NC School District/520 Jones County/Middle School

Jones Middle

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	41,783
Year Built:	1951
Last Renovation:	
Replacement Value:	$10,120,215
Repair Cost:	$5,286,391.00
Total FCI:	52.24 %
Total RSLI:	17.41 %
FCA Score:	47.76

Description:

GENERAL

Jones Middle School campus is located at 190 Old New Bern Road, Trenton, NC. The campus consists of a 30,983 square foot one-story building constructed in 1951. Other buildings on site include: a media center of 10,800 SF constructed in 1969; and a professional development center that is not included in the scope of this study.

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 buildings rest on slab on grade and what is assumed to be standard concrete standard foundations. There is no basement.

B. SUPERSTRUCTURE

Roof construction is steel joists with wood decking. The exterior enclosure is composed of walls of brick veneer over CMU at public elevations, and painted CMU at interior elevations. Exterior windows are typically painted aluminum frame with fixed insulated panes. Exterior doors are typically aluminum with glazing. Roofing is typically low slope with single ply membrane covering. Building entrances do not appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers.

Wall finishes are typically paint. Floor finishes include; VCT corridors; VCT in typical classrooms; carpet in the media center, wood in the gym; ceramic/quarry tile in toilet rooms and kitchen; and sealed concrete in utility rooms. Ceiling finishes are typically suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include exposed painted structure in the media center building, and gym.

D. SERVICES

CONVEYING: The building has no conveying systems and none are required.

PLUMBING: Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with single faucets. Domestic water supply piping is soldered copper. Electric water heaters provide domestic hot water. Sanitary drain/vent piping is typically cast iron. Floor drains are provided in toilet rooms. Other plumbing systems is propane gas piping.

HVAC: Heating and cooling is typically provided by wall mounted heat pumps. Toilet and locker rooms have ceiling or wall mounted exhaust grilles ducted to fans discharging to the exterior Electronic controls are locally monitored and controlled.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have a dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors, and in other required areas.

ELECTRICAL: The main building electrical system is fed from a pole mounted transformer. There are two main services on the original building. Lighting is typically T8 fluorescent bulbs in lay-in lighting fixtures. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audio and visual annunciators in corridors and common areas. They can also be activated by pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems areseparate and include equipment closets shared with other functions. This building has a local area network (LAN). There is a public address and paging system integrated with the telephone system. This building has a locally monitored security camera system with both interior and exterior cameras, and controlled access doors.

E. EQUIPMENT & fuRNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; scientific laboratory equipment; gym backstops and other gym equipment; telescoping bleachers; audio-visual equipment; Smartboards; window blinds; and fixed plastic laminate and wood casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered

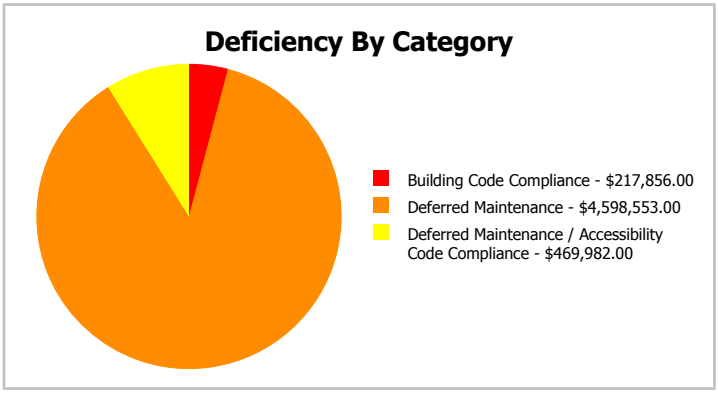
walkways; a flag pole; landscaping; a monument sign; softball and baseball fields. Site mechanical and electrical features include water, city sanitary sewer, storm water collection that discharges to surface waterways, propane tank storage, communications cabling, and site lighting.

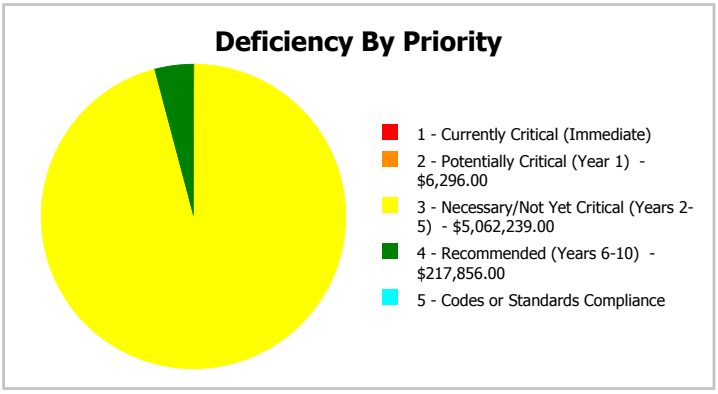
Attributes:

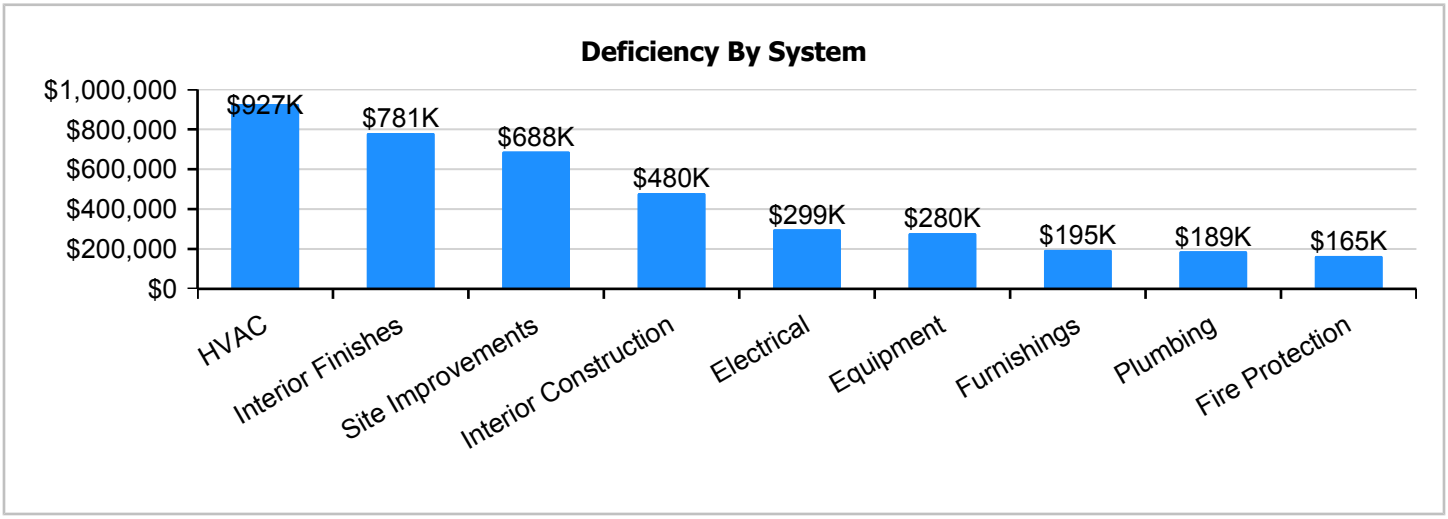
General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	16	Site Acreage:	16

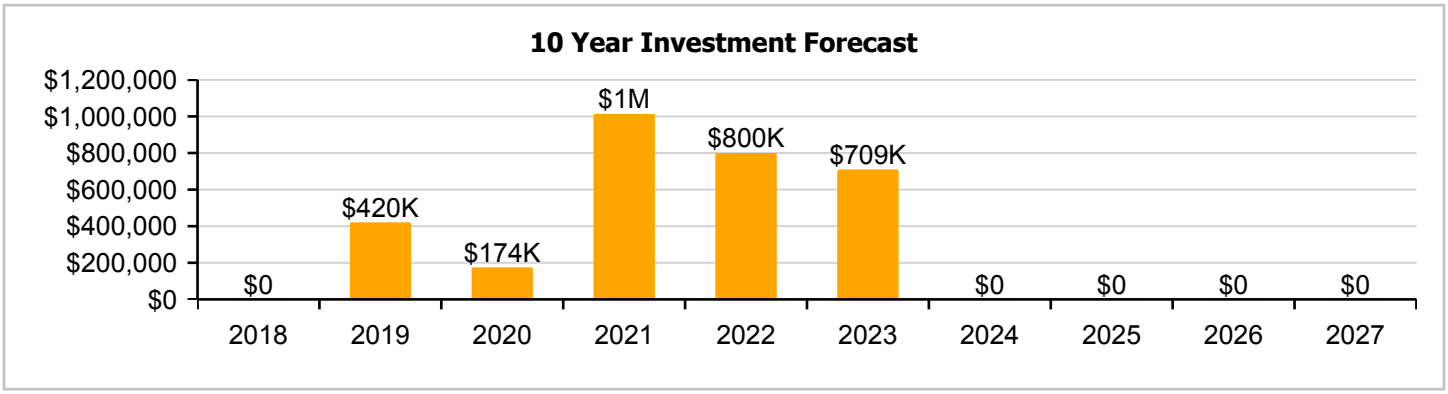
Campus Dashboard Summary

Gross Area:	41,783		
Year Built:	1951	Last Renovation:	
Repair Cost:	$5,286,391	Replacement Value:	$10,120,215
FCI:	52.24 %	RSLI%:	17.41 %









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.

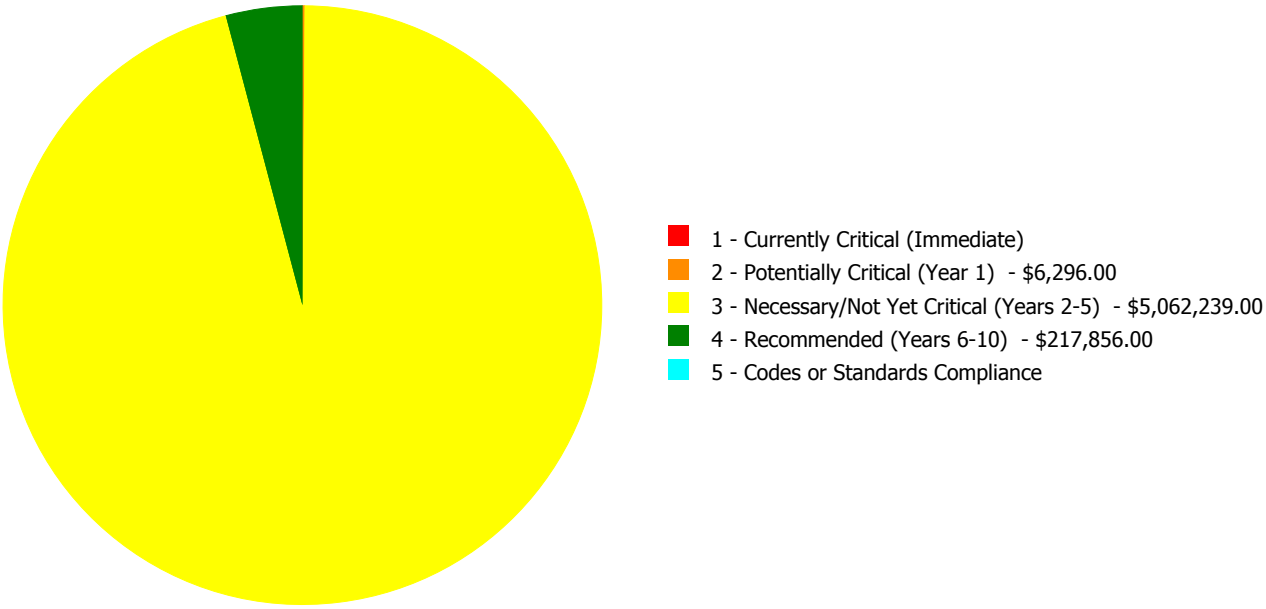
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.65 %	0.00 %	$0.00
B10 - Superstructure	38.65 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.80 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	5.68 %	75.66 %	$633,807.00
C30 - Interior Finishes	4.01 %	95.30 %	$1,031,371.00
D20 - Plumbing	44.14 %	46.67 %	$249,355.00
D30 - HVAC	4.86 %	77.90 %	$1,223,490.00
D40 - Fire Protection	0.00 %	110.00 %	$217,856.00
D50 - Electrical	20.45 %	30.35 %	$394,472.00
E10 - Equipment	0.00 %	110.00 %	$369,083.00
E20 - Furnishings	0.00 %	110.00 %	$257,843.00
G20 - Site Improvements	1.06 %	95.01 %	$909,114.00
G30 - Site Mechanical Utilities	7.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.08 %	0.00 %	$0.00
Totals:	**17.41 %**	**52.24 %**	**$5,286,391.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1951 Main	30,983	49.65	$0.00	$0.00	$3,015,853.00	$161,545.00	$0.00
1969 Media Center	10,800	55.73	$0.00	$6,296.00	$1,137,272.00	$56,311.00	$0.00
Site	41,783	57.97	$0.00	$0.00	$909,114.00	$0.00	$0.00
Total:		**52.24**	**$0.00**	**$6,296.00**	**$5,062,239.00**	**$217,856.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,286,391.00

Executive Summary

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Function:	MS -Middle School
Gross Area (SF):	30,983
Year Built:	1951
Last Renovation:	
Replacement Value:	$6,399,228
Repair Cost:	$3,177,398.00
Total FCI:	49.65 %
Total RSLI:	18.98 %
FCA Score:	50.35

Description:

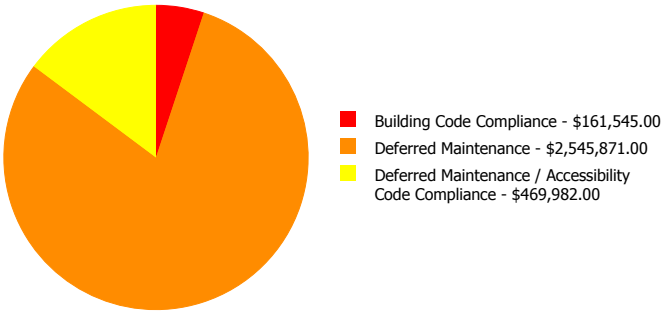
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

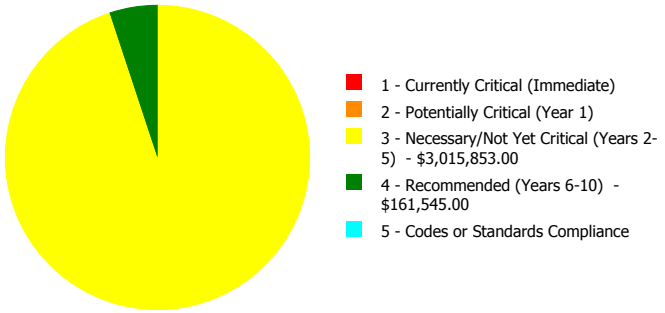
Dashboard Summary

Function:	MS -Middle School	Gross Area:	30,983
Year Built:	1951	Last Renovation:	
Repair Cost:	$3,177,398	Replacement Value:	$6,399,228
FCI:	49.65 %	RSLI%:	18.98 %

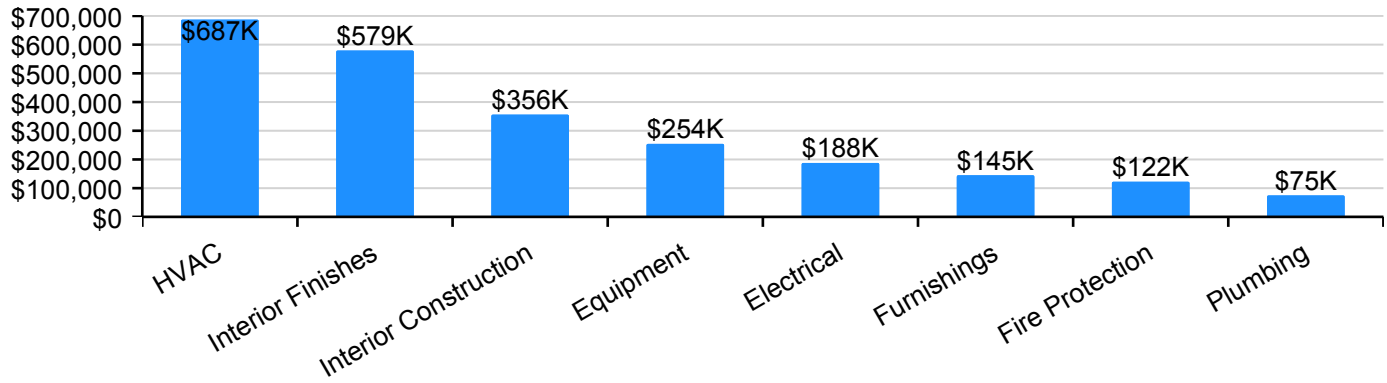
Deficiency By Category



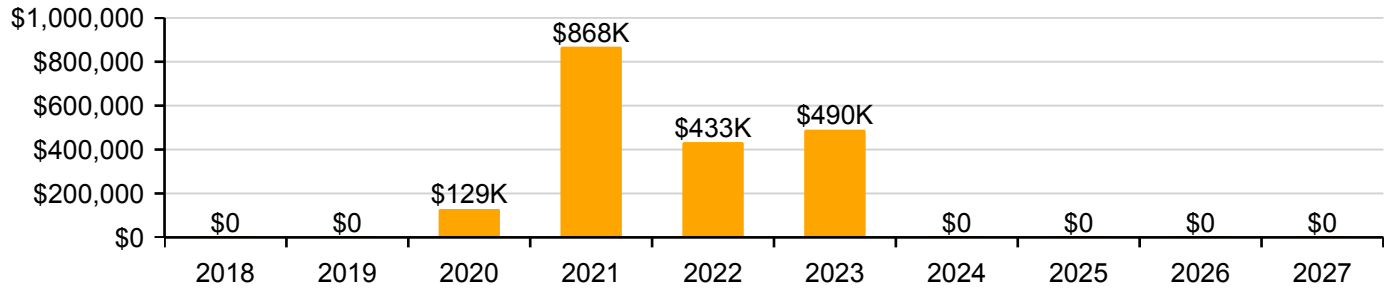
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	34.00 %	0.00 %	$0.00
B10 - Superstructure	34.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	29.96 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	3.75 %	75.66 %	$469,982.00
C30 - Interior Finishes	4.01 %	95.30 %	$764,784.00
D20 - Plumbing	59.34 %	24.86 %	$98,836.00
D30 - HVAC	4.86 %	77.90 %	$907,244.00
D40 - Fire Protection	0.00 %	110.00 %	$161,545.00
D50 - Electrical	20.53 %	25.74 %	$248,111.00
E10 - Equipment	0.00 %	110.00 %	$335,700.00
E20 - Furnishings	0.00 %	110.00 %	$191,196.00
Totals:	**18.98 %**	**49.65 %**	**$3,177,398.00**

