

NC School District/220 Clay County/Middle School

Hayesville Middle

Final

Campus Assessment Report

March 13, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	46,742
Year Built:	1952
Last Renovation:	1990
Replacement Value:	\$9,353,852
Repair Cost:	\$417,369.00
Total FCI:	4.46 %
Total RSLI:	29.97 %
FCA Score:	95.54



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Campus Assessment Report - Hayesville Middle

Attributes:

General Attributes:

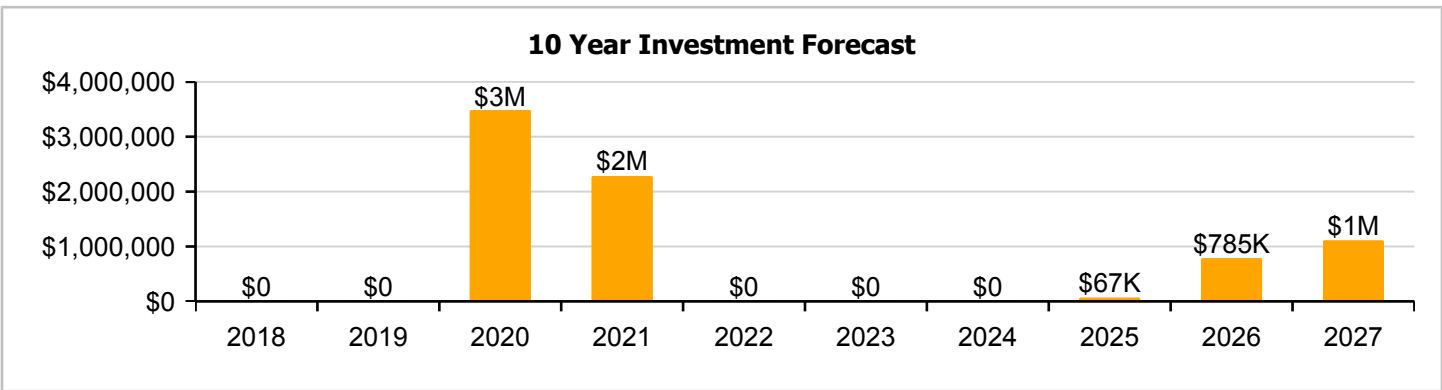
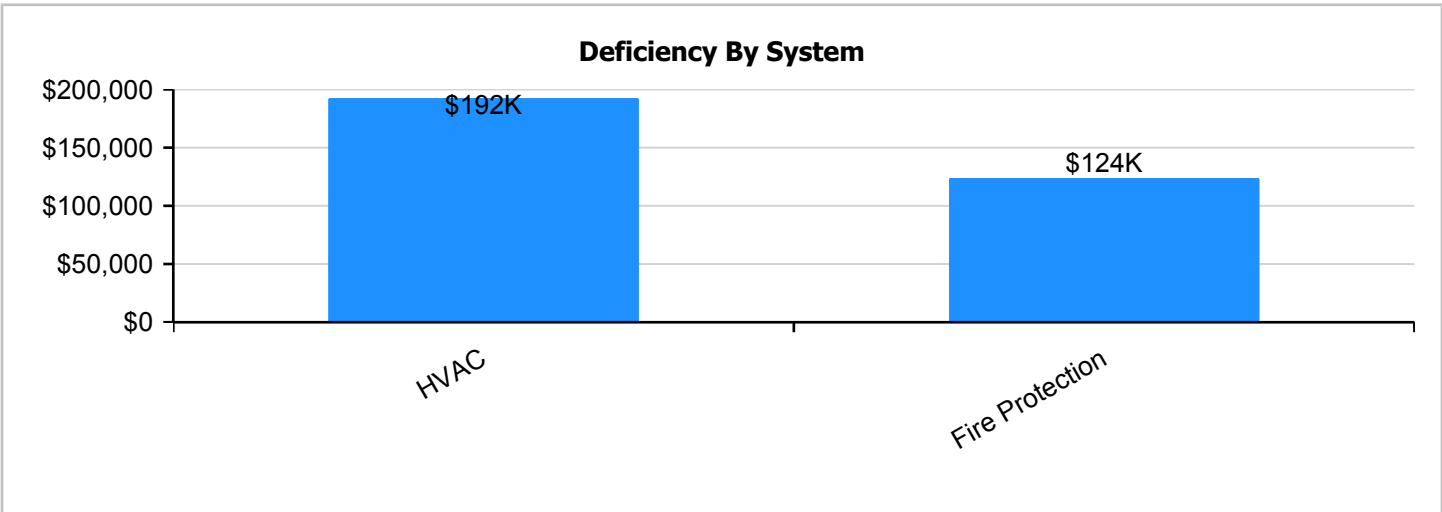
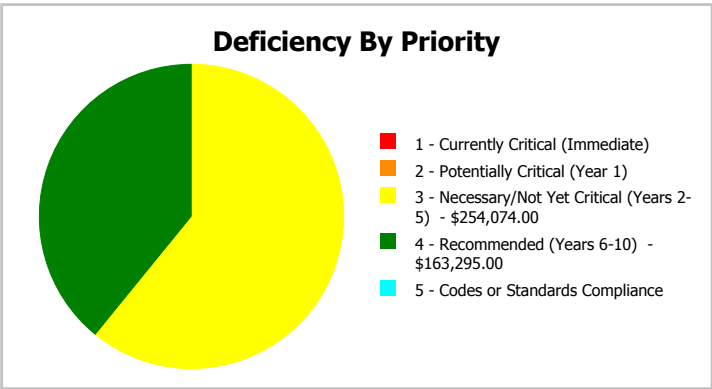
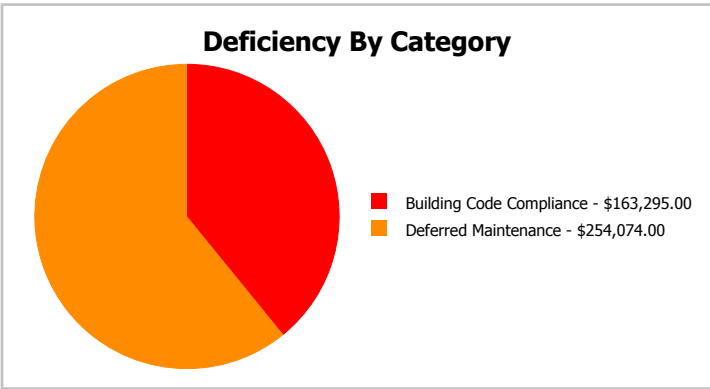
Condition Assessor:	Terence Davis	Assessment Date:	1/18/2017
Suitability Assessor:			

School Information:

HS Attendance Area:	Clay - Hayesville MS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:	0	Status:	Active
School Grades:		Site Acreage:	

Campus Dashboard Summary

Gross Area:	46,742	Last Renovation:	1990
Year Built:	1952	Replacement Value:	\$9,353,852
Repair Cost:	\$417,369	RSLI%:	29.97 %
FCI:	4.46 %		



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.

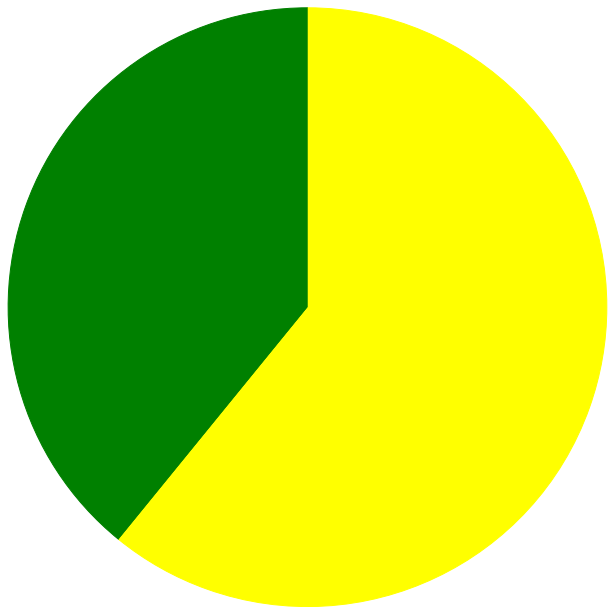
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	35.16 %	0.00 %	\$0.00
A20 - Basement Construction	35.16 %	0.00 %	\$0.00
B10 - Superstructure	35.16 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.04 %	0.00 %	\$0.00
B30 - Roofing	63.92 %	0.00 %	\$0.00
C10 - Interior Construction	30.27 %	0.00 %	\$0.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	21.58 %	0.00 %	\$0.00
D20 - Plumbing	10.07 %	0.00 %	\$0.00
D30 - HVAC	38.75 %	15.31 %	\$254,074.00
D40 - Fire Protection	3.08 %	76.11 %	\$163,295.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	43.67 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	29.97 %	4.46 %	\$417,369.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1950 Main	32,342	2.50	\$0.00	\$0.00	\$0.00	\$163,295.00	\$0.00
1957 Gym	14,400	9.03	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00
Total:		4.46	\$0.00	\$0.00	\$254,074.00	\$163,295.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$254,074.00
- 4 - Recommended (Years 6-10) - \$163,295.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$417,369.00

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	32,342
Year Built:	1990
Last Renovation:	
Replacement Value:	\$6,540,524
Repair Cost:	\$163,295.00
Total FCI:	2.50 %
Total RSLI:	32.13 %
FCA Score:	97.50



