

NC School District/520 Jones County/High School

Jones Senior High

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	10
Campus Dashboard Summary	13
Campus Condition Summary	14
<u>1951 Main</u>	16
Executive Summary	16
Dashboard Summary	17
Condition Summary	18
Photo Album	19
Condition Detail	20
System Listing	21
System Notes	23
Renewal Schedule	35
Forecasted Sustainment Requirement	37
Deficiency Summary By System	38
Deficiency Summary By Priority	39
Deficiency By Priority Investment	40
Deficiency Summary By Category	41
Deficiency Details By Priority	42
<u>1969 Media Center</u>	55
Executive Summary	55
Dashboard Summary	56
Condition Summary	57
Photo Album	58
Condition Detail	59
System Listing	60
System Notes	61
Renewal Schedule	72
Forecasted Sustainment Requirement	74
Deficiency Summary By System	75

Campus Assessment Report

Deficiency Summary By Priority	76
Deficiency By Priority Investment	77
Deficiency Summary By Category	78
Deficiency Details By Priority	79
<u>1979 Agriculture Building</u>	91
Executive Summary	91
Dashboard Summary	92
Condition Summary	93
Photo Album	94
Condition Detail	95
System Listing	96
System Notes	97
Renewal Schedule	106
Forecasted Sustainment Requirement	108
Deficiency Summary By System	109
Deficiency Summary By Priority	110
Deficiency By Priority Investment	111
Deficiency Summary By Category	112
Deficiency Details By Priority	113
<u>1979 Storage Building</u>	125
Executive Summary	125
Dashboard Summary	126
Condition Summary	127
Photo Album	128
Condition Detail	129
System Listing	130
System Notes	131
Renewal Schedule	134
Forecasted Sustainment Requirement	135
Deficiency Summary By System	136
Deficiency Summary By Priority	137

Campus Assessment Report

Deficiency By Priority Investment	138
Deficiency Summary By Category	139
Deficiency Details By Priority	140
<u>1980 Shed Ag</u>	144
Executive Summary	144
Dashboard Summary	145
Condition Summary	146
Photo Album	147
Condition Detail	148
System Listing	149
System Notes	150
Renewal Schedule	153
Forecasted Sustainment Requirement	154
Deficiency Summary By System	155
Deficiency Summary By Priority	156
Deficiency By Priority Investment	157
Deficiency Summary By Category	158
Deficiency Details By Priority	159
<u>1985 Shed</u>	162
Executive Summary	162
Dashboard Summary	163
Condition Summary	164
Photo Album	165
Condition Detail	166
System Listing	167
System Notes	168
Renewal Schedule	170
Forecasted Sustainment Requirement	171
Deficiency Summary By System	172
Deficiency Summary By Priority	173
Deficiency By Priority Investment	174

Campus Assessment Report

Deficiency Summary By Category	175
Deficiency Details By Priority	176
<u>1990 Football Concessions</u>	177
Executive Summary	177
Dashboard Summary	178
Condition Summary	179
Photo Album	180
Condition Detail	181
System Listing	182
System Notes	183
Renewal Schedule	188
Forecasted Sustainment Requirement	190
Deficiency Summary By System	191
Deficiency Summary By Priority	192
Deficiency By Priority Investment	193
Deficiency Summary By Category	194
Deficiency Details By Priority	195
<u>1991 Addition</u>	196
Executive Summary	196
Dashboard Summary	197
Condition Summary	198
Photo Album	199
Condition Detail	200
System Listing	201
System Notes	203
Renewal Schedule	213
Forecasted Sustainment Requirement	215
Deficiency Summary By System	216
Deficiency Summary By Priority	217
Deficiency By Priority Investment	218
Deficiency Summary By Category	219

Campus Assessment Report

Deficiency Details By Priority	220
<u>2005 Baseball Concessions</u>	225
Executive Summary	225
Dashboard Summary	226
Condition Summary	227
Photo Album	228
Condition Detail	229
System Listing	230
System Notes	231
Renewal Schedule	234
Forecasted Sustainment Requirement	236
Deficiency Summary By System	237
Deficiency Summary By Priority	238
Deficiency By Priority Investment	239
Deficiency Summary By Category	240
Deficiency Details By Priority	241
<u>2008 Football Press Box</u>	242
Executive Summary	242
Dashboard Summary	243
Condition Summary	244
Photo Album	245
Condition Detail	246
System Listing	247
System Notes	248
Renewal Schedule	251
Forecasted Sustainment Requirement	253
Deficiency Summary By System	254
Deficiency Summary By Priority	255
Deficiency By Priority Investment	256
Deficiency Summary By Category	257
Deficiency Details By Priority	258

Campus Assessment Report

<u>2009 Baseball Press Box</u>	259
Executive Summary	259
Dashboard Summary	260
Condition Summary	261
Photo Album	262
Condition Detail	263
System Listing	264
System Notes	265
Renewal Schedule	268
Forecasted Sustainment Requirement	269
Deficiency Summary By System	270
Deficiency Summary By Priority	271
Deficiency By Priority Investment	272
Deficiency Summary By Category	273
Deficiency Details By Priority	274
<u>2010 New Gym</u>	275
Executive Summary	275
Dashboard Summary	276
Condition Summary	277
Photo Album	278
Condition Detail	279
System Listing	280
System Notes	281
Renewal Schedule	291
Forecasted Sustainment Requirement	293
Deficiency Summary By System	294
Deficiency Summary By Priority	295
Deficiency By Priority Investment	296
Deficiency Summary By Category	297
Deficiency Details By Priority	298
<u>2010 Softball Press Box</u>	299

Campus Assessment Report

Executive Summary	299
Dashboard Summary	300
Condition Summary	301
Photo Album	302
Condition Detail	303
System Listing	304
System Notes	305
Renewal Schedule	307
Forecasted Sustainment Requirement	308
Deficiency Summary By System	309
Deficiency Summary By Priority	310
Deficiency By Priority Investment	311
Deficiency Summary By Category	312
Deficiency Details By Priority	313
<u>2010 Storage Metal Building</u>	314
Executive Summary	314
Dashboard Summary	315
Condition Summary	316
Photo Album	317
Condition Detail	318
System Listing	319
System Notes	320
Renewal Schedule	322
Forecasted Sustainment Requirement	323
Deficiency Summary By System	324
Deficiency Summary By Priority	325
Deficiency By Priority Investment	326
Deficiency Summary By Category	327
Deficiency Details By Priority	328
<u>Site</u>	329
Executive Summary	329

Campus Assessment Report

Dashboard Summary	330
Condition Summary	331
Photo Album	332
Condition Detail	333
System Listing	334
System Notes	335
Renewal Schedule	345
Forecasted Sustainment Requirement	346
Deficiency Summary By System	347
Deficiency Summary By Priority	348
Deficiency By Priority Investment	349
Deficiency Summary By Category	350
Deficiency Details By Priority	351

Campus Executive Summary

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

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

Gross Area (SF):	96,039
Year Built:	1951
Last Renovation:	
Replacement Value:	\$22,858,155
Repair Cost:	\$10,684,092.89
Total FCI:	46.74 %
Total RSLI:	29.24 %
FCA Score:	53.26



Description:

GENERAL

Jones Senior High School campus is located at 1490 Hwy 58 South, Trenton, NC. The campus consists of a 42,215-square foot one-story building constructed in 1958. There has been one addition, a 1991 classroom and gym lobby addition of 10,100 SF. Other academic buildings on site include: a media center and science classrooms of 10,800 SF constructed in 1969; an agriculture building of 5,600 SF constructed in 1979; and a gym of 20,000 SF constructed in 2010. Other buildings on site include two storage buildings, two sheds, two concessions stand and three press boxes.

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.

Campus Assessment Report - Jones Senior High

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 foam over a built-up roof. There is a portion of 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. There is FRP in the kitchen and some wood paneling. 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, ag building, and gyms.

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, and is PVC in the new gym. 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. The 1991 addition is a system with a gas fire boiler providing heating hot water to air handlers. Cooling is provided by ground mount condensing units. The new gym utilizes rooftop package units with natural gas heating and mechanical cooling. Sheet metal ductwork in the 1991 addition is typically internally insulated, distributing air to ceiling mounted registers. 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 new gym has a wet fire protection 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. The 1991 addition and new gym have underground services fed from ground mounted transformers. 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 are separate 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; a kiln; scientific laboratory equipment; automotive shop equipment; gym backstops and other gym equipment; telescoping bleachers; audio-visual equipment; Smartboards; window blinds; and fixed plastic laminate and wood casework.

Campus Assessment Report - Jones Senior High

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; fencing; a flag pole; landscaping; irrigation at athletic fields; a hoop house; canopies; a monument sign; a football field; a track, softball and baseball fields; and tennis courts. Site mechanical and electrical features include water, a septic waste system including a lift station; propane and natural gas piping, communications cabling, and site lighting.

Attributes:

General Attributes:

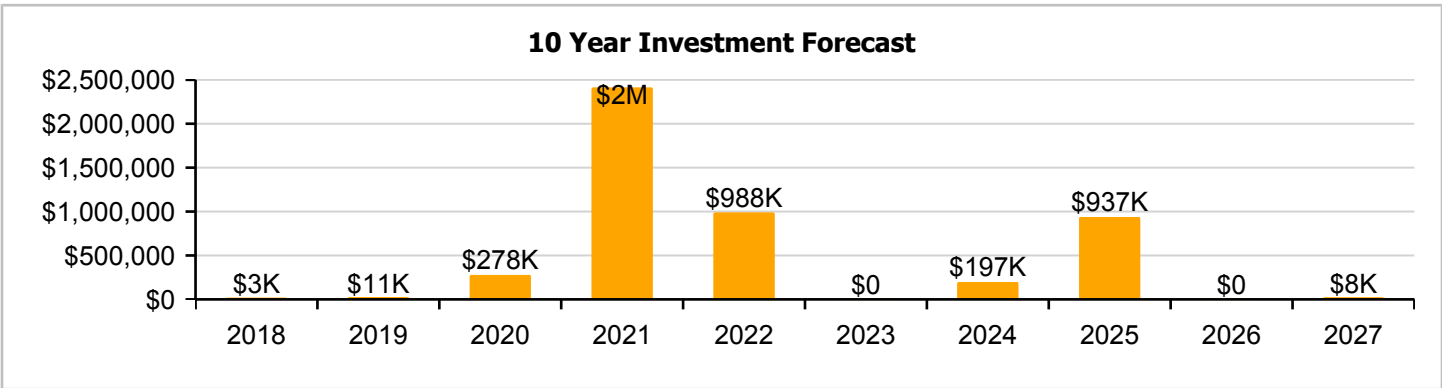
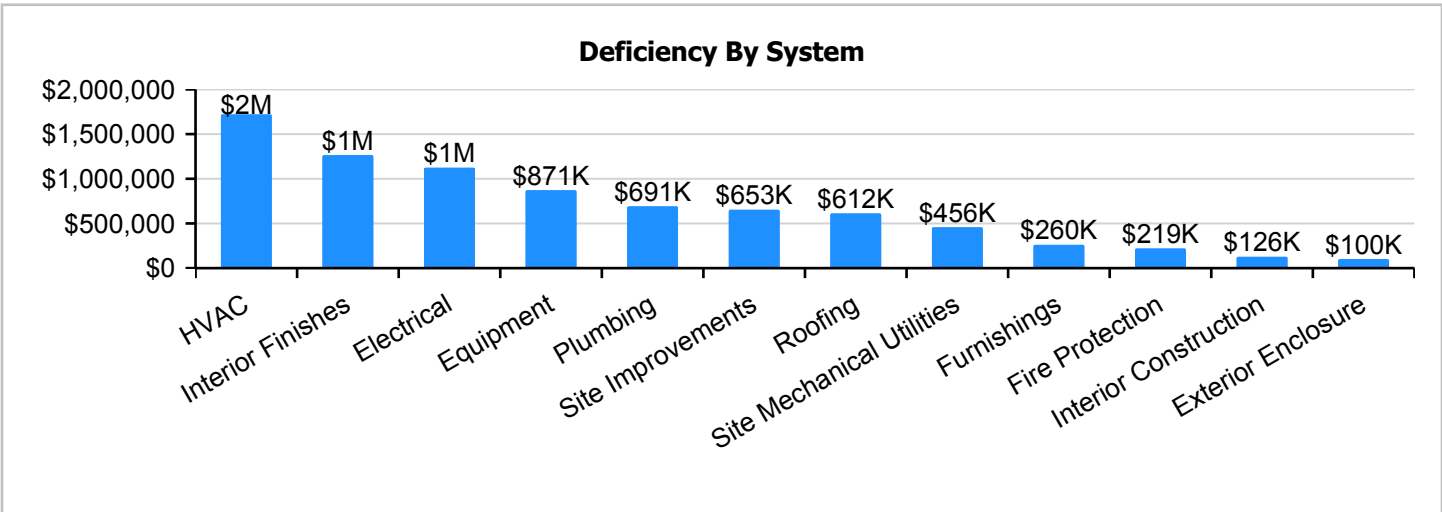
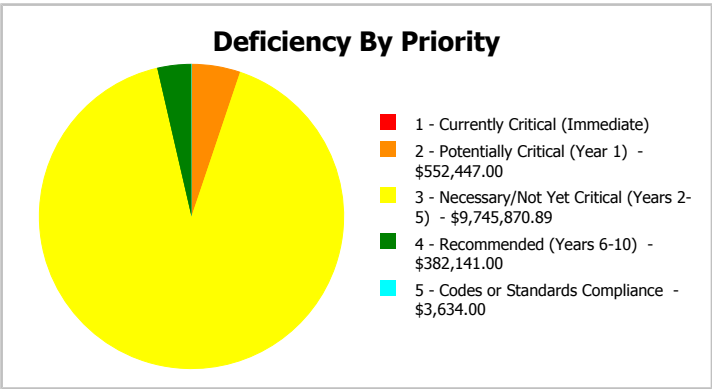
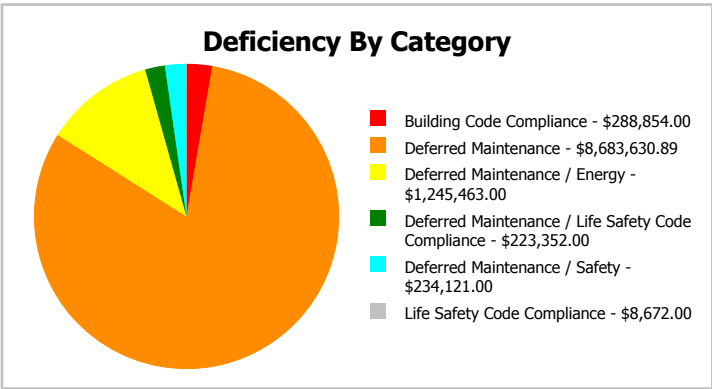
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	35	Site Acreage:	35

Campus Dashboard Summary

Gross Area:	96,039	Last Renovation:	
Year Built:	1951	Replacement Value:	\$22,858,155
Repair Cost:	\$10,684,093	RSLI%:	29.24 %
FCI:	46.74 %		



Campus Condition Summary

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

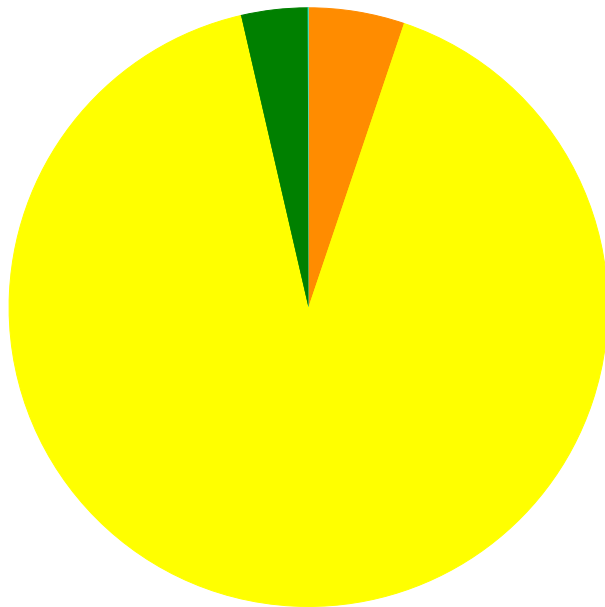
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.32 %	0.00 %	\$0.00
B10 - Superstructure	57.84 %	0.00 %	\$0.00
B20 - Exterior Enclosure	41.73 %	5.25 %	\$131,645.26
B30 - Roofing	22.03 %	100.25 %	\$807,135.00
C10 - Interior Construction	35.72 %	21.52 %	\$166,512.00
C20 - Stairs	73.31 %	0.00 %	\$0.00
C30 - Interior Finishes	21.44 %	69.11 %	\$1,667,933.63
D20 - Plumbing	19.85 %	70.67 %	\$911,477.00
D30 - HVAC	14.46 %	78.02 %	\$2,270,092.00
D40 - Fire Protection	18.80 %	72.68 %	\$288,854.00
D50 - Electrical	20.95 %	54.38 %	\$1,482,551.00
E10 - Equipment	19.37 %	74.47 %	\$1,150,023.00
E20 - Furnishings	19.37 %	68.25 %	\$343,660.00
G20 - Site Improvements	33.42 %	32.62 %	\$862,046.00
G30 - Site Mechanical Utilities	18.04 %	65.04 %	\$602,164.00
G40 - Site Electrical Utilities	33.03 %	0.00 %	\$0.00
Totals:	29.24 %	46.74 %	\$10,684,092.89

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	42,215	71.17	\$0.00	\$438,028.00	\$5,406,110.00	\$208,036.00	\$0.00
1969 Media Center	10,800	77.80	\$0.00	\$8,672.00	\$1,617,679.00	\$53,222.00	\$0.00
1979 Agriculture Building	5,600	71.22	\$0.00	\$0.00	\$753,535.70	\$23,962.00	\$3,634.00
1979 Storage Building	1,000	55.18	\$0.00	\$0.00	\$84,663.26	\$0.00	\$0.00
1980 Shed Ag	400	32.34	\$0.00	\$0.00	\$10,685.30	\$3,810.00	\$0.00
1985 Shed	256	16.01	\$0.00	\$0.00	\$4,054.00	\$0.00	\$0.00
1990 Football Concessions	720	6.04	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00
1991 Addition	10,100	29.30	\$0.00	\$105,747.00	\$490,504.63	\$0.00	\$0.00
2005 Baseball Concessions	1,900	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 Football Press Box	576	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 Baseball Press Box	336	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 New Gym	20,000	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 Softball Press Box	336	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 Storage Metal Building	1,800	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	96,039	36.26	\$0.00	\$0.00	\$1,378,639.00	\$85,571.00	\$0.00
Total:		46.74	\$0.00	\$552,447.00	\$9,745,870.89	\$382,141.00	\$3,634.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1) - \$552,447.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$9,745,870.89
- 4 - Recommended (Years 6-10) - \$382,141.00
- 5 - Codes or Standards Compliance - \$3,634.00

Budget Estimate Total: \$10,684,092.89

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	42,215
Year Built:	1951
Last Renovation:	
Replacement Value:	\$8,503,580
Repair Cost:	\$6,052,174.00
Total FCI:	71.17 %
Total RSLI:	9.87 %
FCA Score:	28.83



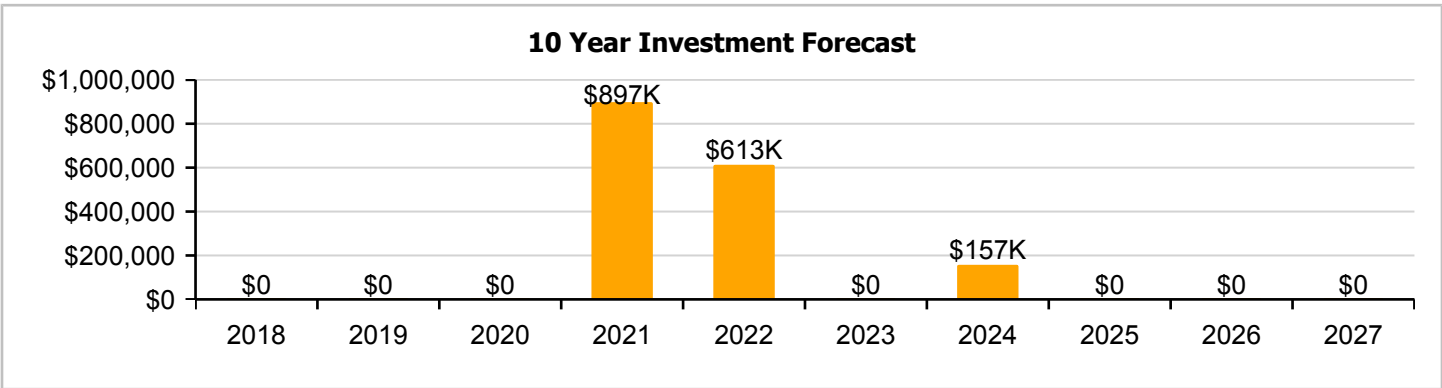
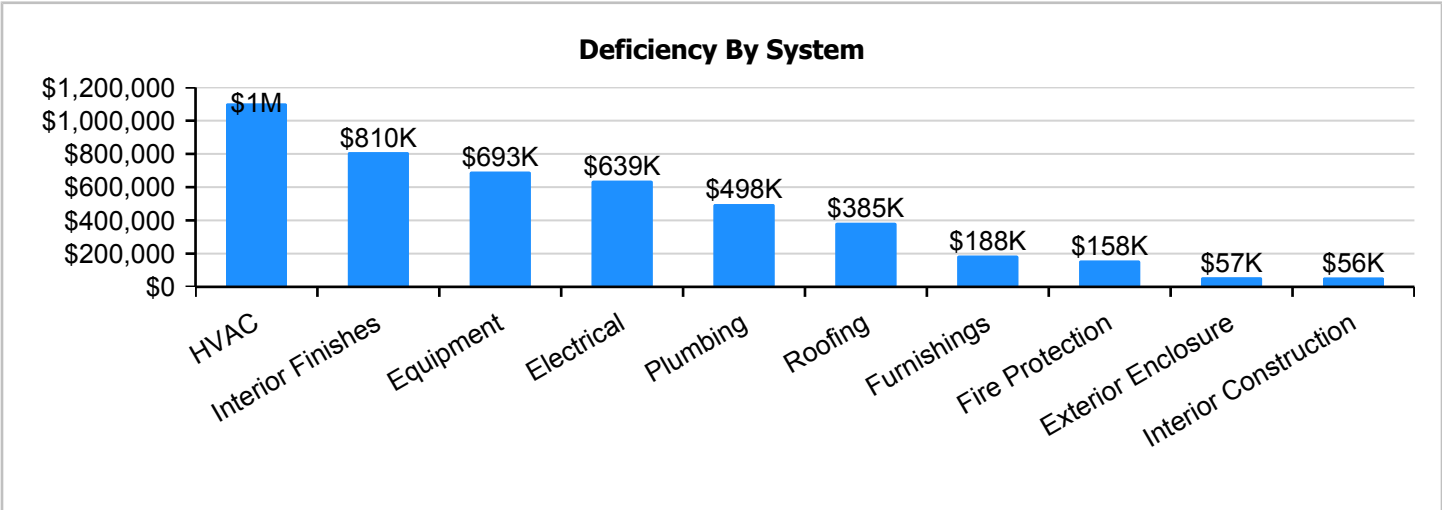
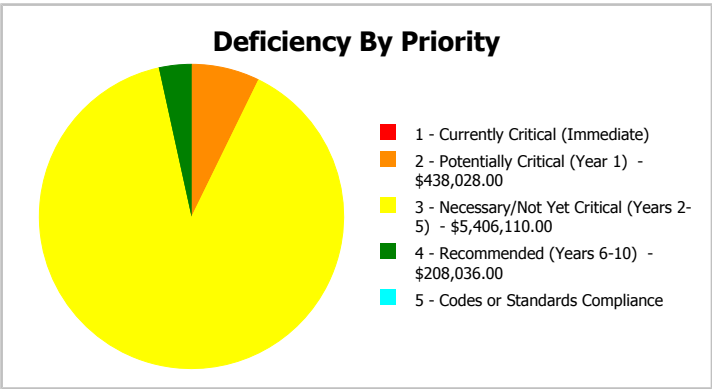
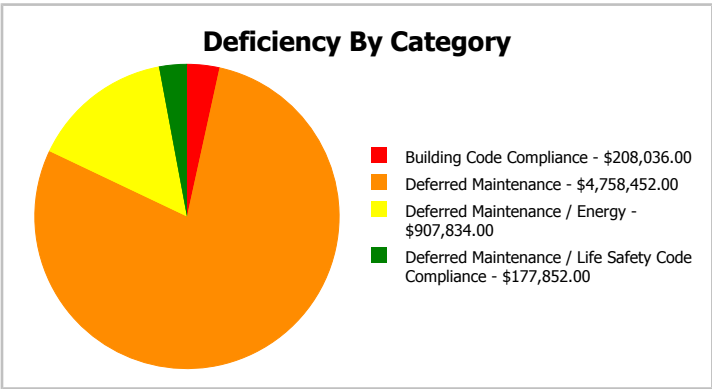
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	42,215
Year Built:	1951	Last Renovation:	
Repair Cost:	\$6,052,174	Replacement Value:	\$8,503,580
FCI:	71.17 %	RSLI%:	9.87 %



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	21.02 %	6.98 %	\$75,108.00
B30 - Roofing	0.00 %	139.55 %	\$508,701.00
C10 - Interior Construction	9.76 %	22.37 %	\$73,370.00
C30 - Interior Finishes	7.47 %	98.26 %	\$1,068,968.00
D20 - Plumbing	0.00 %	110.00 %	\$657,076.00
D30 - HVAC	0.00 %	110.00 %	\$1,455,785.00
D40 - Fire Protection	0.00 %	110.00 %	\$208,036.00
D50 - Electrical	6.42 %	67.61 %	\$842,824.00
E10 - Equipment	0.00 %	110.00 %	\$914,799.00
E20 - Furnishings	0.00 %	110.00 %	\$247,507.00
Totals:	9.87 %	71.17 %	\$6,052,174.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). West Elevation - Feb 20, 2017



3). Partial South Elevation - Feb 20, 2017



4). East Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1951 Main

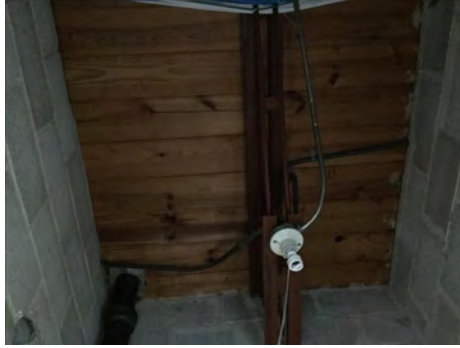
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$97,939
A1030	Slab on Grade	\$10.07	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$425,105
B1020	Roof Construction	\$16.84	S.F.	42,215	100	1951	2051		34.00 %	0.00 %	34			\$710,901
B2010	Exterior Walls	\$9.48	S.F.	42,215	100	1951	2051		34.00 %	18.77 %	34		\$75,108.00	\$400,198
B2020	Exterior Windows	\$13.69	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$577,923
B2030	Exterior Doors	\$2.32	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$97,939
B3010105	Built-Up	\$8.95	S.F.	35,465	25	1981	2006		0.00 %	138.00 %	-11		\$438,028.00	\$317,412
B3010120	Single Ply Membrane	\$6.98	S.F.	6,750	20	1991	2011		0.00 %	150.00 %	-6		\$70,673.00	\$47,115
C1010	Partitions	\$5.03	S.F.	42,215	75	1951	2026		12.00 %	0.00 %	9			\$212,341
C1020	Interior Doors	\$1.16	S.F.	42,215	30	1991	2021		13.33 %	0.00 %	4			\$48,969
C1030	Fittings	\$1.58	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$73,370.00	\$66,700
C3010	Wall Finishes	\$2.75	S.F.	42,215	10	2014	2024		70.00 %	0.00 %	7			\$116,091
C3020	Floor Finishes	\$11.72	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$544,236.00	\$494,760
C3030	Ceiling Finishes	\$11.30	S.F.	42,215	25	1991	2016		0.00 %	110.00 %	-1		\$524,732.00	\$477,030
D2010	Plumbing Fixtures	\$9.46	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$439,289.00	\$399,354
D2020	Domestic Water Distribution	\$1.76	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$81,728.00	\$74,298
D2030	Sanitary Waste	\$2.77	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$128,629.00	\$116,936
D2090	Other Plumbing Systems -Propane	\$0.16	S.F.	42,215	40	1951	1991		0.00 %	110.01 %	-26		\$7,430.00	\$6,754
D3040	Distribution Systems	\$8.96	S.F.	42,215	30	1992	2022	2017	0.00 %	110.00 %	0		\$416,071.00	\$378,246
D3050	Terminal & Package Units	\$19.55	S.F.	42,215	15	1992	2007		0.00 %	110.00 %	-10		\$907,834.00	\$825,303
D3060	Controls & Instrumentation	\$2.84	S.F.	42,215	20	1992	2012		0.00 %	110.00 %	-5		\$131,880.00	\$119,891
D4010	Sprinklers	\$3.89	S.F.	42,215	30			2017	0.00 %	110.00 %	0		\$180,638.00	\$164,216
D4020	Standpipes	\$0.59	S.F.	42,215	30			2017	0.00 %	110.00 %	0		\$27,398.00	\$24,907
D5010	Electrical Service/Distribution	\$1.70	S.F.	42,215	40	1951	1991		0.00 %	110.00 %	-26		\$78,942.00	\$71,766
D5020	Branch Wiring	\$4.87	S.F.	42,215	30	1951	1981		0.00 %	110.00 %	-36		\$226,146.00	\$205,587
D5020	Lighting	\$11.38	S.F.	42,215	30	1992	2022		16.67 %	0.00 %	5			\$480,407
D5030810	Security & Detection Systems	\$2.10	S.F.	42,215	15	2006	2021	2017	0.00 %	110.00 %	0		\$97,517.00	\$88,652
D5030910	Fire Alarm Systems	\$3.83	S.F.	42,215	15	1991	2006		0.00 %	110.00 %	-11		\$177,852.00	\$161,683
D5030920	Data Communication	\$4.92	S.F.	42,215	15	1991	2006		0.00 %	110.00 %	-11		\$228,468.00	\$207,698
D5090	Other Electrical Systems	\$0.73	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$33,899.00	\$30,817
E1020	Institutional Equipment	\$13.97	S.F.	42,215	20	1951	1971		0.00 %	110.00 %	-46		\$648,718.00	\$589,744
E1090	Other Equipment	\$5.73	S.F.	42,215	20	1991	2011		0.00 %	110.00 %	-6		\$266,081.00	\$241,892
E2010	Fixed Furnishings	\$5.33	S.F.	42,215	20	1951	1971		0.00 %	110.00 %	-46		\$247,507.00	\$225,006
Total									9.87 %	71.17 %			\$6,052,174.00	\$8,503,580

System Notes

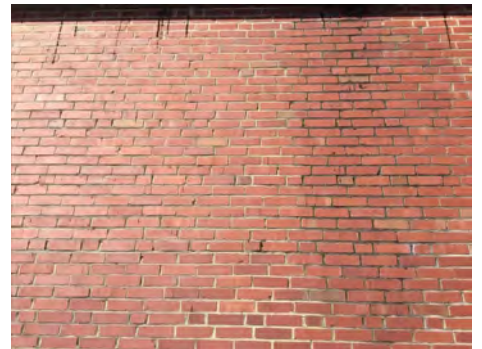
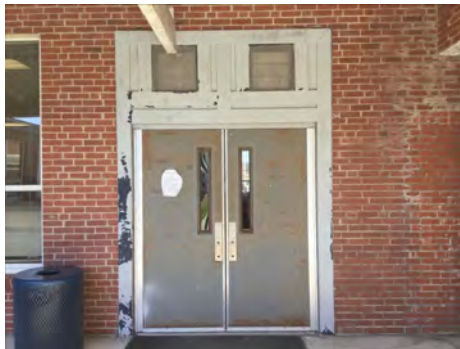
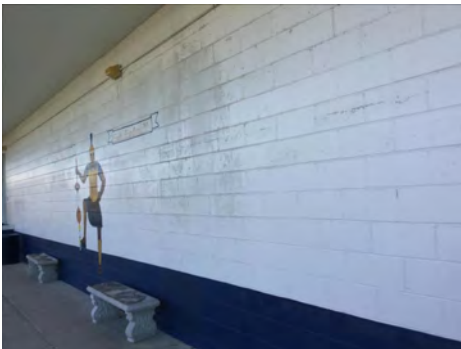
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1951 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

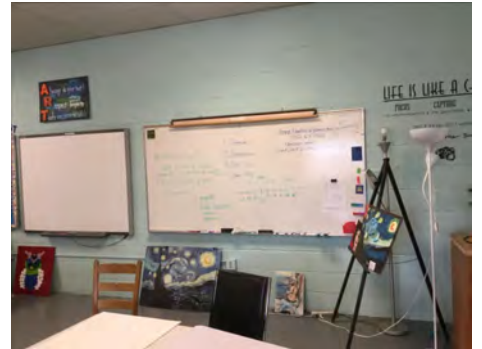
Campus Assessment Report - 1951 Main

System: B3010120 - Single Ply Membrane



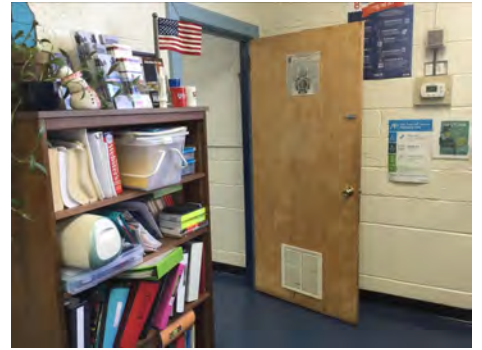
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

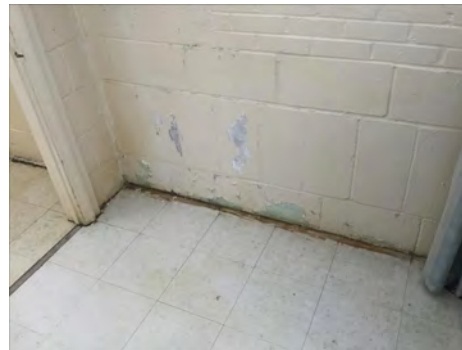
Campus Assessment Report - 1951 Main

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

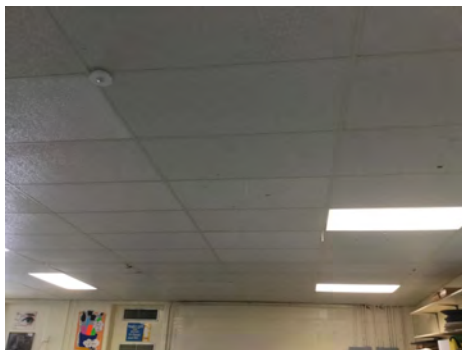
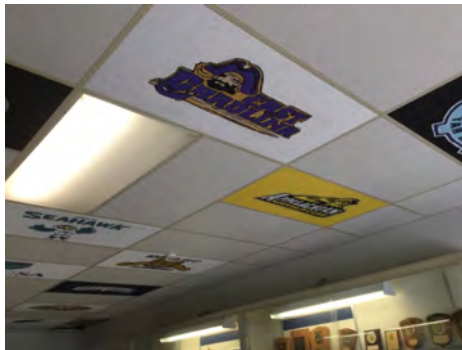
Campus Assessment Report - 1951 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1951 Main

System: D2010 - Plumbing Fixtures



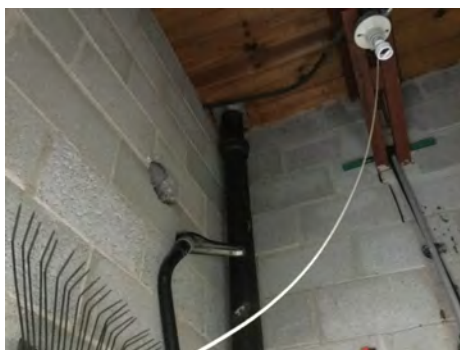
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

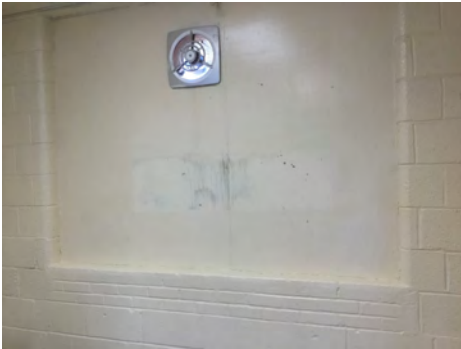
Campus Assessment Report - 1951 Main

System: D2090 - Other Plumbing Systems -Propane



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1951 Main

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 1951 Main

System: D5020 - Branch Wiring



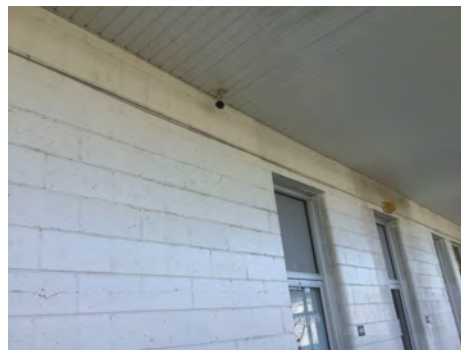
Note:

System: D5020 - Lighting

This system contains no images

Note: Fixtures retrofitted w/ T-8 lamps and ballasts, 2011.

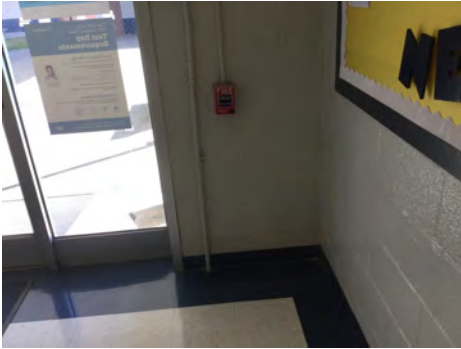
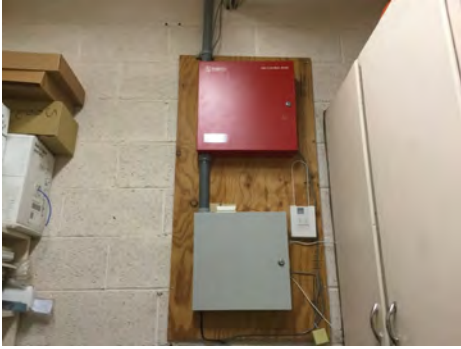
System: D5030810 - Security & Detection Systems



Note:

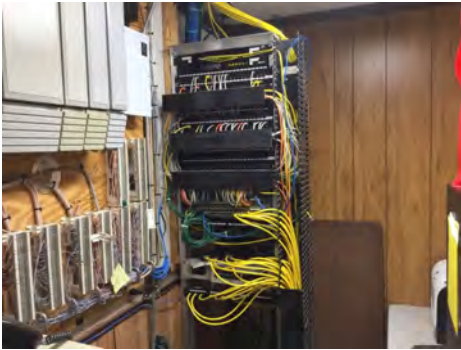
Campus Assessment Report - 1951 Main

System: D5030910 - Fire Alarm Systems



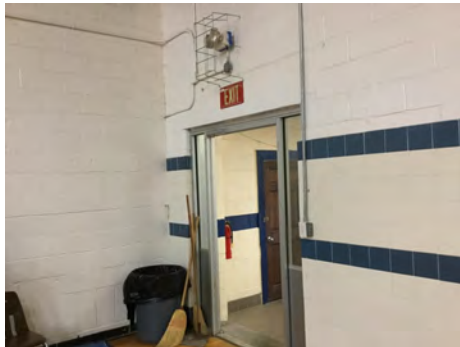
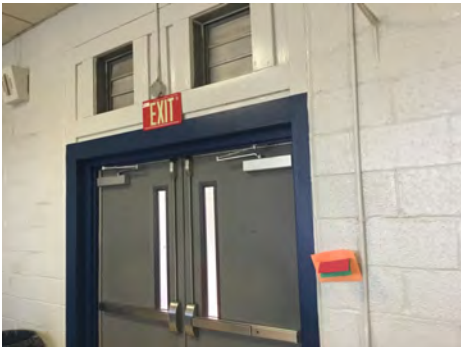
Note:

System: D5030920 - Data Communication



Note:

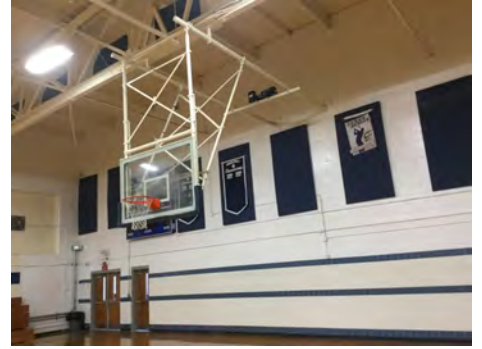
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1951 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1951 Main

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$6,052,174	\$0	\$0	\$0	\$897,385	\$612,615	\$0	\$157,055	\$0	\$0	\$0	\$7,719,229
* 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	\$75,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,108
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$715,504	\$0	\$0	\$0	\$0	\$0	\$0	\$715,504
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$121,254	\$0	\$0	\$0	\$0	\$0	\$0	\$121,254
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
B3010105 - Built-Up	\$438,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,028
B3010120 - Single Ply Membrane	\$70,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,673
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$60,627	\$0	\$0	\$0	\$0	\$0	\$0	\$60,627
C1030 - Fittings	\$73,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,370
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,055	\$0	\$0	\$0	\$157,055
C3020 - Floor Finishes	\$544,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,236
C3030 - Ceiling Finishes	\$524,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$524,732
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

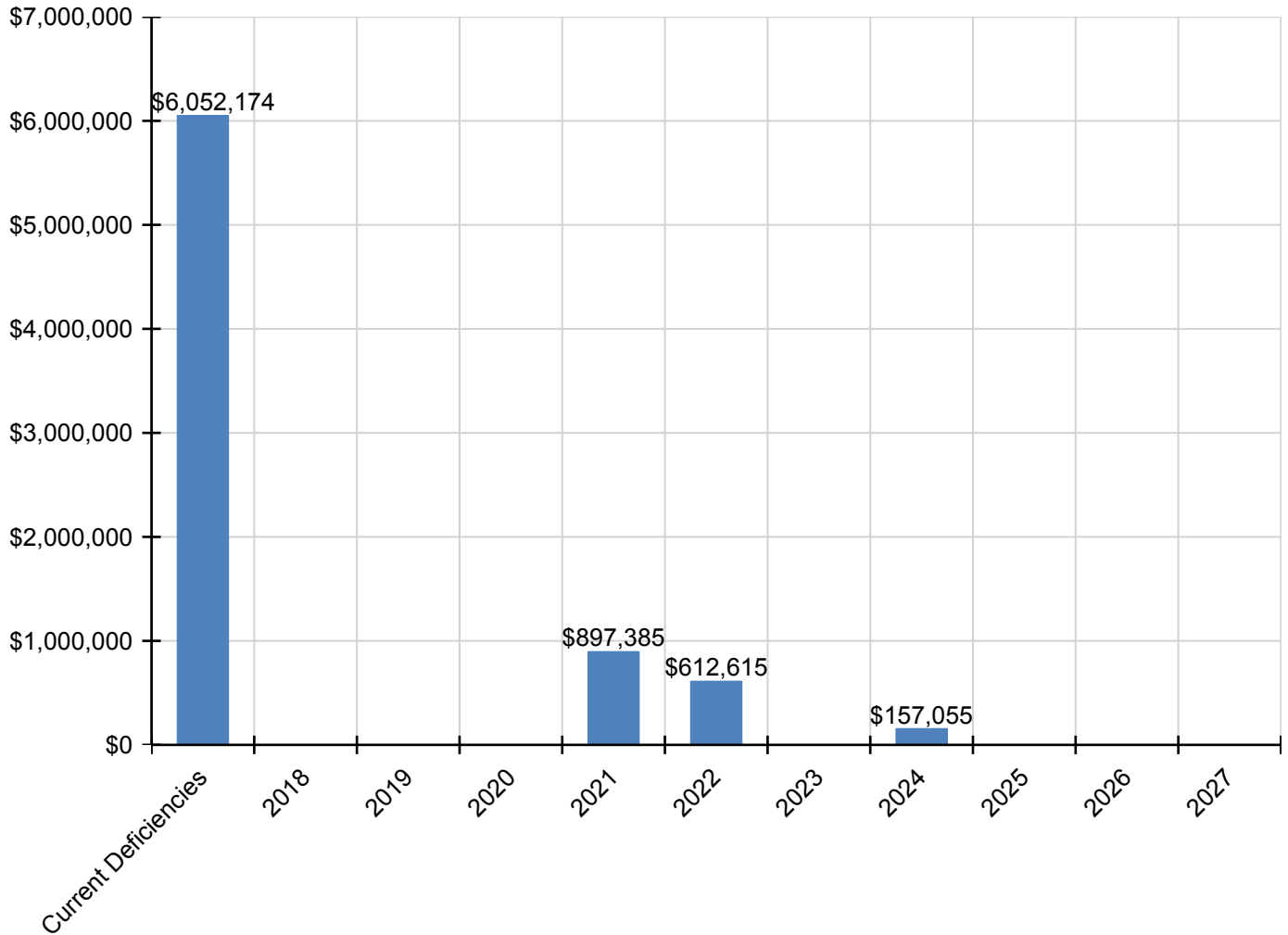
Campus Assessment Report - 1951 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$439,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$439,289
D2020 - Domestic Water Distribution	\$81,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,728
D2030 - Sanitary Waste	\$128,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,629
D2090 - Other Plumbing Systems - Propane	\$7,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,430
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$416,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$416,071
D3050 - Terminal & Package Units	\$907,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$907,834
D3060 - Controls & Instrumentation	\$131,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,880
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$180,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,638
D4020 - Standpipes	\$27,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,398
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$78,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,942
D5020 - Branch Wiring	\$226,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,146
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$612,615	\$0	\$0	\$0	\$0	\$0	\$0	\$612,615
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$97,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,517
D5030910 - Fire Alarm Systems	\$177,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,852
D5030920 - Data Communication	\$228,468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,468
D5090 - Other Electrical Systems	\$33,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,899
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$648,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$648,718
E1090 - Other Equipment	\$266,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,081
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$247,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,507

