

NC School District/430 Harnett County/Elementary School

Johnsonville Elementary

Final

Campus Assessment Report

March 11, 2017



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Campus Executive Summary

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

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

Gross Area (SF):	74,194
Year Built:	1955
Last Renovation:	
Replacement Value:	\$15,655,651
Repair Cost:	\$3,288,931.71
Total FCI:	21.01 %
Total RSLI:	41.62 %
FCA Score:	78.99



Description:

GENERAL:

Johnsonville Elementary is located at 18495 NC Hwy 27 West in Johnsonville, North Carolina. The 1 story, 74,194 square foot building was originally constructed in 1955 There have been 3 additions. In addition to the main building, the campus contains a separate gym and shops building of the same year, a 2005 media center, and a 2009 addition.

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 - Johnsonville Elementary

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 steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane and pitched standing seam metal on additions. Most building entrances appear to comply with ADA requirements.

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 vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES

PLUMBING:

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

HVAC:

Heating is provided by 1 rooftop package units. Cooling is supplied by 10 pad and/or wall mounted package units. 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 not 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 not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

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

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, 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 - Johnsonville Elementary

Attributes:

General Attributes:

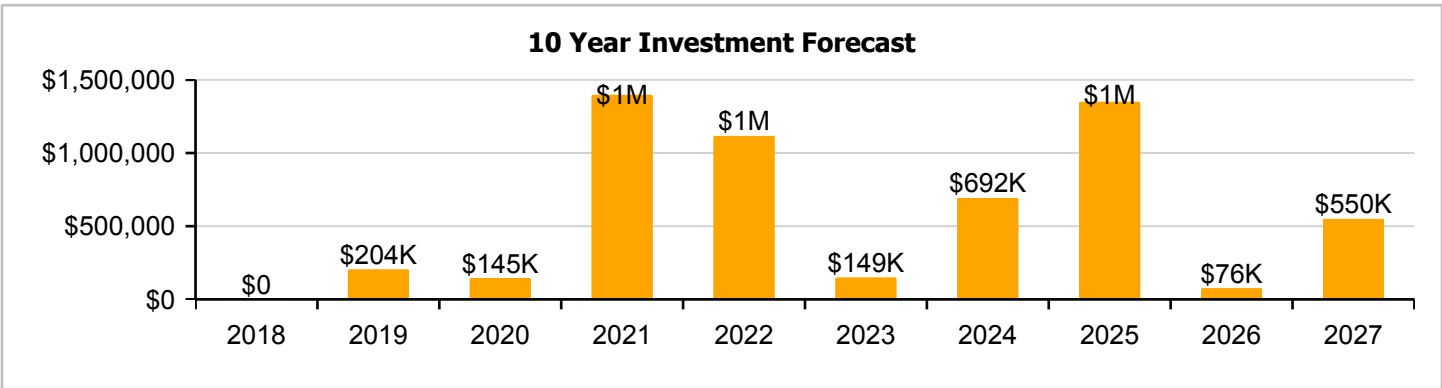
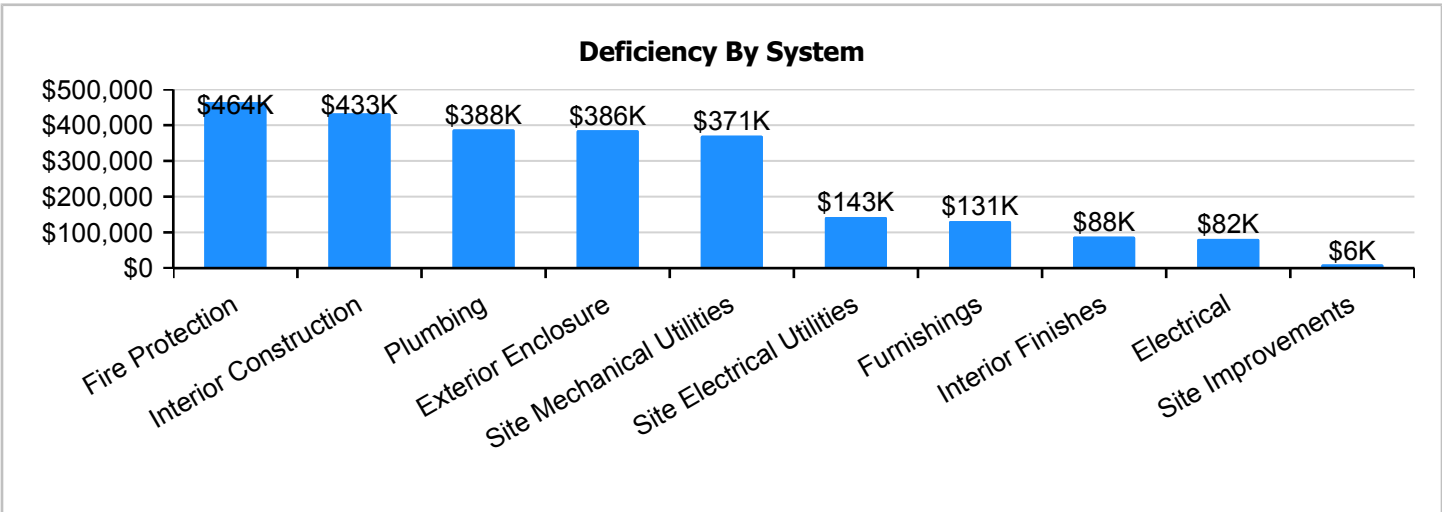
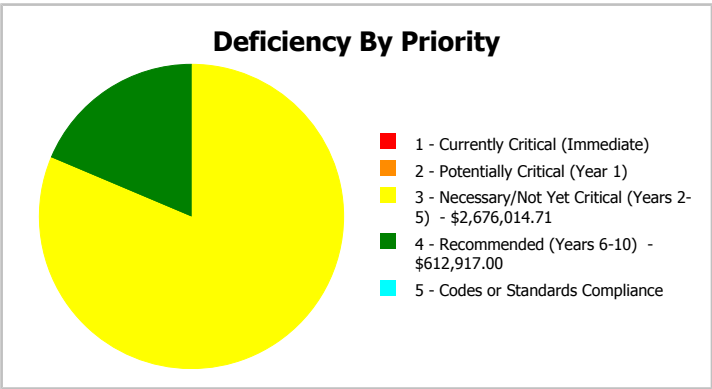
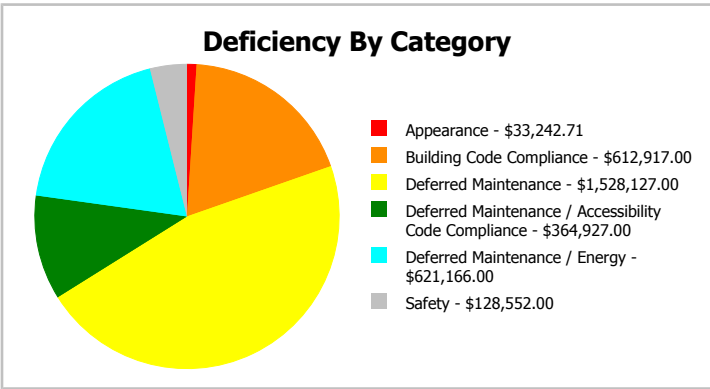
Condition Assessor: Matt Mahaffey Assessment Date:
Suitability Assessor:

School Information:

HS Attendance Area:	Harnett - Western Harnett HS	LEA School No.:	430-348
No. of Mobile Units:	9	No. of Bldgs.:	4
SF of Mobile Units:	7296	Status:	Active
School Grades:	K-5	Site Acreage:	15.2

Campus Dashboard Summary

Gross Area:	74,194	Last Renovation:	
Year Built:	1955	Replacement Value:	\$15,655,651
Repair Cost:	\$3,288,932	RSLI%:	41.62 %
FCI:	21.01 %		



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.

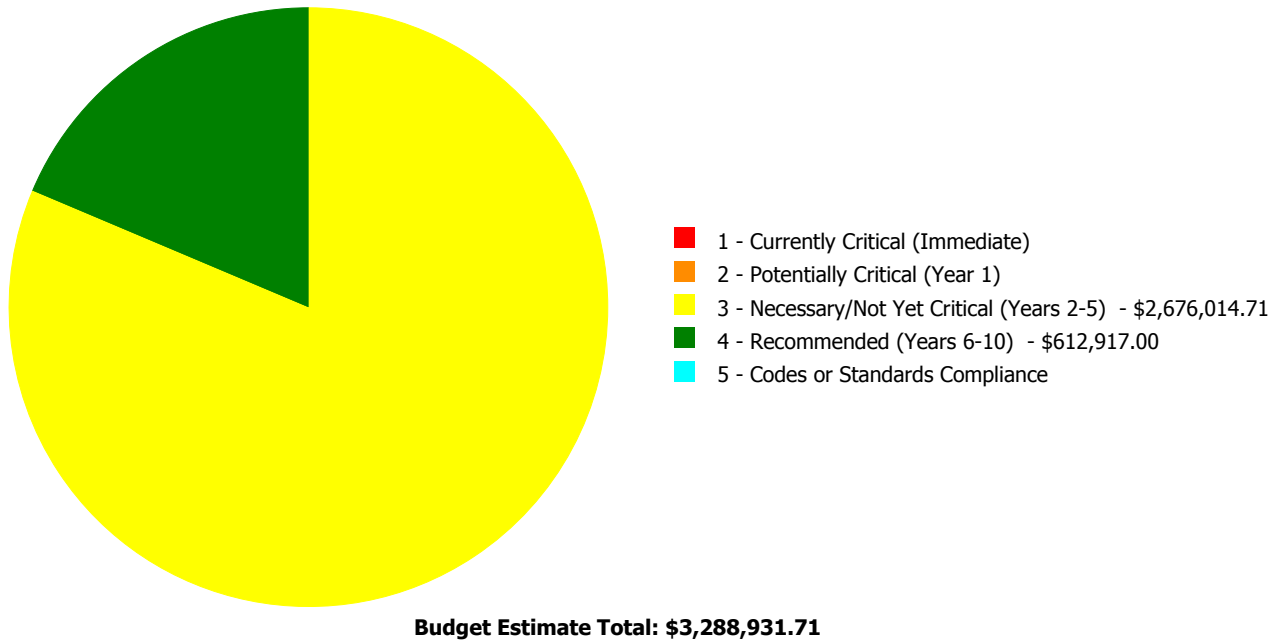
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.38 %	0.00 %	\$0.00
B10 - Superstructure	57.38 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.20 %	35.27 %	\$509,167.00
B30 - Roofing	45.39 %	0.00 %	\$0.00
C10 - Interior Construction	33.90 %	34.05 %	\$571,166.00
C30 - Interior Finishes	52.68 %	6.36 %	\$116,125.71
D20 - Plumbing	30.53 %	48.45 %	\$512,051.00
D30 - HVAC	46.84 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$612,917.00
D50 - Electrical	42.74 %	5.22 %	\$107,875.00
E10 - Equipment	30.21 %	0.00 %	\$0.00
E20 - Furnishings	27.27 %	40.92 %	\$173,659.00
G20 - Site Improvements	42.37 %	0.71 %	\$8,580.00
G30 - Site Mechanical Utilities	21.35 %	79.10 %	\$488,864.00
G40 - Site Electrical Utilities	38.33 %	54.53 %	\$188,527.00
Totals:	41.62 %	21.01 %	\$3,288,931.71

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
1955 Gym Shops	27,600	32.03	\$0.00	\$0.00	\$1,390,185.00	\$228,003.00	\$0.00
1955 Main	19,653	20.66	\$0.00	\$0.00	\$566,616.00	\$162,354.00	\$0.00
2005 Media Center	4,227	8.84	\$0.00	\$0.00	\$33,242.71	\$34,919.00	\$0.00
2009 Addition	22,714	4.53	\$0.00	\$0.00	\$0.00	\$187,641.00	\$0.00
Site	74,194	31.66	\$0.00	\$0.00	\$685,971.00	\$0.00	\$0.00
Total:		21.01	\$0.00	\$0.00	\$2,676,014.71	\$612,917.00	\$0.00

Deficiencies By Priority



Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	27,600
Year Built:	1955
Last Renovation:	
Replacement Value:	\$5,051,628
Repair Cost:	\$1,618,188.00
Total FCI:	32.03 %
Total RSLI:	23.30 %
FCA Score:	67.97



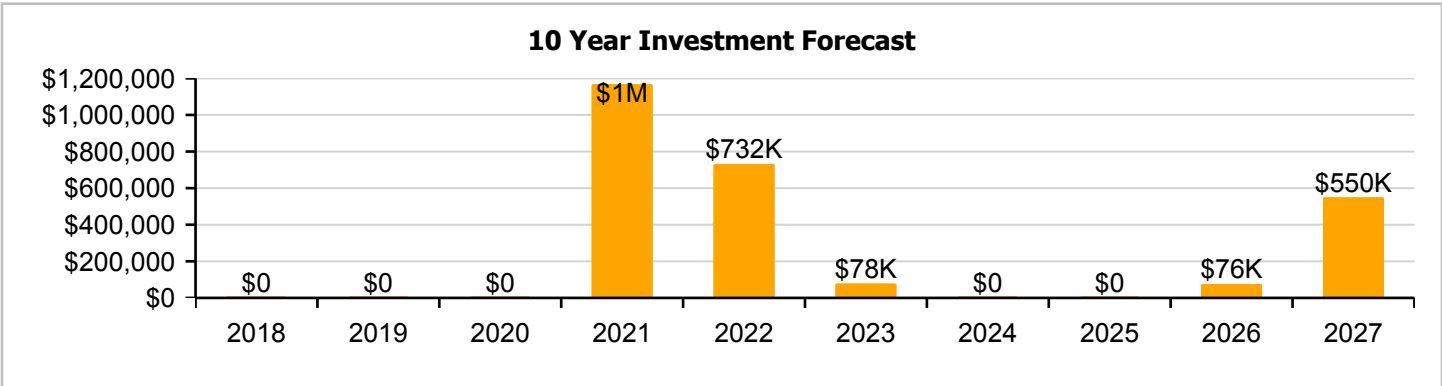
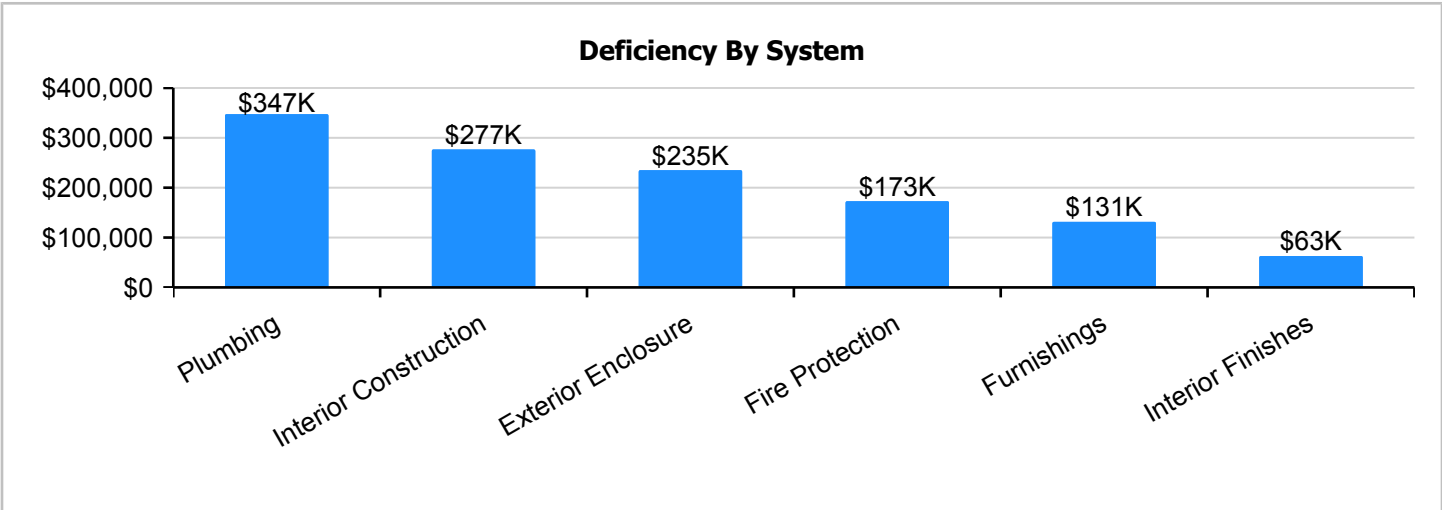
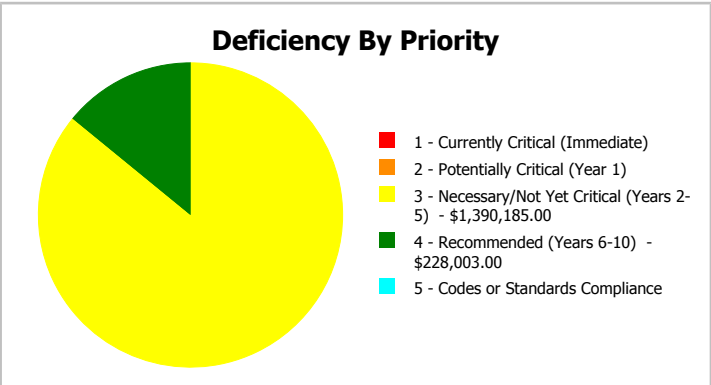
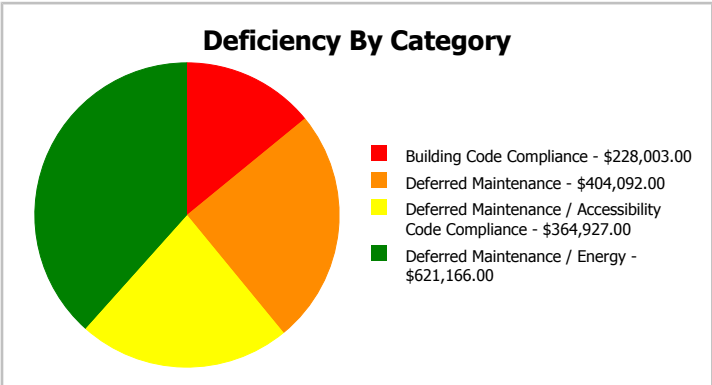
Description:

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:	ES -Elementary School	Gross Area:	27,600
Year Built:	1955	Last Renovation:	
Repair Cost:	\$1,618,188	Replacement Value:	\$5,051,628
FCI:	32.03 %	RSLI%:	23.30 %



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	38.00 %	0.00 %	\$0.00
B10 - Superstructure	38.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	18.04 %	57.77 %	\$310,279.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	8.12 %	58.48 %	\$364,927.00
C30 - Interior Finishes	28.77 %	12.20 %	\$82,883.00
D20 - Plumbing	0.00 %	110.00 %	\$458,437.00
D30 - HVAC	38.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$228,003.00
D50 - Electrical	29.63 %	0.00 %	\$0.00
E10 - Equipment	30.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$173,659.00
Totals:	23.30 %	32.03 %	\$1,618,188.00

Photo Album

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

1). East Elevation - Dec 08, 2016



2). West Elevation - Dec 08, 2016



3). North Elevation - Dec 08, 2016



4). South Elevation - Dec 08, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 1955 Gym Shops

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	\$4.70	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			\$129,720
A1030	Slab on Grade	\$8.26	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			\$227,976
B1010	Floor Construction	\$1.61	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			\$44,436
B1020	Roof Construction	\$15.44	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			\$426,144
B2010	Exterior Walls	\$9.24	S.F.	27,600	100	1955	2055		38.00 %	0.00 %	38			\$255,024
B2020	Exterior Windows	\$9.20	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$279,312.00	\$253,920
B2030	Exterior Doors	\$1.02	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$30,967.00	\$28,152
B3010120	Single Ply Membrane	\$6.98	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			\$192,648
C1010	Partitions	\$10.59	S.F.	27,600	75	1955	2030		17.33 %	0.00 %	13			\$292,284
C1020	Interior Doors	\$2.48	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$75,293.00	\$68,448
C1030	Fittings	\$9.54	S.F.	27,600	20	1955	1975		0.00 %	110.00 %	-42		\$289,634.00	\$263,304
C3010	Wall Finishes	\$2.73	S.F.	27,600	10	2002	2012		0.00 %	110.00 %	-5		\$82,883.00	\$75,348
C3020	Floor Finishes	\$11.15	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			\$307,740
C3030	Ceiling Finishes	\$10.74	S.F.	27,600	25	2002	2027		40.00 %	0.00 %	10			\$296,424
D2010	Plumbing Fixtures	\$11.26	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$341,854.00	\$310,776
D2020	Domestic Water Distribution	\$0.96	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$29,146.00	\$26,496
D2030	Sanitary Waste	\$1.52	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$46,147.00	\$41,952
D2040	Rain Water Drainage	\$1.36	S.F.	27,600	30	1955	1985		0.00 %	110.00 %	-32		\$41,290.00	\$37,536
D3040	Distribution Systems	\$6.02	S.F.	27,600	30	2006	2036		63.33 %	0.00 %	19			\$166,152
D3050	Terminal & Package Units	\$13.09	S.F.	27,600	15	2006	2021		26.67 %	0.00 %	4			\$361,284
D3060	Controls & Instrumentation	\$1.91	S.F.	27,600	20	2006	2026		45.00 %	0.00 %	9			\$52,716
D4010	Sprinklers	\$4.14	S.F.	27,600	20			2016	0.00 %	110.00 %	-1		\$125,690.00	\$114,264
D4020	Standpipes	\$3.37	S.F.	27,600	20			2016	0.00 %	110.00 %	-1		\$102,313.00	\$93,012
D5010	Electrical Service/Distribution	\$1.65	S.F.	27,600	40	2005	2045		70.00 %	0.00 %	28			\$45,540
D5020	Branch Wiring	\$4.99	S.F.	27,600	30	2005	2035		60.00 %	0.00 %	18			\$137,724
D5020	Lighting	\$11.64	S.F.	27,600	30	1991	2021		13.33 %	0.00 %	4			\$321,264
D5030810	Security & Detection Systems	\$1.83	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			\$50,508
D5030910	Fire Alarm Systems	\$3.31	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			\$91,356
D5030920	Data Communication	\$4.30	S.F.	27,600	15	2002	2017	2021	26.67 %	0.00 %	4			\$118,680
D5090	Other Electrical Systems	\$0.12	S.F.	27,600	20	2002	2022		25.00 %	0.00 %	5			\$3,312
E1020	Institutional Equipment	\$0.30	S.F.	27,600	20	2003	2023		30.00 %	0.00 %	6			\$8,280
E1090	Other Equipment	\$1.86	S.F.	27,600	20	2003	2023		30.00 %	0.00 %	6			\$51,336
E2010	Fixed Furnishings	\$5.72	S.F.	27,600	20	1955	1975		0.00 %	110.00 %	-42		\$173,659.00	\$157,872
Total									23.30 %	32.03 %			\$1,618,188.00	\$5,051,628