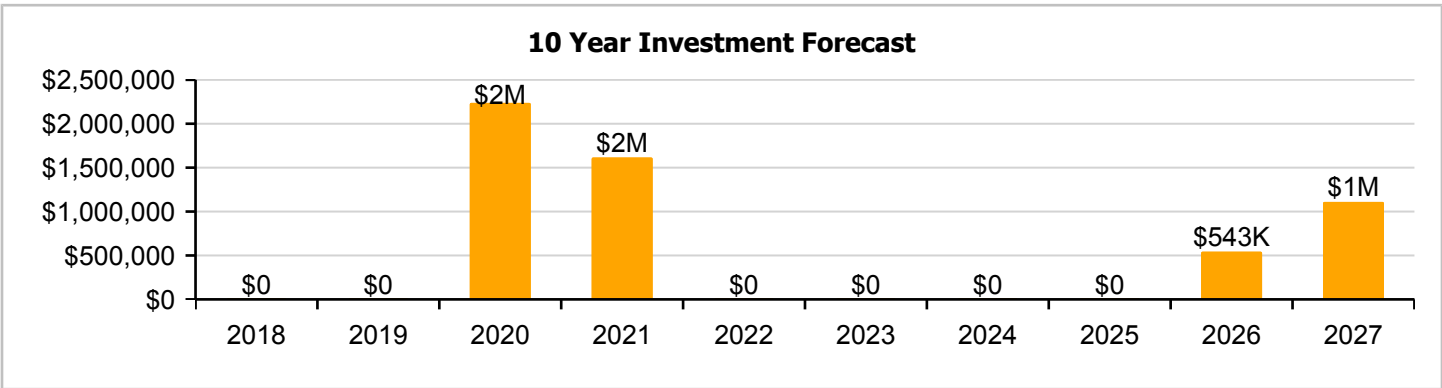
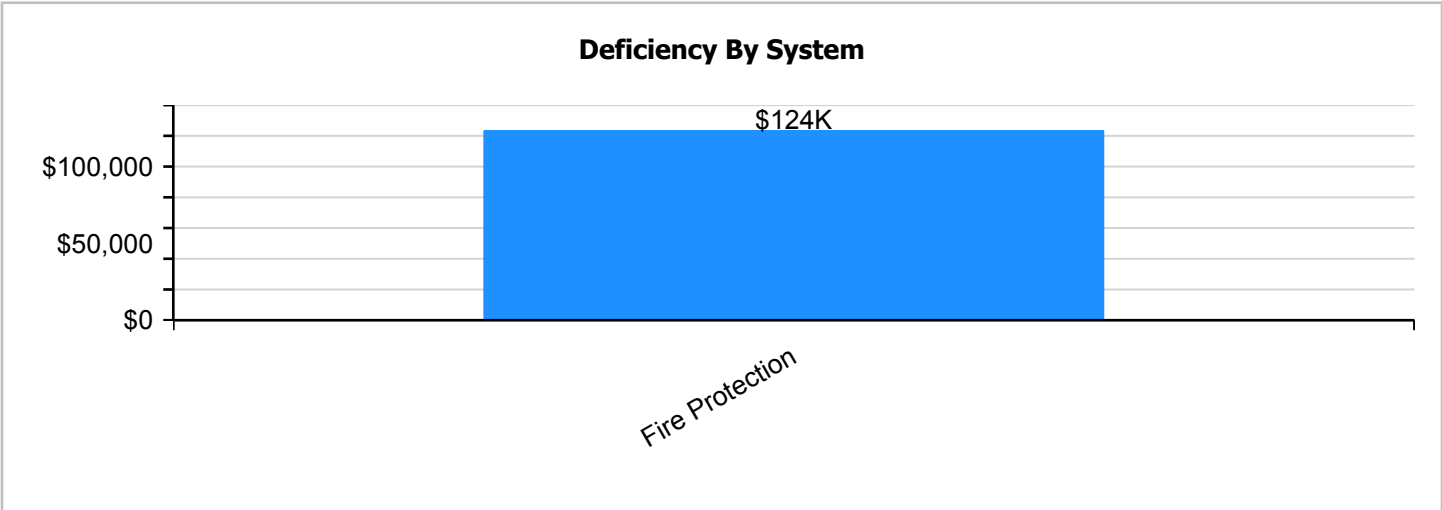
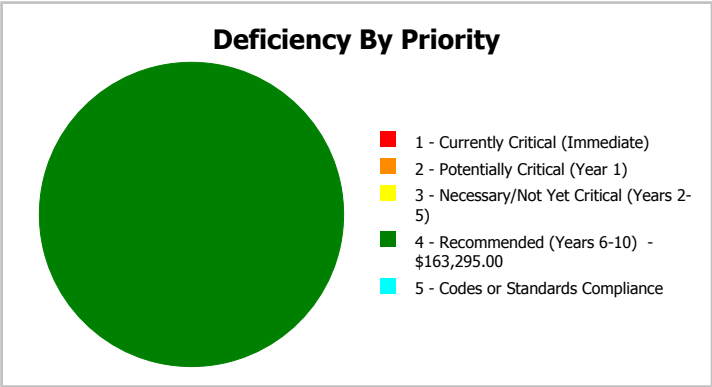
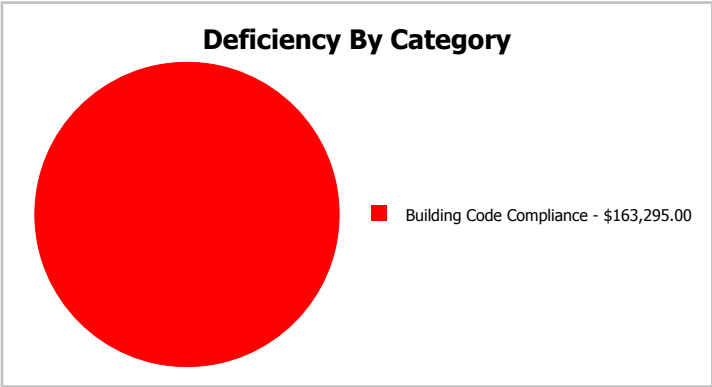
Description:

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:	32,342
Year Built:	1990	Last Renovation:	
Repair Cost:	\$163,295	Replacement Value:	\$6,540,524
FCI:	2.50 %	RSLI%:	32.13 %



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	33.00 %	0.00 %	\$0.00
A20 - Basement Construction	33.00 %	0.00 %	\$0.00
B10 - Superstructure	33.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.09 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	31.21 %	0.00 %	\$0.00
C20 - Stairs	73.00 %	0.00 %	\$0.00
C30 - Interior Finishes	19.52 %	0.00 %	\$0.00
D20 - Plumbing	10.00 %	0.00 %	\$0.00
D30 - HVAC	50.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$163,295.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	70.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	32.13 %	2.50 %	\$163,295.00

Photo Album

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

1). North Elevation - Feb 09, 2017



2). Southwest Elevation - Feb 09, 2017



3). South Elevation - Feb 09, 2017



4). East Elevation - Feb 09, 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

Campus Assessment Report - 1950 Main

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.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$49,160
A1030	Slab on Grade	\$4.40	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$142,305
A2010	Basement Excavation	\$1.00	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$32,342
A2020	Basement Walls	\$6.22	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$201,167
B1010	Floor Construction	\$12.43	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$402,011
B1020	Roof Construction	\$8.18	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$264,558
B2010	Exterior Walls	\$9.02	S.F.	32,342	100	1950	2050		33.00 %	0.00 %	33			\$291,725
B2020	Exterior Windows	\$10.52	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$340,238
B2030	Exterior Doors	\$1.02	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$32,989
B3010120	Single Ply Membrane	\$6.98	S.F.	32,342	20	2010	2030		65.00 %	0.00 %	13			\$225,747
C1010	Partitions	\$6.07	S.F.	32,342	75	1990	2065		64.00 %	0.00 %	48			\$196,316
C1020	Interior Doors	\$2.46	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$79,561
C1030	Fittings	\$13.11	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$424,004
C2010	Stair Construction	\$1.32	S.F.	32,342	100	1990	2090		73.00 %	0.00 %	73			\$42,691
C3010	Wall Finishes	\$3.35	S.F.	32,342	10	2010	2020		30.00 %	0.00 %	3			\$108,346
C3020	Floor Finishes	\$10.41	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$336,680
C3030	Ceiling Finishes	\$11.37	S.F.	32,342	25	1990	2015	2021	16.00 %	0.00 %	4			\$367,729
D2010	Plumbing Fixtures	\$9.64	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$311,777
D2020	Domestic Water Distribution	\$1.03	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$33,312
D2030	Sanitary Waste	\$1.62	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$52,394
D2040	Rain Water Drainage	\$0.59	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$19,082
D3040	Distribution Systems	\$10.97	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$354,792
D3050	Terminal & Package Units	\$23.21	S.F.	32,342	15	2012	2027		66.67 %	0.00 %	10			\$750,658
D3060	Controls & Instrumentation	\$3.33	S.F.	32,342	20	2012	2032		75.00 %	0.00 %	15			\$107,699
D4010	Sprinklers	\$3.92	S.F.	32,342	30			2016	0.00 %	110.00 %	-1		\$139,459.00	\$126,781
D4020	Standpipes	\$0.67	S.F.	32,342	30			2016	0.00 %	110.00 %	-1		\$23,836.00	\$21,669
D5010	Electrical Service/Distribution	\$1.64	S.F.	32,342	40	1990	2030		32.50 %	0.00 %	13			\$53,041
D5020	Branch Wiring	\$4.91	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$158,799
D5020	Lighting	\$11.44	S.F.	32,342	30	1990	2020		10.00 %	0.00 %	3			\$369,992
D5030810	Security & Detection Systems	\$2.27	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$73,416
D5030910	Fire Alarm Systems	\$4.11	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$132,926
D5030920	Data Communication	\$5.32	S.F.	32,342	15	2011	2026		60.00 %	0.00 %	9			\$172,059
E1020	Institutional Equipment	\$2.73	S.F.	32,342	20	2011	2031		70.00 %	0.00 %	14			\$88,294
E2010	Fixed Furnishings	\$5.45	S.F.	32,342	20	1990	2010	2021	20.00 %	0.00 %	4			\$176,264
Total									32.13 %	2.50 %			\$163,295.00	\$6,540,524