* Indicates non-renewable system

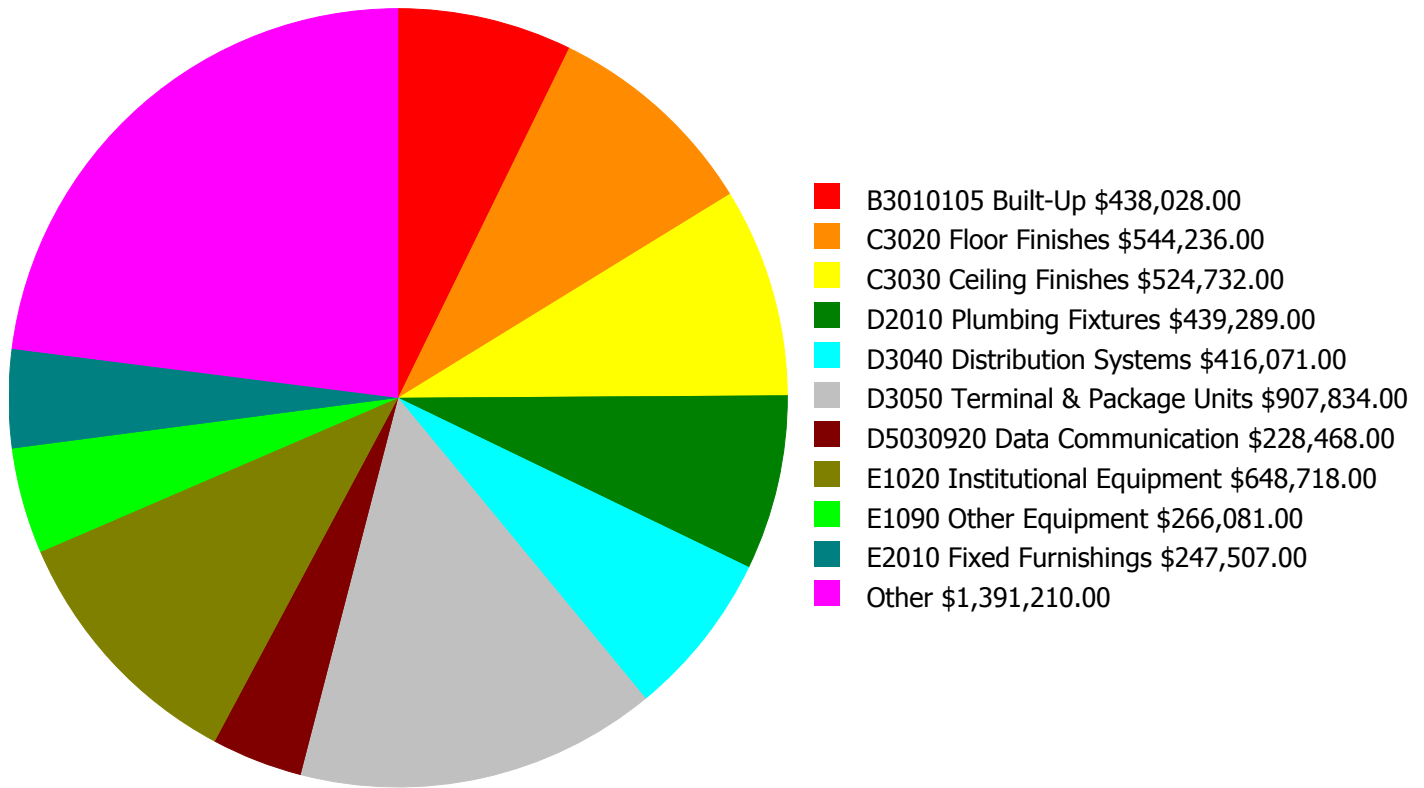
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

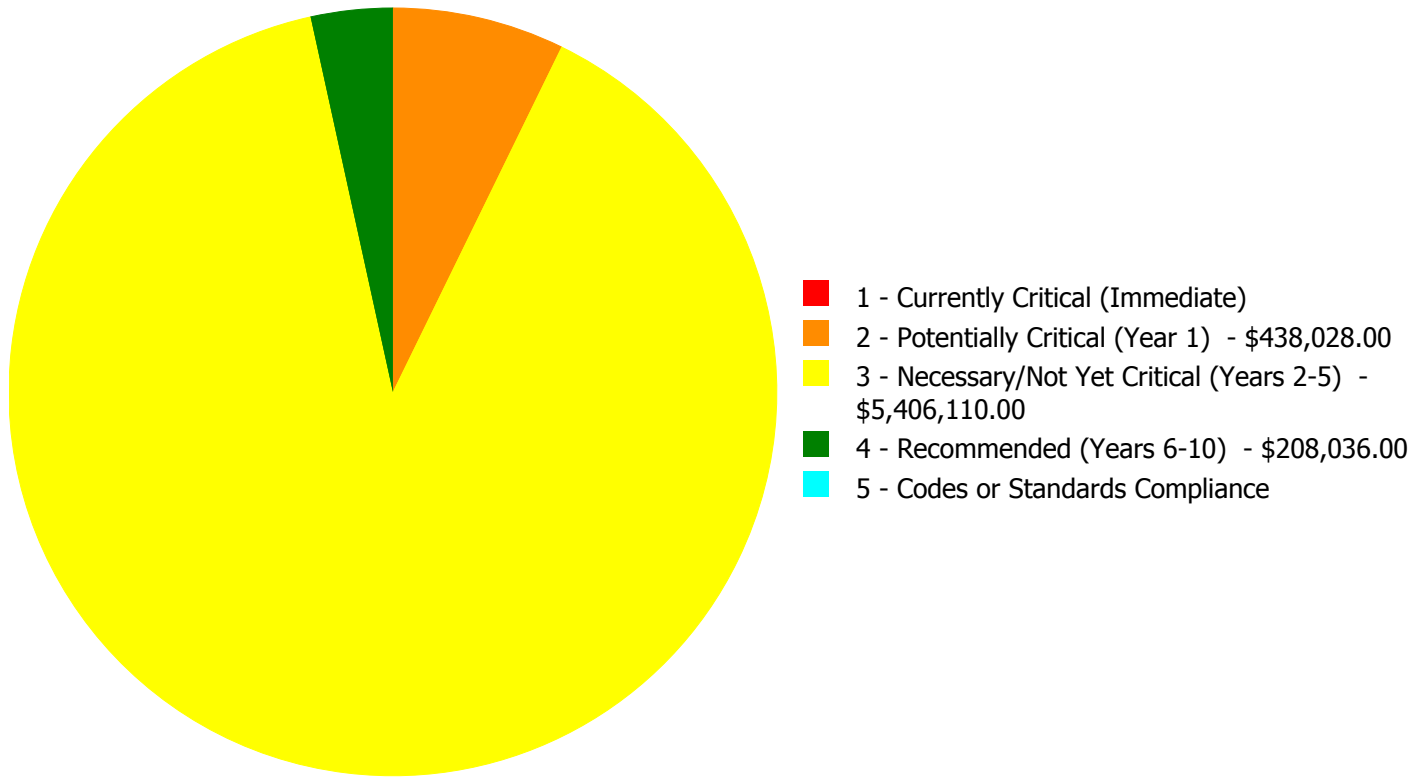
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$6,052,174.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$6,052,174.00

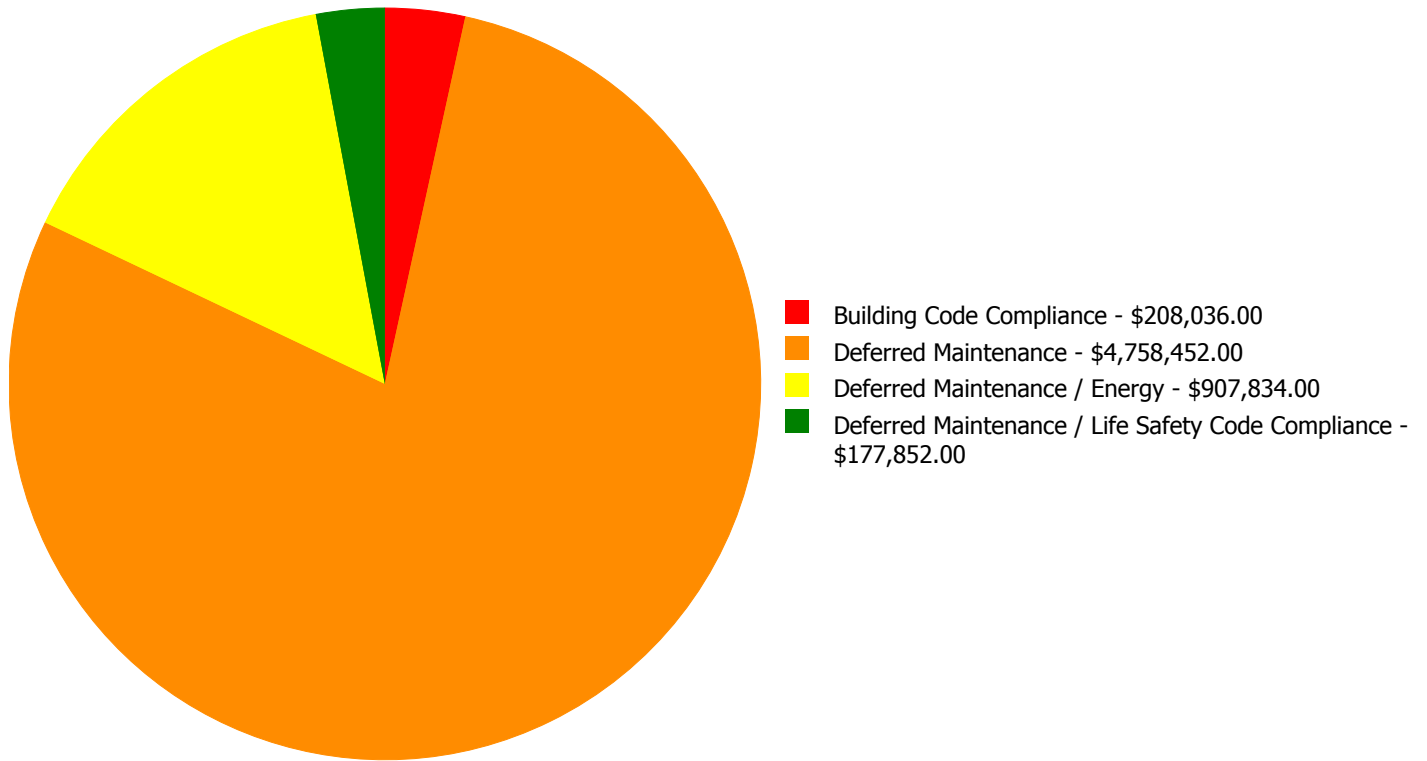
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$75,108.00	\$0.00	\$0.00	\$75,108.00
B3010105	Built-Up	\$0.00	\$438,028.00	\$0.00	\$0.00	\$0.00	\$438,028.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$70,673.00	\$0.00	\$0.00	\$70,673.00
C1030	Fittings	\$0.00	\$0.00	\$73,370.00	\$0.00	\$0.00	\$73,370.00
C3020	Floor Finishes	\$0.00	\$0.00	\$544,236.00	\$0.00	\$0.00	\$544,236.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$524,732.00	\$0.00	\$0.00	\$524,732.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$439,289.00	\$0.00	\$0.00	\$439,289.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$81,728.00	\$0.00	\$0.00	\$81,728.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$128,629.00	\$0.00	\$0.00	\$128,629.00
D2090	Other Plumbing Systems -Propane	\$0.00	\$0.00	\$7,430.00	\$0.00	\$0.00	\$7,430.00
D3040	Distribution Systems	\$0.00	\$0.00	\$416,071.00	\$0.00	\$0.00	\$416,071.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$907,834.00	\$0.00	\$0.00	\$907,834.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$131,880.00	\$0.00	\$0.00	\$131,880.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$180,638.00	\$0.00	\$180,638.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$27,398.00	\$0.00	\$27,398.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$78,942.00	\$0.00	\$0.00	\$78,942.00
D5020	Branch Wiring	\$0.00	\$0.00	\$226,146.00	\$0.00	\$0.00	\$226,146.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$97,517.00	\$0.00	\$0.00	\$97,517.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$177,852.00	\$0.00	\$0.00	\$177,852.00
D5030920	Data Communication	\$0.00	\$0.00	\$228,468.00	\$0.00	\$0.00	\$228,468.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$33,899.00	\$0.00	\$0.00	\$33,899.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$648,718.00	\$0.00	\$0.00	\$648,718.00
E1090	Other Equipment	\$0.00	\$0.00	\$266,081.00	\$0.00	\$0.00	\$266,081.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$247,507.00	\$0.00	\$0.00	\$247,507.00
	Total:	\$0.00	\$438,028.00	\$5,406,110.00	\$208,036.00	\$0.00	\$6,052,174.00

Deficiency Summary by Category

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



Budget Estimate Total: \$6,052,174.00

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: B3010105 - Built-Up



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 35,465.00
Unit of Measure: S.F.
Estimate: \$438,028.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The majority of the building roof is foam over built-up roofing. The foam is in very poor condition with blistering, loss of coating, and UV damage to exposed foam. System replacement, including gutters and downspouts, is recommended.

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

System: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 50.00
Unit of Measure: C.S.F.
Estimate: \$75,108.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Exterior walls have some cracking, particularly at the locker room, which appears to an addition. Brick mortar is failing in some locations. Infilled windows at the gym are problematic. A general tune-up is recommended.

System: B3010120 - Single Ply Membrane



Location: Office wing
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,750.00
Unit of Measure: S.F.
Estimate: \$70,673.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The EPDM roof is beyond its expected useful life. Although no leaks were reported, system renewal is recommended to ensure the water tightness of the building envelope.

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: 42,215.00
Unit of Measure: S.F.
Estimate: \$73,370.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building fittings are of variable ages, but as a system are expired. Interior signage is not ADA code compliant. Restrooms are not typically ADA code 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$544,236.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Floor finishes are generally beyond their expected useful life. Asbestos containing mastic is encapsulated beneath floor finishes. System renewal including complete 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$524,732.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The ceiling tiles have been replaced as needed. However the grids are yellowed and many tiles are sagging or damaged. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$439,289.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: It appears that many fixtures have been replaced, likely with the 1992 addition and general upgrade. Fixtures are not typically low-flow water saving styles. Many older fixtures are still present. In general, ADA compliance is lacking. 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$81,728.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Renovations have not been comprehensively made to the domestic water distribution system. 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$128,629.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The sanitary waste system as a whole is largely original with some surface retrofits. The system is expired and 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$7,430.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The propane piping system is expired. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$416,071.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are both expired and inadequate. Wall mounted units in the gym do not provide adequate circulation. Toilet room exhaust systems are antiquated. Wall mounted units are fitted with ducts that they are not designed for, putting excess load on fan motors. The masonry shop does not have adequate filtration. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$907,834.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps have exceeded their useful life and are not energy efficient. Independent cooling is not provided 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$131,880.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building controls are locally controlled and are obsolete, having been installed with the 1992 HVAC upgrade.. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution



Location: Main electrical service
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$78,942.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The main electrical service has been added on to, but has not been upgraded overall. Service is located in a corridor vs. a dedicated electrical equipment room. System renewal is recommended.

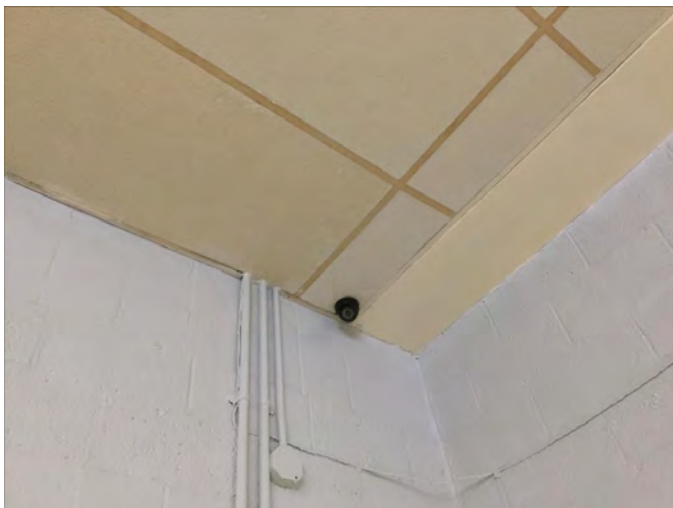
System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$226,146.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system has been added on to over the years, but a comprehensive upgrade has never been implemented. There are few spare circuits and circuits are overloaded. There are insufficient outlets to meet modern requirements. Equipment is obsolete.

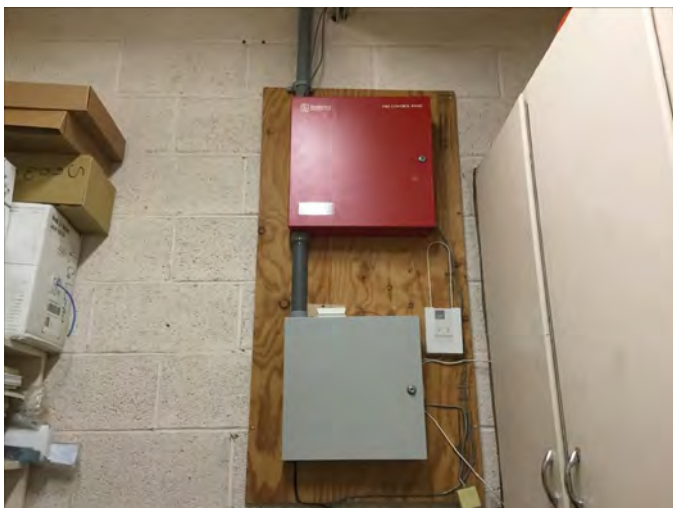
System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$97,517.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$177,852.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The fire alarm system is original and beyond its expected life. System renewal to current codes is recommended to ensure reliability of this life safety system.

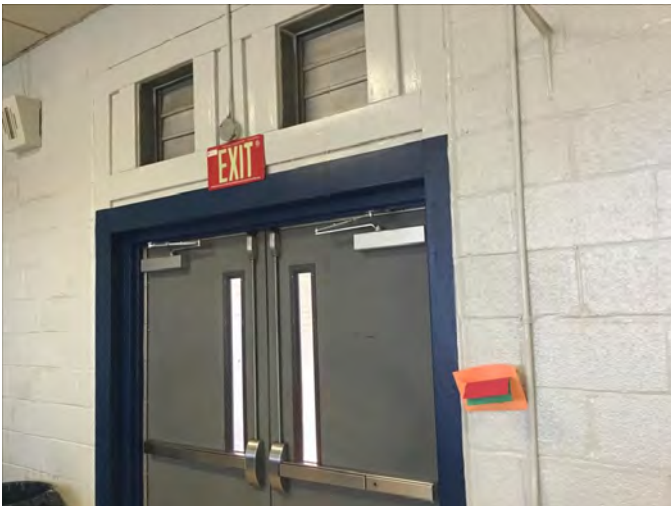
System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 42,215.00
Unit of Measure: S.F.
Estimate: \$228,468.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The telephone system dates to the early '90s. The PA system is through the phone system. 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$33,899.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Egress lighting is beyond its expected useful life. System renewal, including review of distribution/adequacy of the system 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$648,718.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Institutional equipment is generally beyond its expected useful life. System renewal is recommended.

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: 42,215.00
Unit of Measure: S.F.
Estimate: \$266,081.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Kitchen equipment is generally 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$247,507.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishing are typically original and in fair to 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$180,638.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Sprinklers for fire protection are 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: 42,215.00
Unit of Measure: S.F.
Estimate: \$27,398.00
Assessor Name: Terence Davis
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:	HS -High School
Gross Area (SF):	10,800
Year Built:	1969
Last Renovation:	
Replacement Value:	\$2,158,704
Repair Cost:	\$1,679,573.00
Total FCI:	77.80 %
Total RSLI:	12.91 %
FCA Score:	22.20



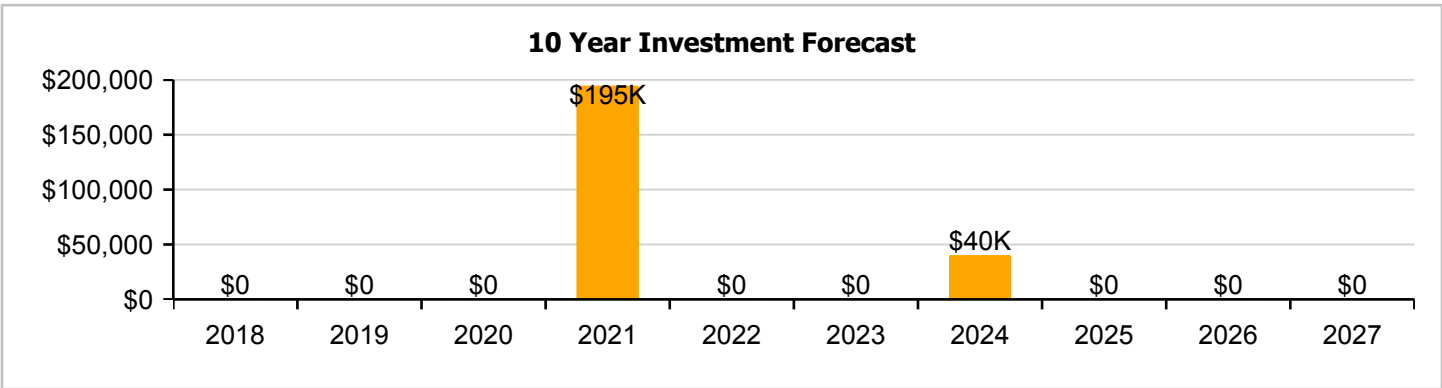
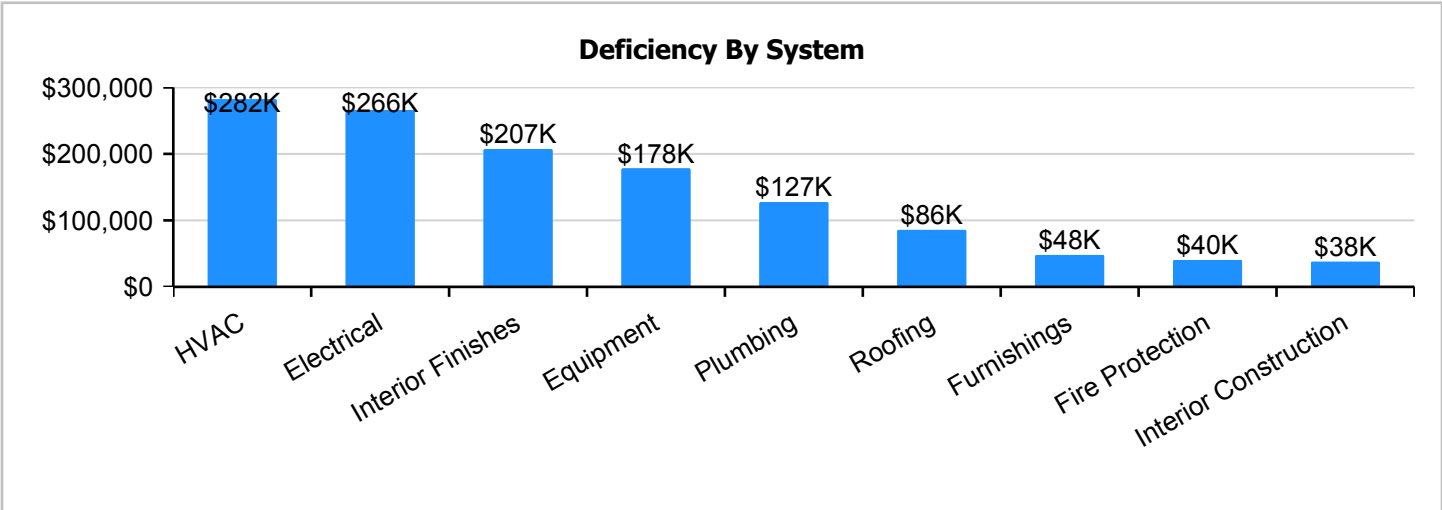
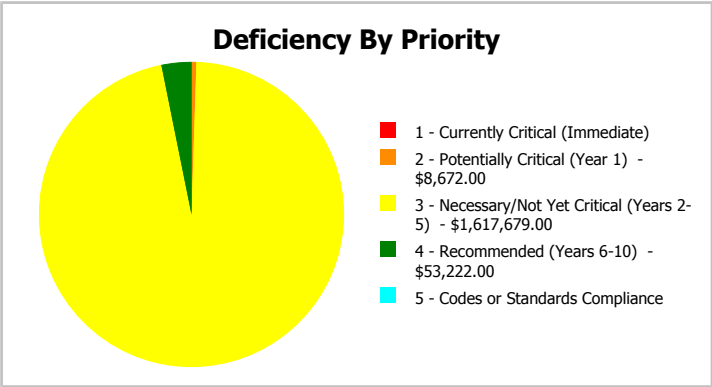
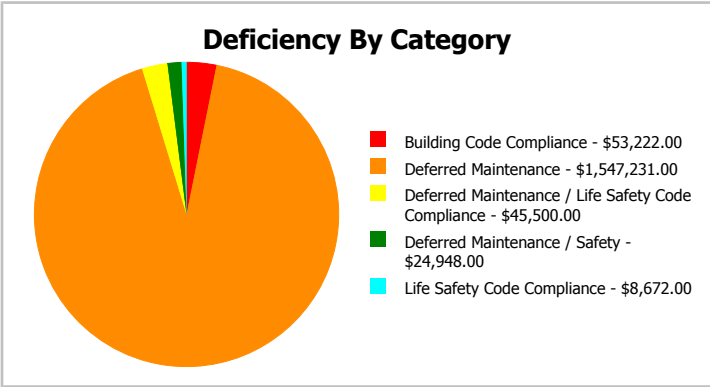
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	10,800
Year Built:	1969	Last Renovation:	
Repair Cost:	\$1,679,573	Replacement Value:	\$2,158,704
FCI:	77.80 %	RSLI%:	12.91 %



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	28.59 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$113,076.00
C10 - Interior Construction	19.64 %	49.99 %	\$49,777.00
C30 - Interior Finishes	7.47 %	98.26 %	\$273,478.00
D20 - Plumbing	0.00 %	110.00 %	\$168,222.00
D30 - HVAC	0.00 %	110.00 %	\$372,438.00
D40 - Fire Protection	0.00 %	110.00 %	\$53,222.00
D50 - Electrical	0.00 %	110.00 %	\$350,816.00
E10 - Equipment	0.00 %	110.00 %	\$235,224.00
E20 - Furnishings	0.00 %	110.00 %	\$63,320.00
Totals:	12.91 %	77.80 %	\$1,679,573.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). West Elevation - Feb 20, 2017



3). South Elevation - Feb 20, 2017



4). East Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

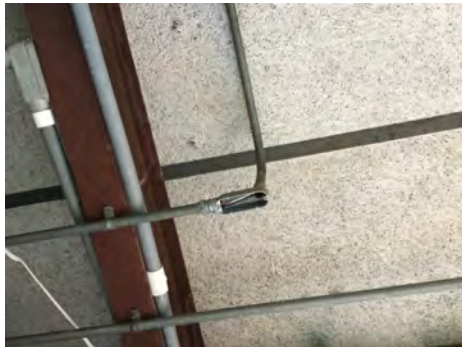
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$25,056
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	\$9.48	S.F.	10,800	100	1969	2069		52.00 %	0.00 %	52			\$102,384
B2020	Exterior Windows	\$13.69	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			\$147,852
B2030	Exterior Doors	\$0.86	S.F.	10,800	30	1991	2021		13.33 %	0.00 %	4			\$9,288
B3010120	Single Ply Membrane	\$6.98	S.F.	10,800	20	1969	1989		0.00 %	150.00 %	-28		\$113,076.00	\$75,384
C1010	Partitions	\$5.03	S.F.	10,800	75	1969	2044		36.00 %	0.00 %	27			\$54,324
C1020	Interior Doors	\$2.61	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$31,007.00	\$28,188
C1030	Fittings	\$1.58	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$18,770.00	\$17,064
C3010	Wall Finishes	\$2.75	S.F.	10,800	10	2014	2024		70.00 %	0.00 %	7			\$29,700
C3020	Floor Finishes	\$11.72	S.F.	10,800	20	1992	2012		0.00 %	110.00 %	-5		\$139,234.00	\$126,576
C3030	Ceiling Finishes	\$11.30	S.F.	10,800	25	1992	2017		0.00 %	110.00 %	0		\$134,244.00	\$122,040
D2010	Plumbing Fixtures	\$9.46	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$112,385.00	\$102,168
D2020	Domestic Water Distribution	\$1.76	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$20,909.00	\$19,008
D2030	Sanitary Waste	\$2.77	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$32,908.00	\$29,916
D2090	Other Plumbing Systems	\$0.17	S.F.	10,800	30	1969	1999		0.00 %	110.02 %	-18		\$2,020.00	\$1,836
D3040	Distribution Systems	\$8.96	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$106,445.00	\$96,768
D3050	Terminal & Package Units	\$19.55	S.F.	10,800	15	1969	1984		0.00 %	110.00 %	-33		\$232,254.00	\$211,140
D3060	Controls & Instrumentation	\$2.84	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$33,739.00	\$30,672
D4010	Sprinklers	\$3.89	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$46,213.00	\$42,012
D4020	Standpipes	\$0.59	S.F.	10,800	30			2017	0.00 %	110.00 %	0		\$7,009.00	\$6,372
D5010	Electrical Service/Distribution	\$1.70	S.F.	10,800	40	1969	2009		0.00 %	110.00 %	-8		\$20,196.00	\$18,360
D5020	Branch Wiring	\$4.87	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$57,856.00	\$52,596
D5020	Lighting	\$11.38	S.F.	10,800	30	1969	1999		0.00 %	110.00 %	-18		\$135,194.00	\$122,904
D5030810	Security & Detection Systems	\$2.10	S.F.	10,800	15	2006	2021	2017	0.00 %	110.00 %	0		\$24,948.00	\$22,680
D5030910	Fire Alarm Systems	\$3.83	S.F.	10,800	15	1991	2006		0.00 %	110.00 %	-11		\$45,500.00	\$41,364
D5030920	Data Communication	\$4.92	S.F.	10,800	15	1991	2006		0.00 %	110.00 %	-11		\$58,450.00	\$53,136
D5090	Other Electrical Systems	\$0.73	S.F.	10,800	20	1991	2011		0.00 %	109.99 %	-6		\$8,672.00	\$7,884
E1020	Institutional Equipment	\$19.80	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$235,224.00	\$213,840
E2010	Fixed Furnishings	\$5.33	S.F.	10,800	20	1969	1989		0.00 %	110.00 %	-28		\$63,320.00	\$57,564
Total									12.91 %	77.80 %			\$1,679,573.00	\$2,158,704

System Notes

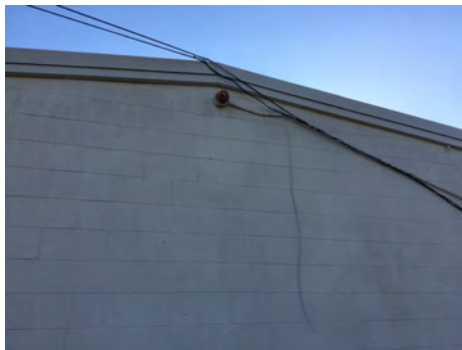
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

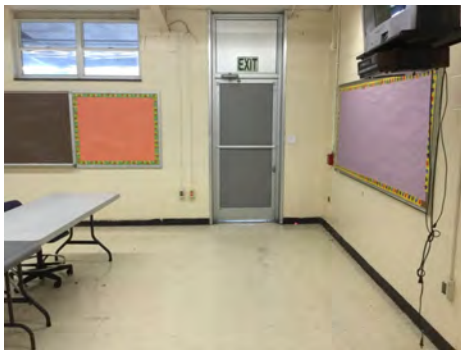
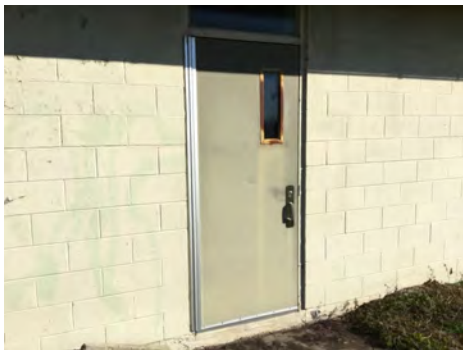
System: B2020 - Exterior Windows



Note:

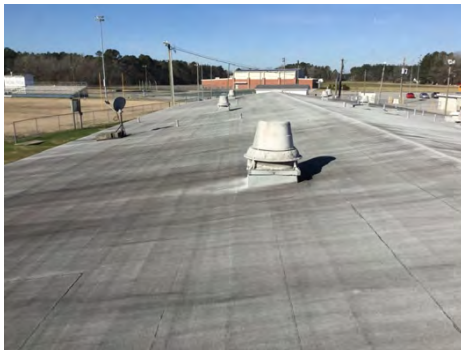
Campus Assessment Report - 1969 Media Center

System: B2030 - Exterior Doors



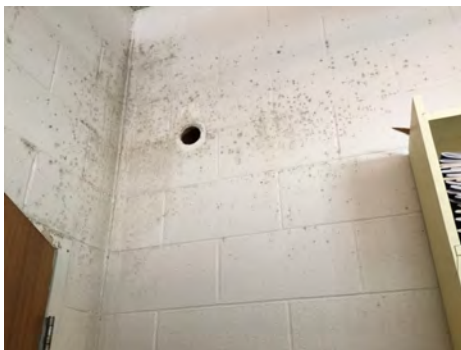
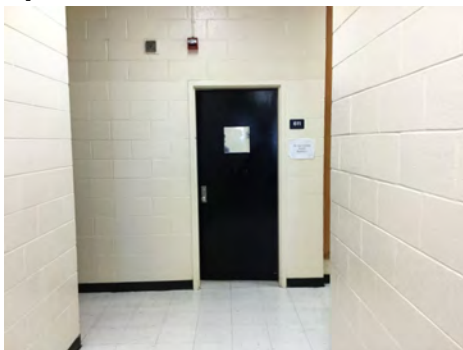
Note:

System: B3010120 - Single Ply Membrane



Note:

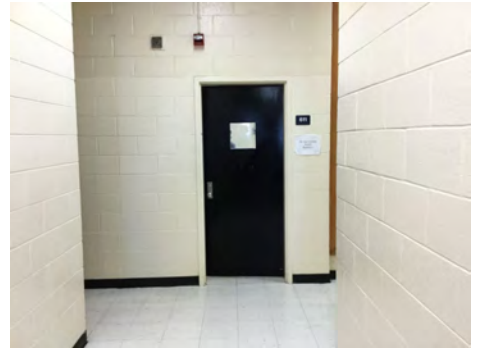
System: C1010 - Partitions



Note:

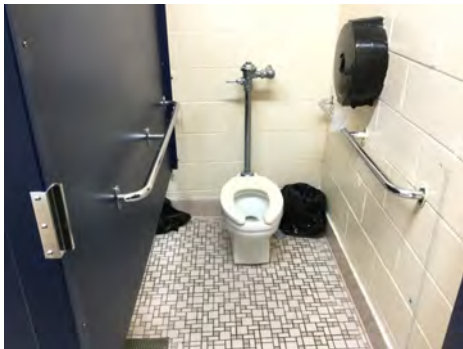
Campus Assessment Report - 1969 Media Center

System: C1020 - Interior Doors



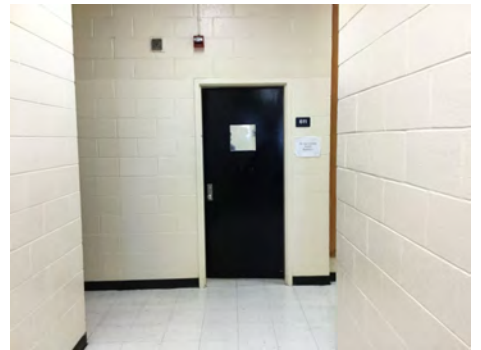
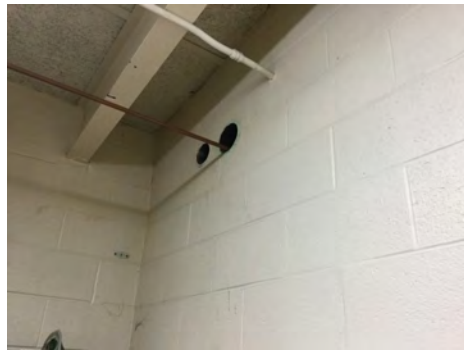
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1969 Media Center

System: C3020 - Floor Finishes



Note:

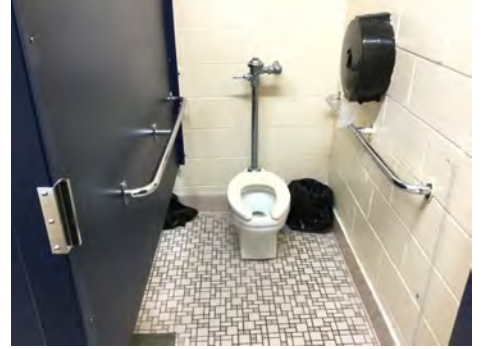
System: C3030 - Ceiling Finishes



Note:

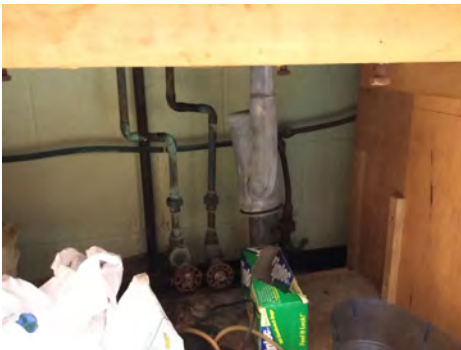
Campus Assessment Report - 1969 Media Center

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1969 Media Center

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems



Note:

Campus Assessment Report - 1969 Media Center

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1969 Media Center

System: D5010 - Electrical Service/Distribution



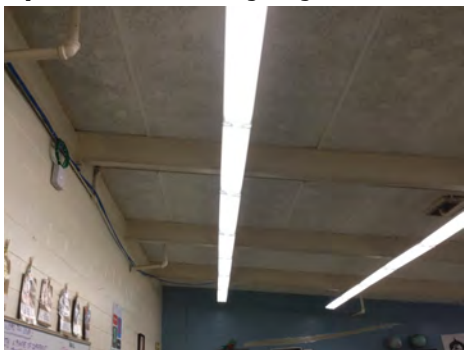
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

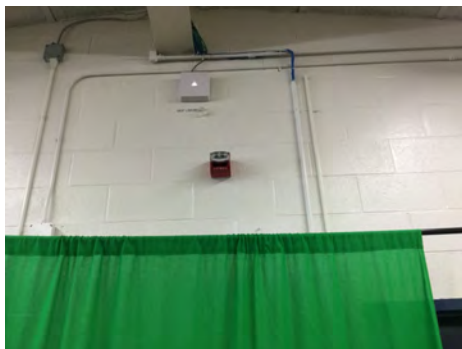
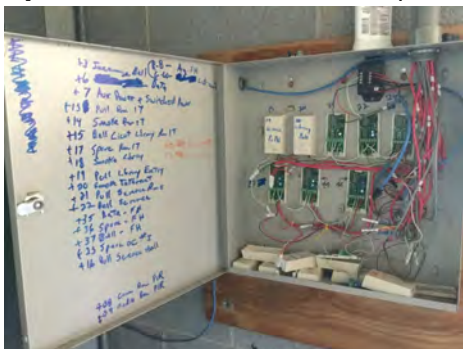
Campus Assessment Report - 1969 Media Center

System: D5030810 - Security & Detection Systems



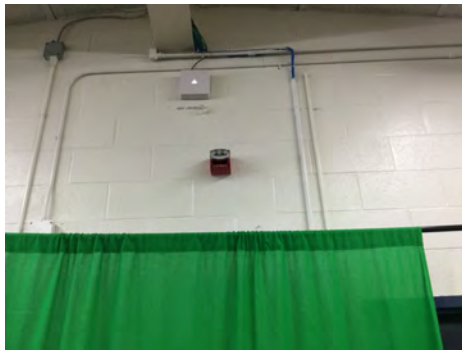
Note:

System: D5030910 - Fire Alarm Systems



Note:

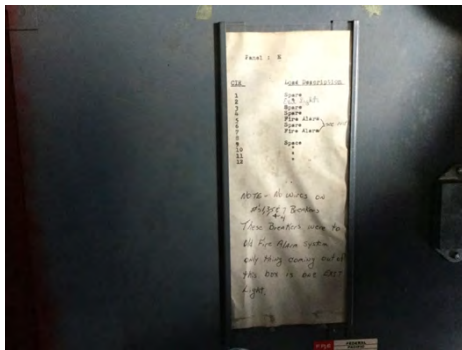
System: D5030920 - Data Communication



Note:

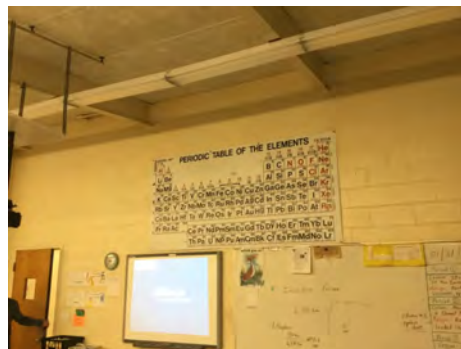
Campus Assessment Report - 1969 Media Center

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1969 Media Center

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,679,573	\$0	\$0	\$0	\$194,549	\$0	\$0	\$40,180	\$0	\$0	\$0	\$1,914,302
* 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	\$183,049	\$0	\$0	\$0	\$0	\$0	\$0	\$183,049
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$11,499	\$0	\$0	\$0	\$0	\$0	\$0	\$11,499
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	\$113,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,076
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	\$31,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,007
C1030 - Fittings	\$18,770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,770
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,180	\$0	\$0	\$0	\$40,180
C3020 - Floor Finishes	\$139,234	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,234
C3030 - Ceiling Finishes	\$134,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,244
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

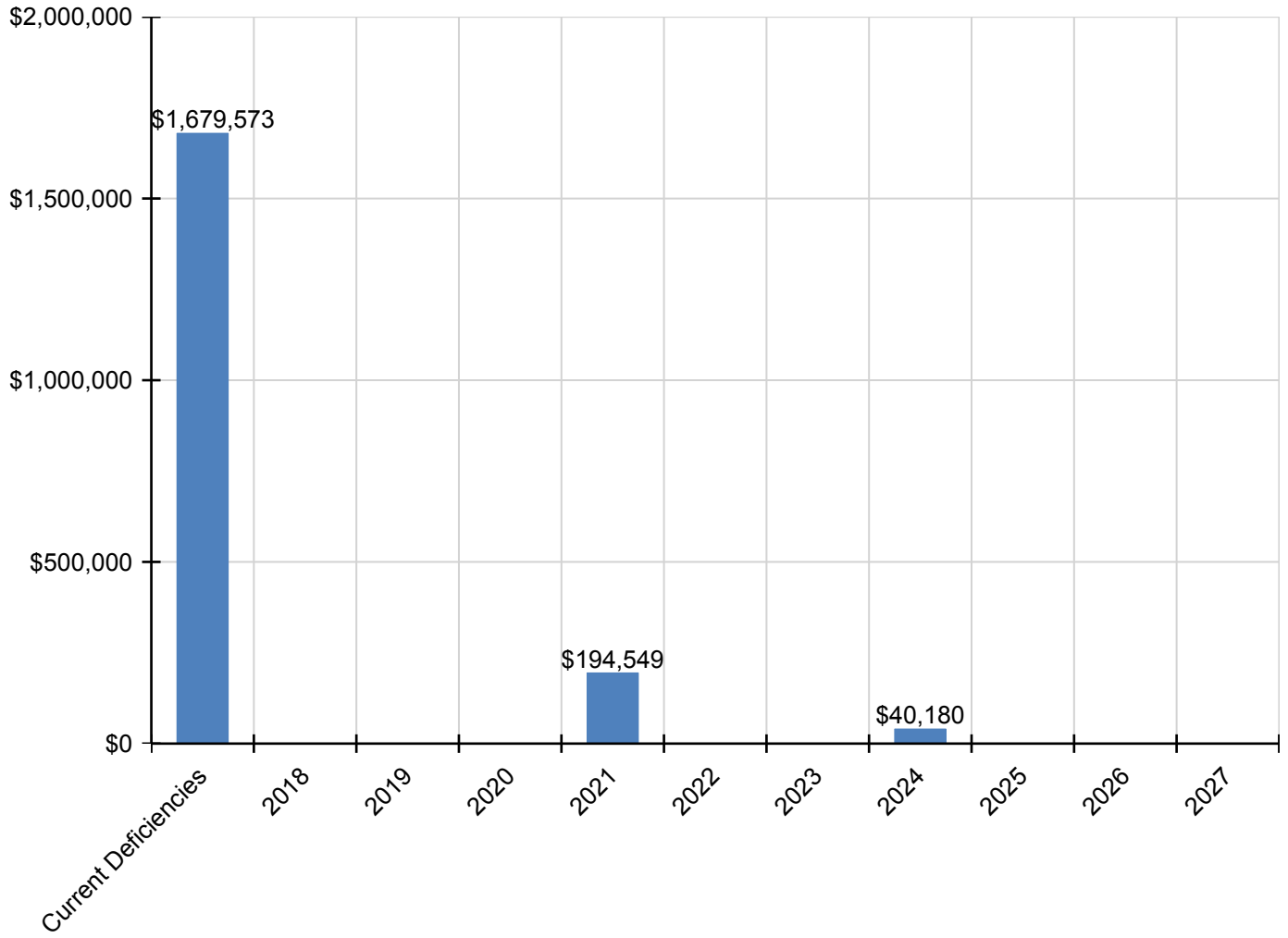
Campus Assessment Report - 1969 Media Center

D2010 - Plumbing Fixtures	\$112,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,385
D2020 - Domestic Water Distribution	\$20,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,909
D2030 - Sanitary Waste	\$32,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,908
D2090 - Other Plumbing Systems	\$2,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,020
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$106,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,445
D3050 - Terminal & Package Units	\$232,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,254
D3060 - Controls & Instrumentation	\$33,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,739
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$46,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,213
D4020 - Standpipes	\$7,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,009
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$20,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,196
D5020 - Branch Wiring	\$57,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,856
D5020 - Lighting	\$135,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,194
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$24,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,948
D5030910 - Fire Alarm Systems	\$45,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,500
D5030920 - Data Communication	\$58,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,450
D5090 - Other Electrical Systems	\$8,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,672
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$235,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,224
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$63,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,320

* Indicates non-renewable system

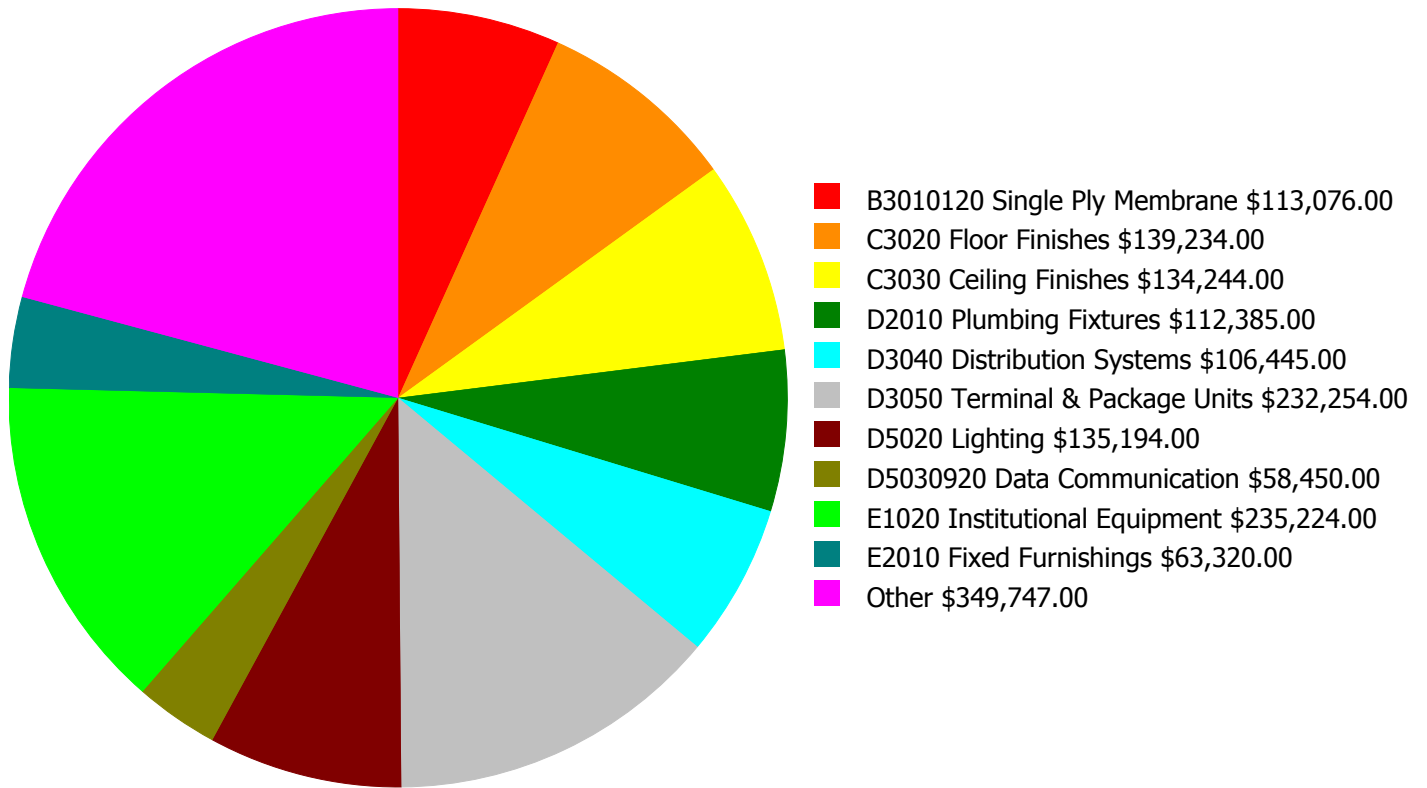
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