Photo Album

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

1). Northwest Elevation - Feb 16, 2017

2). Northeast Elevation - Feb 16, 2017

3). Southeast Elevation - Feb 16, 2017

4). Southwest Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.56	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			$48,333
A1030	Slab on Grade	$10.07	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			$311,999
B1020	Roof Construction	$16.84	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			$521,754
B2010	Exterior Walls	$9.28	S.F.	30,983	100	1951	2051		34.00 %	0.00 %	34			$287,522
B2020	Exterior Windows	$10.84	S.F.	30,983	30	1991	2021		13.33 %	0.00 %	4			$335,856
B2030	Exterior Doors	$3.29	S.F.	30,983	30	2009	2039		73.33 %	0.00 %	22			$101,934
B3010120	Single Ply Membrane	$6.98	S.F.	30,983	20	2011	2031		70.00 %	0.00 %	14			$216,261
C1010	Partitions	$6.26	S.F.	30,983	75	1951	2026		12.00 %	0.00 %	9			$193,954
C1020	Interior Doors	$0.29	S.F.	30,983	30	1951	1981		0.00 %	110.01 %	-36		$9,884.00	$8,985
C1030	Fittings	$13.50	S.F.	30,983	20	1969	1989		0.00 %	110.00 %	-28		$460,098.00	$418,271
C3010	Wall Finishes	$3.46	S.F.	30,983	10	2010	2020		30.00 %	0.00 %	3			$107,201
C3020	Floor Finishes	$10.73	S.F.	30,983	20	1990	2010		0.00 %	110.00 %	-7		$365,692.00	$332,448
C3030	Ceiling Finishes	$11.71	S.F.	30,983	25	1990	2015		0.00 %	110.00 %	-2		$399,092.00	$362,811
D2010	Plumbing Fixtures	$9.93	S.F.	30,983	30	2010	2040		76.67 %	0.00 %	23			$307,661
D2020	Domestic Water Distribution	$1.06	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		$36,126.00	$32,842
D2030	Sanitary Waste	$1.68	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		$57,257.00	$52,051
D2090	Other Plumbing Systems - Propane	$0.16	S.F.	30,983	40	1951	1991		0.00 %	110.01 %	-26		$5,453.00	$4,957
D3040	Distribution Systems	$10.97	S.F.	30,983	30	1992	2022		16.67 %	0.00 %	5			$339,884
D3050	Terminal & Package Units	$23.21	S.F.	30,983	15	1992	2007		0.00 %	110.00 %	-10		$791,027.00	$719,115
D3060	Controls & Instrumentation	$3.41	S.F.	30,983	20	1992	2012		0.00 %	110.00 %	-5		$116,217.00	$105,652
D4010	Sprinklers	$4.04	S.F.	30,983	30			2017	0.00 %	110.00 %	0		$137,688.00	$125,171
D4020	Standpipes	$0.70	S.F.	30,983	30			2017	0.00 %	110.00 %	0		$23,857.00	$21,688
D5010	Electrical Service/Distribution	$1.69	S.F.	30,983	40	1951	1991		0.00 %	110.00 %	-26		$57,597.00	$52,361
D5020	Branch Wiring	$5.06	S.F.	30,983	30	1951	1981		0.00 %	110.00 %	-36		$172,451.00	$156,774
D5020	Lighting	$11.79	S.F.	30,983	30	1991	2021		13.33 %	0.00 %	4			$365,290
D5030810	Security & Detection Systems	$2.34	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			$72,500
D5030910	Fire Alarm Systems	$4.22	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			$130,748
D5030920	Data Communication	$5.48	S.F.	30,983	15	2008	2023		40.00 %	0.00 %	6			$169,787
D5090	Other Electrical Systems	$0.53	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		$18,063.00	$16,421
E1020	Institutional Equipment	$2.81	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		$95,768.00	$87,062
E1090	Other Equipment	$7.04	S.F.	30,983	20	1991	2011		0.00 %	110.00 %	-6		$239,932.00	$218,120
E2010	Fixed Furnishings	$5.61	S.F.	30,983	20	1951	1971		0.00 %	110.00 %	-46		$191,196.00	$173,815
								Total	**18.98 %**	**49.65 %**			**$3,177,398.00**	**$6,399,228**

System Notes

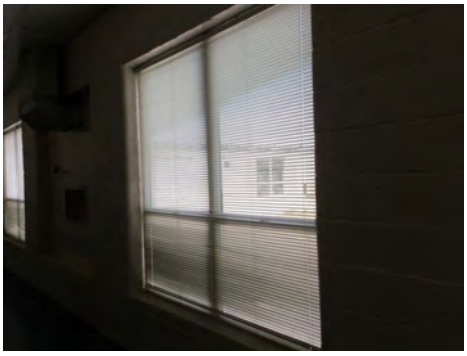
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

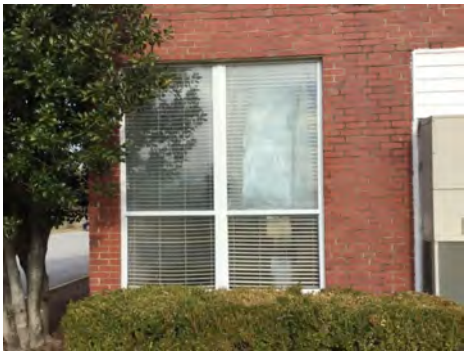
System: B2010 - Exterior Walls




Note:

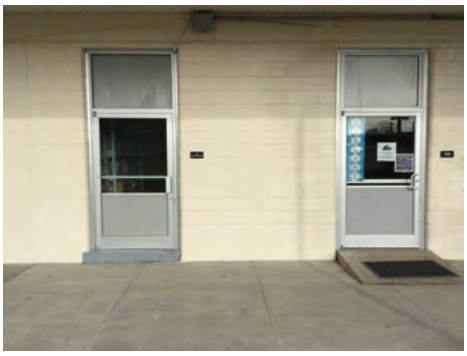
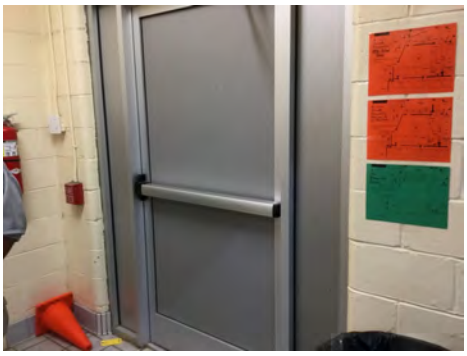
System: B2020 - Exterior Windows

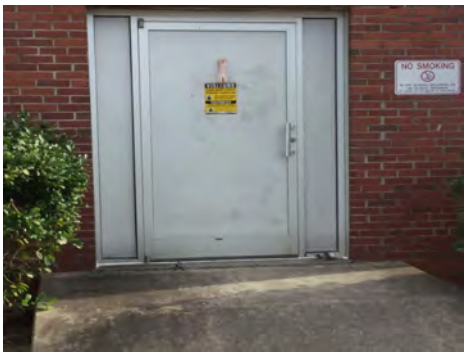




Note:

System: B2030 - Exterior Doors

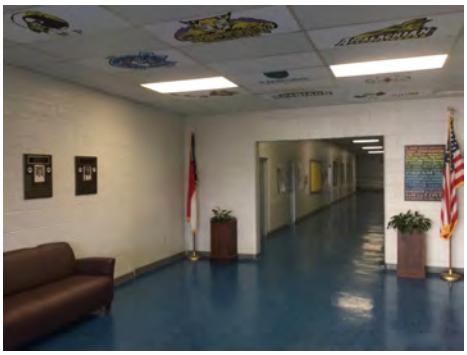
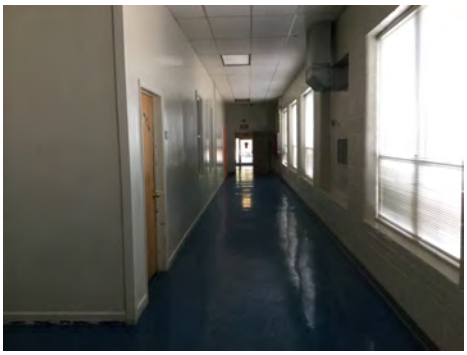
Note:

System: B3010120 - Single Ply Membrane



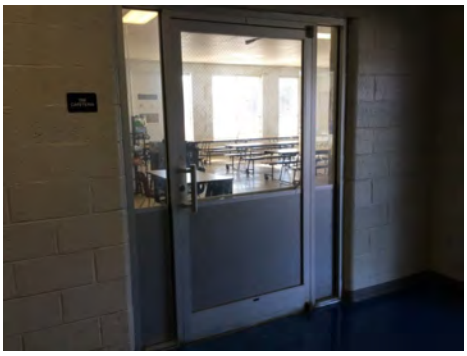
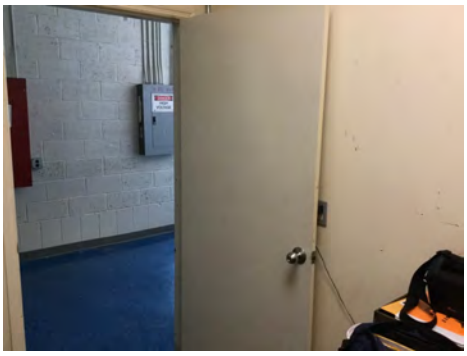
Note:

System: C1010 - Partitions

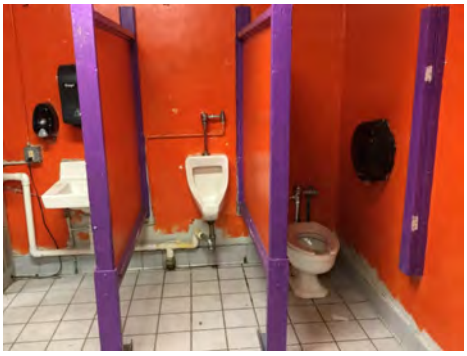
Note:

System: C1020 - Interior Doors

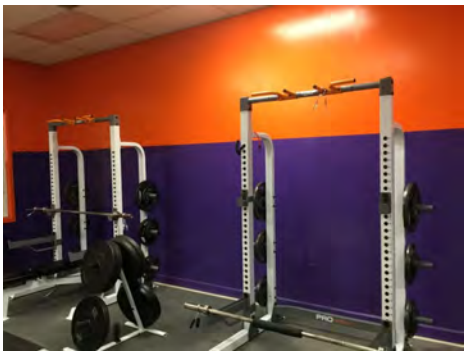
Note:

System: C1030 - Fittings



Note:

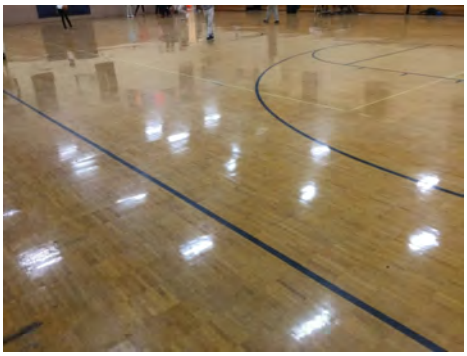
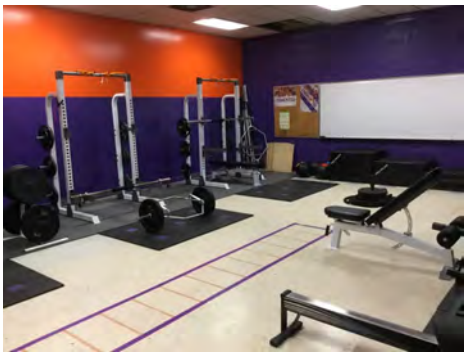
System: C3010 - Wall Finishes

Note:

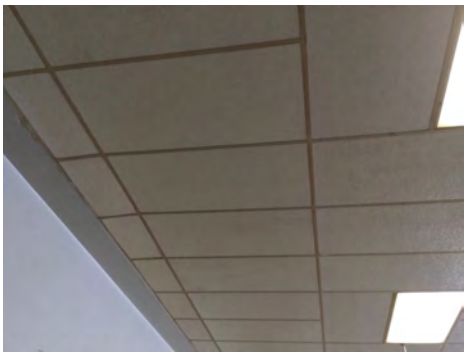
System: C3020 - Floor Finishes



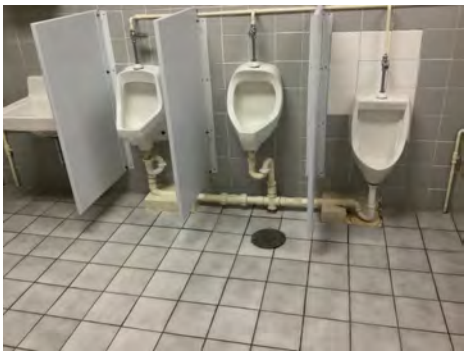
Note:

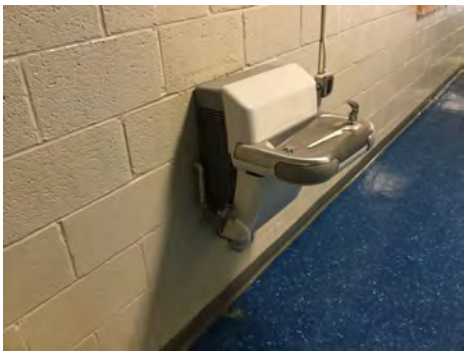
System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

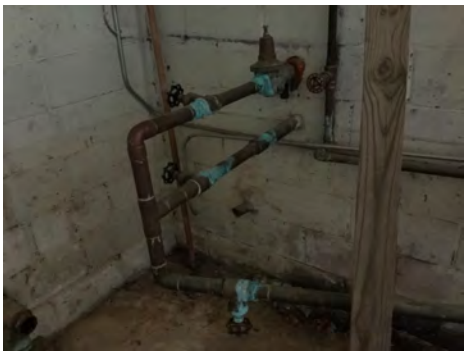




Note:

System: D2020 - Domestic Water Distribution





Note:

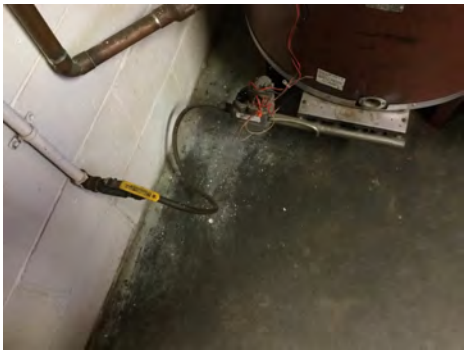
System: D2030 - Sanitary Waste





Note:

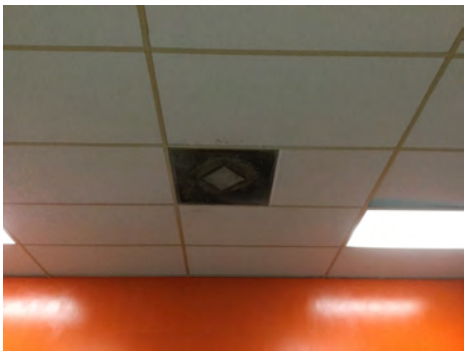
System: D2090 - Other Plumbing Systems - Propane




Note:

