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: $10,483.00

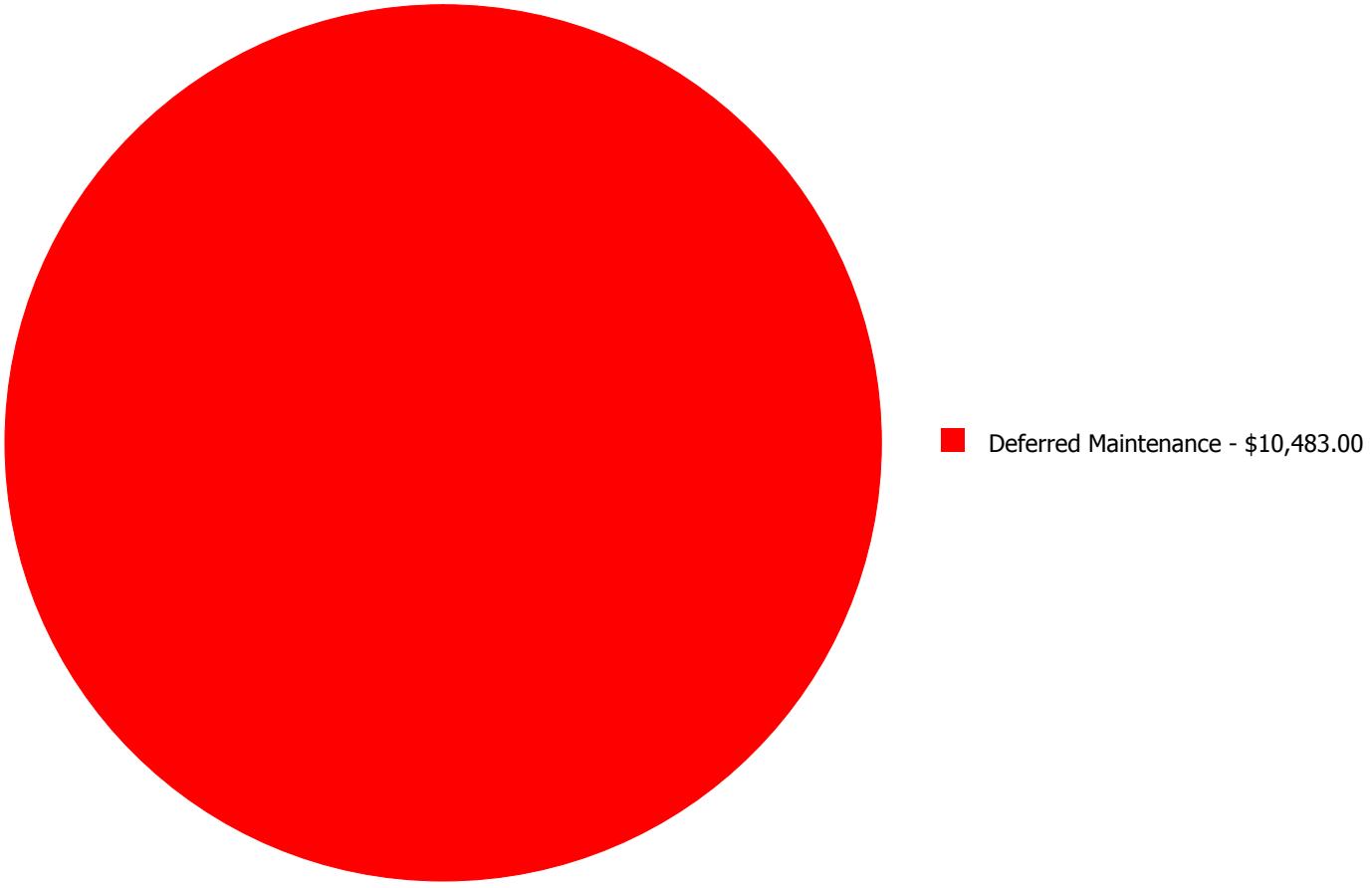
Deficiency By Priority Investment Table

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
C3030	Ceiling Finishes	$0.00	$0.00	$10,483.00	$0.00	$0.00	$10,483.00
	Total:	$0.00	$0.00	$10,483.00	$0.00	$0.00	$10,483.00

Deficiency Summary by Category

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



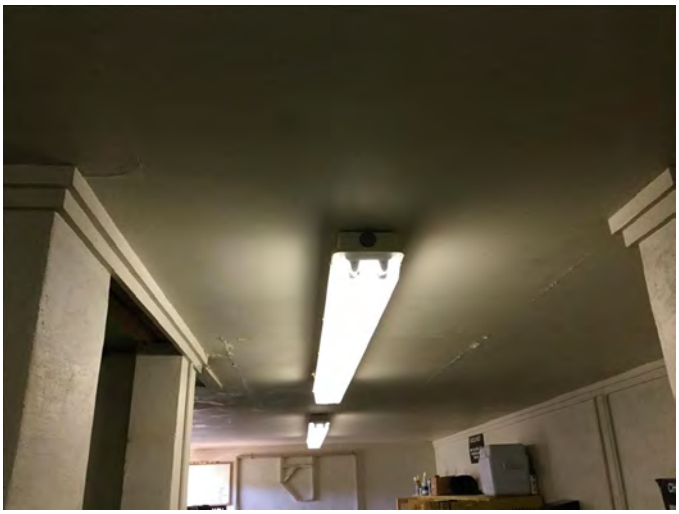
Budget Estimate Total: $10,483.00

Deficiency Details by Priority

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

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

System: C3030 - Ceiling Finishes



Location:	Interior
Distress:	Damaged
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	1,000.00
Unit of Measure:	S.F.
Estimate:	$10,483.00
Assessor Name:	Eduardo Lopez
Date Created:	02/14/2017

Notes: The original drywall ceiling finish is aged, chipped, stained, damaged 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:	HS -High School
Gross Area (SF):	35,000
Year Built:	1999
Last Renovation:	
Replacement Value:	$8,124,200
Repair Cost:	$299,530.00
Total FCI:	3.69 %
Total RSLI:	46.38 %
FCA Score:	96.31

Description:

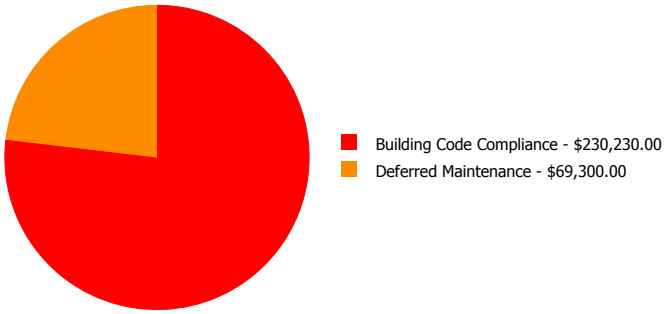
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

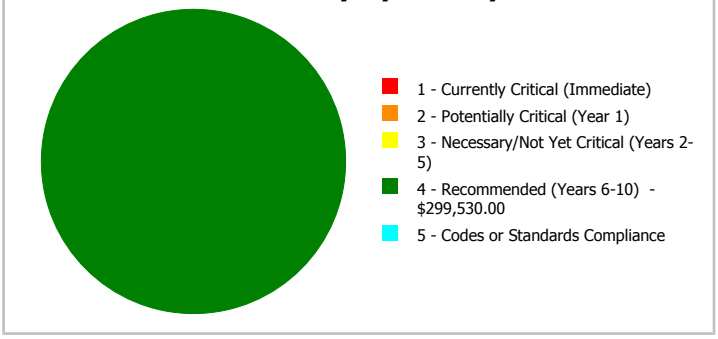
Dashboard Summary

Function:	HS -High School	Gross Area:	35,000
Year Built:	1999	Last Renovation:	
Repair Cost:	$299,530	Replacement Value:	$8,124,200
FCI:	3.69 %	RSLI%:	46.38 %