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1950 Main

System: B3010120 - Single Ply Membrane



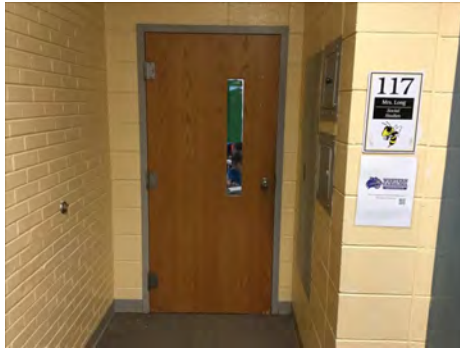
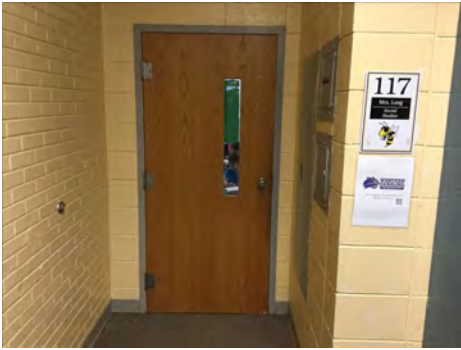
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System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

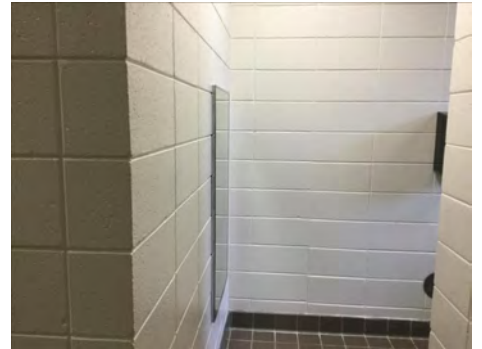
Campus Assessment Report - 1950 Main

System: C1030 - Fittings



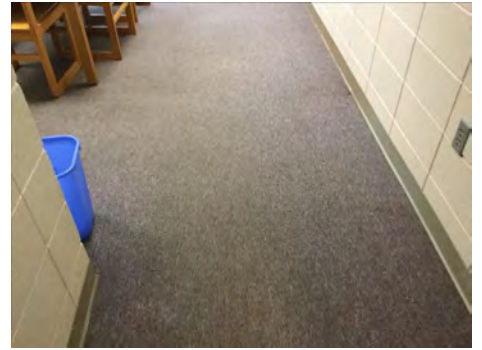
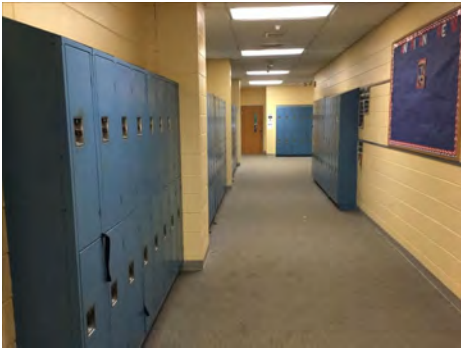
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1950 Main

System: C3030 - Ceiling Finishes



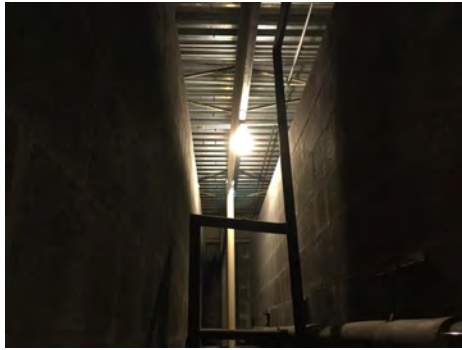
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1950 Main

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1950 Main

System: D3050 - Terminal & Package Units



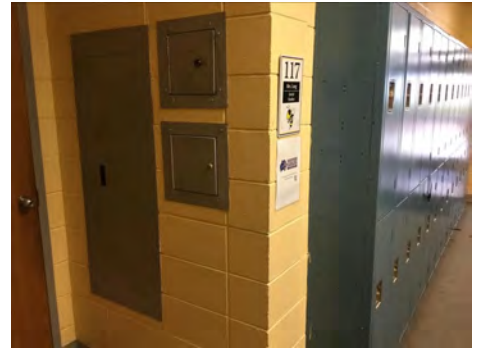
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

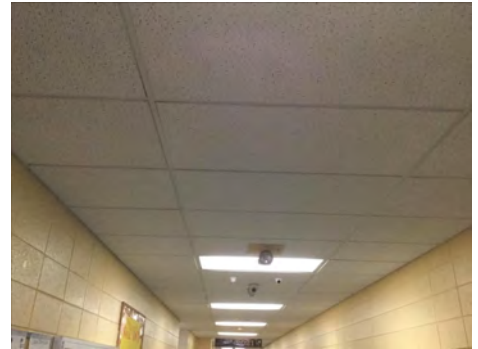
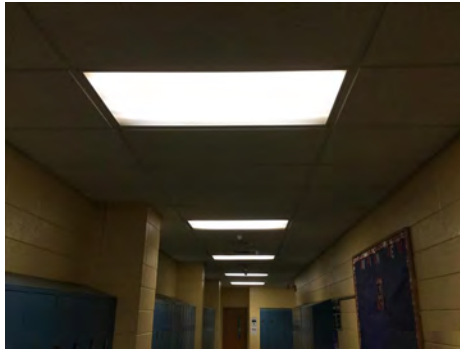
Campus Assessment Report - 1950 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1950 Main

System: D5030910 - Fire Alarm Systems



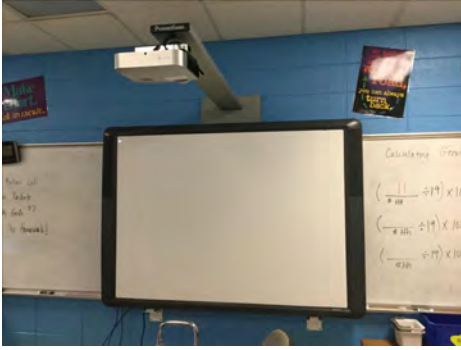
Note:

System: D5030920 - Data Communication



Note:

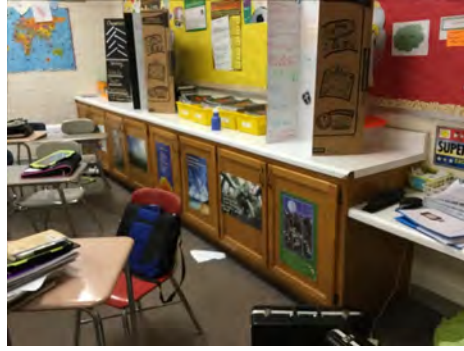
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1950 Main

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:	\$163,295	\$0	\$0	\$2,237,260	\$1,615,266	\$0	\$0	\$0	\$0	\$543,100	\$1,109,704	\$5,668,625
* 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	\$408,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$408,966
B2030 - Exterior Doors	\$0	\$0	\$0	\$39,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,653
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$95,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,632
C1030 - Fittings	\$0	\$0	\$0	\$0	\$524,942	\$0	\$0	\$0	\$0	\$0	\$0	\$524,942
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

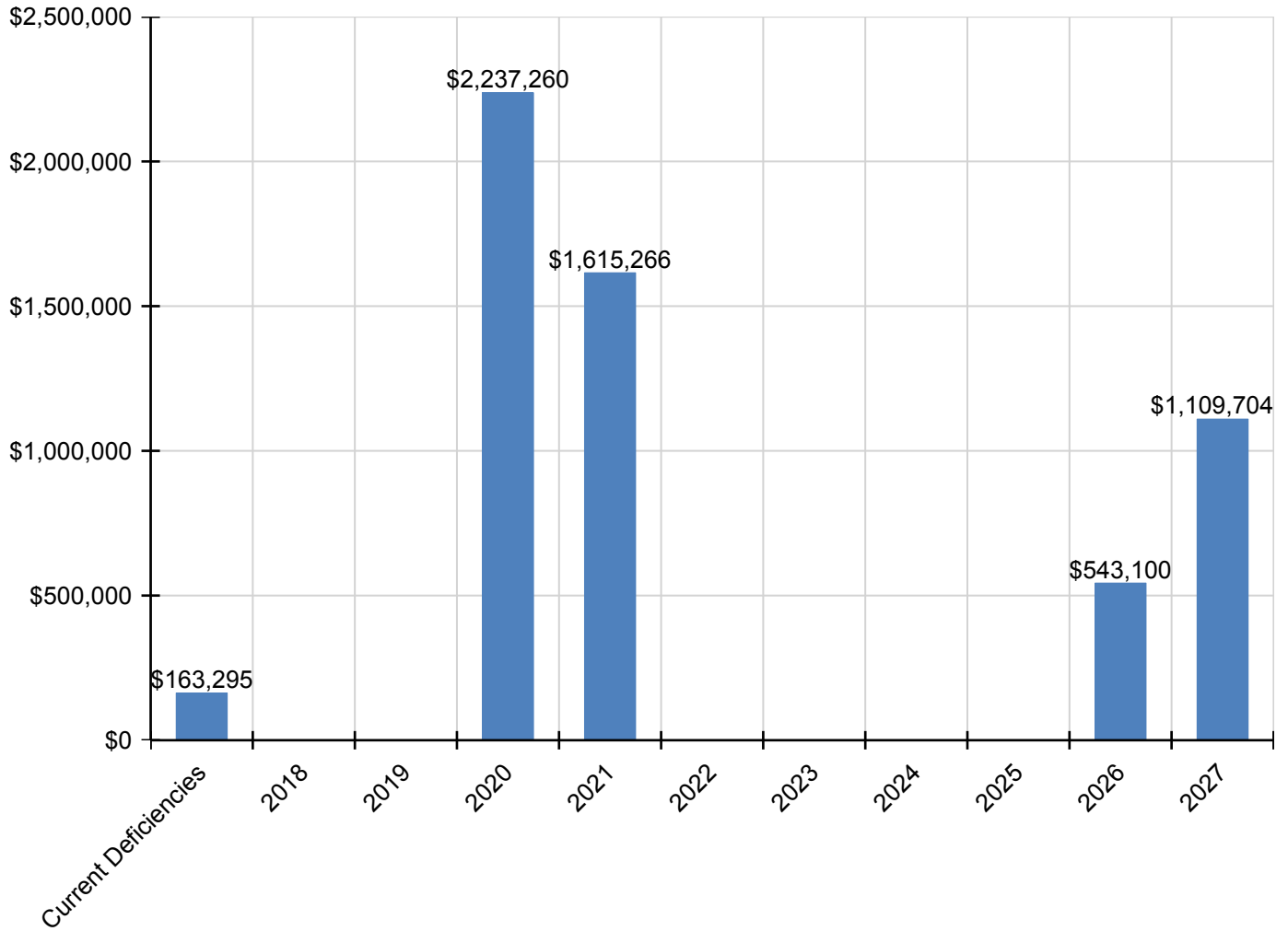
Campus Assessment Report - 1950 Main

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$130,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,231
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$416,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,830
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$455,269	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,269
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$374,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,756
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$40,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,041
D2030 - Sanitary Waste	\$0	\$0	\$0	\$62,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,977
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$22,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,936
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$426,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426,460
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,109,704	\$0	\$1,109,704
D3060 - Controls & Instrumentation	\$0	\$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	\$0
D4010 - Sprinklers	\$139,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,459
D4020 - Standpipes	\$23,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,836
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$190,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,876
D5020 - Lighting	\$0	\$0	\$0	\$444,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444,731
D5030 - Communications and Security	\$0	\$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	\$105,371	\$0	\$105,371
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,781	\$0	\$190,781
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,948	\$0	\$246,948
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$218,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218,225