System: D3040 - Distribution Systems





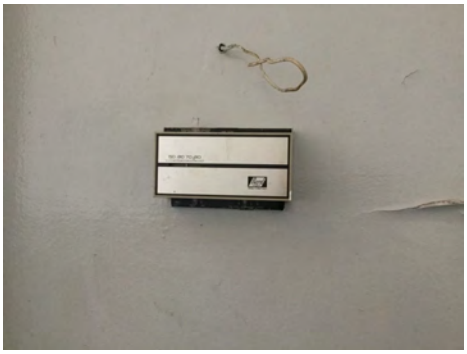
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

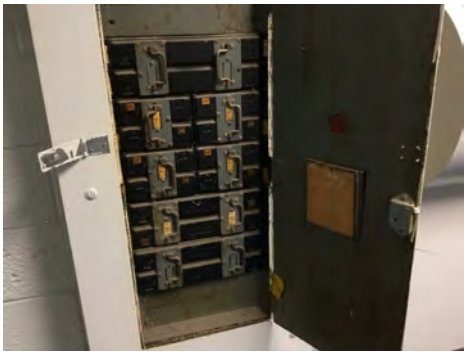



Note:

System: D5010 - Electrical Service/Distribution

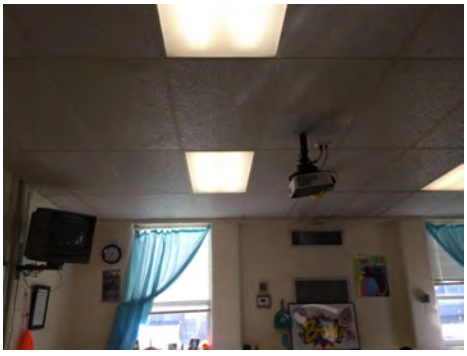
Note:

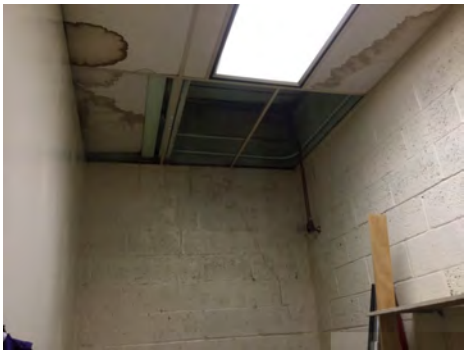
System: D5020 - Branch Wiring

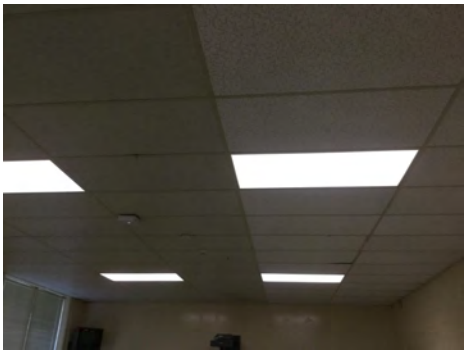


Note:

System: D5020 - Lighting

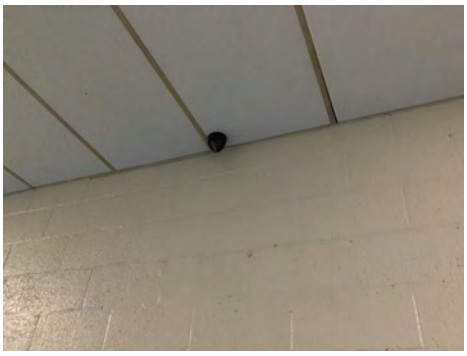






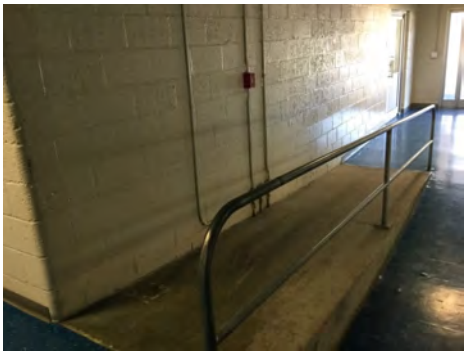
Note:

System: D5030810 - Security & Detection Systems




Note:

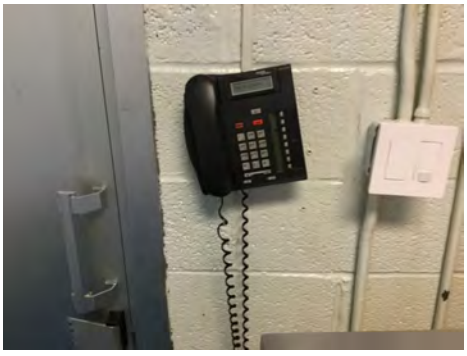
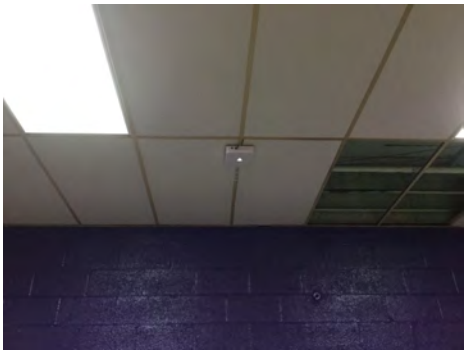
System: D5030910 - Fire Alarm Systems


Note:

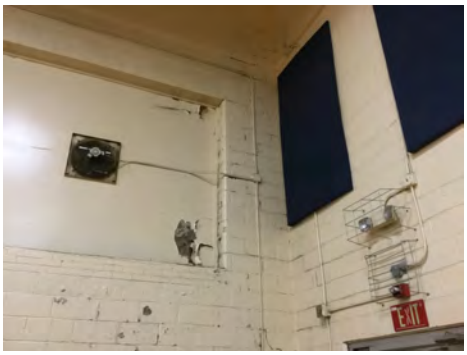
System: D5030920 - Data Communication



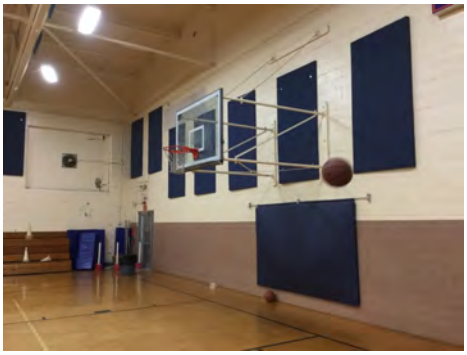
Note:

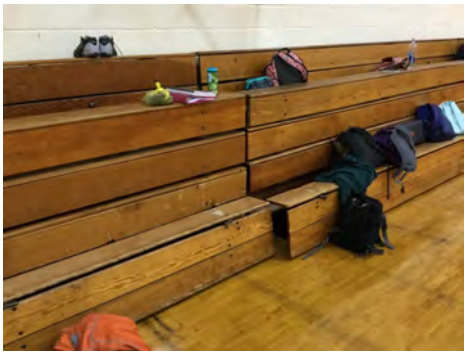
System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



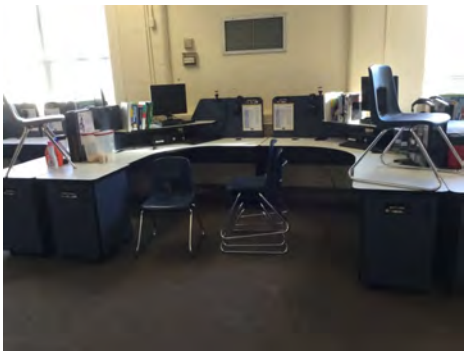


Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

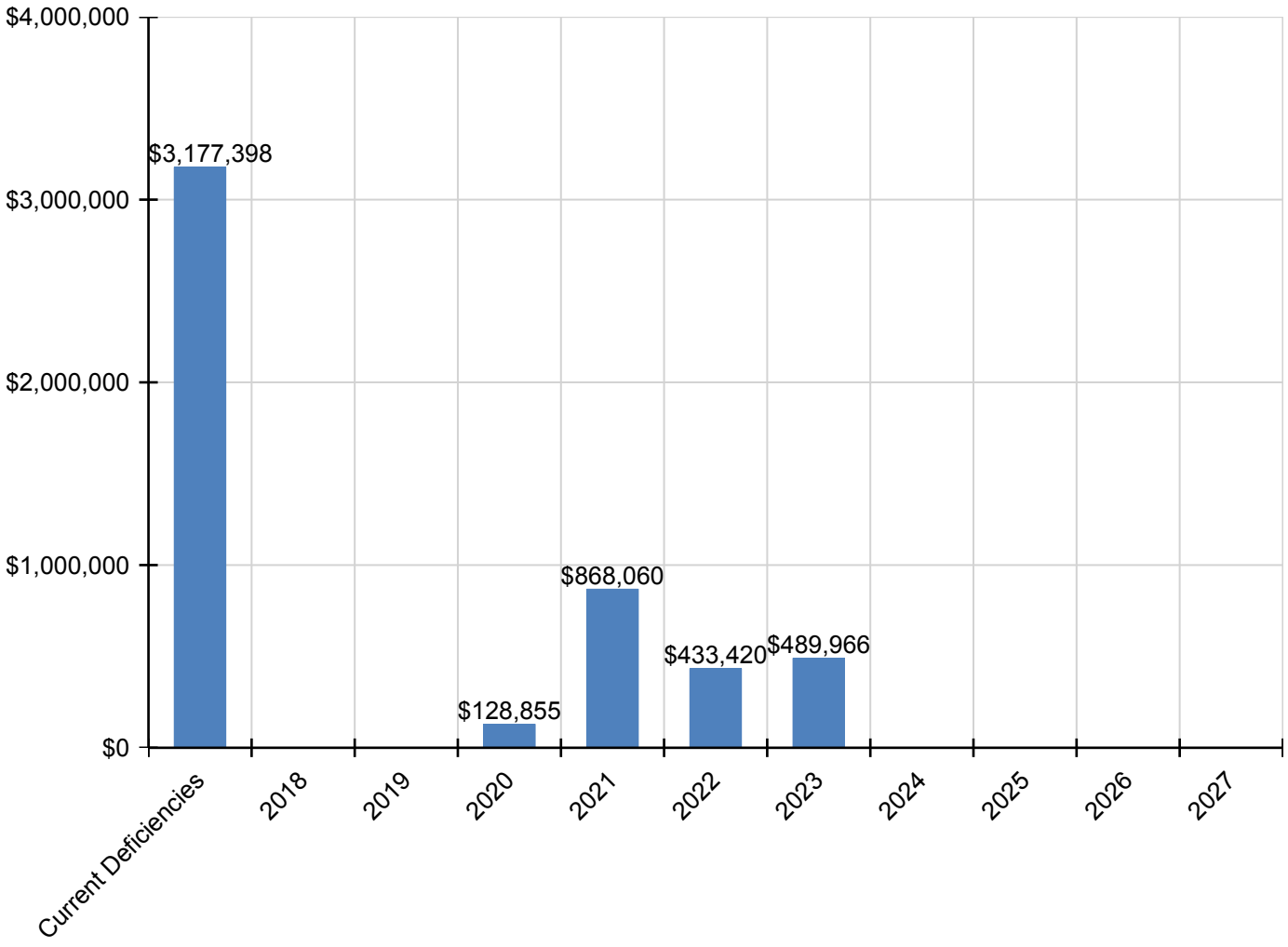
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,177,398**	**$0**	**$0**	**$128,855**	**$868,060**	**$433,420**	**$489,966**	**$0**	**$0**	**$0**	**$0**	**$5,097,700**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$415,809	$0	$0	$0	$0	$0	$0	**$415,809**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$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	$9,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,884**
C1030 - Fittings	$460,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$460,098**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$128,855	$0	$0	$0	$0	$0	$0	$0	**$128,855**
C3020 - Floor Finishes	$365,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$365,692**
C3030 - Ceiling Finishes	$399,092	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$399,092**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$36,126	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,126**
D2030 - Sanitary Waste	$57,257	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,257**
D2090 - Other Plumbing Systems - Propane	$5,453	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,453**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$433,420	$0	$0	$0	$0	$0	**$433,420**
D3050 - Terminal & Package Units	$791,027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$791,027**
D3060 - Controls & Instrumentation	$116,217	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,217**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$137,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$137,688**
D4020 - Standpipes	$23,857	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,857**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$57,597	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,597**
D5020 - Branch Wiring	$172,451	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$172,451**
D5020 - Lighting	$0	$0	$0	$0	$452,251	$0	$0	$0	$0	$0	$0	**$452,251**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$95,226	$0	$0	$0	$0	**$95,226**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$171,732	$0	$0	$0	$0	**$171,732**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$223,008	$0	$0	$0	$0	**$223,008**
D5090 - Other Electrical Systems	$18,063	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,063**
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	$95,768	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,768**
E1090 - Other Equipment	$239,932	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$239,932**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$191,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,196**

** Indicates non-renewable system*

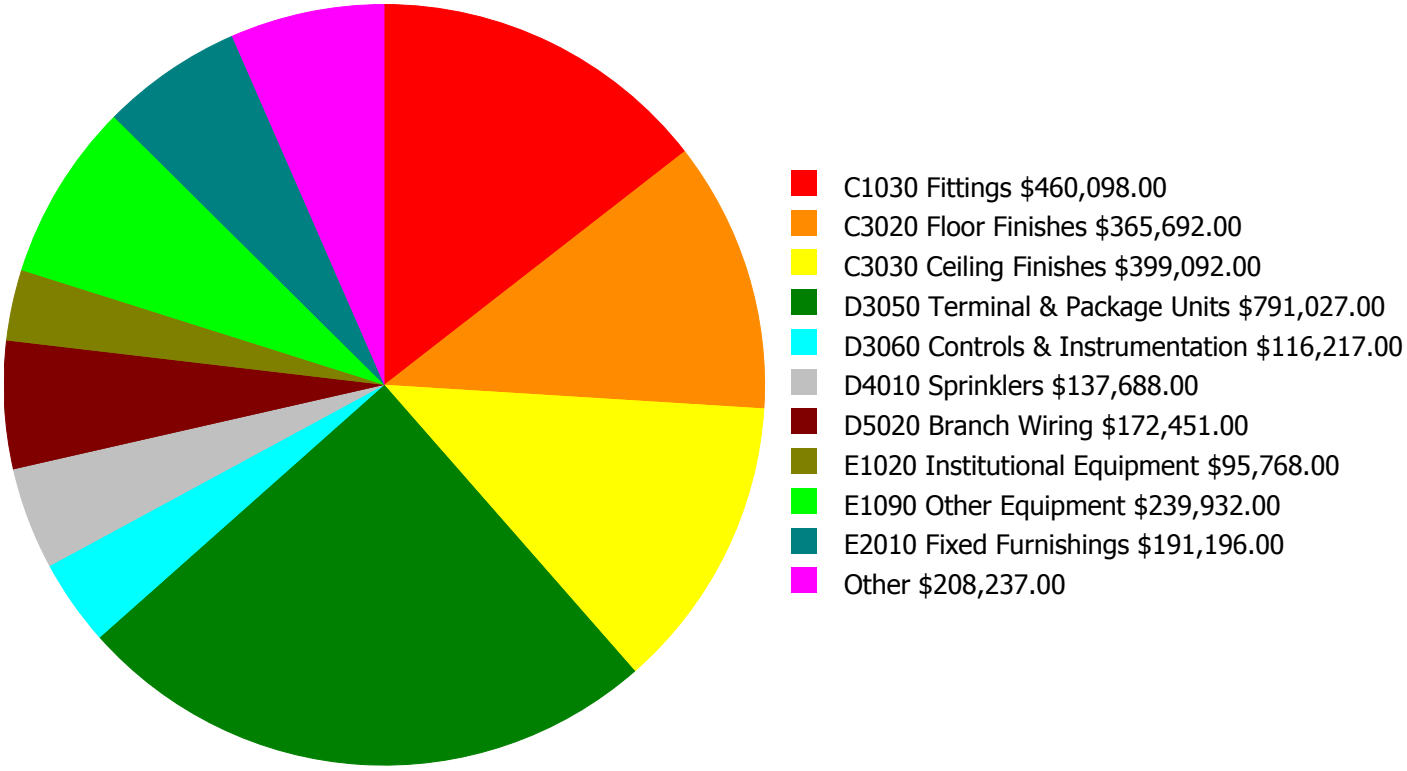
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