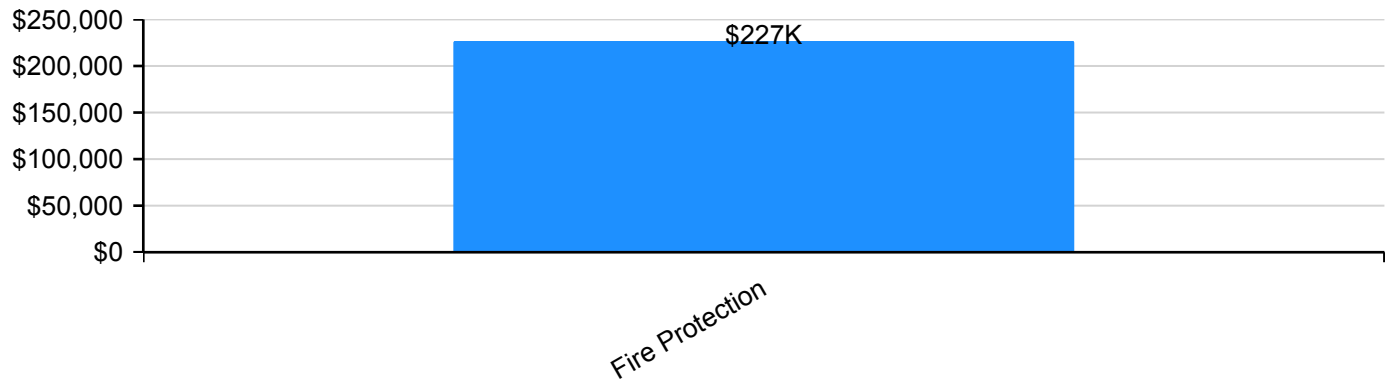
Deficiency By Category



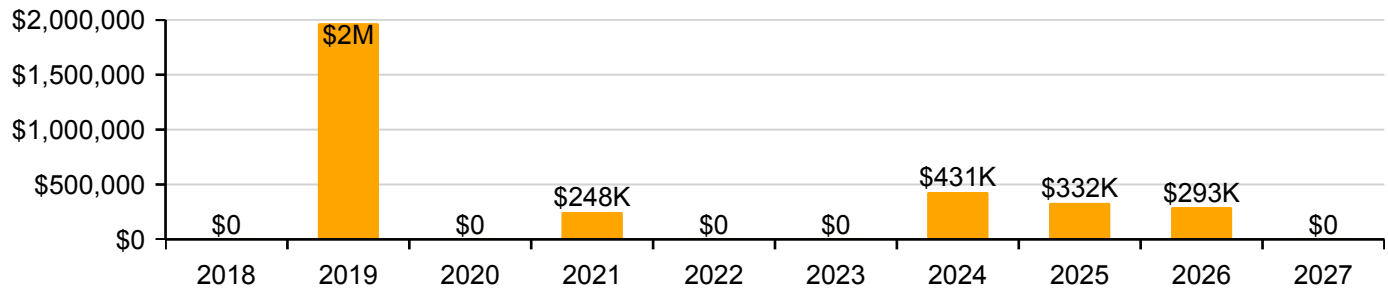
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
A20 - Basement Construction	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.60 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	47.67 %	0.00 %	$0.00
C30 - Interior Finishes	24.98 %	0.00 %	$0.00
D10 - Conveying	40.00 %	0.00 %	$0.00
D20 - Plumbing	40.07 %	0.00 %	$0.00
D30 - HVAC	32.72 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$299,530.00
D50 - Electrical	46.62 %	0.00 %	$0.00
E10 - Equipment	17.47 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**46.38 %**	**3.69 %**	**$299,530.00**

Photo Album

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

1). South Elevation - Jan 24, 2017

2). East Elevation - Feb 08, 2017

3). North Elevation - Feb 08, 2017

Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1999 Gym

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	$2.61	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$91,350
A1030	Slab on Grade	$9.09	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$318,150
A2010	Basement Excavation	$0.29	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$10,150
A2020	Basement Walls	$3.75	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$131,250
B1010	Floor Construction	$7.50	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$262,500
B1020	Roof Construction	$31.89	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$1,116,150
B2010	Exterior Walls	$13.23	S.F.	35,000	100	1999	2099		82.00 %	0.00 %	82			$463,050
B2020	Exterior Windows	$8.28	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$289,800
B2030	Exterior Doors	$1.08	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$37,800
B3010120	Single Ply Membrane	$5.73	S.F.	35,000	20	1999	2019	2021	20.00 %	0.00 %	4			$200,550
C1010	Partitions	$3.19	S.F.	35,000	75	1999	2074		76.00 %	0.00 %	57			$111,650
C1020	Interior Doors	$3.83	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$134,050
C1030	Fittings	$1.62	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			$56,700
C3010	Wall Finishes	$6.81	S.F.	35,000	10	2015	2025		80.00 %	0.00 %	8			$238,350
C3020	Floor Finishes	$25.38	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			$888,300
C3030	Ceiling Finishes	$1.77	S.F.	35,000	25	1999	2024		28.00 %	0.00 %	7			$61,950
D1010	Elevators and Lifts	$3.84	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$134,400
D2010	Plumbing Fixtures	$14.81	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$518,350
D2020	Domestic Water Distribution	$8.07	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$282,450
D2030	Sanitary Waste	$2.09	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$73,150
D2040	Rain Water Drainage	$0.51	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$17,850
D2090	Other Plumbing Systems - No 2 Oil	$0.12	S.F.	35,000	40	1999	2039		55.00 %	0.00 %	22			$4,200
D3020	Heat Generating Systems	$7.08	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$247,800
D3030	Cooling Generating Systems	$7.33	S.F.	35,000	25	1999	2024		28.00 %	0.00 %	7			$256,550
D3040	Distribution Systems	$8.54	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$298,900
D3060	Controls & Instrumentation	$3.48	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			$121,800
D4010	Sprinklers	$5.98	S.F.	35,000	30			2016	0.00 %	110.00 %	-1		$230,230.00	$209,300
D4020	Standpipes	$1.80	S.F.	35,000	30			2016	0.00 %	110.00 %	-1		$69,300.00	$63,000
D5010	Electrical Service/Distribution	$1.86	S.F.	35,000	40	1999	2039		55.00 %	0.00 %	22			$65,100
D5020	Branch Wiring	$3.15	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$110,250
D5020	Lighting	$11.99	S.F.	35,000	30	1999	2029		40.00 %	0.00 %	12			$419,650
D5030810	Security & Detection Systems	$1.24	Ea.	35,000	15	2011	2026		60.00 %	0.00 %	9			$43,400
D5030910	Fire Alarm Systems	$1.50	S.F.	35,000	15	2011	2026		60.00 %	0.00 %	9			$52,500
D5030920	Data Communication	$3.09	S.F.	35,000	15	2011	2026		60.00 %	0.00 %	9			$108,150
D5090	Other Electrical Systems	$0.28	S.F.	35,000	20	2011	2031		70.00 %	0.00 %	14			$9,800
E1020	Institutional Equipment	$1.62	S.F.	35,000	20	2011	2031		70.00 %	0.00 %	14			$56,700
E1090	Other Equipment	$11.39	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			$398,650
E2010	Fixed Furnishings	$6.30	S.F.	35,000	20	1999	2019		10.00 %	0.00 %	2			$220,500
								Total	**46.38 %**	**3.69 %**			**$299,530.00**	**$8,124,200**

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



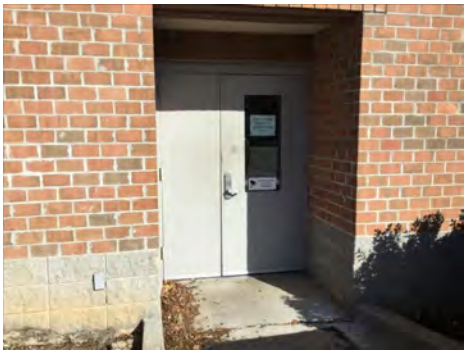
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

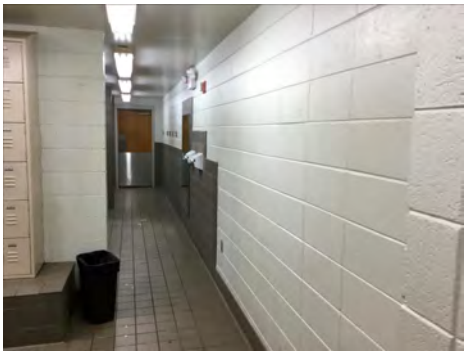
System: B3010120 - Single Ply Membrane



Note:

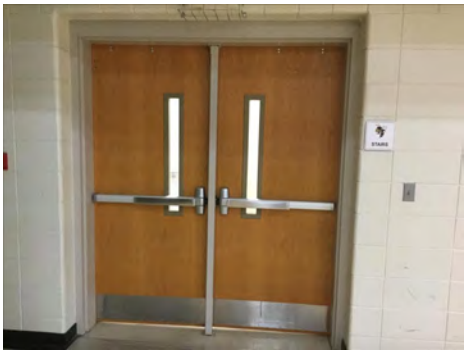
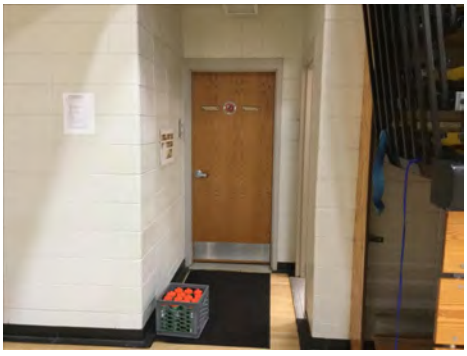
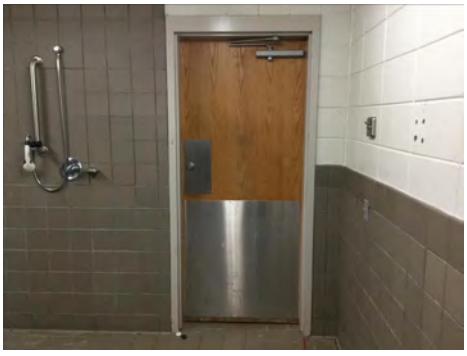
System: C1010 - Partitions





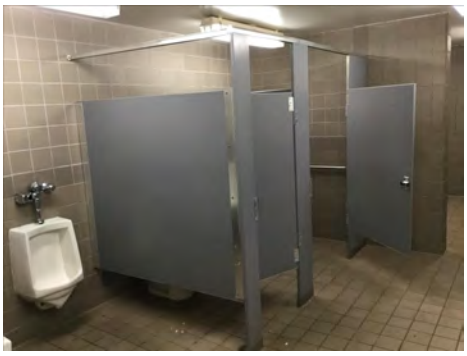
Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings