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



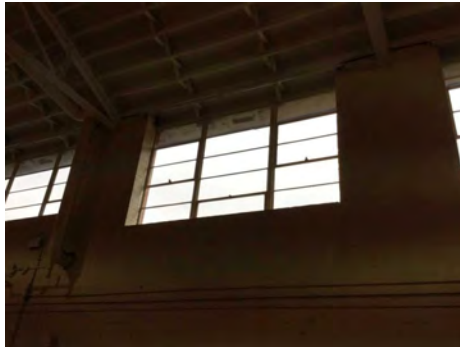
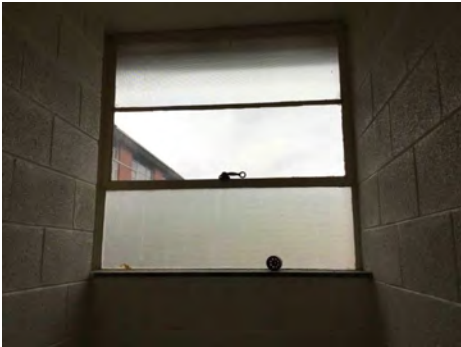
Note:

System: B2010 - Exterior Walls



Note:

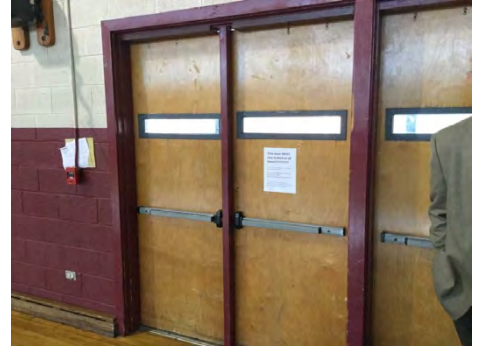
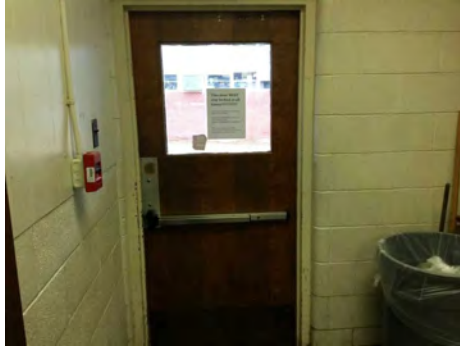
System: B2020 - Exterior Windows



Note:

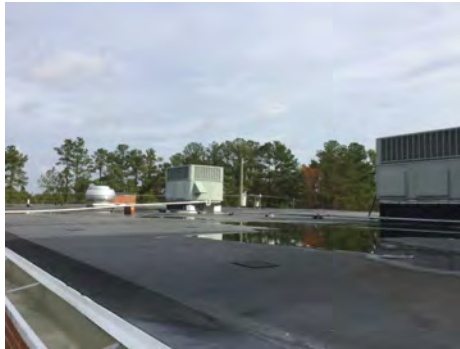
Campus Assessment Report - 1955 Gym Shops

System: B2030 - Exterior Doors



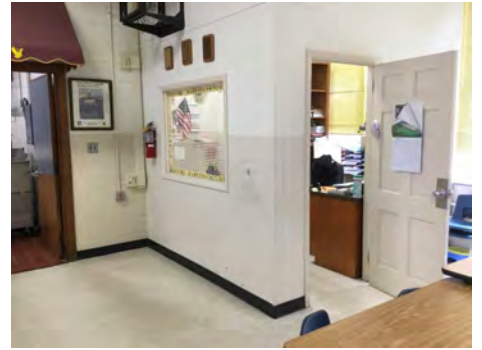
Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 1955 Gym Shops

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

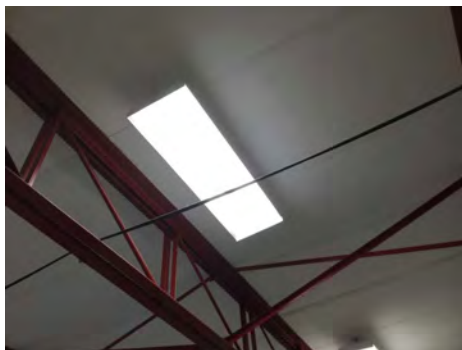
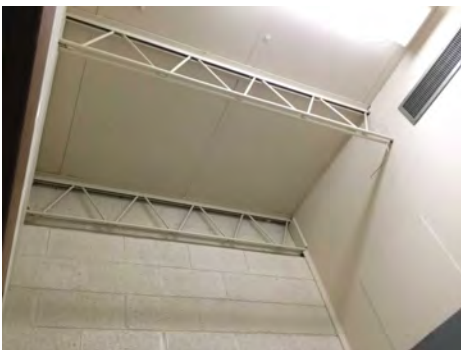
Campus Assessment Report - 1955 Gym Shops

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

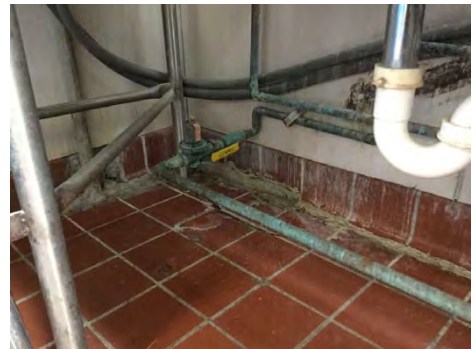
Campus Assessment Report - 1955 Gym Shops

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1955 Gym Shops

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1955 Gym Shops

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

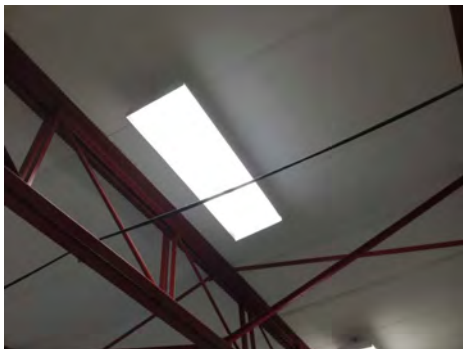
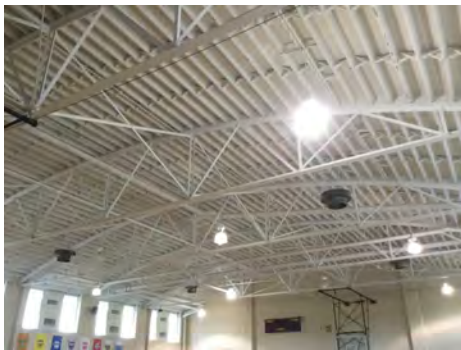
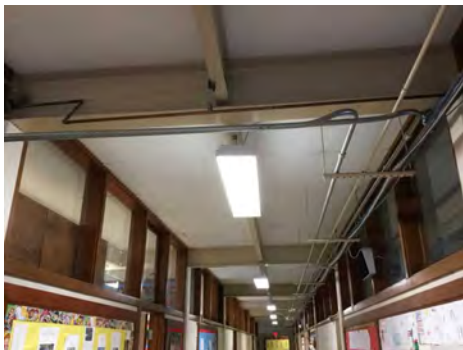
System: D5020 - Branch Wiring



Note:

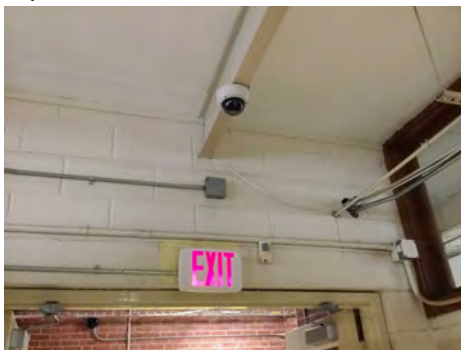
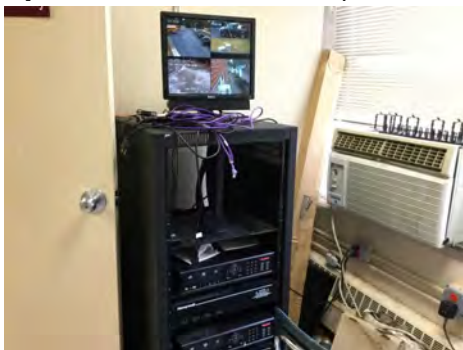
Campus Assessment Report - 1955 Gym Shops

System: D5020 - Lighting



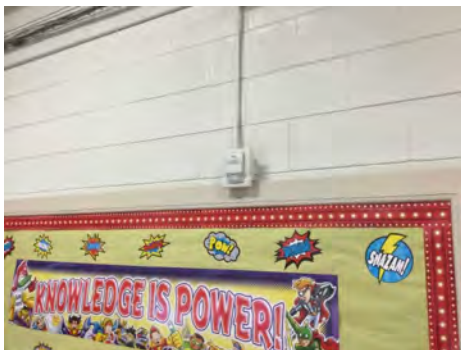
Note:

System: D5030810 - Security & Detection Systems



Note:

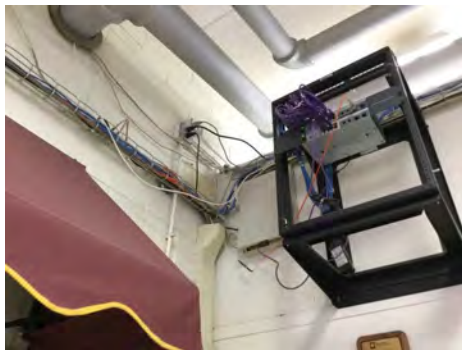
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1955 Gym Shops

System: D5030920 - Data Communication



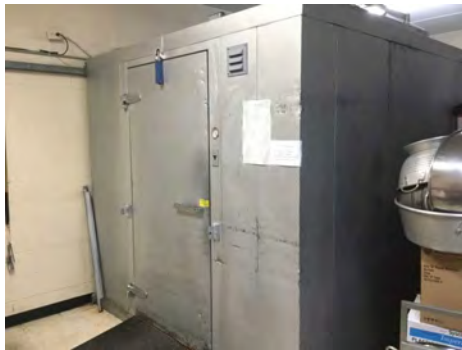
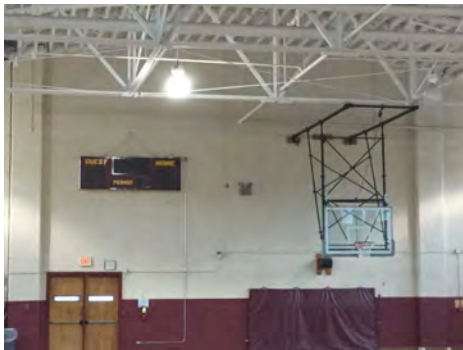
Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1955 Gym Shops

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,618,188	\$0	\$0	\$0	\$1,167,604	\$731,651	\$78,304	\$0	\$0	\$75,661	\$549,593	\$4,221,001
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$279,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,312
B2030 - Exterior Doors	\$30,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,967
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	\$334,998	\$0	\$0	\$0	\$0	\$0	\$334,998
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	\$75,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,293
C1030 - Fittings	\$289,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289,634
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$82,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,388	\$194,271
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$392,431	\$0	\$0	\$0	\$0	\$0	\$392,431
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,205	\$438,205
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

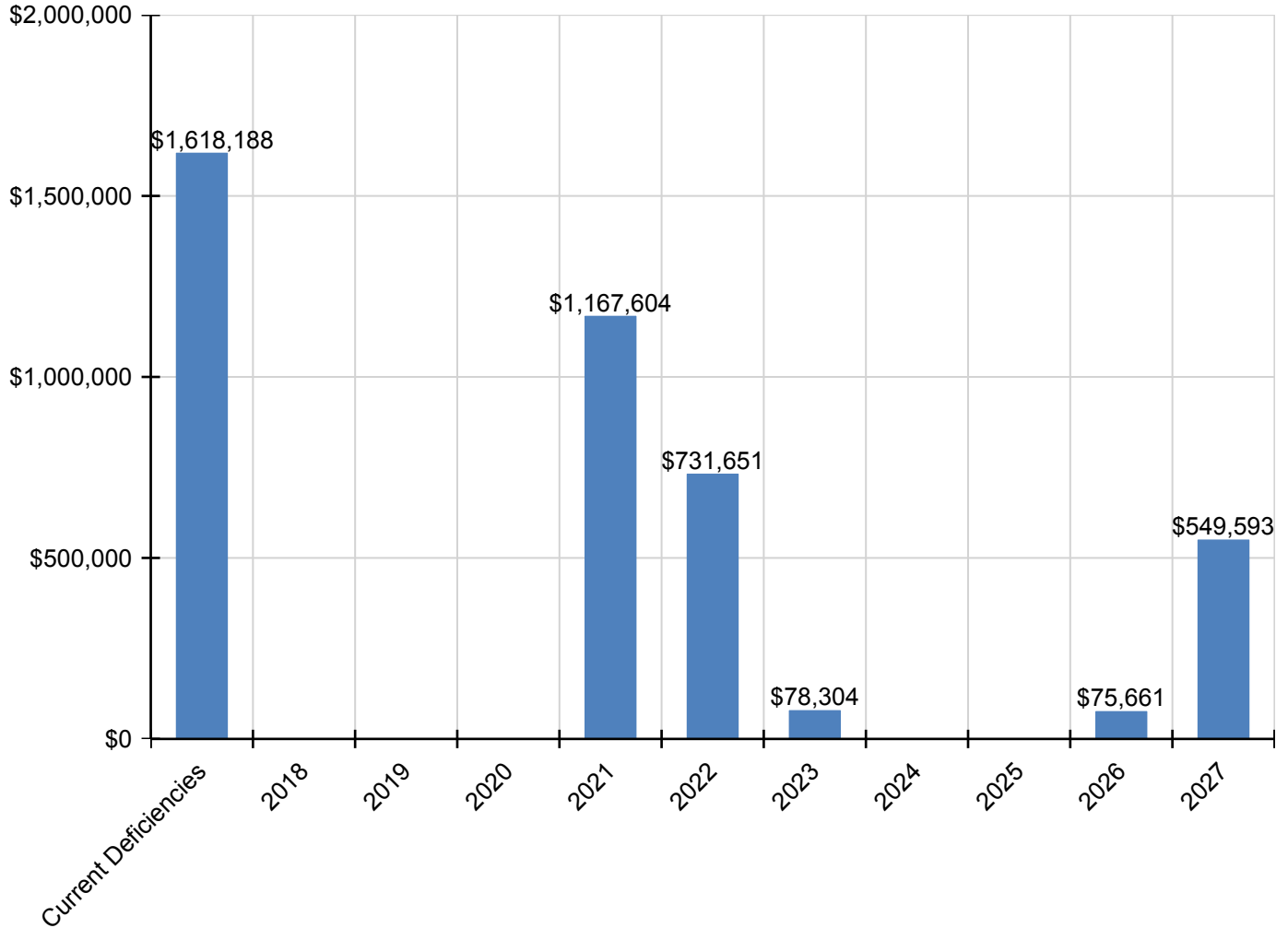
Campus Assessment Report - 1955 Gym Shops

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$341,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$341,854
D2020 - Domestic Water Distribution	\$29,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,146
D2030 - Sanitary Waste	\$46,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,147
D2040 - Rain Water Drainage	\$41,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,290
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$447,291	\$0	\$0	\$0	\$0	\$0	\$0	\$447,291
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,661	\$0	\$75,661
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$125,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,690
D4020 - Standpipes	\$102,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,313
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$397,744	\$0	\$0	\$0	\$0	\$0	\$0	\$397,744
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$62,532	\$0	\$0	\$0	\$0	\$0	\$0	\$62,532
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$113,105	\$0	\$0	\$0	\$0	\$0	\$0	\$113,105
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$146,933	\$0	\$0	\$0	\$0	\$0	\$0	\$146,933
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$4,223	\$0	\$0	\$0	\$0	\$0	\$4,223
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$10,875	\$0	\$0	\$0	\$0	\$10,875
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$67,428	\$0	\$0	\$0	\$0	\$67,428
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$173,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,659

* Indicates non-renewable system

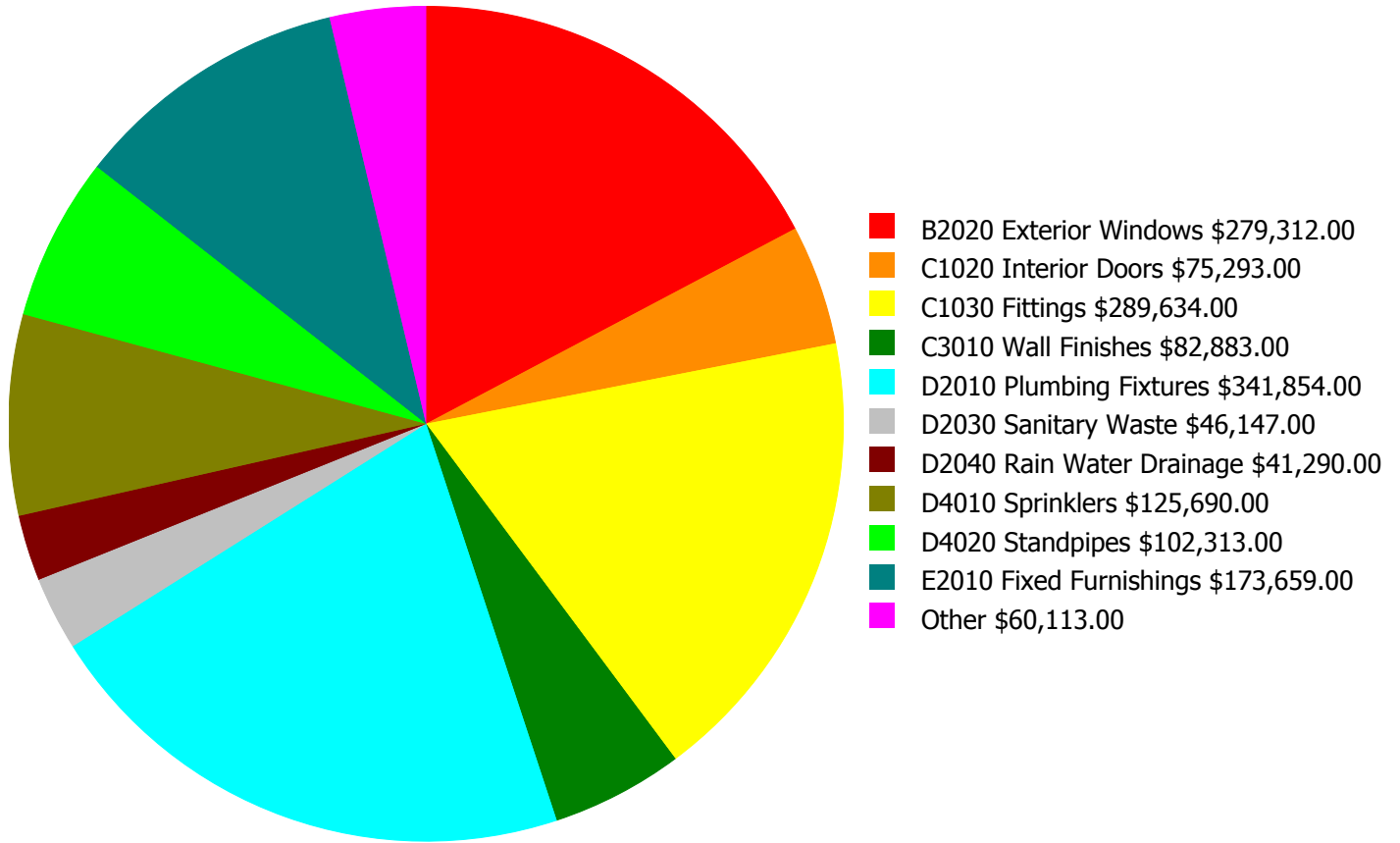
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