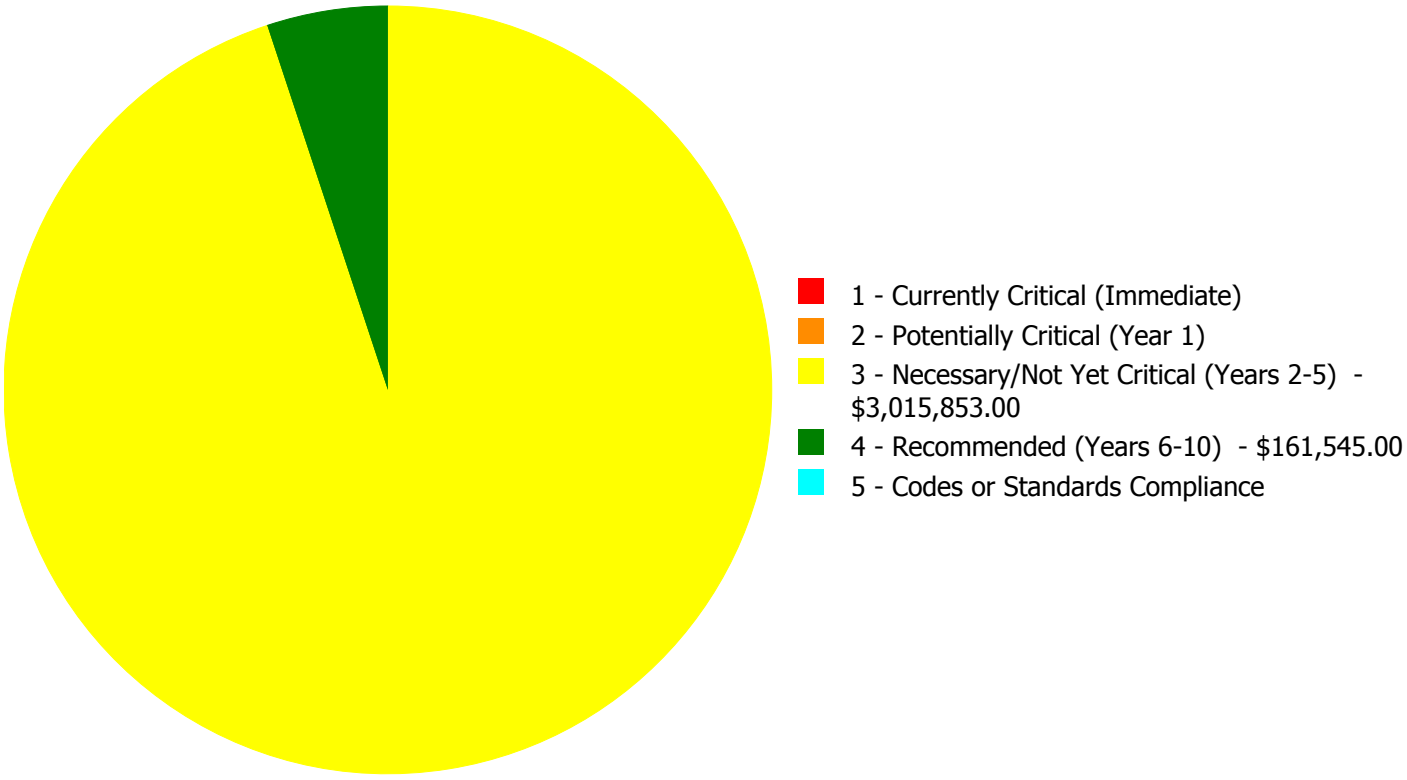
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,177,398.00

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: $3,177,398.00

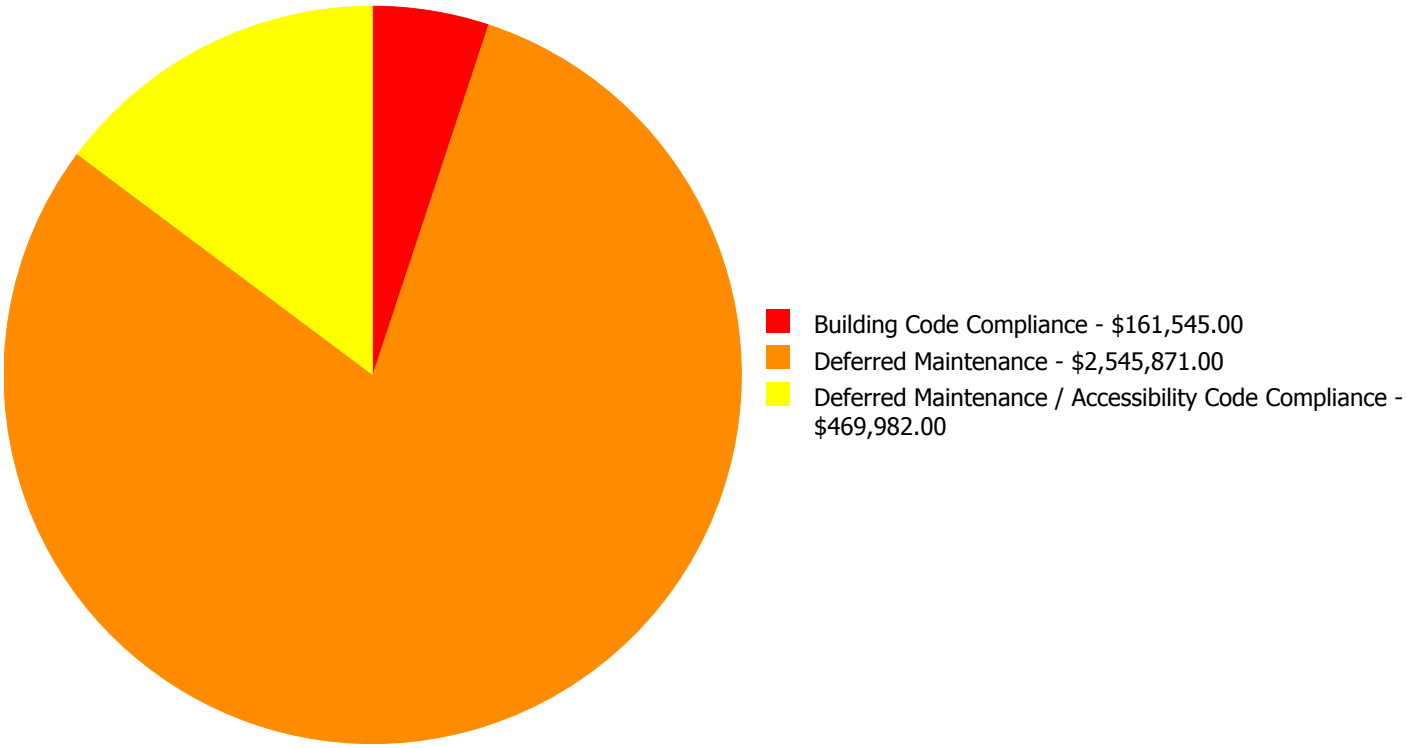
Deficiency By Priority Investment Table

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
C1020	Interior Doors	$0.00	$0.00	$9,884.00	$0.00	$0.00	$9,884.00
C1030	Fittings	$0.00	$0.00	$460,098.00	$0.00	$0.00	$460,098.00
C3020	Floor Finishes	$0.00	$0.00	$365,692.00	$0.00	$0.00	$365,692.00
C3030	Ceiling Finishes	$0.00	$0.00	$399,092.00	$0.00	$0.00	$399,092.00
D2020	Domestic Water Distribution	$0.00	$0.00	$36,126.00	$0.00	$0.00	$36,126.00
D2030	Sanitary Waste	$0.00	$0.00	$57,257.00	$0.00	$0.00	$57,257.00
D2090	Other Plumbing Systems - Propane	$0.00	$0.00	$5,453.00	$0.00	$0.00	$5,453.00
D3050	Terminal & Package Units	$0.00	$0.00	$791,027.00	$0.00	$0.00	$791,027.00
D3060	Controls & Instrumentation	$0.00	$0.00	$116,217.00	$0.00	$0.00	$116,217.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$137,688.00	$0.00	$137,688.00
D4020	Standpipes	$0.00	$0.00	$0.00	$23,857.00	$0.00	$23,857.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$57,597.00	$0.00	$0.00	$57,597.00
D5020	Branch Wiring	$0.00	$0.00	$172,451.00	$0.00	$0.00	$172,451.00
D5090	Other Electrical Systems	$0.00	$0.00	$18,063.00	$0.00	$0.00	$18,063.00
E1020	Institutional Equipment	$0.00	$0.00	$95,768.00	$0.00	$0.00	$95,768.00
E1090	Other Equipment	$0.00	$0.00	$239,932.00	$0.00	$0.00	$239,932.00
E2010	Fixed Furnishings	$0.00	$0.00	$191,196.00	$0.00	$0.00	$191,196.00
	Total:	$0.00	$0.00	$3,015,853.00	$161,545.00	$0.00	$3,177,398.00

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:



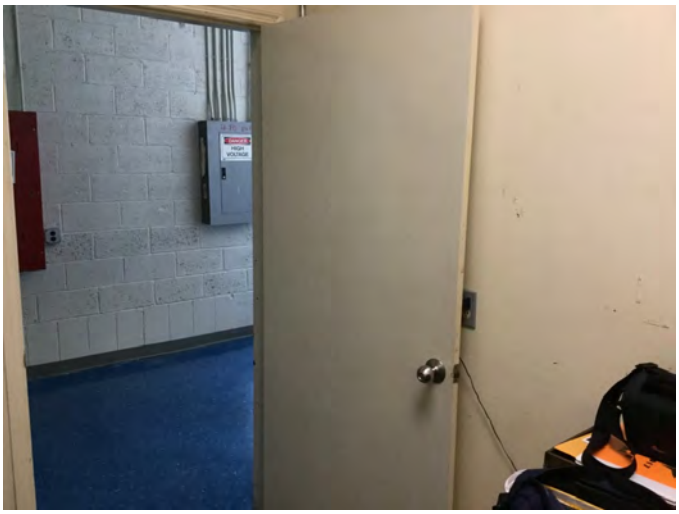
Budget Estimate Total: $3,177,398.00

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: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $9,884.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior doors are typically original and beyond their expected useful life. Hardware is not ADA compliant. System renewal is recommended.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $460,098.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Although main gang restrooms have been renovated with new toilet partitions, in general building fittings are expired. Signage is not up to ADA code. Whiteboards are stained. Locker rooms do not have proper fittings. System renewal is recommended.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $365,692.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

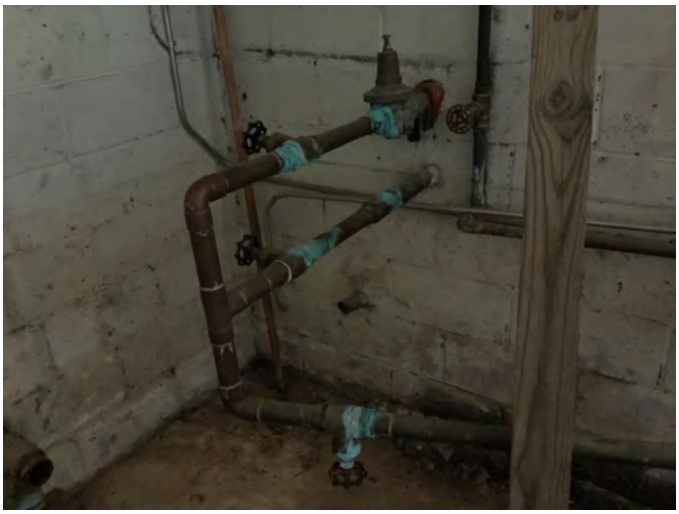
Notes: Floor finishes are generally beyond their expected life. Asbestos containing materials have been encapsulated beneath VCT. System renewal including complete asbestos abatement is recommended.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $399,092.00
Assessor Name: Ann Buerger Linden
Date Created: 02/28/2017

Notes: Ceiling finishes have exceeded their expected life. Grids are discolored. Tile are mismatched where replacements have been made piecemeal. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $36,126.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

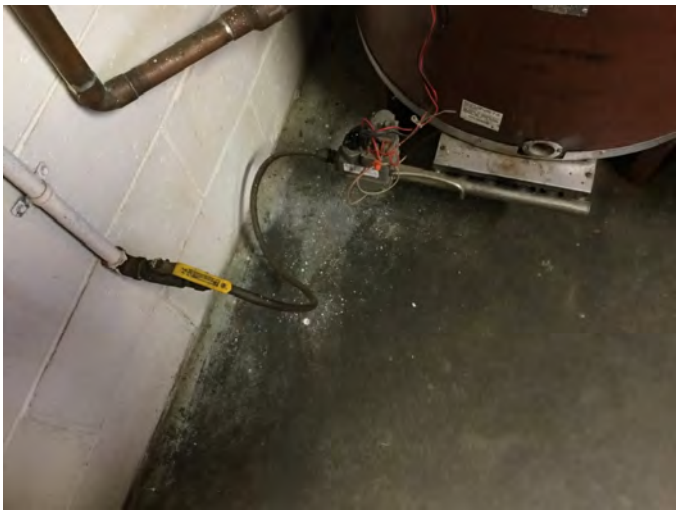
Notes: The domestic water supply system is typically original. System renewal is recommended.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $57,257.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The sanitary waste system is largely original. Piecemeal updates have been done over the years as needed, however the system as a whole is beyond its expected life. System renewal is recommended.

System: D2090 - Other Plumbing Systems - Propane



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $5,453.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The propane plumbing system is beyond its expected life. System renewal is recommended.

System: D3050 - Terminal & Package Units

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $791,027.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The HVAC system is beyond its expected useful life. Provide independent cooling for data rooms. System renewal is recommended.

System: D3060 - Controls & Instrumentation

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $116,217.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Building controls are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution

Location: Electric service
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $57,597.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

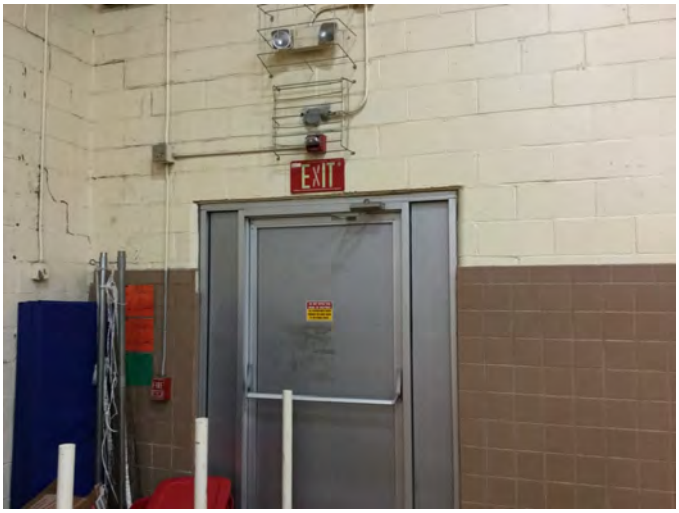
Notes: The main system was added onto in 1992 to support the HVAC renovation, however the original electric distribution system has not been replaced. Main switchgear is located in a corridor rather than a dedicated electrical equipment room. System renewal is recommended.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $172,451.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: While outlet distribution is sufficient, circuits are overloaded. The system was added onto in 1992, but original components were not replaced. System renewal is recommended.

System: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $18,063.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Egress lighting is beyond its expected useful life. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $95,768.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Institutional equipment as a whole is beyond its expected life. In particular, gym bleachers, backboards, etc. are beyond their expected life.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $239,932.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Kitchen equipment is typically beyond its expected life. System renewal is recommended.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 30,983.00
Unit of Measure: S.F.
Estimate: $191,196.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Fixed furnishings throughout the building are original or very old and in poor condition. System renewal is recommended.

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: 30,983.00
Unit of Measure: S.F.
Estimate: $137,688.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: A fire protection sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

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: 30,983.00
Unit of Measure: S.F.
Estimate: $23,857.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	10,800
Year Built:	1969
Last Renovation:	
Replacement Value:	$2,152,872
Repair Cost:	$1,199,879.00
Total FCI:	55.73 %
Total RSLI:	19.96 %
FCA Score:	44.27

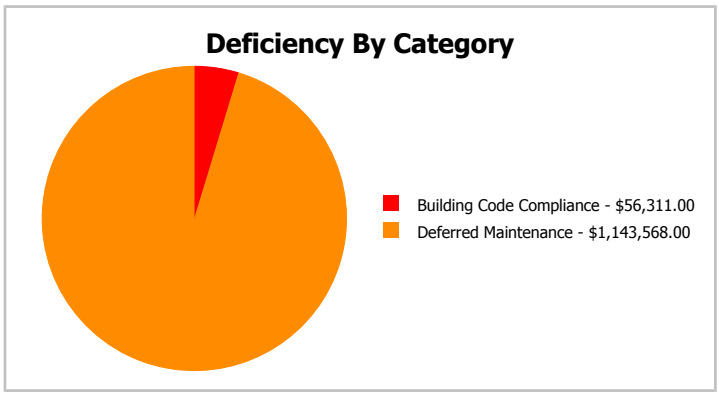
Description:

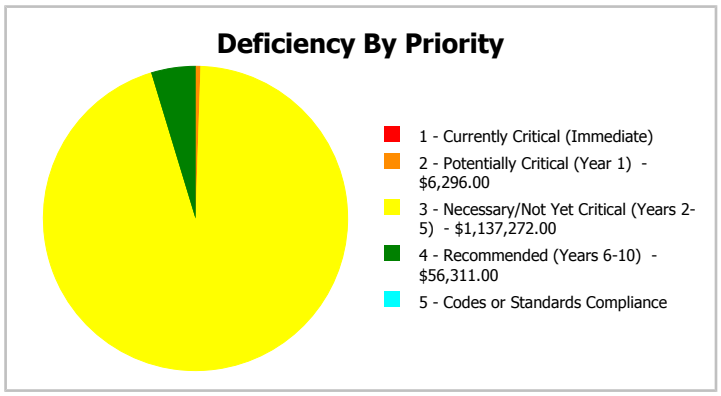
The narrative for this building is included in the Executive Summary Description at the front of this report.