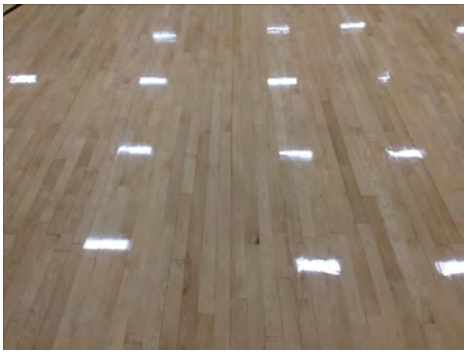
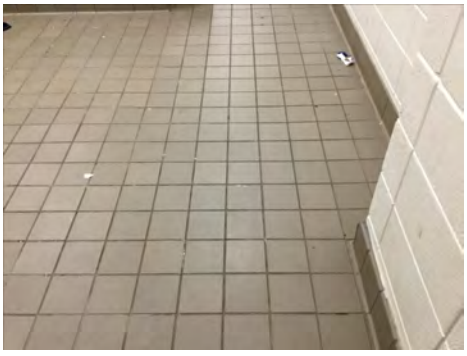
Note:

System: C3010 - Wall Finishes



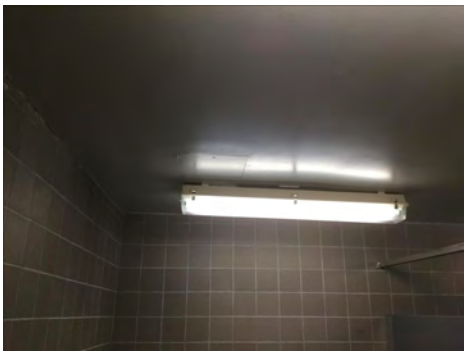
Note:

System: C3020 - Floor Finishes

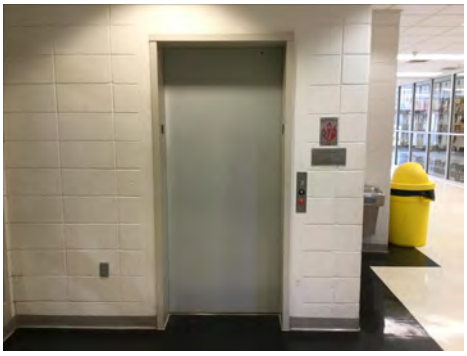
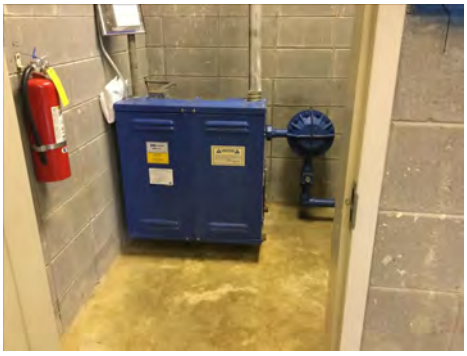
Note:

System: C3030 - Ceiling Finishes



Note:

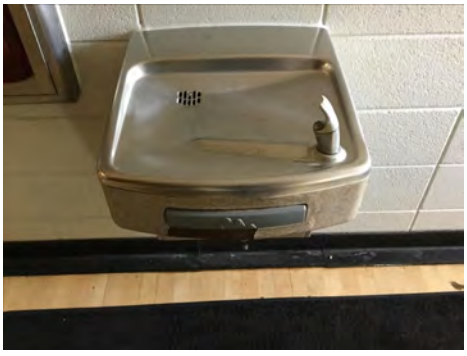
System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil

Note:

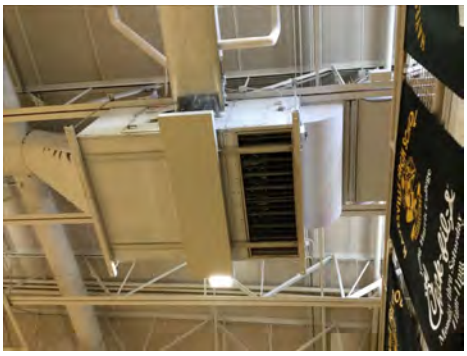
System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems


Note:

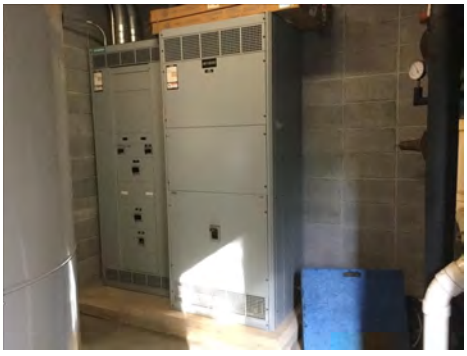
System: D3060 - Controls & Instrumentation



Note:

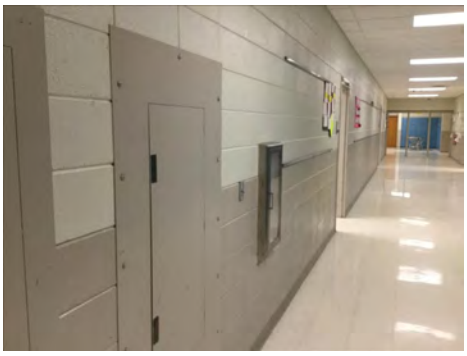
System: D5010 - Electrical Service/Distribution





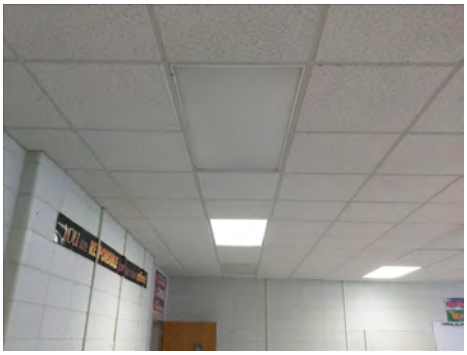
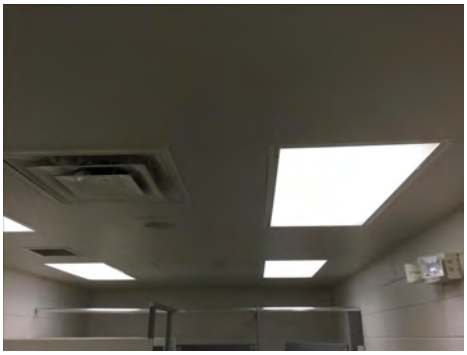
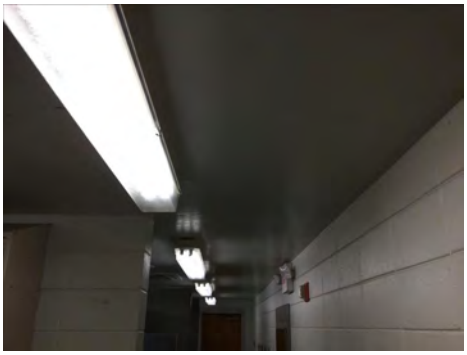
Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

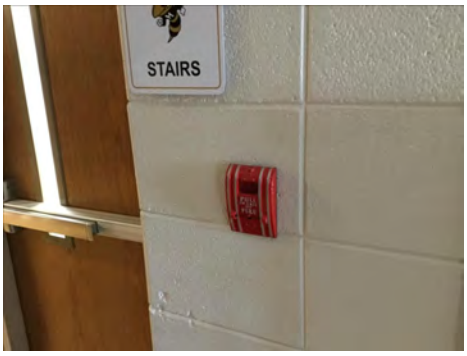
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

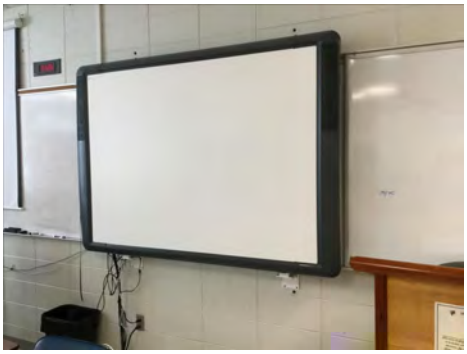


Note:

System: D5030920 - Data Communication

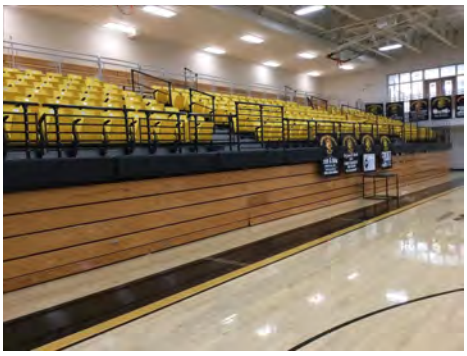
Note:

System: E1020 - Institutional Equipment



Note:

System: 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:	**$299,530**	**$0**	**$1,967,487**	**$0**	**$248,293**	**$0**	**$0**	**$430,886**	**$332,128**	**$292,863**	**$0**	**$3,571,187**
*** 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	$248,293	$0	$0	$0	$0	$0	$0	**$248,293**
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	$66,168	$0	$0	$0	$0	$0	$0	$0	$0	**$66,168**
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	$332,128	$0	$0	**$332,128**