* Indicates non-renewable system

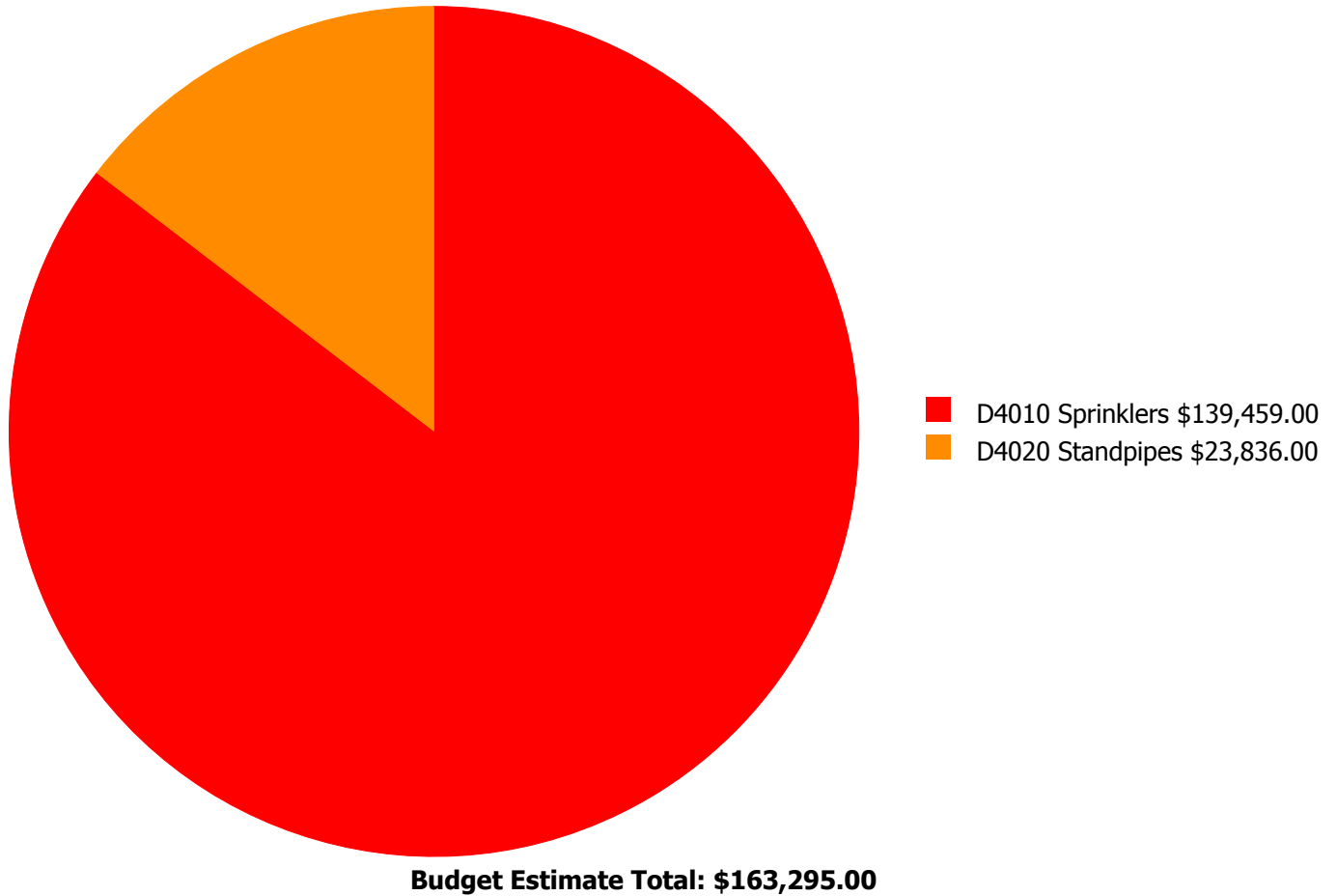
Forecasted Capital Renewal Requirement

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



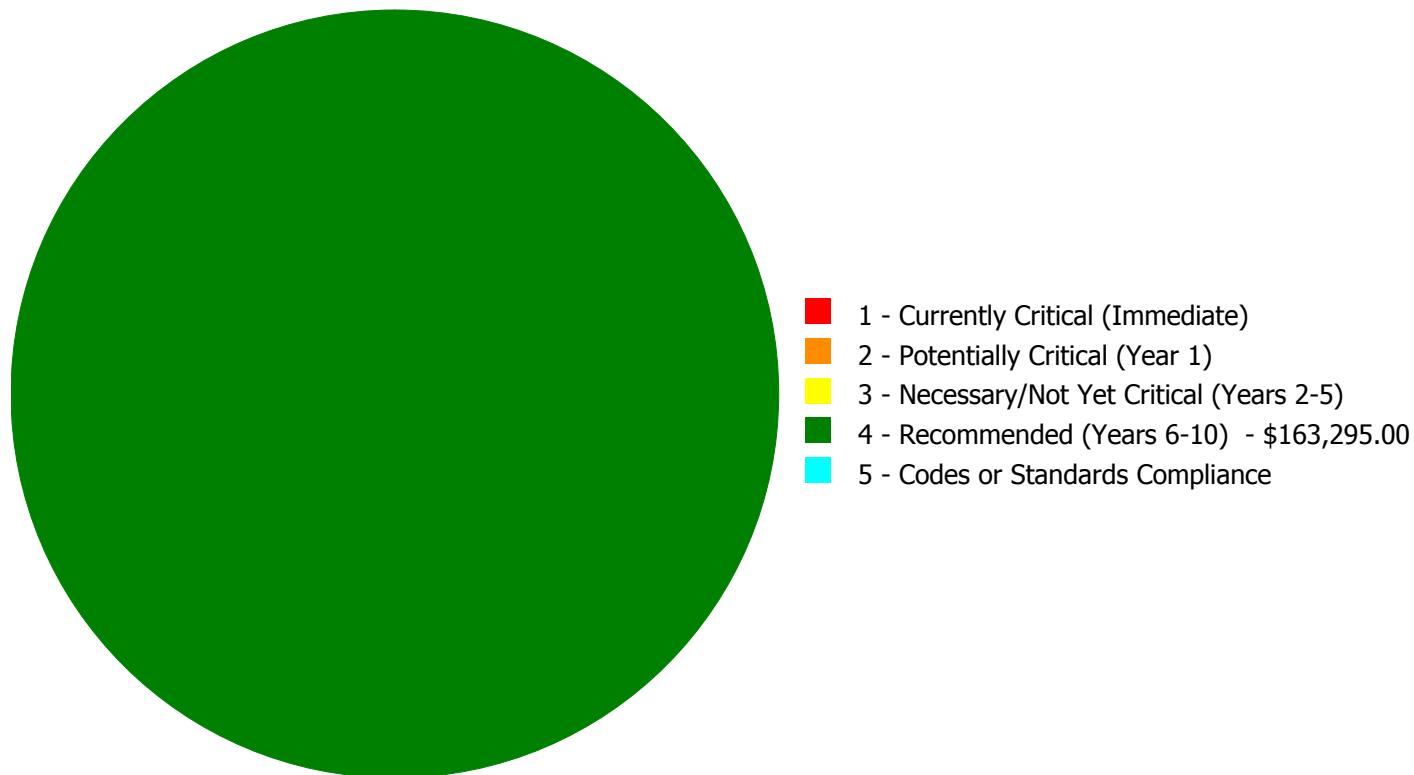
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$163,295.00