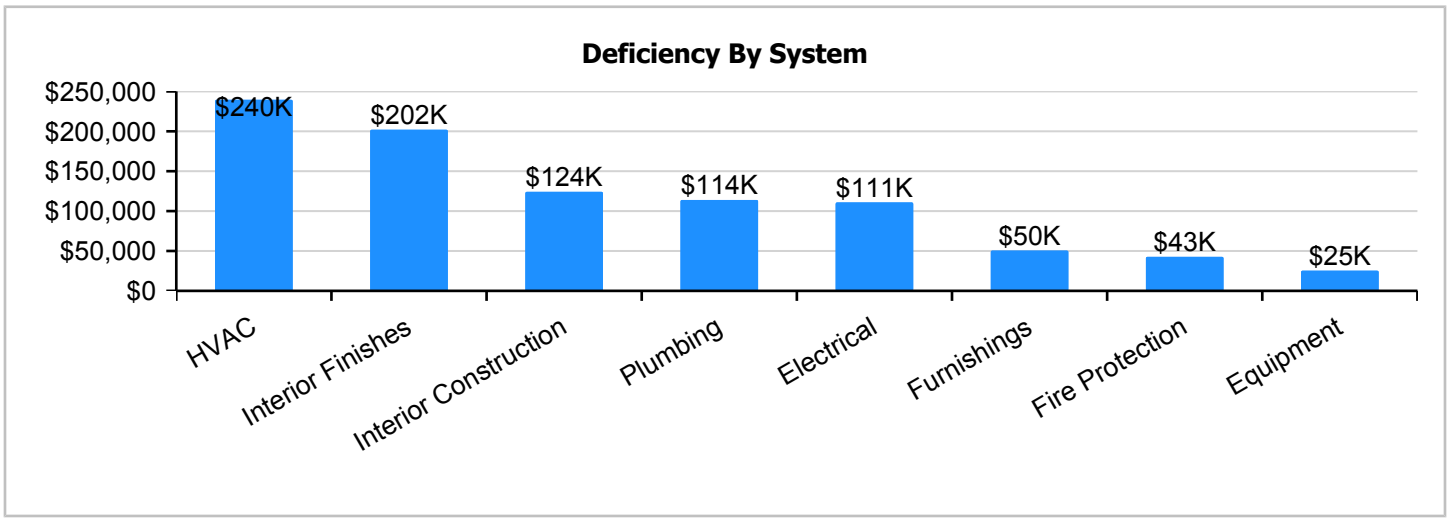
Attributes: This asset has no attributes.

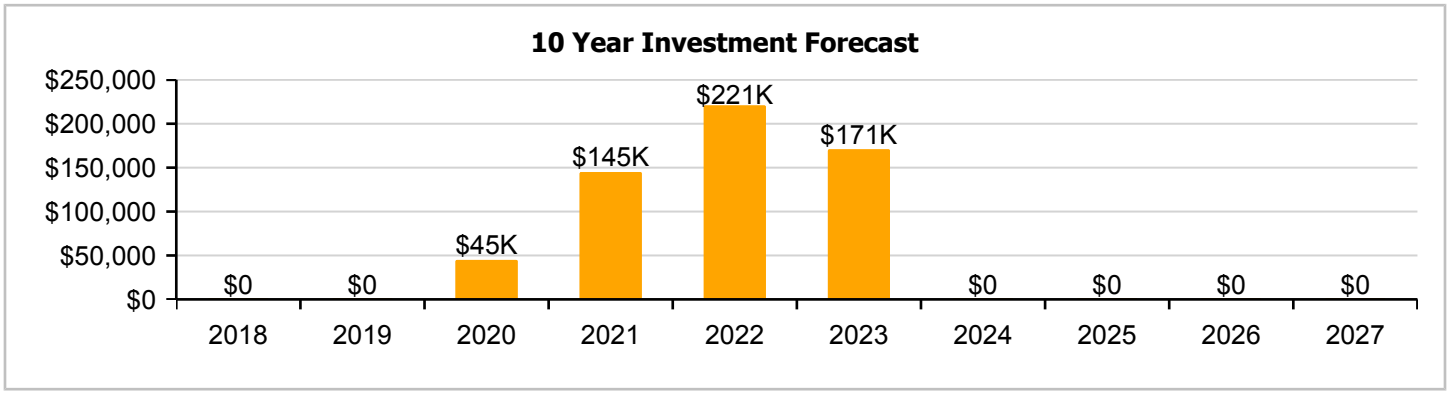
Dashboard Summary

Function:	MS -Middle School	Gross Area:	10,800
Year Built:	1969	Last Renovation:	
Repair Cost:	$1,199,879	Replacement Value:	$2,152,872
FCI:	55.73 %	RSLI%:	19.96 %









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	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.09 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	11.24 %	75.66 %	$163,825.00
C30 - Interior Finishes	4.01 %	95.30 %	$266,587.00
D20 - Plumbing	0.00 %	110.00 %	$150,519.00
D30 - HVAC	4.86 %	77.90 %	$316,246.00
D40 - Fire Protection	0.00 %	110.00 %	$56,311.00
D50 - Electrical	20.23 %	43.56 %	$146,361.00
E10 - Equipment	0.00 %	110.00 %	$33,383.00
E20 - Furnishings	0.00 %	110.00 %	$66,647.00
Totals:	**19.96 %**	**55.73 %**	**$1,199,879.00**

Photo Album

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

1). Northwest Elevation - Feb 16, 2017

2). Southwest Elevation - Feb 16, 2017

3). Southeast Elevation - Feb 16, 2017

4). Northeast Elevation - Feb 16, 2017

Condition Detail

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

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

System Listing

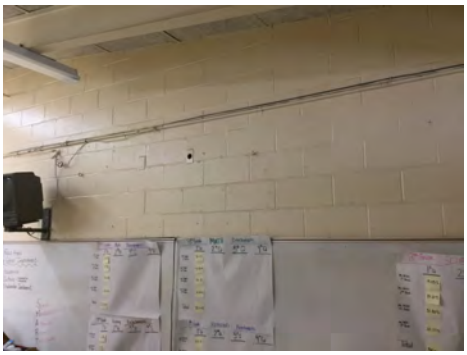
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.56	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			$16,848
A1030	Slab on Grade	$10.07	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			$108,756
B1020	Roof Construction	$16.84	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			$181,872
B2010	Exterior Walls	$9.28	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			$100,224
B2020	Exterior Windows	$10.84	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			$117,072
B2030	Exterior Doors	$3.29	S.F.	10,800	30	2009	2039		73.33 %	0.00 %	22			$35,532
B3010120	Single Ply Membrane	$6.98	S.F.	10,800	20	2011	2031		70.00 %	0.00 %	14			$75,384
C1010	Partitions	$6.26	S.F.	10,800	75	1969	2044		36.00 %	0.00 %	27			$67,608
C1020	Interior Doors	$0.29	S.F.	10,800	30	1969	1999		0.00 %	109.99 %	-18		$3,445.00	$3,132
C1030	Fittings	$13.50	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		$160,380.00	$145,800
C3010	Wall Finishes	$3.46	S.F.	10,800	10	2010	2020		30.00 %	0.00 %	3			$37,368
C3020	Floor Finishes	$10.73	S.F.	10,800	20	1991	2011		0.00 %	110.00 %	-6		$127,472.00	$115,884
C3030	Ceiling Finishes	$11.71	S.F.	10,800	25	1969	1994		0.00 %	110.00 %	-23		$139,115.00	$126,468
D2010	Plumbing Fixtures	$9.93	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		$117,968.00	$107,244
D2020	Domestic Water Distribution	$1.06	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		$12,593.00	$11,448
D2030	Sanitary Waste	$1.68	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		$19,958.00	$18,144
D3040	Distribution Systems	$10.97	S.F.	10,800	30	1992	2022		16.67 %	0.00 %	5			$118,476
D3050	Terminal & Package Units	$23.21	S.F.	10,800	15	1992	2007		0.00 %	110.00 %	-10		$275,735.00	$250,668
D3060	Controls & Instrumentation	$3.41	S.F.	10,800	20	1992	2012		0.00 %	110.00 %	-5		$40,511.00	$36,828
D4010	Sprinklers	$4.04	S.F.	10,800	30			2017	0.00 %	110.00 %	0		$47,995.00	$43,632
D4020	Standpipes	$0.70	S.F.	10,800	30			2017	0.00 %	110.00 %	0		$8,316.00	$7,560
D5010	Electrical Service/Distribution	$1.69	S.F.	10,800	40	1992	2032		37.50 %	0.00 %	15			$18,252
D5020	Branch Wiring	$5.06	S.F.	10,800	30	1992	2022		16.67 %	0.00 %	5			$54,648
D5020	Lighting	$11.79	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		$140,065.00	$127,332
D5030810	Security & Detection Systems	$2.34	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			$25,272
D5030910	Fire Alarm Systems	$4.22	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			$45,576
D5030920	Data Communication	$5.48	S.F.	10,800	15	2008	2023		40.00 %	0.00 %	6			$59,184
D5090	Other Electrical Systems	$0.53	S.F.	10,800	20	1992	2012		0.00 %	109.99 %	-5		$6,296.00	$5,724
E1020	Institutional Equipment	$2.81	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		$33,383.00	$30,348
E2010	Fixed Furnishings	$5.61	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		$66,647.00	$60,588
								Total	**19.96 %**	**55.73 %**			**$1,199,879.00**	**$2,152,872**

System Notes

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

System: B2010 - Exterior Walls



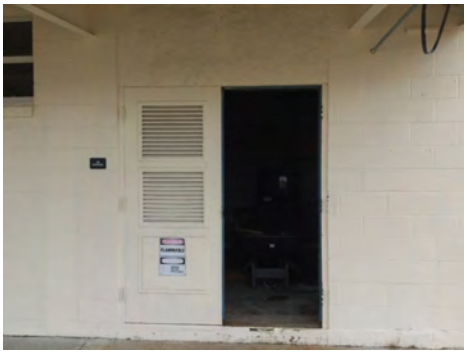
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

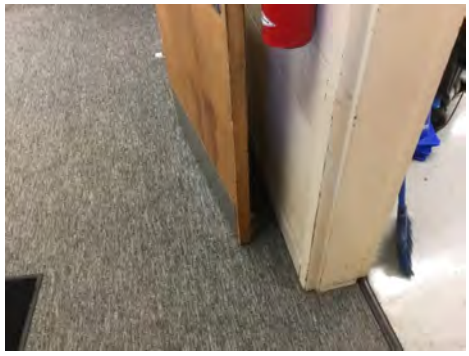
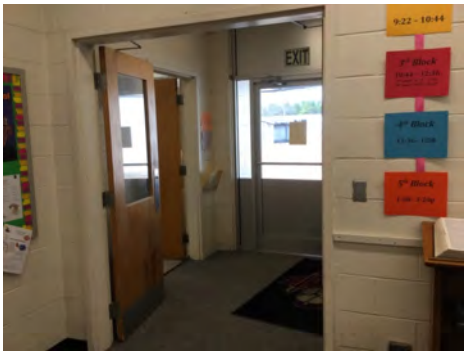
Note:

System: B3010120 - Single Ply Membrane



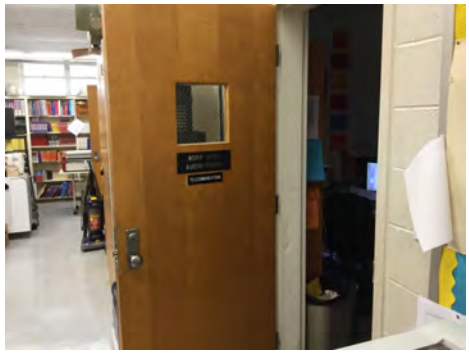
Note:

System: C1010 - Partitions

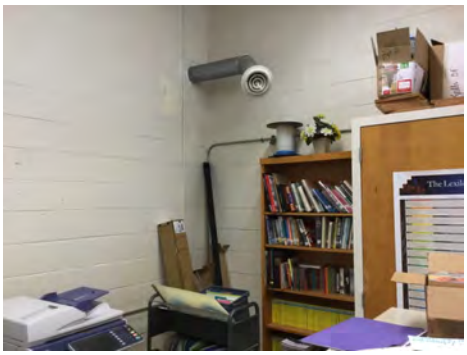
Note:

System: C1020 - Interior Doors

Note:

System: C3010 - Wall Finishes

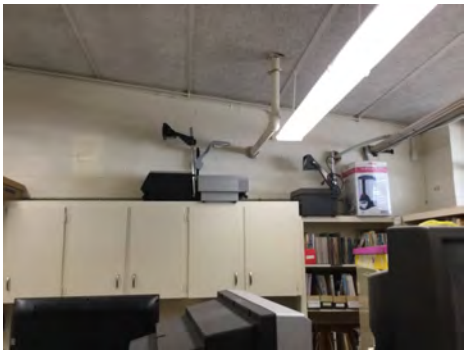


Note:

System: C3020 - Floor Finishes

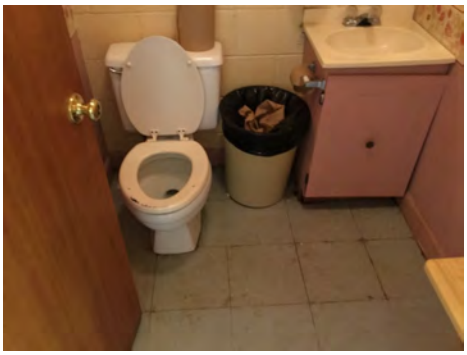
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

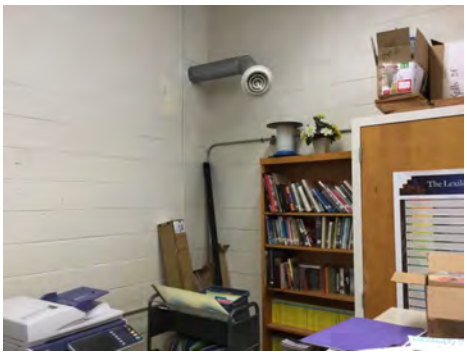
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

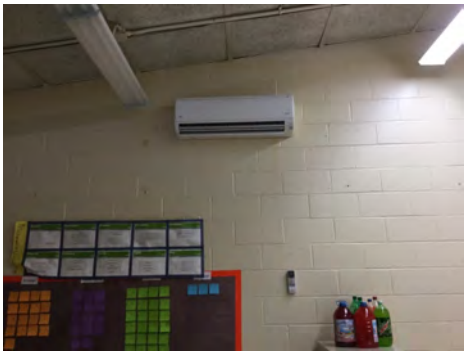
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

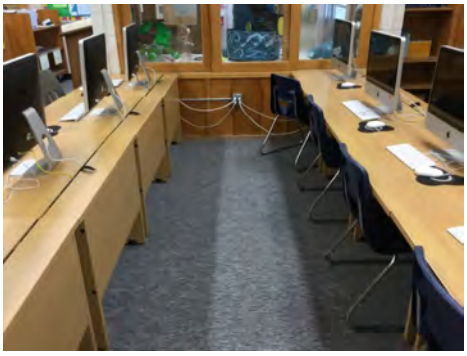
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

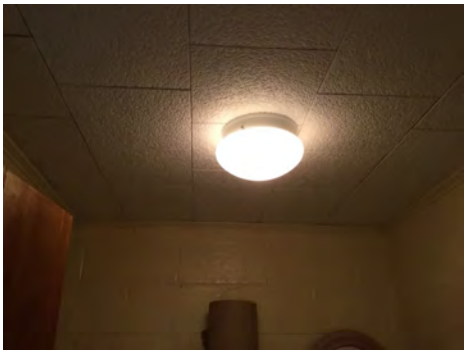
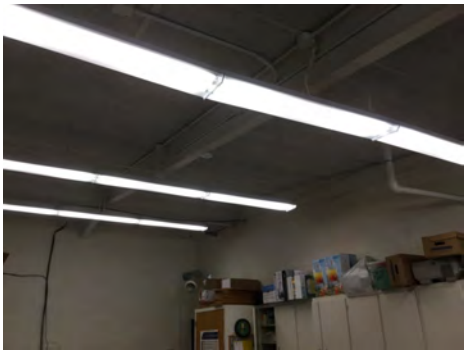