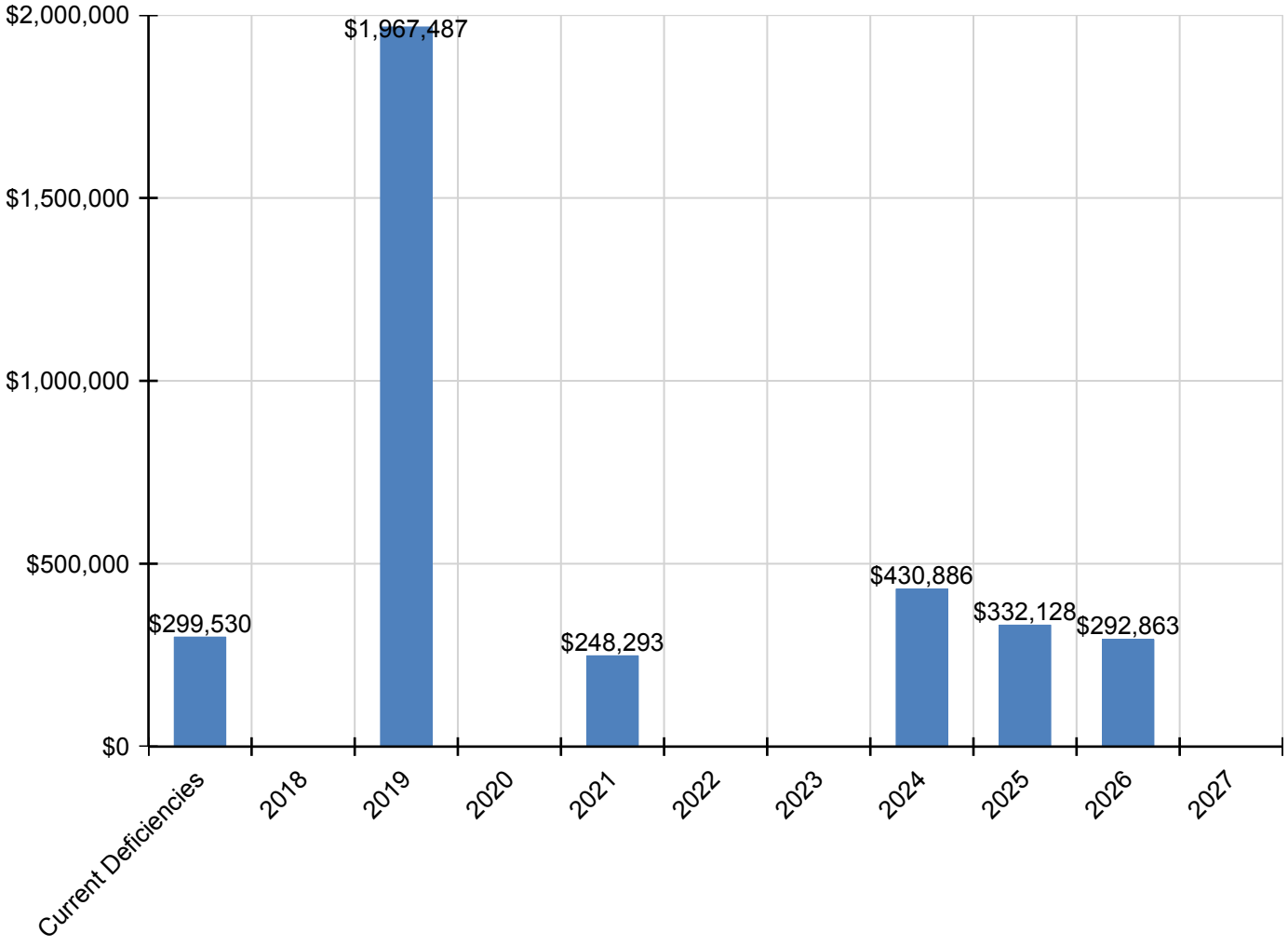
C3020 - Floor Finishes	$0	$0	$1,036,637	$0	$0	$0	$0	$0	$0	$0	$0	**$1,036,637**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$83,810	$0	$0	$0	**$83,810**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$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**
D2090 - Other Plumbing Systems - No 2 Oil	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$347,077	$0	$0	$0	**$347,077**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$142,139	$0	$0	$0	$0	$0	$0	$0	$0	**$142,139**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$230,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,230**
D4020 - Standpipes	$69,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,300**
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	$62,290	$0	**$62,290**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,351	$0	**$75,351**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$155,222	$0	**$155,222**
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	$465,221	$0	$0	$0	$0	$0	$0	$0	$0	**$465,221**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

E2010 - Fixed Furnishings	$0	$0	$257,321	$0	$0	$0	$0	$0	$0	$0	$0	**$257,321**

** Indicates non-renewable system*

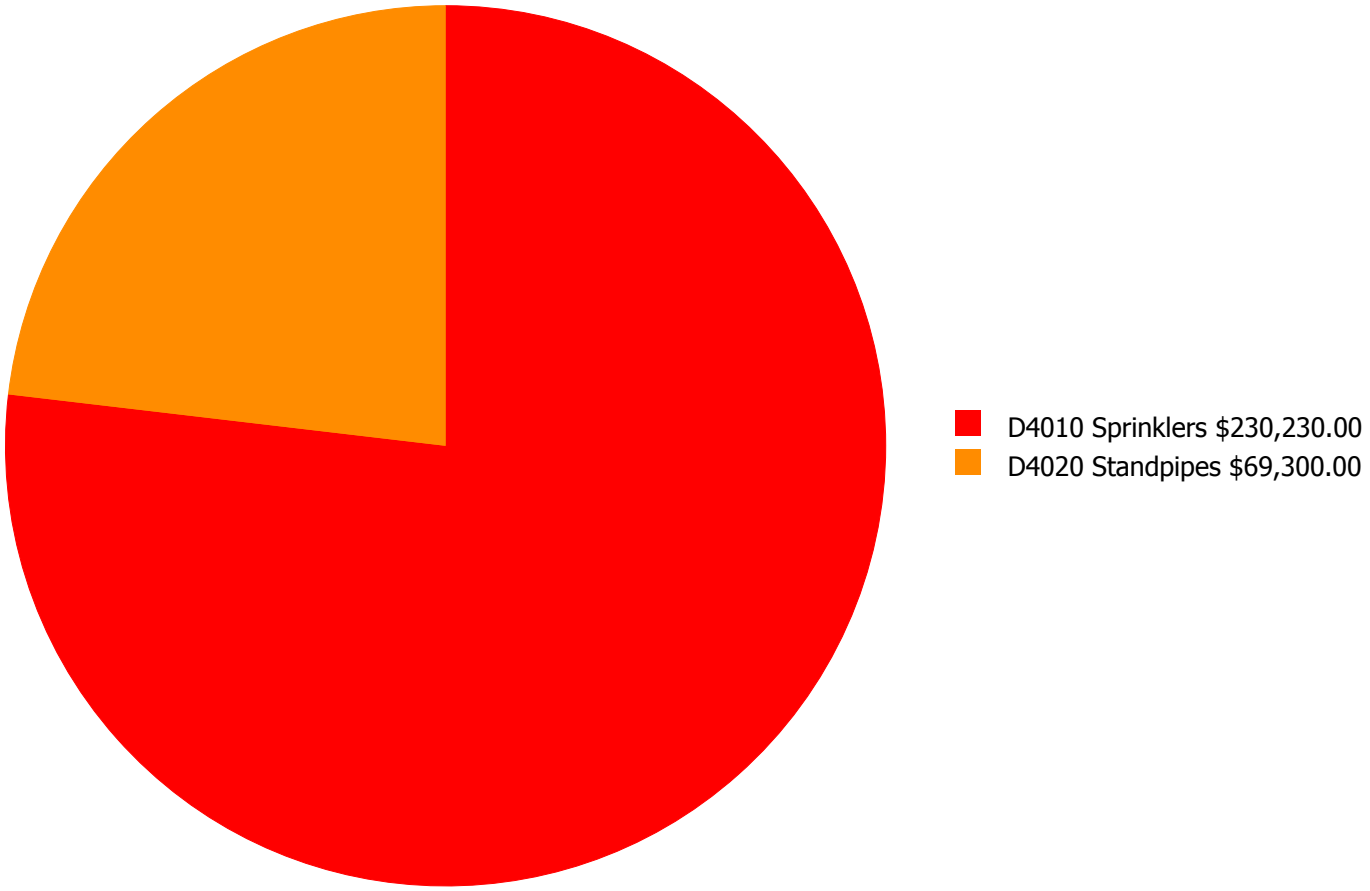
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