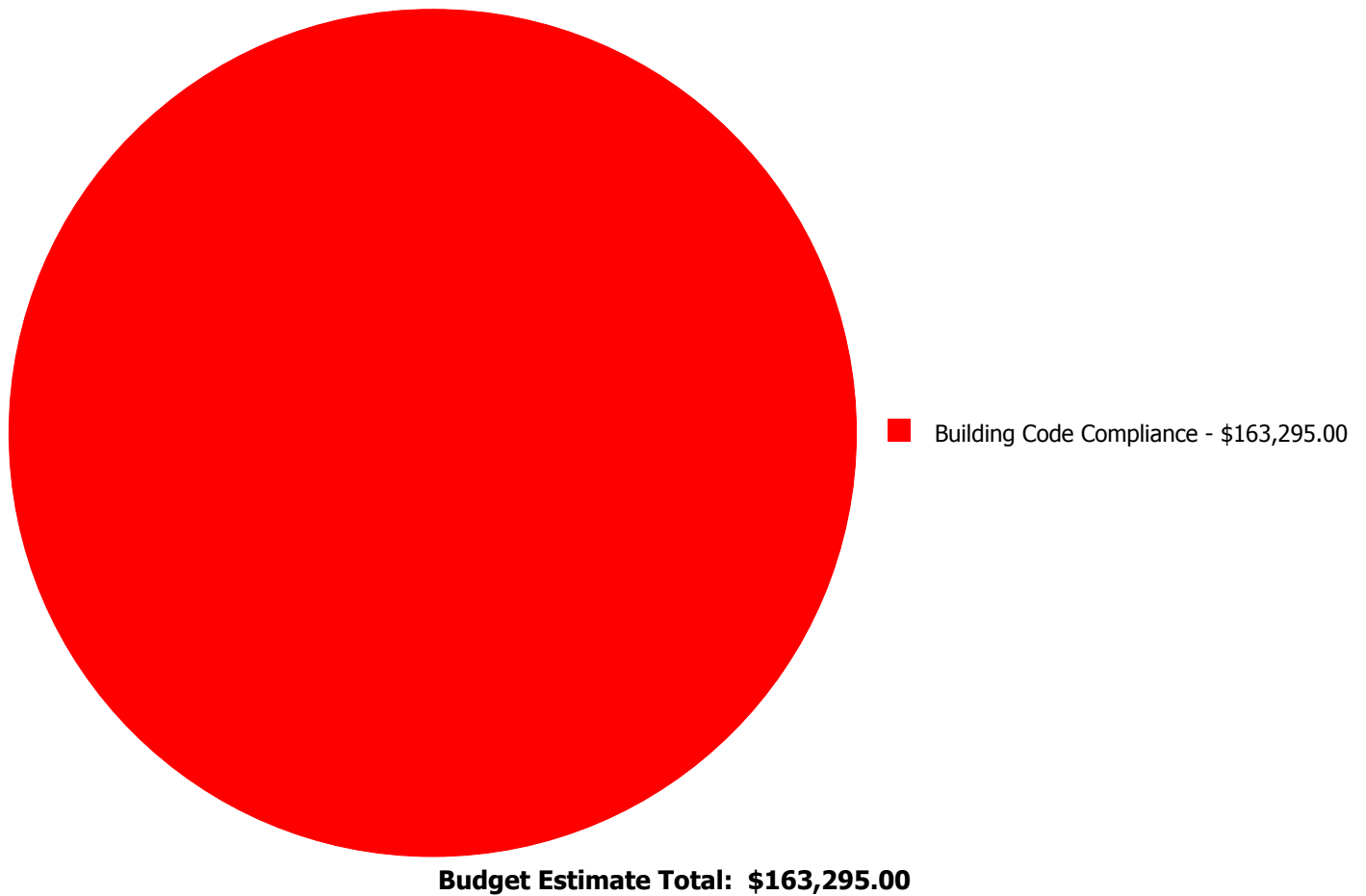
Deficiency By Priority Investment Table

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	\$139,459.00	\$0.00	\$139,459.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$23,836.00	\$0.00	\$23,836.00
	Total:	\$0.00	\$0.00	\$0.00	\$163,295.00	\$0.00	\$163,295.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 32,342.00
Unit of Measure: S.F.
Estimate: \$139,459.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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: 32,342.00
Unit of Measure: S.F.
Estimate: \$23,836.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2017

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:	MS -Middle School
Gross Area (SF):	14,400
Year Built:	1957
Last Renovation:	
Replacement Value:	\$2,813,328
Repair Cost:	\$254,074.00
Total FCI:	9.03 %
Total RSLI:	24.94 %
FCA Score:	90.97



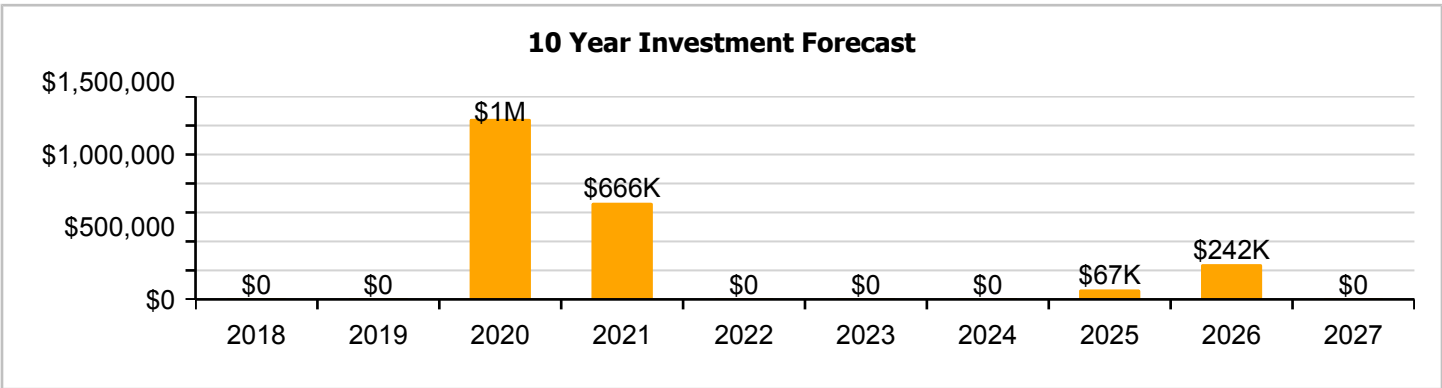
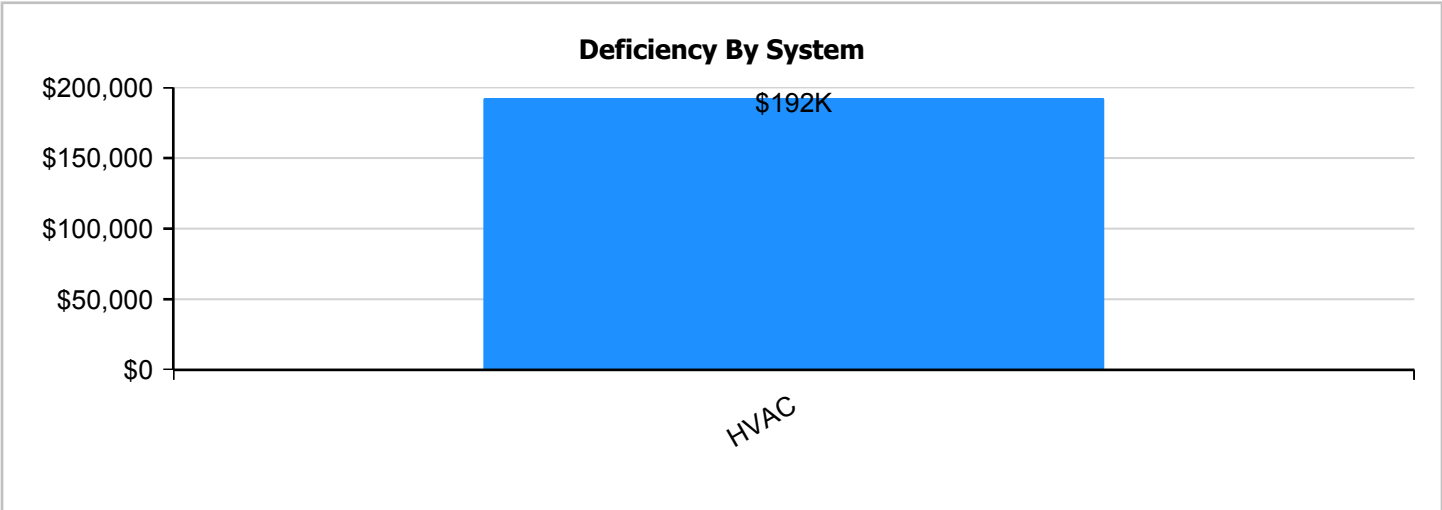
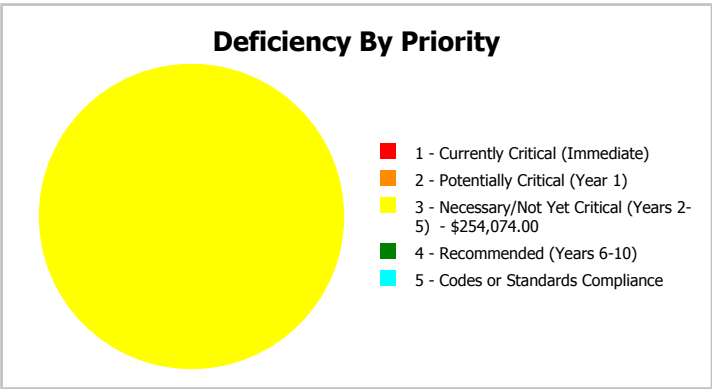
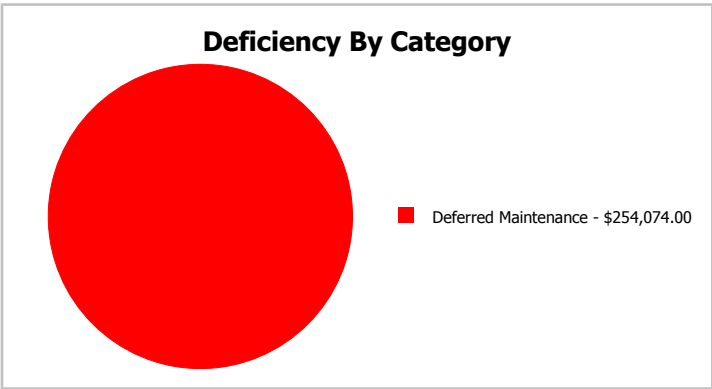
Description:

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:	14,400
Year Built:	1957	Last Renovation:	
Repair Cost:	\$254,074	Replacement Value:	\$2,813,328
FCI:	9.03 %	RSLI%:	24.94 %



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	40.00 %	0.00 %	\$0.00
A20 - Basement Construction	40.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	23.16 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	28.18 %	0.00 %	\$0.00
C30 - Interior Finishes	26.19 %	0.00 %	\$0.00
D20 - Plumbing	10.24 %	0.00 %	\$0.00
D30 - HVAC	5.90 %	56.92 %	\$254,074.00
D40 - Fire Protection	10.00 %	0.00 %	\$0.00
D50 - Electrical	30.95 %	0.00 %	\$0.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	24.94 %	9.03 %	\$254,074.00