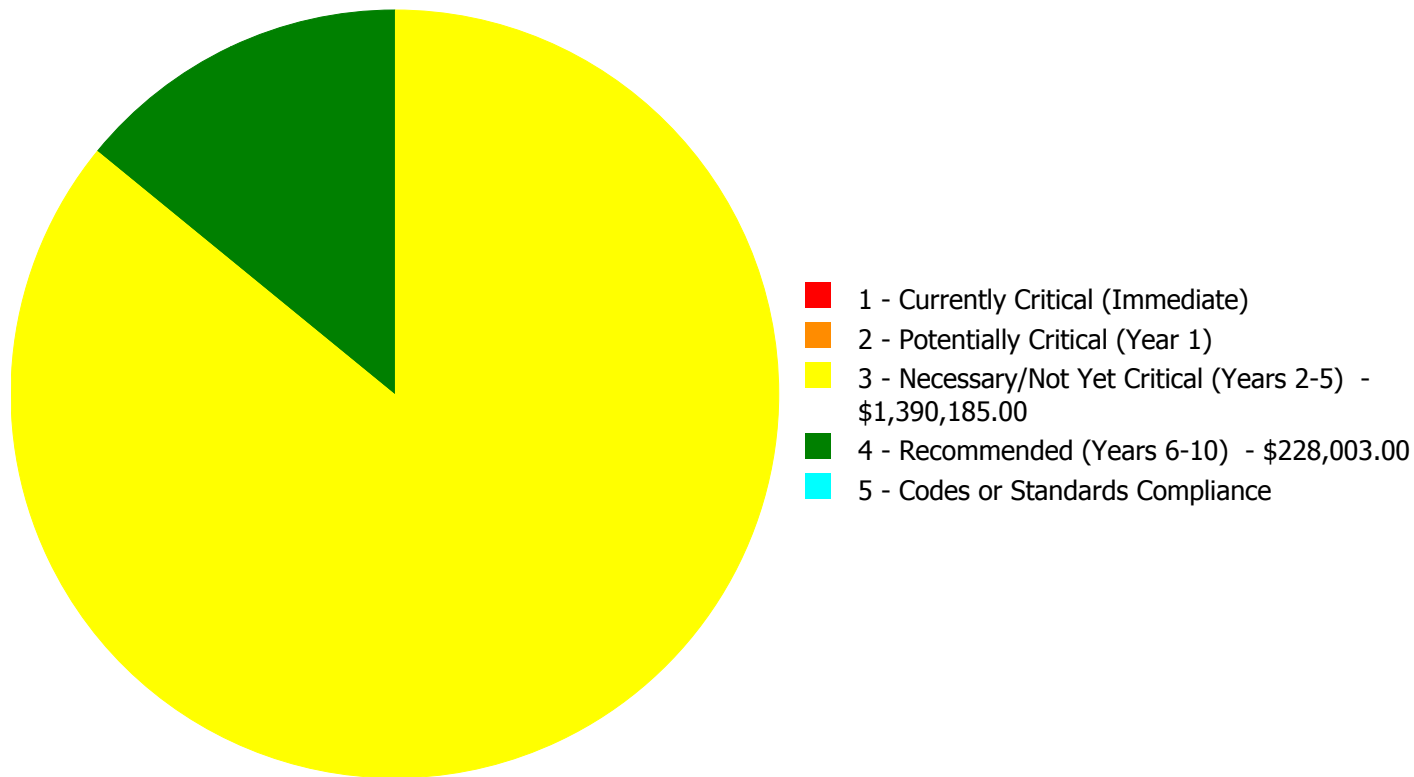
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,618,188.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,618,188.00

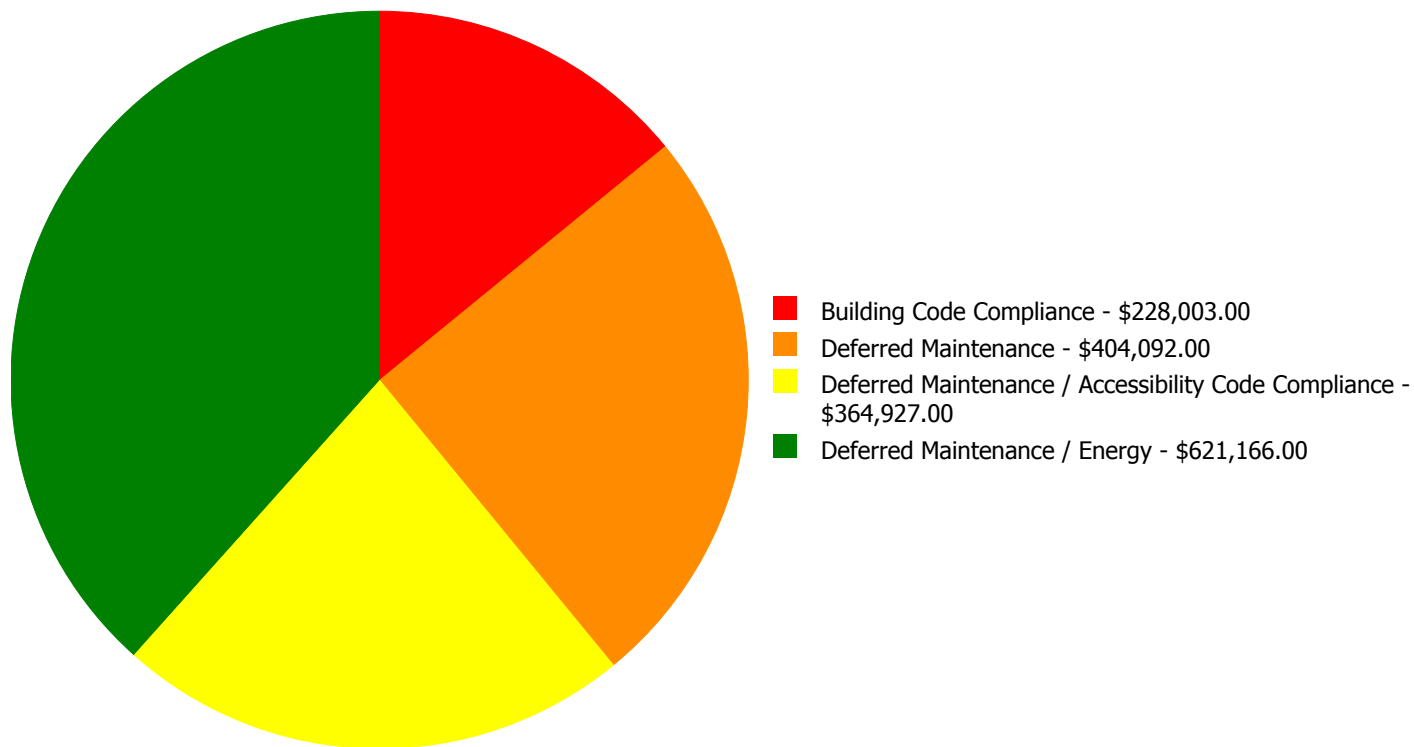
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$279,312.00	\$0.00	\$0.00	\$279,312.00
B2030	Exterior Doors	\$0.00	\$0.00	\$30,967.00	\$0.00	\$0.00	\$30,967.00
C1020	Interior Doors	\$0.00	\$0.00	\$75,293.00	\$0.00	\$0.00	\$75,293.00
C1030	Fittings	\$0.00	\$0.00	\$289,634.00	\$0.00	\$0.00	\$289,634.00
C3010	Wall Finishes	\$0.00	\$0.00	\$82,883.00	\$0.00	\$0.00	\$82,883.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$341,854.00	\$0.00	\$0.00	\$341,854.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$29,146.00	\$0.00	\$0.00	\$29,146.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$46,147.00	\$0.00	\$0.00	\$46,147.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$41,290.00	\$0.00	\$0.00	\$41,290.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$125,690.00	\$0.00	\$125,690.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$102,313.00	\$0.00	\$102,313.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$173,659.00	\$0.00	\$0.00	\$173,659.00
	Total:	\$0.00	\$0.00	\$1,390,185.00	\$228,003.00	\$0.00	\$1,618,188.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,618,188.00

Deficiency Details by Priority

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

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

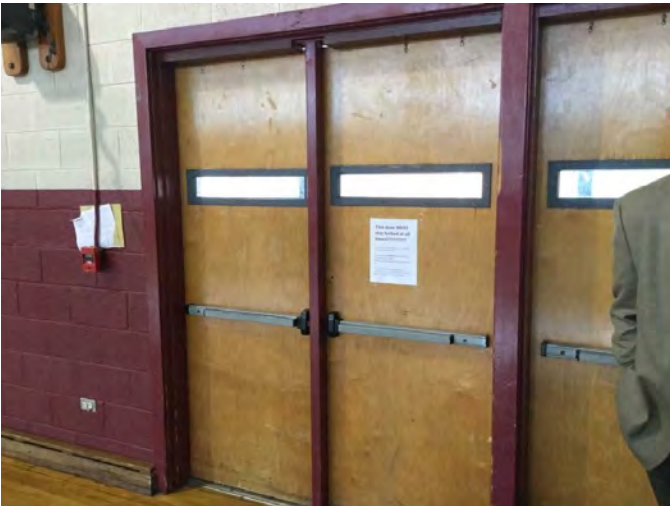
System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$279,312.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

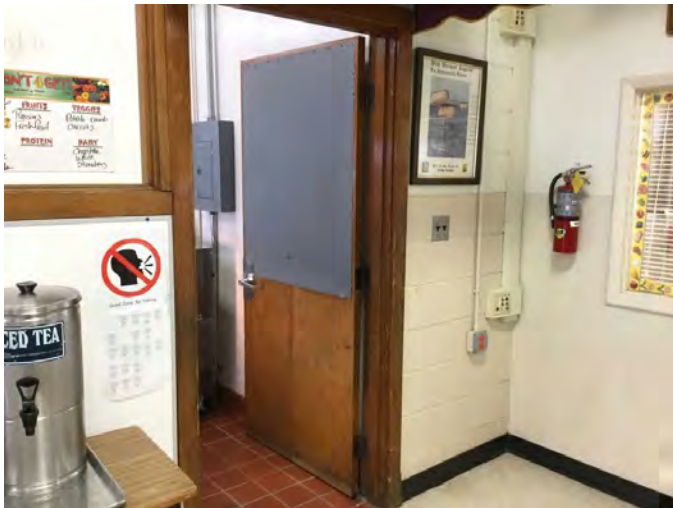
System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$30,967.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The original exterior doors are aged, warped, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$75,293.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The interior doors are aged, failing, hardware is not ADA compliant and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$289,634.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

Campus Assessment Report - 1955 Gym Shops

System: C3010 - Wall Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$82,883.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The wall paint is damaged, fading, stained, and should be re-painted.

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$341,854.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$29,146.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$46,147.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$41,290.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: No roof drains or scuppers on roof causing water ponding in multiple locations. Recommend adding roof drainage.

System: E2010 - Fixed Furnishings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$173,659.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,600.00
Unit of Measure: S.F.
Estimate: \$125,690.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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: 27,600.00
Unit of Measure: S.F.
Estimate: \$102,313.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	19,653
Year Built:	1955
Last Renovation:	
Replacement Value:	\$3,527,909
Repair Cost:	\$728,970.00
Total FCI:	20.66 %
Total RSLI:	36.52 %
FCA Score:	79.34



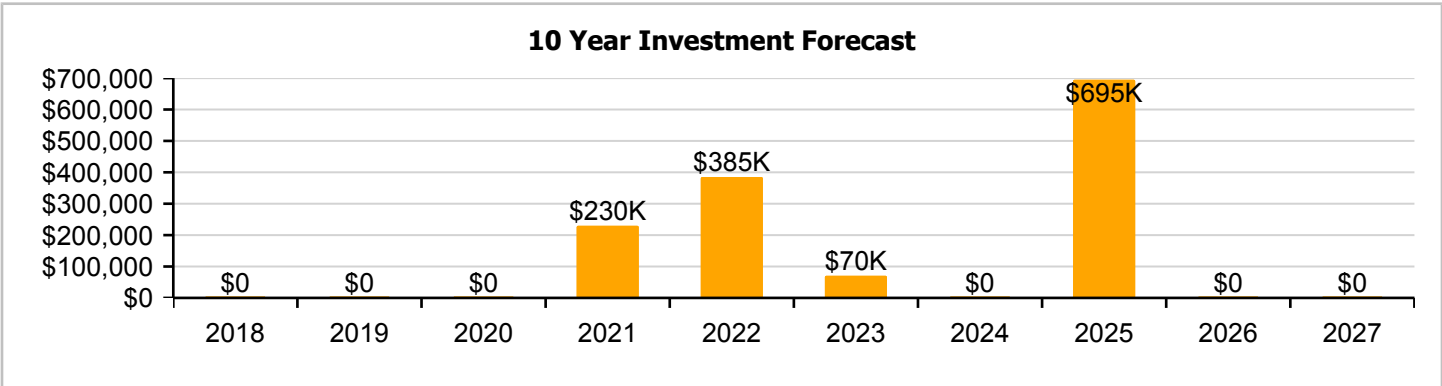
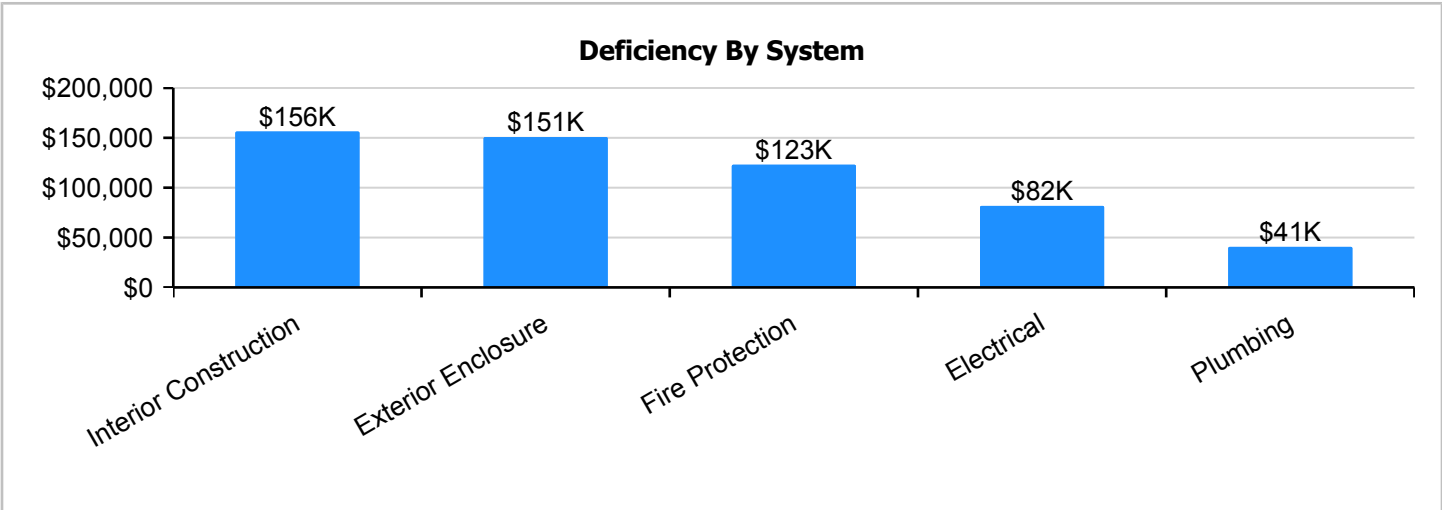
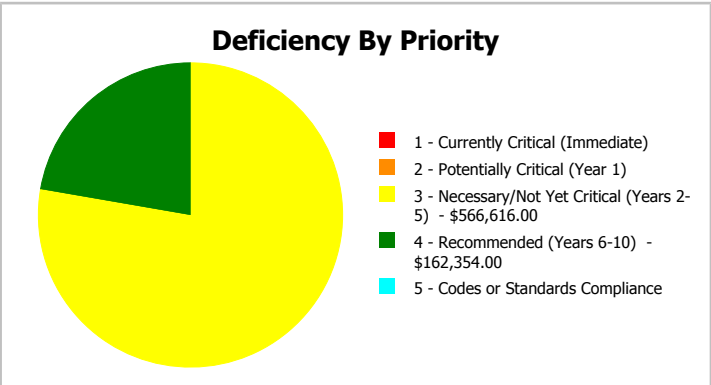
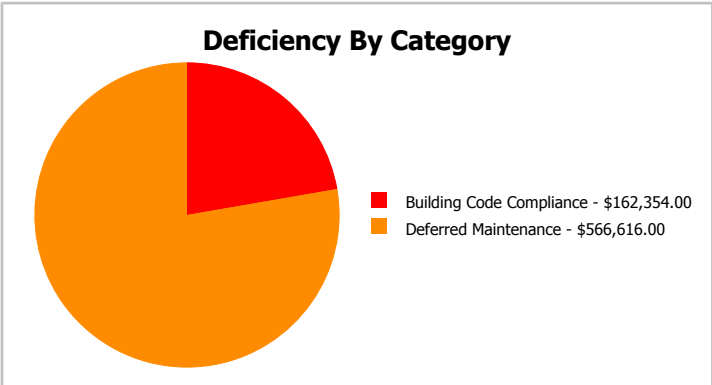
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	19,653
Year Built:	1955	Last Renovation:	
Repair Cost:	\$728,970	Replacement Value:	\$3,527,909
FCI:	20.66 %	RSLI%:	36.52 %



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	38.00 %	0.00 %	\$0.00
B10 - Superstructure	38.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	19.44 %	52.00 %	\$198,888.00
B30 - Roofing	25.00 %	0.00 %	\$0.00
C10 - Interior Construction	16.16 %	46.41 %	\$206,239.00
C30 - Interior Finishes	79.53 %	0.00 %	\$0.00
D20 - Plumbing	21.85 %	19.85 %	\$53,614.00
D30 - HVAC	53.44 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$162,354.00
D50 - Electrical	34.94 %	19.72 %	\$107,875.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	36.52 %	20.66 %	\$728,970.00

Photo Album

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

1). West Elevation - Dec 08, 2016



2). East Elevation - Dec 08, 2016



3). North Elevation - Dec 08, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			\$92,369
A1030	Slab on Grade	\$8.26	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			\$162,334
B1010	Floor Construction	\$1.61	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			\$31,641
B1020	Roof Construction	\$15.44	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			\$303,442
B2010	Exterior Walls	\$9.24	S.F.	19,653	100	1955	2055		38.00 %	0.00 %	38			\$181,594
B2020	Exterior Windows	\$9.20	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		\$198,888.00	\$180,808
B2030	Exterior Doors	\$1.02	S.F.	19,653	30	1995	2025		26.67 %	0.00 %	8			\$20,046
B3010120	Single Ply Membrane	\$6.98	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			\$137,178
C1010	Partitions	\$10.59	S.F.	19,653	75	1955	2030		17.33 %	0.00 %	13			\$208,125
C1020	Interior Doors	\$2.48	S.F.	19,653	30	2009	2039		73.33 %	0.00 %	22			\$48,739
C1030	Fittings	\$9.54	S.F.	19,653	20	1955	1975		0.00 %	110.00 %	-42		\$206,239.00	\$187,490
C3010	Wall Finishes	\$2.73	S.F.	19,653	10	2013	2023		60.00 %	0.00 %	6			\$53,653
C3020	Floor Finishes	\$11.15	S.F.	19,653	20	2013	2033		80.00 %	0.00 %	16			\$219,131
C3030	Ceiling Finishes	\$10.74	S.F.	19,653	25	2013	2038		84.00 %	0.00 %	21			\$211,073
D2010	Plumbing Fixtures	\$11.26	S.F.	19,653	30	1995	2025		26.67 %	0.00 %	8			\$221,293
D2020	Domestic Water Distribution	\$0.96	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		\$20,754.00	\$18,867
D2030	Sanitary Waste	\$1.52	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		\$32,860.00	\$29,873
D3040	Distribution Systems	\$6.02	S.F.	19,653	30	2002	2032		50.00 %	0.00 %	15			\$118,311
D3050	Terminal & Package Units	\$13.09	S.F.	19,653	15	2010	2025		53.33 %	0.00 %	8			\$257,258
D3060	Controls & Instrumentation	\$1.91	S.F.	19,653	20	2010	2030		65.00 %	0.00 %	13			\$37,537
D4010	Sprinklers	\$4.14	S.F.	19,653	20			2016	0.00 %	110.00 %	-1		\$89,500.00	\$81,363
D4020	Standpipes	\$3.37	S.F.	19,653	20			2016	0.00 %	110.00 %	-1		\$72,854.00	\$66,231
D5010	Electrical Service/Distribution	\$1.65	S.F.	19,653	40	2010	2050		82.50 %	0.00 %	33			\$32,427
D5020	Branch Wiring	\$4.99	S.F.	19,653	30	1955	1985		0.00 %	110.00 %	-32		\$107,875.00	\$98,068
D5020	Lighting	\$11.64	S.F.	19,653	30	2002	2032		50.00 %	0.00 %	15			\$228,761
D5030810	Security & Detection Systems	\$1.83	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			\$35,965
D5030910	Fire Alarm Systems	\$3.31	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			\$65,051
D5030920	Data Communication	\$4.30	S.F.	19,653	15	2002	2017	2021	26.67 %	0.00 %	4			\$84,508
D5090	Other Electrical Systems	\$0.12	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			\$2,358
E2010	Fixed Furnishings	\$5.72	S.F.	19,653	20	2002	2022		25.00 %	0.00 %	5			\$112,415
Total									36.52 %	20.66 %			\$728,970.00	\$3,527,909

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:

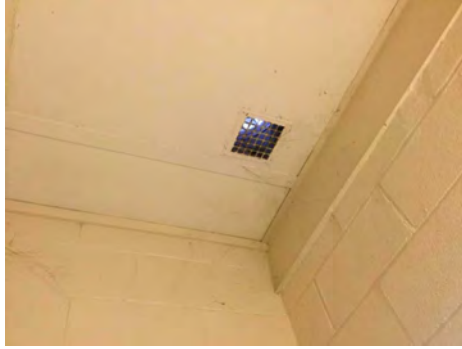
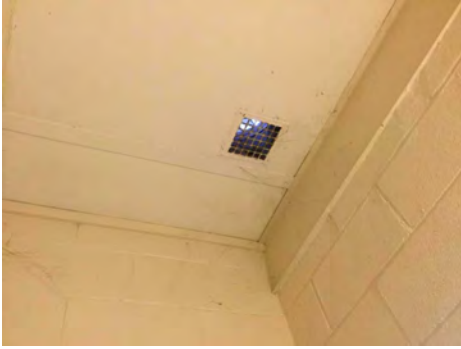
System: B1020 - Roof Construction



Note:

Campus Assessment Report - 1955 Main

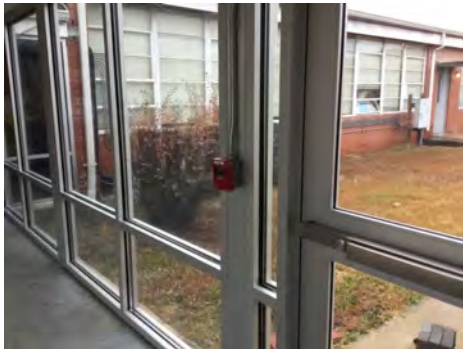
System: B2010 - Exterior Walls



Note:

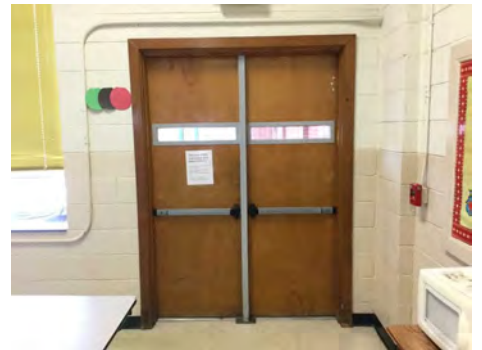
Campus Assessment Report - 1955 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