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

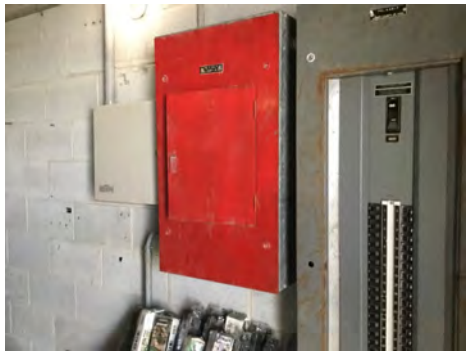




Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

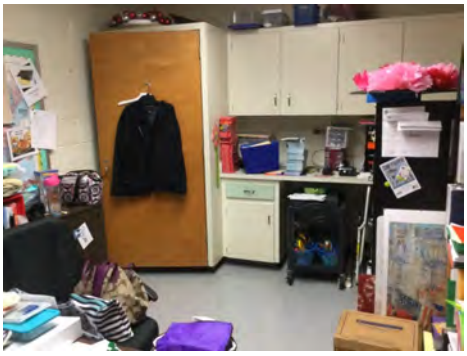
System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

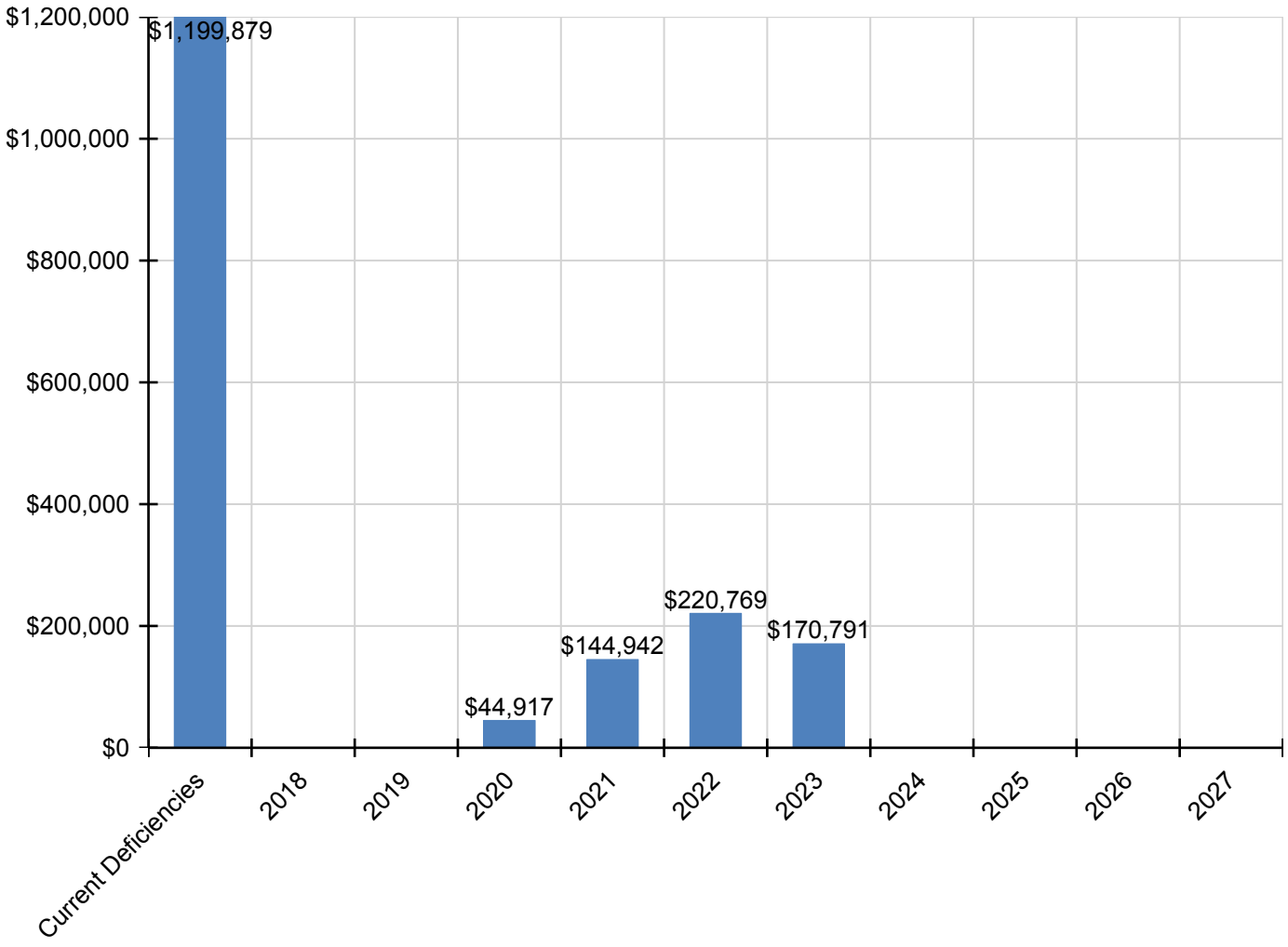
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,199,879**	**$0**	**$0**	**$44,917**	**$144,942**	**$220,769**	**$170,791**	**$0**	**$0**	**$0**	**$0**	**$1,781,297**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$144,942	$0	$0	$0	$0	$0	$0	**$144,942**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$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	$3,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,445**
C1030 - Fittings	$160,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$160,380**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$44,917	$0	$0	$0	$0	$0	$0	$0	**$44,917**
C3020 - Floor Finishes	$127,472	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,472**
C3030 - Ceiling Finishes	$139,115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$139,115**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$117,968	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$117,968**
D2020 - Domestic Water Distribution	$12,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,593**
D2030 - Sanitary Waste	$19,958	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,958**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$151,081	$0	$0	$0	$0	$0	**$151,081**
D3050 - Terminal & Package Units	$275,735	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,735**
D3060 - Controls & Instrumentation	$40,511	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,511**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$47,995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,995**
D4020 - Standpipes	$8,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,316**
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	$69,687	$0	$0	$0	$0	$0	**$69,687**
D5020 - Lighting	$140,065	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,065**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$33,193	$0	$0	$0	$0	**$33,193**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$59,863	$0	$0	$0	$0	**$59,863**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$77,735	$0	$0	$0	$0	**$77,735**
D5090 - Other Electrical Systems	$6,296	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,296**
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	$33,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,383**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$66,647	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,647**

** Indicates non-renewable system*

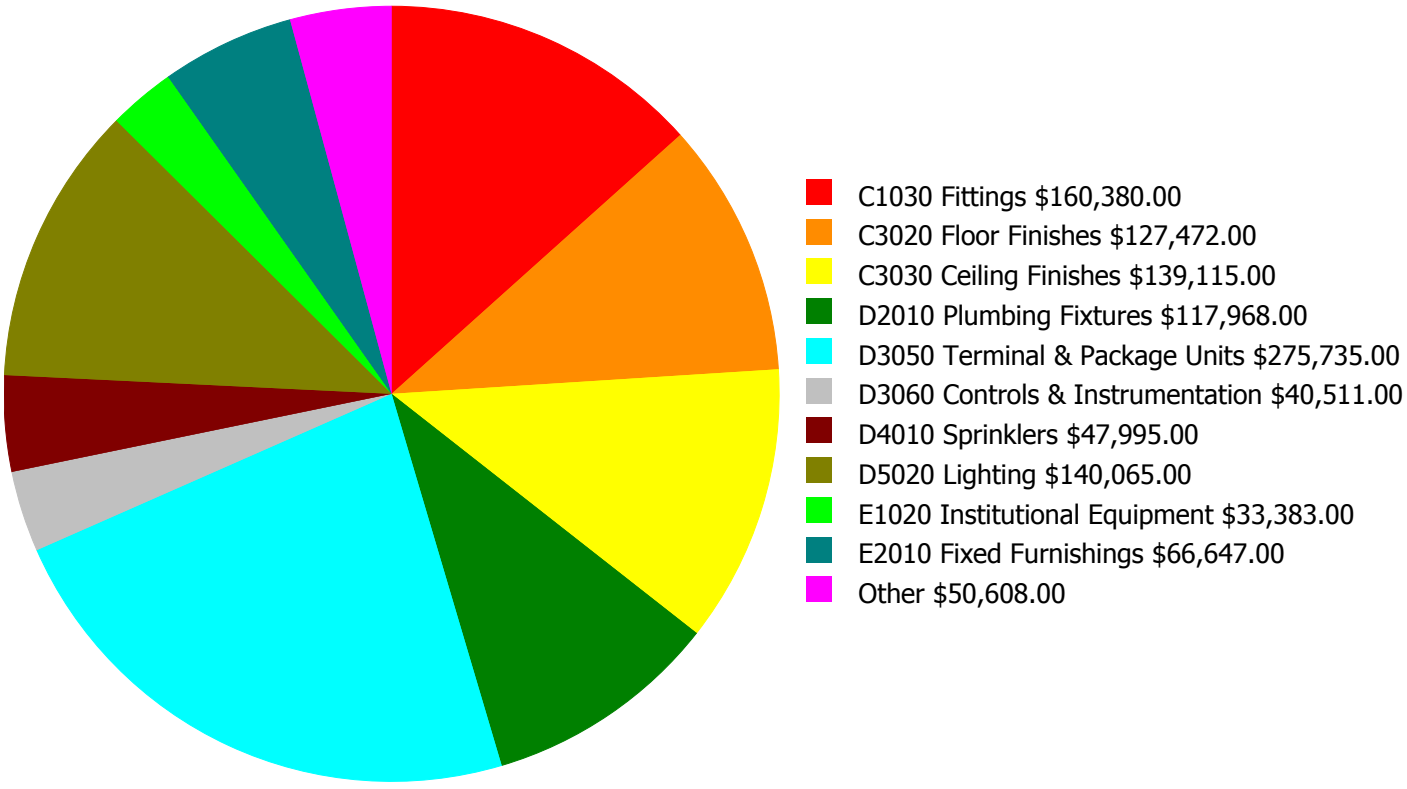
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

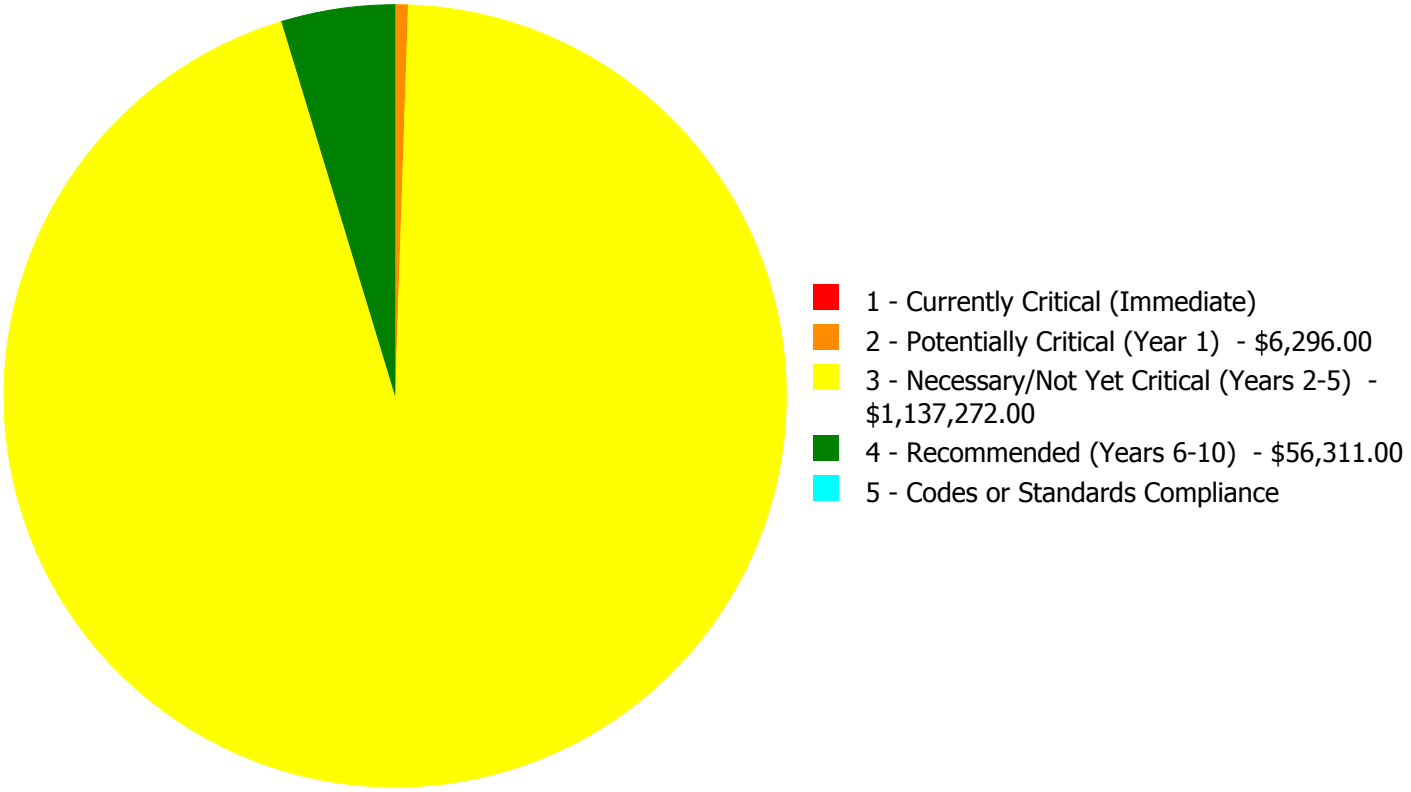
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,199,879.00

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: $1,199,879.00

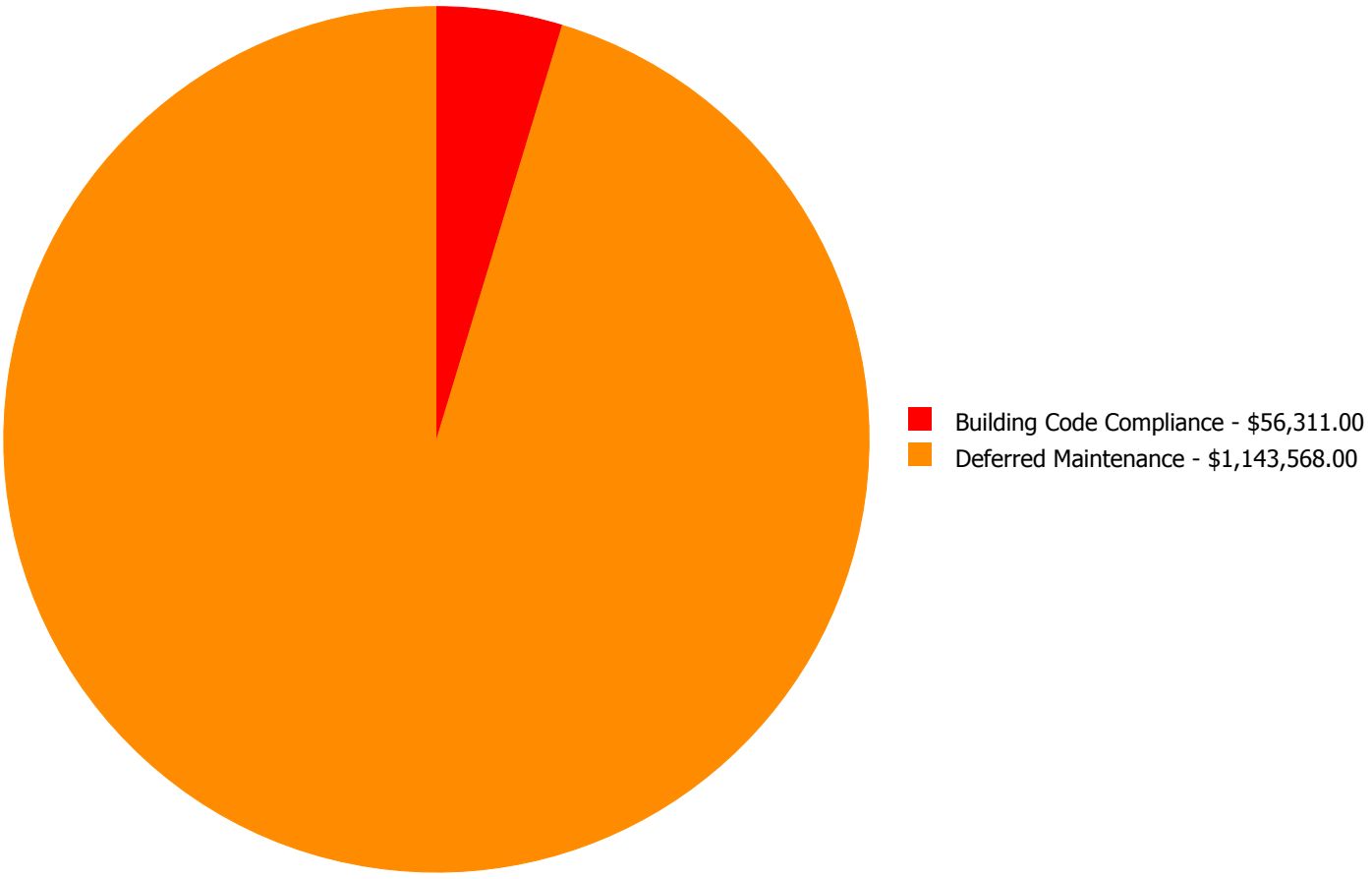
Deficiency By Priority Investment Table

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
C1020	Interior Doors	$0.00	$0.00	$3,445.00	$0.00	$0.00	$3,445.00
C1030	Fittings	$0.00	$0.00	$160,380.00	$0.00	$0.00	$160,380.00
C3020	Floor Finishes	$0.00	$0.00	$127,472.00	$0.00	$0.00	$127,472.00
C3030	Ceiling Finishes	$0.00	$0.00	$139,115.00	$0.00	$0.00	$139,115.00
D2010	Plumbing Fixtures	$0.00	$0.00	$117,968.00	$0.00	$0.00	$117,968.00
D2020	Domestic Water Distribution	$0.00	$0.00	$12,593.00	$0.00	$0.00	$12,593.00
D2030	Sanitary Waste	$0.00	$0.00	$19,958.00	$0.00	$0.00	$19,958.00
D3050	Terminal & Package Units	$0.00	$0.00	$275,735.00	$0.00	$0.00	$275,735.00
D3060	Controls & Instrumentation	$0.00	$0.00	$40,511.00	$0.00	$0.00	$40,511.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$47,995.00	$0.00	$47,995.00
D4020	Standpipes	$0.00	$0.00	$0.00	$8,316.00	$0.00	$8,316.00
D5020	Lighting	$0.00	$0.00	$140,065.00	$0.00	$0.00	$140,065.00
D5090	Other Electrical Systems	$0.00	$6,296.00	$0.00	$0.00	$0.00	$6,296.00
E1020	Institutional Equipment	$0.00	$0.00	$33,383.00	$0.00	$0.00	$33,383.00
E2010	Fixed Furnishings	$0.00	$0.00	$66,647.00	$0.00	$0.00	$66,647.00
	Total:	$0.00	$6,296.00	$1,137,272.00	$56,311.00	$0.00	$1,199,879.00

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: $1,199,879.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	10,800.00
Unit of Measure:	S.F.
Estimate:	$6,296.00
Assessor Name:	Ann Buerger Linden
Date Created:	02/16/2017

Notes: Emergency lighting not seen in this building. Installation of emergency lighting is recommended.

