

NC School District/430 Harnett County/Middle School

# Highland Middle

Final

## Campus Assessment Report

March 11, 2017



**Table of Contents**

Campus Executive Summary	5
Campus Dashboard Summary	8
Campus Condition Summary	9
<b><u>2014 Main</u></b>	11
Executive Summary	11
Dashboard Summary	12
Condition Summary	13
Photo Album	14
Condition Detail	15
System Listing	16
System Notes	18
Renewal Schedule	29
Forecasted Sustainment Requirement	31
Deficiency Summary By System	32
Deficiency Summary By Priority	33
Deficiency By Priority Investment	34
Deficiency Summary By Category	35
Deficiency Details By Priority	36
<b><u>2014 Press Box</u></b>	37
Executive Summary	37
Dashboard Summary	38
Condition Summary	39
Photo Album	40
Condition Detail	41
System Listing	42
System Notes	43
Renewal Schedule	48
Forecasted Sustainment Requirement	51
Deficiency Summary By System	52

## Campus Assessment Report

---

Deficiency Summary By Priority	53
Deficiency By Priority Investment	54
Deficiency Summary By Category	55
Deficiency Details By Priority	56
<b><u>2014 Tractor Bldg</u></b>	57
Executive Summary	57
Dashboard Summary	58
Condition Summary	59
Photo Album	60
Condition Detail	61
System Listing	62
System Notes	63
Renewal Schedule	66
Forecasted Sustainment Requirement	67
Deficiency Summary By System	68
Deficiency Summary By Priority	69
Deficiency By Priority Investment	70
Deficiency Summary By Category	71
Deficiency Details By Priority	72
<b><u>Site</u></b>	73
Executive Summary	73
Dashboard Summary	74
Condition Summary	75
Photo Album	76
Condition Detail	77
System Listing	78
System Notes	79
Renewal Schedule	85
Forecasted Sustainment Requirement	86
Deficiency Summary By System	87
Deficiency Summary By Priority	88

## Campus Assessment Report

---

Deficiency By Priority Investment	89
Deficiency Summary By Category	90
Deficiency Details By Priority	91

**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):	149,462
Year Built:	2014
Last Renovation:	
Replacement Value:	\$35,501,104
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	89.11 %
FCA Score:	100.00



**Description:**

GENERAL:

Highland Middle School is located at 345 Highland School Rd in Sanford, North Carolina. The 1 story, 147,046 square foot building was originally constructed in 2014 There have been 2 additions. A tractor building and press box constructed along with the main building.

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

A. SUBSTRUCTURE

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

## Campus Assessment Report - Highland Middle

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### B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched standing seam metal. Most building entrances appear to comply with ADA requirements. Roof openings include skylights and roof hatch doors.

### C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically terrazzo. 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 not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

### D. SERVICES

#### PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with geo-thermal hot water heating. Sanitary waste system is plastic. Rain water drainage system is external.

#### HVAC:

Heating is provided by 2 geo-thermal units. Cooling is supplied by 2 water cooled chillers. The heating/cooling distribution system is a duct work 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 and monitored by an energy management system. This building has a remote Building Automation System.

#### FIRE PROTECTION:

The building does have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

#### ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent and LED 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 building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is 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.

### E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, 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, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

## Campus Assessment Report - Highland Middle

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### Attributes:

#### General Attributes:

Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

#### School Information:

HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-351
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-8	Site Acreage:	62

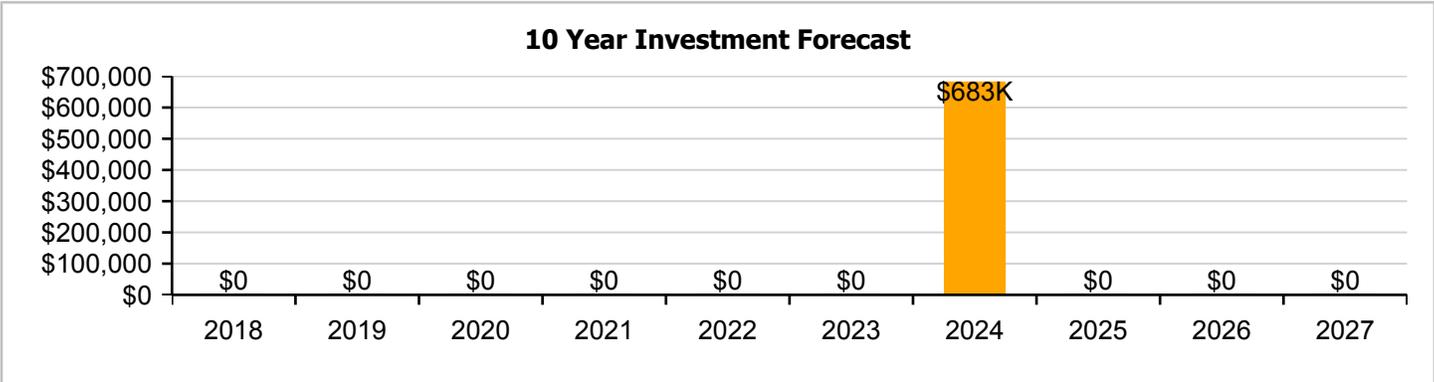
**Campus Dashboard Summary**

Gross Area:	149,462	Last Renovation:	
Year Built:	2014	Replacement Value:	\$35,501,104
Repair Cost:	\$0	RSLI%:	89.11 %
FCI:	0.00 %		

No data found for this asset

No data found for this asset

No data found for this asset



## Campus Condition Summary

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

### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	97.00 %	0.00 %	\$0.00
B10 - Superstructure	97.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	93.12 %	0.00 %	\$0.00
B30 - Roofing	89.95 %	0.00 %	\$0.00
C10 - Interior Construction	88.65 %	0.00 %	\$0.00
C30 - Interior Finishes	84.35 %	0.00 %	\$0.00
D20 - Plumbing	90.00 %	0.00 %	\$0.00
D30 - HVAC	88.81 %	0.00 %	\$0.00
D40 - Fire Protection	90.00 %	0.00 %	\$0.00
D50 - Electrical	86.22 %	0.00 %	\$0.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	85.00 %	0.00 %	\$0.00
G20 - Site Improvements	86.04 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	94.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	90.31 %	0.00 %	\$0.00
<b>Totals:</b>	<b>89.11 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

### 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
2014 Main	147,046	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014 Press Box	1,328	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014 Tractor Bldg	1,088	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	149,462	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total:</b>		<b>0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Deficiencies By Priority

**Budget Estimate Total:**

**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):	147,046
Year Built:	2014
Last Renovation:	
Replacement Value:	\$29,037,172
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	89.25 %
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.