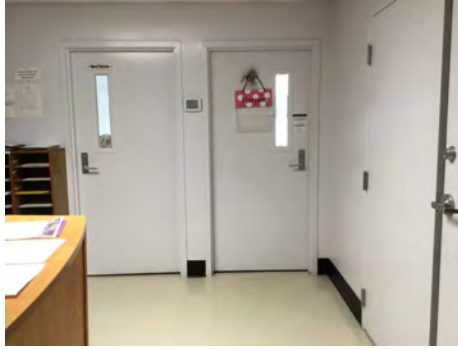
System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1955 Main

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

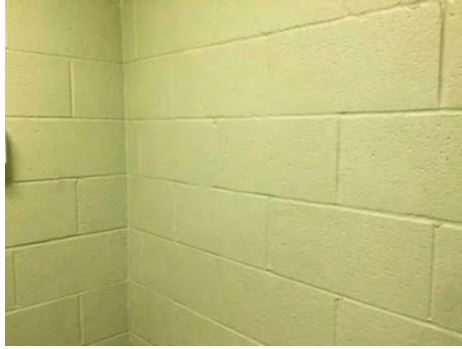
System: C1030 - Fittings



Note:

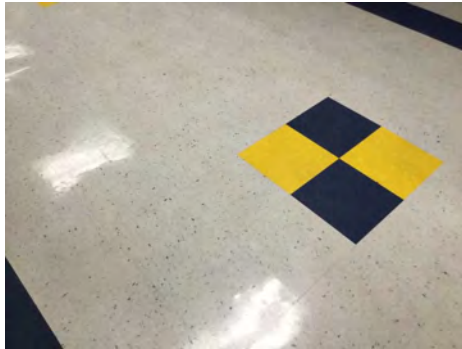
Campus Assessment Report - 1955 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

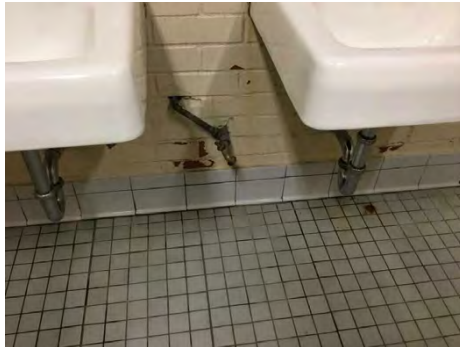
Campus Assessment Report - 1955 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1955 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1955 Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

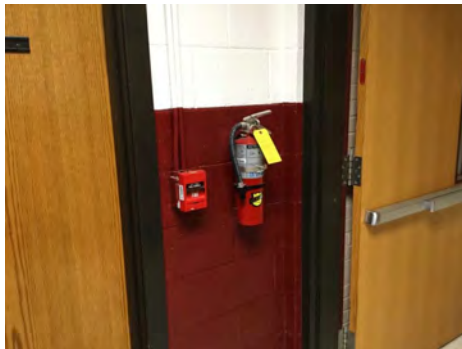
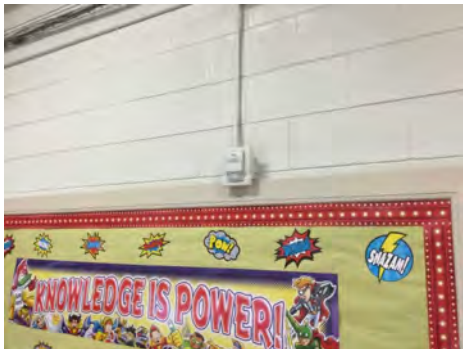
Campus Assessment Report - 1955 Main

System: D5030810 - Security & Detection Systems



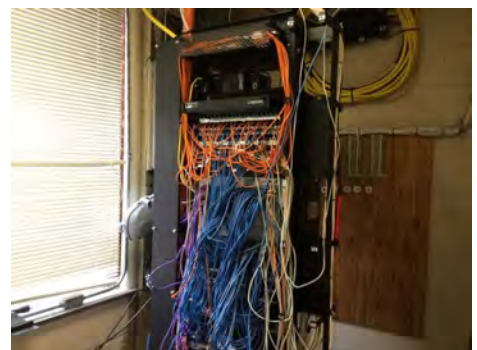
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1955 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:	\$728,970	\$0	\$0	\$0	\$229,690	\$384,900	\$70,471	\$0	\$694,769	\$0	\$0	\$2,108,800
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$198,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,888
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,934	\$0	\$0	\$27,934
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	\$238,540	\$0	\$0	\$0	\$0	\$0	\$238,540
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$206,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,239
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$70,471	\$0	\$0	\$0	\$0	\$70,471
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

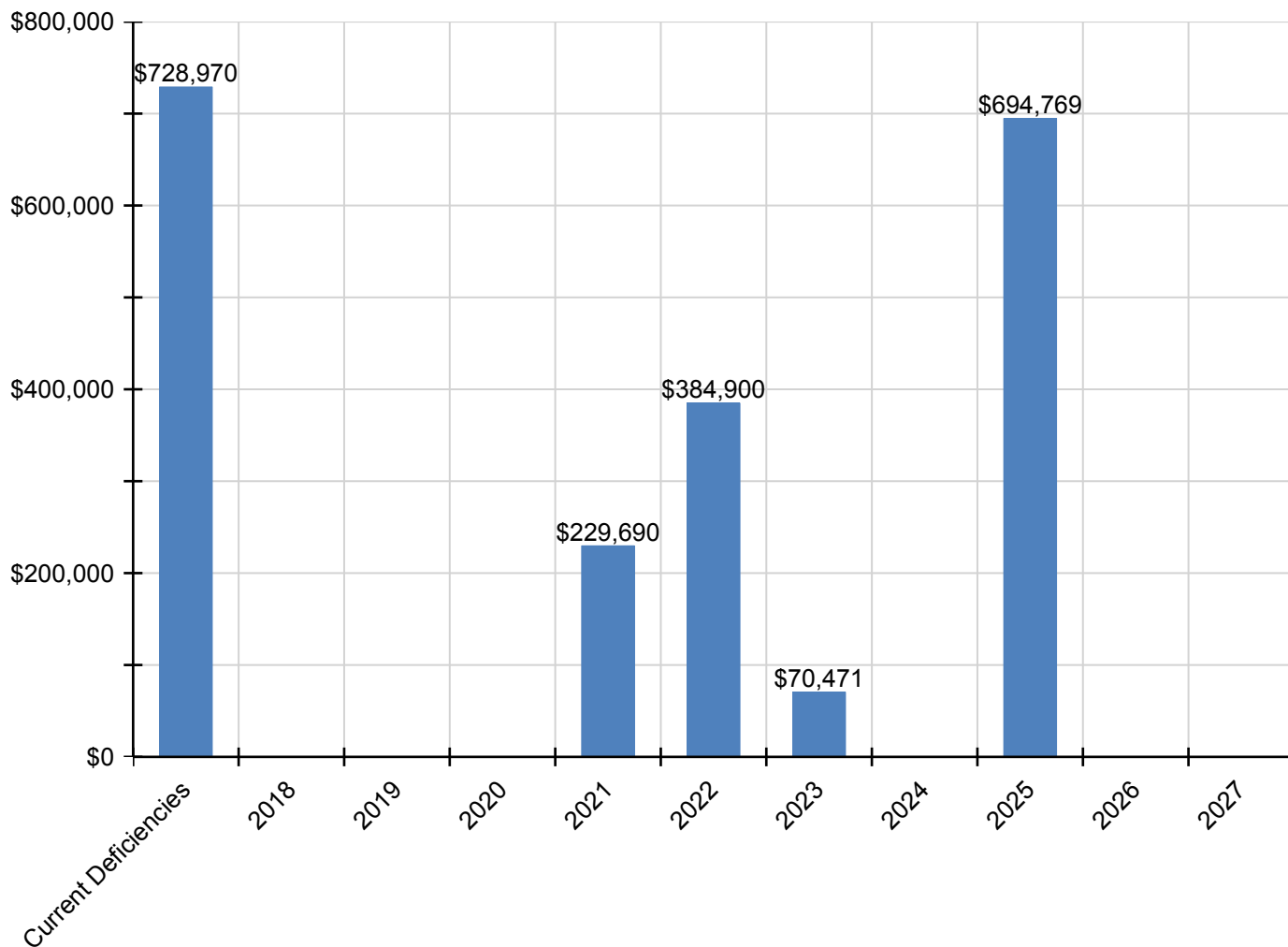
Campus Assessment Report - 1955 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$308,360	\$0	\$0
D2020 - Domestic Water Distribution	\$20,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$32,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$358,476	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$89,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$72,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$107,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$44,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$80,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$104,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$3,007	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$143,352	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

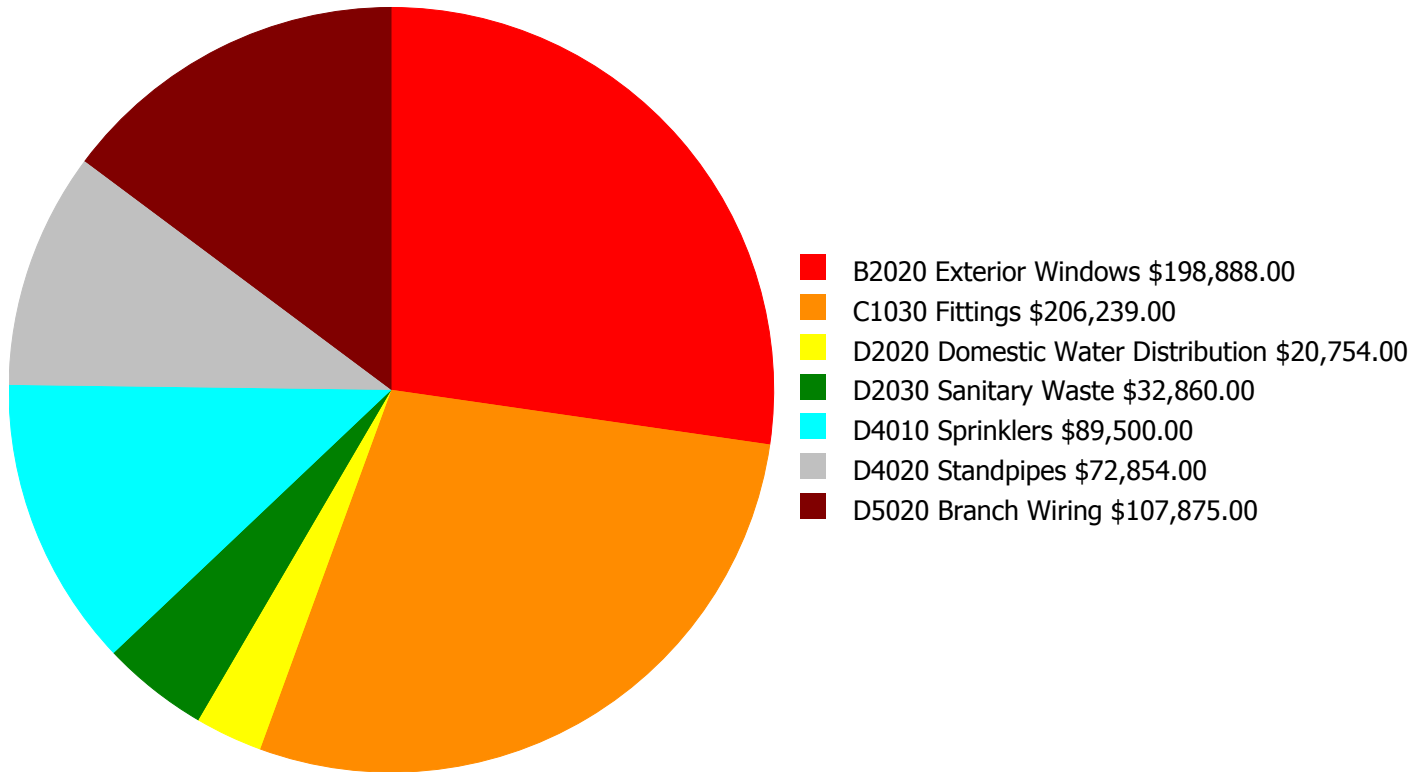
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

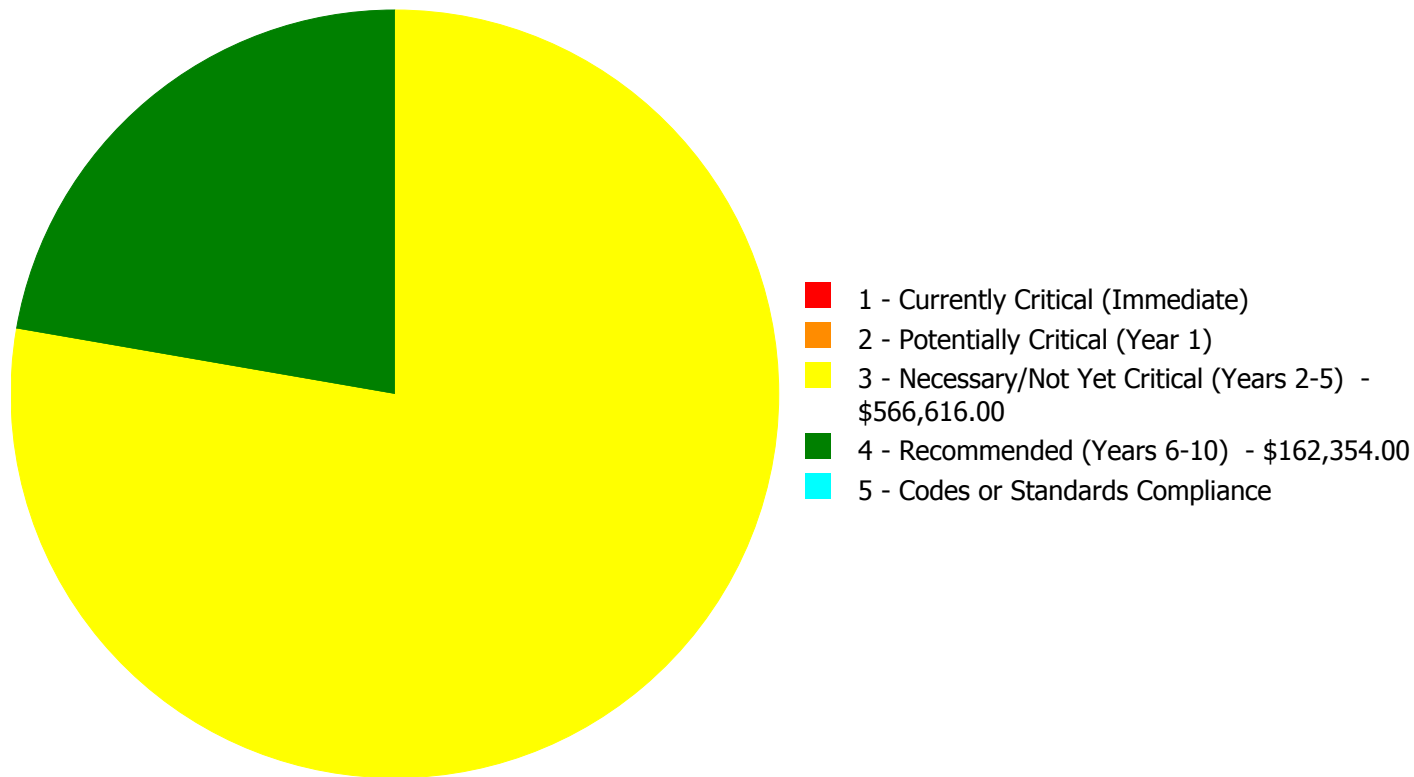
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$728,970.00

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: \$728,970.00

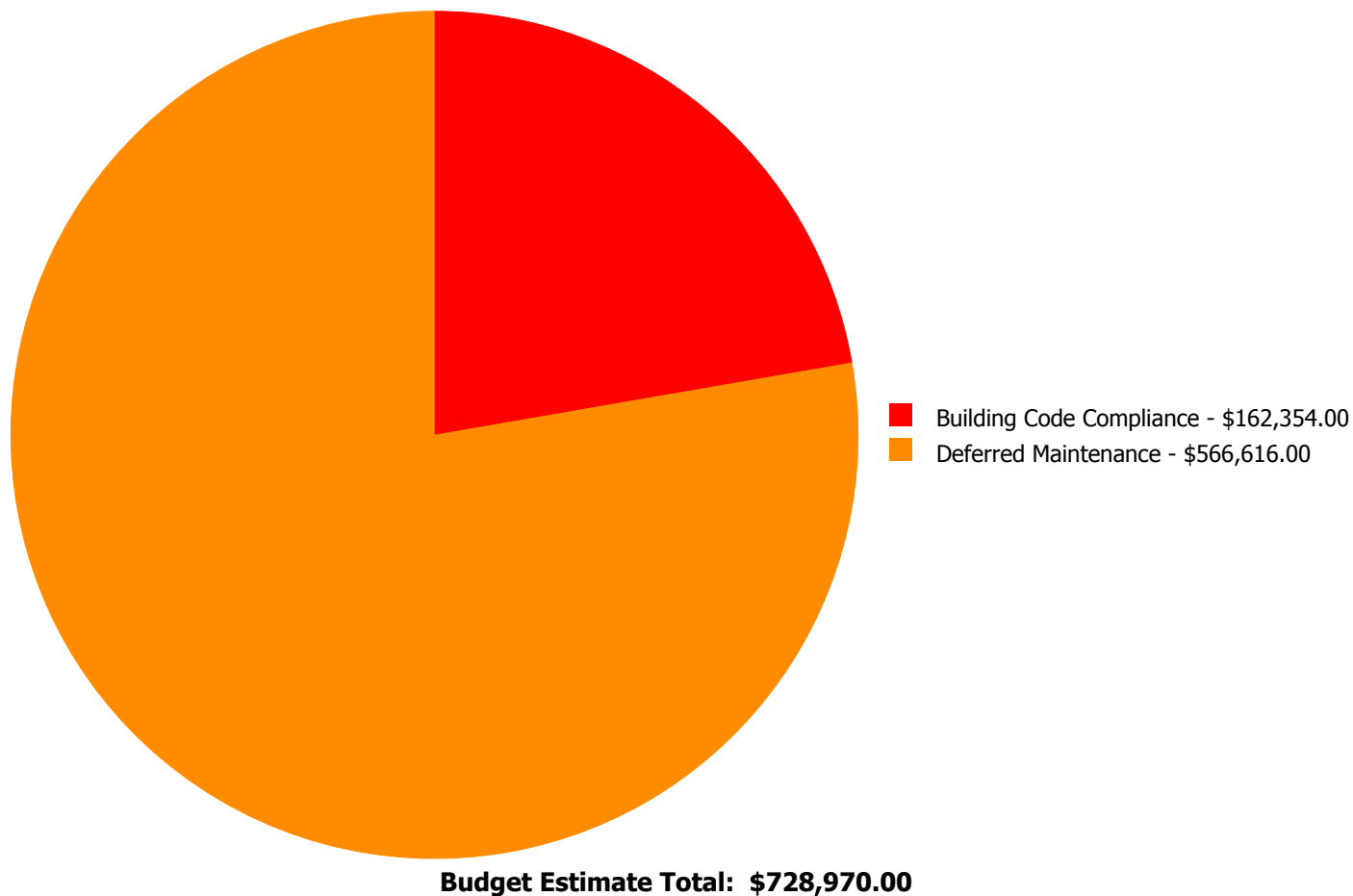
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	\$0.00	\$0.00	\$198,888.00	\$0.00	\$0.00	\$198,888.00
C1030	Fittings	\$0.00	\$0.00	\$206,239.00	\$0.00	\$0.00	\$206,239.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$20,754.00	\$0.00	\$0.00	\$20,754.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$32,860.00	\$0.00	\$0.00	\$32,860.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$89,500.00	\$0.00	\$89,500.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$72,854.00	\$0.00	\$72,854.00
D5020	Branch Wiring	\$0.00	\$0.00	\$107,875.00	\$0.00	\$0.00	\$107,875.00
	Total:	\$0.00	\$0.00	\$566,616.00	\$162,354.00	\$0.00	\$728,970.00

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: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$198,888.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$206,239.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$20,754.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$32,860.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$107,875.00
Assessor Name: Terence Davis
Date Created: 12/08/2016

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 19,653.00
Unit of Measure: S.F.
Estimate: \$89,500.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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: 19,653.00
Unit of Measure: S.F.
Estimate: \$72,854.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	4,227
Year Built:	2005
Last Renovation:	
Replacement Value:	\$771,385
Repair Cost:	\$68,161.71
Total FCI:	8.84 %
Total RSLI:	55.46 %
FCA Score:	91.16