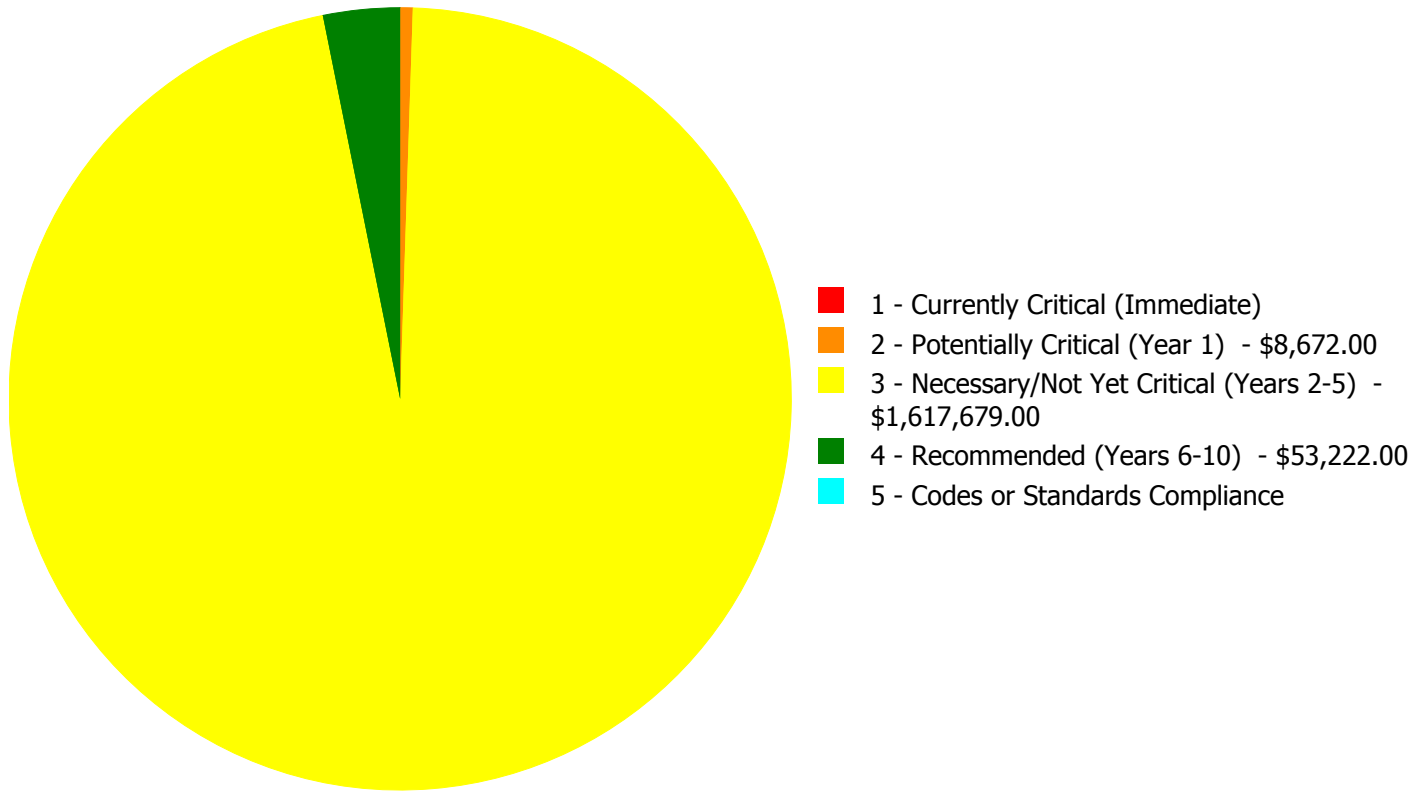
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,679,573.00

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: \$1,679,573.00

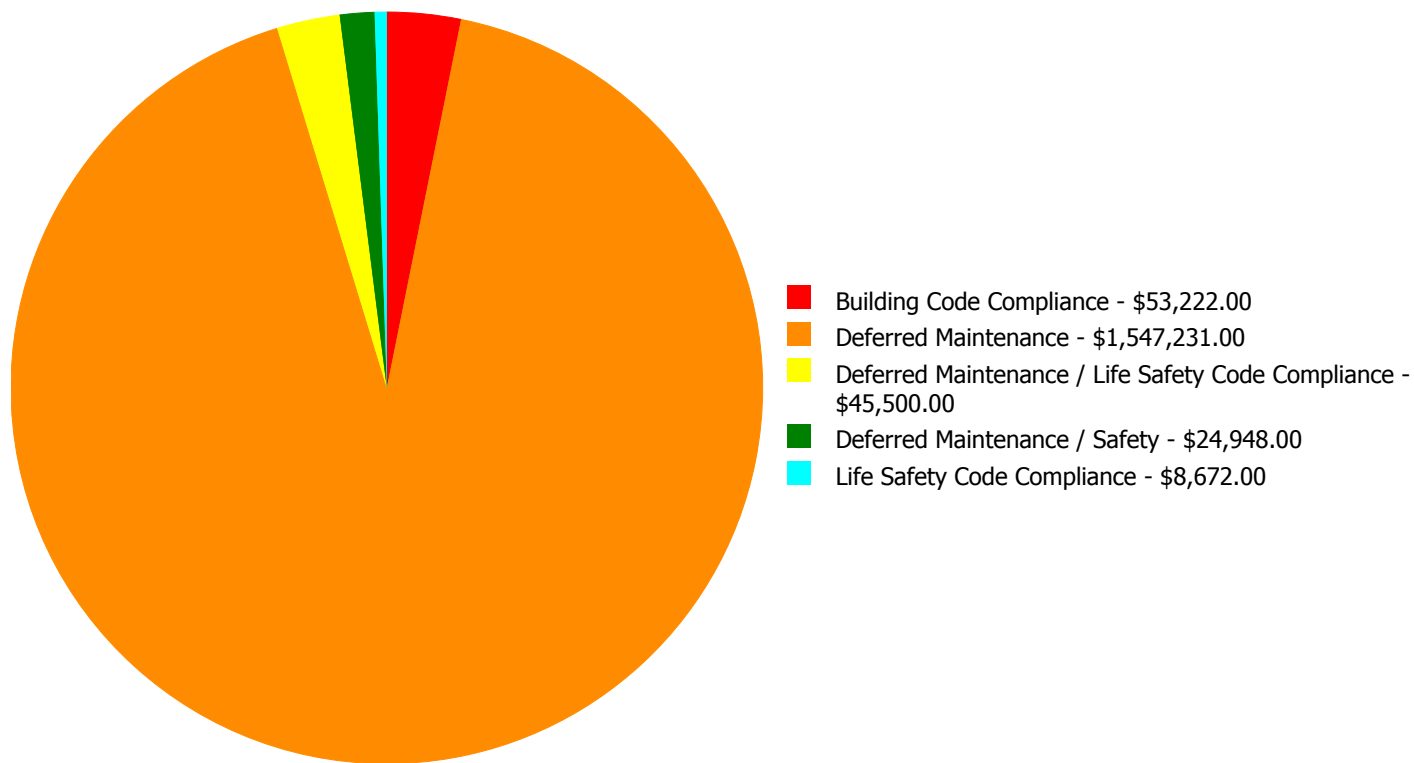
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$113,076.00	\$0.00	\$0.00	\$113,076.00
C1020	Interior Doors	\$0.00	\$0.00	\$31,007.00	\$0.00	\$0.00	\$31,007.00
C1030	Fittings	\$0.00	\$0.00	\$18,770.00	\$0.00	\$0.00	\$18,770.00
C3020	Floor Finishes	\$0.00	\$0.00	\$139,234.00	\$0.00	\$0.00	\$139,234.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$134,244.00	\$0.00	\$0.00	\$134,244.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$112,385.00	\$0.00	\$0.00	\$112,385.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$20,909.00	\$0.00	\$0.00	\$20,909.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$32,908.00	\$0.00	\$0.00	\$32,908.00
D2090	Other Plumbing Systems	\$0.00	\$0.00	\$2,020.00	\$0.00	\$0.00	\$2,020.00
D3040	Distribution Systems	\$0.00	\$0.00	\$106,445.00	\$0.00	\$0.00	\$106,445.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$232,254.00	\$0.00	\$0.00	\$232,254.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$33,739.00	\$0.00	\$0.00	\$33,739.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$46,213.00	\$0.00	\$46,213.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,009.00	\$0.00	\$7,009.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$20,196.00	\$0.00	\$0.00	\$20,196.00
D5020	Branch Wiring	\$0.00	\$0.00	\$57,856.00	\$0.00	\$0.00	\$57,856.00
D5020	Lighting	\$0.00	\$0.00	\$135,194.00	\$0.00	\$0.00	\$135,194.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$24,948.00	\$0.00	\$0.00	\$24,948.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$45,500.00	\$0.00	\$0.00	\$45,500.00
D5030920	Data Communication	\$0.00	\$0.00	\$58,450.00	\$0.00	\$0.00	\$58,450.00
D5090	Other Electrical Systems	\$0.00	\$8,672.00	\$0.00	\$0.00	\$0.00	\$8,672.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$235,224.00	\$0.00	\$0.00	\$235,224.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$63,320.00	\$0.00	\$0.00	\$63,320.00
	Total:	\$0.00	\$8,672.00	\$1,617,679.00	\$53,222.00	\$0.00	\$1,679,573.00

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:



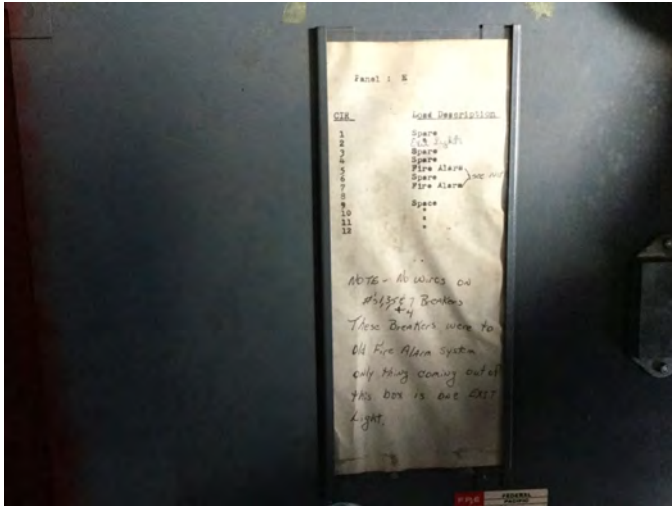
Budget Estimate Total: \$1,679,573.00

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



Location: Throughout the building

Distress: Missing

Category: Life Safety Code Compliance

Priority: 2 - Potentially Critical (Year 1)

Correction: Renew System

Qty: 10,800.00

Unit of Measure: S.F.

Estimate: \$8,672.00

Assessor Name: Terence Davis

Date Created: 02/17/2017

Notes: No emergency egress lighting was found in this building. Installation of emergency lighting is recommended.

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

System: B3010120 - Single Ply Membrane



Location: Roof
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: \$113,076.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Though no active leaks are reported or observed, the roof membrane is beyond its expected useful life. System renewal is recommended.

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: \$31,007.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Interior doors are beyond their expected useful life and typically 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: \$18,770.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings are typically beyond their expected useful life. Signage and toilet rooms are 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: \$139,234.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Floor finishes are generally beyond their expected useful life. Asbestos containing mastic is encapsulated beneath floor finishes. System renewal including complete 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: \$134,244.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Ceiling finishes are in fair to poor condition. System renewal is recommended.

System: D2010 - Plumbing Fixtures



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: \$112,385.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

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: \$20,909.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The domestic water distribution system is largely original and beyond its expected life. 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$32,908.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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: D2090 - Other Plumbing Systems



Location: Science labs
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: \$2,020.00
Assessor Name: Terence Davis
Date Created: 03/02/2017

Notes: Propane distribution systems are beyond their expected life. System renewal is recommended.

System: D3040 - Distribution 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$106,445.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are beyond their expected useful life. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the bulding
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: \$232,254.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps have exceeded their useful life and are not energy efficient. Independent cooling is not provided 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$33,739.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Building controls are locally controlled and are obsolete, having been installed with the 1992 HVAC upgrade.. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution



Location: MDP
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: \$20,196.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The electric service was added onto for the 1992 HVAC upgrade, but the original system has never been replaced and is beyond its expected service life. 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$57,856.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system is largely original and beyond its expected life. Circuits are overloaded. System renewal 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: \$135,194.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although fixtures have been retrofitted w// T-8 lamps, the lighting system is largely original and beyond its expected life. System renewal is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$24,948.00
Assessor Name: Terence Davis
Date Created: 02/20/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

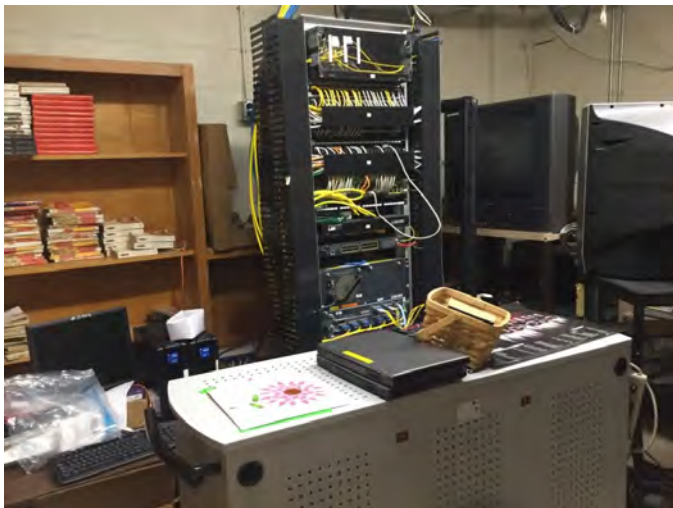
System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,800.00
Unit of Measure: S.F.
Estimate: \$45,500.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The fire alarm system is beyond its expected life. System renewal is recommended to ensure reliability and code compliance of this life safety system.

System: D5030920 - Data Communication



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: \$58,450.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected service life. System renewal is recommended.

System: E1020 - Institutional Equipment



Location: Library, Science Classrooms
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: \$235,224.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Institutional equipment is original and in fair to poor condition. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Library workroom
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: \$63,320.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishings are beyond their expected life and are in fair to 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: 10,800.00
Unit of Measure: S.F.
Estimate: \$46,213.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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: \$7,009.00
Assessor Name: Terence Davis
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:	HS -High School
Gross Area (SF):	5,600
Year Built:	1979
Last Renovation:	
Replacement Value:	\$1,096,760
Repair Cost:	\$781,131.70
Total FCI:	71.22 %
Total RSLI:	16.28 %
FCA Score:	28.78



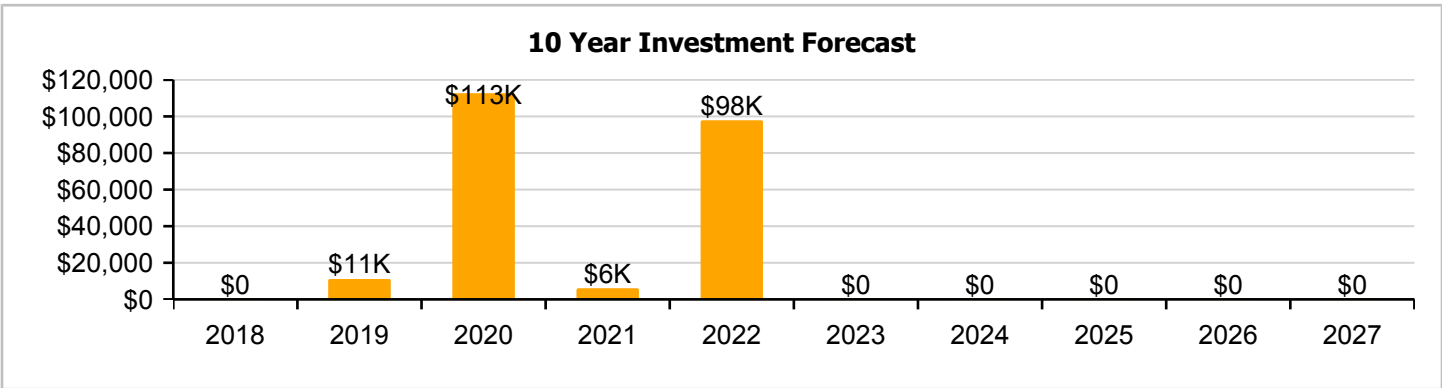
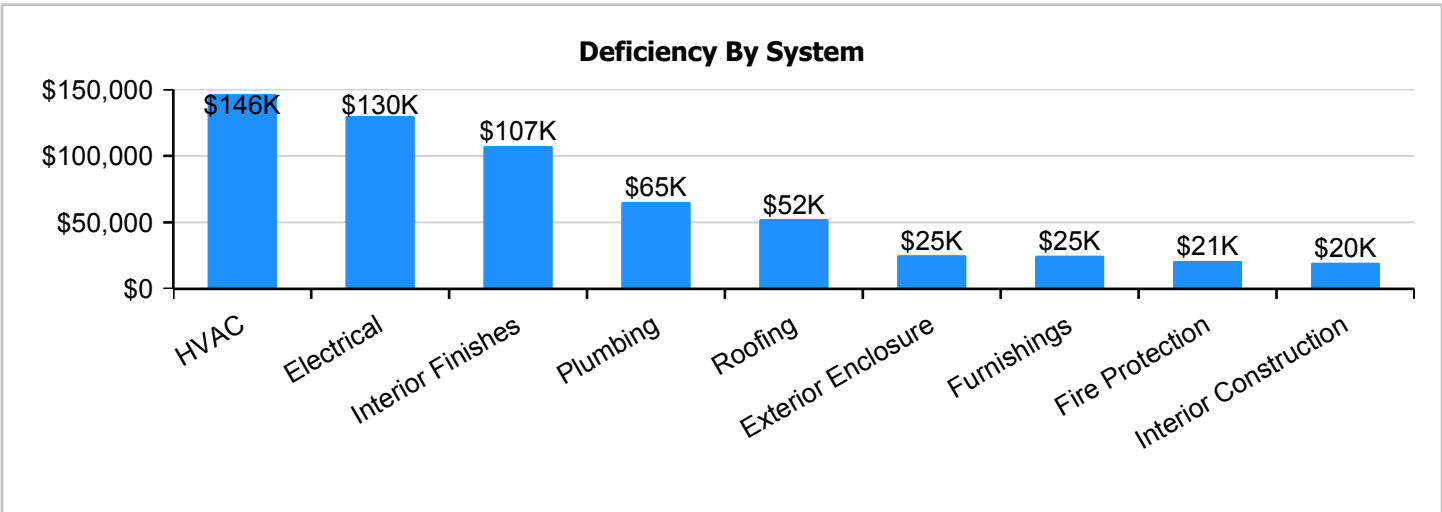
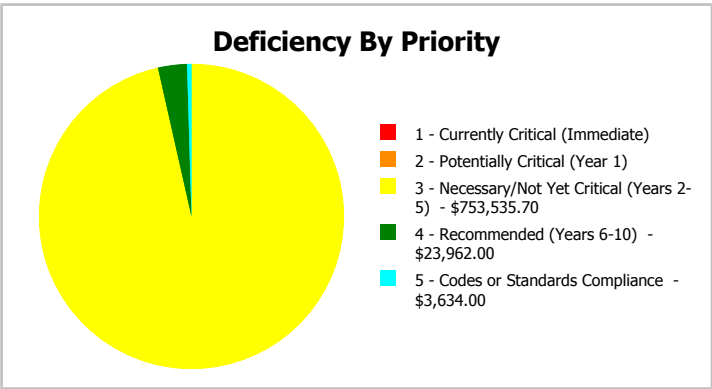
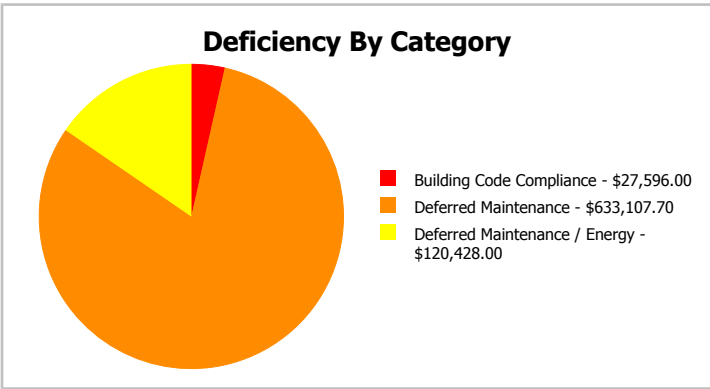
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	5,600
Year Built:	1979	Last Renovation:	
Repair Cost:	\$781,132	Replacement Value:	\$1,096,760
FCI:	71.22 %	RSLI%:	16.28 %



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	62.00 %	0.00 %	\$0.00
B10 - Superstructure	62.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.43 %	24.67 %	\$33,194.70
B30 - Roofing	0.00 %	138.00 %	\$69,166.00
C10 - Interior Construction	26.91 %	49.99 %	\$25,811.00
C30 - Interior Finishes	3.20 %	98.26 %	\$141,803.00
D20 - Plumbing	0.00 %	110.00 %	\$86,179.00
D30 - HVAC	0.00 %	110.00 %	\$193,116.00
D40 - Fire Protection	0.00 %	110.00 %	\$27,596.00
D50 - Electrical	0.29 %	103.67 %	\$171,433.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$32,833.00
Totals:	16.28 %	71.22 %	\$781,131.70

Photo Album

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

1). West Elevation - Feb 20, 2017



2). North Elevation - Feb 20, 2017



3). East Elevation - Feb 20, 2017



4). South Elevation - Feb 20, 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.

Campus Assessment Report - 1979 Agriculture Building

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$12,992
A1030	Slab on Grade	\$10.07	S.F.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$56,392
B1020	Roof Construction	\$16.84	S.F.	5,600	100	1979	2079		62.00 %	0.00 %	62			\$94,304
B2010	Exterior Walls	\$9.48	S.F.	5,600	100	1979	2079		62.00 %	62.53 %	62		\$33,194.70	\$53,088
B2020	Exterior Windows	\$13.69	S.F.	5,600	30	1992	2022		16.67 %	0.00 %	5			\$76,664
B2030	Exterior Doors	\$0.86	S.F.	5,600	30	1991	2021		13.33 %	0.00 %	4			\$4,816
B3010105	Built-Up	\$8.95	S.F.	5,600	25	1992	2017		0.00 %	138.00 %	0		\$69,166.00	\$50,120
C1010	Partitions	\$5.03	S.F.	5,600	75	1979	2054		49.33 %	0.00 %	37			\$28,168
C1020	Interior Doors	\$2.61	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$16,078.00	\$14,616
C1030	Fittings	\$1.58	S.F.	5,600	20	1979	1999		0.00 %	110.00 %	-18		\$9,733.00	\$8,848
C3010	Wall Finishes	\$2.75	S.F.	5,600	10	2010	2020		30.00 %	0.00 %	3			\$15,400
C3020	Floor Finishes	\$11.72	S.F.	5,600	20	1992	2012		0.00 %	110.00 %	-5		\$72,195.00	\$65,632
C3030	Ceiling Finishes	\$11.30	S.F.	5,600	25	1979	2004		0.00 %	110.00 %	-13		\$69,608.00	\$63,280
D2010	Plumbing Fixtures	\$9.46	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$58,274.00	\$52,976
D2020	Domestic Water Distribution	\$1.76	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$10,842.00	\$9,856
D2030	Sanitary Waste	\$2.77	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$17,063.00	\$15,512
D3040	Distribution Systems	\$8.96	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$55,194.00	\$50,176
D3050	Terminal & Package Units	\$19.55	S.F.	5,600	15	1992	2007		0.00 %	110.00 %	-10		\$120,428.00	\$109,480
D3060	Controls & Instrumentation	\$2.84	S.F.	5,600	20	1992	2012		0.00 %	110.00 %	-5		\$17,494.00	\$15,904
D4010	Sprinklers	\$3.89	S.F.	5,600	30			2017	0.00 %	110.00 %	0		\$23,962.00	\$21,784
D4020	Standpipes	\$0.59	S.F.	5,600	30			2017	0.00 %	109.99 %	0		\$3,634.00	\$3,304
D5010	Electrical Service/Distribution	\$1.70	S.F.	5,600	40	1979	2019		5.00 %	0.00 %	2			\$9,520
D5020	Branch Wiring	\$4.87	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$29,999.00	\$27,272
D5020	Lighting	\$11.38	S.F.	5,600	30	1979	2009		0.00 %	110.00 %	-8		\$70,101.00	\$63,728
D5030810	Security & Detection Systems	\$2.10	S.F.	5,600	15	2006	2021	2017	0.00 %	110.00 %	0		\$12,936.00	\$11,760
D5030910	Fire Alarm Systems	\$3.83	S.F.	5,600	15	1991	2006		0.00 %	110.00 %	-11		\$23,593.00	\$21,448
D5030920	Data Communication	\$4.92	S.F.	5,600	15	1991	2006		0.00 %	110.00 %	-11		\$30,307.00	\$27,552
D5090	Other Electrical Systems	\$0.73	S.F.	5,600	20	1991	2011		0.00 %	110.00 %	-6		\$4,497.00	\$4,088
E1020	Institutional Equipment	\$13.97	S.F.	5,600	20	2000	2020		15.00 %	0.00 %	3			\$78,232
E2010	Fixed Furnishings	\$5.33	S.F.	5,600	20	1979	1999		0.00 %	110.00 %	-18		\$32,833.00	\$29,848
Total									16.28 %	71.22 %			\$781,131.70	\$1,096,760

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

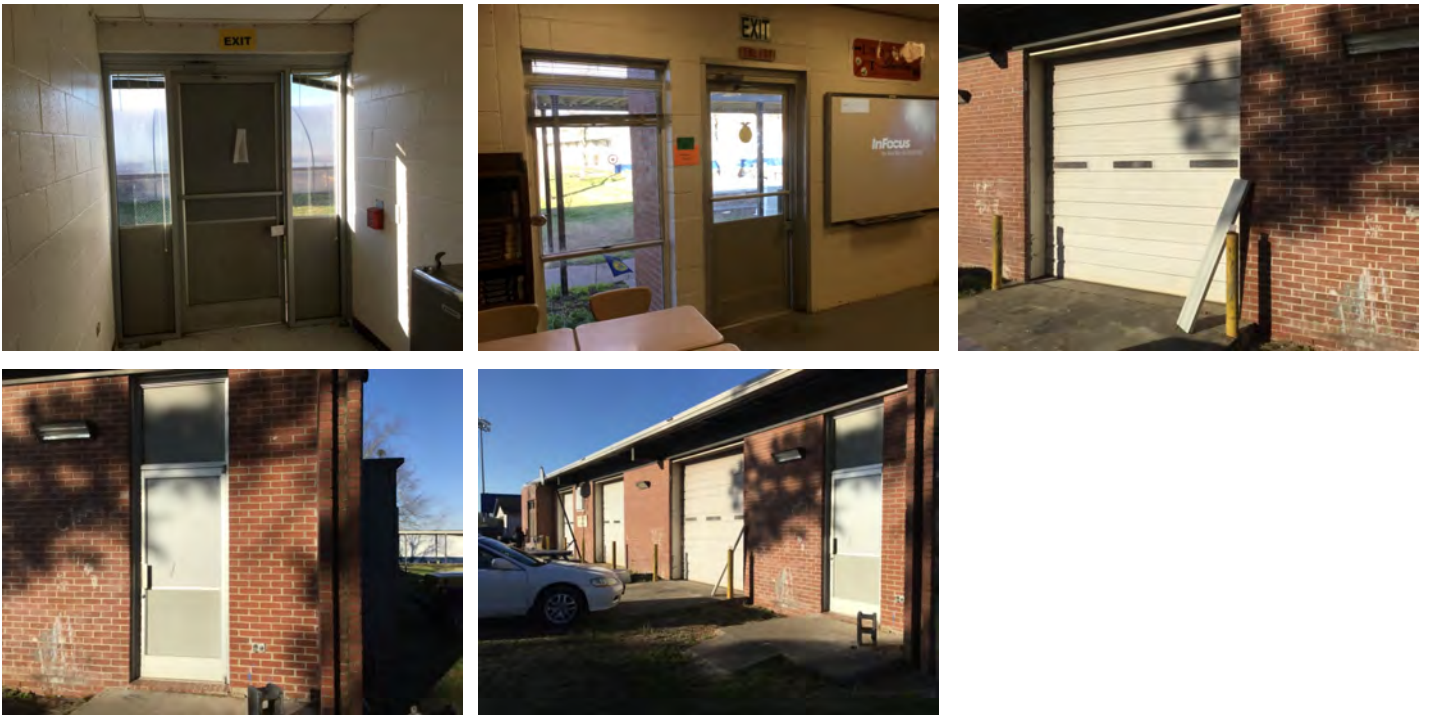
Campus Assessment Report - 1979 Agriculture Building

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

Campus Assessment Report - 1979 Agriculture Building

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

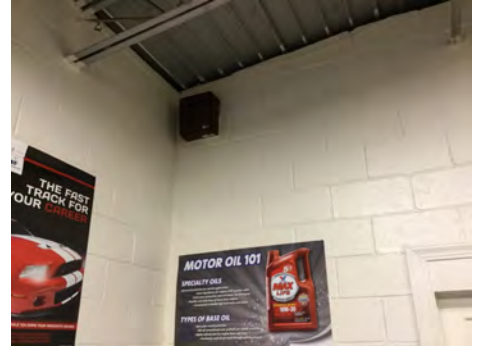
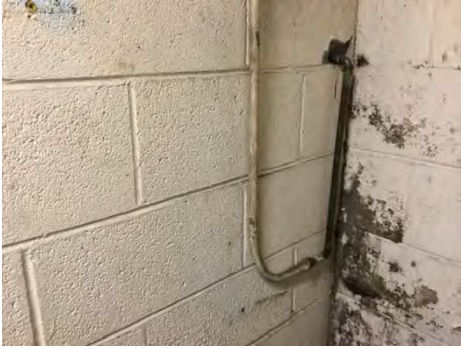
System: C1030 - Fittings



Note:

Campus Assessment Report - 1979 Agriculture Building

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

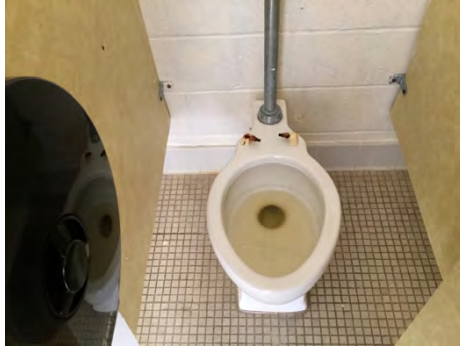
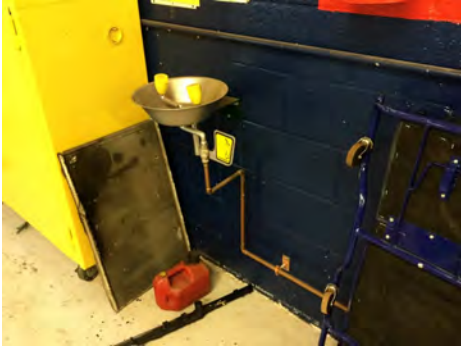
System: C3030 - Ceiling Finishes



Note:

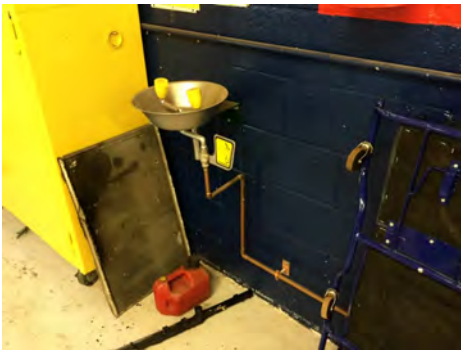
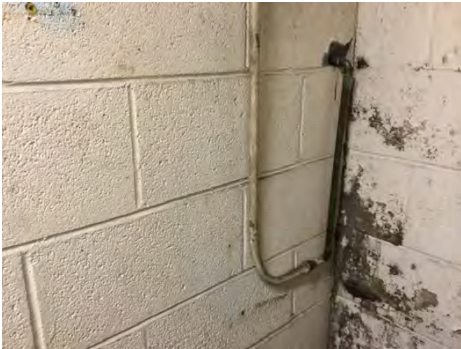
Campus Assessment Report - 1979 Agriculture Building

System: D2010 - Plumbing Fixtures



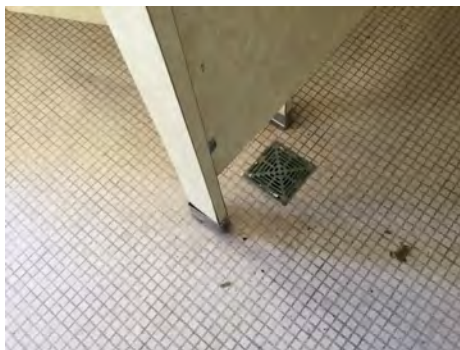
Note:

System: D2020 - Domestic Water Distribution



Note:

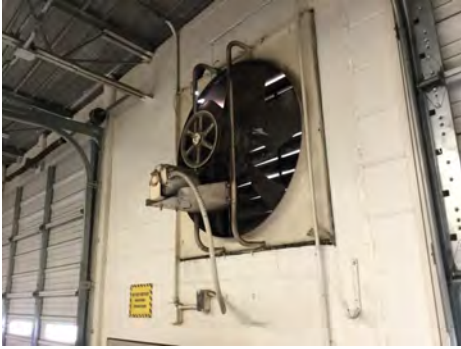
System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1979 Agriculture Building

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

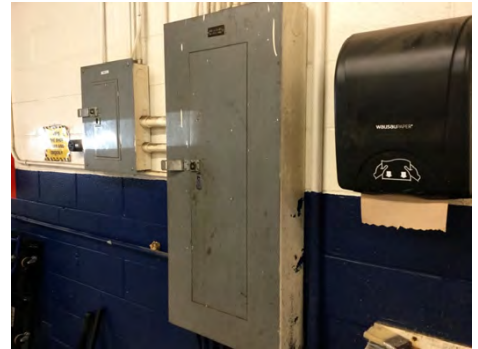
Campus Assessment Report - 1979 Agriculture Building

System: D5010 - Electrical Service/Distribution



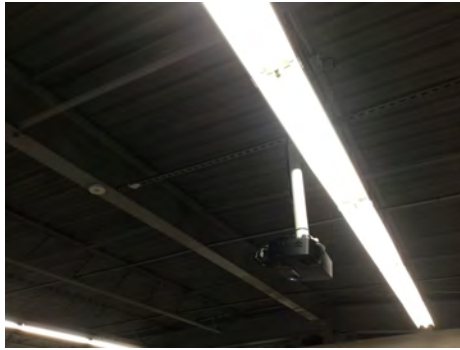
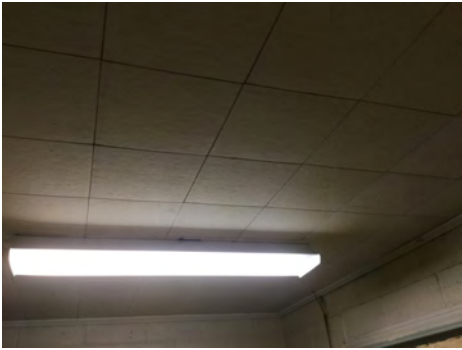
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

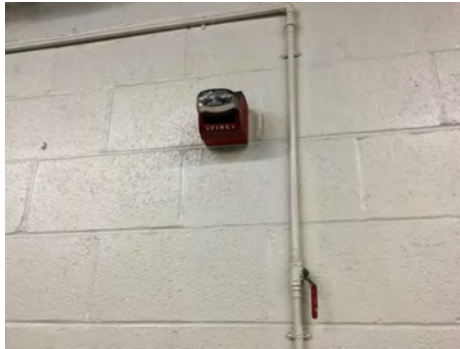
Campus Assessment Report - 1979 Agriculture Building

System: D5030810 - Security & Detection Systems



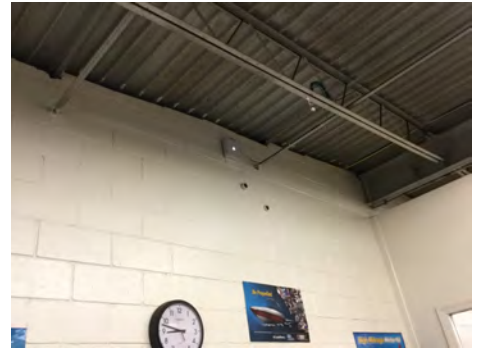
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1979 Agriculture Building

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note: Shop equipment is up to date

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:	\$781,132	\$0	\$11,110	\$112,545	\$5,963	\$97,762	\$0	\$0	\$0	\$0	\$0	\$1,008,511
* 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	\$33,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,195
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$97,762	\$0	\$0	\$0	\$0	\$0	\$97,762
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$5,963	\$0	\$0	\$0	\$0	\$0	\$0	\$5,963
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
B3010105 - Built-Up	\$69,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,166
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	\$16,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,078
C1030 - Fittings	\$9,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,733
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$18,511	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,511
C3020 - Floor Finishes	\$72,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,195
C3030 - Ceiling Finishes	\$69,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,608
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

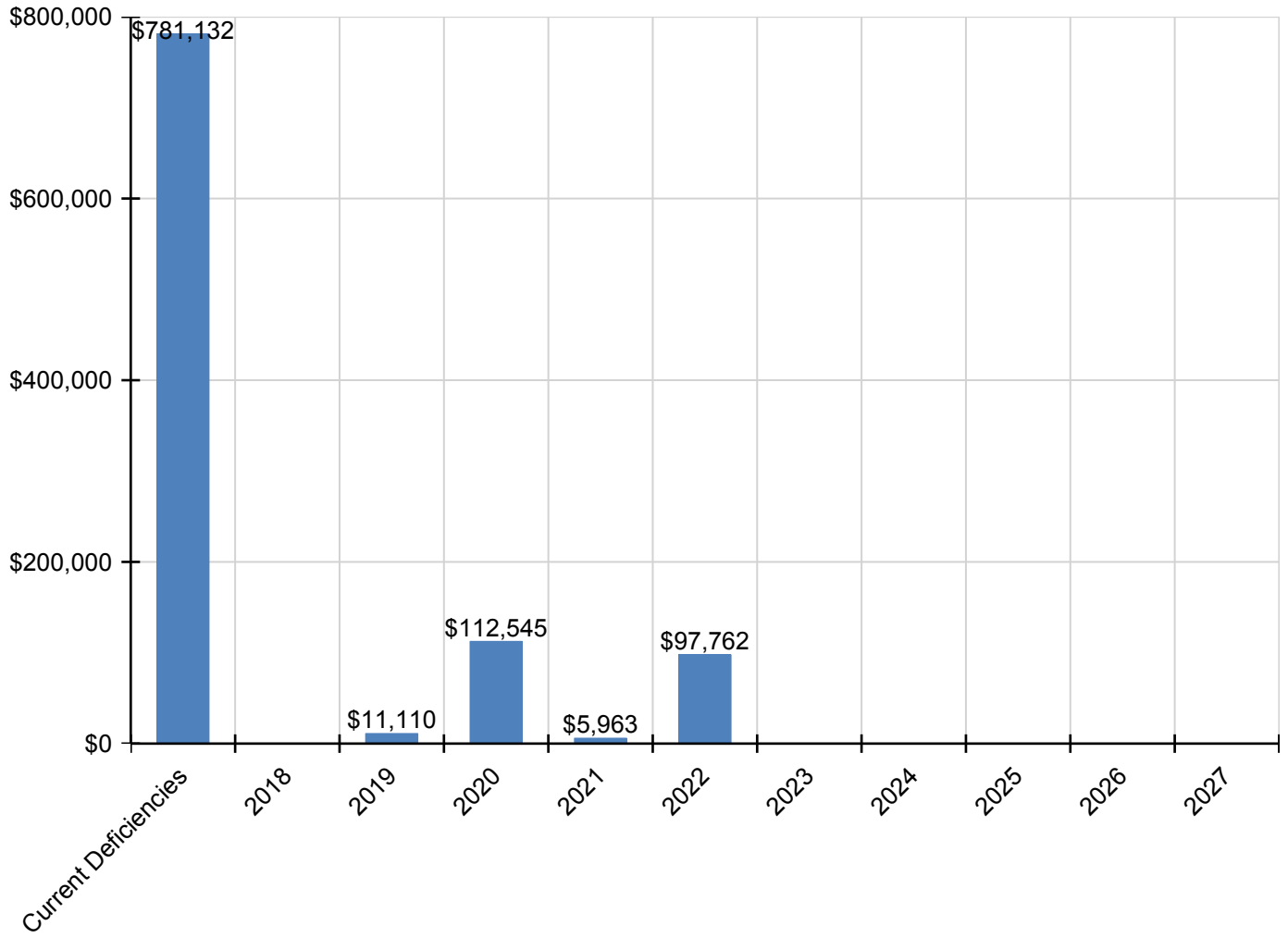
Campus Assessment Report - 1979 Agriculture Building

D2010 - Plumbing Fixtures	\$58,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,274
D2020 - Domestic Water Distribution	\$10,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,842
D2030 - Sanitary Waste	\$17,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,063
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$55,194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,194
D3050 - Terminal & Package Units	\$120,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,428
D3060 - Controls & Instrumentation	\$17,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,494
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$23,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,962
D4020 - Standpipes	\$3,634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,634
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$11,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,110
D5020 - Branch Wiring	\$29,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,999
D5020 - Lighting	\$70,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,101
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$12,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,936
D5030910 - Fire Alarm Systems	\$23,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,593
D5030920 - Data Communication	\$30,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,307
D5090 - Other Electrical Systems	\$4,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,497
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$94,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,035
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$32,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,833

* Indicates non-renewable system

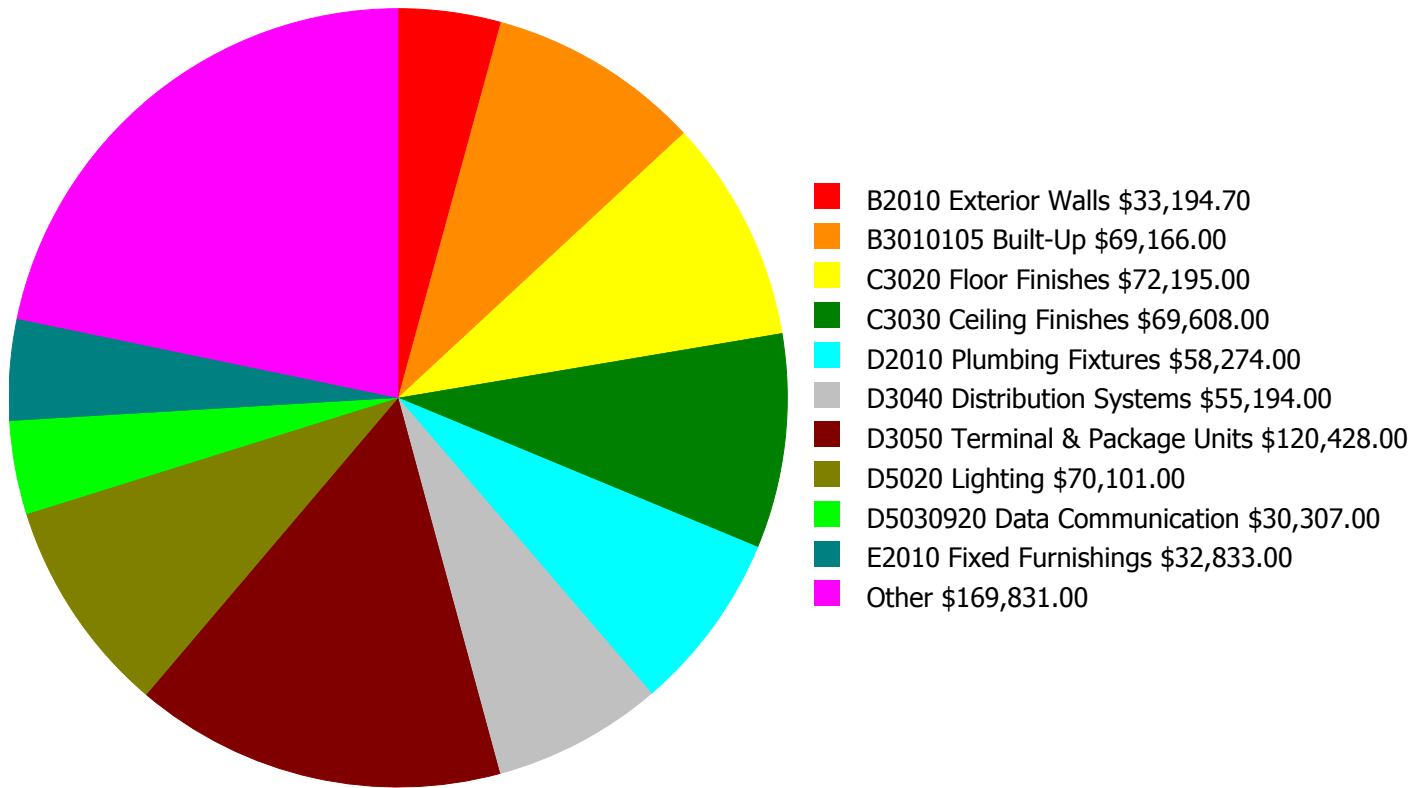
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

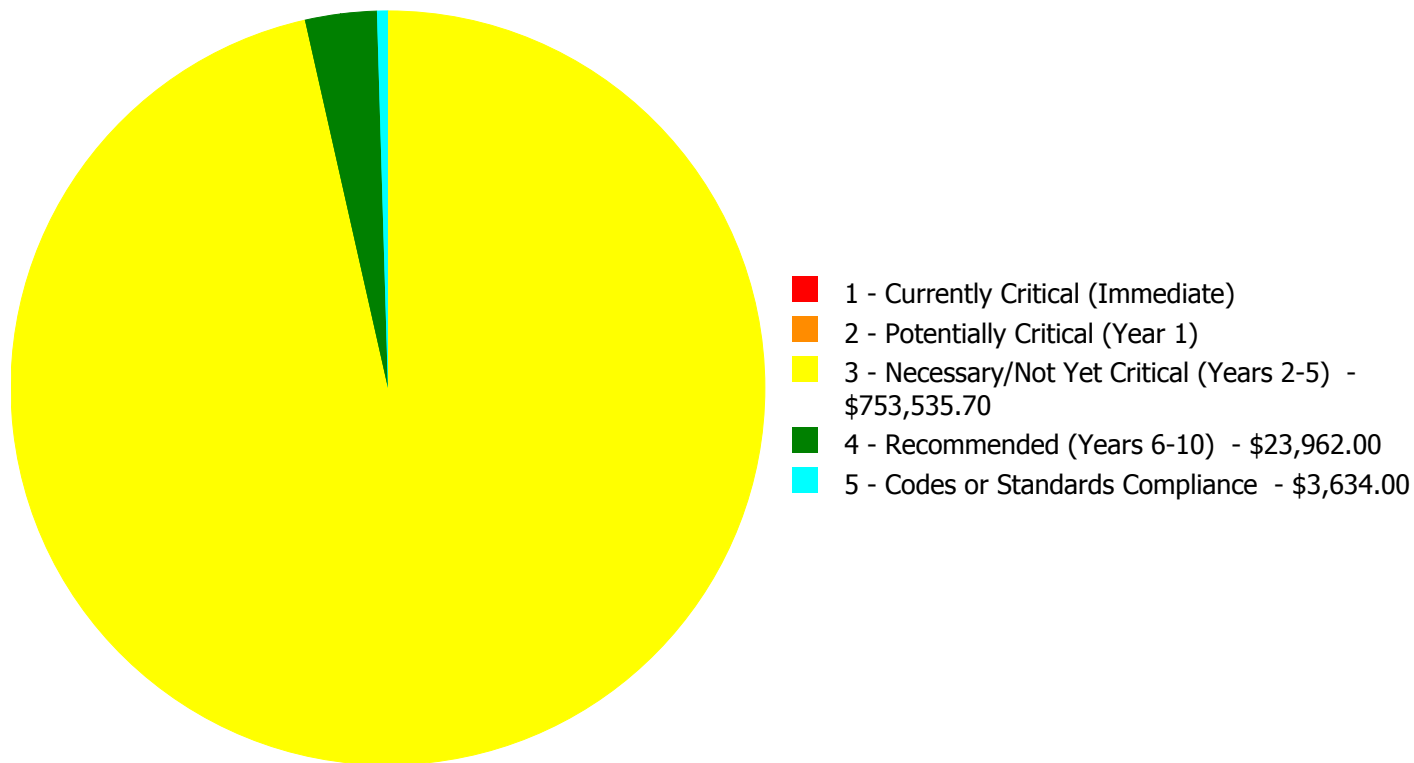
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$781,131.70