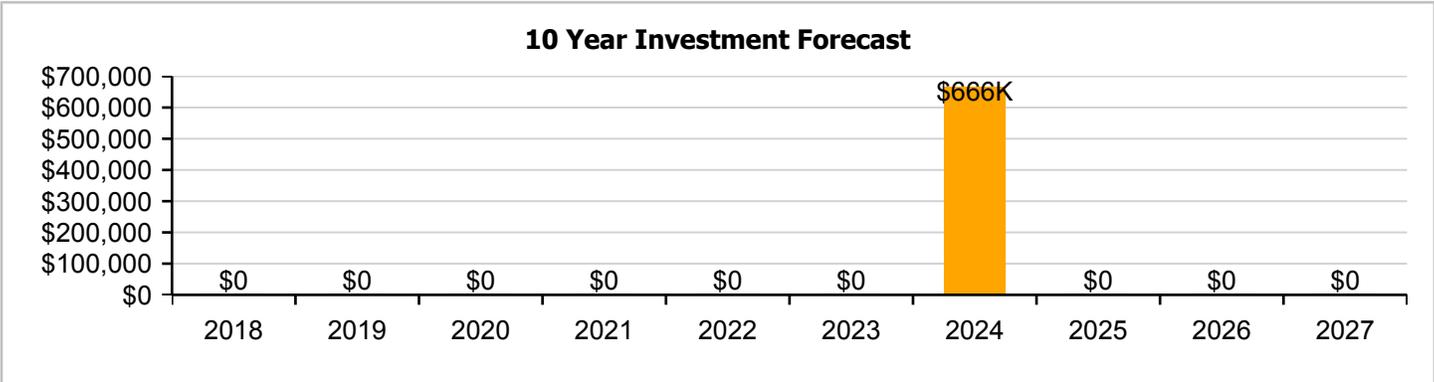
**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	147,046
Year Built:	2014	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$29,037,172
FCI:	0.00 %	RSLI%:	89.25 %

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	97.00 %	0.00 %	\$0.00
B10 - Superstructure	97.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	93.07 %	0.00 %	\$0.00
B30 - Roofing	89.95 %	0.00 %	\$0.00
C10 - Interior Construction	88.65 %	0.00 %	\$0.00
C30 - Interior Finishes	84.36 %	0.00 %	\$0.00
D20 - Plumbing	90.00 %	0.00 %	\$0.00
D30 - HVAC	88.91 %	0.00 %	\$0.00
D40 - Fire Protection	90.00 %	0.00 %	\$0.00
D50 - Electrical	86.18 %	0.00 %	\$0.00
E10 - Equipment	85.00 %	0.00 %	\$0.00
E20 - Furnishings	85.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>89.25 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Mar 03, 2017



2). North Elevation - Mar 03, 2017



3). West Elevation - Mar 03, 2017



4). South Elevation - Mar 03, 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 - 2014 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.	147,046	100	2014	2114		97.00 %	0.00 %	97			\$223,510
A1030	Slab on Grade	\$4.40	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			\$647,002
B1010	Floor Construction	\$12.43	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			\$1,827,782
B1020	Roof Construction	\$8.18	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			\$1,202,836
B2010	Exterior Walls	\$9.02	S.F.	147,046	100	2014	2114		97.00 %	0.00 %	97			\$1,326,355
B2020	Exterior Windows	\$10.52	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,546,924
B2030	Exterior Doors	\$1.02	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$149,987
B3010130	Preformed Metal Roofing	\$9.66	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,420,464
B3020	Roof Openings	\$0.24	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			\$35,291
C1010	Partitions	\$6.07	S.F.	147,046	75	2014	2089		96.00 %	0.00 %	72			\$892,569
C1020	Interior Doors	\$2.46	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$361,733
C1030	Fittings	\$13.11	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$1,927,773
C3010	Wall Finishes	\$3.35	S.F.	147,046	10	2014	2024		70.00 %	0.00 %	7			\$492,604
C3020	Floor Finishes	\$10.41	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$1,530,749
C3030	Ceiling Finishes	\$11.37	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			\$1,671,913
D2010	Plumbing Fixtures	\$9.64	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,417,523
D2020	Domestic Water Distribution	\$1.03	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$151,457
D2030	Sanitary Waste	\$1.62	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$238,215
D3020	Heat Generating Systems	\$8.66	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,273,418
D3030	Cooling Generating Systems	\$8.99	S.F.	147,046	25	2014	2039		88.00 %	0.00 %	22			\$1,321,944
D3040	Distribution Systems	\$10.65	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,566,040
D3060	Controls & Instrumentation	\$3.33	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$489,663
D4010	Sprinklers	\$3.92	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$576,420
D4020	Standpipes	\$0.67	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$98,521
D5010	Electrical Service/Distribution	\$1.64	S.F.	147,046	40	2014	2054		92.50 %	0.00 %	37			\$241,155
D5020	Branch Wiring	\$4.91	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$721,996
D5020	Lighting	\$11.44	S.F.	147,046	30	2014	2044		90.00 %	0.00 %	27			\$1,682,206
D5030810	Security & Detection Systems	\$2.27	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			\$333,794
D5030910	Fire Alarm Systems	\$4.11	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			\$604,359
D5030920	Data Communication	\$5.32	S.F.	147,046	15	2014	2029		80.00 %	0.00 %	12			\$782,285
D5090	Other Electrical Systems	\$0.51	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$74,993
E1020	Institutional Equipment	\$2.73	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$401,436
E1090	Other Equipment	\$6.82	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$1,002,854
E2010	Fixed Furnishings	\$5.45	S.F.	147,046	20	2014	2034		85.00 %	0.00 %	17			\$801,401
<b>Total</b>									<b>89.25 %</b>					<b>\$29,037,172</b>