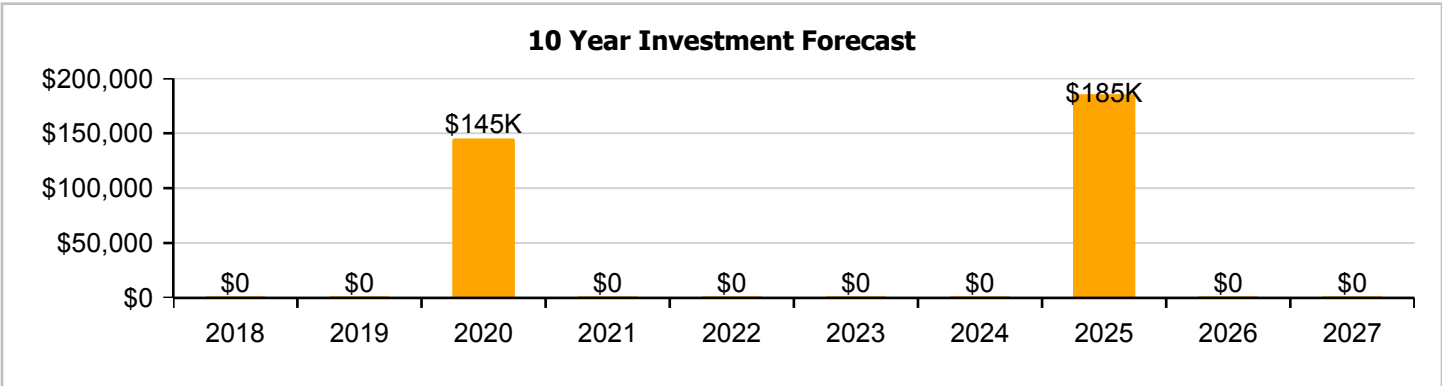
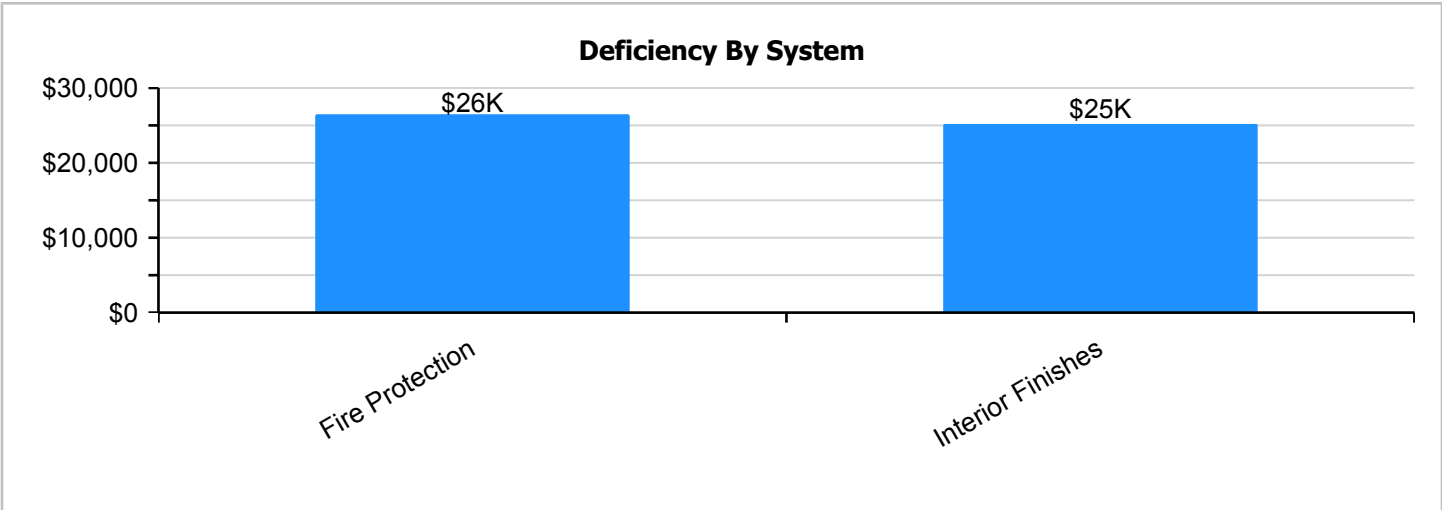
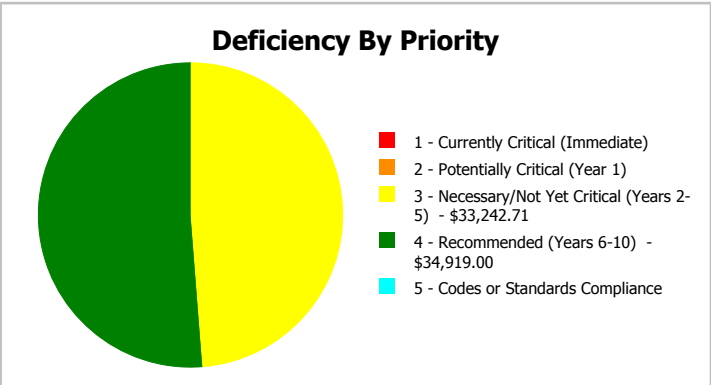
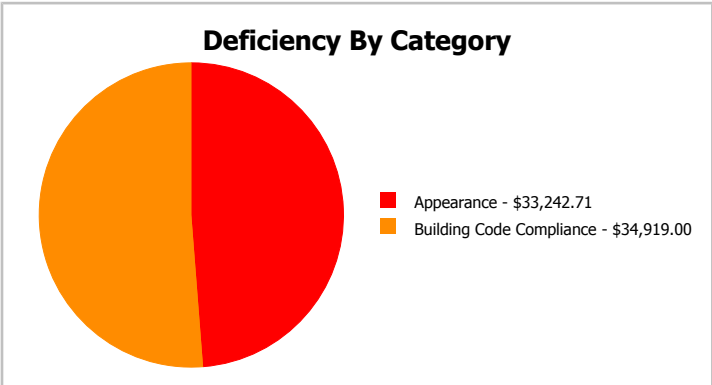
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,227
Year Built:	2005	Last Renovation:	
Repair Cost:	\$68,162	Replacement Value:	\$771,385
FCI:	8.84 %	RSLI%:	55.46 %



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	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	49.67 %	31.94 %	\$33,242.71
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	21.82 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$34,919.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	55.46 %	8.84 %	\$68,161.71

Photo Album

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

1). South Elevation - Dec 08, 2016



2). West Elevation - Dec 08, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			\$19,867
A1030	Slab on Grade	\$8.26	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			\$34,915
B1010	Floor Construction	\$1.61	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			\$6,805
B1020	Roof Construction	\$15.44	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			\$65,265
B2010	Exterior Walls	\$9.24	S.F.	4,227	100	2005	2105		88.00 %	0.00 %	88			\$39,057
B2020	Exterior Windows	\$9.20	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$38,888
B2030	Exterior Doors	\$1.02	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$4,312
B3010130	Preformed Metal Roofing	\$9.66	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$40,833
C1010	Partitions	\$10.59	S.F.	4,227	75	2005	2080		84.00 %	0.00 %	63			\$44,764
C1020	Interior Doors	\$2.48	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$10,483
C1030	Fittings	\$9.54	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			\$40,326
C3010	Wall Finishes	\$2.73	S.F.	4,227	10	2015	2025		80.00 %	0.00 %	8			\$11,540
C3020	Floor Finishes	\$11.15	S.F.	4,227	20	2005	2025		40.00 %	70.53 %	8		\$33,242.71	\$47,131
C3030	Ceiling Finishes	\$10.74	S.F.	4,227	25	2005	2030		52.00 %	0.00 %	13			\$45,398
D2010	Plumbing Fixtures	\$11.26	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$47,596
D2020	Domestic Water Distribution	\$0.96	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$4,058
D2030	Sanitary Waste	\$1.52	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$6,425
D3050	Terminal & Package Units	\$19.11	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			\$80,778
D3060	Controls & Instrumentation	\$1.91	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			\$8,074
D4010	Sprinklers	\$4.14	S.F.	4,227	20			2016	0.00 %	110.00 %	-1		\$19,250.00	\$17,500
D4020	Standpipes	\$3.37	S.F.	4,227	20			2016	0.00 %	110.00 %	-1		\$15,669.00	\$14,245
D5010	Electrical Service/Distribution	\$1.65	S.F.	4,227	40	2005	2045		70.00 %	0.00 %	28			\$6,975
D5020	Branch Wiring	\$4.99	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$21,093
D5020	Lighting	\$11.64	S.F.	4,227	30	2005	2035		60.00 %	0.00 %	18			\$49,202
D5030810	Security & Detection Systems	\$1.83	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			\$7,735
D5030910	Fire Alarm Systems	\$3.31	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			\$13,991
D5030920	Data Communication	\$4.30	S.F.	4,227	15	2005	2020		20.00 %	0.00 %	3			\$18,176
D5090	Other Electrical Systems	\$0.12	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			\$507
E1020	Institutional Equipment	\$0.30	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			\$1,268
E2010	Fixed Furnishings	\$5.72	S.F.	4,227	20	2005	2025		40.00 %	0.00 %	8			\$24,178
Total									55.46 %	8.84 %			\$68,161.71	\$771,385

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



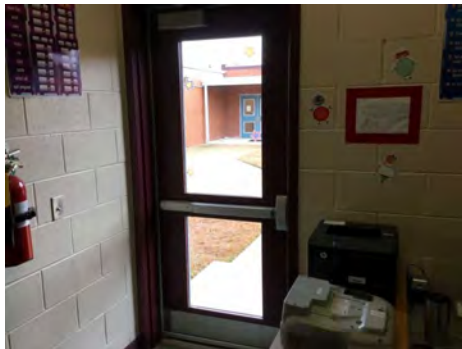
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2005 Media Center

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

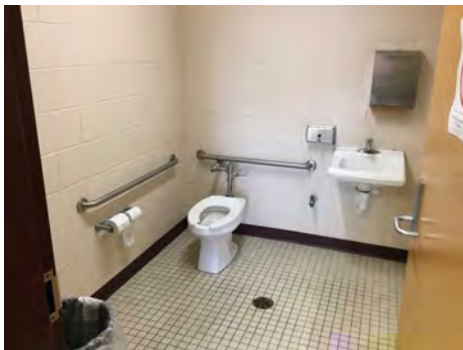
System: C1020 - Interior Doors



Note:

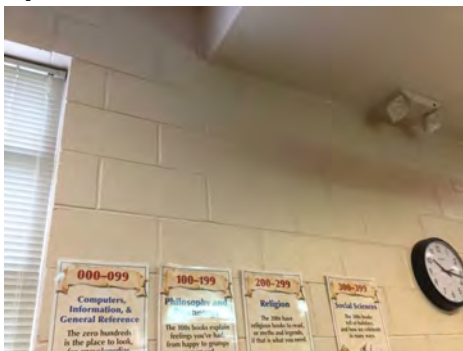
Campus Assessment Report - 2005 Media Center

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2005 Media Center

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 2005 Media Center

System: D2030 - Sanitary Waste



Note:

System: D3050 - Terminal & Package Units



Note:

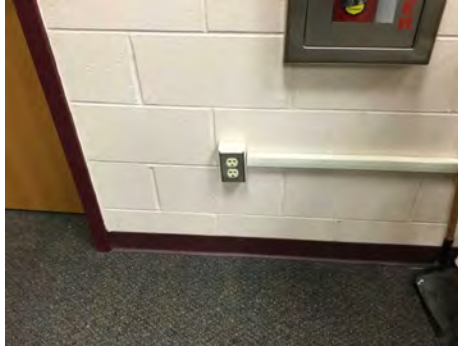
System: D3060 - Controls & Instrumentation



Note:

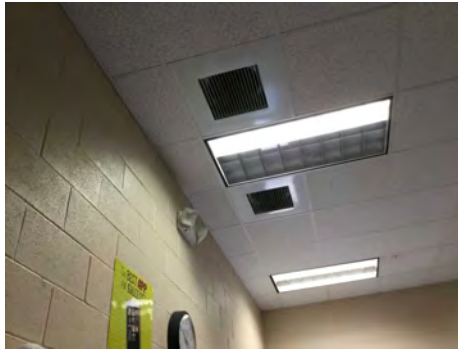
Campus Assessment Report - 2005 Media Center

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

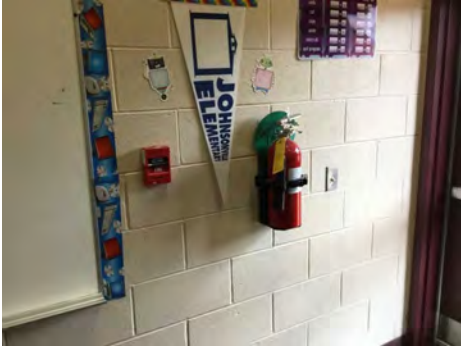
System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2005 Media Center

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2005 Media Center

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:	\$68,162	\$0	\$0	\$145,060	\$0	\$0	\$0	\$0	\$185,361	\$0	\$0	\$398,583
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,191	\$0	\$0	\$56,191
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,080	\$0	\$0	\$16,080
C3020 - Floor Finishes	\$33,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,674	\$0	\$0	\$98,917
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

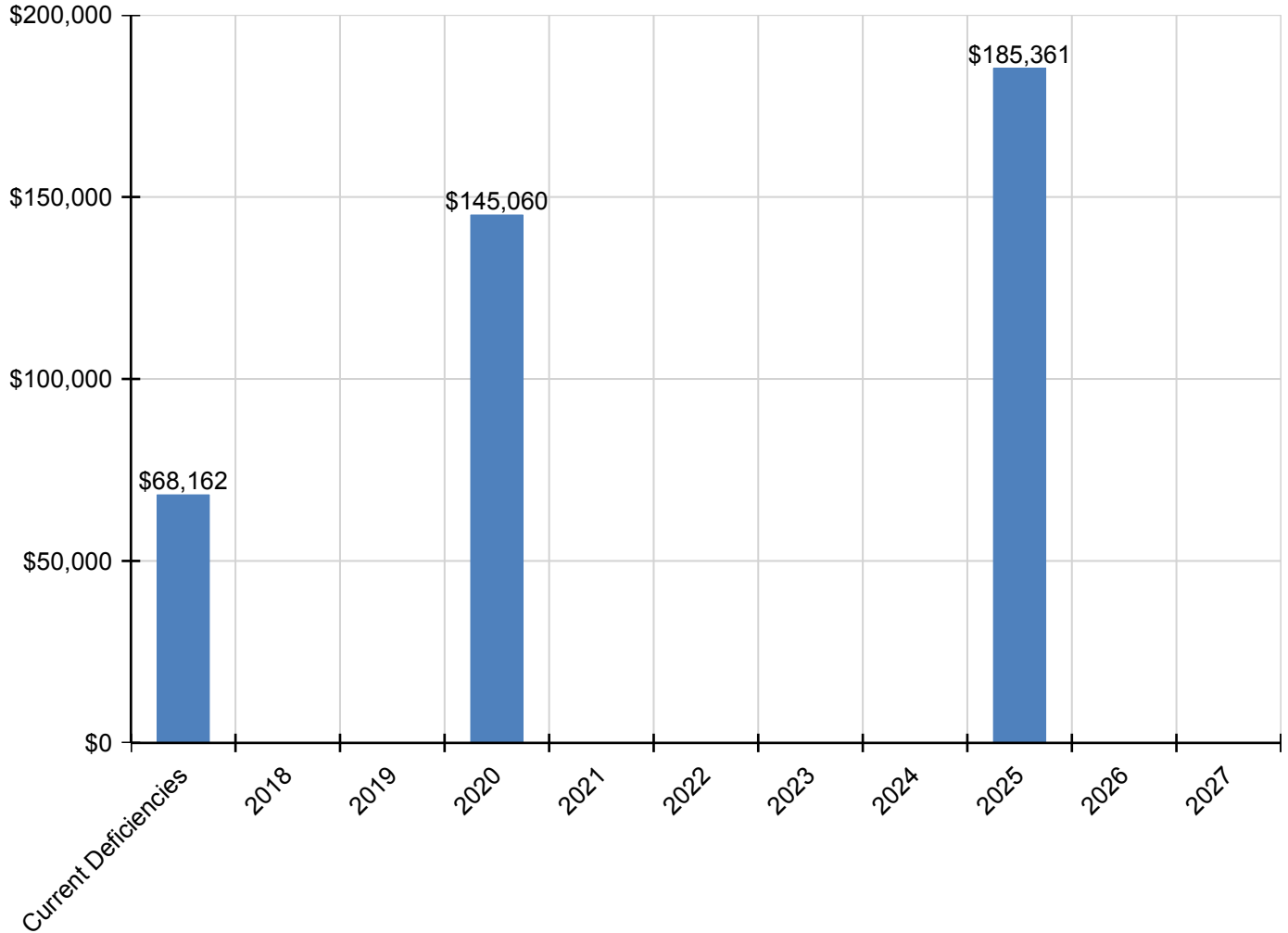
Campus Assessment Report - 2005 Media Center

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
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$97,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,095
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250	\$0	\$0	\$0	\$11,250
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$19,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,250
D4020 - Standpipes	\$15,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,669
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	\$9,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,298
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$16,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,818
D5030920 - Data Communication	\$0	\$0	\$0	\$21,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,848
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$707	\$0	\$0	\$0	\$707
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	\$1,767	\$0	\$0	\$0	\$1,767
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	\$33,691	\$0	\$0	\$0	\$33,691