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: \$781,131.70

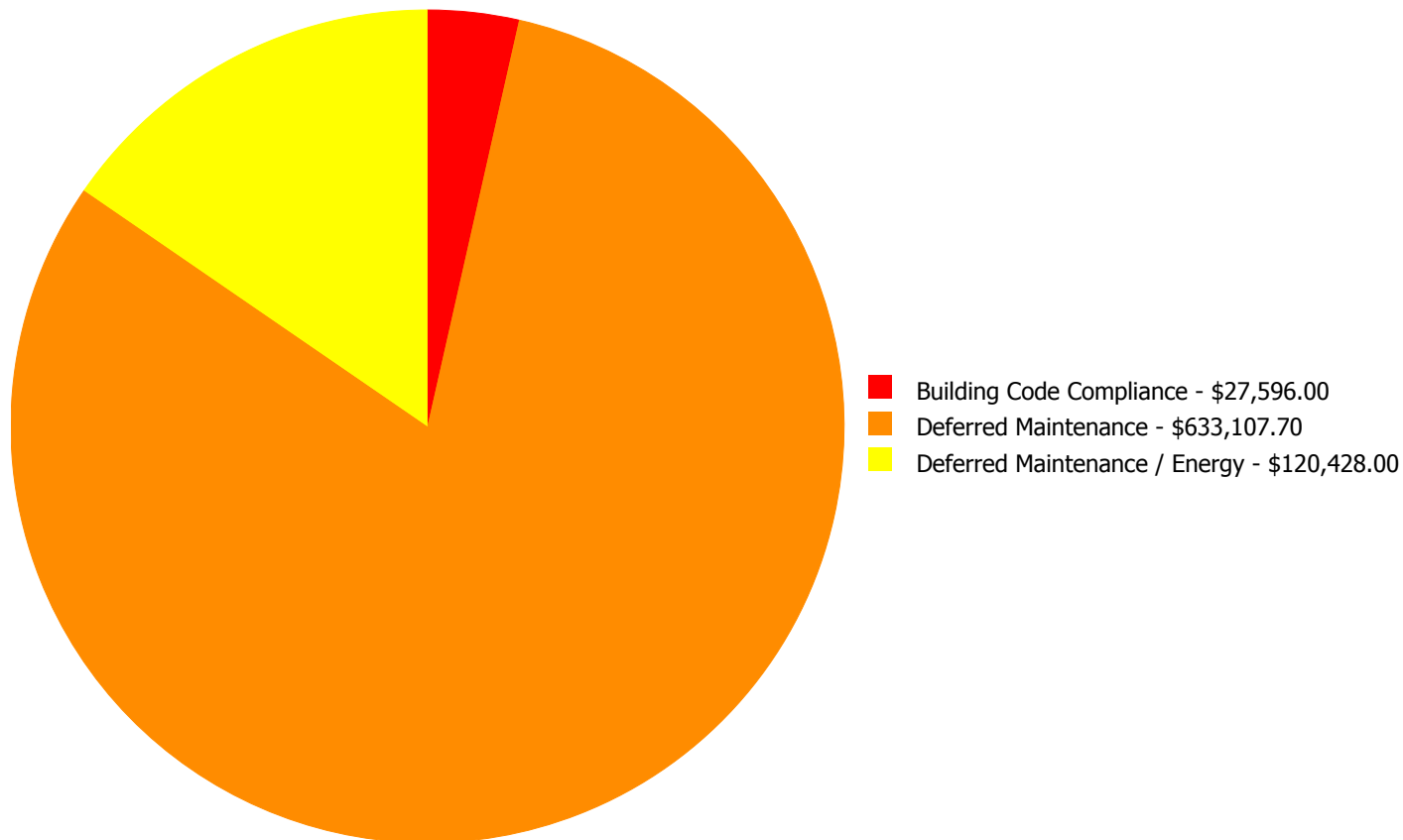
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$33,194.70	\$0.00	\$0.00	\$33,194.70
B3010105	Built-Up	\$0.00	\$0.00	\$69,166.00	\$0.00	\$0.00	\$69,166.00
C1020	Interior Doors	\$0.00	\$0.00	\$16,078.00	\$0.00	\$0.00	\$16,078.00
C1030	Fittings	\$0.00	\$0.00	\$9,733.00	\$0.00	\$0.00	\$9,733.00
C3020	Floor Finishes	\$0.00	\$0.00	\$72,195.00	\$0.00	\$0.00	\$72,195.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$69,608.00	\$0.00	\$0.00	\$69,608.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$58,274.00	\$0.00	\$0.00	\$58,274.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$10,842.00	\$0.00	\$0.00	\$10,842.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$17,063.00	\$0.00	\$0.00	\$17,063.00
D3040	Distribution Systems	\$0.00	\$0.00	\$55,194.00	\$0.00	\$0.00	\$55,194.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$120,428.00	\$0.00	\$0.00	\$120,428.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$17,494.00	\$0.00	\$0.00	\$17,494.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$23,962.00	\$0.00	\$23,962.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$0.00	\$3,634.00	\$3,634.00
D5020	Branch Wiring	\$0.00	\$0.00	\$29,999.00	\$0.00	\$0.00	\$29,999.00
D5020	Lighting	\$0.00	\$0.00	\$70,101.00	\$0.00	\$0.00	\$70,101.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$12,936.00	\$0.00	\$0.00	\$12,936.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$23,593.00	\$0.00	\$0.00	\$23,593.00
D5030920	Data Communication	\$0.00	\$0.00	\$30,307.00	\$0.00	\$0.00	\$30,307.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$4,497.00	\$0.00	\$0.00	\$4,497.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$32,833.00	\$0.00	\$0.00	\$32,833.00
	Total:	\$0.00	\$0.00	\$753,535.70	\$23,962.00	\$3,634.00	\$781,131.70

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: \$781,131.70

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: B2010 - Exterior Walls



Location: Exterior walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 20.00
Unit of Measure: C.S.F.
Estimate: \$33,194.70
Assessor Name: Terence Davis
Date Created: 02/21/2017

Notes: Exterior walls are in need of repairs, particularly around the compressor room.

System: B3010105 - Built-Up



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$69,166.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The roof covering is beyond its expected useful life. System renewal including gutters and downspouts is recommended.

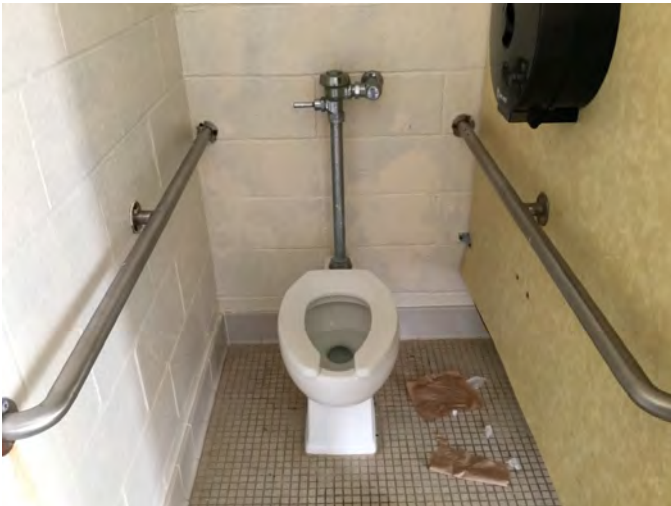
System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$16,078.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Interior doors are typically original and in worn condition. Doors 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$9,733.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings are in fair to poor condition. Signage and toilet rooms are not code 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$72,195.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

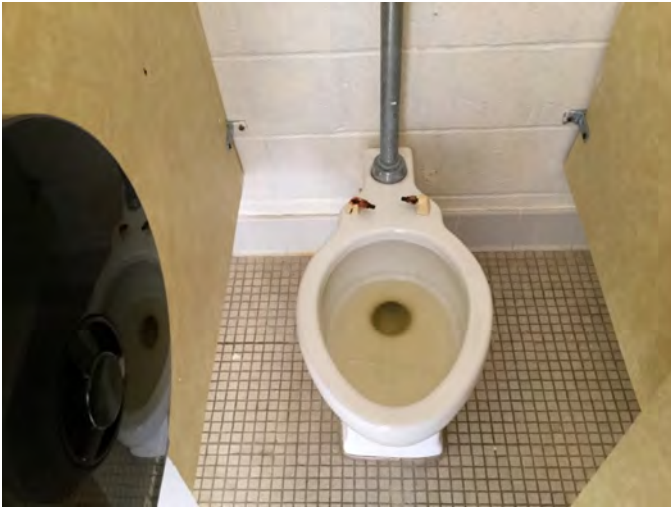
System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$69,608.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Ceilings are beyond their expected life and in fair to poor condition. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Restrooms, shops
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$58,274.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Plumbing fixtures are in poor conditions and beyond their expected useful life. Restrooms and the drinking fountain are not ADA compliant. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Restrooms and shops
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$10,842.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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

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: 5,600.00
Unit of Measure: S.F.
Estimate: \$17,063.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The building sanitary waste system is original and beyond its expected useful life. There is no floor drain with an oil separator in the automotive shop. System renewal is recommended.

System: D3040 - Distribution 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$55,194.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: HVAC distribution systems are well beyond their expected useful life. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Throughout the buiding
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$120,428.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Wall mounted heat pumps and room air conditioning units are beyond their expected service life. System renewal with a more energy efficient system 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$17,494.00
Assessor Name: Terence Davis
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: 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$29,999.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The branch wiring system is largely original and beyond its expected life. Circuits are overloaded. System renewal 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$70,101.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although fixtures have been retrofitted w// T-8 lamps, the lighting system is largely original and beyond its expected life. System renewal is recommended.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$12,936.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Although reportedly only 10 years old, the security system is inadequate. It cannot be monitored properly in the principal's office. System renewal is recommended.

System: D5030910 - Fire Alarm 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$23,593.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The fire alarm system is beyond its expected life. System renewal is recommended to ensure reliability of this life safety system.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$30,307.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected service life. System renewal is recommended.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$4,497.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: No emergency egress lighting was found in this building. Installation of emergency lighting 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$32,833.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fixed furnishings are beyond their expected life. 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: 5,600.00
Unit of Measure: S.F.
Estimate: \$23,962.00
Assessor Name: Terence Davis
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.

Priority 5 - Codes or Standards Compliance:

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 5,600.00
Unit of Measure: S.F.
Estimate: \$3,634.00
Assessor Name: Terence Davis
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:	HS -High School
Gross Area (SF):	1,000
Year Built:	1979
Last Renovation:	
Replacement Value:	\$153,440
Repair Cost:	\$84,663.26
Total FCI:	55.18 %
Total RSLI:	33.38 %
FCA Score:	44.82



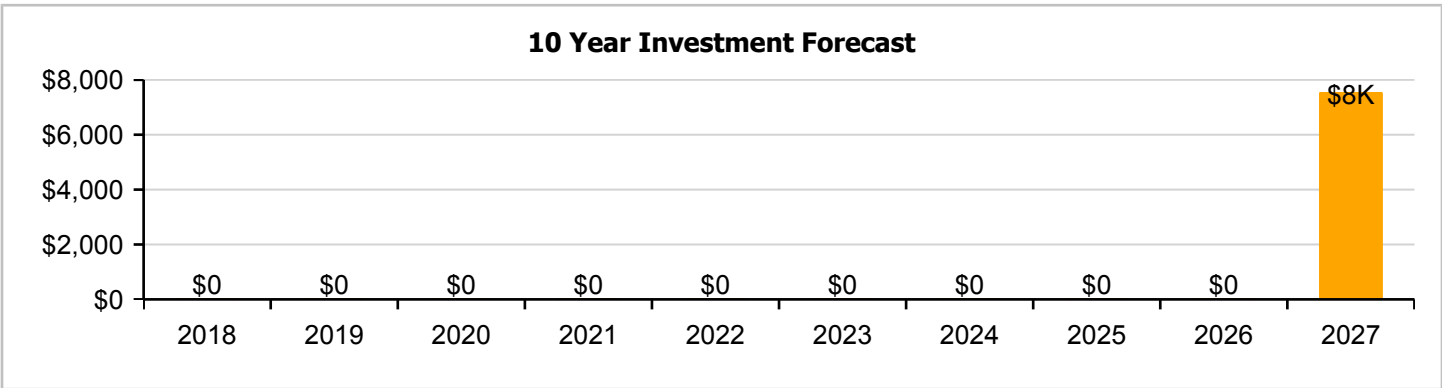
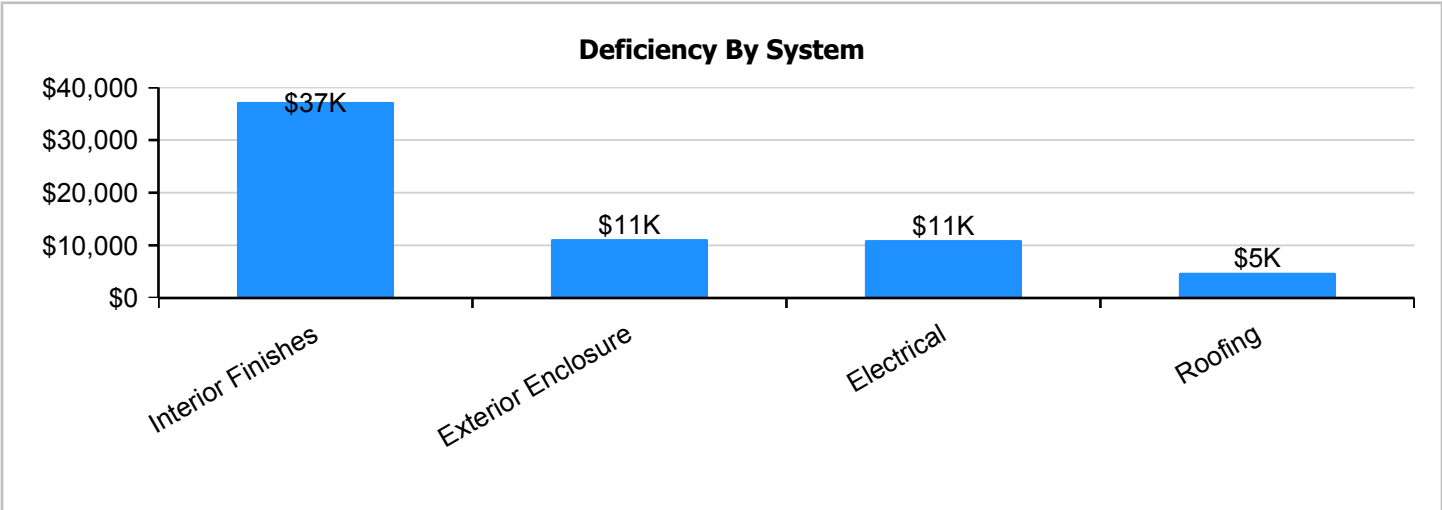
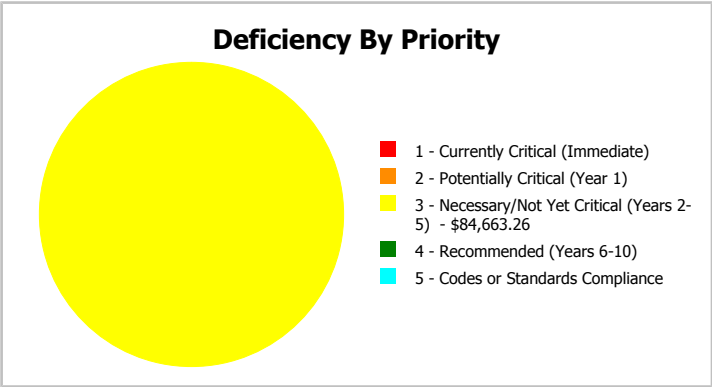
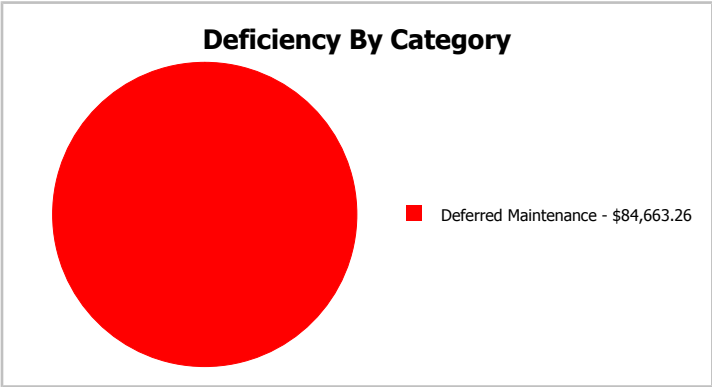
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	1,000
Year Built:	1979	Last Renovation:	
Repair Cost:	\$84,663	Replacement Value:	\$153,440
FCI:	55.18 %	RSLI%:	33.38 %



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	62.00 %	0.00 %	\$0.00
B10 - Superstructure	62.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.04 %	38.29 %	\$14,721.26
B30 - Roofing	0.00 %	146.00 %	\$6,307.00
C30 - Interior Finishes	0.00 %	110.00 %	\$49,159.00
D50 - Electrical	0.00 %	110.00 %	\$14,476.00
Totals:	33.38 %	55.18 %	\$84,663.26

Photo Album

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

1). East Elevation - Feb 20, 2017



2). North Elevation - Feb 20, 2017



3). West Elevation - Feb 20, 2017



4). South Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$20,130
B1010	Floor Construction	\$16.43	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$16,430
B1020	Roof Construction	\$16.26	S.F.	1,000	100	1979	2079		62.00 %	0.00 %	62			\$16,260
B2010	Exterior Walls	\$29.79	S.F.	1,000	100	1979	2079		62.00 %	17.44 %	62		\$5,195.26	\$29,790
B2030	Exterior Doors	\$8.66	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$9,526.00	\$8,660
B3010140	Asphalt Shingles	\$4.32	S.F.	1,000	20	1979	1999		0.00 %	146.00 %	-18		\$6,307.00	\$4,320
C3010	Wall Finishes	\$5.11	S.F.	1,000	10	1979	1989		0.00 %	110.00 %	-28		\$5,621.00	\$5,110
C3020	Floor Finishes	\$20.82	S.F.	1,000	20	1979	1999		0.00 %	110.00 %	-18		\$22,902.00	\$20,820
C3030	Ceiling Finishes	\$18.76	S.F.	1,000	25	1979	2004		0.00 %	110.00 %	-13		\$20,636.00	\$18,760
D5020	Branch Wiring	\$3.58	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$3,938.00	\$3,580
D5020	Lighting	\$9.58	S.F.	1,000	30	1979	2009		0.00 %	110.00 %	-8		\$10,538.00	\$9,580
Total									33.38 %	55.18 %			\$84,663.26	\$153,440

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 1979 Storage Building

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1979 Storage Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

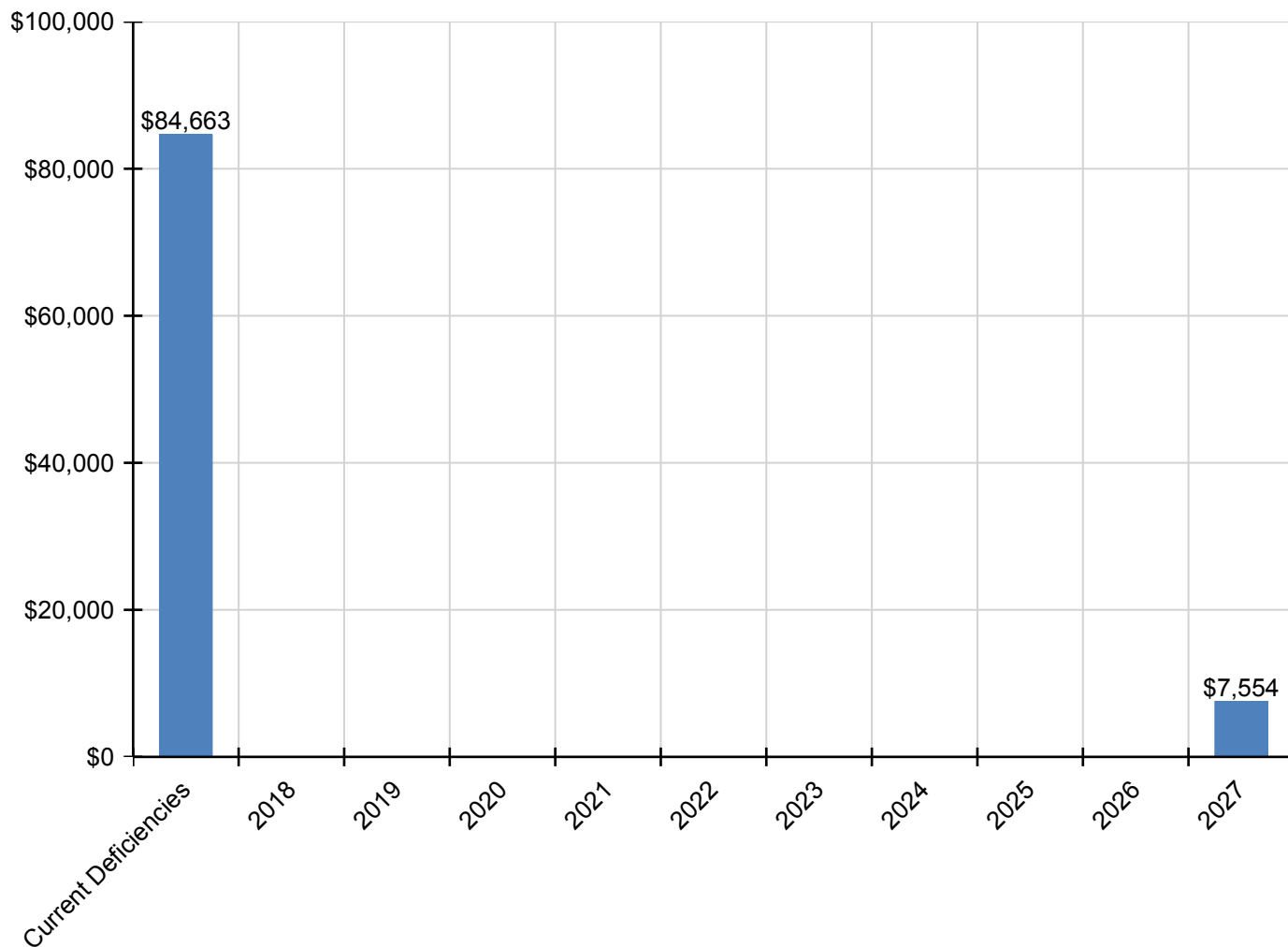
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$84,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,554	\$92,217
* 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
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$5,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,195
B2030 - Exterior Doors	\$9,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,526
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$6,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,307
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$5,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,554	\$13,175
C3020 - Floor Finishes	\$22,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,902
C3030 - Ceiling Finishes	\$20,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,636
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,938
D5020 - Lighting	\$10,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,538

* Indicates non-renewable system

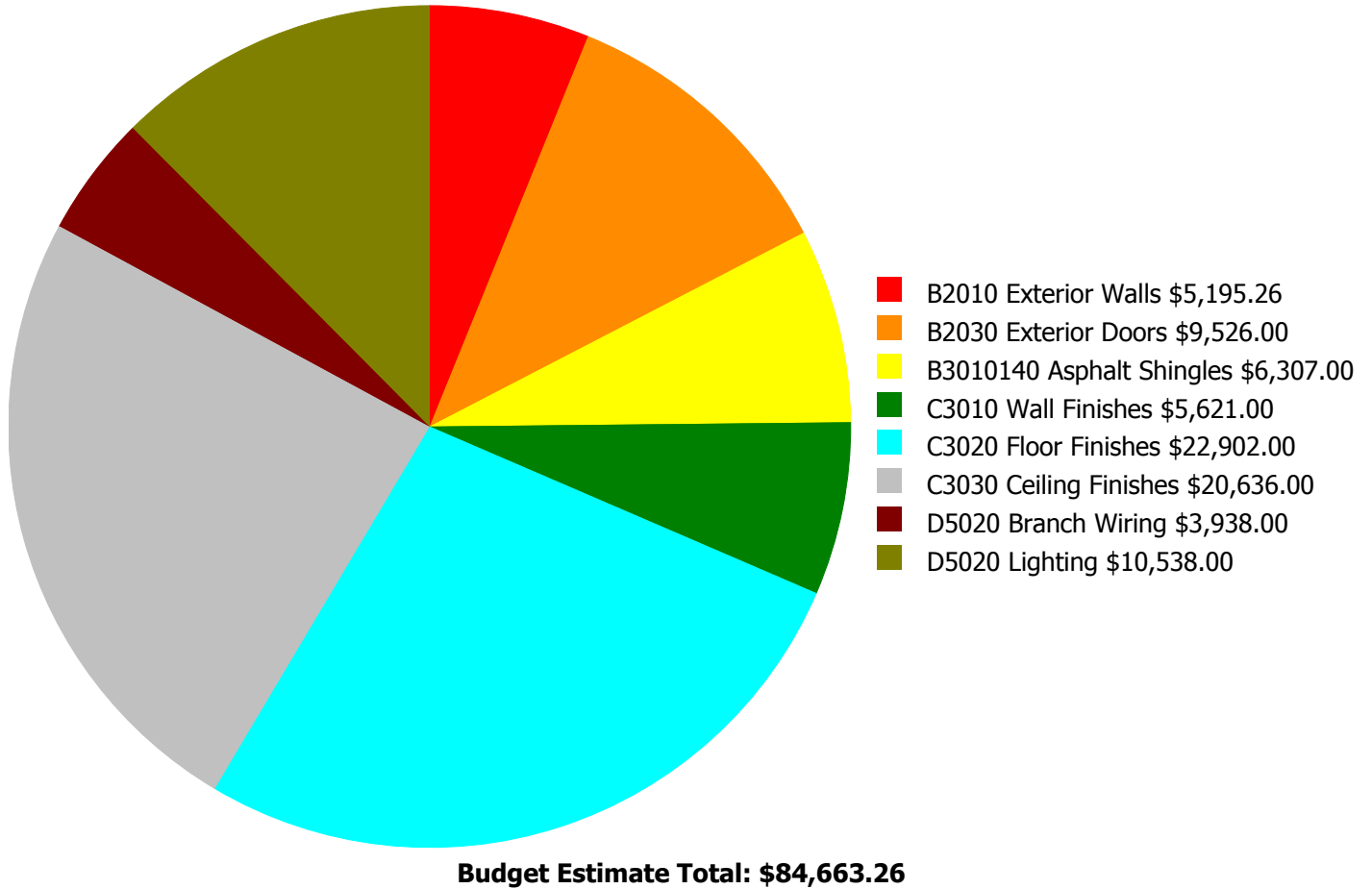
Forecasted Capital Renewal Requirement

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



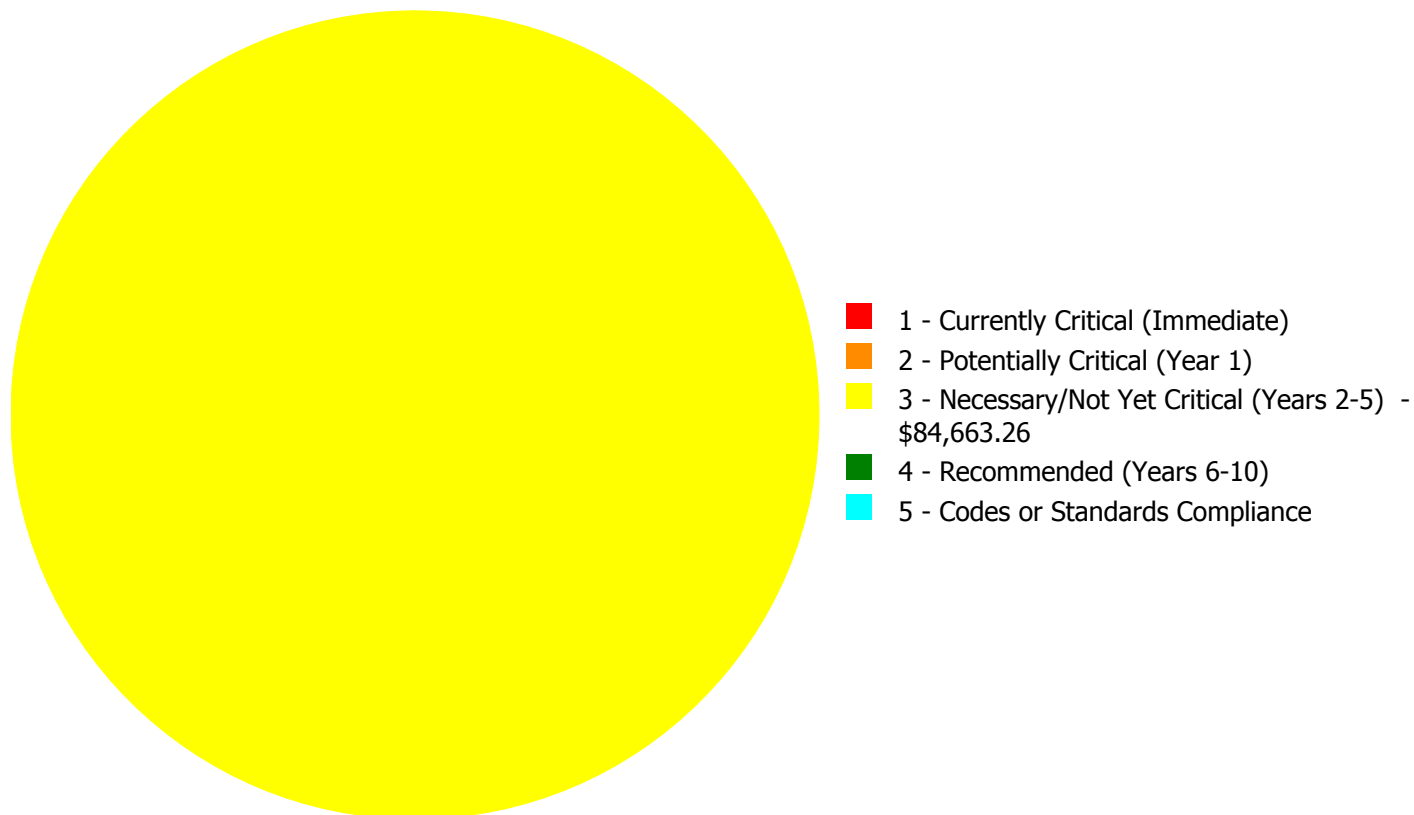
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$84,663.26

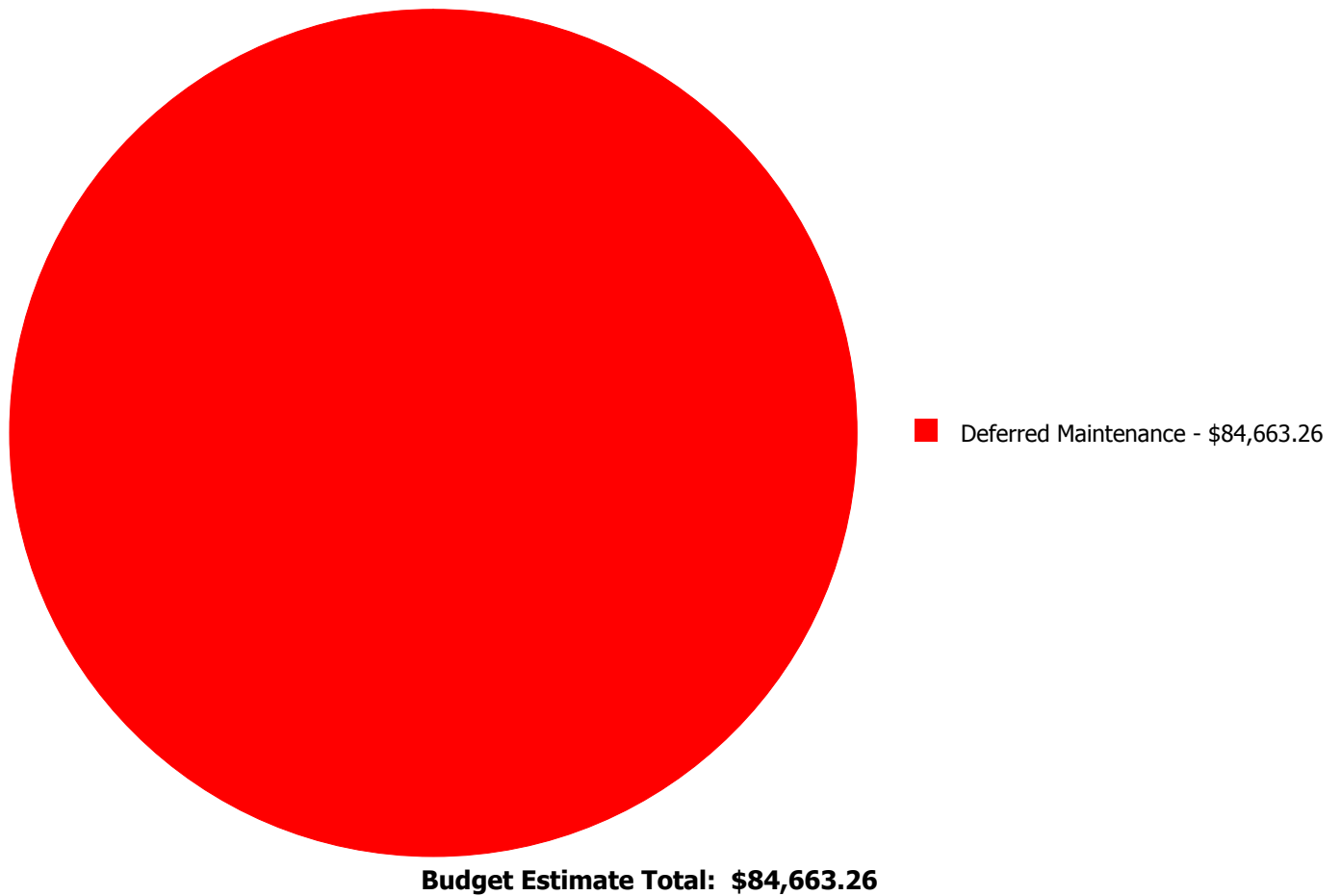
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$5,195.26	\$0.00	\$0.00	\$5,195.26
B2030	Exterior Doors	\$0.00	\$0.00	\$9,526.00	\$0.00	\$0.00	\$9,526.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$6,307.00	\$0.00	\$0.00	\$6,307.00
C3010	Wall Finishes	\$0.00	\$0.00	\$5,621.00	\$0.00	\$0.00	\$5,621.00
C3020	Floor Finishes	\$0.00	\$0.00	\$22,902.00	\$0.00	\$0.00	\$22,902.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$20,636.00	\$0.00	\$0.00	\$20,636.00
D5020	Branch Wiring	\$0.00	\$0.00	\$3,938.00	\$0.00	\$0.00	\$3,938.00
D5020	Lighting	\$0.00	\$0.00	\$10,538.00	\$0.00	\$0.00	\$10,538.00
	Total:	\$0.00	\$0.00	\$84,663.26	\$0.00	\$0.00	\$84,663.26

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Gable ends and eaves
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Spray refinish wood siding - 2nd floor
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: \$5,195.26
Assessor Name: Ann Buerger Linden
Date Created: 02/21/2017

Notes: Gable ends are in need of painting. Fascia boards need to be replaced. Infill opening where room air conditioner is removed.

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$9,526.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Exterior doors are rusted, poor condition, and beyond their expected useful life. Provide proper exterior landings. System renewal is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$6,307.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Asphalt shingles are beyond their expected life and leaking. System renewal is recommended.

System: C3010 - Wall 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: 1,000.00
Unit of Measure: S.F.
Estimate: \$5,621.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Wall finishes are in poor condition. 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: 1,000.00
Unit of Measure: S.F.
Estimate: \$22,902.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Floor finishes are in poor condition. System renewal 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: 1,000.00
Unit of Measure: S.F.
Estimate: \$20,636.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Ceilings are in poor condition with considerable water damage. 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: 1,000.00
Unit of Measure: S.F.
Estimate: \$3,938.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: The branch wiring system is beyond its expected useful life. The building was shut down at the time of assessment. System renewal is recommended.

System: D5020 - Lighting



Location: Throught the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$10,538.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Lighting systems are beyond their expected useful life. System renewal 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:	HS -High School
Gross Area (SF):	400
Year Built:	1980
Last Renovation:	
Replacement Value:	\$44,828
Repair Cost:	\$14,495.30
Total FCI:	32.34 %
Total RSLI:	48.31 %
FCA Score:	67.66



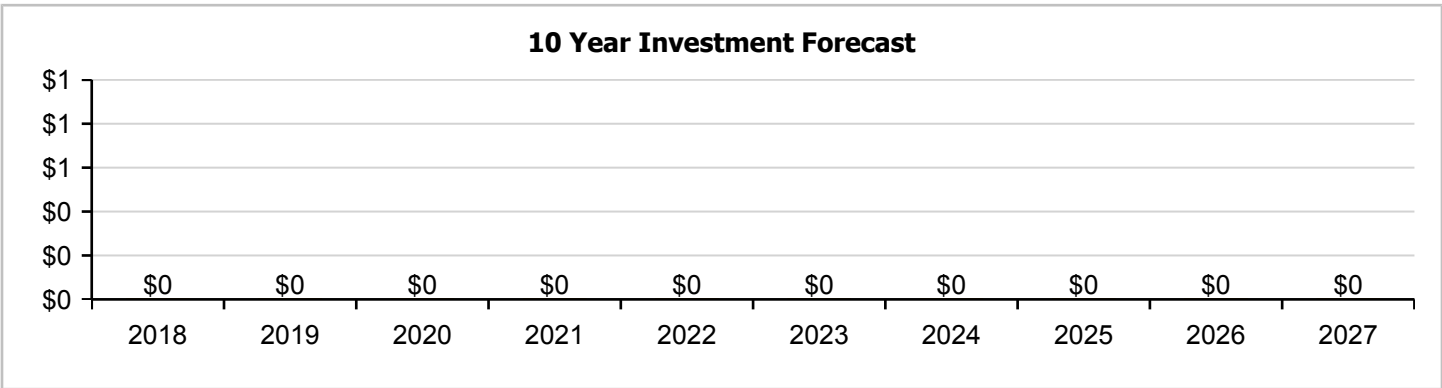
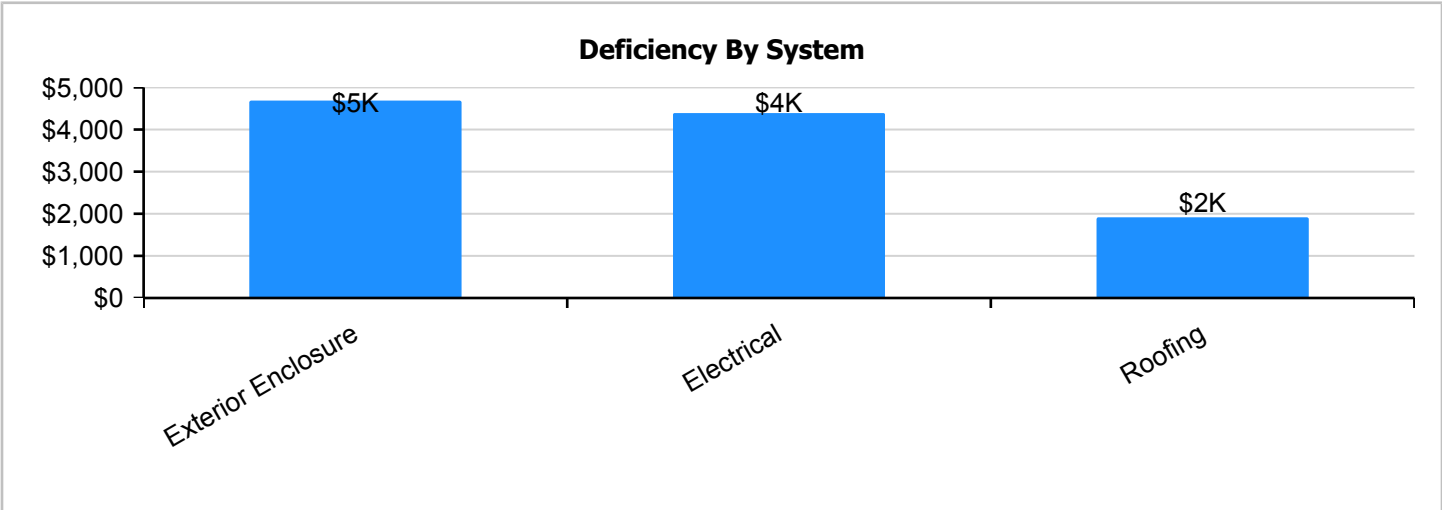
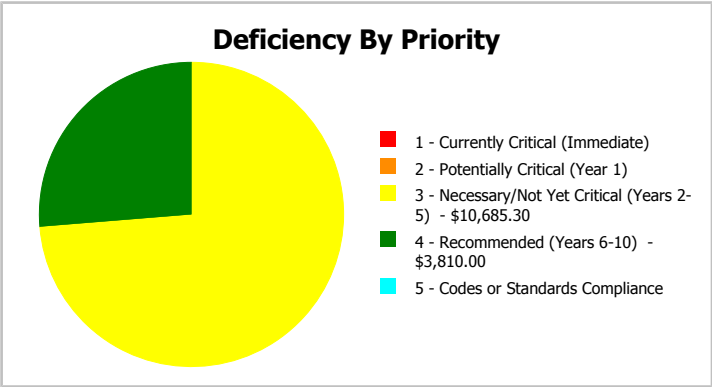
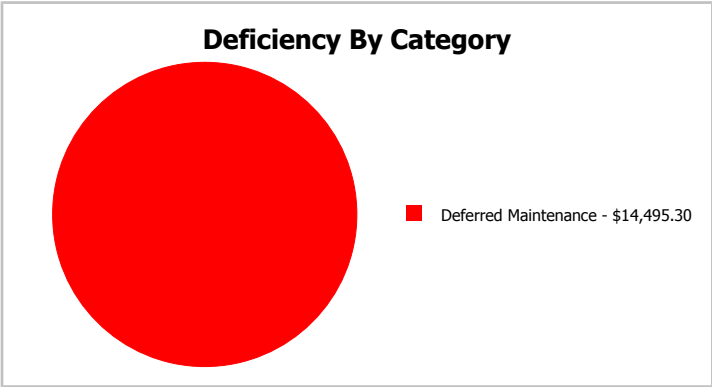
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	400
Year Built:	1980	Last Renovation:	
Repair Cost:	\$14,495	Replacement Value:	\$44,828
FCI:	32.34 %	RSLI%:	48.31 %



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	63.00 %	0.00 %	\$0.00
B10 - Superstructure	63.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.81 %	40.20 %	\$6,182.30
B30 - Roofing	0.00 %	146.01 %	\$2,523.00
D50 - Electrical	0.00 %	109.99 %	\$5,790.00
Totals:	48.31 %	32.34 %	\$14,495.30

Photo Album

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

1). West Elevation - Feb 20, 2017



2). South Elevation - Feb 20, 2017



3). East Elevation - Feb 20, 2017



4). North Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$8,052
A1030	Slab on Grade	\$19.75	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$7,900
B1020	Roof Construction	\$16.26	S.F.	400	100	1980	2080		63.00 %	0.00 %	63			\$6,504
B2010	Exterior Walls	\$29.79	S.F.	400	100	1980	2080		63.00 %	19.91 %	63		\$2,372.30	\$11,916
B2030	Exterior Doors	\$8.66	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$3,810.00	\$3,464
B3010140	Asphalt Shingles	\$4.32	S.F.	400	20	1980	2000		0.00 %	146.01 %	-17		\$2,523.00	\$1,728
D5020	Branch Wiring	\$3.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$1,575.00	\$1,432
D5020	Lighting	\$9.58	S.F.	400	30	1980	2010		0.00 %	109.99 %	-7		\$4,215.00	\$3,832
Total									48.31 %	32.34 %			\$14,495.30	\$44,828

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: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Shed Ag

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1980 Shed Ag

System: D5020 - Lighting



Note:

Renewal Schedule

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

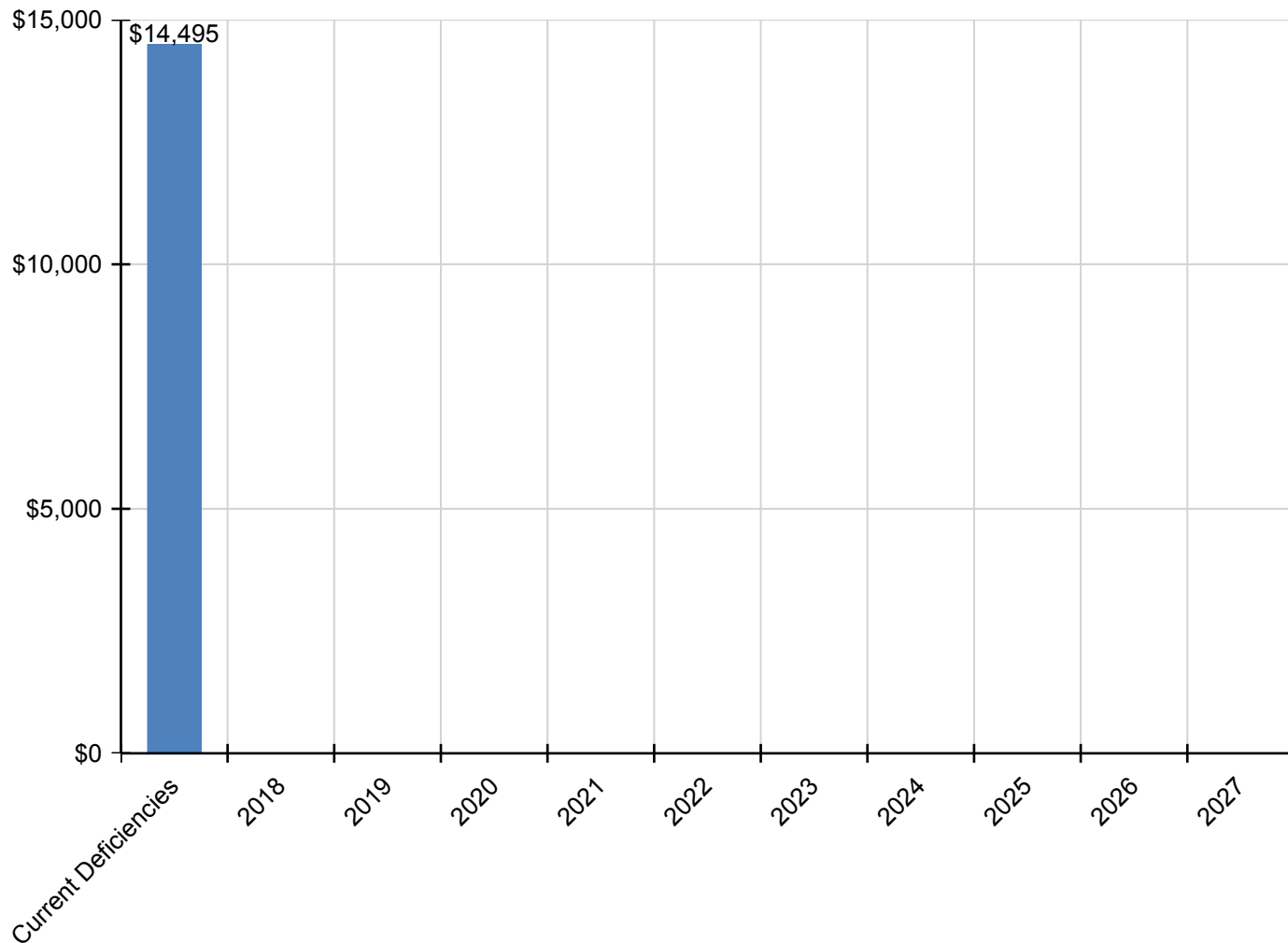
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$14,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,495
* 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	\$2,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,372
B2030 - Exterior Doors	\$3,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,810
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$2,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,523
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$1,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,575
D5020 - Lighting	\$4,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,215