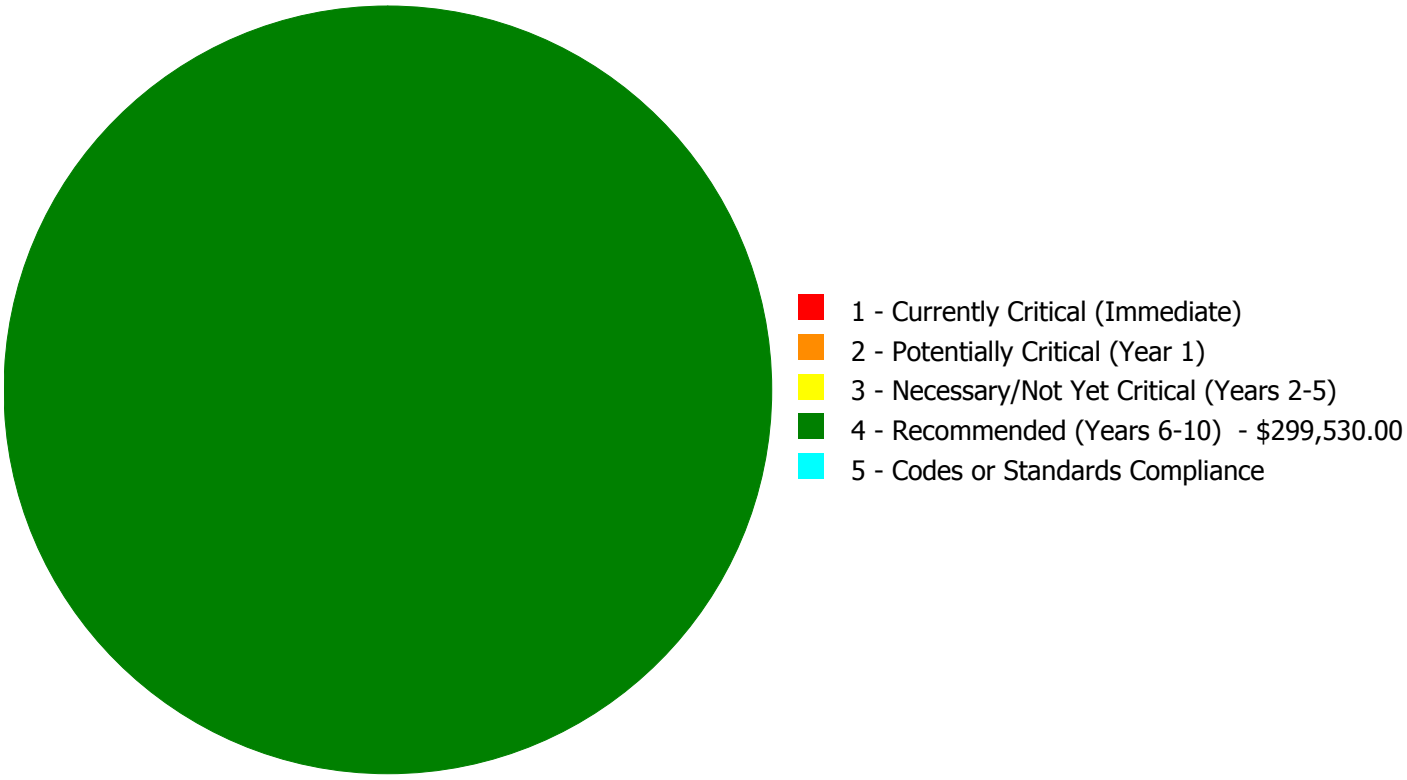
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $299,530.00

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: $299,530.00

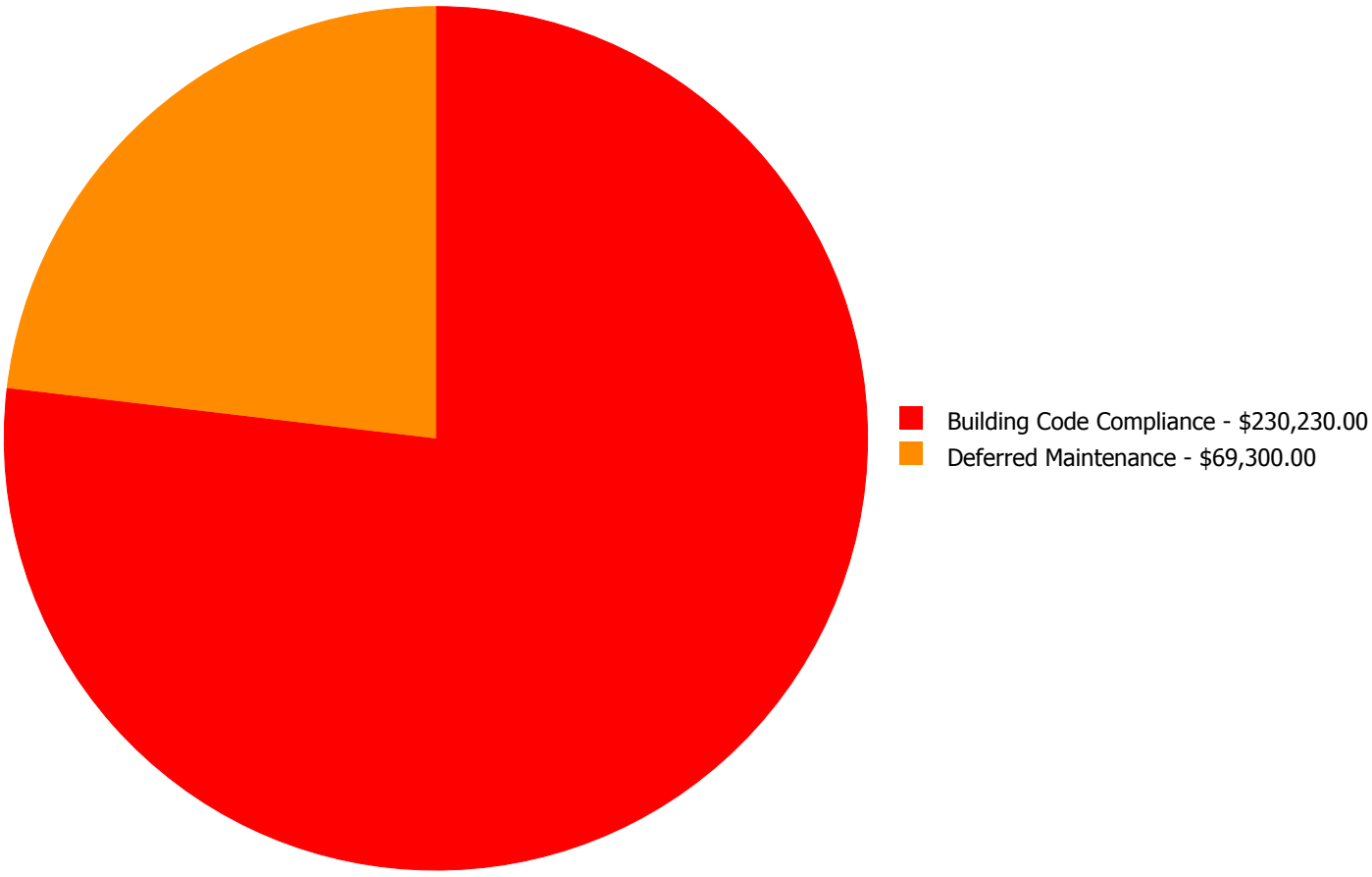
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$230,230.00	$0.00	$230,230.00
D4020	Standpipes	$0.00	$0.00	$0.00	$69,300.00	$0.00	$69,300.00
	Total:	$0.00	$0.00	$0.00	$299,530.00	$0.00	$299,530.00

Deficiency Summary by Category

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



Budget Estimate Total: $299,530.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	35,000.00
Unit of Measure:	S.F.
Estimate:	$230,230.00
Assessor Name:	Eduardo Lopez
Date Created:	02/28/2017

Notes: There is no sprinkle system in the building.

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Deferred Maintenance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	35,000.00
Unit of Measure:	S.F.
Estimate:	$69,300.00
Assessor Name:	Eduardo Lopez
Date Created:	02/28/2017

Notes: There is no sprinkle system in the building.

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):	147,030
Year Built:	1986
Last Renovation:	
Replacement Value:	$6,732,504
Repair Cost:	$831,308.00
Total FCI:	12.35 %
Total RSLI:	22.42 %
FCA Score:	87.65

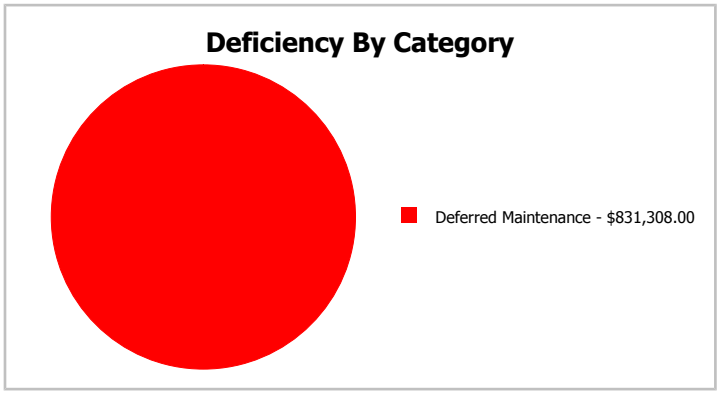
Description:

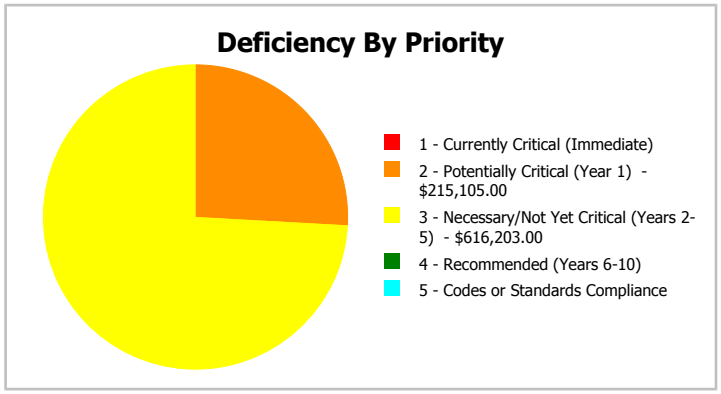
The narrative for this site is included in the Executive Summary Description at the front of this report.