## System Notes

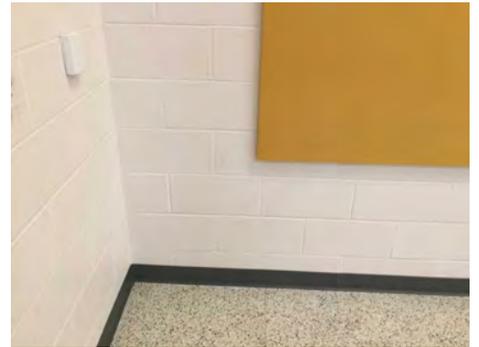
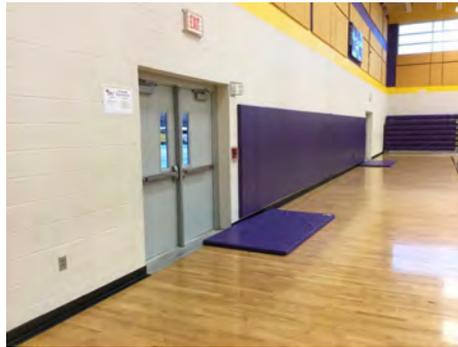
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction



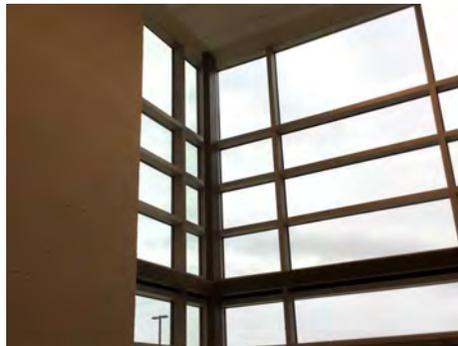
**Note:**

**System:** B2010 - Exterior Walls



**Note:**

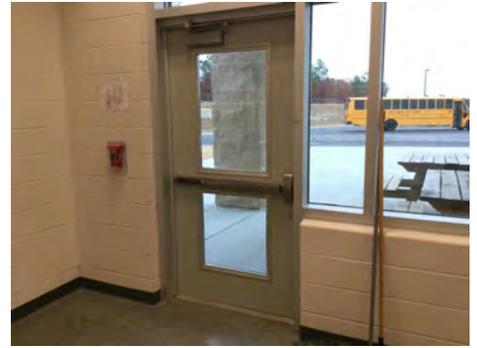
**System:** B2020 - Exterior Windows



**Note:**

## Campus Assessment Report - 2014 Main

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C1010 - Partitions



**Note:**

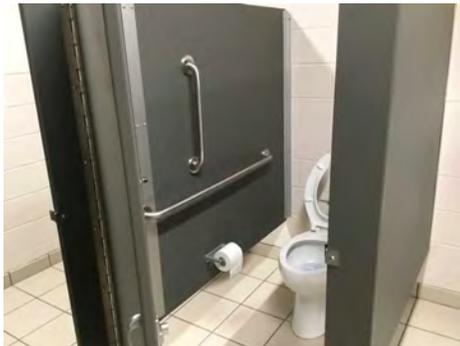
# Campus Assessment Report - 2014 Main

**System:** C1020 - Interior Doors



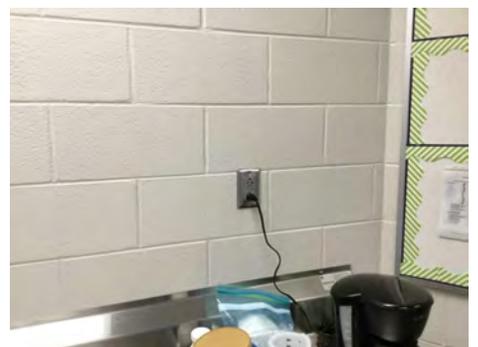
**Note:**

**System:** C1030 - Fittings



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

# Campus Assessment Report - 2014 Main

**System:** C3020 - Floor Finishes



**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

## Campus Assessment Report - 2014 Main

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**

# Campus Assessment Report - 2014 Main

## System: D3020 - Heat Generating Systems



**Note:**

## System: D3030 - Cooling Generating Systems



**Note:**

## System: D3040 - Distribution Systems



**Note:**

## Campus Assessment Report - 2014 Main

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**System:** D3060 - Controls & Instrumentation



**Note:**

**System:** D4010 - Sprinklers



**Note:**

**System:** D4020 - Standpipes



**Note:**

## Campus Assessment Report - 2014 Main

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2014 Main

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

## Campus Assessment Report - 2014 Main

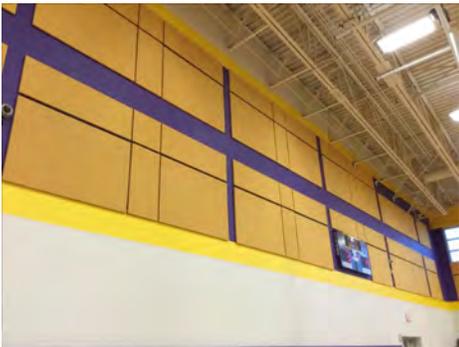
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**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

# Campus Assessment Report - 2014 Main

**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
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,426	\$0	\$0	\$0	\$666,426
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3020 - Roof Openings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,426	\$0	\$0	\$0	\$666,426
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