** Indicates non-renewable system*

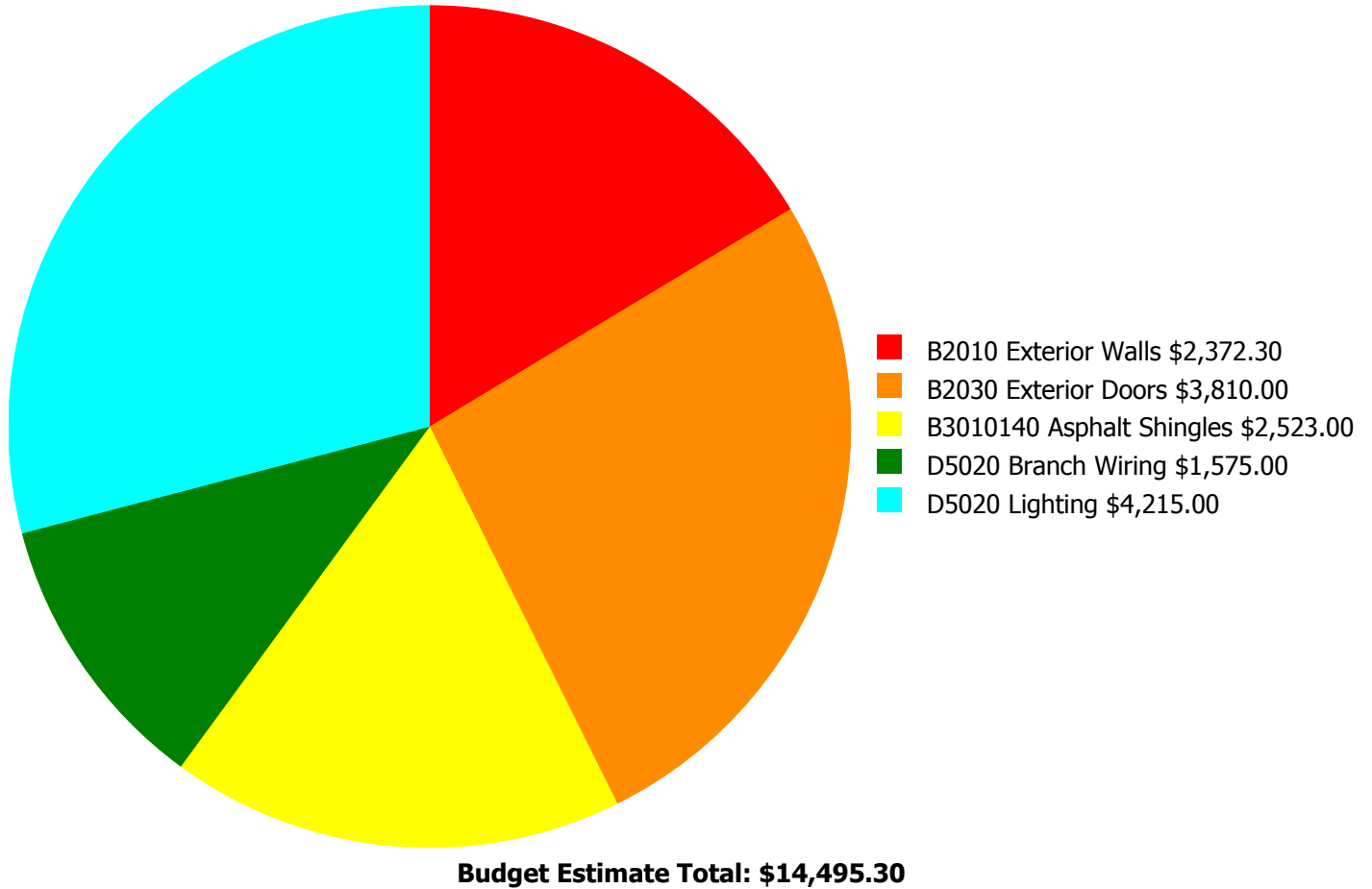
Forecasted Capital Renewal Requirement

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



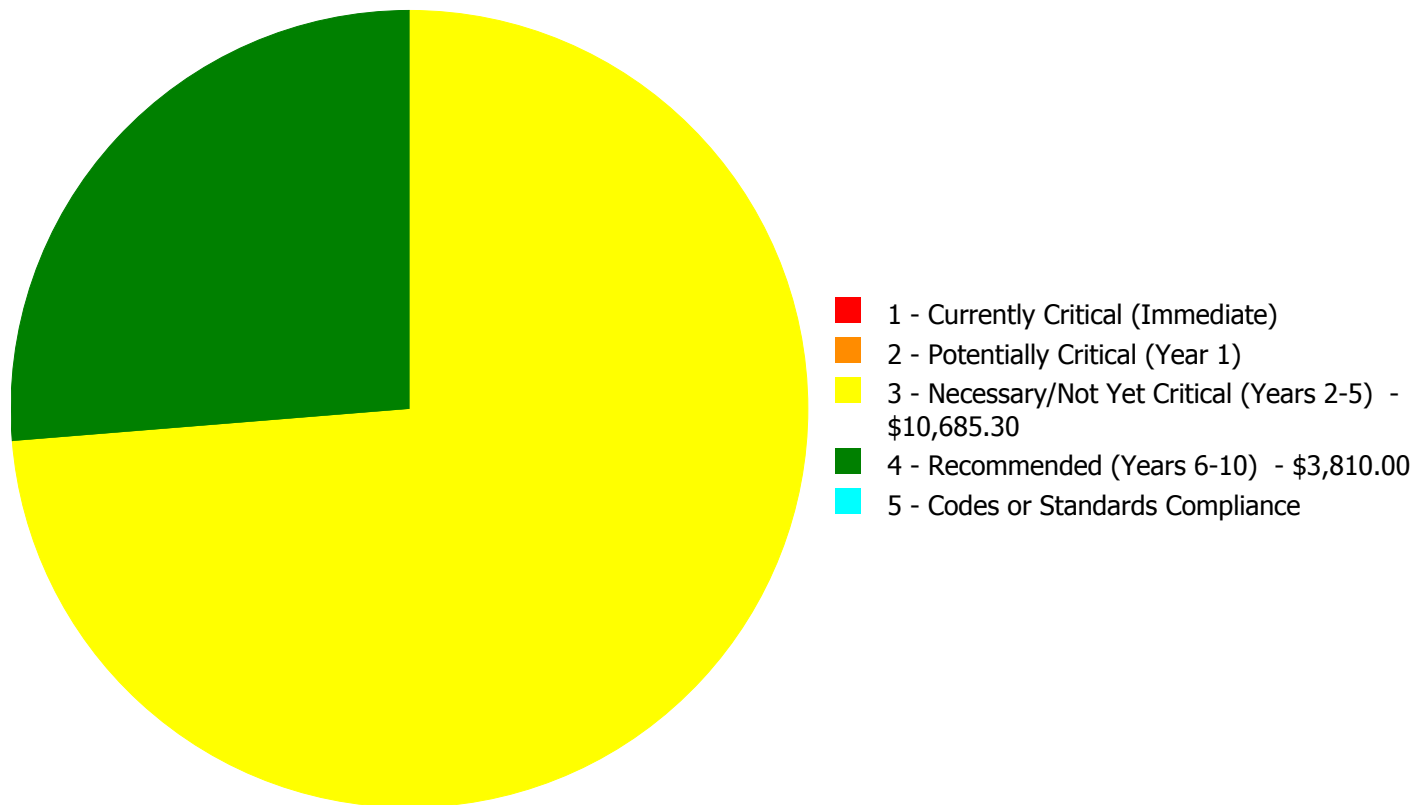
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$14,495.30

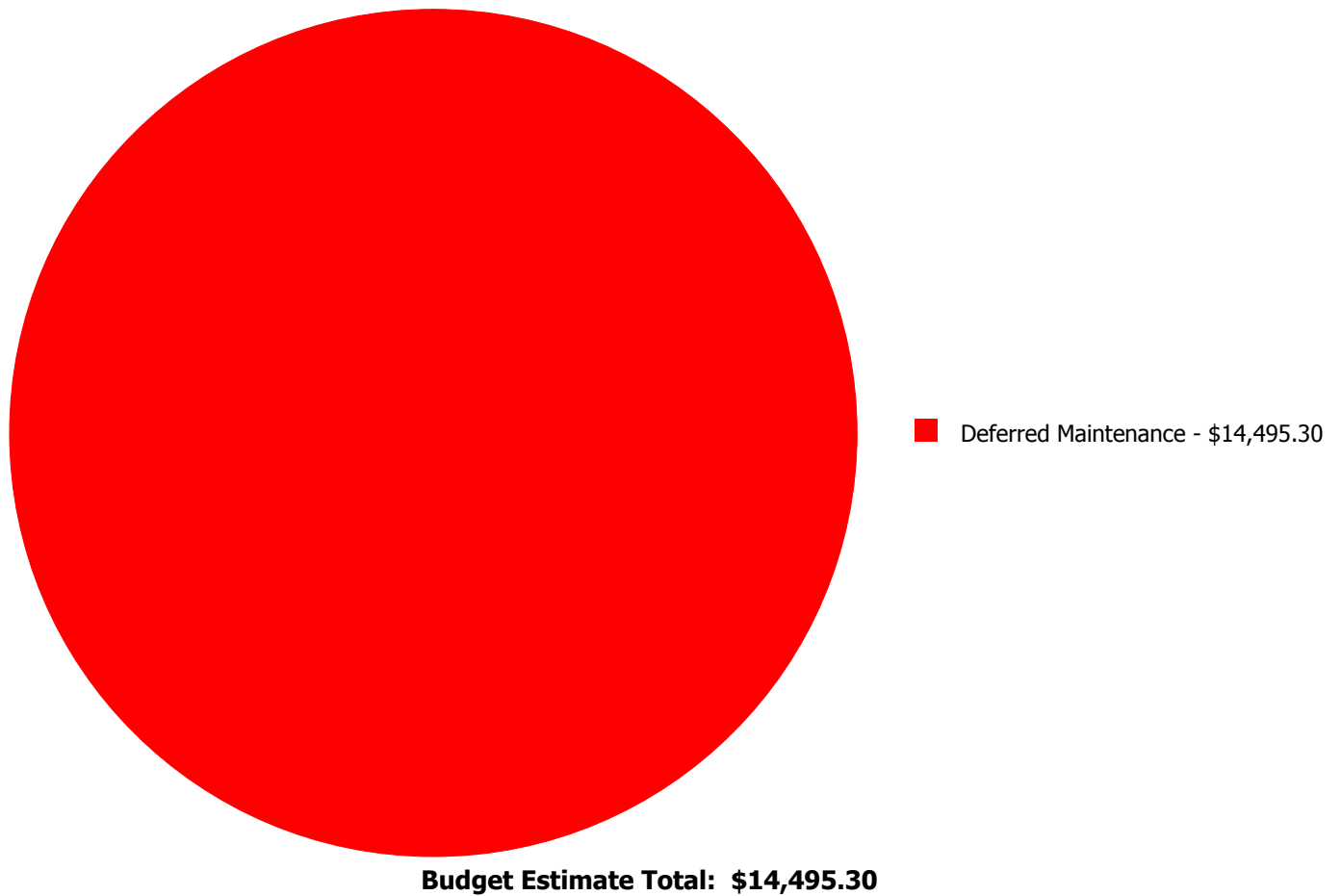
Deficiency By Priority Investment Table

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
B2010	Exterior Walls	\$0.00	\$0.00	\$2,372.30	\$0.00	\$0.00	\$2,372.30
B2030	Exterior Doors	\$0.00	\$0.00	\$0.00	\$3,810.00	\$0.00	\$3,810.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$2,523.00	\$0.00	\$0.00	\$2,523.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,575.00	\$0.00	\$0.00	\$1,575.00
D5020	Lighting	\$0.00	\$0.00	\$4,215.00	\$0.00	\$0.00	\$4,215.00
	Total:	\$0.00	\$0.00	\$10,685.30	\$3,810.00	\$0.00	\$14,495.30

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Exterior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace & finish wood clapboards, 1st floor
Qty: 5.00
Unit of Measure: C.S.F.
Estimate: \$2,372.30
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: Exterior walls are deteriorated, particularly close to grade. Replacement of damaged siding, fascia boards, and painting is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$2,523.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: Roof shingles are in poor condition. System renewal is recommended.

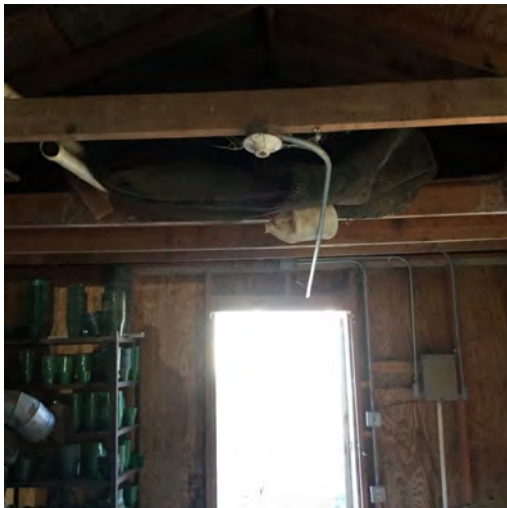
System: D5020 - Branch Wiring



Location: Interior
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$1,575.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The branch wiring system is beyond its expected life. System renewal is recommended.

System: D5020 - Lighting



Location: Ceiling
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$4,215.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The lighting in this building is not functional. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: B2030 - Exterior Doors



Location: Entrance
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 400.00
Unit of Measure: S.F.
Estimate: \$3,810.00
Assessor Name: Ann Buerger Linden
Date Created: 02/22/2017

Notes: The exterior door is in fair condition and beyond its expected life. Replacement 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:	HS -High School
Gross Area (SF):	256
Year Built:	1985
Last Renovation:	
Replacement Value:	\$25,321
Repair Cost:	\$4,054.00
Total FCI:	16.01 %
Total RSLI:	59.08 %
FCA Score:	83.99



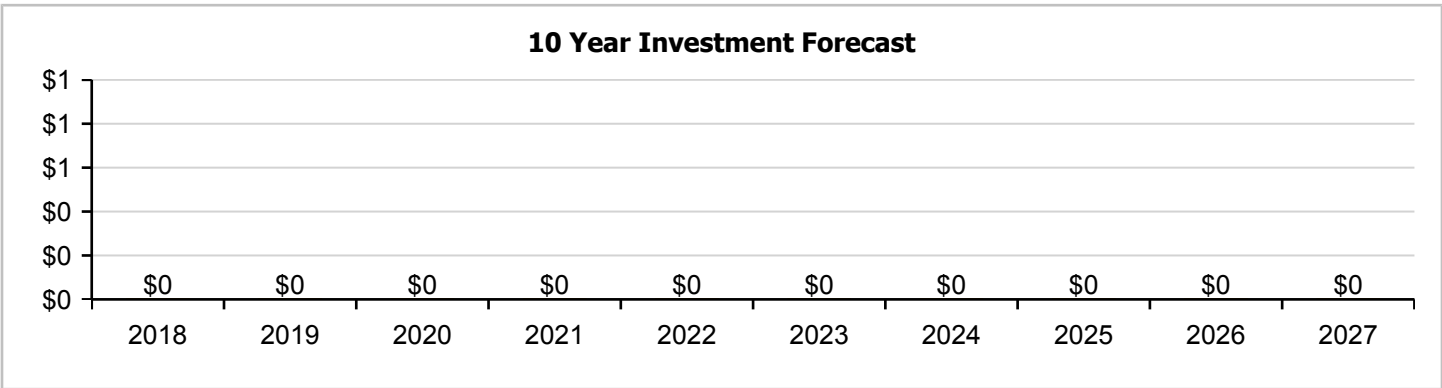
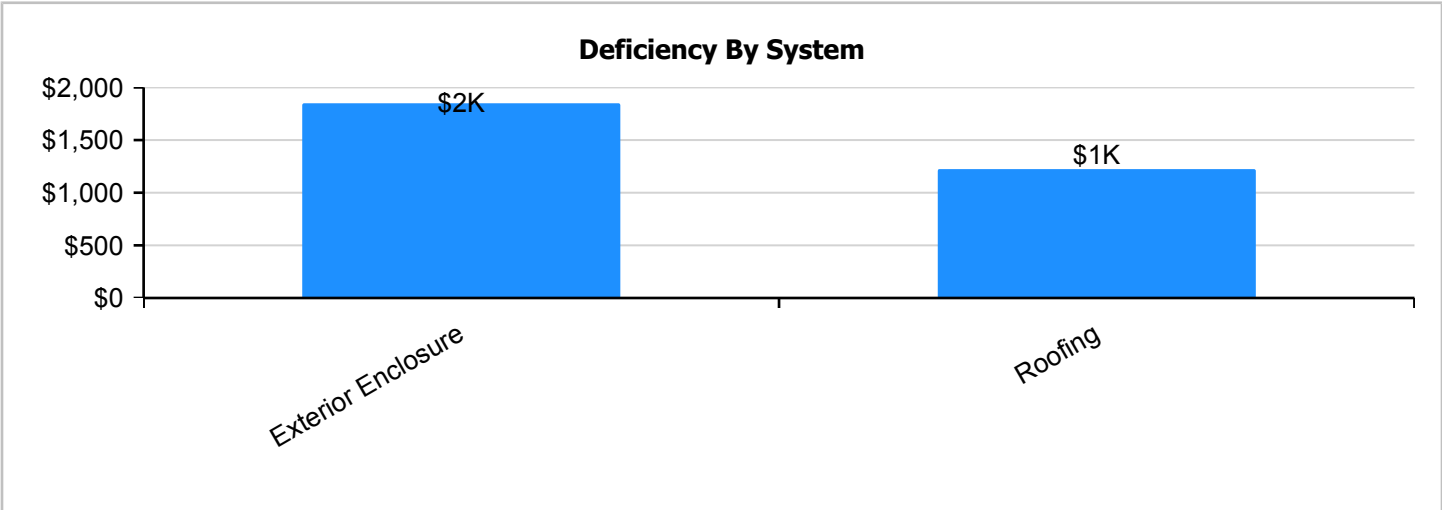
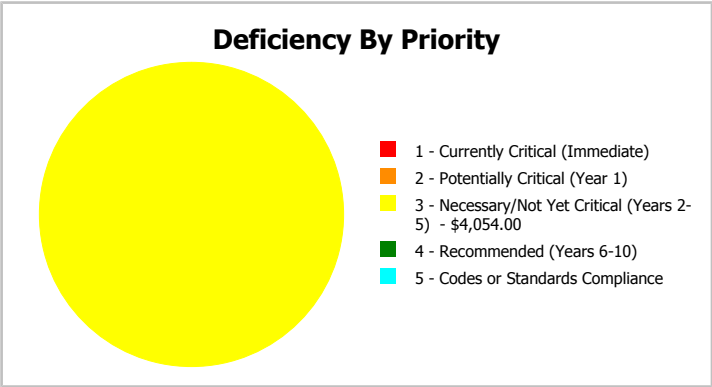
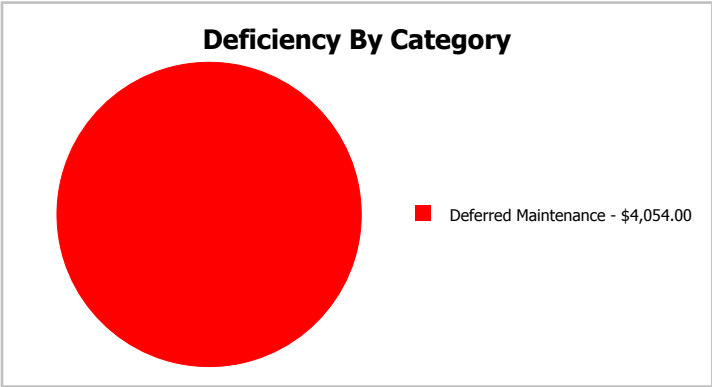
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	256
Year Built:	1985	Last Renovation:	
Repair Cost:	\$4,054	Replacement Value:	\$25,321
FCI:	16.01 %	RSLI%:	59.08 %



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	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.68 %	24.78 %	\$2,439.00
B30 - Roofing	0.00 %	146.02 %	\$1,615.00
Totals:	59.08 %	16.01 %	\$4,054.00

Photo Album

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

1). South Elevation - Feb 20, 2017



2). East Elevation - Feb 20, 2017



3). North Elevation - Feb 20, 2017



4). West Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$5,153
A1030	Slab on Grade	\$19.75	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$5,056
B1020	Roof Construction	\$16.26	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$4,163
B2010	Exterior Walls	\$29.79	S.F.	256	100	1985	2085		68.00 %	0.00 %	68			\$7,626
B2030	Exterior Doors	\$8.66	S.F.	256	30	1985	2015		0.00 %	110.01 %	-2		\$2,439.00	\$2,217
B3010140	Asphalt Shingles	\$4.32	S.F.	256	20	1985	2005		0.00 %	146.02 %	-12		\$1,615.00	\$1,106
Total									59.08 %	16.01 %			\$4,054.00	\$25,321

System Notes

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

System: B1020 - Roof Construction



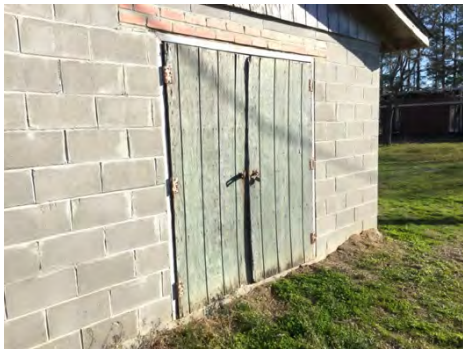
Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1985 Shed

System: B3010140 - Asphalt Shingles



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.

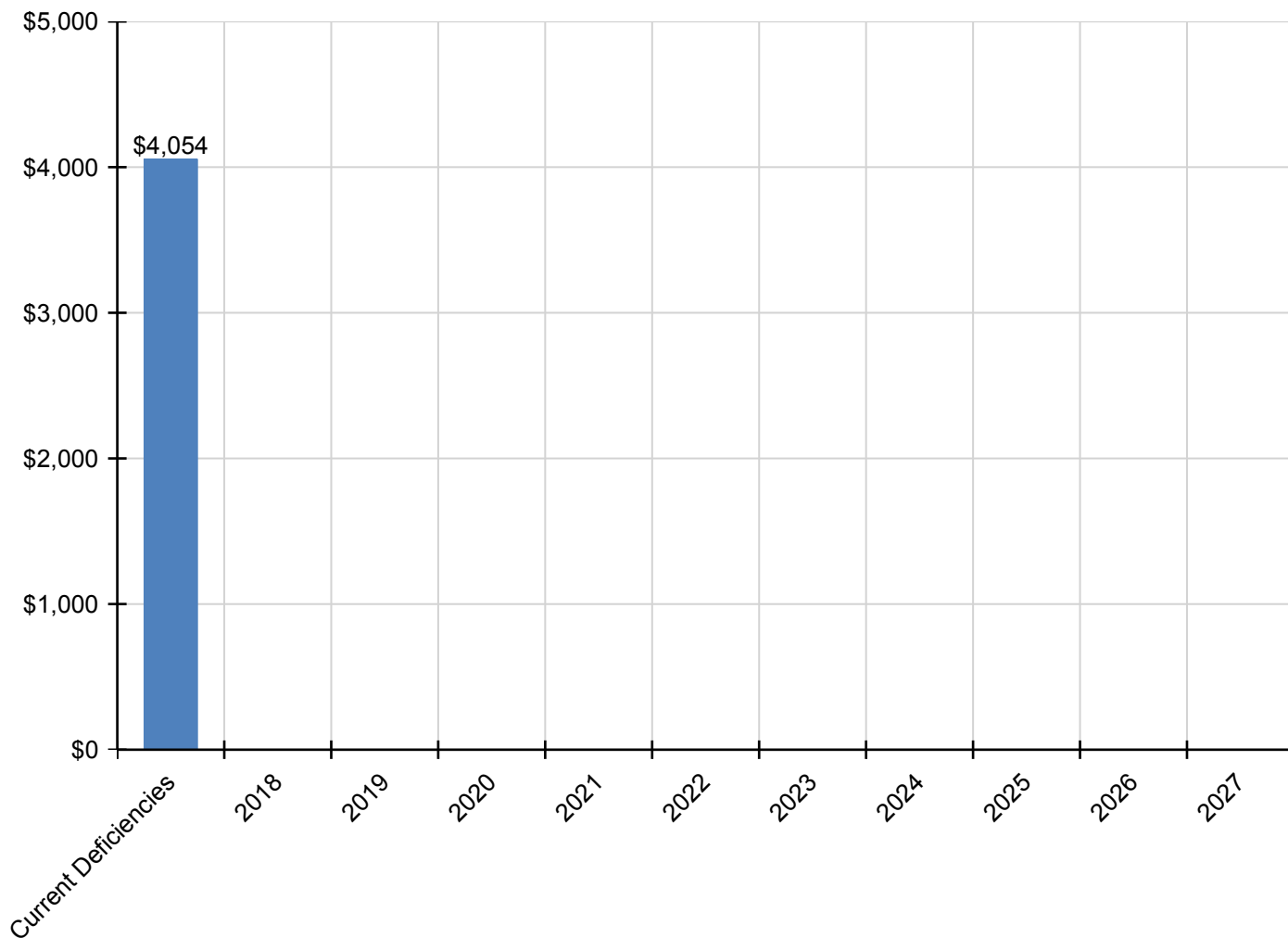
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$4,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,054
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$2,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,439
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$1,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,615

** Indicates non-renewable system*

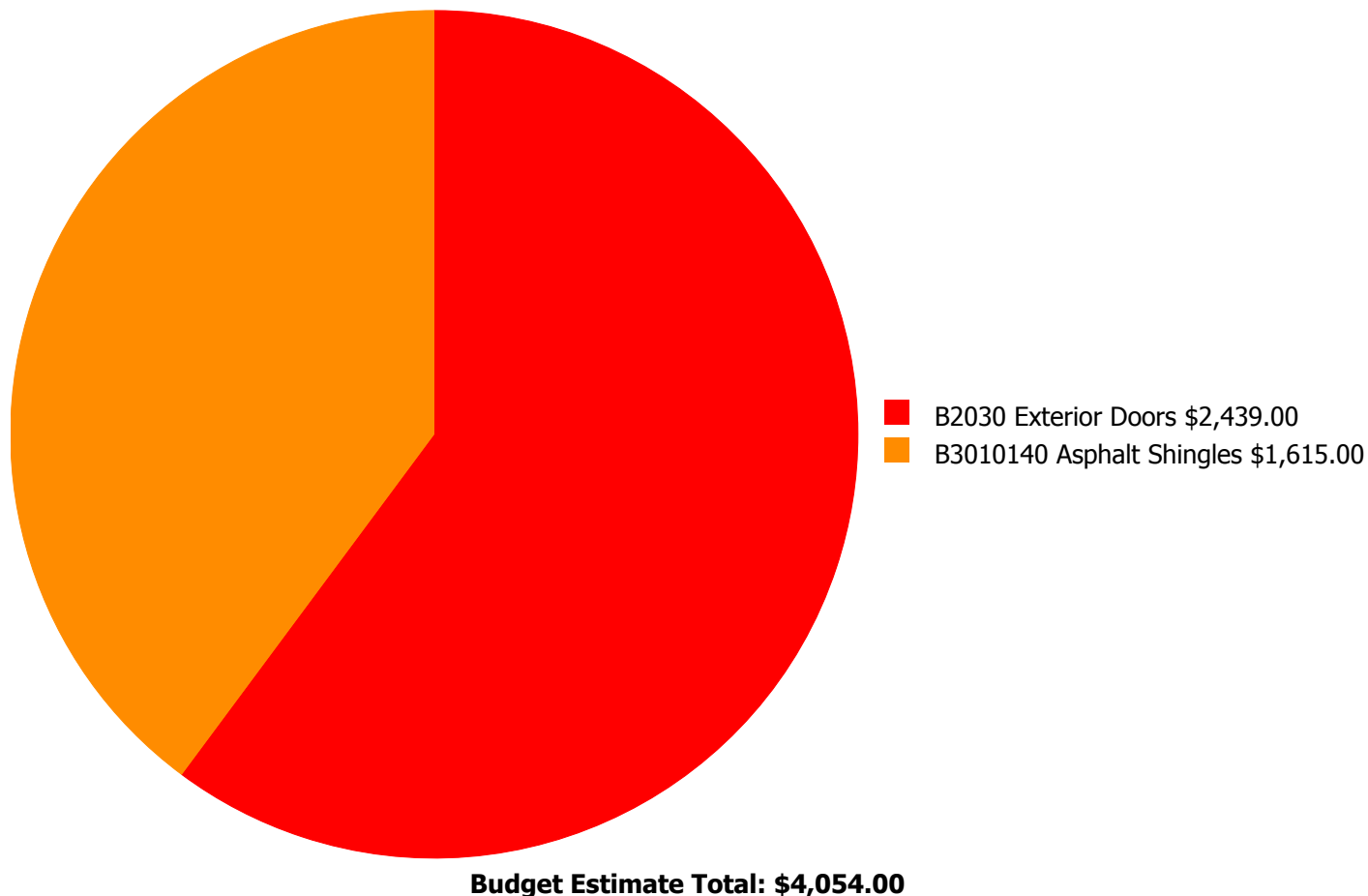
Forecasted Capital Renewal Requirement

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



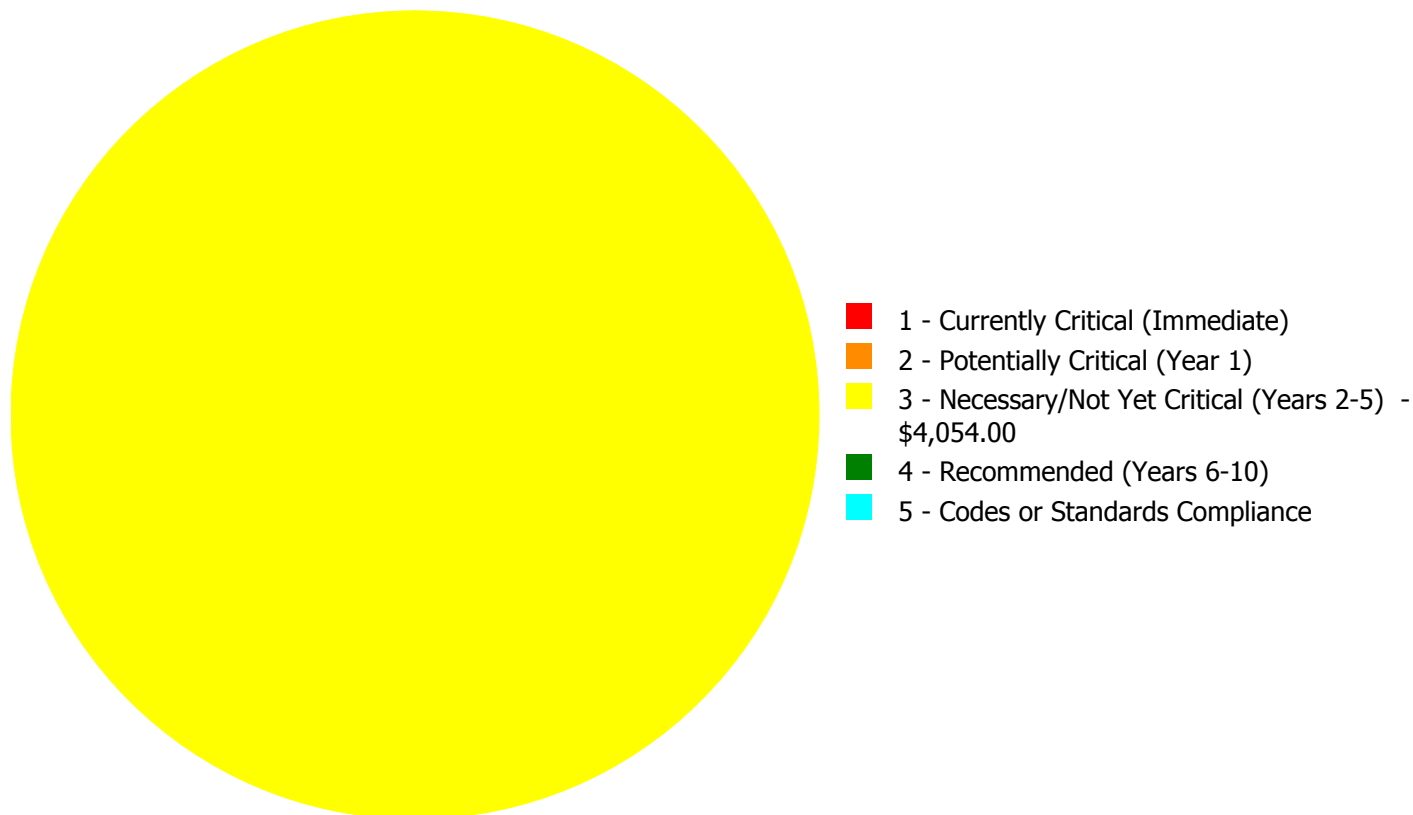
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$4,054.00

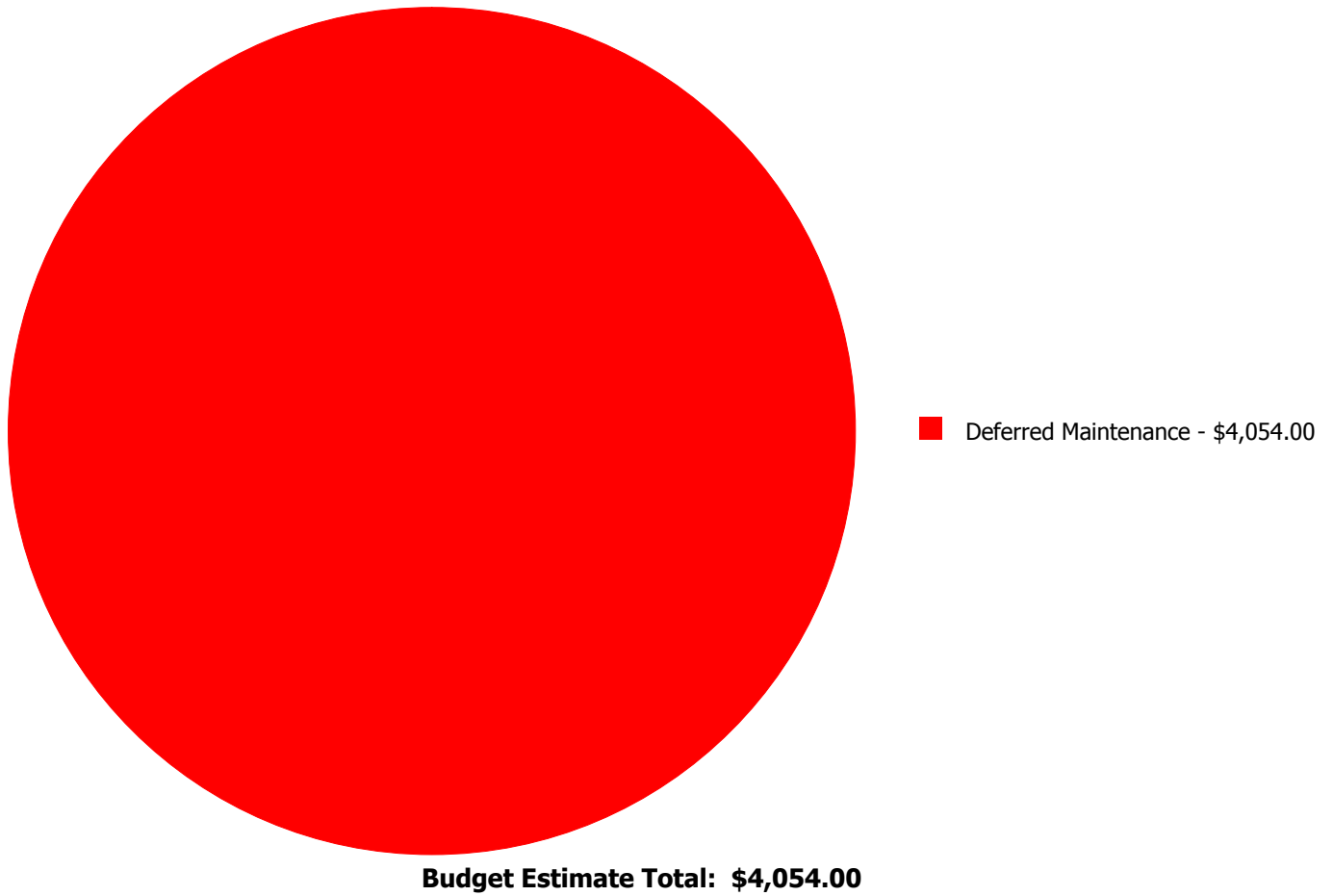
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$2,439.00	\$0.00	\$0.00	\$2,439.00
B3010140	Asphalt Shingles	\$0.00	\$0.00	\$1,615.00	\$0.00	\$0.00	\$1,615.00
	Total:	\$0.00	\$0.00	\$4,054.00	\$0.00	\$0.00	\$4,054.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 256.00
Unit of Measure: S.F.
Estimate: \$2,439.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Exterior doors are in weathered condition. System renewal is recommended.

System: B3010140 - Asphalt Shingles



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 256.00
Unit of Measure: S.F.
Estimate: \$1,615.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Asphalt shingles are in poor condition. System renewal 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:	HS -High School
Gross Area (SF):	720
Year Built:	1990
Last Renovation:	
Replacement Value:	\$124,753
Repair Cost:	\$7,540.00
Total FCI:	6.04 %
Total RSLI:	45.11 %
FCA Score:	93.96



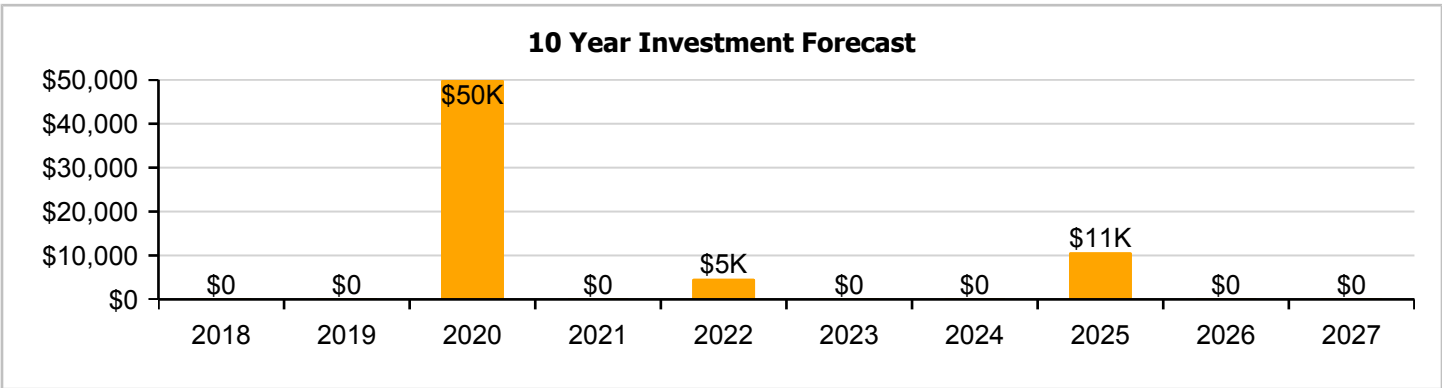
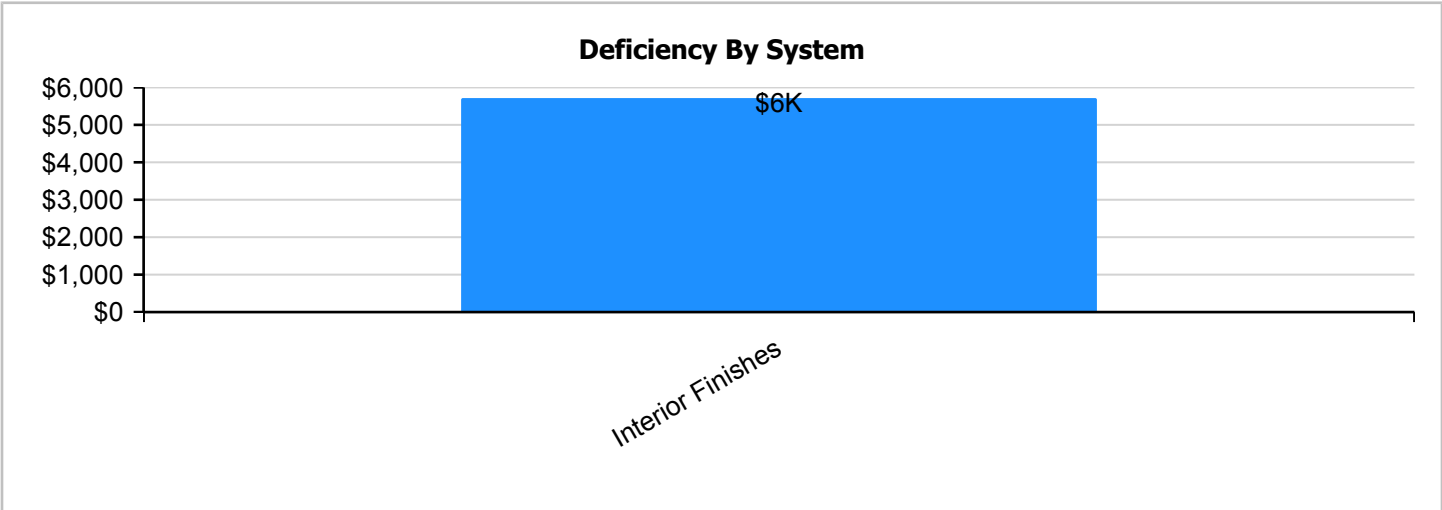
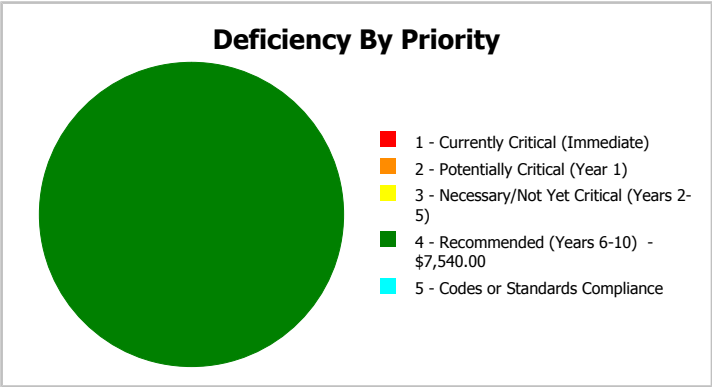
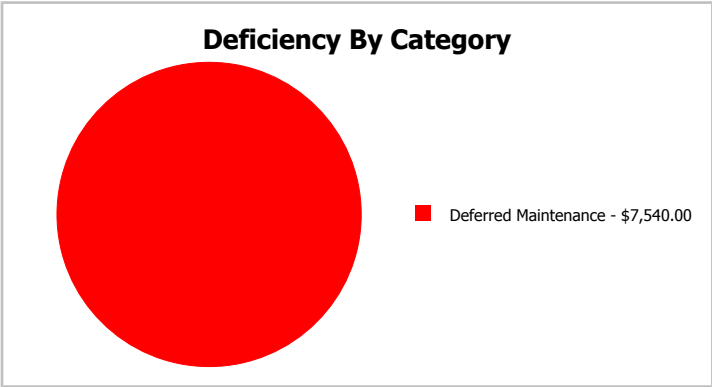
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	720
Year Built:	1990	Last Renovation:	
Repair Cost:	\$7,540	Replacement Value:	\$124,753
FCI:	6.04 %	RSLI%:	45.11 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	73.00 %	0.00 %	\$0.00
B10 - Superstructure	73.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	43.74 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C30 - Interior Finishes	17.46 %	71.58 %	\$7,540.00
D20 - Plumbing	10.00 %	0.00 %	\$0.00
D30 - HVAC	17.34 %	0.00 %	\$0.00
D50 - Electrical	10.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	45.11 %	6.04 %	\$7,540.00

Photo Album

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

1). North Elevation - Feb 20, 2017



2). East Elevation - Feb 20, 2017



3). South Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$14,494
A1030	Slab on Grade	\$19.75	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$14,220
B1020	Roof Construction	\$16.26	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$11,707
B2010	Exterior Walls	\$29.79	S.F.	720	100	1990	2090		73.00 %	0.00 %	73			\$21,449
B2020	Exterior Windows	\$17.17	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$12,362
B2030	Exterior Doors	\$8.66	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$6,235
B3010140	Asphalt Shingles	\$4.32	S.F.	720	20	2008	2028		55.00 %	0.00 %	11			\$3,110
C3010	Wall Finishes	\$5.11	S.F.	720	10	2012	2022		50.00 %	0.00 %	5			\$3,679
C3030	Ceiling Finishes	\$9.52	S.F.	720	25	1990	2015		0.00 %	110.01 %	-2		\$7,540.00	\$6,854
D2010	Plumbing Fixtures	\$2.97	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$2,138
D2020	Domestic Water Distribution	\$0.86	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$619
D2030	Sanitary Waste	\$0.86	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$619
D3040	Distribution Systems	\$1.65	S.F.	729	30	1990	2020		10.00 %	0.00 %	3			\$1,203
D3050	Terminal & Package Units	\$4.62	S.F.	720	15	2005	2020		20.00 %	0.00 %	3			\$3,326
D5020	Branch Wiring	\$12.33	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$8,878
D5020	Lighting	\$8.58	S.F.	720	30	1990	2020		10.00 %	0.00 %	3			\$6,178
E2010	Fixed Furnishings	\$10.67	S.F.	720	20	1990	2010	2025	40.00 %	0.00 %	8			\$7,682
Total									45.11 %	6.04 %			\$7,540.00	\$124,753

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

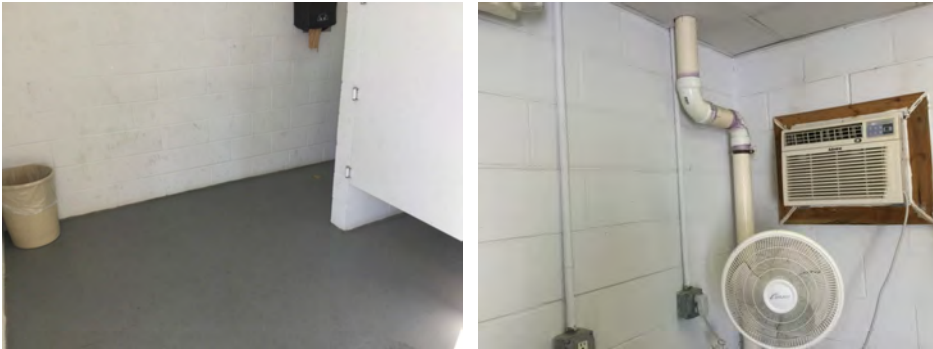
Campus Assessment Report - 1990 Football Concessions