* Indicates non-renewable system

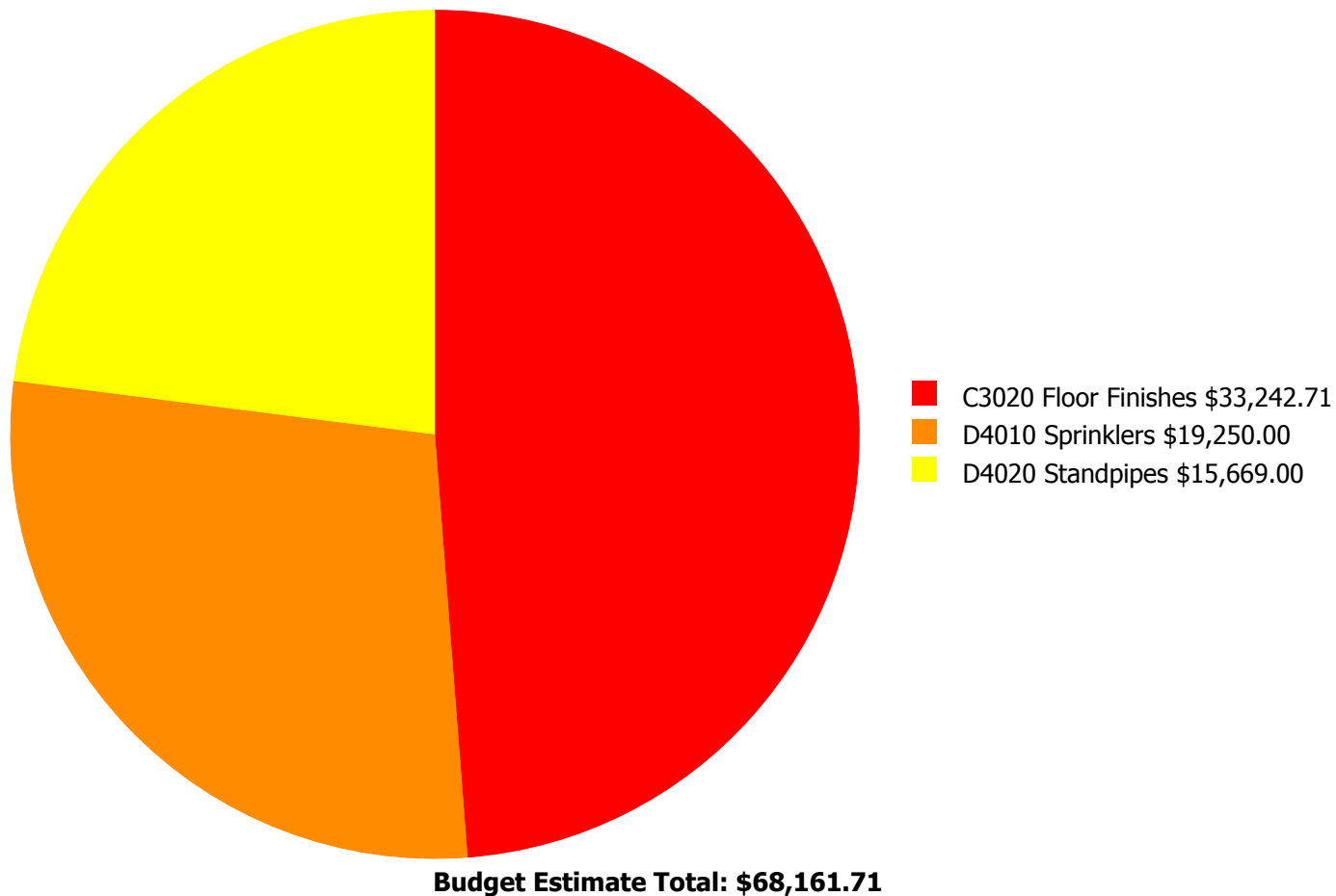
Forecasted Capital Renewal Requirement

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



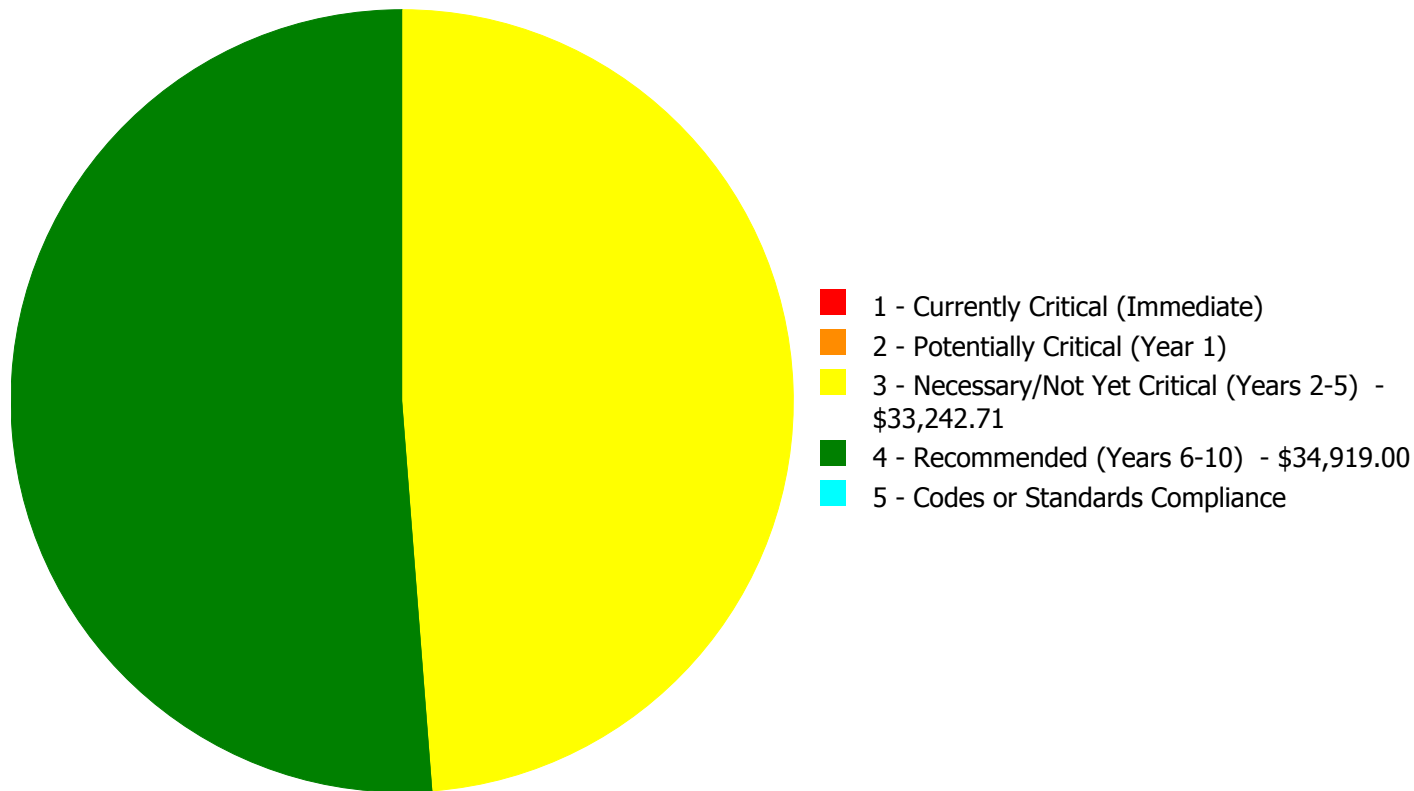
Deficiency Summary by System

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: \$68,161.71

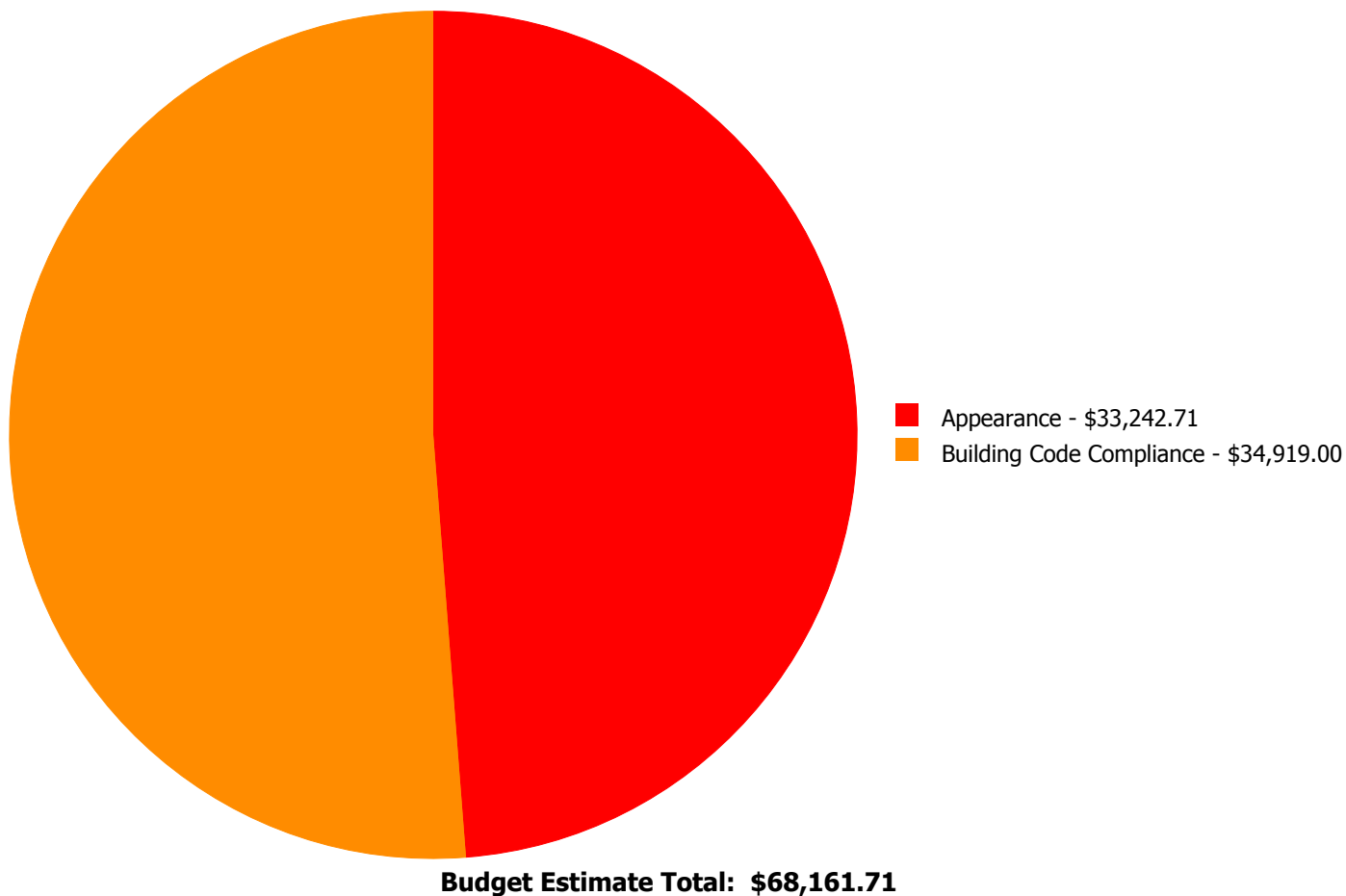
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	\$0.00	\$0.00	\$33,242.71	\$0.00	\$0.00	\$33,242.71
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$19,250.00	\$0.00	\$19,250.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$15,669.00	\$0.00	\$15,669.00
	Total:	\$0.00	\$0.00	\$33,242.71	\$34,919.00	\$0.00	\$68,161.71

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:

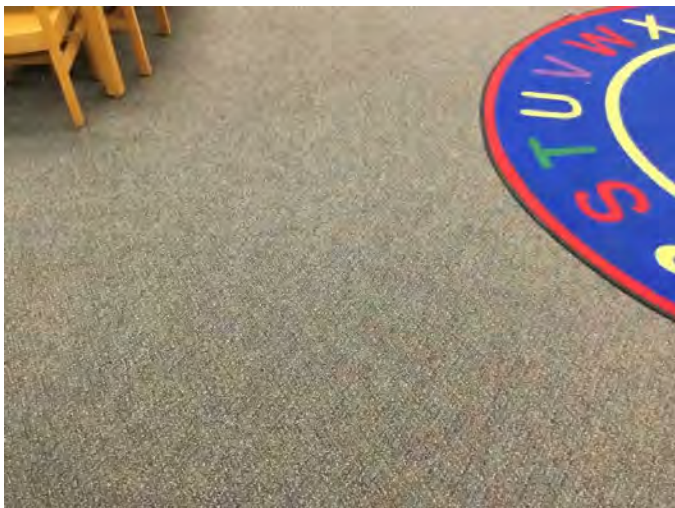


Deficiency Details by Priority

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: C3020 - Floor Finishes



Location: Media
Distress: Beyond Service Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 388.88
Unit of Measure: S.Y.
Estimate: \$33,242.71
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The carpet is stained, showing signs of failure and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,227.00
Unit of Measure: S.F.
Estimate: \$19,250.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

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: 4,227.00
Unit of Measure: S.F.
Estimate: \$15,669.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	22,714
Year Built:	2009
Last Renovation:	
Replacement Value:	\$4,138,263
Repair Cost:	\$187,641.00
Total FCI:	4.53 %
Total RSLI:	68.83 %
FCA Score:	95.47



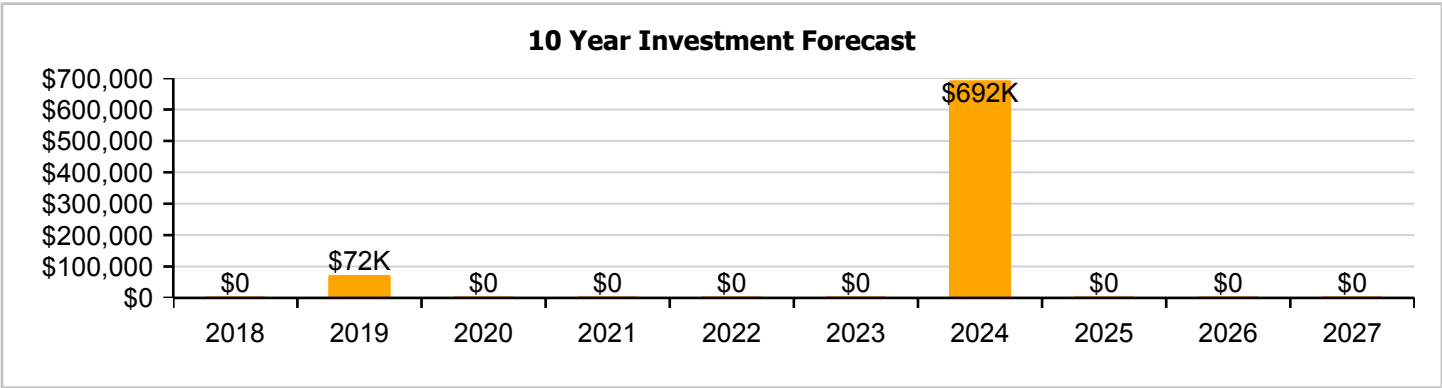
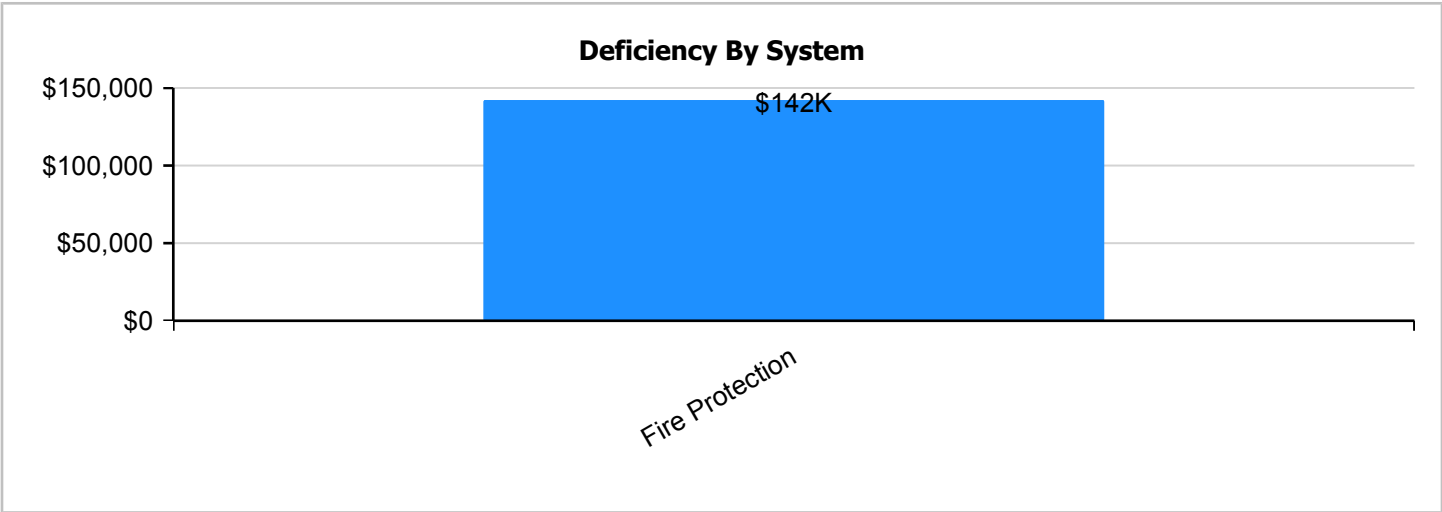
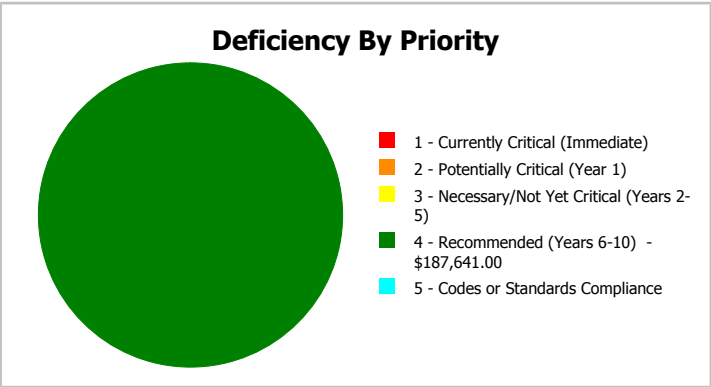
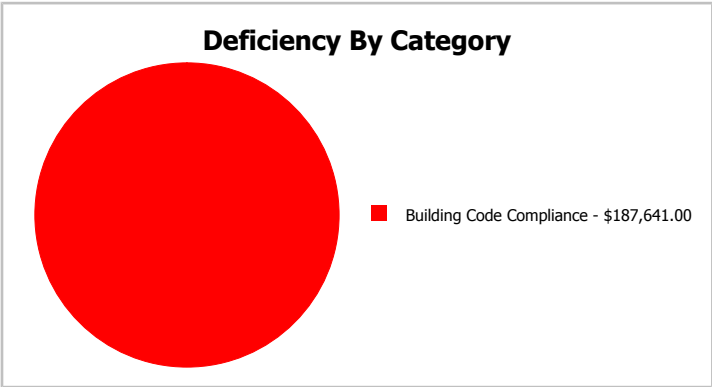
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,714
Year Built:	2009	Last Renovation:	
Repair Cost:	\$187,641	Replacement Value:	\$4,138,263
FCI:	4.53 %	RSLI%:	68.83 %



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	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	82.20 %	0.00 %	\$0.00
B30 - Roofing	73.33 %	0.00 %	\$0.00
C10 - Interior Construction	75.20 %	0.00 %	\$0.00
C30 - Interior Finishes	59.05 %	0.00 %	\$0.00
D20 - Plumbing	73.33 %	0.00 %	\$0.00
D30 - HVAC	55.52 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$187,641.00
D50 - Electrical	64.63 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
Totals:	68.83 %	4.53 %	\$187,641.00

Photo Album

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

1). East Elevation - Dec 08, 2016



2). South Elevation - Dec 08, 2016



3). North Elevation - Dec 08, 2016



4). West Elevation - Dec 08, 2016



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			\$106,756
A1030	Slab on Grade	\$8.26	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			\$187,618
B1010	Floor Construction	\$1.61	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			\$36,570
B1020	Roof Construction	\$15.44	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			\$350,704
B2010	Exterior Walls	\$9.24	S.F.	22,714	100	2009	2109		92.00 %	0.00 %	92			\$209,877
B2020	Exterior Windows	\$9.20	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$208,969
B2030	Exterior Doors	\$1.02	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$23,168
B3010130	Preformed Metal Roofing	\$9.66	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$219,417
C1010	Partitions	\$10.59	S.F.	22,714	75	2009	2084		89.33 %	0.00 %	67			\$240,541
C1020	Interior Doors	\$2.48	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$56,331
C1030	Fittings	\$9.54	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			\$216,692
C3010	Wall Finishes	\$2.73	S.F.	22,714	10	2009	2019		20.00 %	0.00 %	2			\$62,009
C3020	Floor Finishes	\$11.15	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			\$253,261
C3030	Ceiling Finishes	\$10.74	S.F.	22,714	25	2009	2034		68.00 %	0.00 %	17			\$243,948
D2010	Plumbing Fixtures	\$11.26	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$255,760
D2020	Domestic Water Distribution	\$0.96	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$21,805
D2030	Sanitary Waste	\$1.52	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$34,525
D3040	Distribution Systems	\$6.02	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$136,738
D3050	Terminal & Package Units	\$13.09	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			\$297,326
D3060	Controls & Instrumentation	\$1.91	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			\$43,384
D4010	Sprinklers	\$4.14	S.F.	22,714	20			2016	0.00 %	110.00 %	-1		\$103,440.00	\$94,036
D4020	Standpipes	\$3.37	S.F.	22,714	20			2016	0.00 %	110.00 %	-1		\$84,201.00	\$76,546
D5010	Electrical Service/Distribution	\$1.65	S.F.	22,714	40	2009	2049		80.00 %	0.00 %	32			\$37,478
D5020	Branch Wiring	\$4.99	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$113,343
D5020	Lighting	\$11.64	S.F.	22,714	30	2009	2039		73.33 %	0.00 %	22			\$264,391
D5030810	Security & Detection Systems	\$1.83	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			\$41,567
D5030910	Fire Alarm Systems	\$3.31	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			\$75,183
D5030920	Data Communication	\$4.30	S.F.	22,714	15	2009	2024		46.67 %	0.00 %	7			\$97,670
D5090	Other Electrical Systems	\$0.12	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			\$2,726
E2010	Fixed Furnishings	\$5.72	S.F.	22,714	20	2009	2029		60.00 %	0.00 %	12			\$129,924
Total									68.83 %	4.53 %			\$187,641.00	\$4,138,263

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:

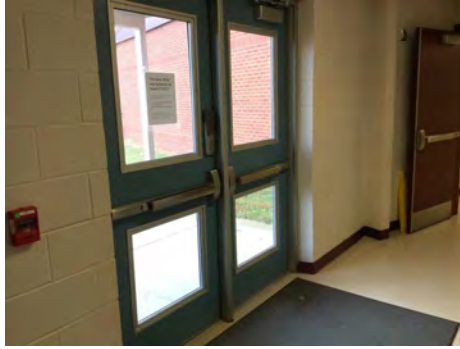
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2009 Addition

System: B2030 - Exterior Doors



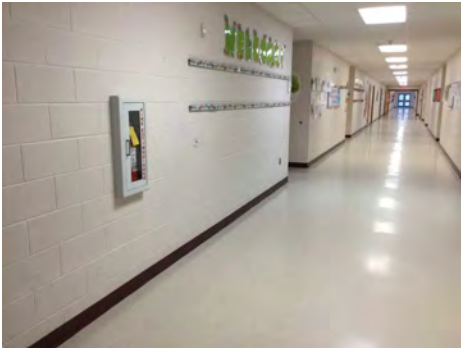
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions



Note:

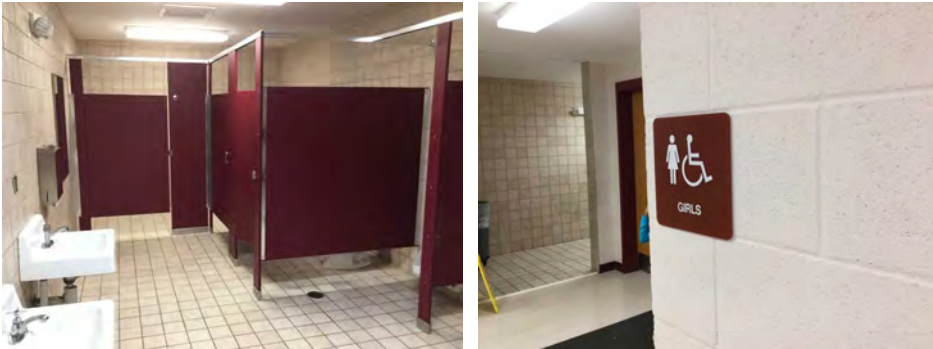
Campus Assessment Report - 2009 Addition

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

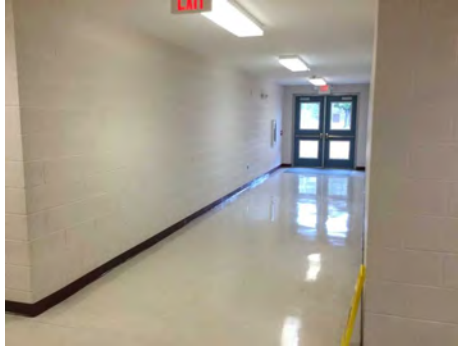
System: C3010 - Wall Finishes



Note:

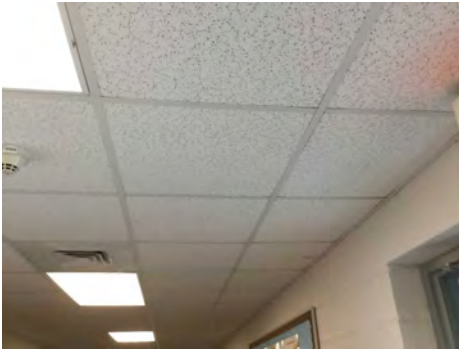
Campus Assessment Report - 2009 Addition

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

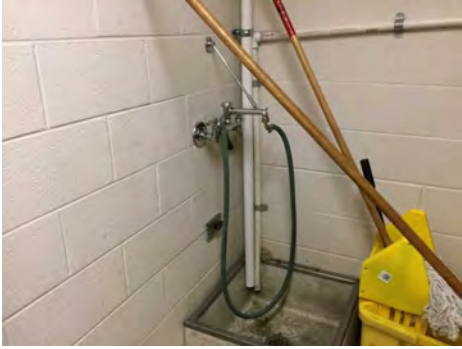
System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 2009 Addition

System: D2020 - Domestic Water Distribution



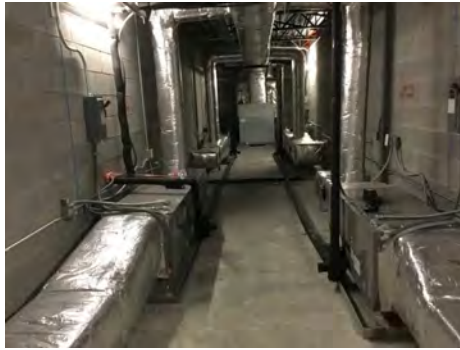
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