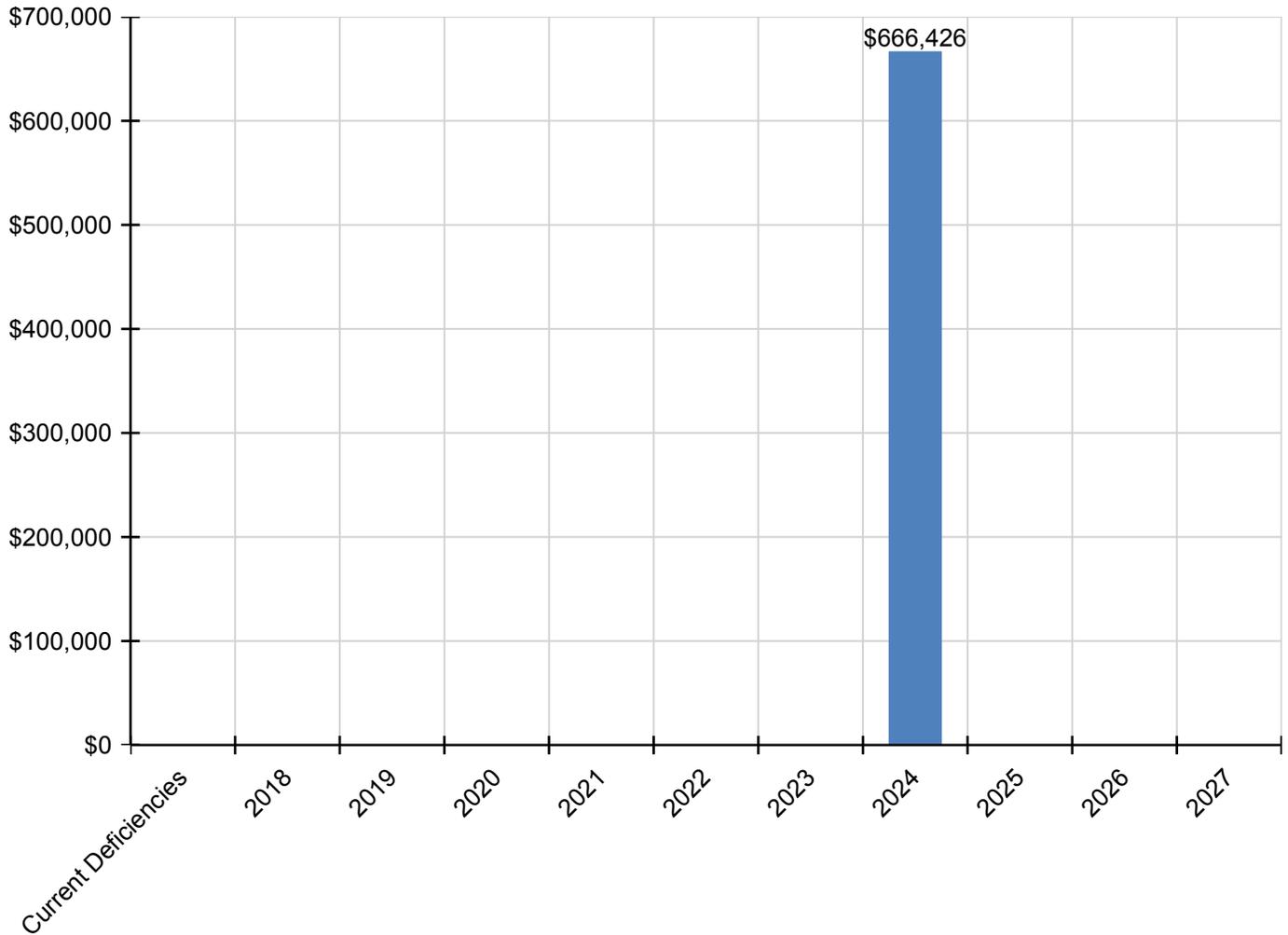
## Campus Assessment Report - 2014 Main

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$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	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
E1090 - Other 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* Indicates non-renewable system

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	MS -Middle School
Gross Area (SF):	1,328
Year Built:	2014
Last Renovation:	
Replacement Value:	\$304,603
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	90.40 %
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.

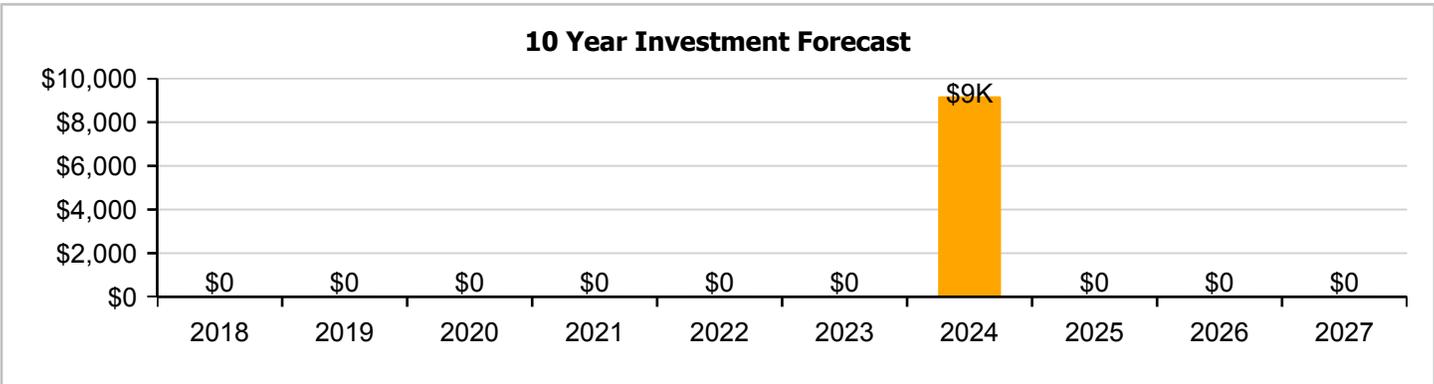
**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	1,328
Year Built:	2014	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$304,603
FCI:	0.00 %	RSLI%:	90.40 %

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	97.00 %	0.00 %	\$0.00
B10 - Superstructure	97.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	93.75 %	0.00 %	\$0.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C30 - Interior Finishes	83.22 %	0.00 %	\$0.00
D30 - HVAC	80.47 %	0.00 %	\$0.00
D50 - Electrical	90.37 %	0.00 %	\$0.00
E20 - Furnishings	85.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>90.40 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Mar 03, 2017