System: B2030 - Exterior Doors



Note:

System: C3010 - Wall Finishes



Note:

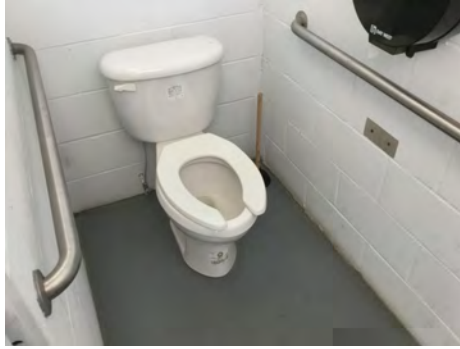
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1990 Football Concessions

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1990 Football Concessions

System: D3050 - Terminal & Package Units



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Campus Assessment Report - 1990 Football Concessions

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:	\$7,540	\$0	\$0	\$49,953	\$0	\$4,692	\$0	\$0	\$10,705	\$0	\$0	\$72,890
* 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	\$14,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,860
B2030 - Exterior Doors	\$0	\$0	\$0	\$7,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,495
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$4,692	\$0	\$0	\$0	\$0	\$0	\$4,692
C3030 - Ceiling Finishes	\$7,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,540
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	\$2,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,570
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$744
D2030 - Sanitary Waste	\$0	\$0	\$0	\$744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$744
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$1,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,446

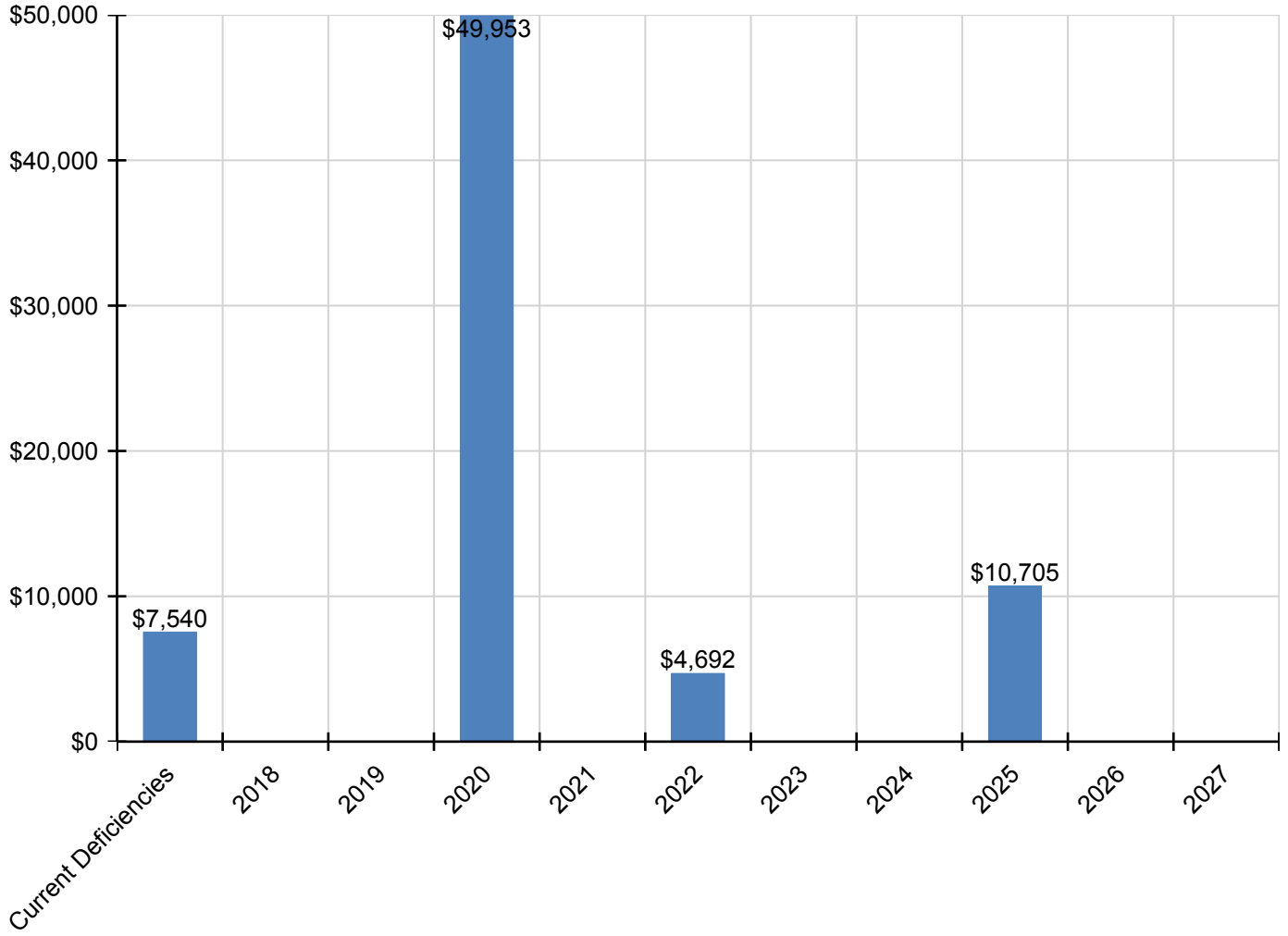
Campus Assessment Report - 1990 Football Concessions

D3050 - Terminal & Package Units	\$0	\$0	\$0	\$3,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,998
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$10,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,670
D5020 - Lighting	\$0	\$0	\$0	\$7,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,425
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,705	\$0	\$0	\$10,705

* Indicates non-renewable system

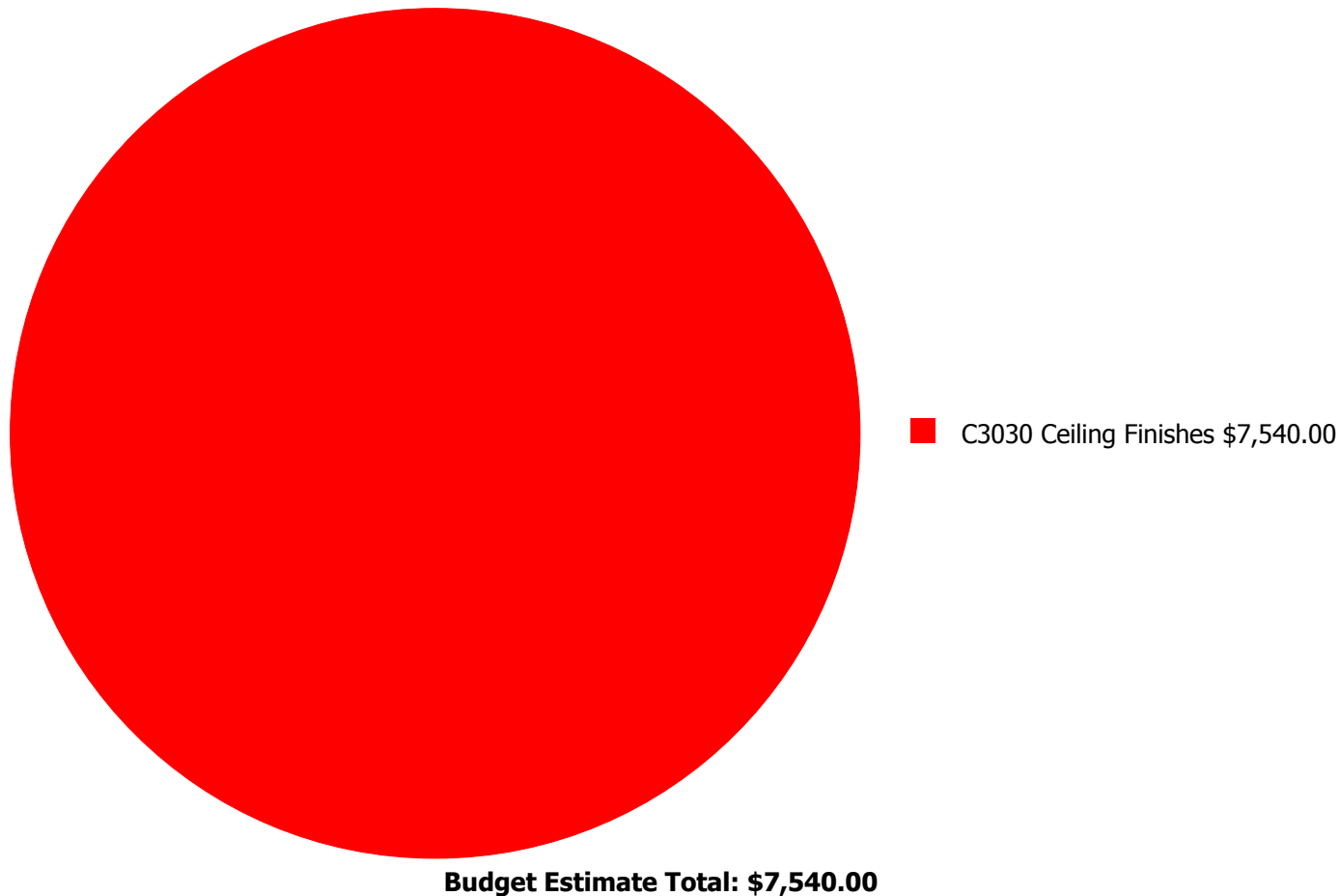
Forecasted Capital Renewal Requirement

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



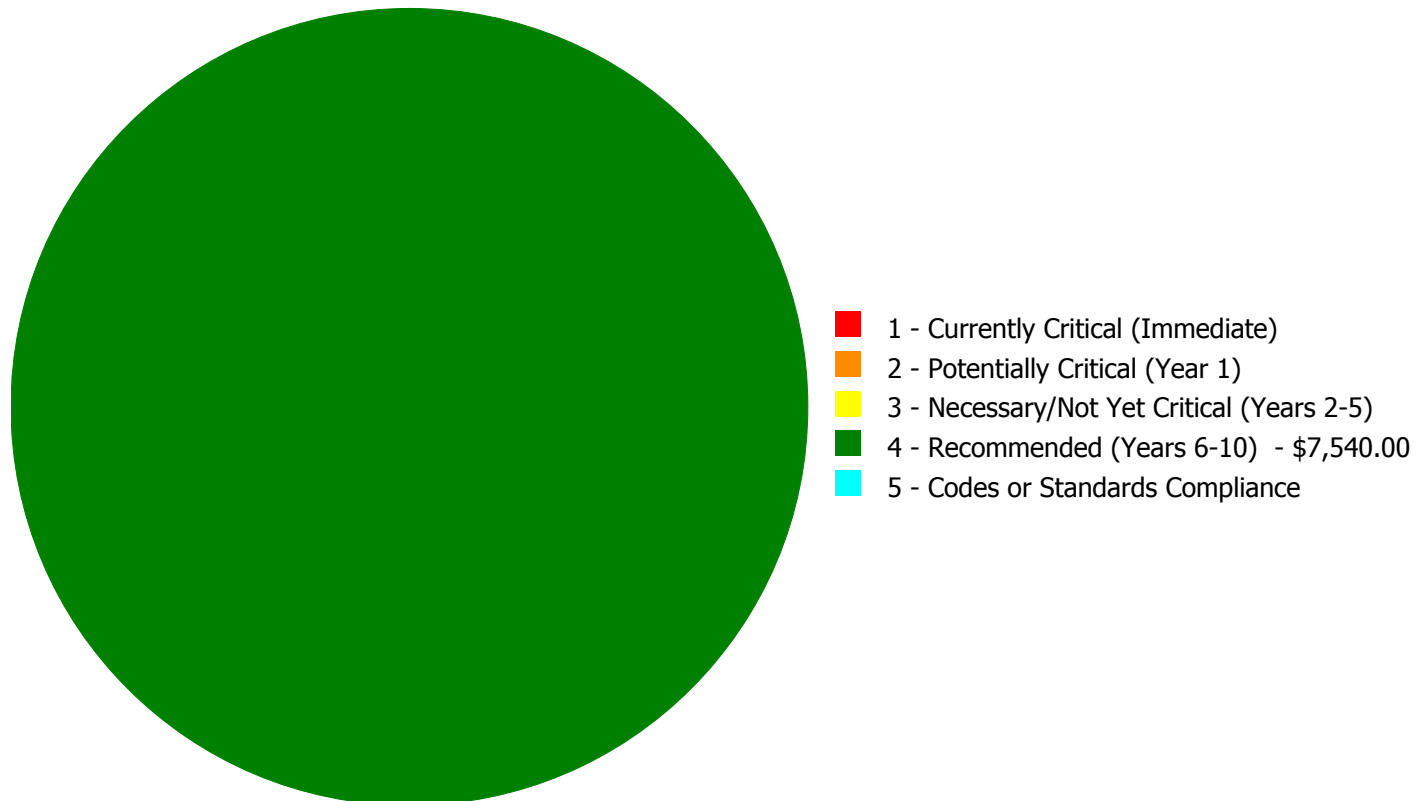
Deficiency Summary by System

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



Deficiency Summary by Priority

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



Budget Estimate Total: \$7,540.00

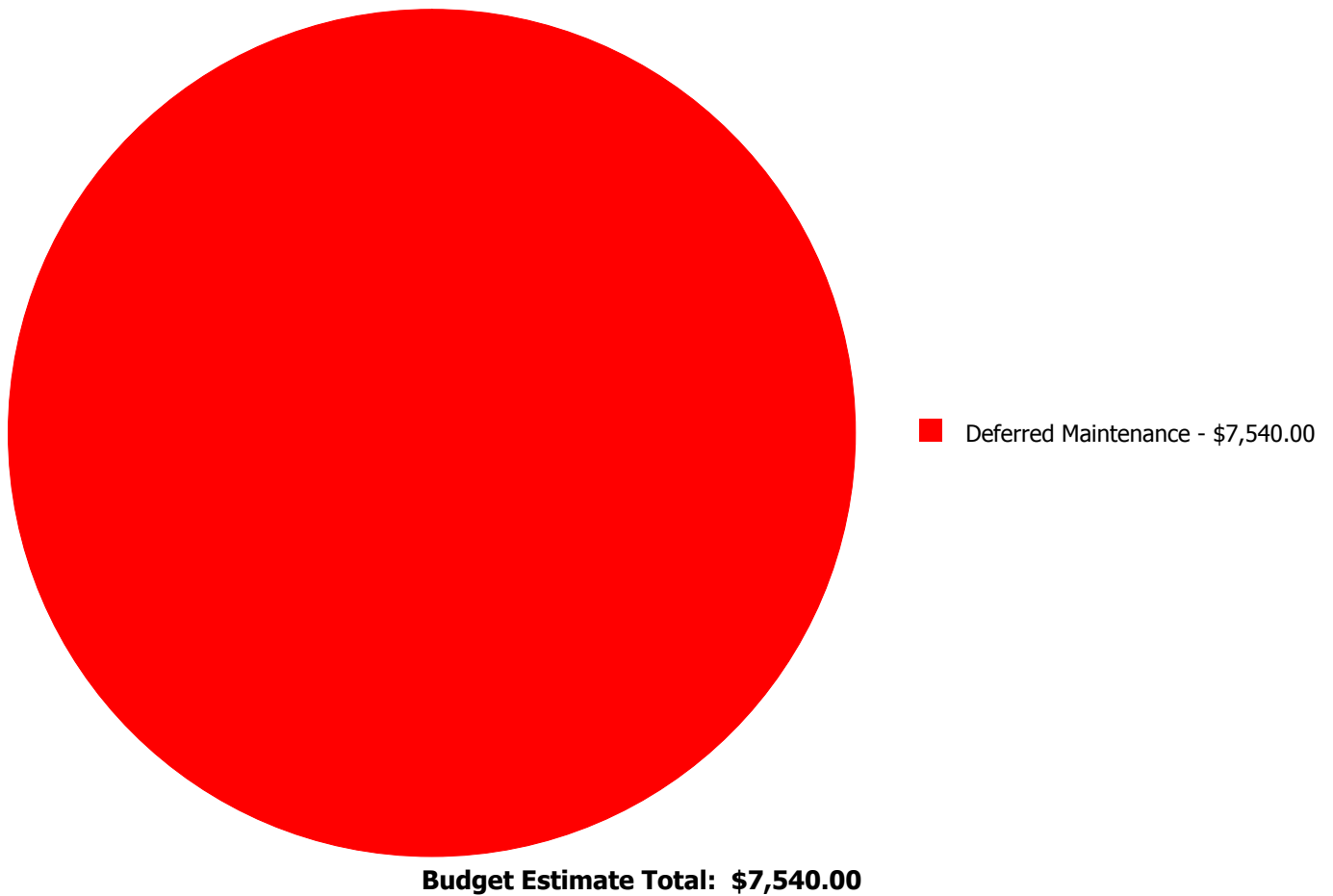
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00	\$7,540.00
	Total:	\$0.00	\$0.00	\$0.00	\$7,540.00	\$0.00	\$7,540.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Interior ceilings
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 720.00
Unit of Measure: S.F.
Estimate: \$7,540.00
Assessor Name: Ann Buerger Linden
Date Created: 02/17/2017

Notes: Interior ceilings are in generally fair to good condition with a few missing tiles. System renewal 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:	HS -High School
Gross Area (SF):	10,100
Year Built:	1991
Last Renovation:	
Replacement Value:	\$2,034,746
Repair Cost:	\$596,251.63
Total FCI:	29.30 %
Total RSLI:	29.22 %
FCA Score:	70.70



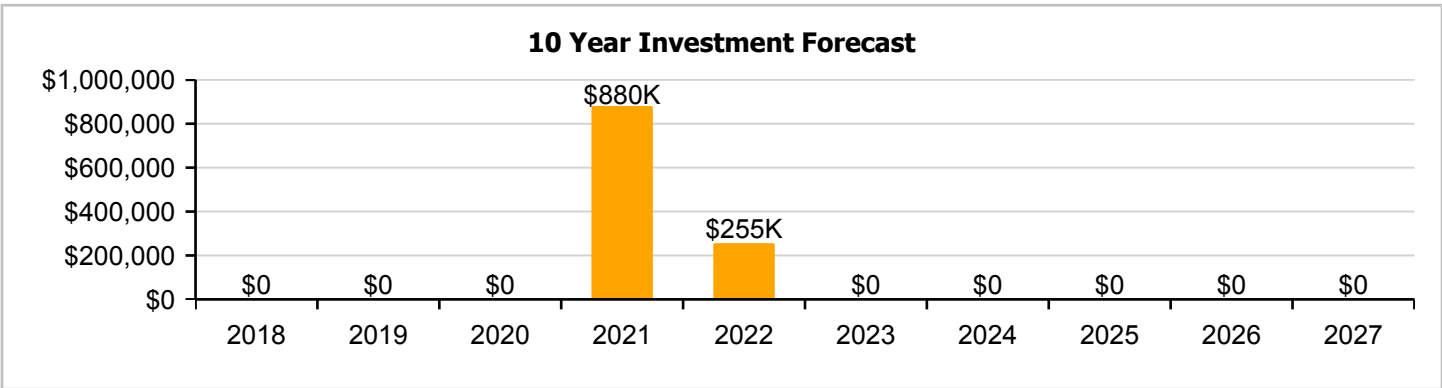
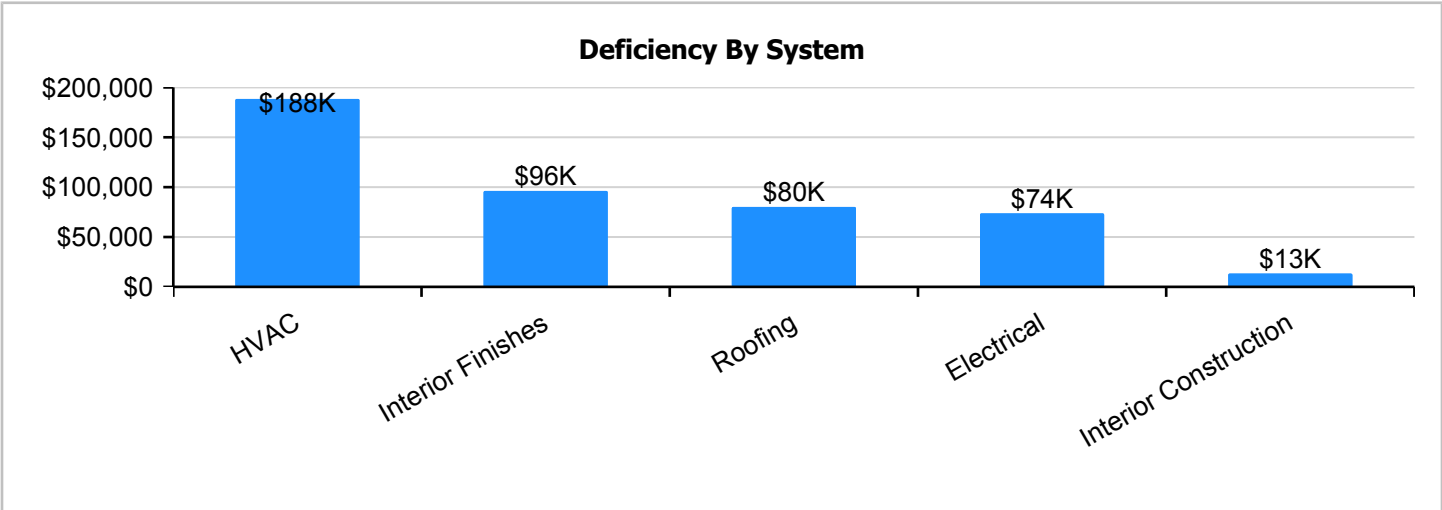
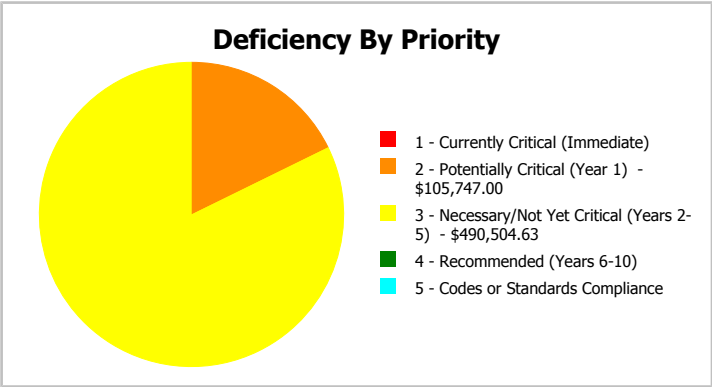
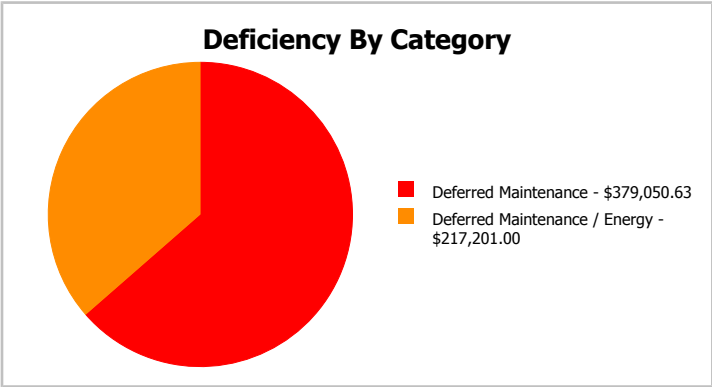
Description:

Includes addition of lobby to old gym. The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	10,100
Year Built:	1991	Last Renovation:	
Repair Cost:	\$596,252	Replacement Value:	\$2,034,746
FCI:	29.30 %	RSLI%:	29.22 %



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	74.00 %	0.00 %	\$0.00
B10 - Superstructure	74.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.19 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	150.00 %	\$105,747.00
C10 - Interior Construction	47.99 %	25.04 %	\$17,554.00
C20 - Stairs	74.00 %	0.00 %	\$0.00
C30 - Interior Finishes	16.71 %	48.79 %	\$126,985.63
D20 - Plumbing	13.58 %	0.00 %	\$0.00
D30 - HVAC	5.63 %	63.53 %	\$248,753.00
D40 - Fire Protection	13.33 %	0.00 %	\$0.00
D50 - Electrical	12.98 %	32.59 %	\$97,212.00
E10 - Equipment	75.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	29.22 %	29.30 %	\$596,251.63

Photo Album

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

1). Partial North Elevation - Feb 24, 2017



2). East Elevation - Feb 24, 2017



3). South Elevation - Feb 20, 2017



Condition Detail

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

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

System Listing

Campus Assessment Report - 1991 Addition

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$23,432
A1030	Slab on Grade	\$8.43	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$85,143
B1010	Floor Construction	\$1.64	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$16,564
B1020	Roof Construction	\$15.76	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$159,176
B2010	Exterior Walls	\$9.48	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$95,748
B2020	Exterior Windows	\$13.69	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$138,269
B2030	Exterior Doors	\$3.14	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$31,714
B3010120	Single Ply Membrane	\$6.98	S.F.	10,100	20	1991	2011		0.00 %	150.00 %	-6		\$105,747.00	\$70,498
C1010	Partitions	\$5.03	S.F.	10,100	75	1991	2066		65.33 %	0.00 %	49			\$50,803
C1020	Interior Doors	\$0.33	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$3,333
C1030	Fittings	\$1.58	S.F.	10,100	20	1991	2011		0.00 %	110.00 %	-6		\$17,554.00	\$15,958
C2010	Stair Construction	\$1.08	S.F.	10,100	100	1991	2091		74.00 %	0.00 %	74			\$10,908
C3010	Wall Finishes	\$2.75	S.F.	10,100	10	2012	2022		50.00 %	5.19 %	5		\$1,442.63	\$27,775
C3020	Floor Finishes	\$11.72	S.F.	10,100	20	1991	2011	2022	25.00 %	0.00 %	5			\$118,372
C3030	Ceiling Finishes	\$11.30	S.F.	10,100	25	1991	2016		0.00 %	110.00 %	-1		\$125,543.00	\$114,130
D2010	Plumbing Fixtures	\$9.46	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$95,546
D2020	Domestic Water Distribution	\$1.76	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$17,776
D2030	Sanitary Waste	\$2.77	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$27,977
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	10,100	40	1991	2031		35.00 %	0.00 %	14			\$1,616
D3020	Heat Generating Systems	\$7.42	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$74,942
D3040	Distribution Systems	\$8.96	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$90,496
D3050	Terminal & Package Units	\$19.55	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$217,201.00	\$197,455
D3060	Controls & Instrumentation	\$2.84	S.F.	10,100	20	1991	2011		0.00 %	110.00 %	-6		\$31,552.00	\$28,684
D4010	Sprinklers	\$3.89	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$39,289
D4020	Standpipes	\$0.59	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$5,959
D5010	Electrical Service/Distribution	\$1.70	S.F.	10,100	40	1991	2031		35.00 %	0.00 %	14			\$17,170
D5020	Branch Wiring	\$4.87	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$49,187
D5020	Lighting	\$11.38	S.F.	10,100	30	1991	2021		13.33 %	0.00 %	4			\$114,938
D5030810	Security & Detection Systems	\$2.10	S.F.	10,100	15	2006	2021		26.67 %	0.00 %	4			\$21,210
D5030910	Fire Alarm Systems	\$3.83	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$42,551.00	\$38,683
D5030920	Data Communication	\$4.92	S.F.	10,100	15	1991	2006		0.00 %	110.00 %	-11		\$54,661.00	\$49,692
D5090	Other Electrical Systems	\$0.73	S.F.	10,100	20	2011	2031		70.00 %	0.00 %	14			\$7,373
E1020	Institutional Equipment	\$13.97	S.F.	10,100	20	2012	2032		75.00 %	0.00 %	15			\$141,097
E2010	Fixed Furnishings	\$5.33	S.F.	10,100	20	1991	2011	2022	25.00 %	0.00 %	5			\$53,833
Total									29.22 %	29.30 %			\$596,251.63	\$2,034,746

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: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1991 Addition

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

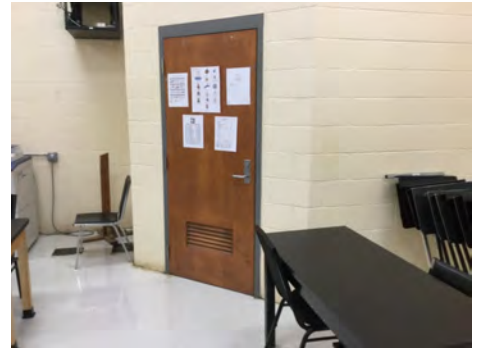
System: B3010120 - Single Ply Membrane



Note:

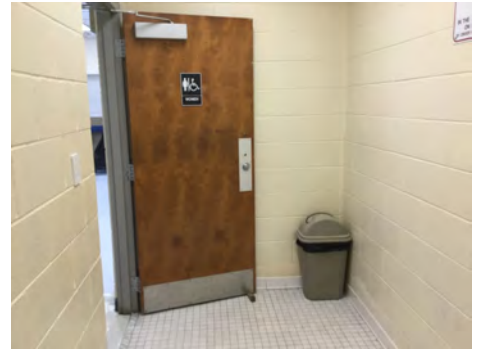
Campus Assessment Report - 1991 Addition

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

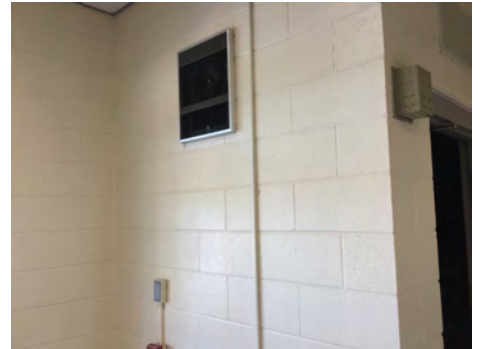
Campus Assessment Report - 1991 Addition

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

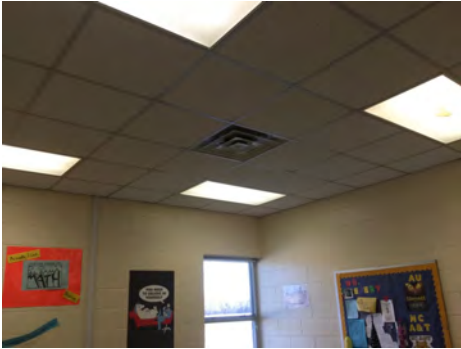
System: C3020 - Floor Finishes



Note: Floor finishes are well maintained in overall good to fair condition. System renewal pushed 5 years.

Campus Assessment Report - 1991 Addition

System: C3030 - Ceiling Finishes



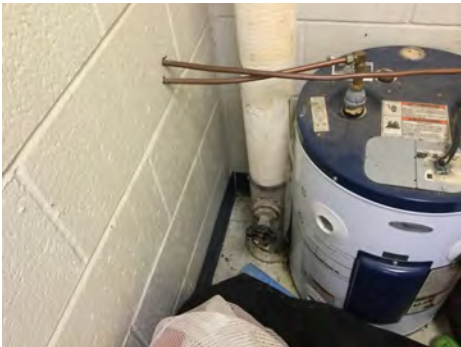
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1991 Addition

System: D2030 - Sanitary Waste



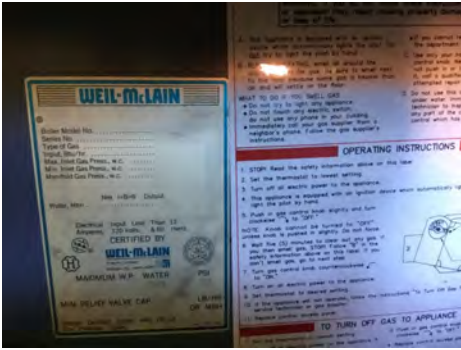
Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

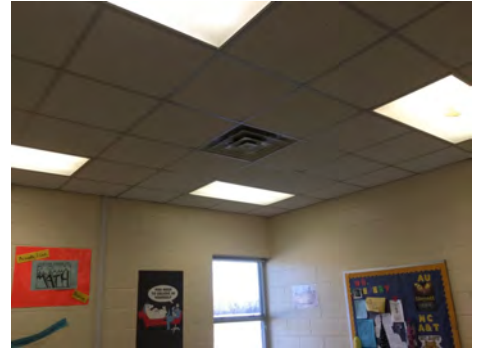
System: D3020 - Heat Generating Systems



Note:

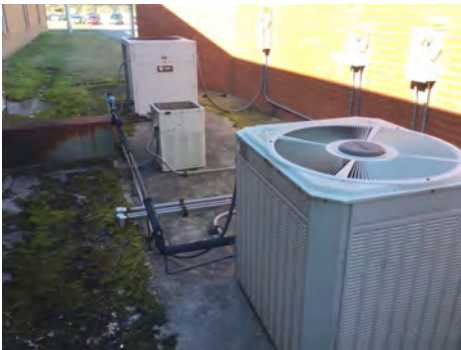
Campus Assessment Report - 1991 Addition

System: D3040 - Distribution Systems



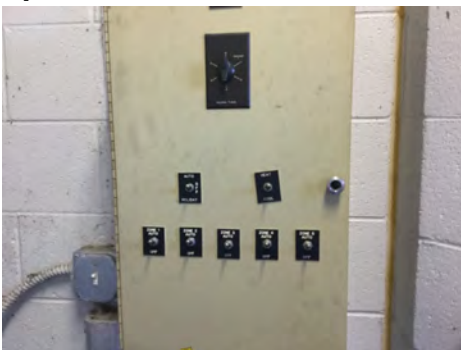
Note:

System: D3050 - Terminal & Package Units



Note:

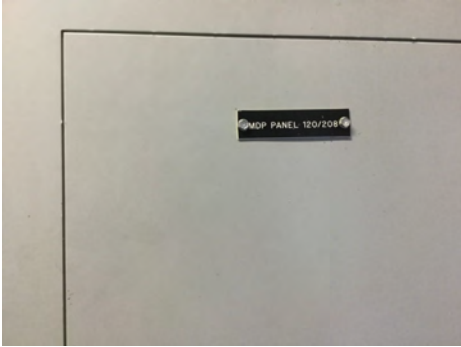
System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 1991 Addition

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1991 Addition

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1991 Addition

System: D5090 - Other Electrical Systems



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:	\$596,252	\$0	\$0	\$0	\$879,811	\$255,015	\$0	\$0	\$0	\$0	\$0	\$1,731,078
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$171,185	\$0	\$0	\$0	\$0	\$0	\$0	\$171,185
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$39,263	\$0	\$0	\$0	\$0	\$0	\$0	\$39,263
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	\$105,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,747
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$4,126	\$0	\$0	\$0	\$0	\$0	\$0	\$4,126
C1030 - Fittings	\$17,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,554
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$1,443	\$0	\$0	\$0	\$0	\$35,419	\$0	\$0	\$0	\$0	\$0	\$36,862
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$150,948	\$0	\$0	\$0	\$0	\$0	\$150,948

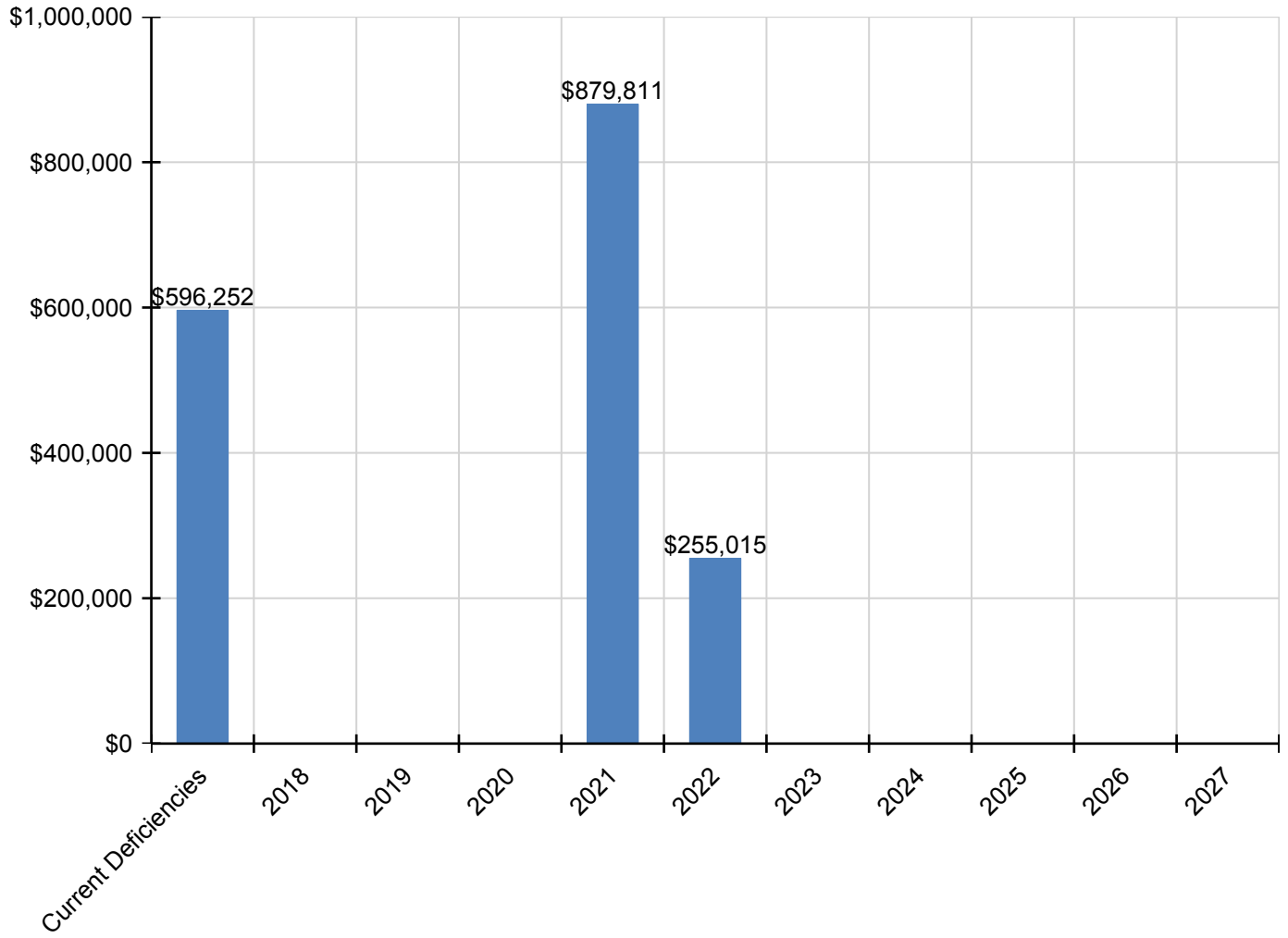
Campus Assessment Report - 1991 Addition

C3030 - Ceiling Finishes	\$125,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,543
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$118,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,292
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$22,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,008
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$34,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,638
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$92,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,782
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$112,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,040
D3050 - Terminal & Package Units	\$217,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,201
D3060 - Controls & Instrumentation	\$31,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,552
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$48,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,642
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$7,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,378
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$60,897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,897
D5020 - Lighting	\$0	\$0	\$0	\$0	\$142,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,300
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$26,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,259
D5030910 - Fire Alarm Systems	\$42,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,551
D5030920 - Data Communication	\$54,661	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,661
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$68,648	\$0	\$0	\$0	\$0	\$0	\$0	\$68,648

* Indicates non-renewable system

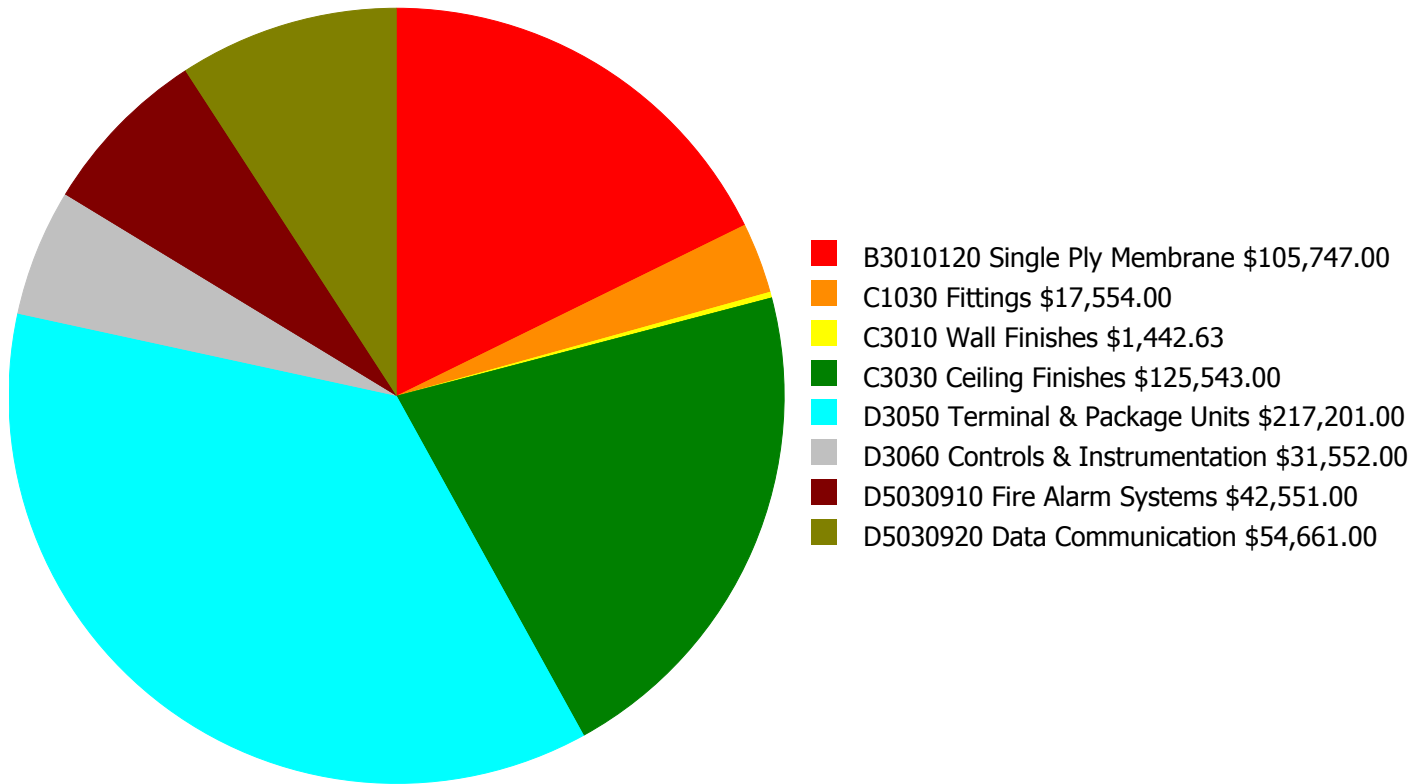
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

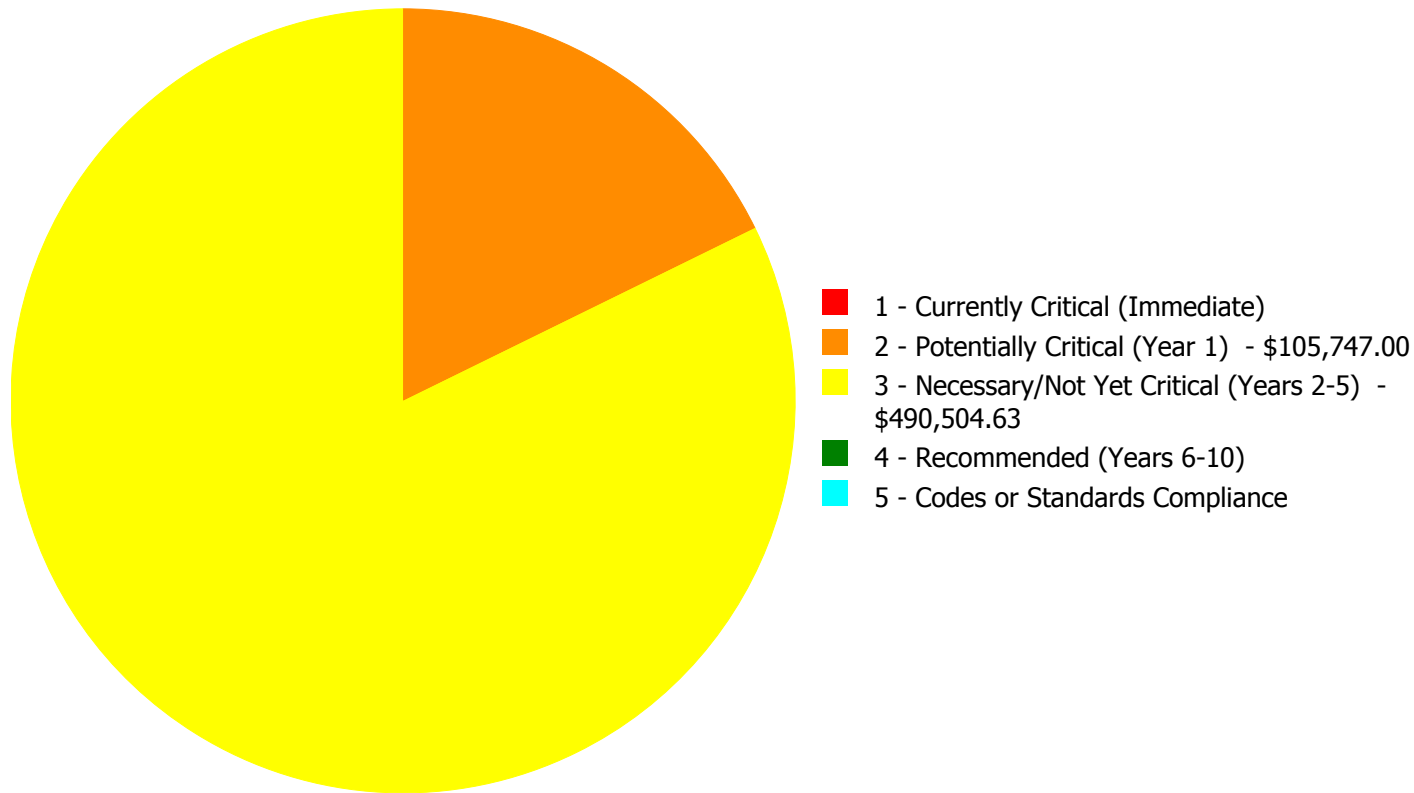
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$596,251.63

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: \$596,251.63

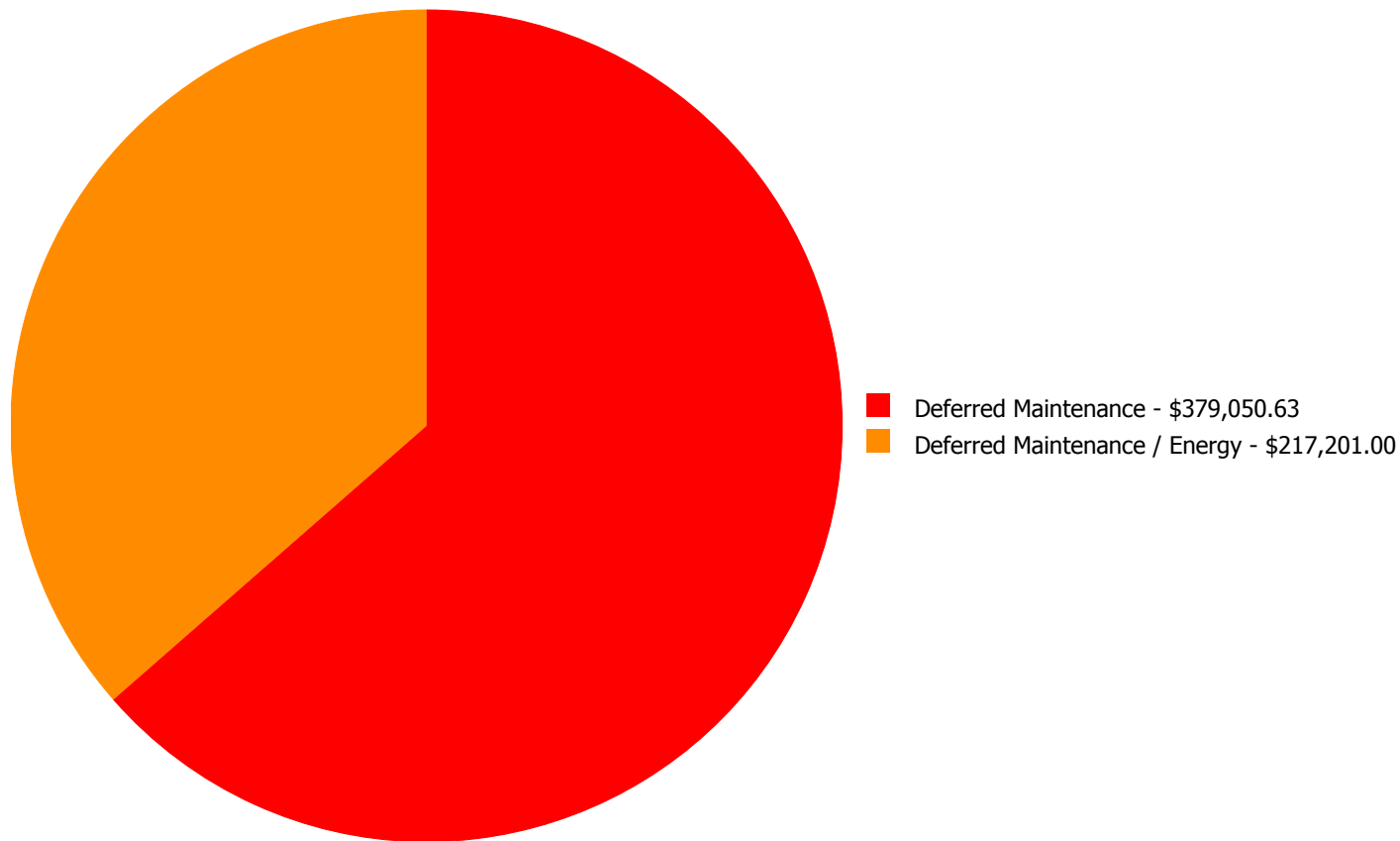
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B3010120	Single Ply Membrane	\$0.00	\$105,747.00	\$0.00	\$0.00	\$0.00	\$105,747.00
C1030	Fittings	\$0.00	\$0.00	\$17,554.00	\$0.00	\$0.00	\$17,554.00
C3010	Wall Finishes	\$0.00	\$0.00	\$1,442.63	\$0.00	\$0.00	\$1,442.63
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,543.00	\$0.00	\$0.00	\$125,543.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$217,201.00	\$0.00	\$0.00	\$217,201.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$31,552.00	\$0.00	\$0.00	\$31,552.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$42,551.00	\$0.00	\$0.00	\$42,551.00
D5030920	Data Communication	\$0.00	\$0.00	\$54,661.00	\$0.00	\$0.00	\$54,661.00
	Total:	\$0.00	\$105,747.00	\$490,504.63	\$0.00	\$0.00	\$596,251.63

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: \$596,251.63

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B3010120 - Single Ply Membrane



Location: Roofs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$105,747.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The original single ply membrane has exceeded its expected useful life. Interior damage to finishes is evident, particularly in the gym lobby and music room portions of the building. System renewal is recommended.