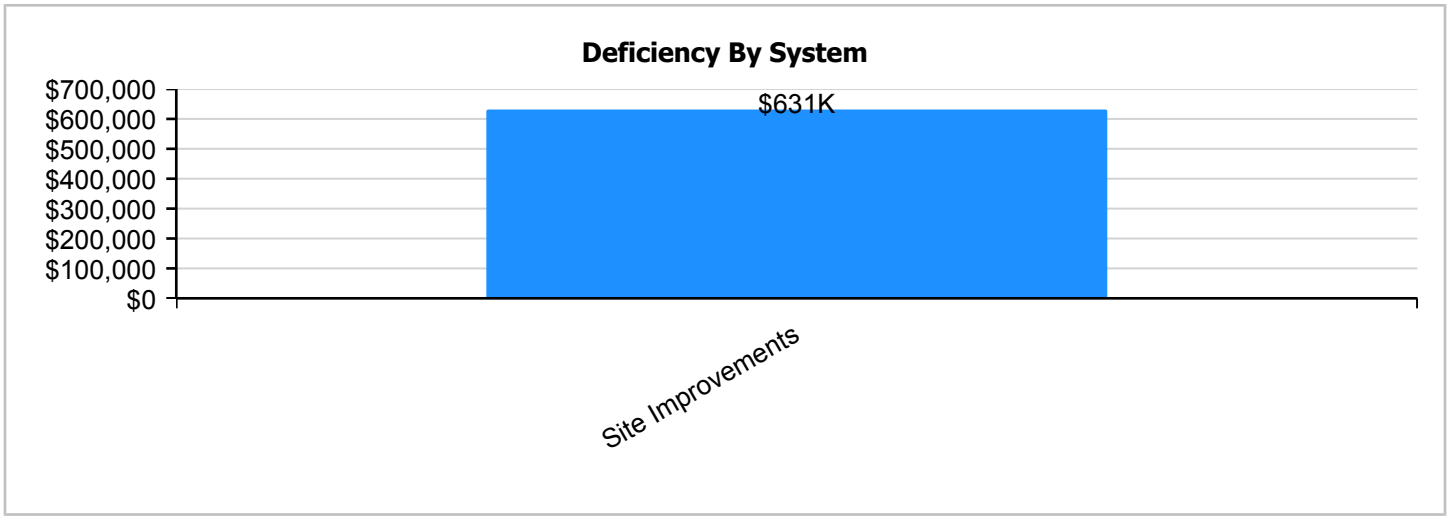
Attributes: This asset has no attributes.

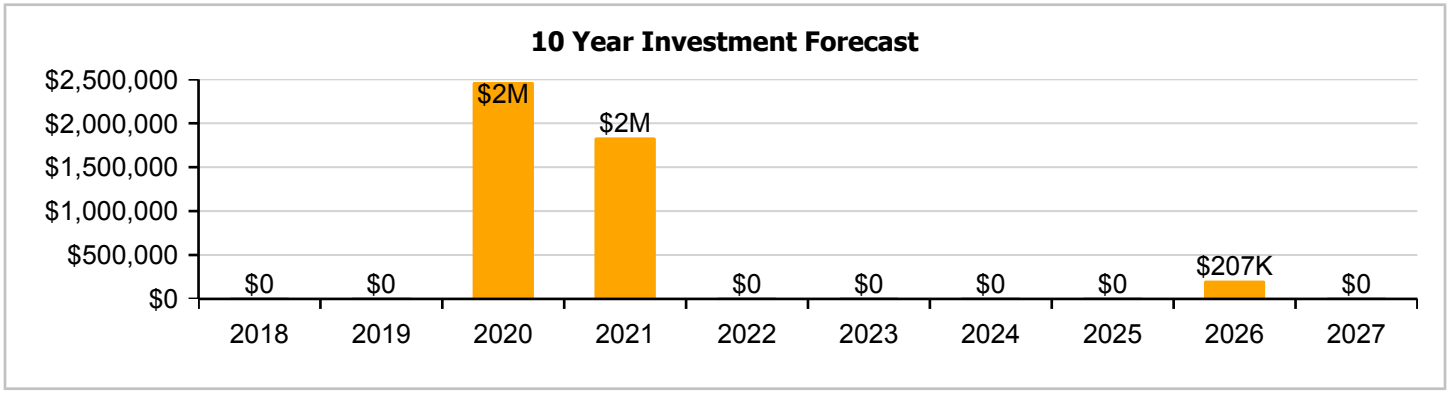
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	147,030
Year Built:	1986	Last Renovation:	
Repair Cost:	$831,308	Replacement Value:	$6,732,504
FCI:	12.35 %	RSLI%:	22.42 %









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	14.52 %	17.77 %	$831,308.00
G30 - Site Mechanical Utilities	36.37 %	0.00 %	$0.00
G40 - Site Electrical Utilities	48.45 %	0.00 %	$0.00
Totals:	**22.42 %**	**12.35 %**	**$831,308.00**

Photo Album

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

1). Aerial Image of Hayesville Schools - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	147,030	25	1986	2011		0.00 %	110.00 %	-6		$616,203.00	$560,184
G2020	Parking Lots	$1.33	S.F.	147,030	25	1986	2011		0.00 %	110.00 %	-6		$215,105.00	$195,550
G2030	Pedestrian Paving	$1.91	S.F.	147,030	30	1986	2016	2021	13.33 %	0.00 %	4			$280,827
G2040105	Fence & Guardrails	$1.23	S.F.	147,030	30	1986	2016	2021	13.33 %	0.00 %	4			$180,847
G2040950	Baseball Field	$3.38	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			$496,961
G2040950	Bleachers	$2.01	S.F.	147,030	20	1986	2006	2021	20.00 %	0.00 %	4			$295,530
G2040950	Canopies	$1.29	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			$189,669
G2040950	Covered Walkways	$1.52	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			$223,486
G2040950	Football Field	$6.05	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			$889,532
G2040950	Hard Surface Play Area	$0.75	S.F.	147,030	20	2016	2036		95.00 %	0.00 %	19			$110,273
G2040950	Playing Field	$4.54	S.F.	147,030	20	2000	2020		15.00 %	0.00 %	3			$667,516
G2040950	Track	$0.84	S.F.	147,030	10	2000	2010	2021	40.00 %	0.00 %	4			$123,505
G2040950	Walkways	$1.29	S.F.	147,030	25	1986	2011	2021	16.00 %	0.00 %	4			$189,669
G2050	Landscaping	$1.87	S.F.	147,030	15	1986	2001		0.00 %	0.00 %	-16			$274,946
G3010	Water Supply	$2.34	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			$344,050
G3020	Sanitary Sewer	$1.45	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			$213,194
G3030	Storm Sewer	$4.54	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			$667,516
G3060	Fuel Distribution	$0.98	S.F.	147,030	40	1986	2026		22.50 %	0.00 %	9			$144,089
G4010	Electrical Distribution	$2.35	S.F.	147,030	50	1986	2036		38.00 %	0.00 %	19			$345,521
G4020	Site Lighting	$1.47	S.F.	147,030	30	2000	2030		43.33 %	0.00 %	13			$216,134
G4030	Site Communications & Security	$0.84	S.F.	147,030	15	2015	2030		86.67 %	0.00 %	13			$123,505
								Total	**22.42 %**	**12.35 %**			**$831,308.00**	**$6,732,504**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



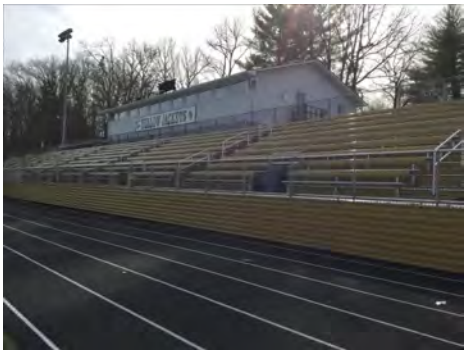
Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Bleachers


Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Hard Surface Play Area



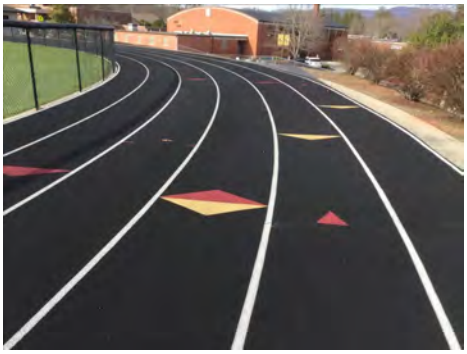
Note:

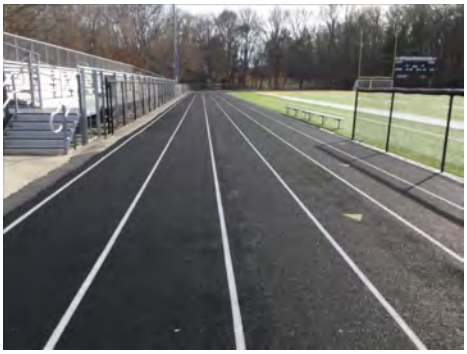
System: G2040950 - Playing Field



Note:

System: G2040950 - Track





Note:

System: G2040950 - Walkways



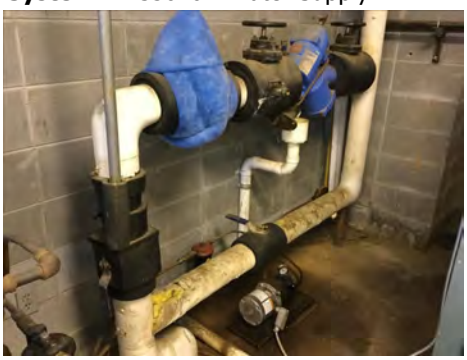
Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note: Supplies elementary, middle and high school

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

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.