2). North Elevation - Mar 03, 2017



3). West Elevation - Mar 03, 2017



4). South Elevation - Mar 03, 2017



## Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			\$26,733
A1030	Slab on Grade	\$19.75	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			\$26,228
B1010	Floor Construction	\$11.44	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			\$15,192
B1020	Roof Construction	\$16.26	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			\$21,593
B2010	Exterior Walls	\$29.79	S.F.	1,328	100	2014	2114		97.00 %	0.00 %	97			\$39,561
B2020	Exterior Windows	\$17.17	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			\$22,802
B2030	Exterior Doors	\$8.66	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			\$11,500
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			\$12,828
C3010	Wall Finishes	\$5.11	S.F.	1,328	10	2014	2024		70.00 %	0.00 %	7			\$6,786
C3020	Floor Finishes	\$12.37	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			\$16,427
C3030	Ceiling Finishes	\$9.52	S.F.	1,328	25	2014	2039		88.00 %	0.00 %	22			\$12,643
D3050	Terminal & Package Units	\$34.37	S.F.	1,328	15	2014	2029		80.00 %	0.00 %	12			\$45,643
D3060	Controls & Instrumentation	\$3.56	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			\$4,728
D5010	Electrical Service/Distribution	\$3.09	S.F.	1,328	40	2014	2054		92.50 %	0.00 %	37			\$4,104
D5020	Branch Wiring	\$9.24	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			\$12,271
D5020	Lighting	\$8.58	S.F.	1,328	30	2014	2044		90.00 %	0.00 %	27			\$11,394
E2010	Fixed Furnishings	\$10.67	S.F.	1,328	20	2014	2034		85.00 %	0.00 %	17			\$14,170
<b>Total</b>									<b>90.40 %</b>					<b>\$304,603</b>

## 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 - 2014 Press Box

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2014 Press Box

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D3050 - Terminal & Package Units



**Note:**

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**System:** D3060 - Controls & Instrumentation



**Note:**

## Campus Assessment Report - 2014 Press Box

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**System:** D5010 - Electrical Service/Distribution



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

## Campus Assessment Report - 2014 Press Box

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**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%*

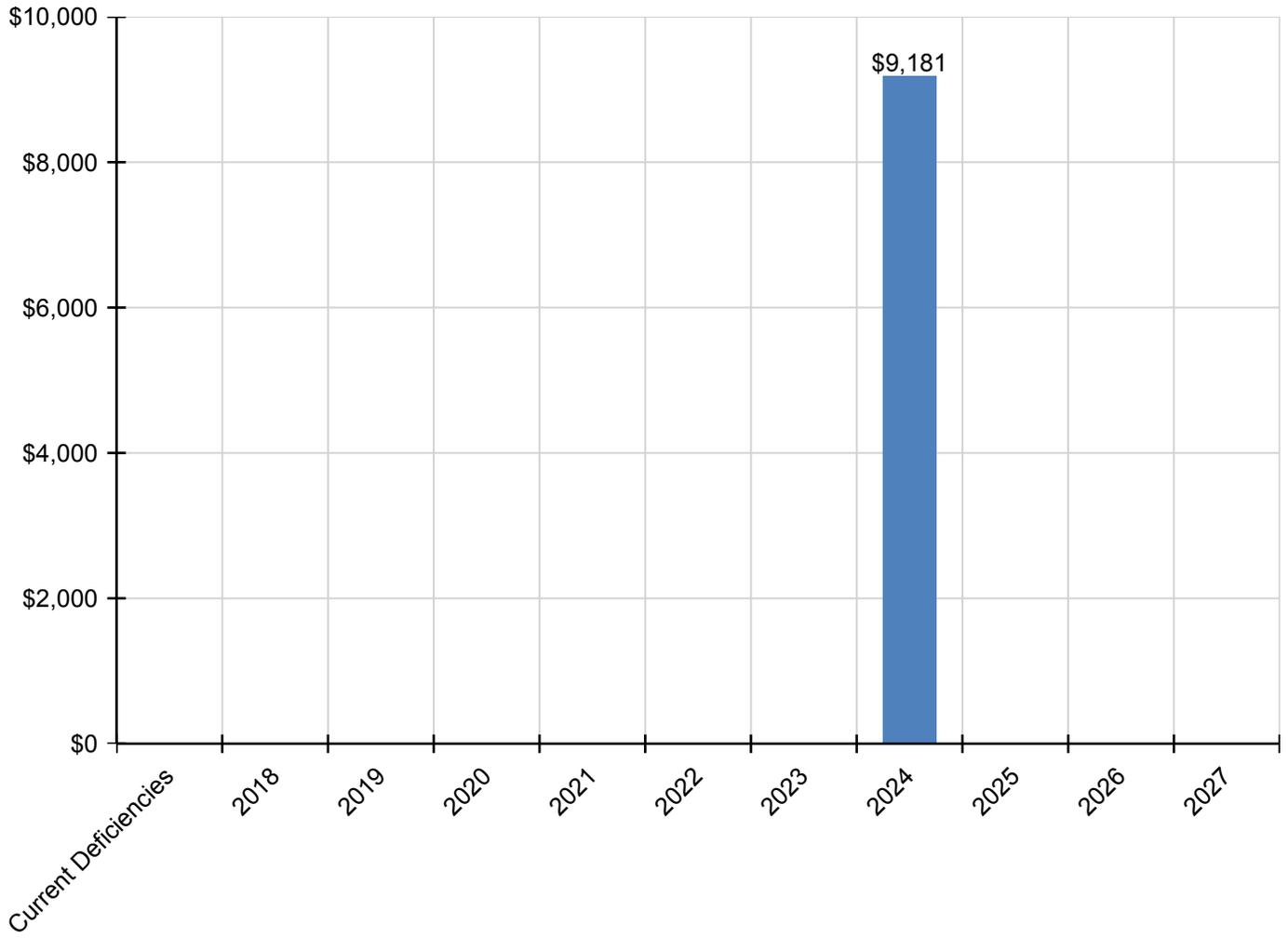
# Campus Assessment Report - 2014 Press Box

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,181	\$0	\$0	\$0	\$9,181
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,181	\$0	\$0	\$0	\$9,181
<b>C3020 - Floor Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D30 - HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3050 - Terminal &amp; Package Units</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D3060 - Controls &amp; Instrumentation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D50 - Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5010 - Electrical Service/Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Branch Wiring</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D5020 - Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E - Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E20 - Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>E2010 - Fixed Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	MS -Middle School
Gross Area (SF):	1,088
Year Built:	2014
Last Renovation:	
Replacement Value:	\$176,365
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	92.21 %
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.