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

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: 10,100.00
Unit of Measure: S.F.
Estimate: \$17,554.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fittings in general are beyond their expected useful life. Toilet partitions and accessories and signage are not ADA compliant. Blackboards are obsolete. System renewal is recommended.

System: C3010 - Wall Finishes



Location: Gym lobby RRs and music room
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Refinish plaster wall
Qty: 30.00
Unit of Measure: S.Y.
Estimate: \$1,442.63
Assessor Name: Terence Davis
Date Created: 02/24/2017

Notes: Interior wall finishes are generally well maintained. However walls of the toilet rooms that are part of the original exterior wall construction and the music room are affected by roof leaks. Painting, including any necessary prep work, 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: 10,100.00
Unit of Measure: S.F.
Estimate: \$125,543.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Ceiling finishes are beyond their useful life. Areas with particularly bad water damage are in the gym lobby addition and the music room. Roof repairs should be undertaken before ceilings are replaced.

System: D3050 - Terminal & Package Units



Location: Mechanical yard
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$217,201.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The ground mount condenser units have exceeded their expected useful life. 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: 10,100.00
Unit of Measure: S.F.
Estimate: \$31,552.00
Assessor Name: Terence Davis
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: D5030910 - Fire Alarm 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: 10,100.00
Unit of Measure: S.F.
Estimate: \$42,551.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: The fire alarm system is original and beyond its expected life. System renewal to current codes is recommended to ensure reliability of this life safety system.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,100.00
Unit of Measure: S.F.
Estimate: \$54,661.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Data and communications systems are beyond their expected useful life. The PA system is inadequate. System renewal 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:	HS -High School
Gross Area (SF):	1,900
Year Built:	2005
Last Renovation:	
Replacement Value:	\$315,457
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	58.33 %
FCA Score:	100.00



Description:

Interiors not viewed during FCA. Building is operated by County park/rec. The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

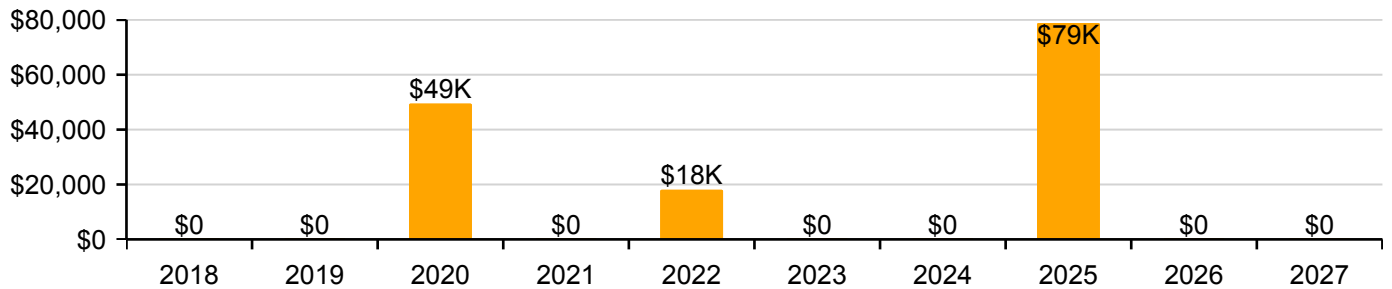
Function:	HS -High School	Gross Area:	1,900
Year Built:	2005	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$315,457
FCI:	0.00 %	RSLI%:	58.33 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	79.87 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
C10 - Interior Construction	63.75 %	0.00 %	\$0.00
C30 - Interior Finishes	46.36 %	0.00 %	\$0.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	31.00 %	0.00 %	\$0.00
D50 - Electrical	45.91 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	58.33 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). South Elevation - Feb 21, 2017



4). West Elevation - Feb 21, 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.

Campus Assessment Report - 2005 Baseball Concessions

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$6.93	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$13,167
A1030	Slab on Grade	\$7.37	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$14,003
B1020	Roof Construction	\$5.98	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$11,362
B2010	Exterior Walls	\$18.04	S.F.	1,900	100	2005	2105		88.00 %	0.00 %	88			\$34,276
B2020	Exterior Windows	\$6.47	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$12,293
B2030	Exterior Doors	\$0.91	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$1,729
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$18,354
C1010	Partitions	\$10.34	S.F.	1,900	75	2005	2080		84.00 %	0.00 %	63			\$19,646
C1020	Interior Doors	\$2.20	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$4,180
C1030	Fittings	\$8.47	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$16,093
C3010	Wall Finishes	\$7.46	S.F.	1,900	10	2005	2015	2022	50.00 %	0.00 %	5			\$14,174
C3020	Floor Finishes	\$12.74	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$24,206
C3030	Ceiling Finishes	\$9.53	S.F.	1,900	25	2005	2030		52.00 %	0.00 %	13			\$18,107
D2010	Plumbing Fixtures	\$9.98	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$18,962
D2020	Domestic Water Distribution	\$0.84	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$1,596
D2030	Sanitary Waste	\$5.94	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$11,286
D3040	Distribution Systems	\$5.35	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$10,165
D3050	Terminal & Package Units	\$16.96	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$32,224
D3060	Controls & Instrumentation	\$3.48	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$6,612
D5010	Electrical Service/Distribution	\$1.47	S.F.	1,900	40	2005	2045		70.00 %	0.00 %	28			\$2,793
D5020	Branch Wiring	\$2.55	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$4,845
D5020	Lighting	\$3.58	S.F.	1,900	30	2005	2035		60.00 %	0.00 %	18			\$6,802
D5030810	Security & Detection Systems	\$1.00	Ea.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$1,900
D5030910	Fire Alarm Systems	\$1.21	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$2,299
D5030920	Data Communication	\$2.49	S.F.	1,900	15	2005	2020		20.00 %	0.00 %	3			\$4,731
E2010	Fixed Furnishings	\$5.08	S.F.	1,900	20	2005	2025		40.00 %	0.00 %	8			\$9,652
Total									58.33 %					\$315,457

System Notes

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

System: B2010 - Exterior Walls



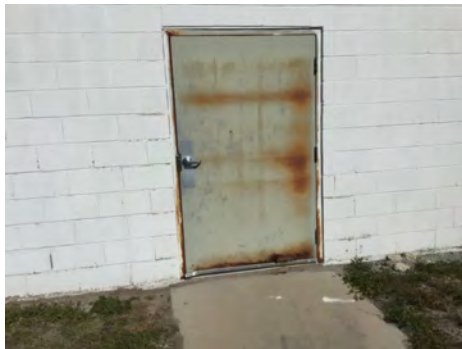
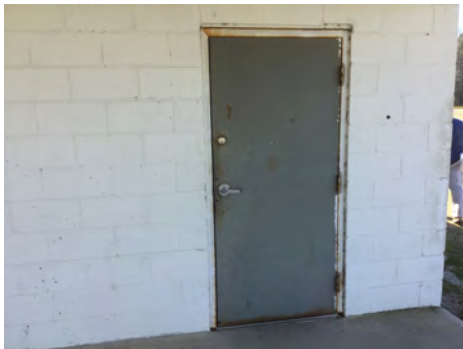
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2005 Baseball Concessions

System: B3010130 - Preformed Metal Roofing



Note:

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$49,467	\$0	\$18,074	\$0	\$0	\$78,817	\$0	\$0	\$146,358
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,424	\$0	\$0	\$22,424
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$18,074	\$0	\$0	\$0	\$0	\$0	\$18,074
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,730	\$0	\$0	\$33,730
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

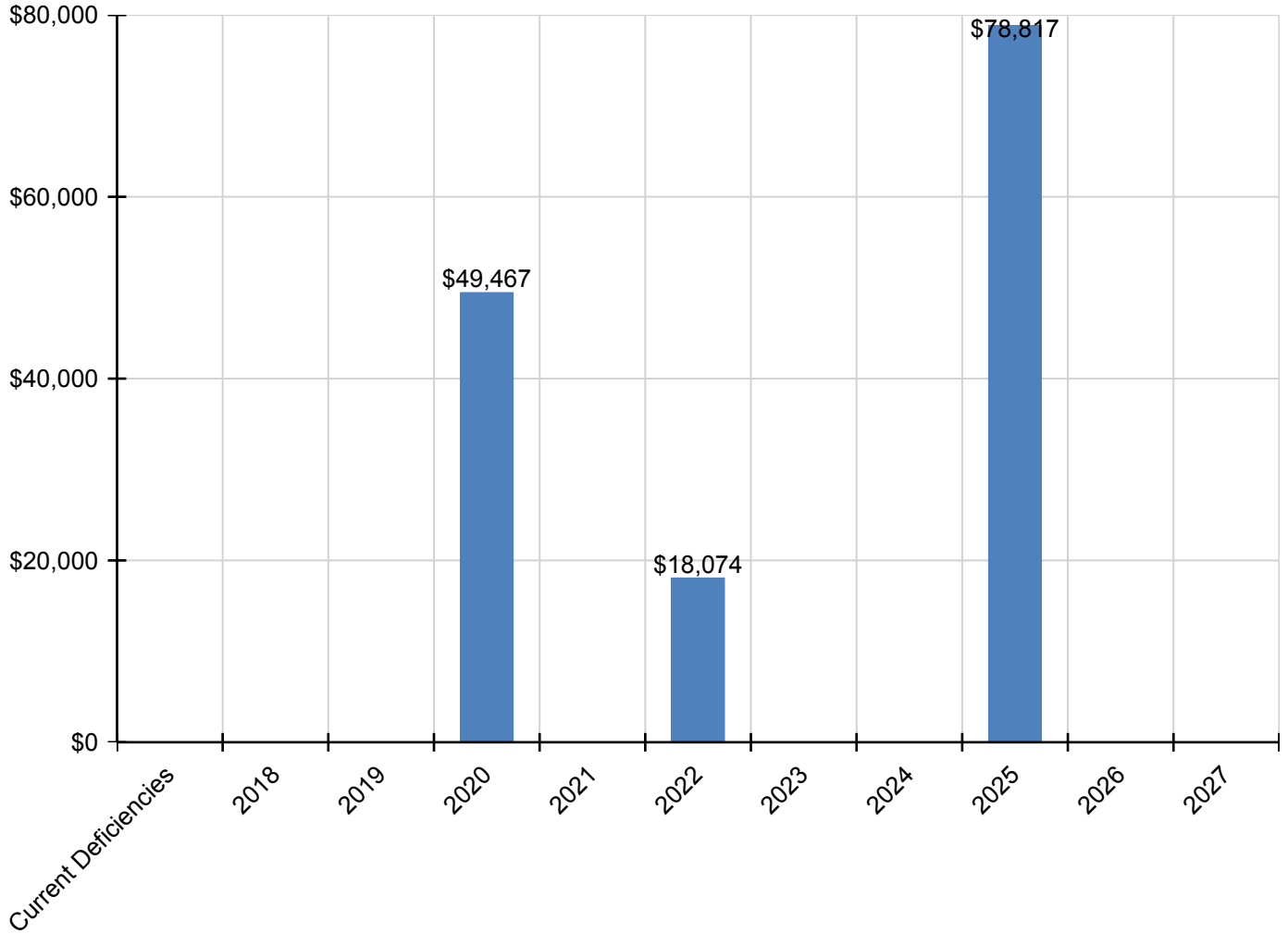
Campus Assessment Report - 2005 Baseball Concessions

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$38,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,733
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,213	\$0	\$0	\$0	\$9,213
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$2,284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,284
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$2,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,764
D5030920 - Data Communication	\$0	\$0	\$0	\$5,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,687
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,449	\$0	\$0	\$0	\$13,449

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	576
Year Built:	2008
Last Renovation:	
Replacement Value:	\$109,474
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	76.69 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

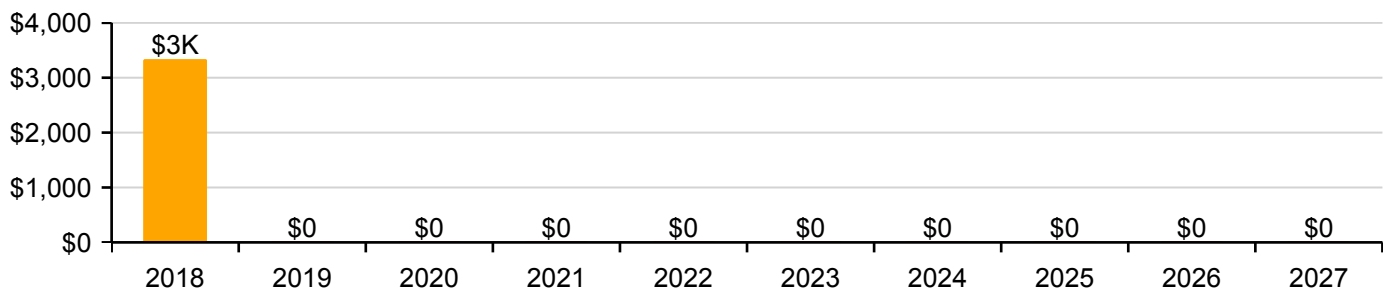
Function:	HS -High School	Gross Area:	576
Year Built:	2008	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$109,474
FCI:	0.00 %	RSLI%:	76.69 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	91.00 %	0.00 %	\$0.00
B10 - Superstructure	91.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	81.25 %	0.00 %	\$0.00
B30 - Roofing	55.00 %	0.00 %	\$0.00
C20 - Stairs	70.00 %	0.00 %	\$0.00
C30 - Interior Finishes	49.66 %	0.00 %	\$0.00
D50 - Electrical	70.00 %	0.00 %	\$0.00
E20 - Furnishings	55.00 %	0.00 %	\$0.00
Totals:	76.69 %	0.00 %	\$0.00

Photo Album

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

1). South Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). North Elevation - Feb 21, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$11,595
A1030	Slab on Grade	\$19.75	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$11,376
B1010	Floor Construction	\$11.44	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$6,589
B1020	Roof Construction	\$16.26	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$9,366
B2010	Exterior Walls	\$29.79	S.F.	576	100	2008	2108		91.00 %	0.00 %	91			\$17,159
B2020	Exterior Windows	\$17.17	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$9,890
B2030	Exterior Doors	\$8.66	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$4,988
B3010140	Asphalt Shingles	\$4.32	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$2,488
C20	Stairs	\$3.96	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$2,281
C3010	Wall Finishes	\$5.11	S.F.	576	10	2008	2018		10.00 %	0.00 %	1			\$2,943
C3020	Floor Finishes	\$12.37	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$7,125
C3030	Ceiling Finishes	\$9.52	S.F.	576	25	2008	2033		64.00 %	0.00 %	16			\$5,484
D5020	Branch Wiring	\$12.33	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$7,102
D5020	Lighting	\$8.58	S.F.	576	30	2008	2038		70.00 %	0.00 %	21			\$4,942
E2010	Fixed Furnishings	\$10.67	S.F.	576	20	2008	2028		55.00 %	0.00 %	11			\$6,146
Total									76.69 %					\$109,474

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

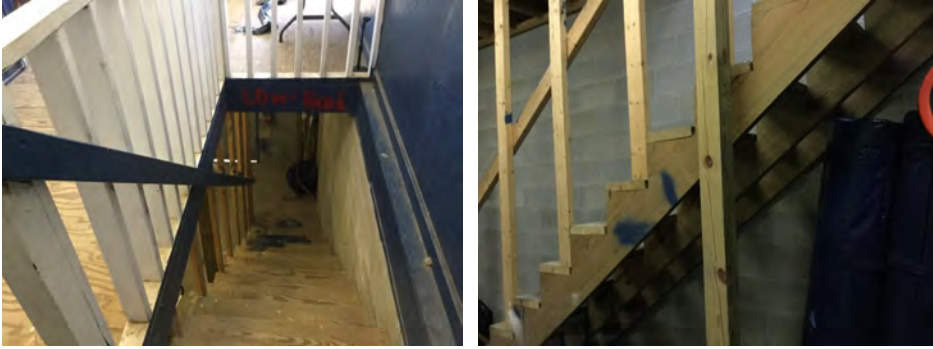
System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2008 Football Press Box

System: C20 - Stairs



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2008 Football Press Box

System: C3030 - Ceiling Finishes



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Campus Assessment Report - 2008 Football Press Box

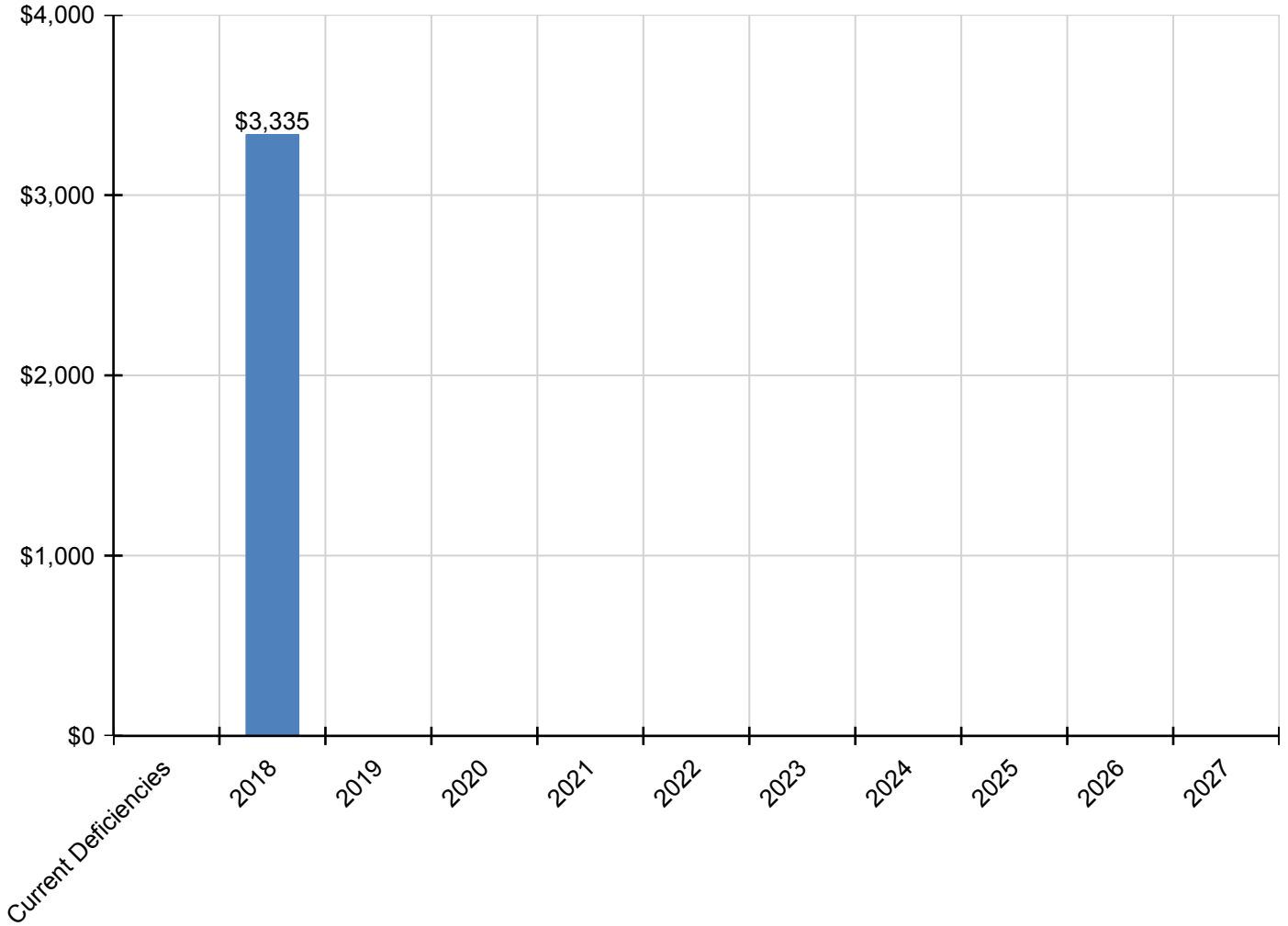
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$3,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,335
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$3,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,335
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	336
Year Built:	2009
Last Renovation:	
Replacement Value:	\$53,458
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	83.63 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

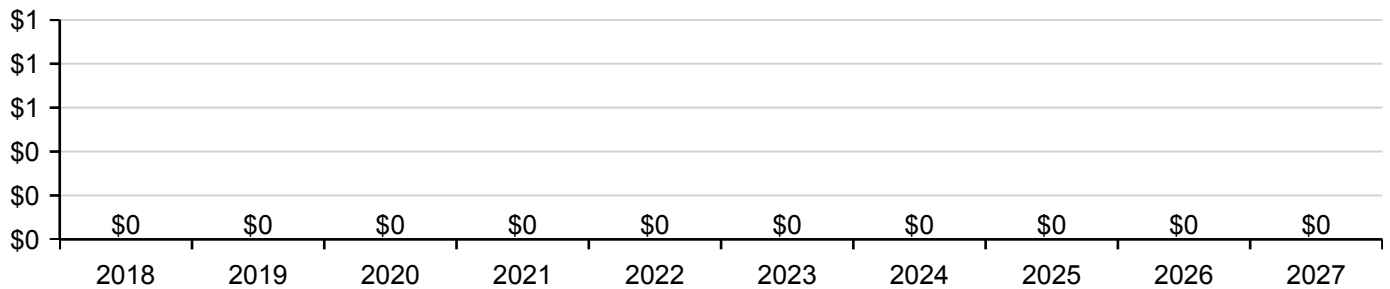
Function:	HS -High School	Gross Area:	336
Year Built:	2009	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$53,458
FCI:	0.00 %	RSLI%:	83.63 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	92.00 %	0.00 %	\$0.00
B10 - Superstructure	92.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.33 %	0.00 %	\$0.00
B30 - Roofing	60.00 %	0.00 %	\$0.00
D50 - Electrical	74.32 %	0.00 %	\$0.00
E20 - Furnishings	60.00 %	0.00 %	\$0.00
Totals:	83.63 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 21, 2017



2). Northwest Elevation - Feb 21, 2017



3). Northeast Elevation - Feb 21, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$6,764
A1030	Slab on Grade	\$19.75	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$6,636
B1010	Floor Construction	\$11.44	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$3,844
B1020	Roof Construction	\$16.26	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$5,463
B2010	Exterior Walls	\$29.79	S.F.	336	100	2009	2109		92.00 %	0.00 %	92			\$10,009
B2020	Exterior Windows	\$17.17	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$5,769
B2030	Exterior Doors	\$8.66	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$2,910
B3010140	Asphalt Shingles	\$4.32	S.F.	336	20	2009	2029		60.00 %	0.00 %	12			\$1,452
D5010	Electrical Service/Distribution	\$3.09	S.F.	336	40	2009	2049		80.00 %	0.00 %	32			\$1,038
D5020	Branch Wiring	\$9.24	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$3,105
D5020	Lighting	\$8.58	S.F.	336	30	2009	2039		73.33 %	0.00 %	22			\$2,883
E2010	Fixed Furnishings	\$10.67	S.F.	336	20	2009	2029		60.00 %	0.00 %	12			\$3,585
Total									83.63 %					\$53,458

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: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2009 Baseball Press Box

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: D5010 - Electrical Service/Distribution



Note:

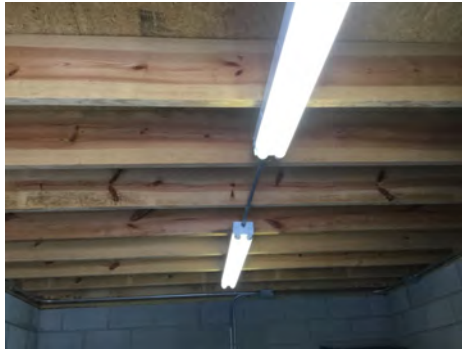
Campus Assessment Report - 2009 Baseball Press Box

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

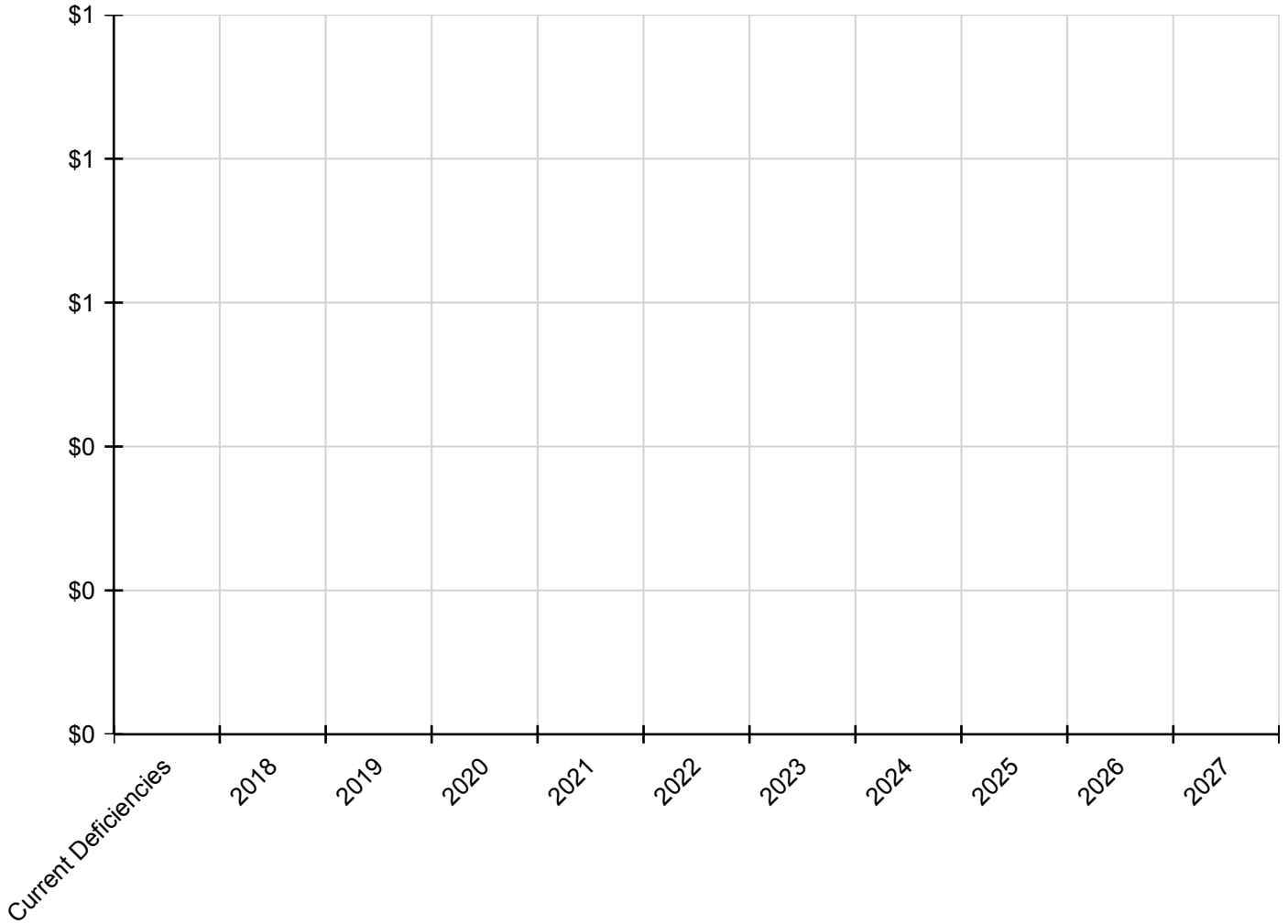
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	20,000
Year Built:	2010
Last Renovation:	
Replacement Value:	\$3,934,400
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	73.62 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

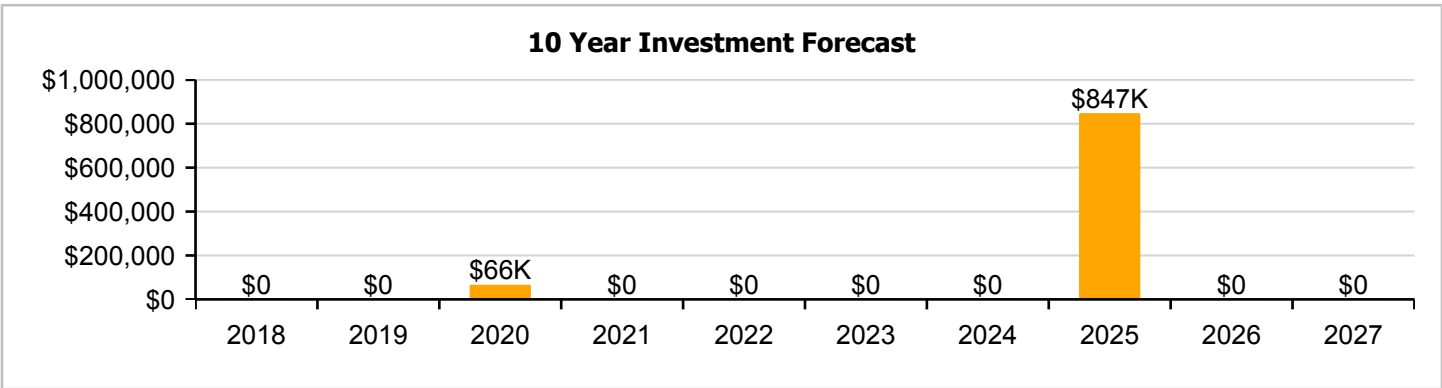
Dashboard Summary

Function:	HS -High School	Gross Area:	20,000
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$3,934,400
FCI:	0.00 %	RSLI%:	73.62 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	83.11 %	0.00 %	\$0.00
B30 - Roofing	76.67 %	0.00 %	\$0.00
C10 - Interior Construction	82.31 %	0.00 %	\$0.00
C30 - Interior Finishes	64.33 %	0.00 %	\$0.00
D20 - Plumbing	76.73 %	0.00 %	\$0.00
D30 - HVAC	61.06 %	0.00 %	\$0.00
D40 - Fire Protection	76.67 %	0.00 %	\$0.00
D50 - Electrical	68.14 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	73.62 %	0.00 %	\$0.00

Photo Album

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

1). North Elevation - Feb 21, 2017



2). East Elevation - Feb 21, 2017



3). South Elevation - Feb 21, 2017



4). West Elevation - Feb 21, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$2.32	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$46,400
A1030	Slab on Grade	\$10.07	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$201,400
B1020	Roof Construction	\$16.84	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$336,800
B2010	Exterior Walls	\$9.48	S.F.	20,000	100	2010	2110		93.00 %	0.00 %	93			\$189,600
B2020	Exterior Windows	\$13.69	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$273,800
B2030	Exterior Doors	\$0.86	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$17,200
B3010130	Preformed Metal Roofing	\$9.66	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$193,200
C1010	Partitions	\$5.03	S.F.	20,000	75	2010	2085		90.67 %	0.00 %	68			\$100,600
C1020	Interior Doors	\$2.61	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$52,200
C1030	Fittings	\$1.58	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$31,600
C3010	Wall Finishes	\$2.75	S.F.	20,000	10	2010	2020		30.00 %	0.00 %	3			\$55,000
C3020	Floor Finishes	\$11.72	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$234,400
C3030	Ceiling Finishes	\$11.30	S.F.	20,000	25	2010	2035		72.00 %	0.00 %	18			\$226,000
D2010	Plumbing Fixtures	\$9.46	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$189,200
D2020	Domestic Water Distribution	\$1.76	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$35,200
D2030	Sanitary Waste	\$2.77	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$55,400
D2090	Other Plumbing Systems -Nat Gas	\$0.16	S.F.	20,000	40	2010	2050		82.50 %	0.00 %	33			\$3,200
D3040	Distribution Systems	\$8.96	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$179,200
D3050	Terminal & Package Units	\$19.55	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$391,000
D3060	Controls & Instrumentation	\$2.84	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$56,800
D4010	Sprinklers	\$3.89	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$77,800
D4020	Standpipes	\$0.59	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$11,800
D5010	Electrical Service/Distribution	\$1.70	S.F.	20,000	40	2010	2050		82.50 %	0.00 %	33			\$34,000
D5020	Branch Wiring	\$4.87	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$97,400
D5020	Lighting	\$11.38	S.F.	20,000	30	2010	2040		76.67 %	0.00 %	23			\$227,600
D5030810	Security & Detection Systems	\$2.10	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$42,000
D5030910	Fire Alarm Systems	\$3.83	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$76,600
D5030920	Data Communication	\$4.92	S.F.	20,000	15	2010	2025		53.33 %	0.00 %	8			\$98,400
D5090	Other Electrical Systems	\$0.73	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$14,600
E1020	Institutional Equipment	\$13.97	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$279,400
E2010	Fixed Furnishings	\$5.33	S.F.	20,000	20	2010	2030		65.00 %	0.00 %	13			\$106,600
Total									73.62 %					\$3,934,400

System Notes

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

System: B2010 - Exterior Walls



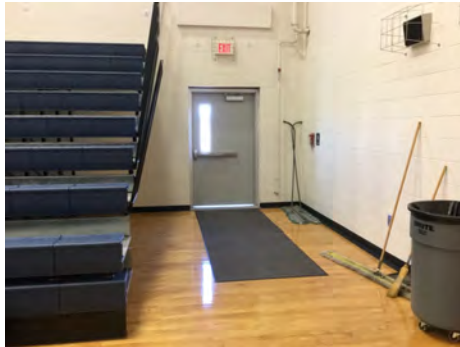
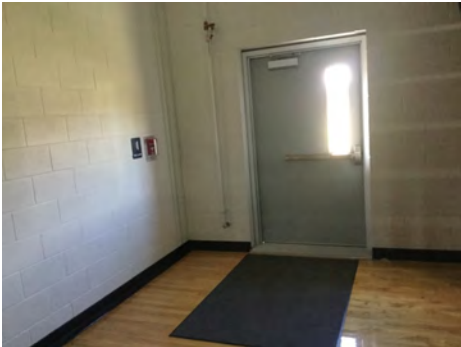
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

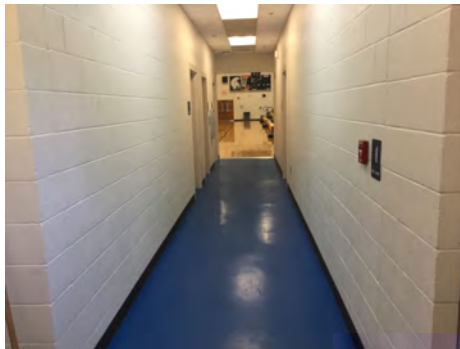
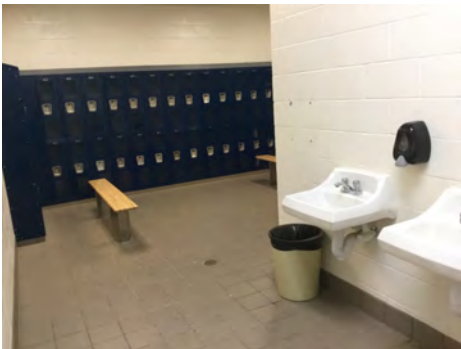
Campus Assessment Report - 2010 New Gym

System: B3010130 - Preformed Metal Roofing



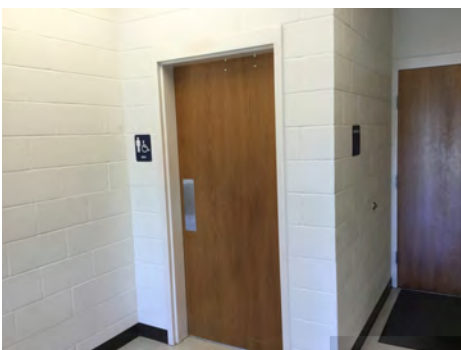
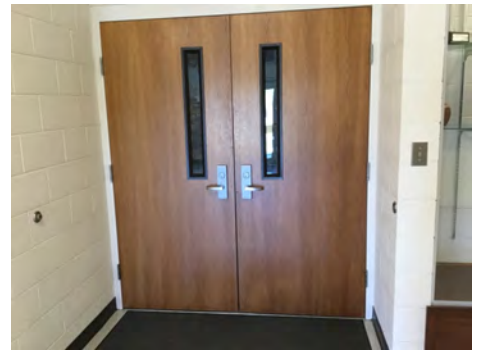
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

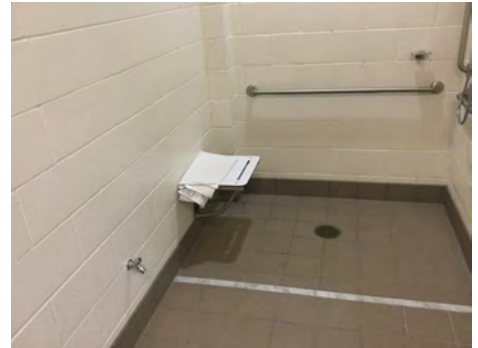
Campus Assessment Report - 2010 New Gym

System: C1030 - Fittings



Note:

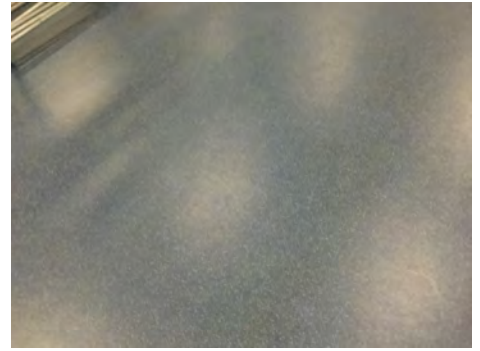
System: C3010 - Wall Finishes



Note:

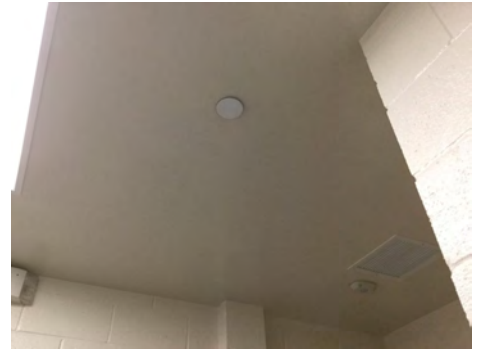
Campus Assessment Report - 2010 New Gym

System: C3020 - Floor Finishes



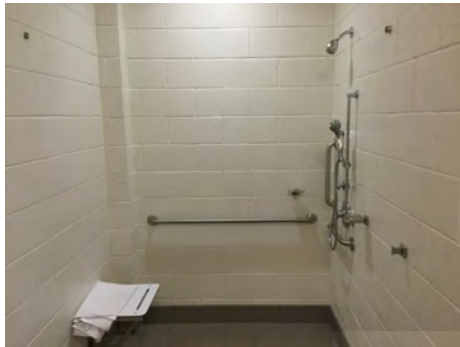
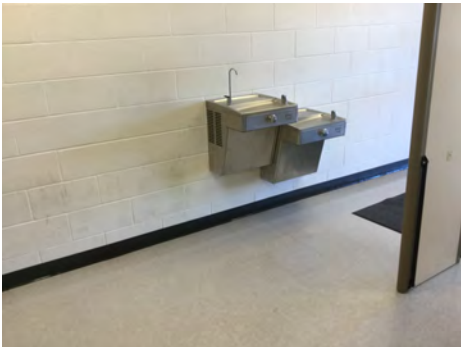
Note:

System: C3030 - Ceiling Finishes



Note:

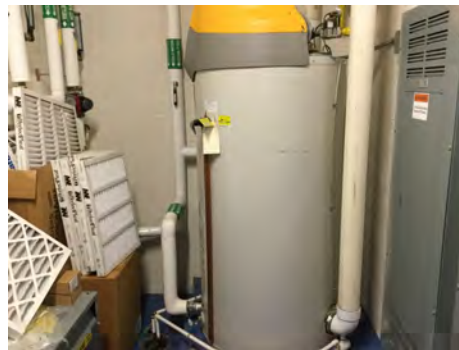
System: D2010 - Plumbing Fixtures



Note:

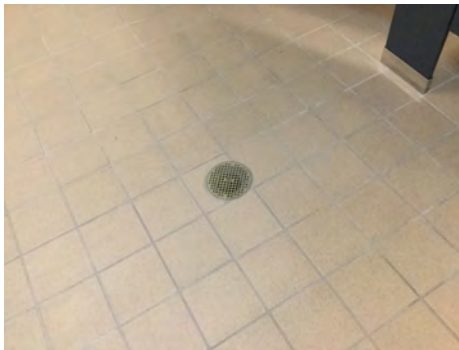
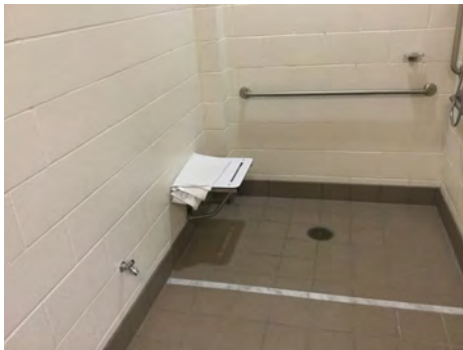
Campus Assessment Report - 2010 New Gym

System: D2020 - Domestic Water Distribution



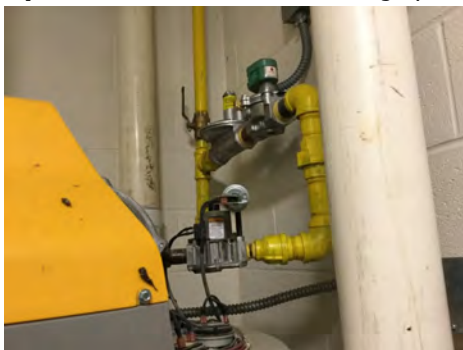
Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

Campus Assessment Report - 2010 New Gym

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

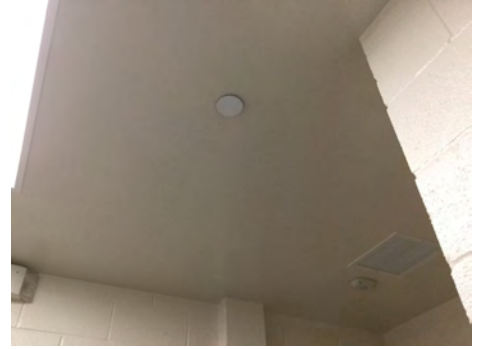
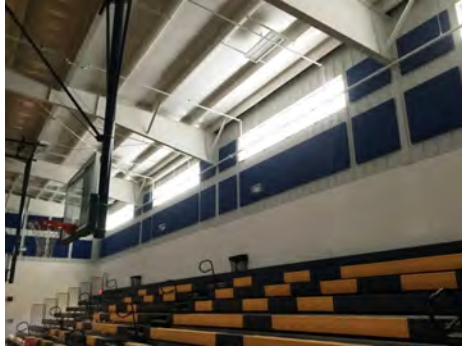
System: D3060 - Controls & Instrumentation



Note:

Campus Assessment Report - 2010 New Gym

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D5010 - Electrical Service/Distribution



Note:

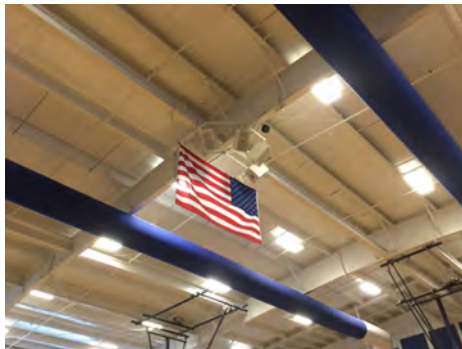
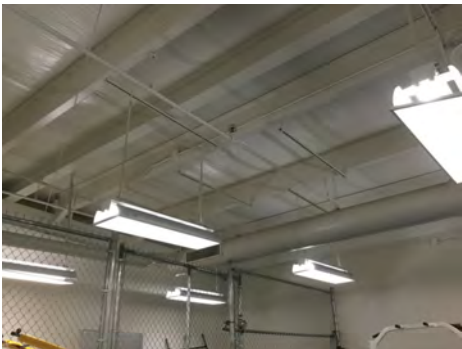
Campus Assessment Report - 2010 New Gym

System: D5020 - Branch Wiring



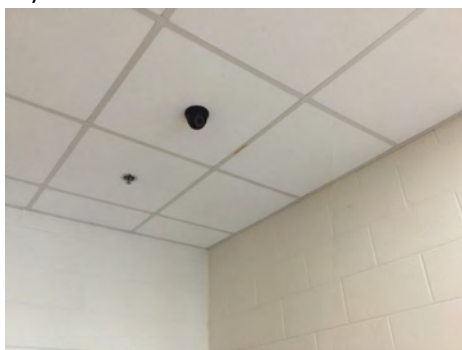
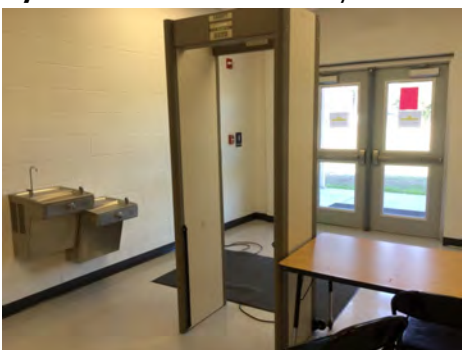
Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