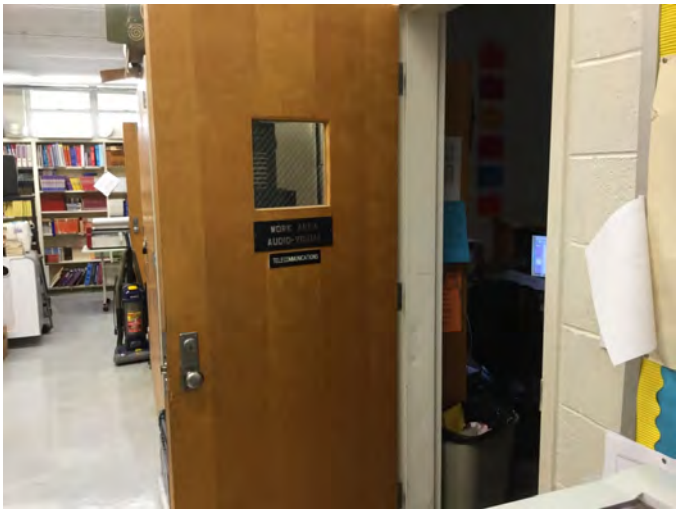
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $3,445.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Interior doors are beyond their expected useful life and do not have ADA compliant hardware. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $160,380.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

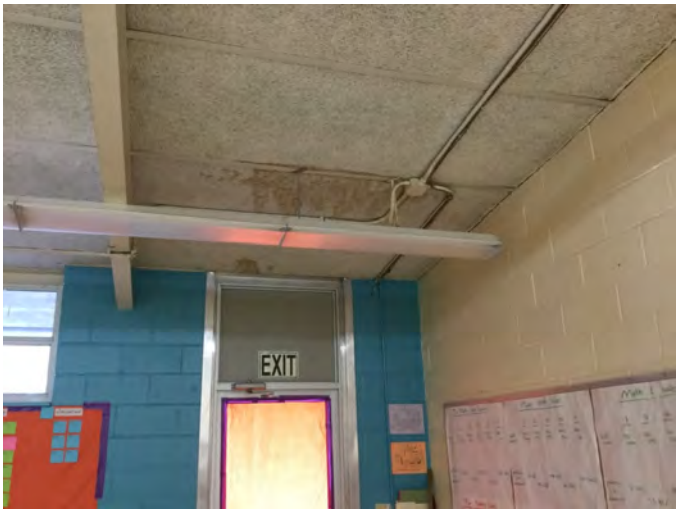
Notes: Building signage does not meet current codes. The toilet room is not ADA compliant. System renewal is recommended.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $127,472.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Floor finishes are beyond their expected useful life. some asbestos mastic may be present. System replacement including asbestos abatement is recommended.

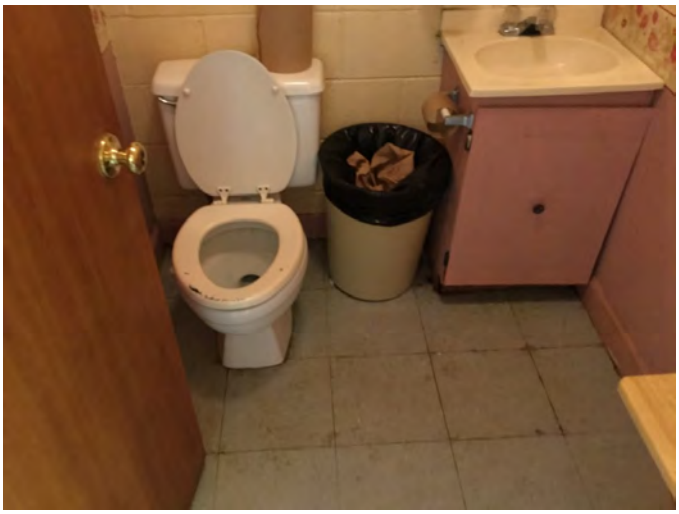
System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $139,115.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Ceiling finishes are in fair condition and beyond their expected useful life. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Restrooms and workrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $117,968.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Plumbing fixtures are believed to be original. Toilet rooms are not ADA compliant. System renewal is recommended.

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $12,593.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: The domestic water system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $19,958.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: The sanitary waste system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: D3050 - Terminal & Package Units

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $275,735.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Bard window mounted units are beyond their expected service life. System renewal for system performance and energy efficiency is recommended.

System: D3060 - Controls & Instrumentation

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $40,511.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Building controls are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5020 - Lighting

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $140,065.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Although lighting was upgraded in 2011 w/ T-8 lamps and ballasts, existing fixtures that are beyond their expected life were retrofitted. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Library
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $33,383.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Library equipment is typically original and beyond its expected useful life. System renewal is recommended.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $66,647.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Fixed furnishings are beyond their expected life and in fair condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $47,995.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: A wet fire protection sprinkler system is not installed in this building. Installation of a wet fire protection system is recommended.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: $8,316.00
Assessor Name: Ann Buerger Linden
Date Created: 02/16/2017

Notes: Standpipes for fire protection are not installed in this building. Installation of a wet fire protection system is recommended.

Executive Summary

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

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

Function:	MS -Middle School
Gross Area (SF):	41,783
Year Built:	1951
Last Renovation:	
Replacement Value:	$1,568,115
Repair Cost:	$909,114.00
Total FCI:	57.97 %
Total RSLI:	7.52 %
FCA Score:	42.03

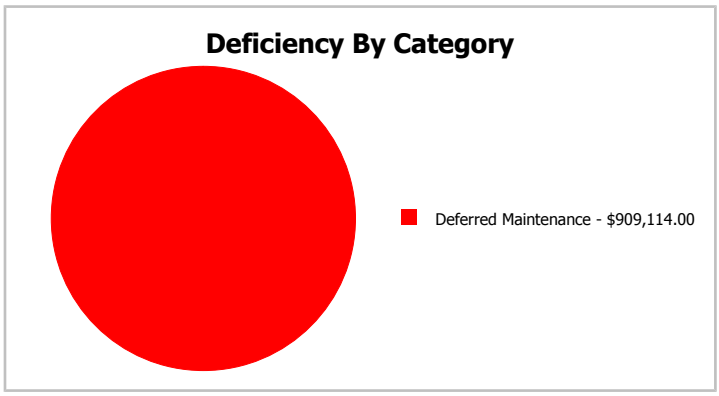
Description:

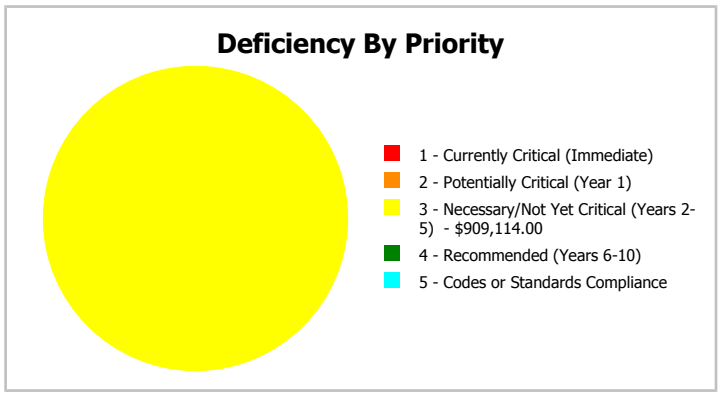
The narrative for this building is included in the Executive Summary Description at the front of this report.

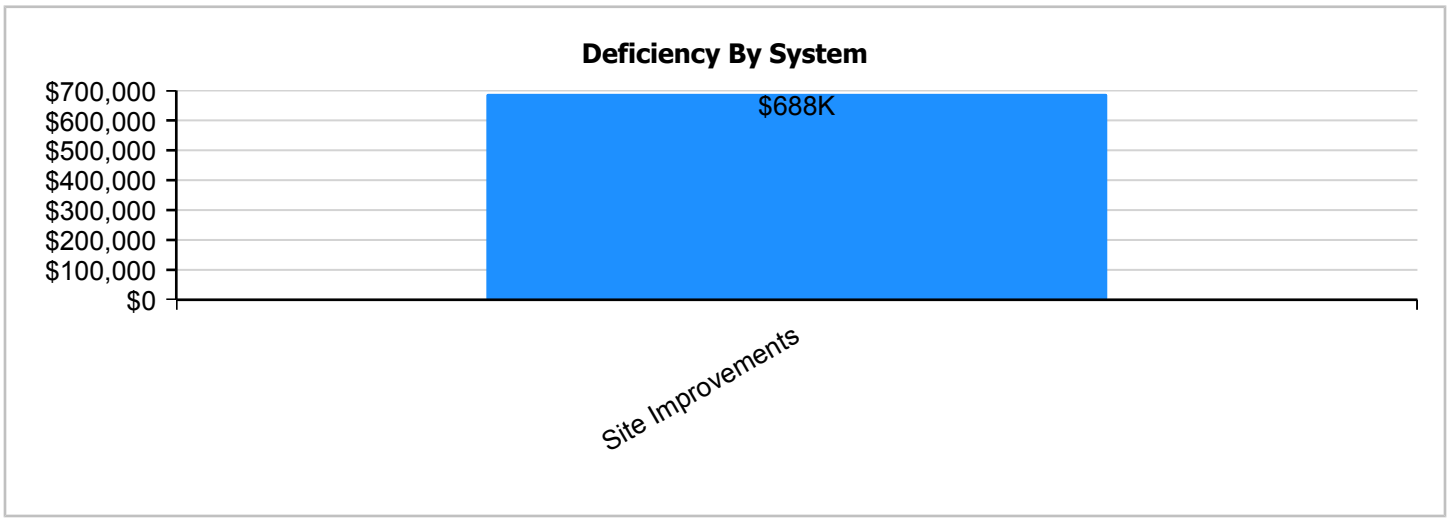
Attributes: This asset has no attributes.

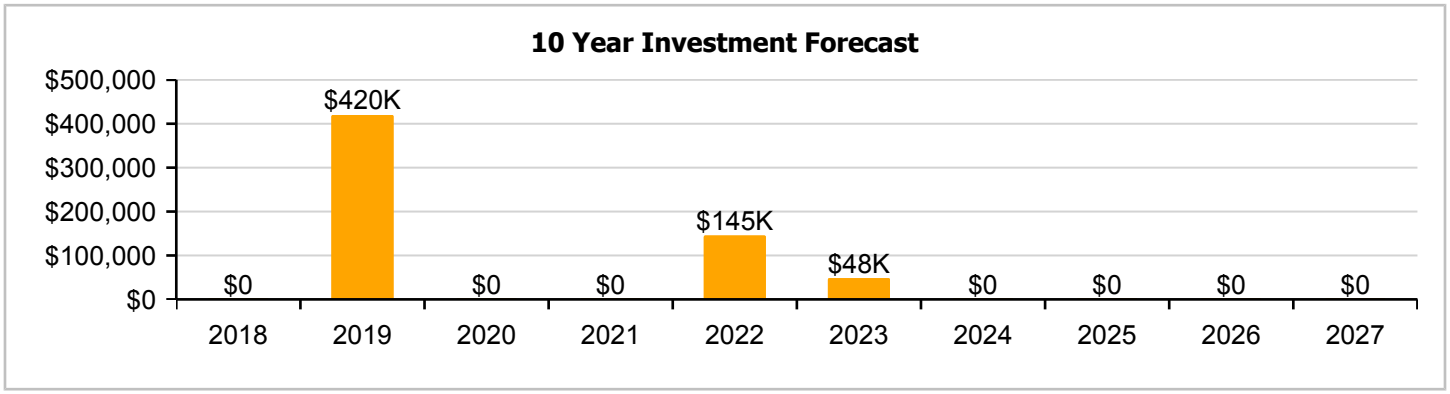
Dashboard Summary

Function:	MS -Middle School	Gross Area:	41,783
Year Built:	1951	Last Renovation:	
Repair Cost:	$909,114	Replacement Value:	$1,568,115
FCI:	57.97 %	RSLI%:	7.52 %









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
G20 - Site Improvements	1.06 %	95.01 %	$909,114.00
G30 - Site Mechanical Utilities	7.05 %	0.00 %	$0.00
G40 - Site Electrical Utilities	38.08 %	0.00 %	$0.00
Totals:	**7.52 %**	**57.97 %**	**$909,114.00**

Photo Album

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

1). Aerial Image of Jones Middle School - Feb 25, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	41,783	25	1991	2016		0.00 %	110.00 %	-1		$193,957.00	$176,324
G2020	Parking Lots	$1.39	S.F.	41,783	25	1991	2016		0.00 %	110.00 %	-1		$63,886.00	$58,078
G2030	Pedestrian Paving	$1.98	S.F.	41,783	30	1969	1999		0.00 %	110.00 %	-18		$91,003.00	$82,730
G2040950	Baseball Field	$7.08	S.F.	41,783	20	1969	1989		0.00 %	110.00 %	-28		$325,406.00	$295,824
G2040950	Covered Walkways	$1.21	S.F.	41,783	25	1990	2015	2022	20.00 %	0.00 %	5			$50,557
G2040950	Softball Field	$5.11	S.F.	41,783	20	1969	1989		0.00 %	110.00 %	-28		$234,862.00	$213,511
G2050	Landscaping	$1.91	S.F.	41,783	15	1951	1966		0.00 %	0.00 %	-51			$79,806
G3010	Water Supply	$2.42	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			$101,115
G3020	Sanitary Sewer	$1.52	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			$63,510
G3030	Storm Sewer	$4.67	S.F.	41,783	50	1969	2019		4.00 %	0.00 %	2			$195,127
G3060	Fuel Distribution	$1.03	S.F.	41,783	40	1990	2030		32.50 %	0.00 %	13			$43,036
G4010	Electrical Distribution	$2.59	S.F.	41,783	50	1992	2042		50.00 %	0.00 %	25			$108,218
G4020	Site Lighting	$1.52	S.F.	41,783	30	1992	2022		16.67 %	0.00 %	5			$63,510
G4030	Site Communications & Security	$0.88	S.F.	41,783	15	2008	2023		40.00 %	0.00 %	6			$36,769
								Total	**7.52 %**	**57.97 %**			**$909,114.00**	**$1,568,115**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways


Note: Covered walkways do not have any observed deficiencies. Renewal date pushed 5 years.