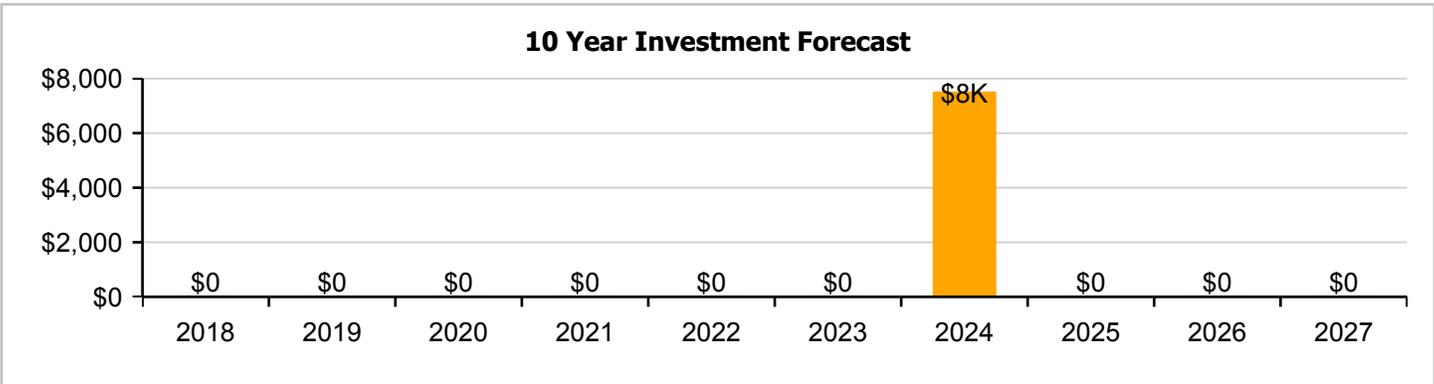
**Dashboard Summary**

Function:	MS -Middle School	Gross Area:	1,088
Year Built:	2014	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$176,365
FCI:	0.00 %	RSLI%:	92.21 %

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	97.00 %	0.00 %	\$0.00
B10 - Superstructure	97.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	95.42 %	0.00 %	\$0.00
B30 - Roofing	90.00 %	0.00 %	\$0.00
C30 - Interior Finishes	84.54 %	0.00 %	\$0.00
D50 - Electrical	90.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>92.21 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

1). East Elevation - Mar 03, 2017



2). North Elevation - Mar 03, 2017



3). West Elevation - Mar 03, 2017



4). South Elevation - Mar 03, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			\$21,901
A1030	Slab on Grade	\$19.75	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			\$21,488
B1020	Roof Construction	\$16.26	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			\$17,691
B2010	Exterior Walls	\$29.79	S.F.	1,088	100	2014	2114		97.00 %	0.00 %	97			\$32,412
B2030	Exterior Doors	\$8.66	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			\$9,422
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			\$10,510
C3010	Wall Finishes	\$5.11	S.F.	1,088	10	2014	2024		70.00 %	0.00 %	7			\$5,560
C3020	Floor Finishes	\$20.82	S.F.	1,088	20	2014	2034		85.00 %	0.00 %	17			\$22,652
C3030	Ceiling Finishes	\$18.76	S.F.	1,088	25	2014	2039		88.00 %	0.00 %	22			\$20,411
D5020	Branch Wiring	\$3.58	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			\$3,895
D5020	Lighting	\$9.58	S.F.	1,088	30	2014	2044		90.00 %	0.00 %	27			\$10,423
<b>Total</b>									<b>92.21 %</b>					<b>\$176,365</b>

## System Notes

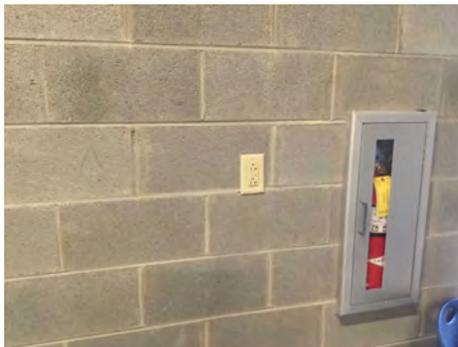
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

**System:** B1020 - Roof Construction



**Note:**

**System:** B2010 - Exterior Walls



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

## Campus Assessment Report - 2014 Tractor Bldg

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**System:** B3010130 - Preformed Metal Roofing



**Note:**

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**System:** C3010 - Wall Finishes



**Note:**

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**System:** C3020 - Floor Finishes



**Note:**

## Campus Assessment Report - 2014 Tractor Bldg

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**System:** C3030 - Ceiling Finishes



**Note:**

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**System:** D5020 - Branch Wiring



**Note:**

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**System:** D5020 - Lighting