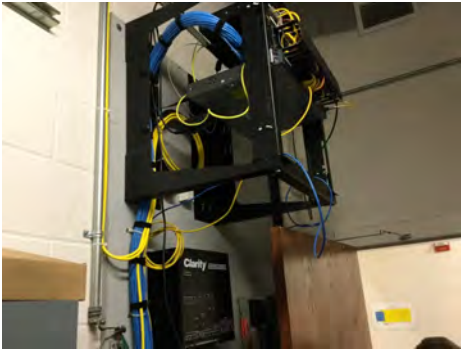
Campus Assessment Report - 2010 New Gym

System: D5030910 - Fire Alarm Systems



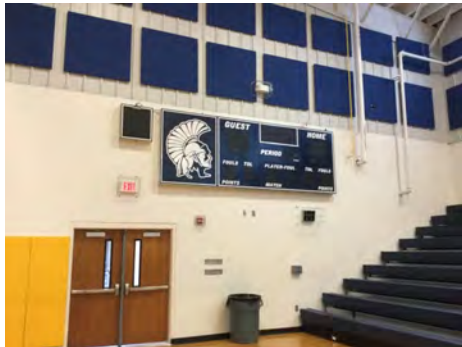
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2010 New Gym

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:	\$0	\$0	\$0	\$66,110	\$0	\$0	\$0	\$0	\$847,216	\$0	\$0	\$913,326
* 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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$66,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,110
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

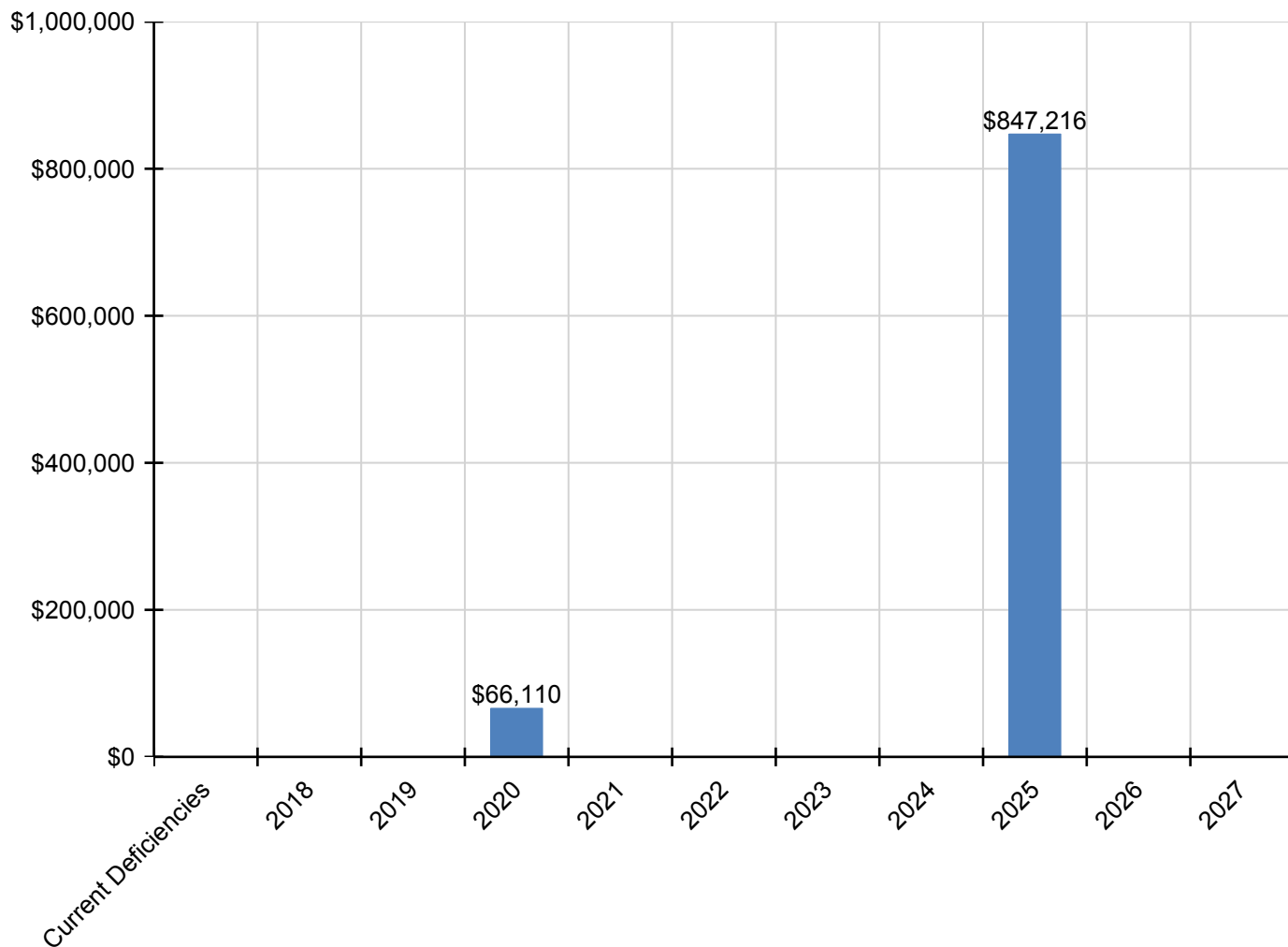
Campus Assessment Report - 2010 New Gym

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,838	\$0	\$0	\$544,838
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,525	\$0	\$0	\$58,525
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,738	\$0	\$0	\$106,738
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,115	\$0	\$0	\$137,115
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	336
Year Built:	2010
Last Renovation:	
Replacement Value:	\$53,458
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	85.68 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

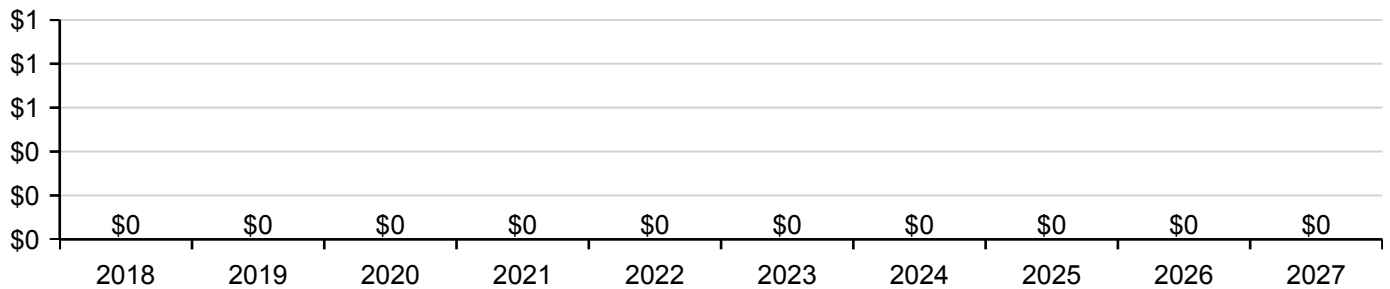
Function:	HS -High School	Gross Area:	336
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$53,458
FCI:	0.00 %	RSLI%:	85.68 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	85.41 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
D50 - Electrical	77.53 %	0.00 %	\$0.00
E20 - Furnishings	65.00 %	0.00 %	\$0.00
Totals:	85.68 %	0.00 %	\$0.00

Photo Album

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

1). Northeast Elevations - Feb 21, 2017



2). Southeast Elevations - Feb 21, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$6,764
A1030	Slab on Grade	\$19.75	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$6,636
B1010	Floor Construction	\$11.44	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$3,844
B1020	Roof Construction	\$16.26	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$5,463
B2010	Exterior Walls	\$29.79	S.F.	336	100	2010	2110		93.00 %	0.00 %	93			\$10,009
B2020	Exterior Windows	\$17.17	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$5,769
B2030	Exterior Doors	\$8.66	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$2,910
B3010140	Asphalt Shingles	\$4.32	S.F.	336	20	2010	2030		65.00 %	0.00 %	13			\$1,452
D5010	Electrical Service/Distribution	\$3.09	S.F.	336	40	2010	2050		82.50 %	0.00 %	33			\$1,038
D5020	Branch Wiring	\$9.24	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$3,105
D5020	Lighting	\$8.58	S.F.	336	30	2010	2040		76.67 %	0.00 %	23			\$2,883
E2010	Fixed Furnishings	\$10.67	S.F.	336	20	2010	2030		65.00 %	0.00 %	13			\$3,585
Total									85.68 %					\$53,458

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 2010 Softball Press Box

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

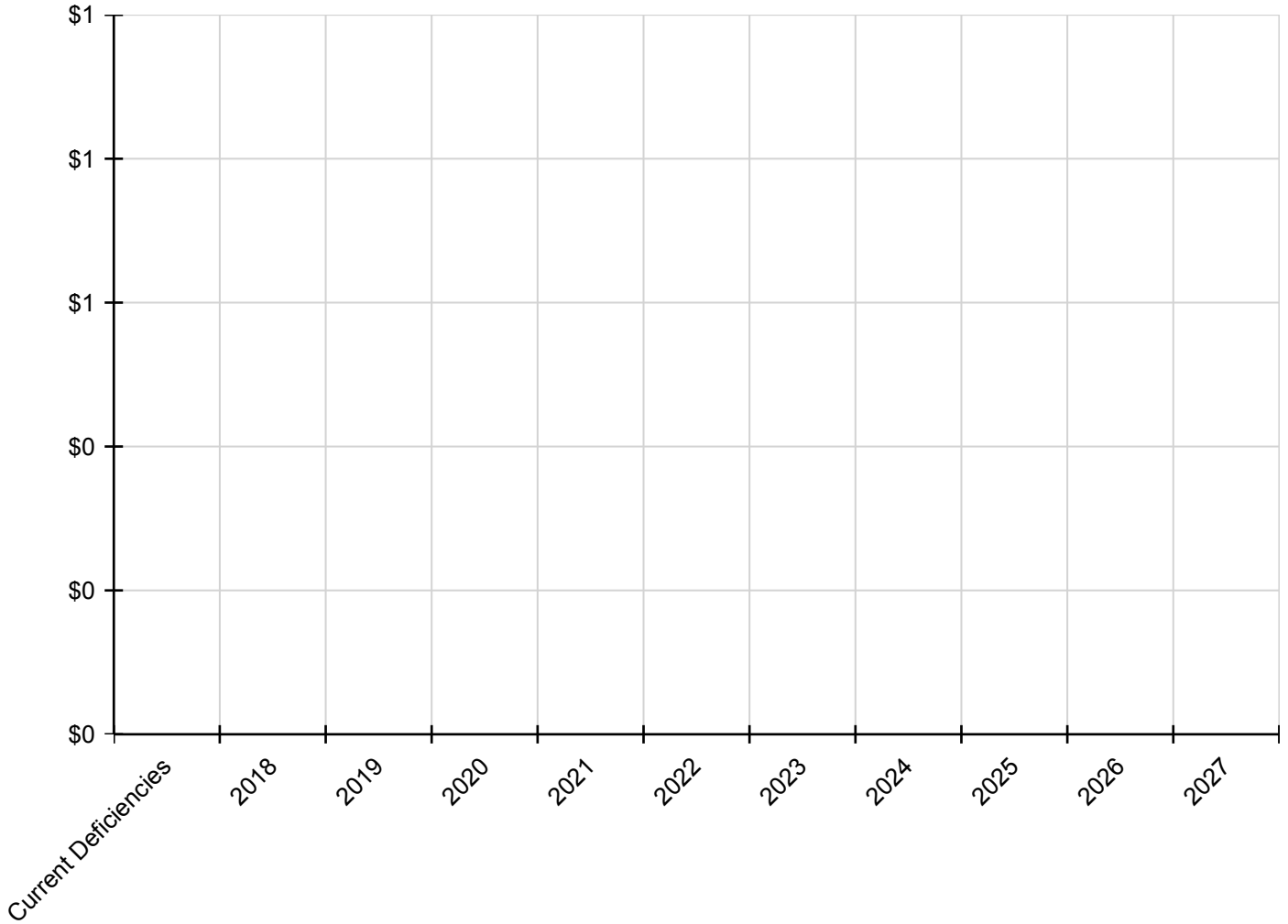
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,800
Year Built:	2010
Last Renovation:	
Replacement Value:	\$211,338
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	88.62 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

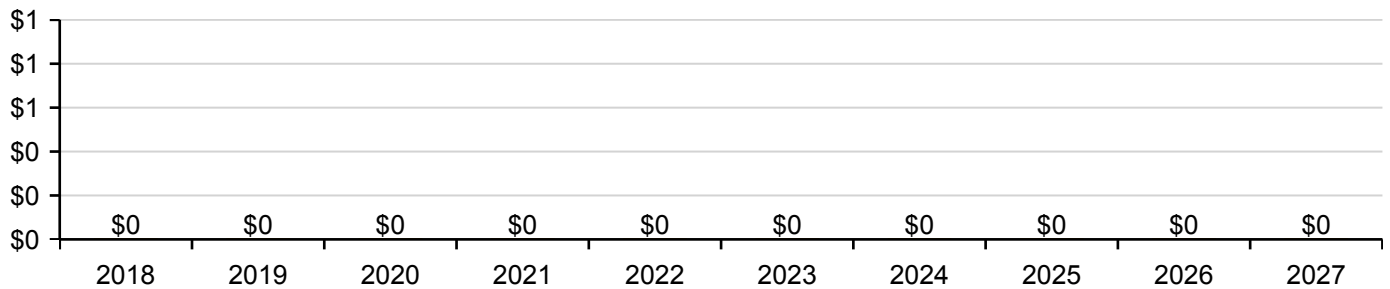
Function:	HS -High School	Gross Area:	1,800
Year Built:	2010	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$211,338
FCI:	0.00 %	RSLI%:	88.62 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	93.00 %	0.00 %	\$0.00
B10 - Superstructure	93.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	89.32 %	0.00 %	\$0.00
B30 - Roofing	76.67 %	0.00 %	\$0.00
D50 - Electrical	76.67 %	0.00 %	\$0.00
Totals:	88.62 %	0.00 %	\$0.00

Photo Album

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

1). Northeast Elevation - Feb 21, 2017



2). Northwest Elevation - Feb 21, 2017



3). Southwest Elevation - Feb 21, 2017



4). Southeast Elevation - Feb 21, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$20.13	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$36,234
A1030	Slab on Grade	\$19.75	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$35,550
B1020	Roof Construction	\$16.26	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$29,268
B2010	Exterior Walls	\$29.79	S.F.	1,800	100	2010	2110		93.00 %	0.00 %	93			\$53,622
B2030	Exterior Doors	\$8.66	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$15,588
B3010130	Preformed Metal Roofing	\$9.66	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$17,388
D5020	Branch Wiring	\$3.58	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$6,444
D5020	Lighting	\$9.58	S.F.	1,800	30	2010	2040		76.67 %	0.00 %	23			\$17,244
Total									88.62 %					\$211,338

System Notes

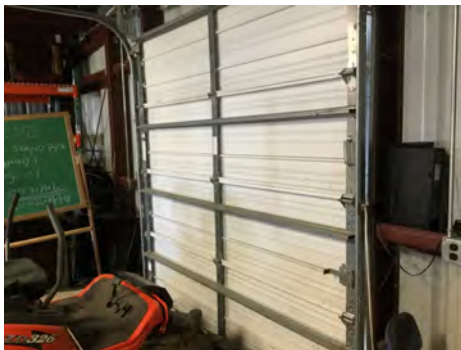
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

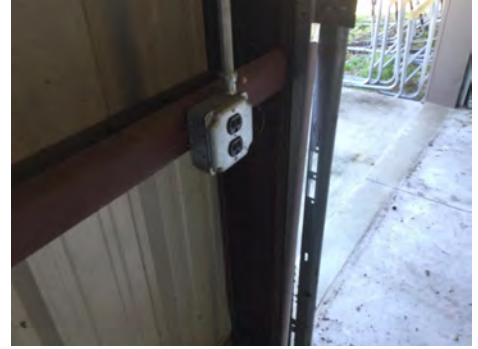
System: B3010130 - Preformed Metal Roofing



Note:

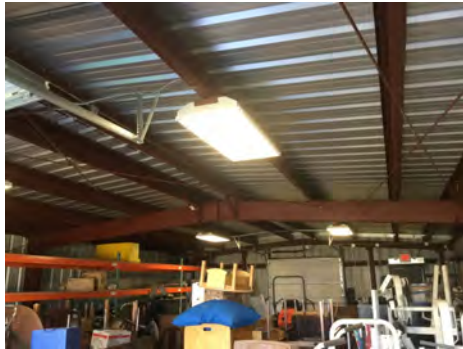
Campus Assessment Report - 2010 Storage Metal Building

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: Includes egress lighting and emergency exit signage

Renewal Schedule

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

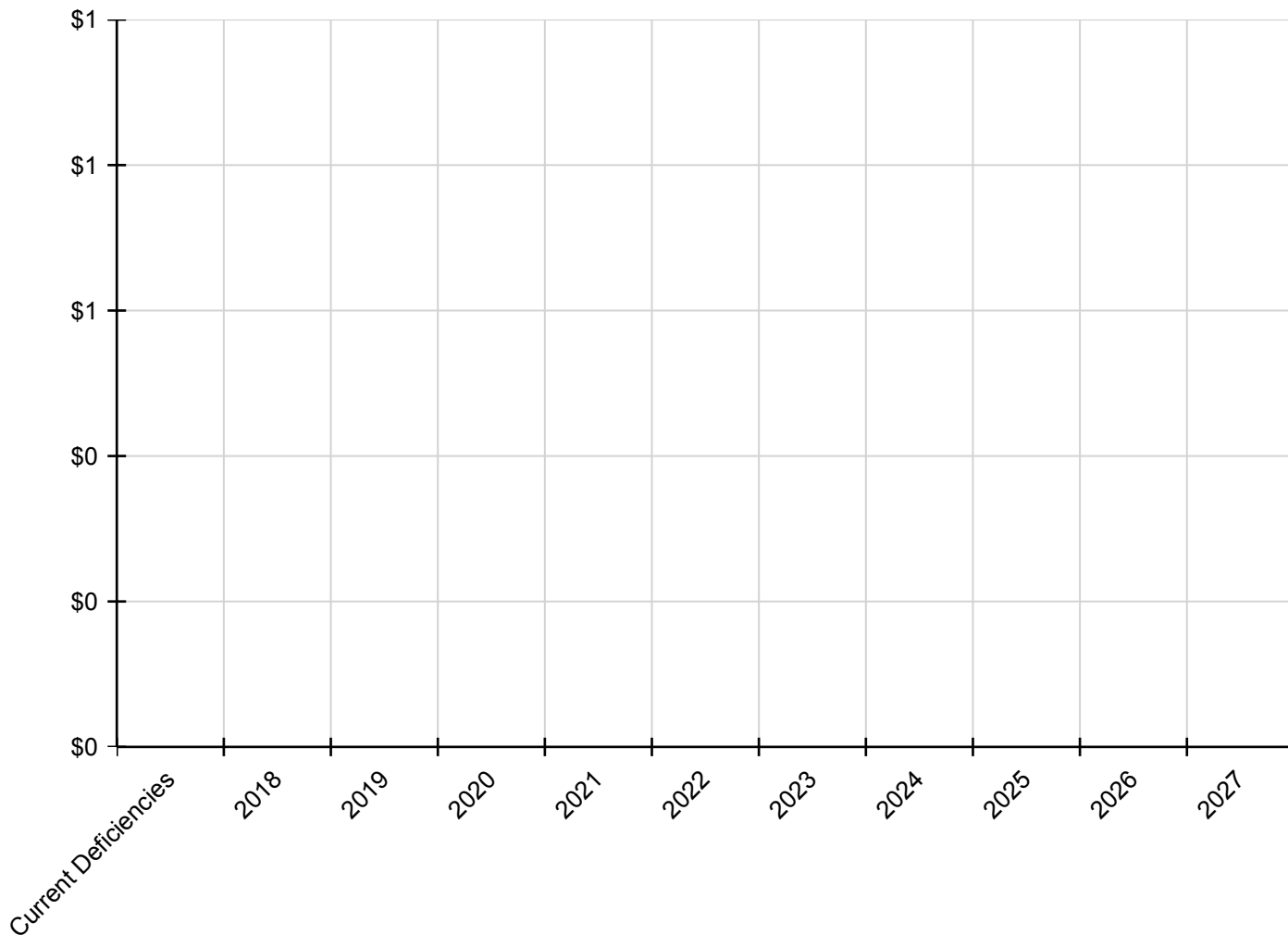
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	96,039
Year Built:	1951
Last Renovation:	
Replacement Value:	\$4,038,438
Repair Cost:	\$1,464,210.00
Total FCI:	36.26 %
Total RSLI:	29.85 %
FCA Score:	63.74



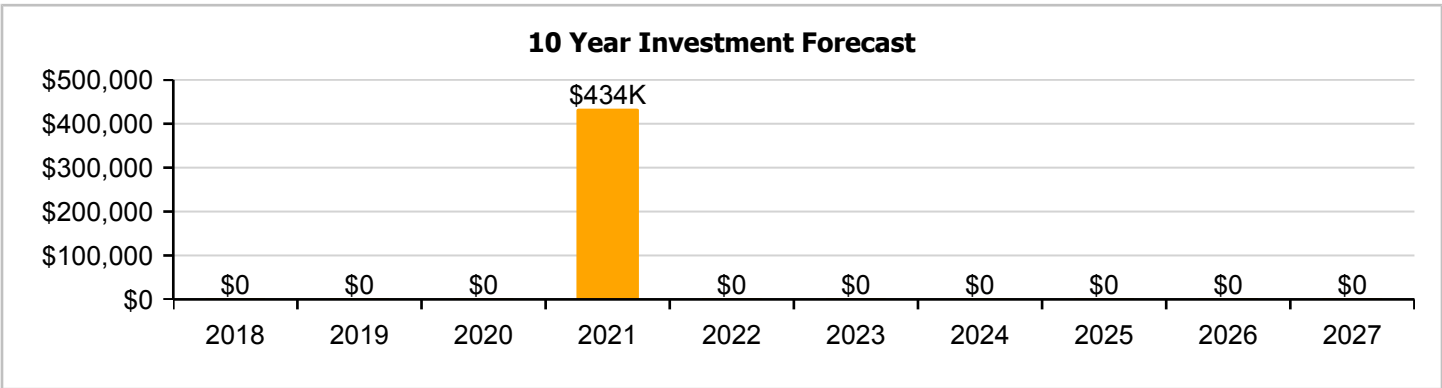
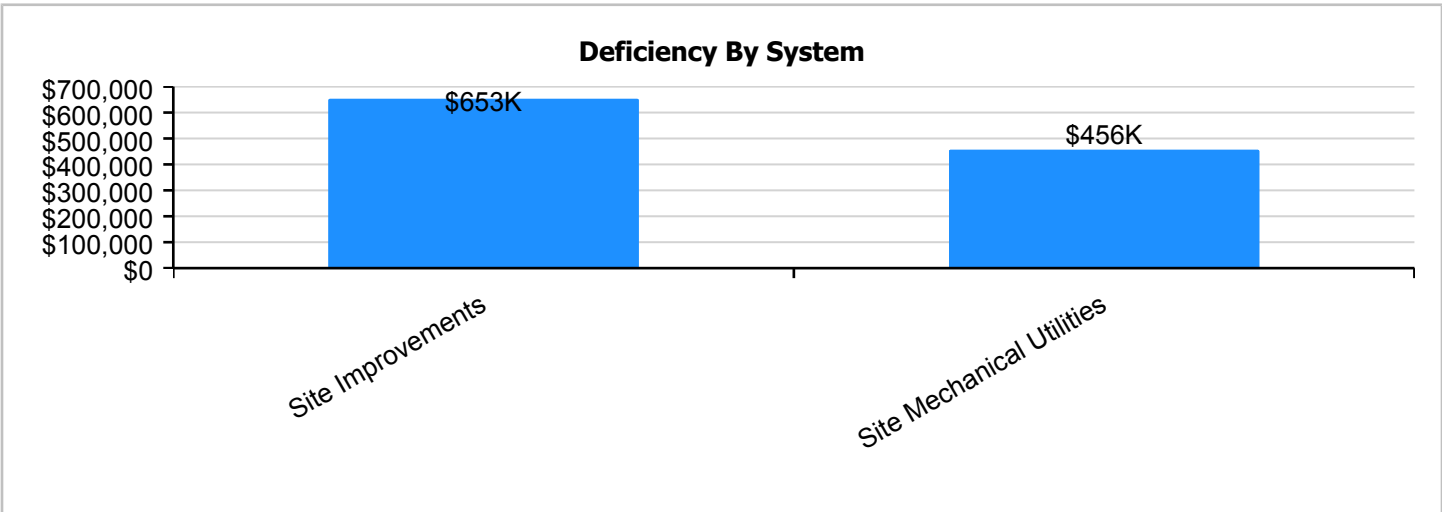
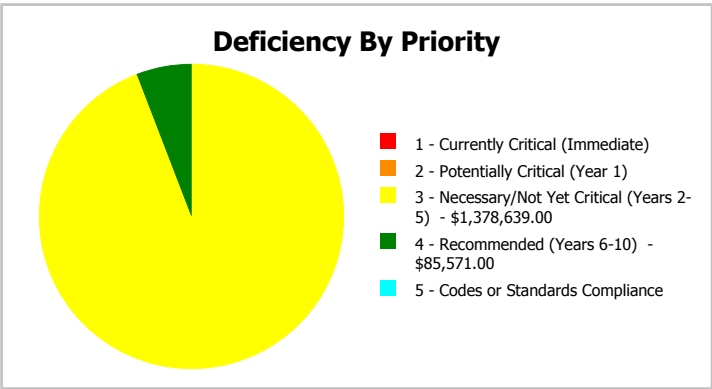
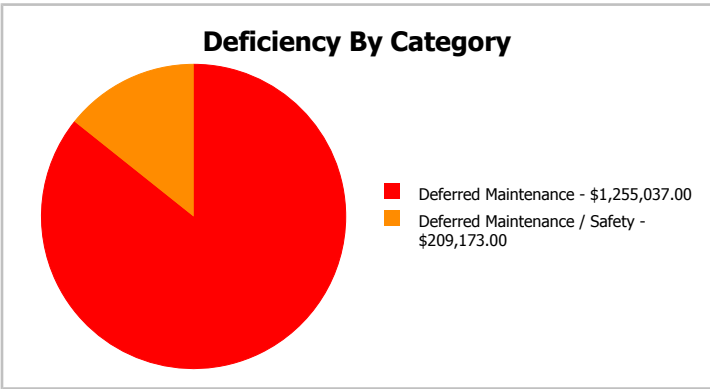
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	96,039
Year Built:	1951	Last Renovation:	
Repair Cost:	\$1,464,210	Replacement Value:	\$4,038,438
FCI:	36.26 %	RSLI%:	29.85 %



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	33.42 %	32.62 %	\$862,046.00
G30 - Site Mechanical Utilities	18.04 %	65.04 %	\$602,164.00
G40 - Site Electrical Utilities	33.03 %	0.00 %	\$0.00
Totals:	29.85 %	36.26 %	\$1,464,210.00

Photo Album

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

- 1). Aerial Image of Jones Senior High School
- Mar 03, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.76	S.F.	96,039	25	1991	2016		0.00 %	110.00 %	-1		\$397,217.00	\$361,107
G2020	Parking Lots	\$1.61	S.F.	96,039	25	1991	2016		0.00 %	110.00 %	-1		\$170,085.00	\$154,623
G2030	Pedestrian Paving	\$1.98	S.F.	96,039	30	1979	2009		0.00 %	110.00 %	-8		\$209,173.00	\$190,157
G2040105	Fence & Guardrails	\$1.20	S.F.	96,039	30	1991	2021		13.33 %	0.00 %	4			\$115,247
G2040950	Baseball Field	\$5.78	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$555,105
G2040950	Covered Walkways	\$0.81	S.F.	96,039	25	1979	2004		0.00 %	110.00 %	-13		\$85,571.00	\$77,792
G2040950	Football Field	\$3.38	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$324,612
G2040950	Playing Field	\$1.50	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$144,059
G2040950	Softball Field	\$2.01	S.F.	96,039	20	2009	2029		60.00 %	0.00 %	12			\$193,038
G2040950	Tennis Courts	\$1.80	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$172,870
G2040950	Track	\$1.78	S.F.	96,039	20	2008	2028		55.00 %	0.00 %	11			\$170,949
G2050	Landscaping	\$1.91	S.F.	96,039	15	1991	2006		0.00 %	0.00 %	-11			\$183,434
G3010	Water Supply	\$2.42	S.F.	96,039	50	1991	2041		48.00 %	0.00 %	24			\$232,414
G3020	Sanitary Sewer	\$1.52	S.F.	96,039	50	1986	2036		38.00 %	0.00 %	19			\$145,979
G3030	Storm Sewer	\$4.67	S.F.	96,039	50	1951	2001		0.00 %	110.00 %	-16		\$493,352.00	\$448,502
G3060	Fuel Distribution	\$1.03	S.F.	96,039	40	1969	2009		0.00 %	110.00 %	-8		\$108,812.00	\$98,920
G4010	Electrical Distribution	\$2.44	S.F.	96,039	50	1991	2041		48.00 %	0.00 %	24			\$234,335
G4020	Site Lighting	\$1.57	S.F.	96,039	30	1991	2021		13.33 %	0.00 %	4			\$150,781
G4030	Site Communications & Security	\$0.88	S.F.	96,039	15	2006	2021		26.67 %	0.00 %	4			\$84,514
Total									29.85 %	36.26 %			\$1,464,210.00	\$4,038,438

System Notes

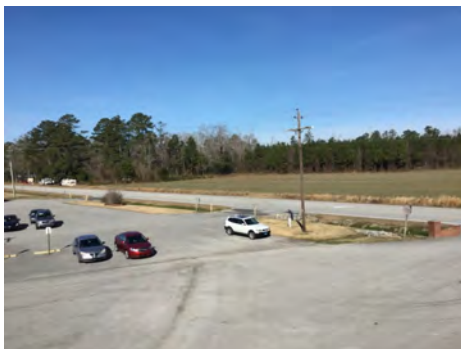
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Football Field



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2040950 - Softball Field



Note:

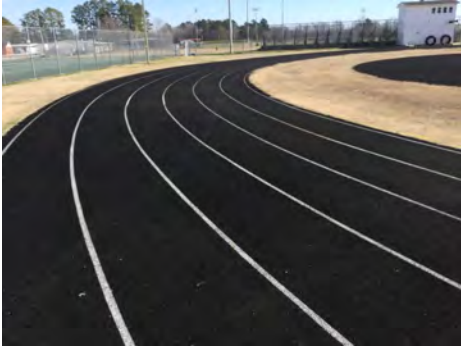
System: G2040950 - Tennis Courts



Note:

Campus Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

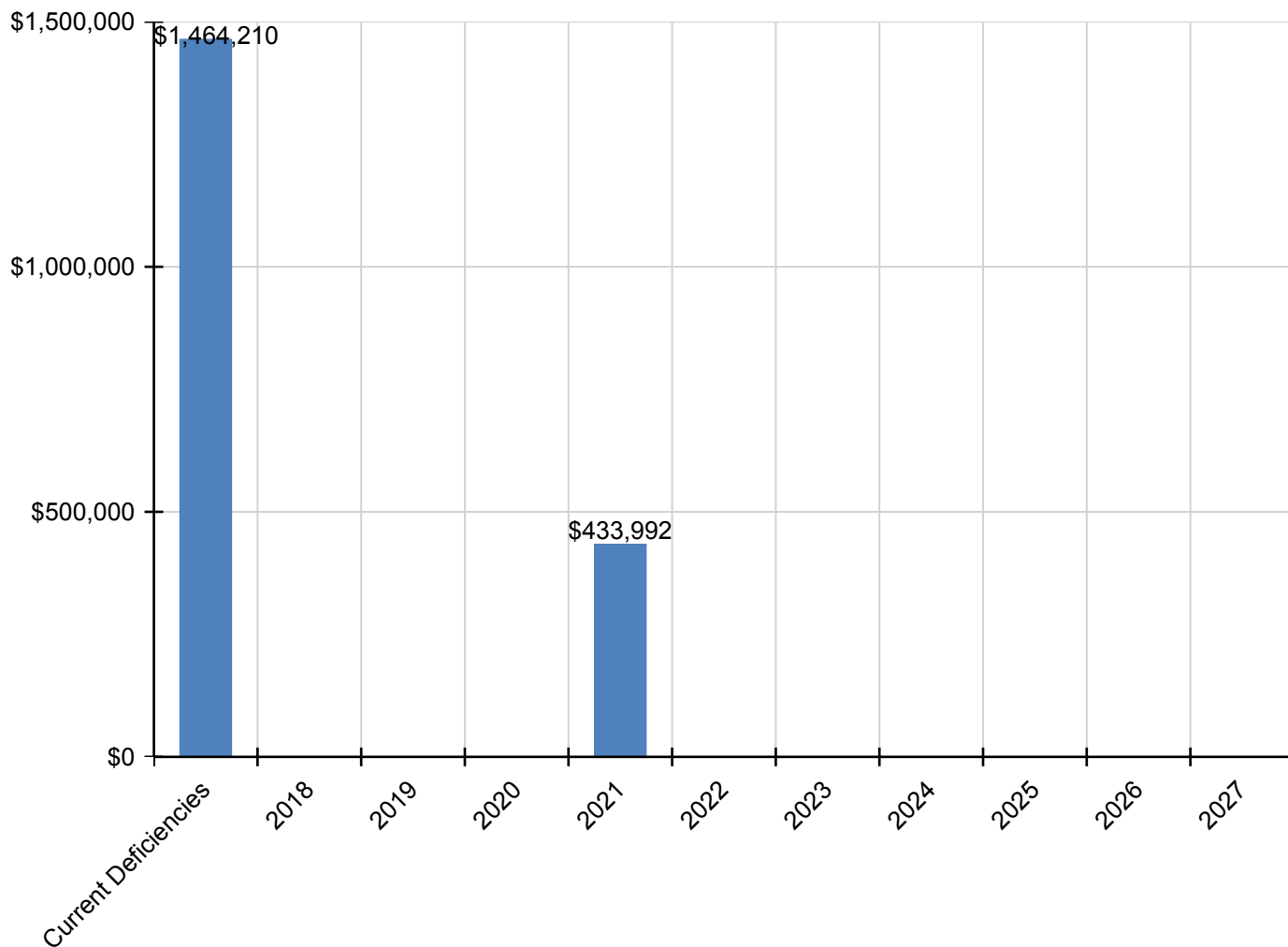
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,464,210	\$0	\$0	\$0	\$433,992	\$0	\$0	\$0	\$0	\$0	\$0	\$1,898,202
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	\$397,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$397,217
G2020 - Parking Lots	\$170,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,085
G2030 - Pedestrian Paving	\$209,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,173
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$142,682	\$0	\$0	\$0	\$0	\$0	\$0	\$142,682
G2040950 - Baseball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Covered Walkways	\$85,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,571
G2040950 - Football Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$493,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493,352
G3060 - Fuel Distribution	\$108,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,812
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	\$186,676	\$0	\$0	\$0	\$0	\$0	\$0	\$186,676
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$104,634	\$0	\$0	\$0	\$0	\$0	\$0	\$104,634

* Indicates non-renewable system

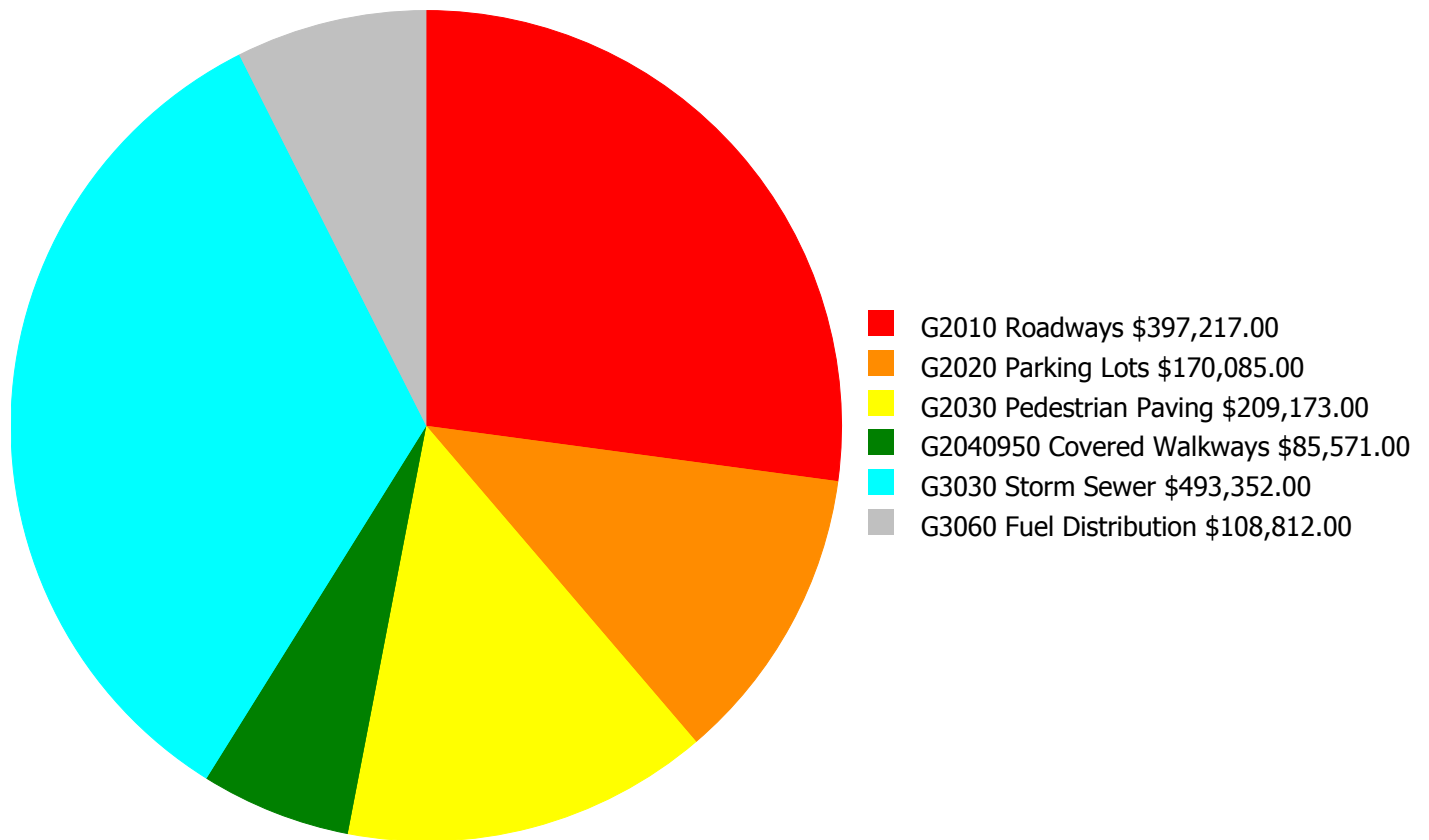
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

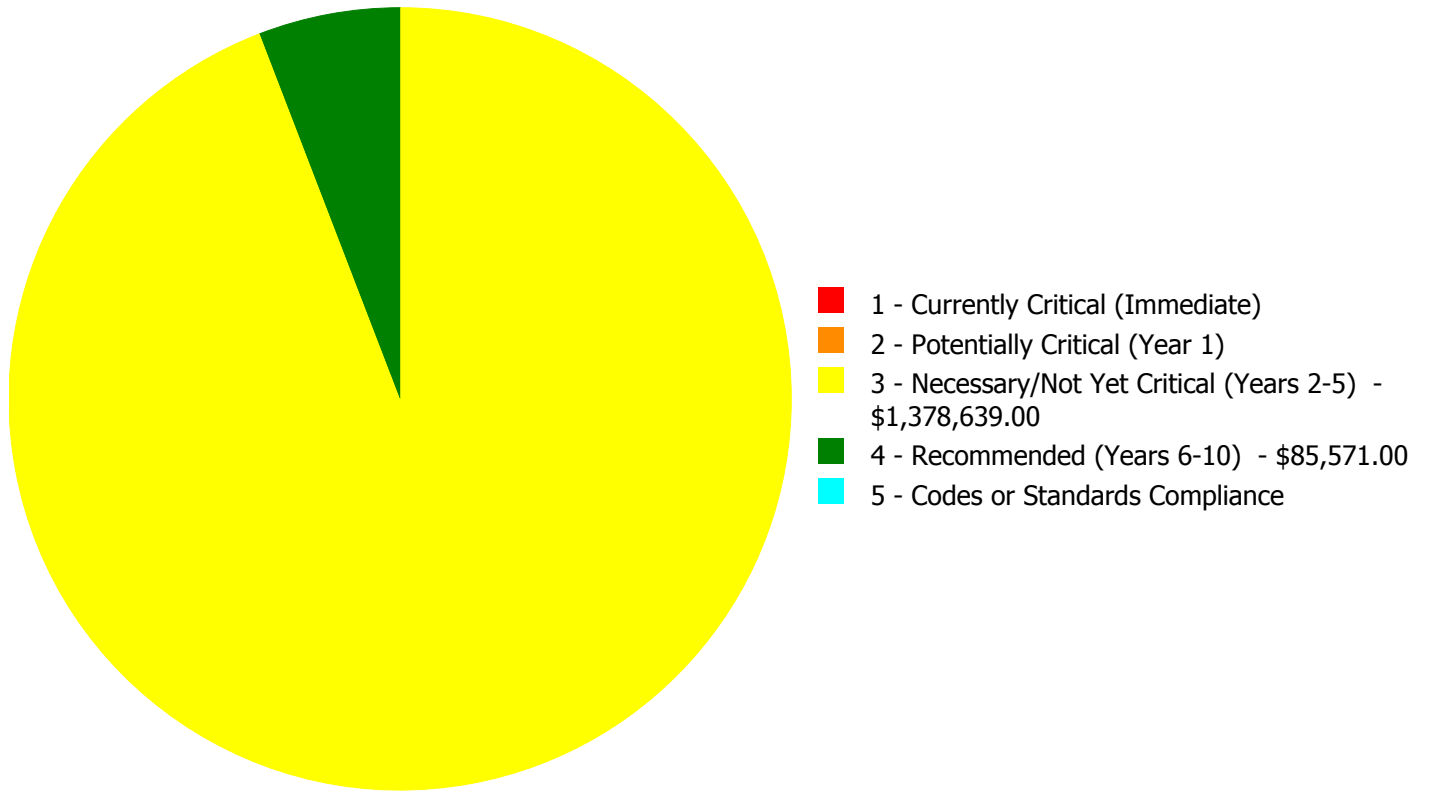
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,464,210.00

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: \$1,464,210.00

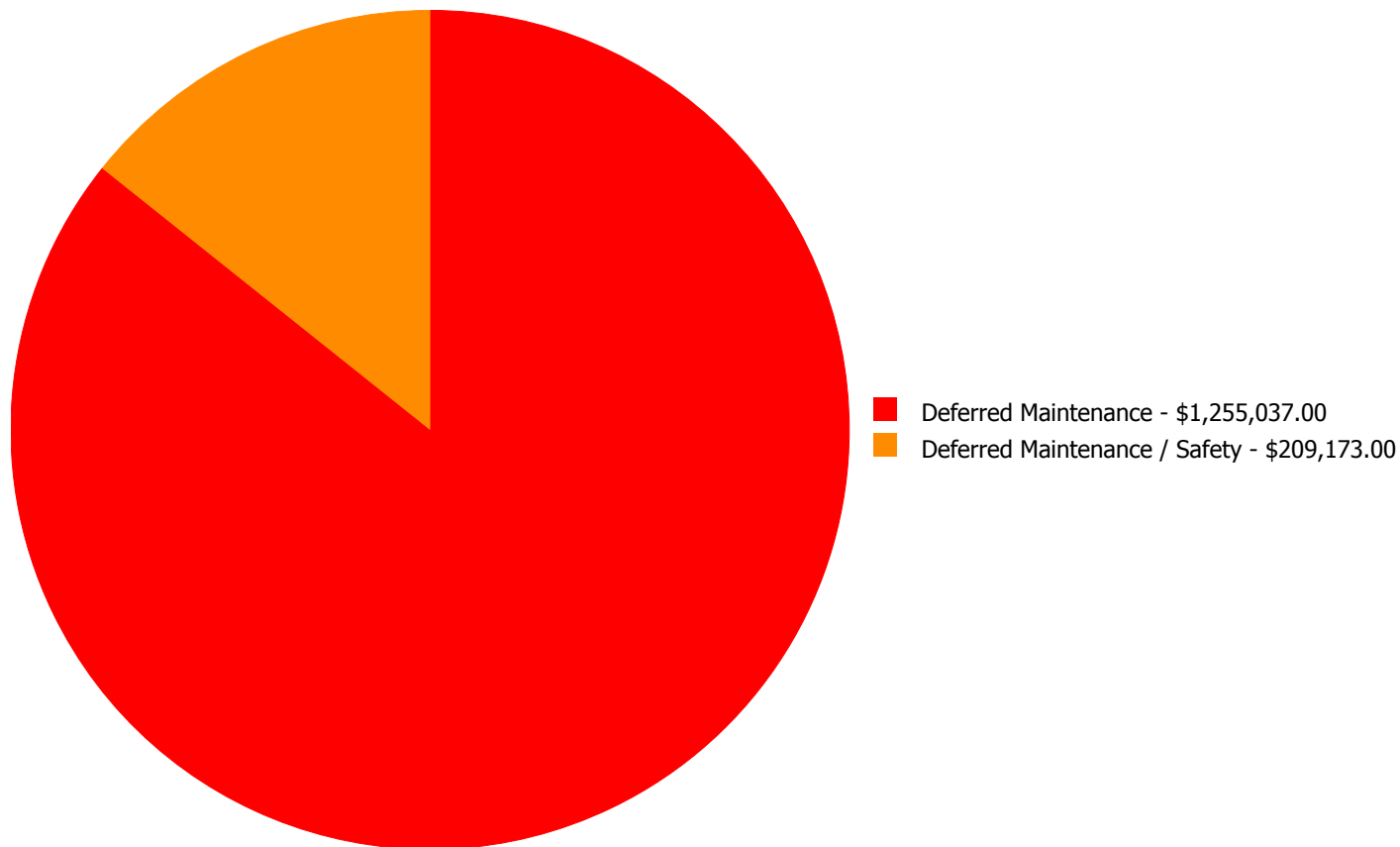
Deficiency By Priority Investment Table

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	\$397,217.00	\$0.00	\$0.00	\$397,217.00
G2020	Parking Lots	\$0.00	\$0.00	\$170,085.00	\$0.00	\$0.00	\$170,085.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$209,173.00	\$0.00	\$0.00	\$209,173.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$0.00	\$85,571.00	\$0.00	\$85,571.00
G3030	Storm Sewer	\$0.00	\$0.00	\$493,352.00	\$0.00	\$0.00	\$493,352.00
G3060	Fuel Distribution	\$0.00	\$0.00	\$108,812.00	\$0.00	\$0.00	\$108,812.00
	Total:	\$0.00	\$0.00	\$1,378,639.00	\$85,571.00	\$0.00	\$1,464,210.00

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: \$1,464,210.00

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: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$397,217.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Roadways are in worn condition. The service road at the east end of the site is unpaved. 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: 96,039.00
Unit of Measure: S.F.
Estimate: \$170,085.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Parking lots, particularly the east parking lot, are in worn condition. The paving surface is uneven. Striping is faded. Edges are not curbed. Drainage patterns should be studied. System renewal is recommended.

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$209,173.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Sidewalks are in fair to poor condition, particularly around the main, ag, and media buildings. Differential settlement and cracking creates tripping hazards. System renewal is recommended.

System: G3030 - Storm Sewer



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$493,352.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Storm sewer facilities around the site are in adequate, leading to ponding in high traffic areas. System study and renewal is recommended.

System: G3060 - Fuel Distribution



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$108,812.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

Notes: Fuel distribution facilities are of varying age across the site, but in general are beyond their expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 96,039.00
Unit of Measure: S.F.
Estimate: \$85,571.00
Assessor Name: Terence Davis
Date Created: 02/17/2017

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