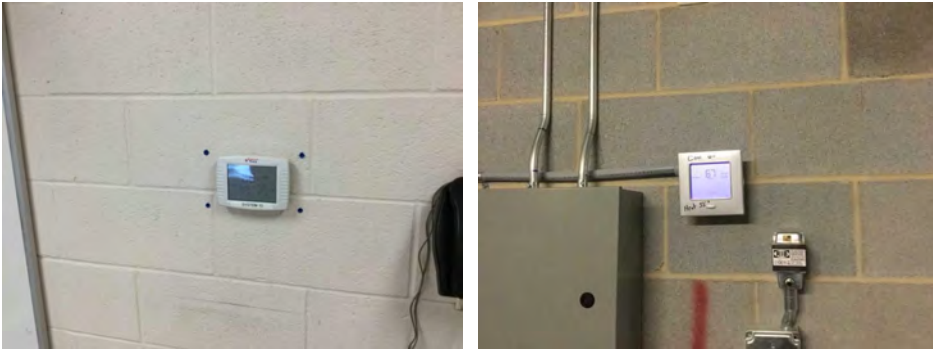
Campus Assessment Report - 2009 Addition

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

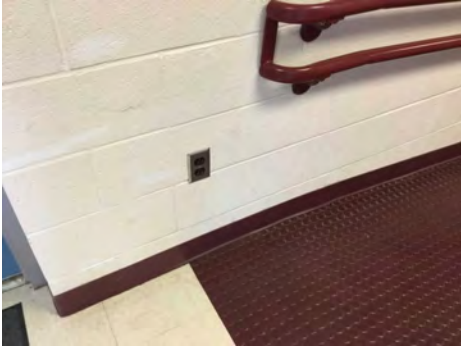
System: D5010 - Electrical Service/Distribution



Note:

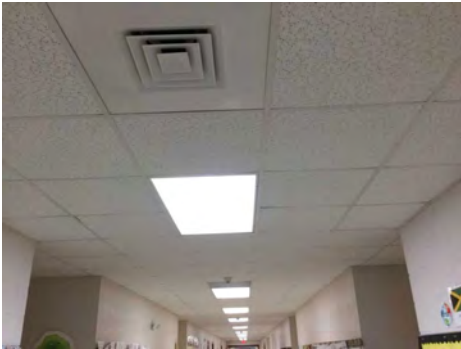
Campus Assessment Report - 2009 Addition

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 2009 Addition

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2009 Addition

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:	\$187,641	\$0	\$72,364	\$0	\$0	\$0	\$0	\$692,322	\$0	\$0	\$0	\$952,327
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$72,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,364
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

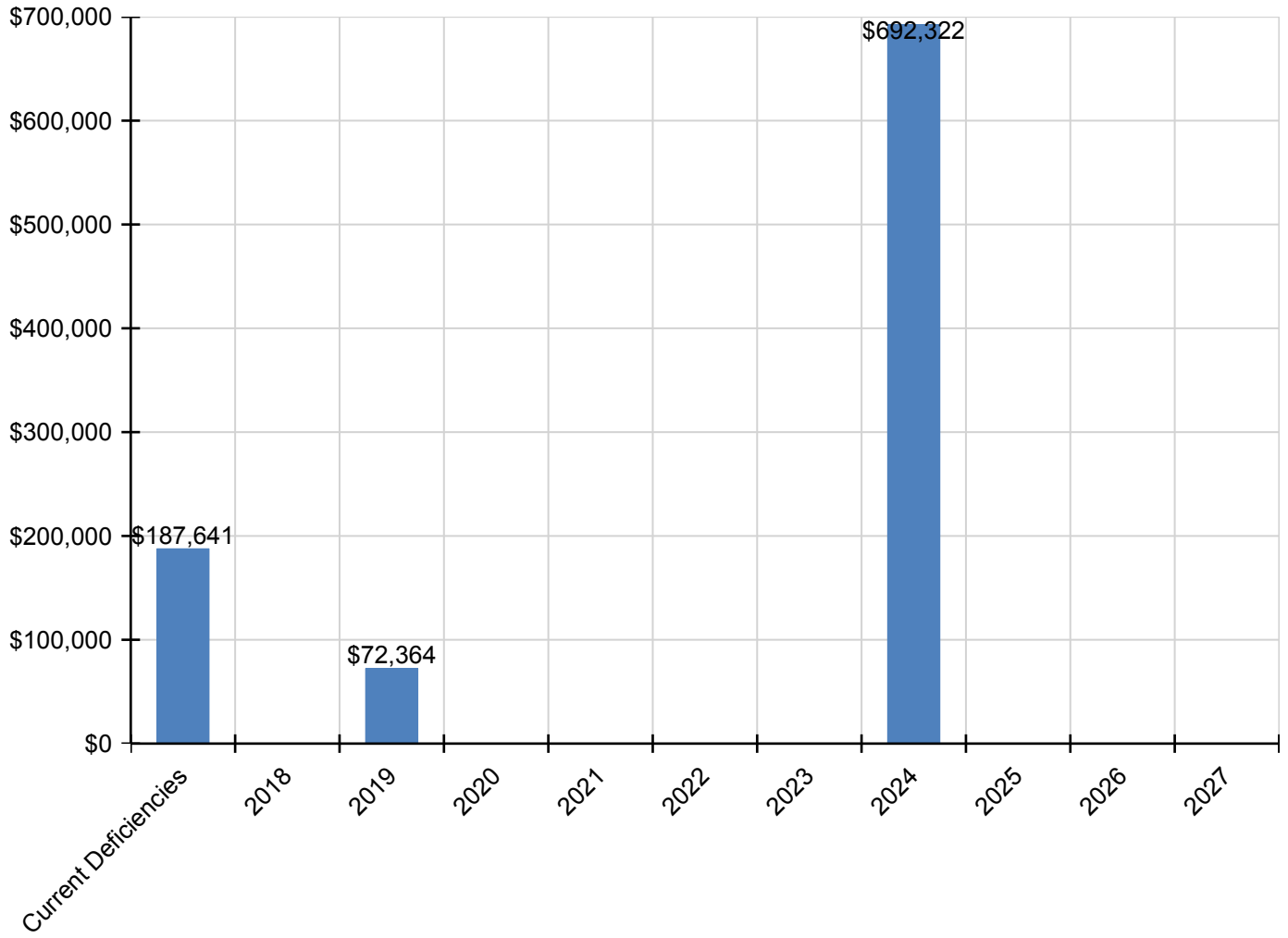
Campus Assessment Report - 2009 Addition

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
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$402,241	\$0	\$0	\$0	\$0	\$402,241
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	\$103,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,440
D4020 - Standpipes	\$84,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,201
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	\$56,234	\$0	\$0	\$0	\$0	\$56,234
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,713	\$0	\$0	\$0	\$0	\$101,713
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,134	\$0	\$0	\$0	\$0	\$132,134
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
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

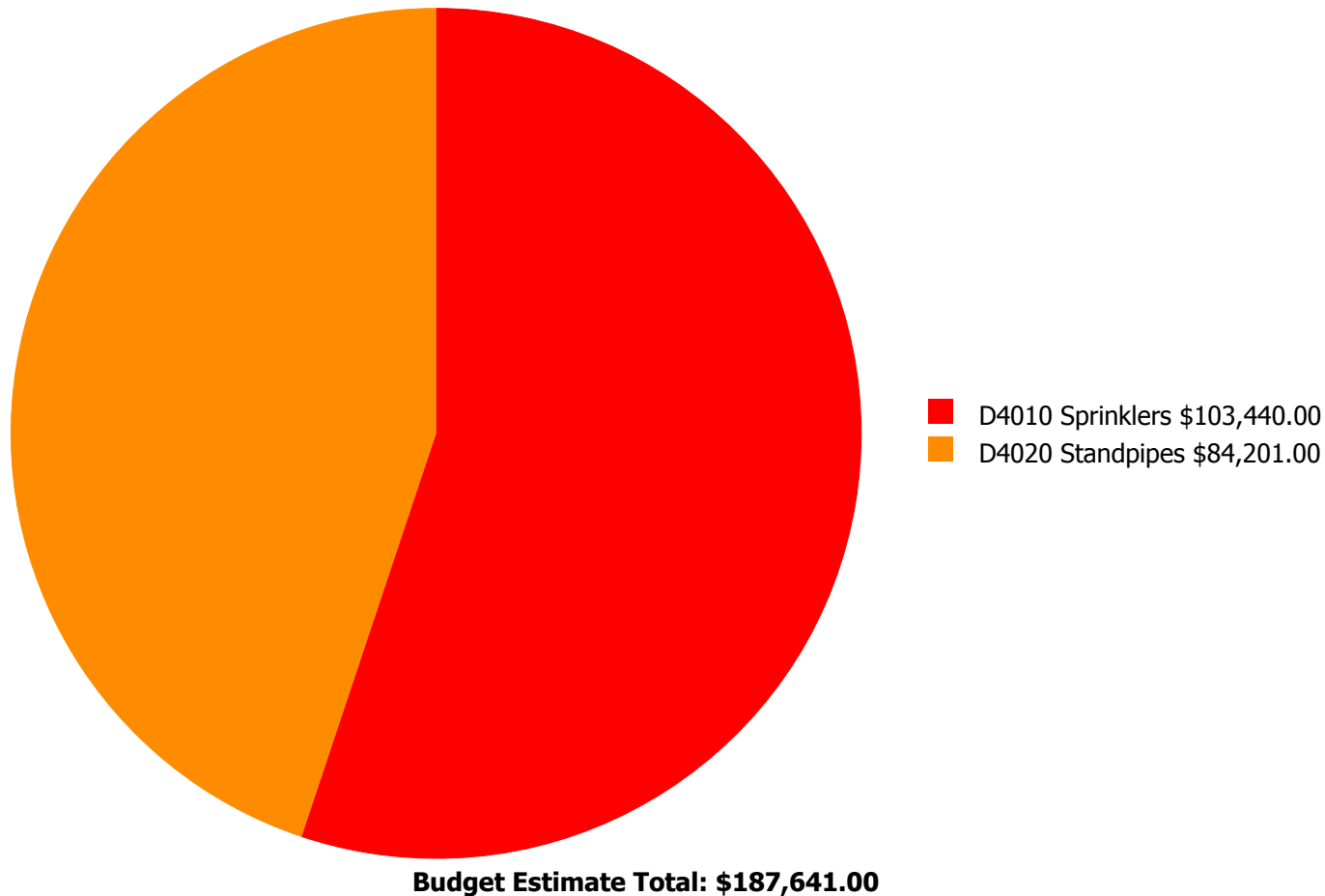
Forecasted Capital Renewal Requirement

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



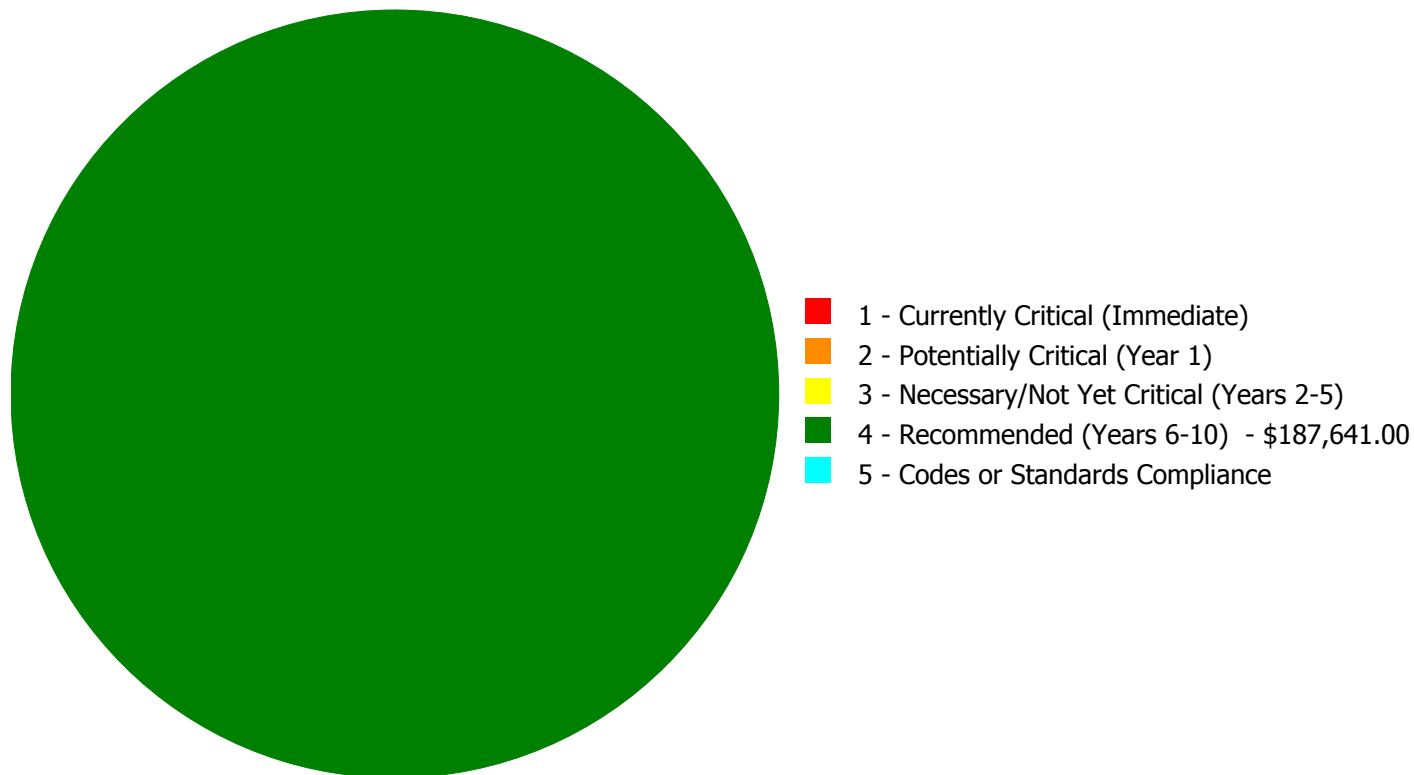
Deficiency Summary by System

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.



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: \$187,641.00

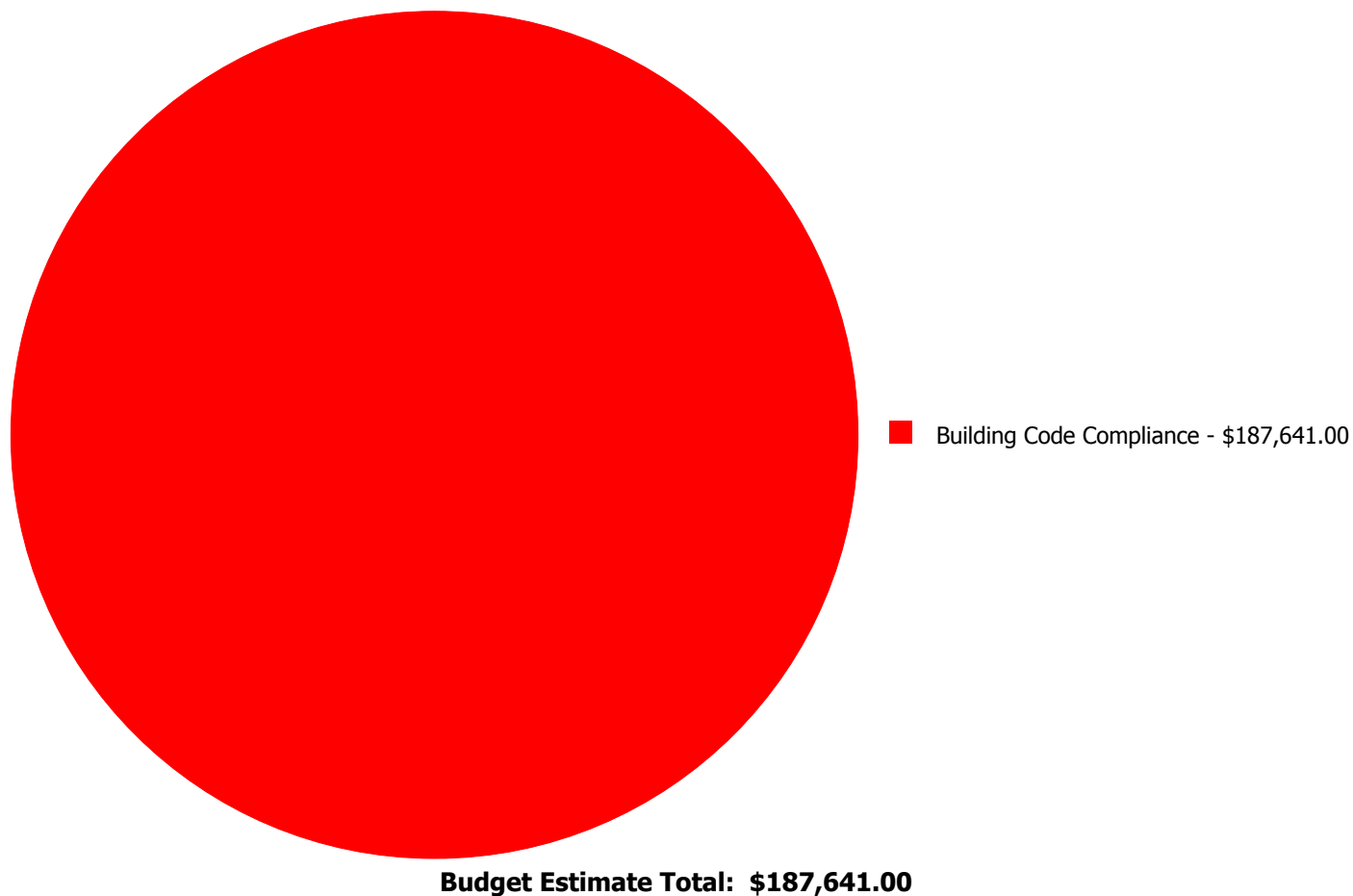
Deficiency By Priority Investment Table

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	\$103,440.00	\$0.00	\$103,440.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$84,201.00	\$0.00	\$84,201.00
	Total:	\$0.00	\$0.00	\$0.00	\$187,641.00	\$0.00	\$187,641.00

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
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,714.00
Unit of Measure: S.F.
Estimate: \$103,440.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,714.00
Unit of Measure: S.F.
Estimate: \$84,201.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

Notes: A Sprinkler system is missing and is recommended to be provided to comply with current codes.

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	74,194
Year Built:	1955
Last Renovation:	
Replacement Value:	\$2,166,466
Repair Cost:	\$685,971.00
Total FCI:	31.66 %
Total RSLI:	35.73 %
FCA Score:	68.34



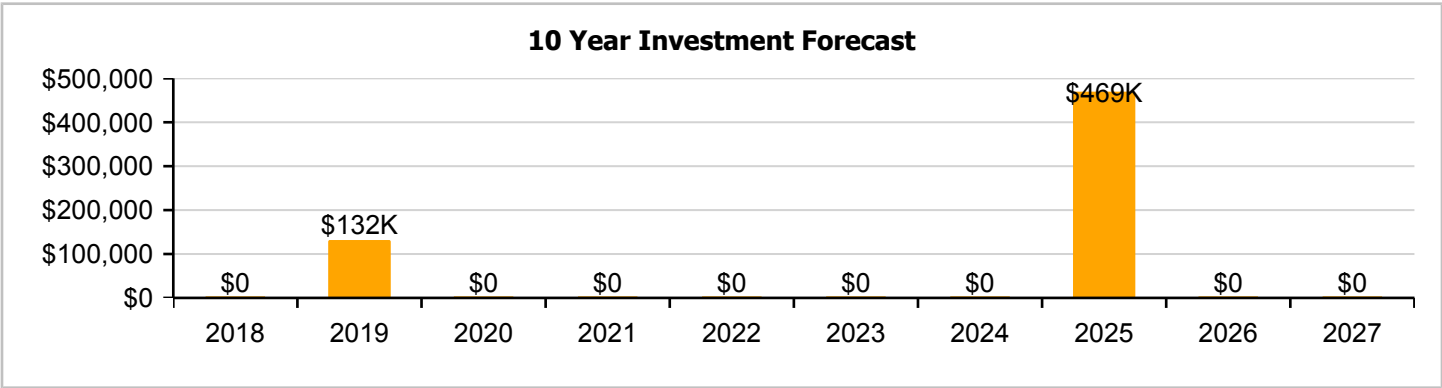
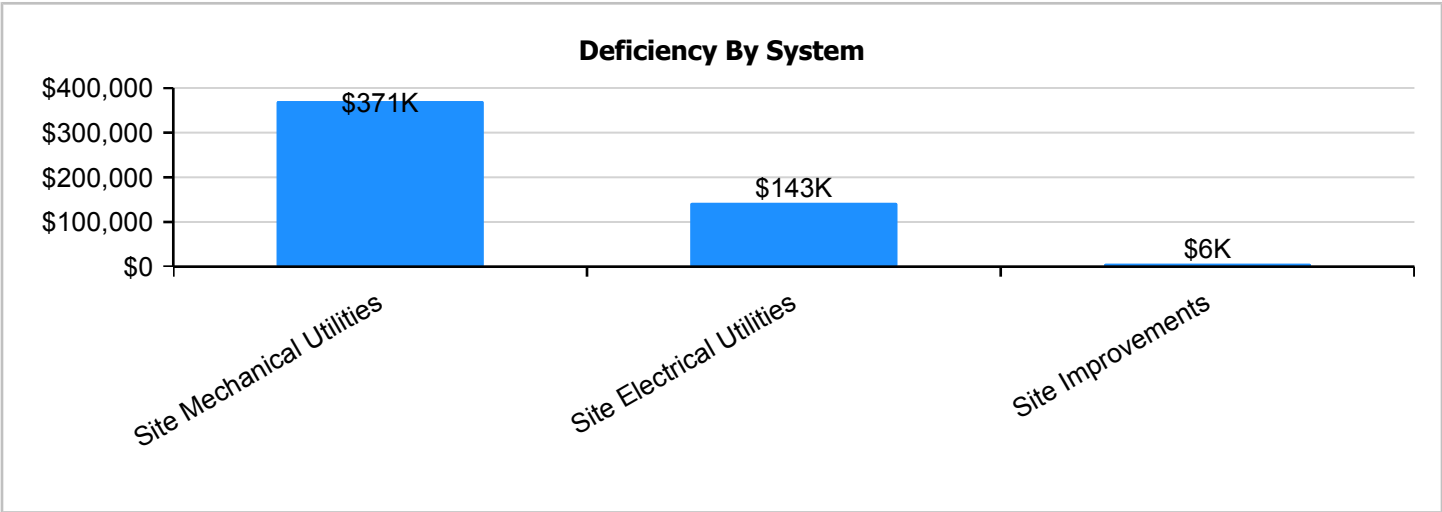
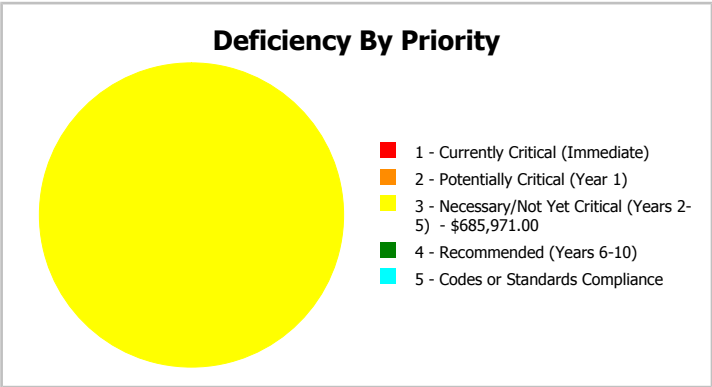
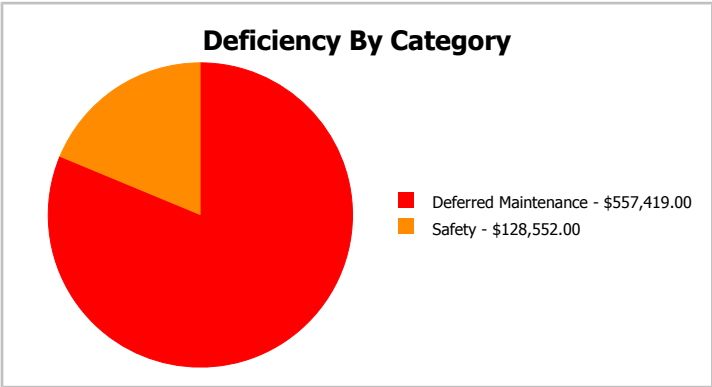
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	74,194
Year Built:	1955	Last Renovation:	
Repair Cost:	\$685,971	Replacement Value:	\$2,166,466
FCI:	31.66 %	RSLI%:	35.73 %