Photo Album

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

1). North Elevation - Feb 09, 2017



2). Northwest Elevation - Feb 09, 2017



3). East Elevation - Feb 09, 2017



4). Southwest Elevation - Feb 09, 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 - 1957 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	\$1.52	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$21,888
A1030	Slab on Grade	\$4.40	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$63,360
A2010	Basement Excavation	\$1.00	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$14,400
A2020	Basement Walls	\$6.22	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$89,568
B1010	Floor Construction	\$12.43	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$178,992
B1020	Roof Construction	\$8.18	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$117,792
B2010	Exterior Walls	\$9.02	S.F.	14,400	100	1957	2057		40.00 %	0.00 %	40			\$129,888
B2020	Exterior Windows	\$10.52	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$151,488
B2030	Exterior Doors	\$1.02	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$14,688
B3010140	Built up Roofing	\$4.32	S.F.	5,175	20	2009	2029		60.00 %	0.00 %	12			\$22,356
B3010140	EPDM Roofing	\$4.32	S.F.	9,225	20	2009	2029		60.00 %	0.00 %	12			\$39,852
C1010	Partitions	\$6.07	S.F.	14,400	75	1990	2065		64.00 %	0.00 %	48			\$87,408
C1020	Interior Doors	\$2.46	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$35,424
C1030	Fittings	\$13.11	S.F.	14,400	20	2000	2020		15.00 %	0.00 %	3			\$188,784
C3010	Wall Finishes	\$3.35	S.F.	14,400	10	2015	2025		80.00 %	0.00 %	8			\$48,240
C3020	Floor Finishes	\$10.41	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$149,904
C3030	Ceiling Finishes	\$11.37	S.F.	14,400	25	1990	2015	2021	16.00 %	0.00 %	4			\$163,728
D2010	Plumbing Fixtures	\$9.64	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$138,816
D2020	Domestic Water Distribution	\$1.03	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$14,832
D2030	Sanitary Waste	\$1.62	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$23,328
D2090	Other Plumbing Systems - No 2 Oil	\$0.13	S.F.	14,400	40	1990	2030		32.50 %	0.00 %	13			\$1,872
D3020	Heat Generating Systems	\$8.92	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$128,448
D3040	Distribution Systems	\$2.71	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$39,024
D3050	Terminal & Package Units	\$16.04	S.F.	14,400	15	1990	2005		0.00 %	110.00 %	-12		\$254,074.00	\$230,976
D3060	Controls & Instrumentation	\$3.33	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$47,952
D4010	Sprinklers	\$3.92	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$56,448
D4020	Standpipes	\$0.67	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$9,648
D5010	Electrical Service/Distribution	\$1.64	S.F.	14,400	40	1990	2030		32.50 %	0.00 %	13			\$23,616
D5020	Branch Wiring	\$4.91	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$70,704
D5020	Lighting	\$11.44	S.F.	14,400	30	1990	2020		10.00 %	0.00 %	3			\$164,736
D5030810	Security & Detection Systems	\$2.27	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$32,688
D5030910	Fire Alarm Systems	\$4.11	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$59,184
D5030920	Data Communication	\$5.32	S.F.	14,400	15	2011	2026		60.00 %	0.00 %	9			\$76,608
E1090	Other Equipment	\$6.82	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$98,208
E2010	Fixed Furnishings	\$5.45	S.F.	14,400	20	1990	2010	2021	20.00 %	0.00 %	4			\$78,480
Total									24.94 %	9.03 %			\$254,074.00	\$2,813,328

System Notes

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

System: B2010 - Exterior Walls



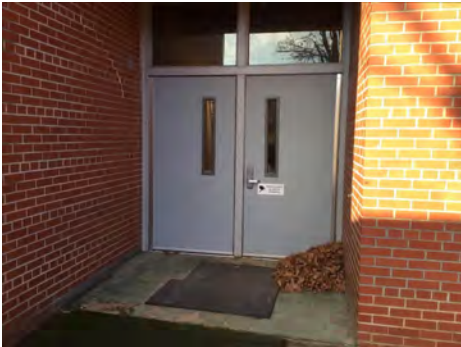
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1957 Gym

System: B3010140 - Built up Roofing



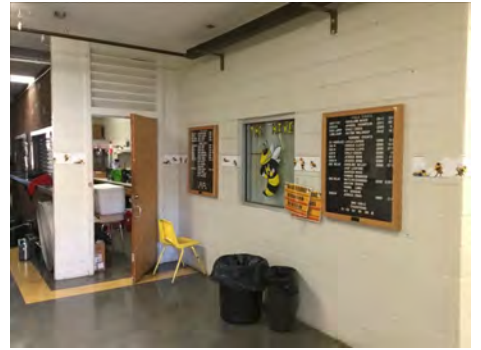
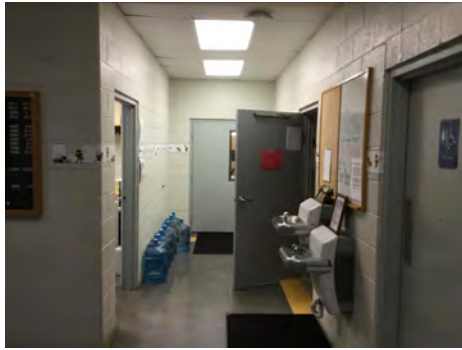
Note:

System: B3010140 - EPDM Roofing



Note:

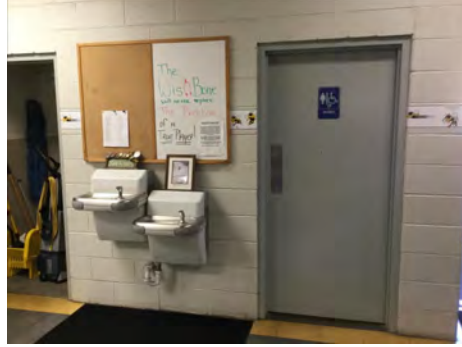
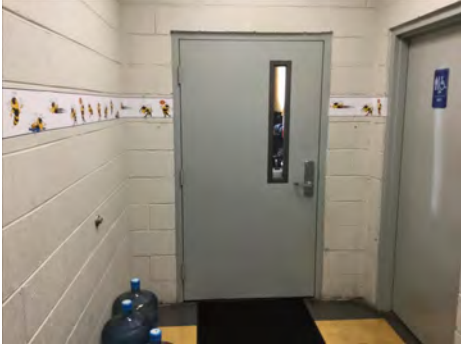
System: C1010 - Partitions



Note:

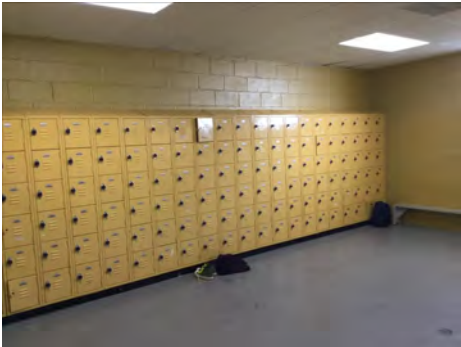
Campus Assessment Report - 1957 Gym

System: C1020 - Interior Doors



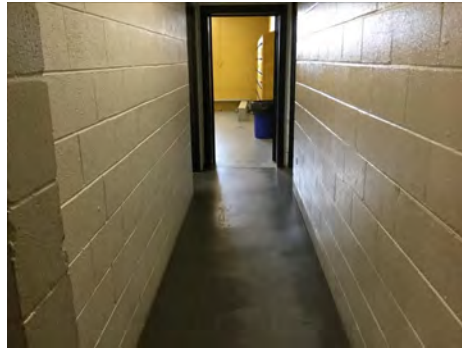
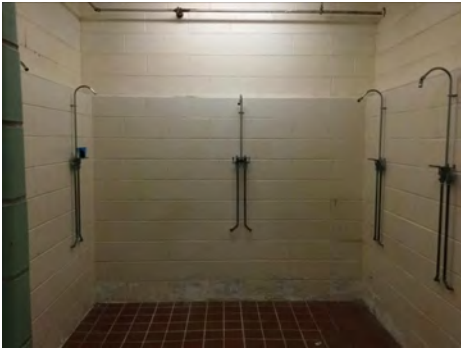
Note:

System: C1030 - Fittings



Note:

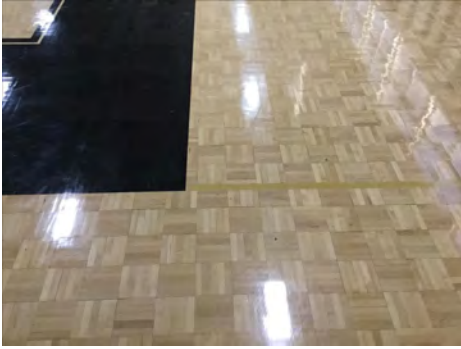
System: C3010 - Wall Finishes



Note:

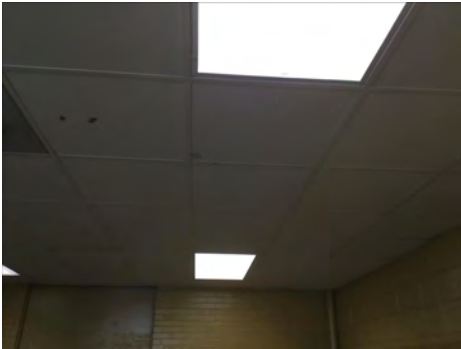
Campus Assessment Report - 1957 Gym

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

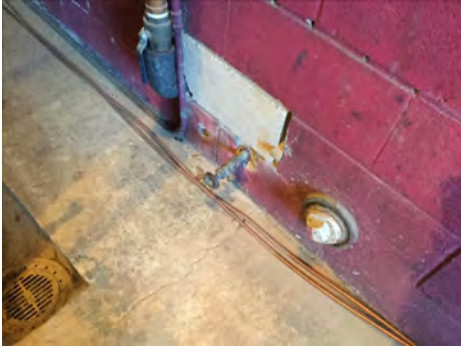
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1957 Gym

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems - No 2 Oil



Note:

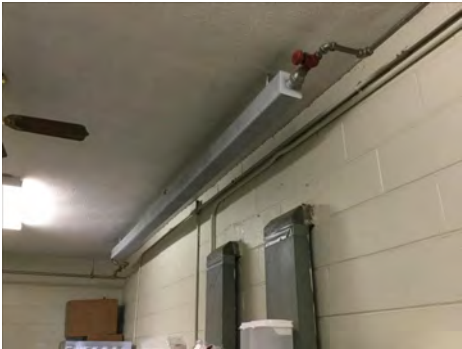
Campus Assessment Report - 1957 Gym

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1957 Gym

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

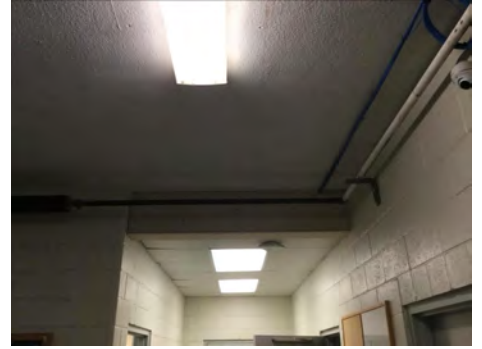
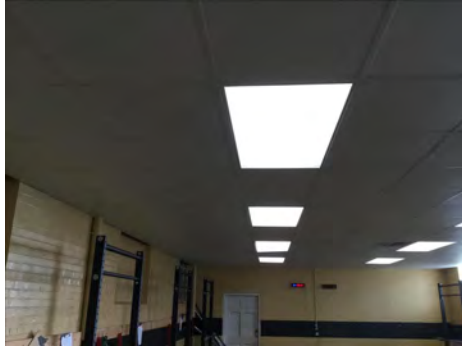
System: D5020 - Branch Wiring



Note:

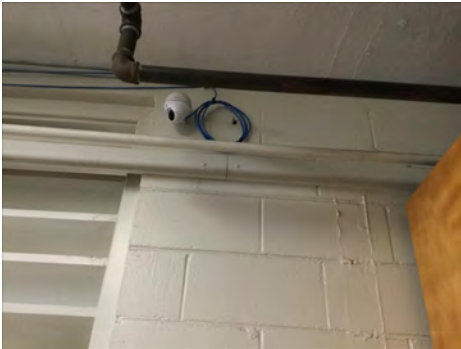
Campus Assessment Report - 1957 Gym

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

This system contains no images

Note: Missing

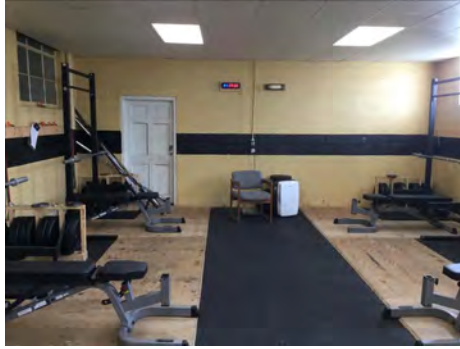
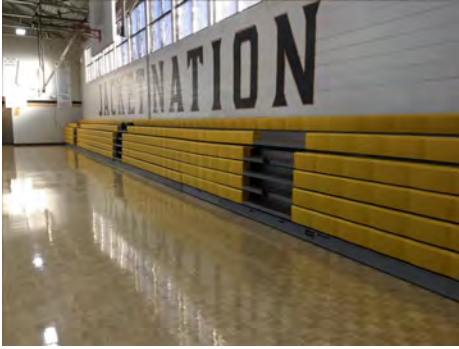
System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1957 Gym

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:	\$254,074	\$0	\$0	\$1,245,714	\$666,413	\$0	\$0	\$0	\$67,220	\$241,811	\$0	\$2,475,232
* 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	\$182,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,089
B2030 - Exterior Doors	\$0	\$0	\$0	\$17,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,655
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 - Built up Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - EPDM Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$42,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,579
C1030 - Fittings	\$0	\$0	\$0	\$226,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,918
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

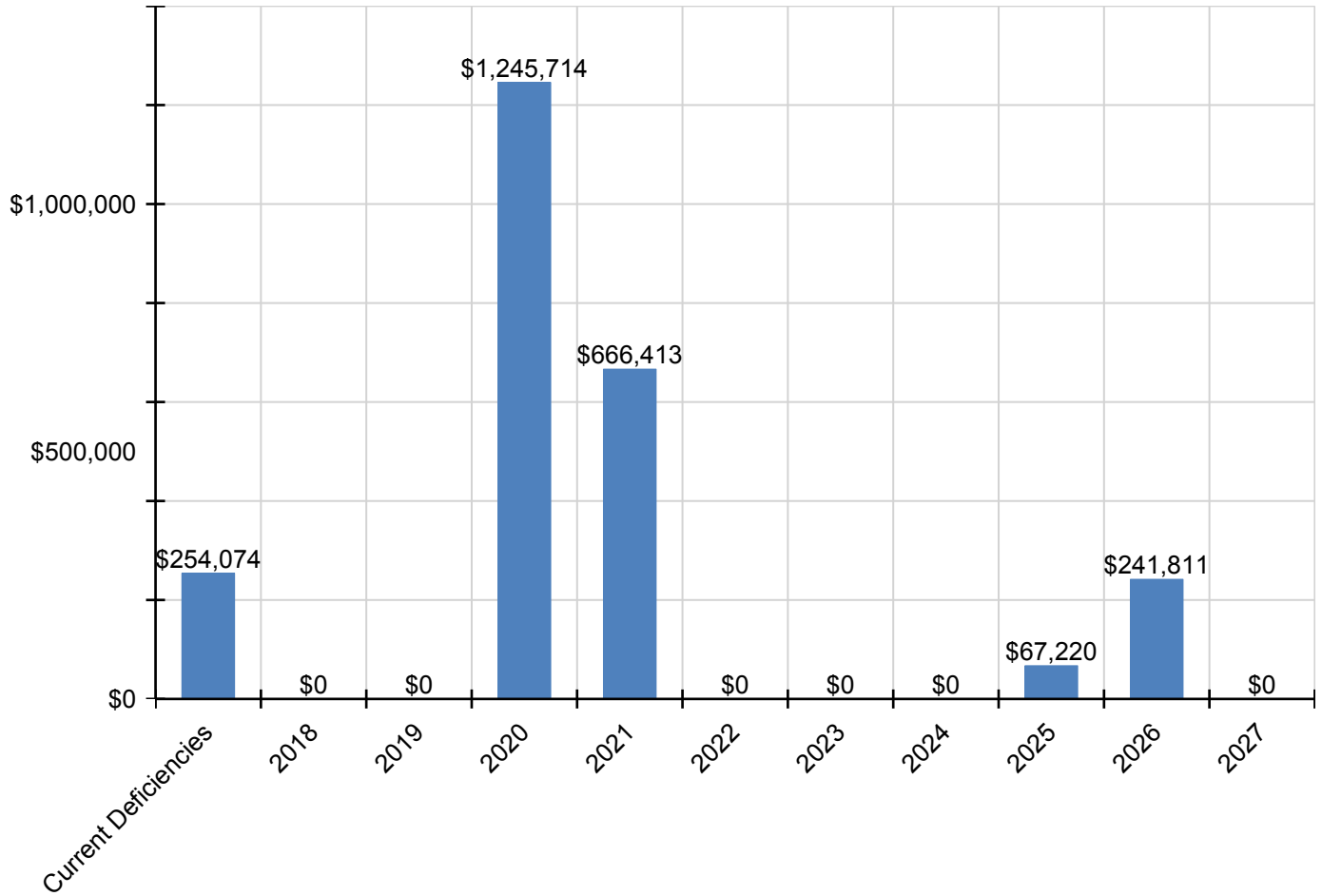
Campus Assessment Report - 1957 Gym

C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,220	\$0	\$0	\$67,220
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$185,590	\$0	\$0	\$0	\$0	\$0	\$0	\$185,590
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$202,705	\$0	\$0	\$0	\$0	\$0	\$0	\$202,705
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	\$166,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,857
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$17,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,828
D2030 - Sanitary Waste	\$0	\$0	\$0	\$28,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,040
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	\$154,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,395
D3040 - Distribution Systems	\$0	\$0	\$0	\$46,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,906
D3050 - Terminal & Package Units	\$254,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,074
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$59,367	\$0	\$0	\$0	\$0	\$0	\$0	\$59,367
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$67,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,851
D4020 - Standpipes	\$0	\$0	\$0	\$11,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,597
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	\$84,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,986
D5020 - Lighting	\$0	\$0	\$0	\$198,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,013
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	\$46,916	\$0	\$46,916
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,943	\$0	\$84,943
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,952	\$0	\$109,952
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	\$0	\$0	\$121,588	\$0	\$0	\$0	\$0	\$0	\$0	\$121,588
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$97,163	\$0	\$0	\$0	\$0	\$0	\$0	\$97,163