**Note:**

## Renewal Schedule

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

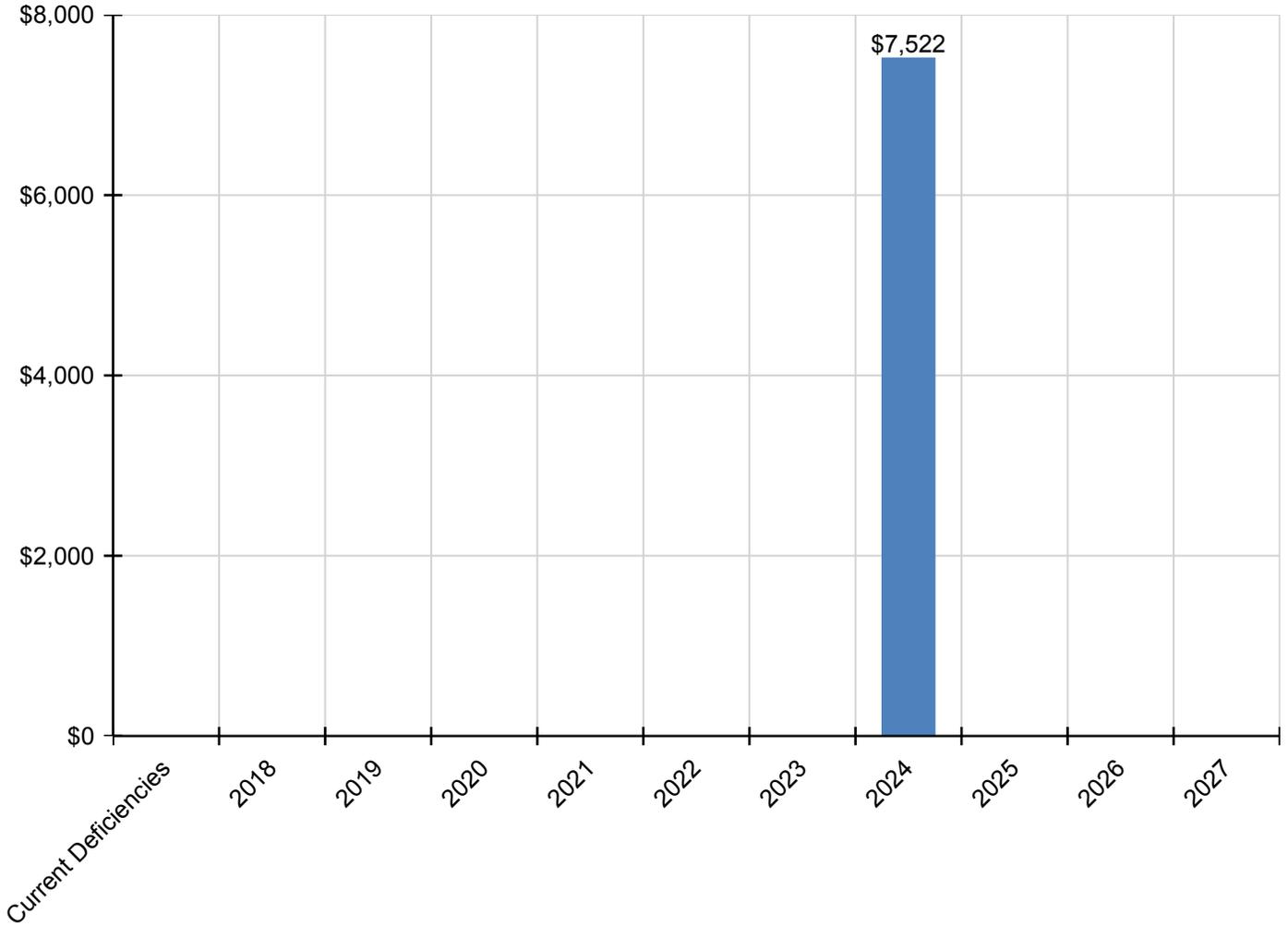
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,522	\$0	\$0	\$0	\$7,522
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,522	\$0	\$0	\$0	\$7,522
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset

**Executive Summary**

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

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

Function:	MS -Middle School
Gross Area (SF):	149,462
Year Built:	2014
Last Renovation:	
Replacement Value:	\$5,982,964
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	88.29 %
FCA Score:	100.00



**Description:**

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

**Attributes:** This asset has no attributes.

### Dashboard Summary

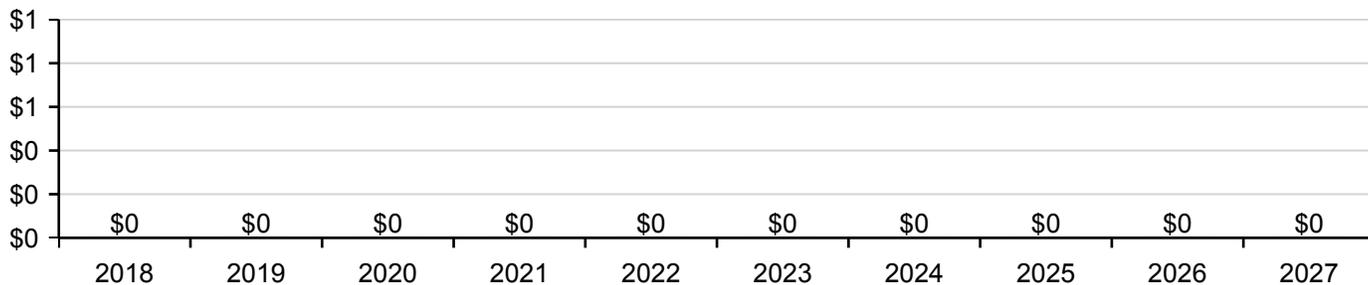
Function:	MS -Middle School	Gross Area:	149,462
Year Built:	2014	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$5,982,964
FCI:	0.00 %	RSLI%:	88.29 %

No data found for this asset

No data found for this asset

No data found for this asset

#### 10 Year Investment Forecast



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	86.04 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	94.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	90.31 %	0.00 %	\$0.00
<b>Totals:</b>	<b>88.29 %</b>	<b>0.00 %</b>	<b>\$0.00</b>