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	42.37 %	0.71 %	\$8,580.00
G30 - Site Mechanical Utilities	21.35 %	79.10 %	\$488,864.00
G40 - Site Electrical Utilities	38.33 %	54.53 %	\$188,527.00
Totals:	35.73 %	31.66 %	\$685,971.00

Photo Album

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

- 1). Aerial Image of Johnsonville Elementary 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	\$3.81	S.F.	74,194	25	2005	2030		52.00 %	0.00 %	13			\$282,679
G2020	Parking Lots	\$1.33	S.F.	74,194	25	2005	2030		52.00 %	0.00 %	13			\$98,678
G2030	Pedestrian Paving	\$1.91	S.F.	74,194	30	2005	2035		60.00 %	0.00 %	18			\$141,711
G2040105	Fence & Guardrails	\$1.23	S.F.	74,194	30	2005	2035		60.00 %	9.40 %	18		\$8,580.00	\$91,259
G2040950	Covered Walkways	\$1.52	S.F.	74,194	25	1994	2019		8.00 %	0.00 %	2			\$112,775
G2040950	Playing Field	\$4.54	S.F.	74,194	20	2005	2025		40.00 %	0.00 %	8			\$336,841
G2050	Landscaping	\$1.87	S.F.	74,194	15	2005	2020		20.00 %	0.00 %	3			\$138,743
G3010	Water Supply	\$2.34	S.F.	74,194	50	2005	2055		76.00 %	0.00 %	38			\$173,614
G3020	Sanitary Sewer	\$1.45	S.F.	74,194	50	1955	2005		0.00 %	110.00 %	-12		\$118,339.00	\$107,581
G3030	Storm Sewer	\$4.54	S.F.	74,194	50	1955	2005		0.00 %	110.00 %	-12		\$370,525.00	\$336,841
G4010	Electrical Distribution	\$2.35	S.F.	74,194	50	2005	2055		76.00 %	0.00 %	38			\$174,356
G4020	Site Lighting	\$1.47	S.F.	74,194	30	1985	2015		0.00 %	110.00 %	-2		\$119,972.00	\$109,065
G4030	Site Communications & Security	\$0.84	S.F.	74,194	15	2001	2016		0.00 %	110.00 %	-1		\$68,555.00	\$62,323
Total									35.73 %	31.66 %			\$685,971.00	\$2,166,466

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:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

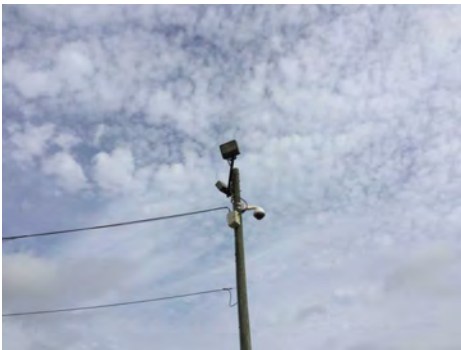
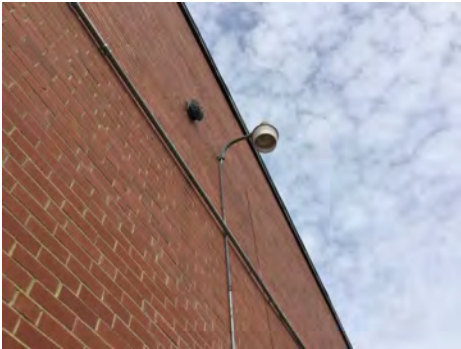
Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

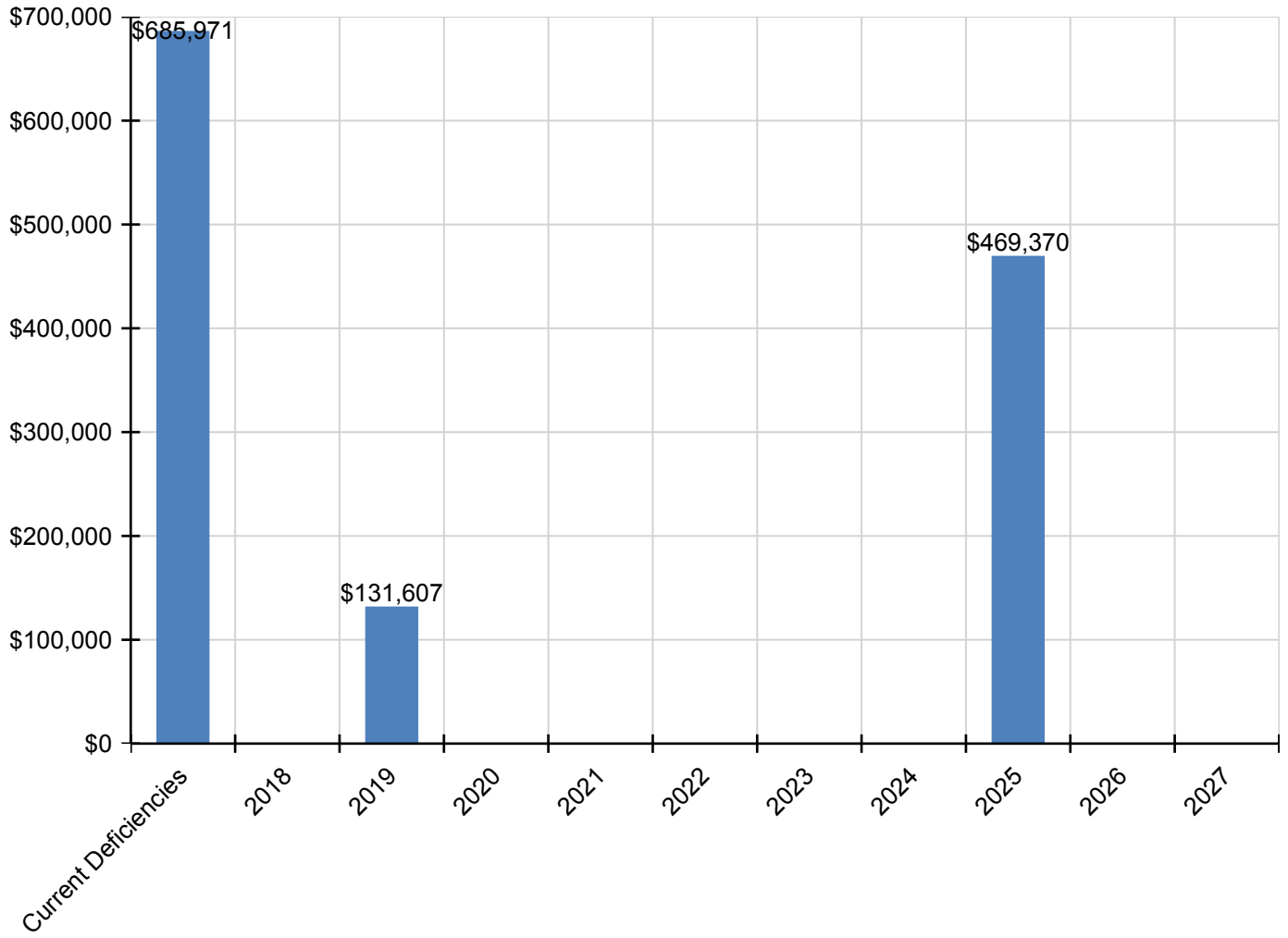
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$685,971	\$0	\$131,607	\$0	\$0	\$0	\$0	\$0	\$469,370	\$0	\$0	\$1,286,948
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$8,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,580
G2040950 - Covered Walkways	\$0	\$0	\$131,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,607
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$469,370	\$0	\$0	\$469,370
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$118,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,339
G3030 - Storm Sewer	\$370,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,525
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$119,972	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,972
G4030 - Site Communications & Security	\$68,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,555

** Indicates non-renewable system*

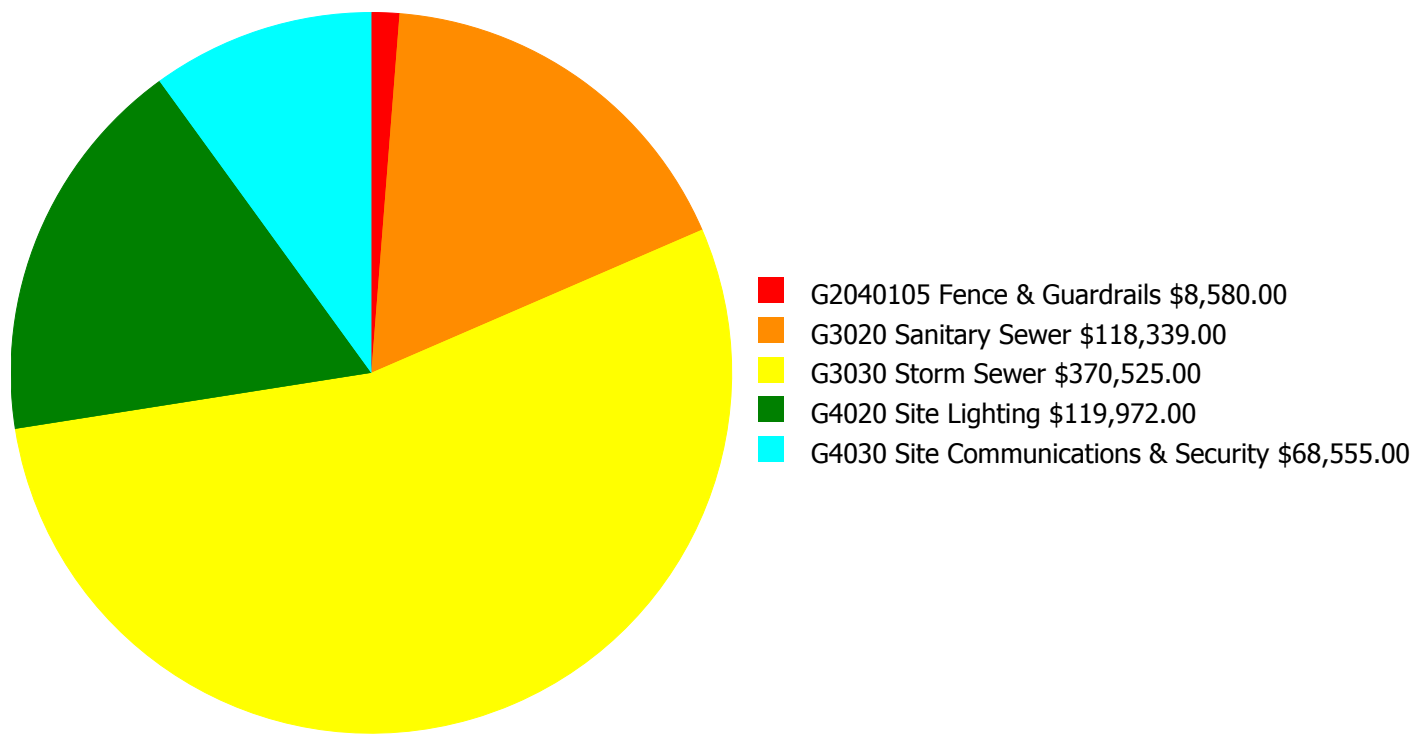
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

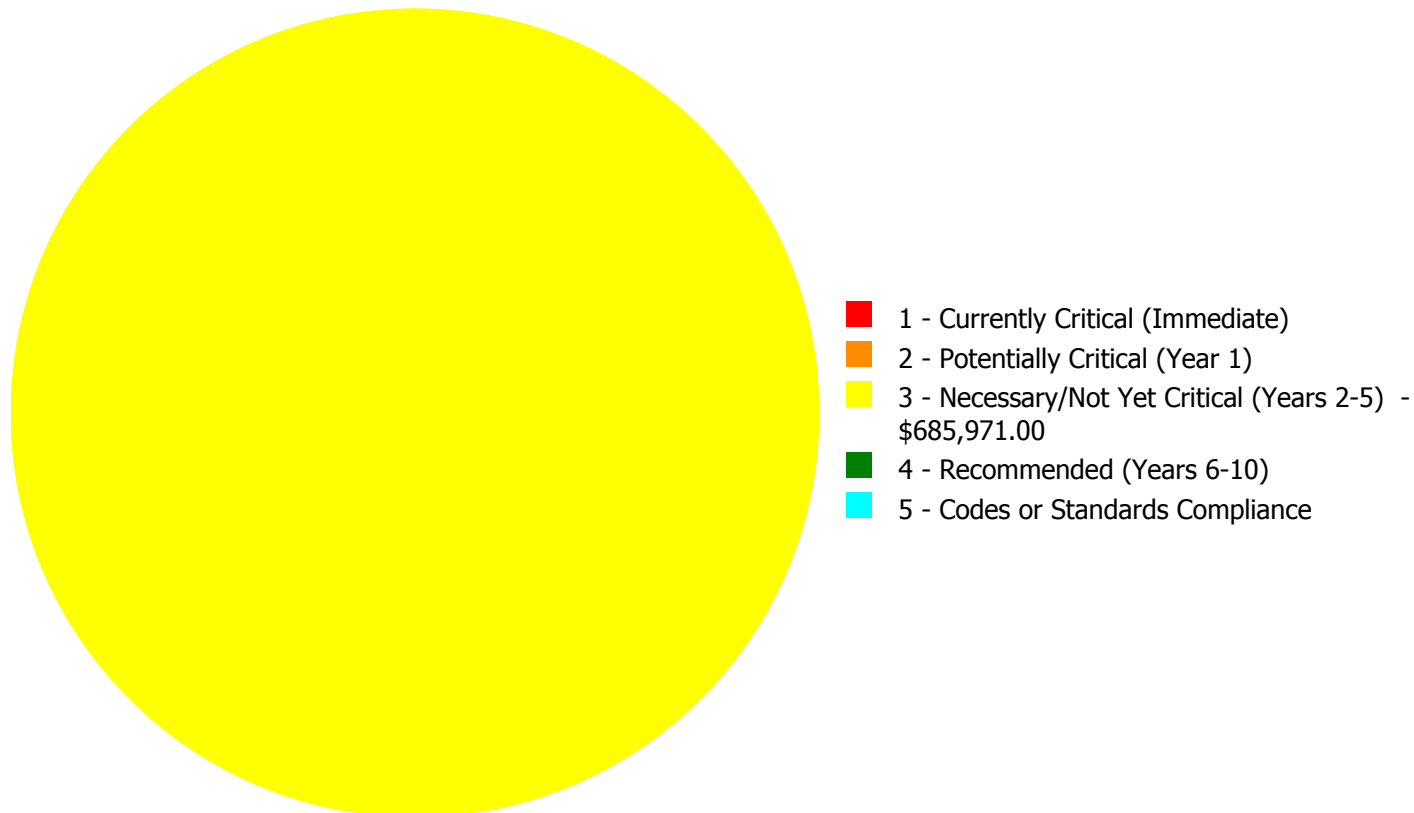
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$685,971.00

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: \$685,971.00

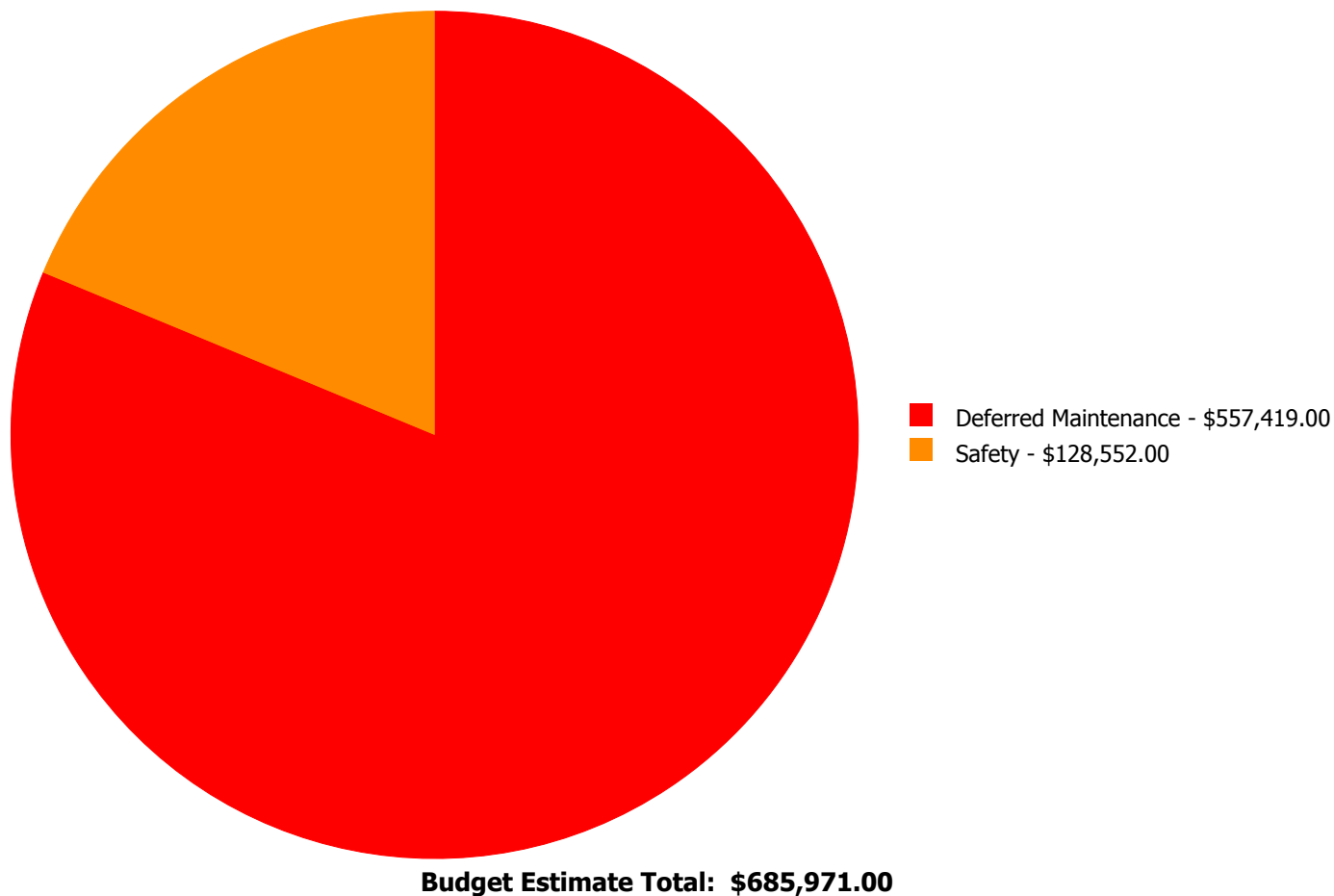
Deficiency By Priority Investment Table

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
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$8,580.00	\$0.00	\$0.00	\$8,580.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$118,339.00	\$0.00	\$0.00	\$118,339.00
G3030	Storm Sewer	\$0.00	\$0.00	\$370,525.00	\$0.00	\$0.00	\$370,525.00
G4020	Site Lighting	\$0.00	\$0.00	\$119,972.00	\$0.00	\$0.00	\$119,972.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$68,555.00	\$0.00	\$0.00	\$68,555.00
	Total:	\$0.00	\$0.00	\$685,971.00	\$0.00	\$0.00	\$685,971.00

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: G2040105 - Fence & Guardrails



Location: S. parking lot
Distress: Damaged
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Chain Link Fence Repair
Qty: 250.00
Unit of Measure: L.F.
Estimate: \$8,580.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Fence along student drop-off line has been damaged past the point of repair and should be replaced.

System: G3020 - Sanitary Sewer



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: \$118,339.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: G3030 - Storm Sewer



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: \$370,525.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The storm sewer system is aged, has reported periodic failures, and should be replaced.

System: G4020 - Site Lighting



Location: Throughout
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: \$119,972.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Site lighting system is aged does not adequately cover site and should be replaced.

System: G4030 - Site Communications & Security



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,194.00
Unit of Measure: S.F.
Estimate: \$68,555.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: Site security system is aged and not adequate. System should be replaced with digital system.