* Indicates non-renewable system

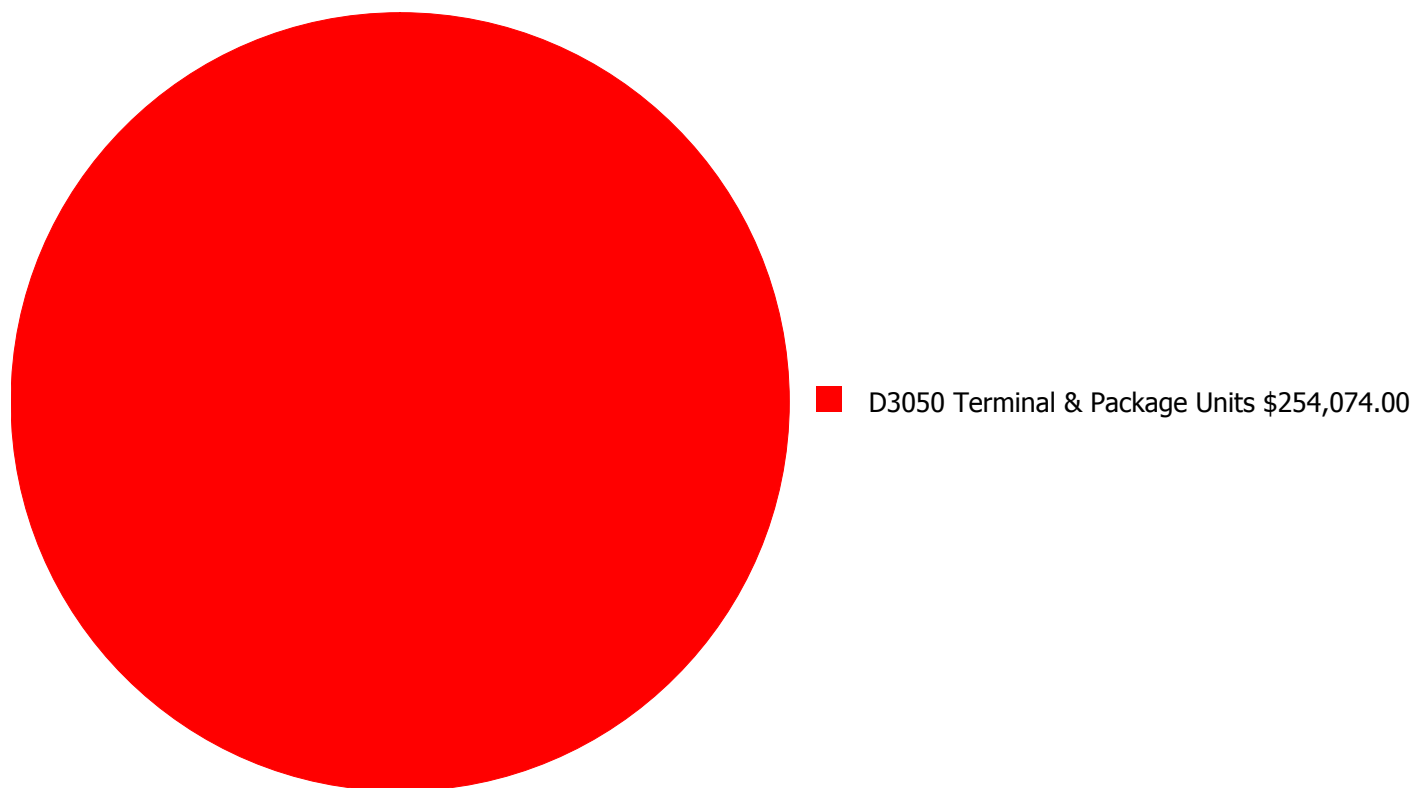
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

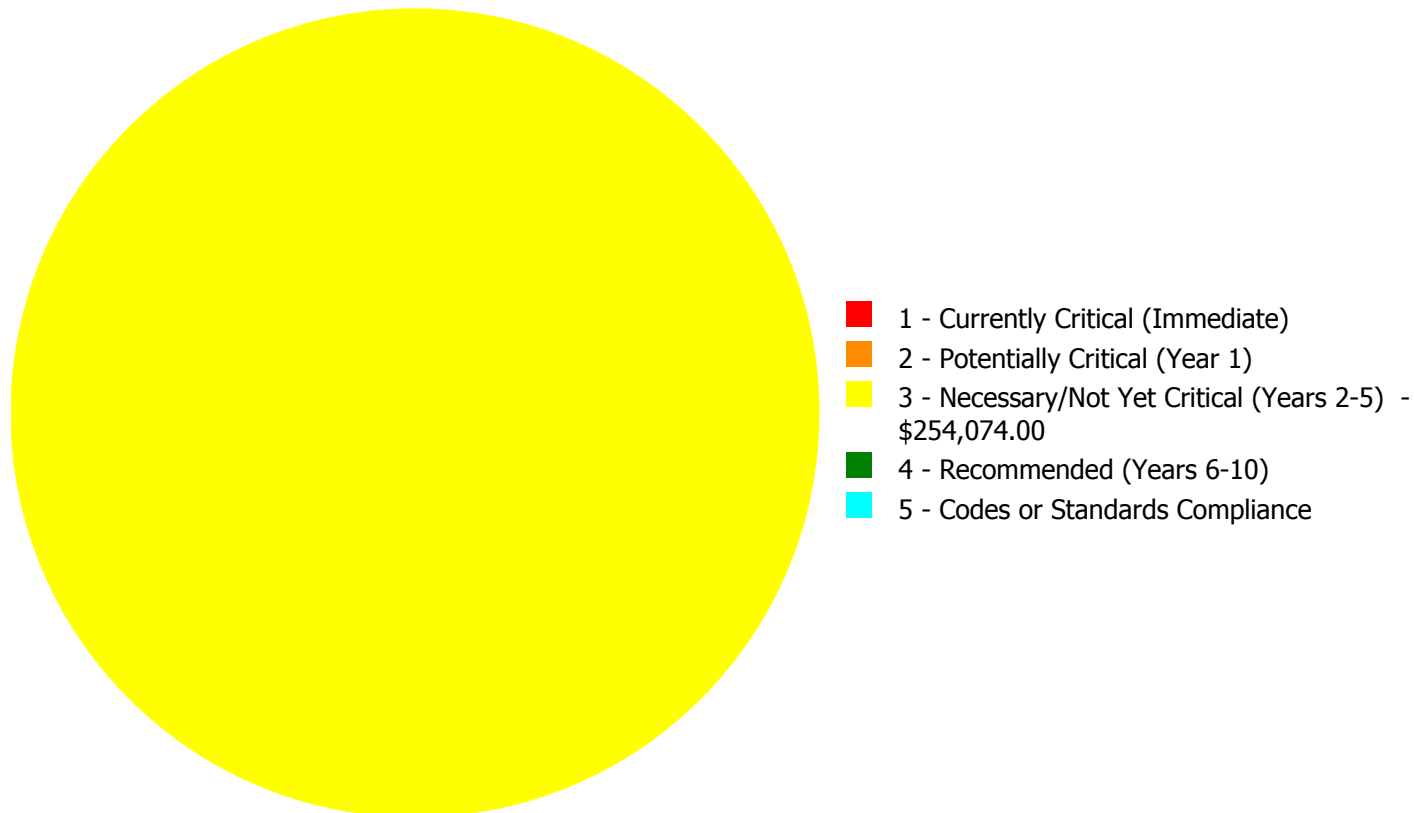
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$254,074.00

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: \$254,074.00

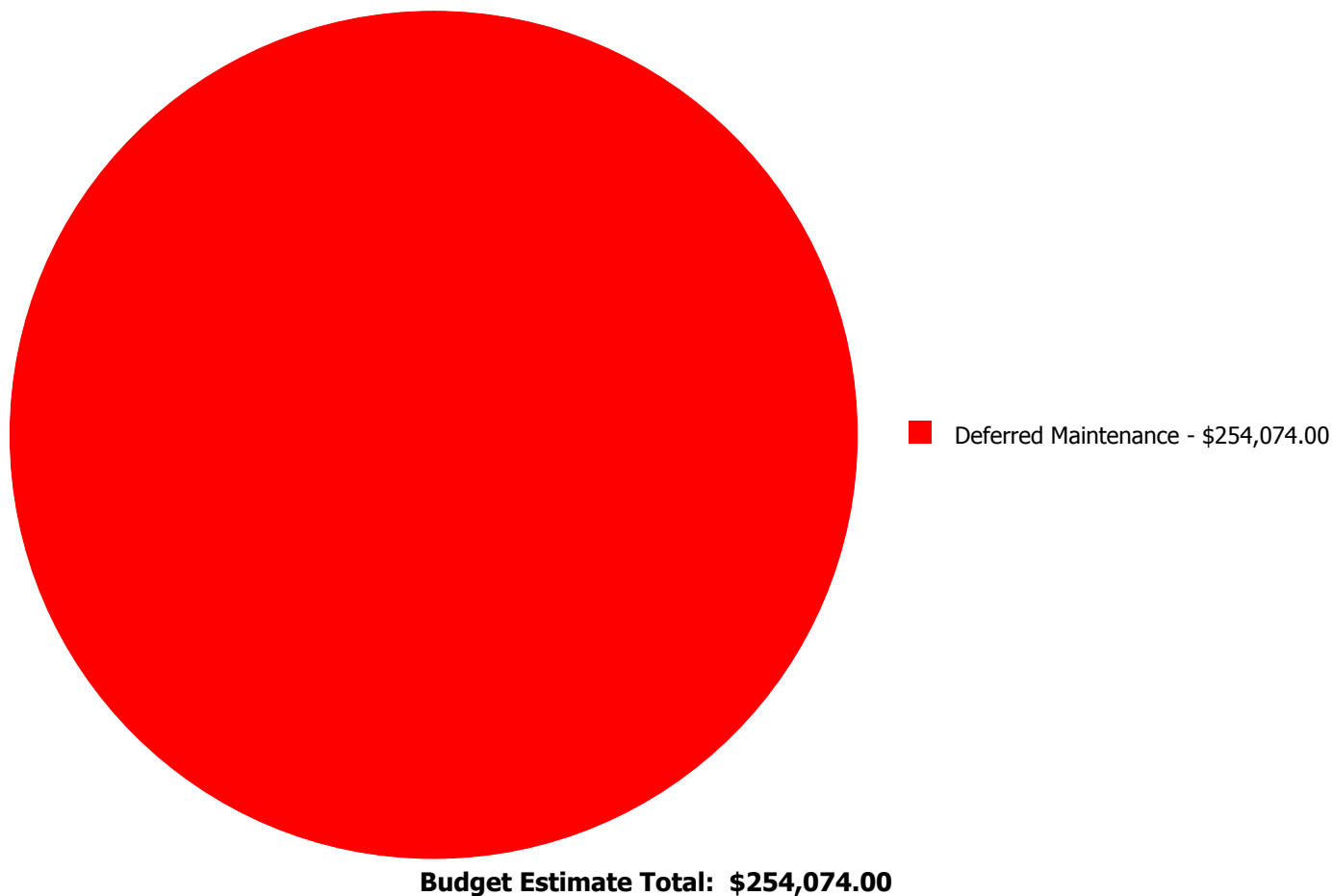
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D3050	Terminal & Package Units	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00	\$254,074.00
	Total:	\$0.00	\$0.00	\$254,074.00	\$0.00	\$0.00	\$254,074.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 14,400.00
Unit of Measure: S.F.
Estimate: \$254,074.00
Assessor Name: Eduardo Lopez
Date Created: 02/09/2017

Notes: The roof mounted DX condensing unit is aged and should be scheduled for replacement.