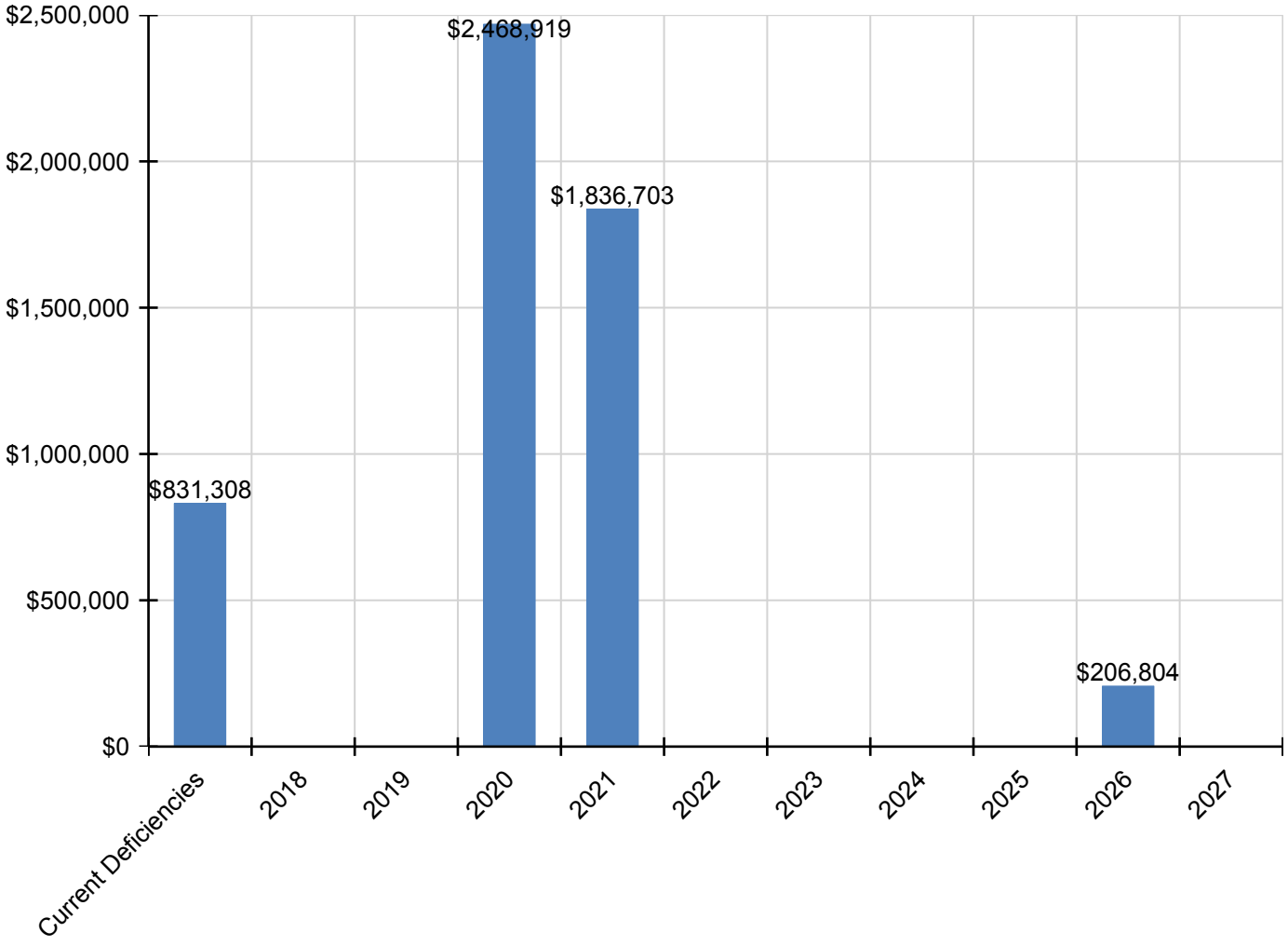
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$831,308**	**$0**	**$0**	**$2,468,919**	**$1,836,703**	**$0**	**$0**	**$0**	**$0**	**$206,804**	**$0**	**$5,343,735**
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	$616,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$616,203**
G2020 - Parking Lots	$215,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$215,105**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$347,681	$0	$0	$0	$0	$0	$0	**$347,681**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$223,900	$0	$0	$0	$0	$0	$0	**$223,900**
G2040950 - Baseball Field	$0	$0	$0	$597,348	$0	$0	$0	$0	$0	$0	$0	**$597,348**
G2040950 - Bleachers	$0	$0	$0	$0	$365,884	$0	$0	$0	$0	$0	$0	**$365,884**
G2040950 - Canopies	$0	$0	$0	$0	$234,822	$0	$0	$0	$0	$0	$0	**$234,822**
G2040950 - Covered Walkways	$0	$0	$0	$0	$276,688	$0	$0	$0	$0	$0	$0	**$276,688**
G2040950 - Football Field	$0	$0	$0	$1,069,217	$0	$0	$0	$0	$0	$0	$0	**$1,069,217**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$802,354	$0	$0	$0	$0	$0	$0	$0	**$802,354**
G2040950 - Track	$0	$0	$0	$0	$152,907	$0	$0	$0	$0	$0	$0	**$152,907**
G2040950 - Walkways	$0	$0	$0	$0	$234,822	$0	$0	$0	$0	$0	$0	**$234,822**
*** 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	$206,804	$0	**$206,804**
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*

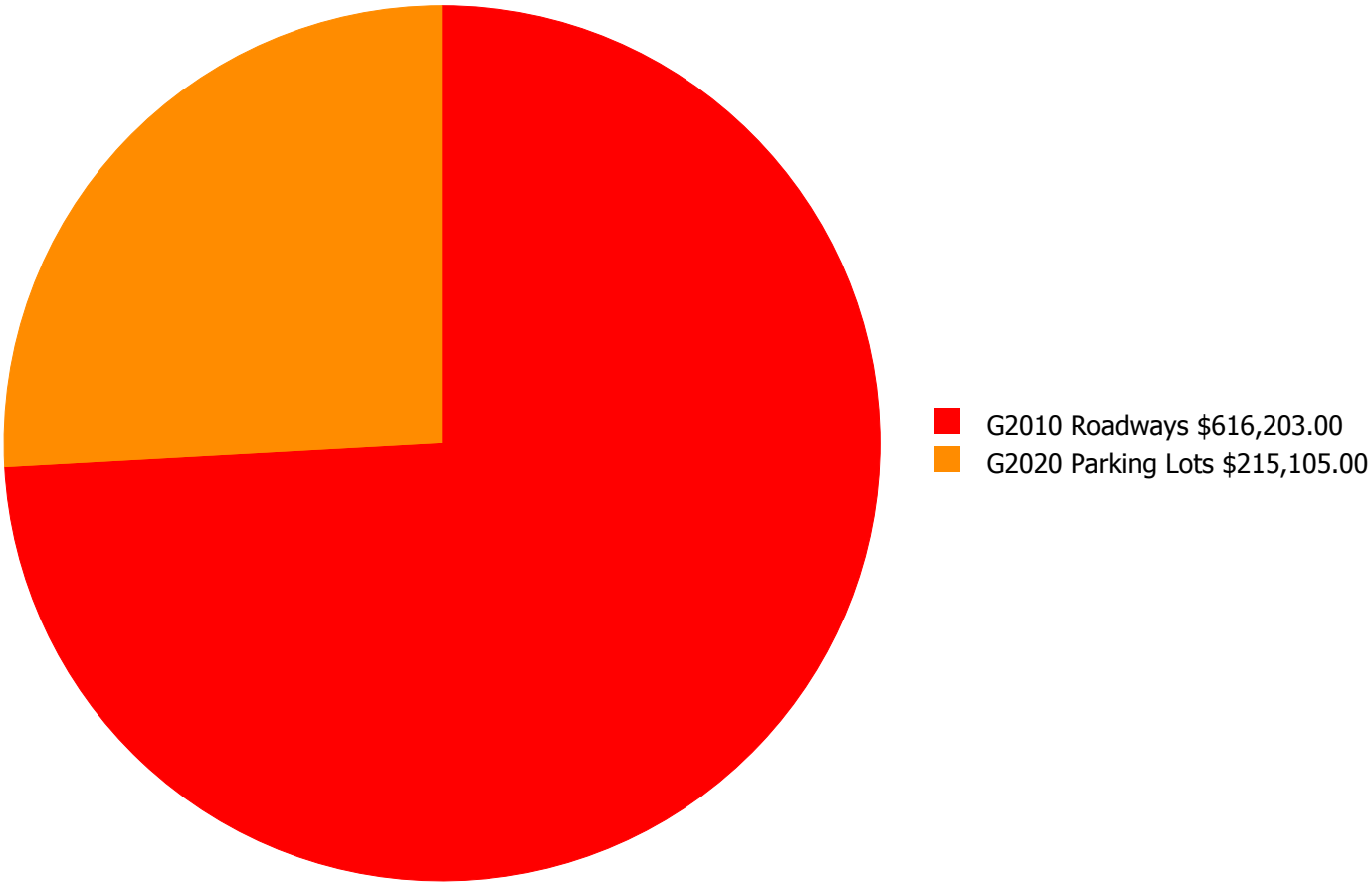
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