## Photo Album

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

- 1). Aerial Image of Highland Middle School -  
Mar 03, 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	\$4.22	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			\$630,730
G2020	Parking Lots	\$1.39	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			\$207,752
G2030	Pedestrian Paving	\$1.98	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			\$295,935
G2040105	Fence & Guardrails	\$1.20	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			\$179,354
G2040950	Baseball Field	\$7.08	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			\$1,058,191
G2040950	Canopies	\$0.24	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			\$35,871
G2040950	Covered Walkways	\$1.21	S.F.	149,462	25	2014	2039		88.00 %	0.00 %	22			\$180,849
G2040950	Football Field	\$4.73	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			\$706,955
G2040950	Playing Field	\$2.47	S.F.	149,462	20	2014	2034		85.00 %	0.00 %	17			\$369,171
G2050	Landscaping	\$1.91	S.F.	149,462	15	2014	2029		80.00 %	0.00 %	12			\$285,472
G3010	Water Supply	\$2.42	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			\$361,698
G3020	Sanitary Sewer	\$1.52	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			\$227,182
G3030	Storm Sewer	\$4.67	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			\$697,988
G4010	Electrical Distribution	\$2.59	S.F.	149,462	50	2014	2064		94.00 %	0.00 %	47			\$387,107
G4020	Site Lighting	\$1.52	S.F.	149,462	30	2014	2044		90.00 %	0.00 %	27			\$227,182
G4030	Site Communications & Security	\$0.88	S.F.	149,462	15	2014	2029		80.00 %	0.00 %	12			\$131,527
<b>Total</b>									<b>88.29 %</b>					<b>\$5,982,964</b>

## 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:**

## Campus Assessment Report - Site

**System:** G2030 - Pedestrian Paving



**Note:**

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Baseball Field



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Canopies



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

**System:** G2040950 - Football Field



**Note:**

## Campus Assessment Report - Site

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**System:** G2040950 - Playing Field



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

**System:** G3030 - Storm Sewer



**Note:**

**System:** G4010 - Electrical Distribution



**Note:**

**System:** G4020 - Site Lighting



**Note:**

## Campus Assessment Report - Site

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**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.

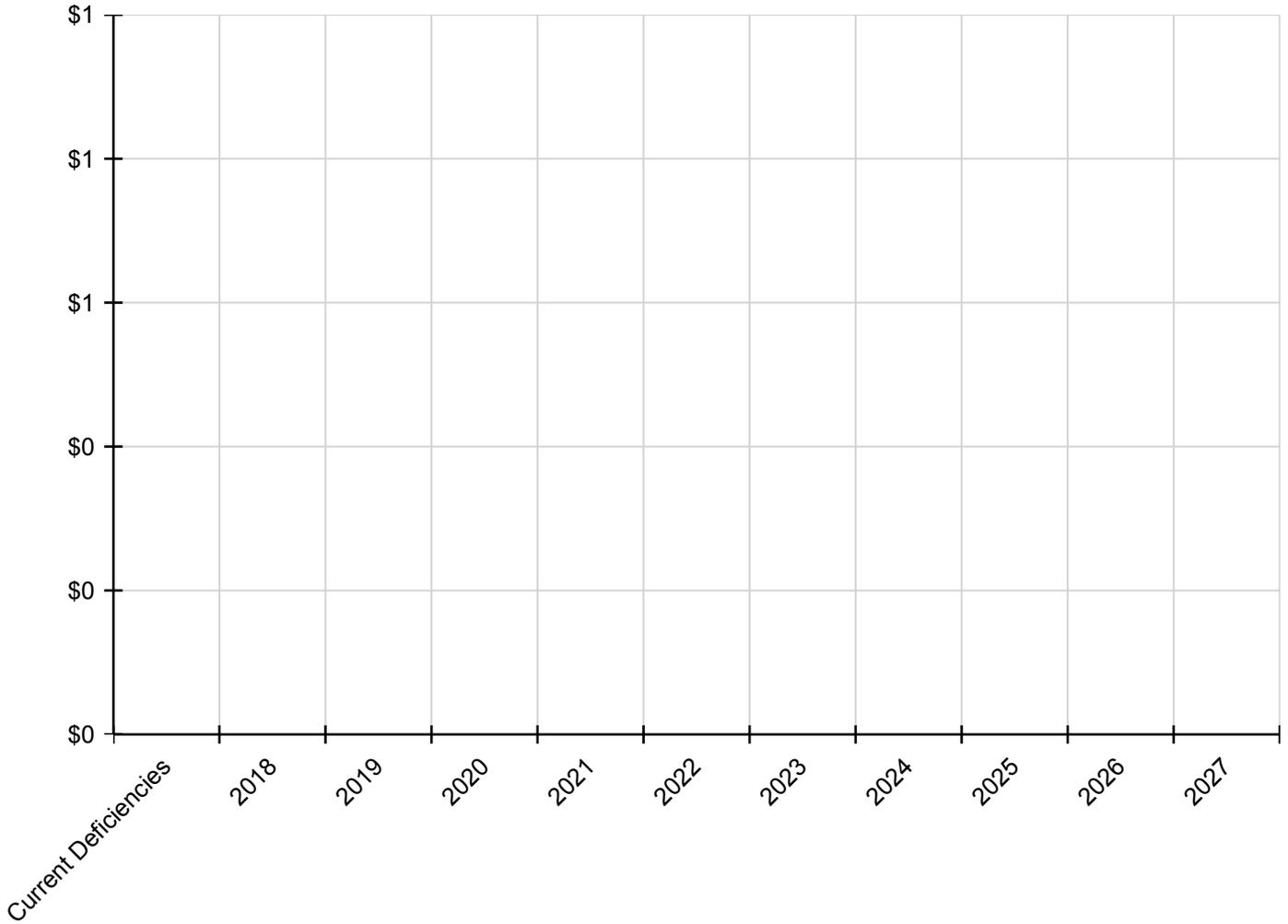
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2030 - Pedestrian Paving</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Baseball Field</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Canopies</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Football Field</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Playing Field</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4020 - Site Lighting</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*\* Indicates non-renewable system*

## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

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

No data found for this asset

## Deficiency Summary by Priority

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

No data found for this asset

## Deficiency By Priority Investment Table

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

No data found for this asset

## Deficiency Summary by Category

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

No data found for this asset

## Deficiency Details by Priority

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

No data found for this asset