System: G2040950 - Softball Field

Note:

System: G2050 - Landscaping

Note:

System: G3010 - Water Supply

Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

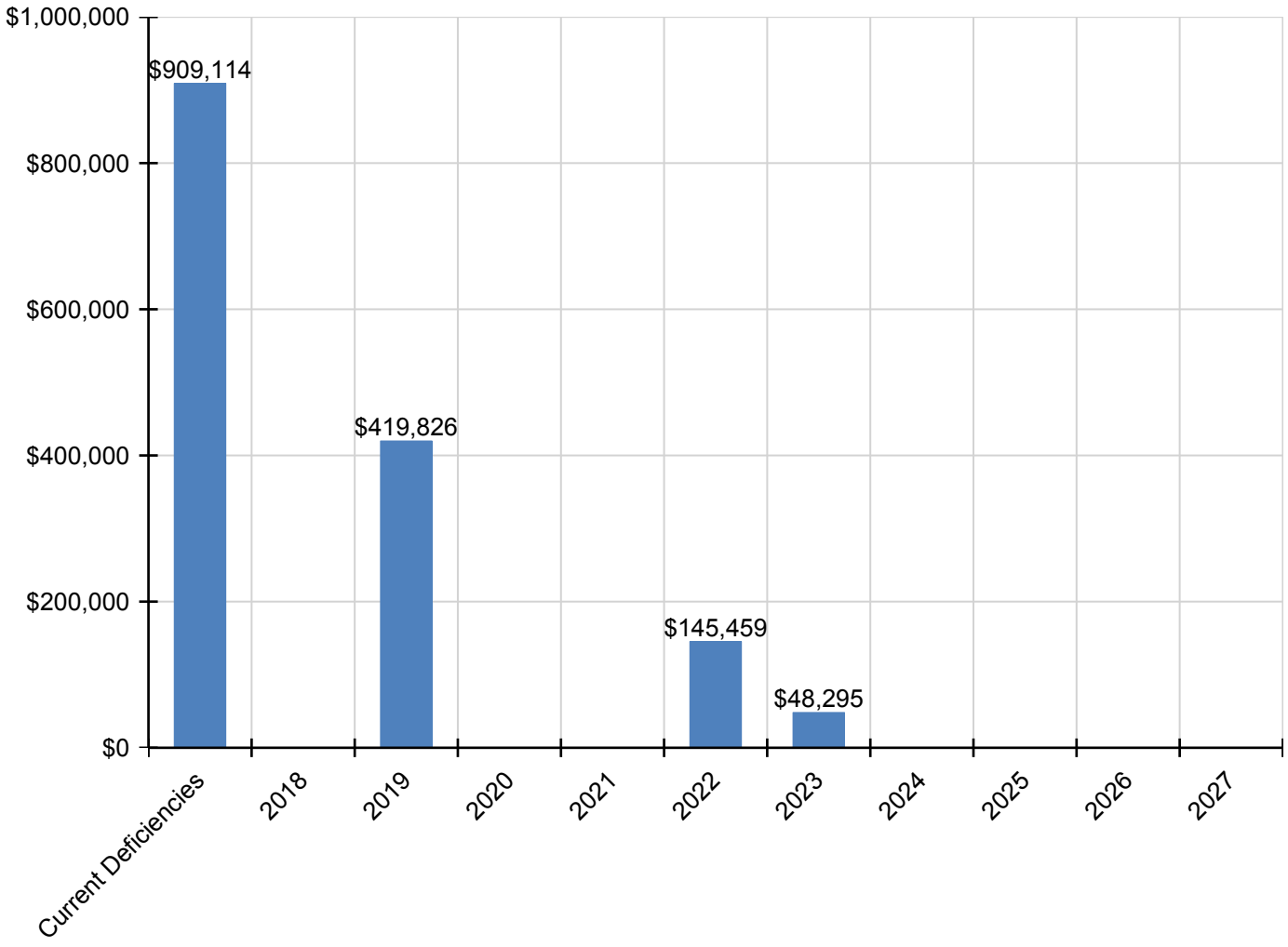
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$909,114**	**$0**	**$419,826**	**$0**	**$0**	**$145,459**	**$48,295**	**$0**	**$0**	**$0**	**$0**	**$1,522,693**
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	$193,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$193,957**
G2020 - Parking Lots	$63,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,886**
G2030 - Pedestrian Paving	$91,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,003**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$325,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$325,406**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$64,471	$0	$0	$0	$0	$0	**$64,471**
G2040950 - Softball Field	$234,862	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$234,862**
*** 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	$118,000	$0	$0	$0	$0	$0	$0	$0	$0	**$118,000**
G3020 - Sanitary Sewer	$0	$0	$74,116	$0	$0	$0	$0	$0	$0	$0	$0	**$74,116**
G3030 - Storm Sewer	$0	$0	$227,711	$0	$0	$0	$0	$0	$0	$0	$0	**$227,711**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$80,988	$0	$0	$0	$0	$0	**$80,988**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$48,295	$0	$0	$0	$0	**$48,295**

** Indicates non-renewable system*

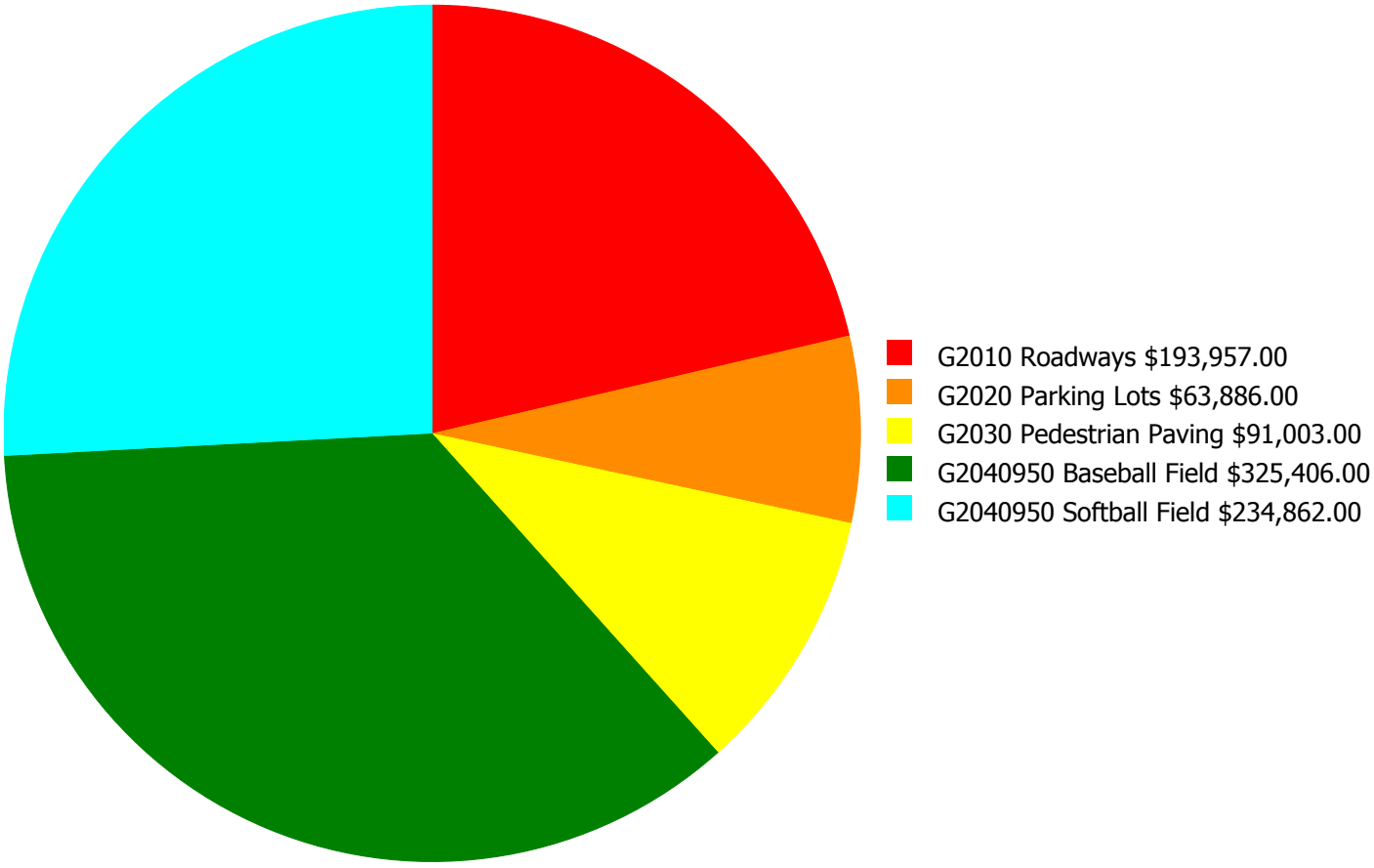
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

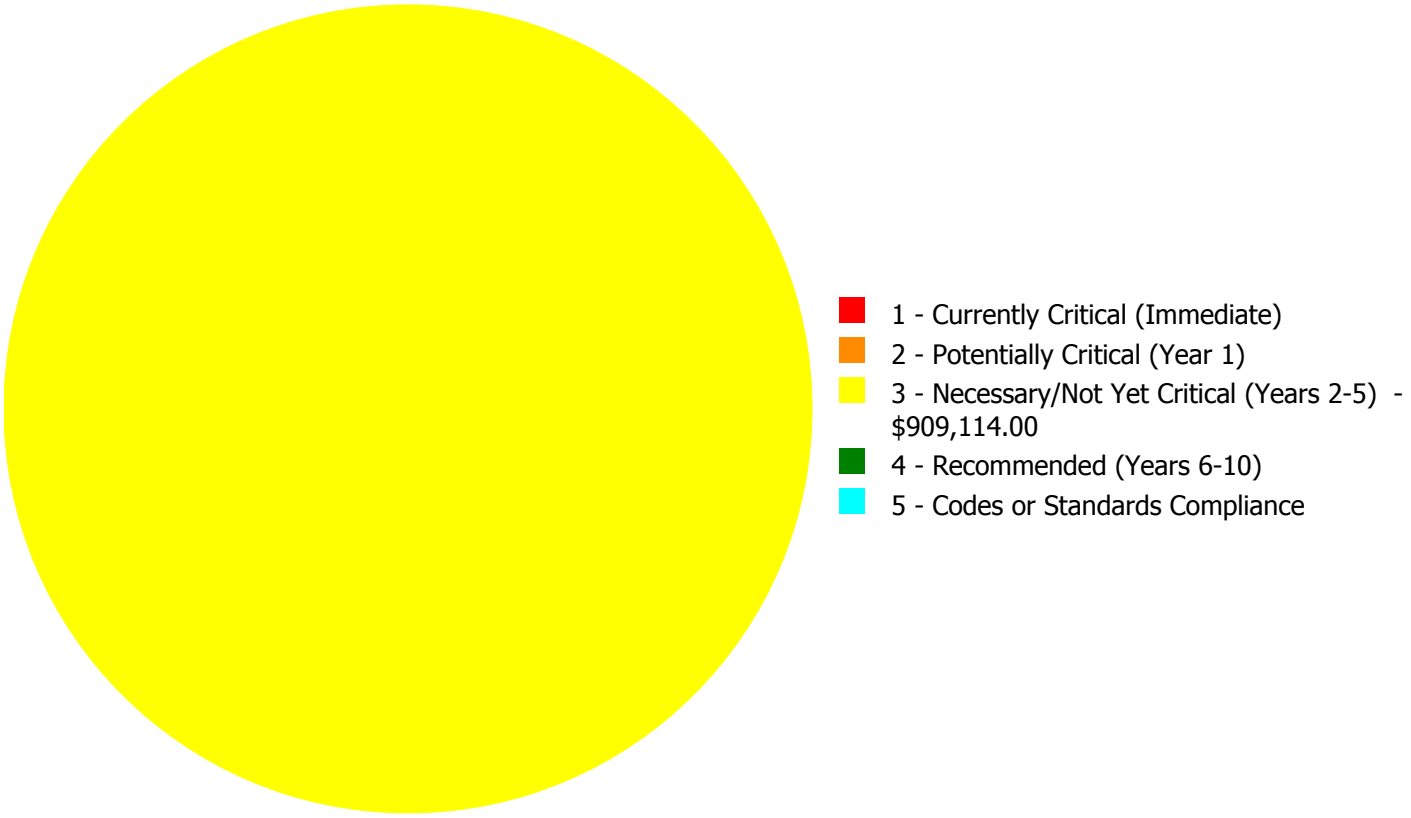
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $909,114.00

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: $909,114.00

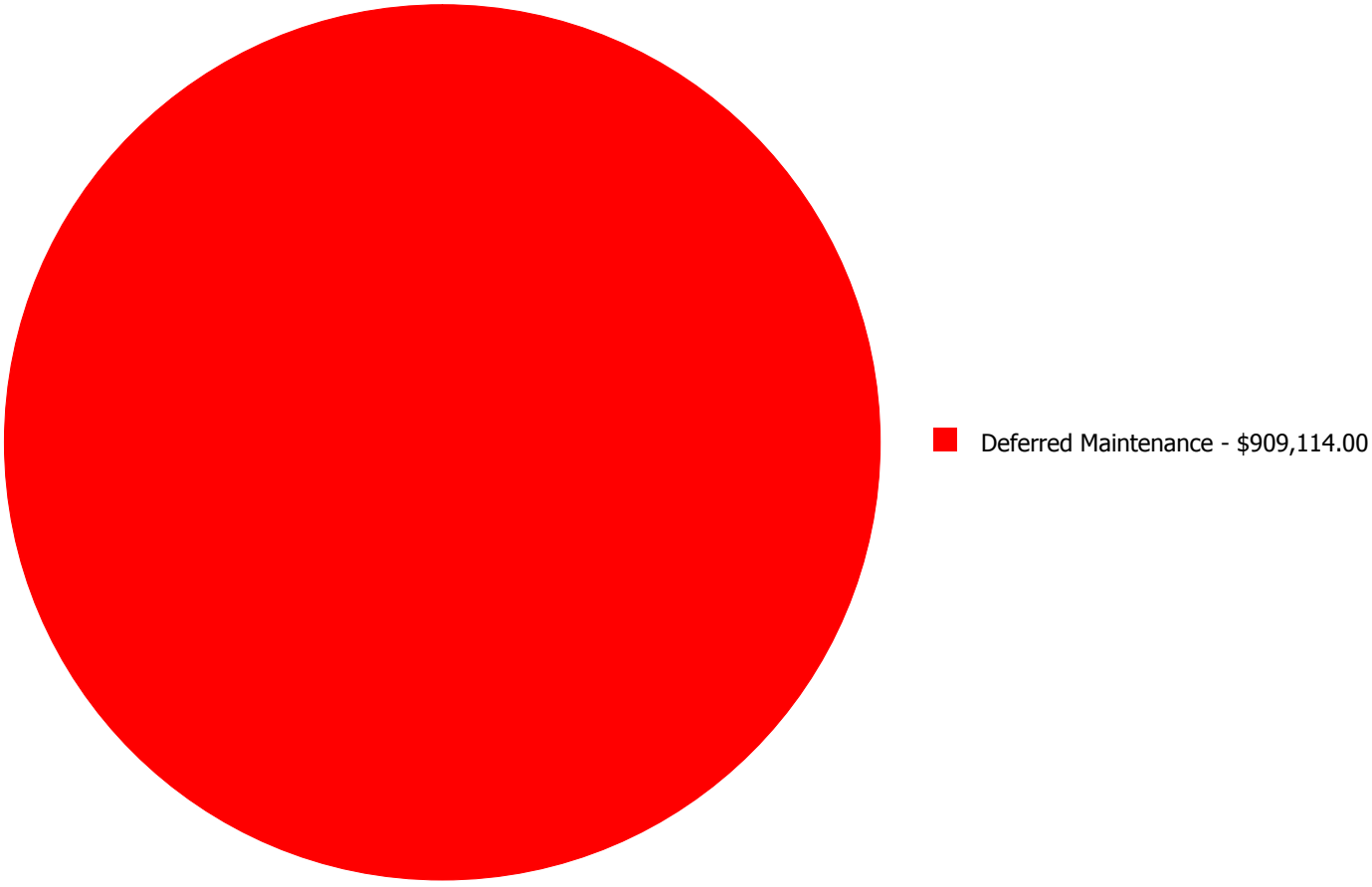
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$0.00	$193,957.00	$0.00	$0.00	$193,957.00
G2020	Parking Lots	$0.00	$0.00	$63,886.00	$0.00	$0.00	$63,886.00
G2030	Pedestrian Paving	$0.00	$0.00	$91,003.00	$0.00	$0.00	$91,003.00
G2040950	Baseball Field	$0.00	$0.00	$325,406.00	$0.00	$0.00	$325,406.00
G2040950	Softball Field	$0.00	$0.00	$234,862.00	$0.00	$0.00	$234,862.00
	Total:	$0.00	$0.00	$909,114.00	$0.00	$0.00	$909,114.00

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: $909,114.00

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: G2010 - Roadways

Location: Roadways
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: $193,957.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Roadways are beginning to degrade with some alligatoring and grainy surface. System renewal is recommended.

System: G2020 - Parking Lots

Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: $63,886.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Parking lots are in fair condition. Surface has degraded somewhat. Striping is faded. Handicap space markings and signage is not up to code. There is no designated fire lane. System renewal is recommended.

System: G2030 - Pedestrian Paving

Location: Site pedestrian concrete
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: $91,003.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Pedestrian concrete is in aged condition. Some cracking and differential settlement create trip hazards. Ramps to exterior doors do not meet ADA codes. System renewal is recommended.

System: G2040950 - Baseball Field

Location: West end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: $325,406.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Baseball fields are not up to modern standards. System renewal is recommended.

System: G2040950 - Softball Field

Location: West end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 41,783.00
Unit of Measure: S.F.
Estimate: $234,862.00
Assessor Name: Eduardo Lopez
Date Created: 02/16/2017

Notes: Softball fields are not up to modern facility standards. System renewal is recommended.