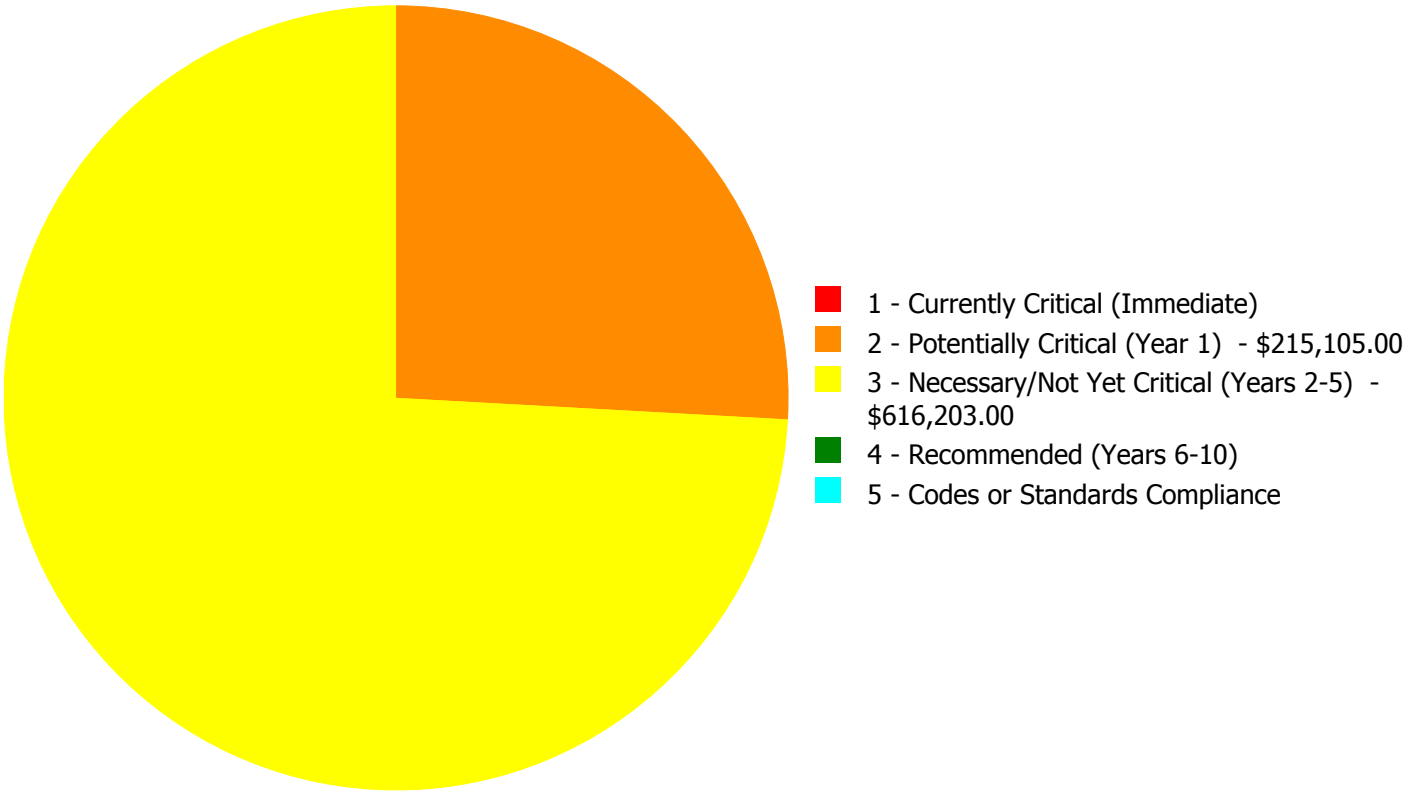
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $831,308.00

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: $831,308.00

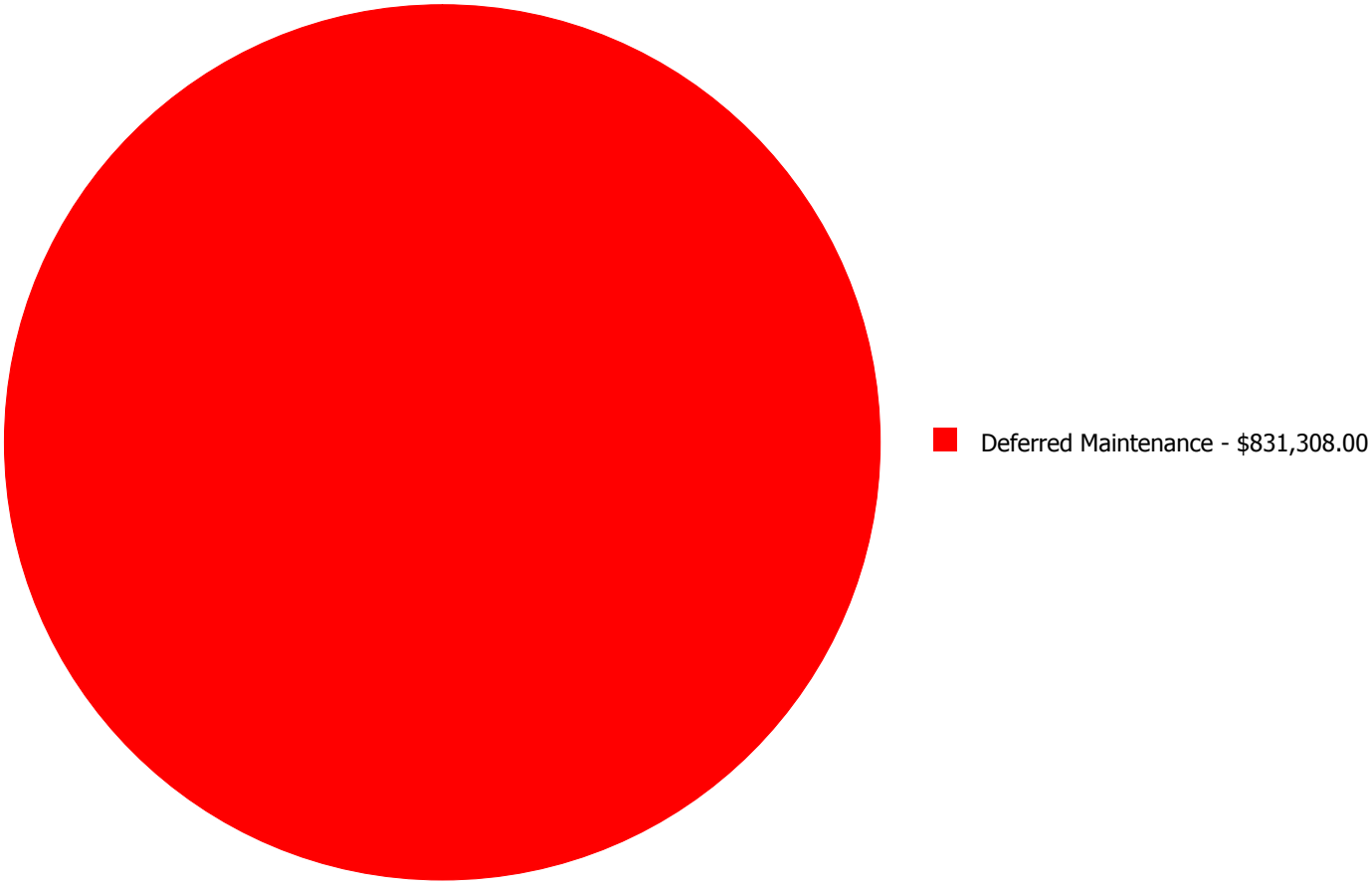
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$0.00	$616,203.00	$0.00	$0.00	$616,203.00
G2020	Parking Lots	$0.00	$215,105.00	$0.00	$0.00	$0.00	$215,105.00
	Total:	$0.00	$215,105.00	$616,203.00	$0.00	$0.00	$831,308.00

Deficiency Summary by Category

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



Budget Estimate Total: $831,308.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 147,030.00
Unit of Measure: S.F.
Estimate: $215,105.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The Parking lots are aged, have many road cuts, pot holes, significant cracking, and need re-surfacing and restriping to meet all ADA guideslines to include signage and fire markings.

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

System: G2010 - Roadways

Location: Site
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 147,030.00
Unit of Measure: S.F.
Estimate: $616,203.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The asphaltic roadways are aged, have many road cuts, pot holes, significant cracking, and need re-surfacing.