NC School District/430 Harnett County/Elementary School

Lafayette Elementary

Final

Campus Assessment Report

March 11, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	74,152
Year Built:	1992
Last Renovation:	
Replacement Value:	$15,430,552
Repair Cost:	$3,089,202.00
Total FCI:	20.02 %
Total RSLI:	36.86 %
FCA Score:	79.98

Description:

GENERAL

Lafayette Elementary School is located at 108 Lafayette School Road in Fuquay Varina, North Carolina. The story, 26,700 square foot Main building was originally constructed in 1992, replacing a building that was destroyed by fire. A 22,928 square foot 1 story classroom addition was constructed in 2005. A 19,764 square foot 1 story Ag building was constructed in 1948 with additions in 1951, 1965, and 1992. The 4,760 square foot 1 story Cafeteria building was constructed in 1957 with a small addition in 2004. There are 6 portables on the campus, five of which are in use.

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

A. SUBSTRUCTURE

The building rests on slab on grade and assumed standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

The roof construction is typically steel frame, with exposed heavy timber in the high-bay entrance area, and wood framing at a small addition at the cafeteria. Exposed roof decking at the gym is wood. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable dual panes at newer construction, and steel frame with fixed and operable single pane at older sections. Exterior doors are typically hollow metal steel mostly with glazing. Roofing is typically low slope single ply. A pitched section with standing seam metal roofing occurs over the high-bay entrance feature on the main building. Older buildings drain via gutters and downspouts. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior construction partition wall types include CMU and gypboard on metal studs. Interior doors are generally

solid core wood with hollow metal frames and mostly with glazing. Interior fittings include the following items:

chalk and tack boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, toilet partitions. The interior wall finishes are typically paint and also include vinyl wall covering, ceramic tile, and FRP. Floor finishes in common areas are typically terrazzo and VCT. Floor finishes in assignable and other spaces include VCT, carpet, ceramic and quarry tile, and wood in the gym. Small areas of VAT are present in the Ag building. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile. The gym has exposed structure.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron. Rain water drainage is internal with roof drains.

HVAC: Heating is typically provided by heat pumps and ground mounted package units. Heating in the 2005 addition is provided by oil fired boilers serving air handling units. Cooling is supplied by heat pumps and ground mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This campus has a remote Building Automation System

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer, owned and maintained by the local utility company through a main switchboard/distribution 1200 amp panel located in the building. Separately metered services supply the Ag building and the portable. Lighting is typically lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors are typically illuminated.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system integrated with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system.

E. EQUIPMENT AND FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, gym backstops and other gym equipment, audio-visual equipment, Smartboards, fixed plastic laminate casework, window treatment consisting of horizontal mini-blinds, and fixed wooden bleachers in the gym.

G. SITE

Campus site features include asphalt paved driveways and parking lots, concrete pedestrian pavement, a flag pole, playground equipment, covered walkways, landscaping, a monument sign, a commemorative bell, and fencing. Site mechanical and electrical features include water, sewer, oil fuel storage, underground electric supply, data/communications lines and site lighting.

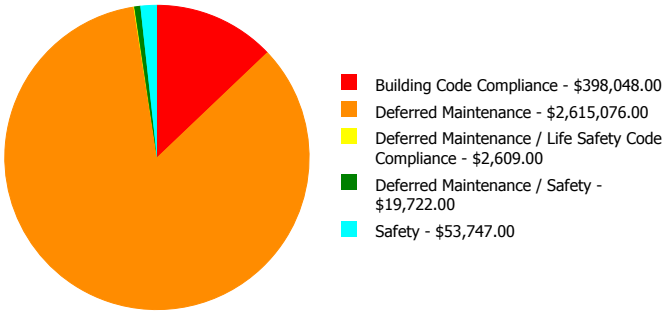
Attributes:

General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	11/16/2016
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-325
No. of Mobile Units:	8	No. of Bldgs.:	4
SF of Mobile Units:	6536	Status:	Active
School Grades:	K-5	Site Acreage:	14.8

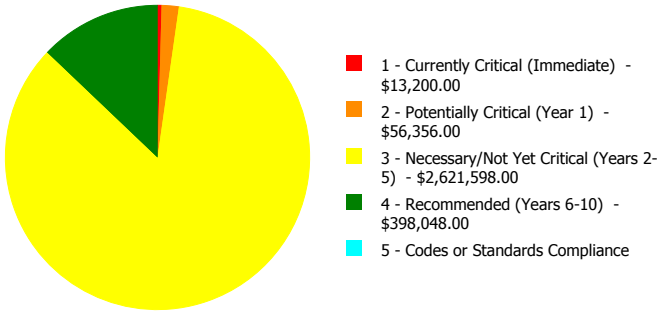
Campus Dashboard Summary

Gross Area:	74,152		
Year Built:	1992	Last Renovation:	
Repair Cost:	$3,089,202	Replacement Value:	$15,430,552
FCI:	20.02 %	RSLI%:	36.86 %

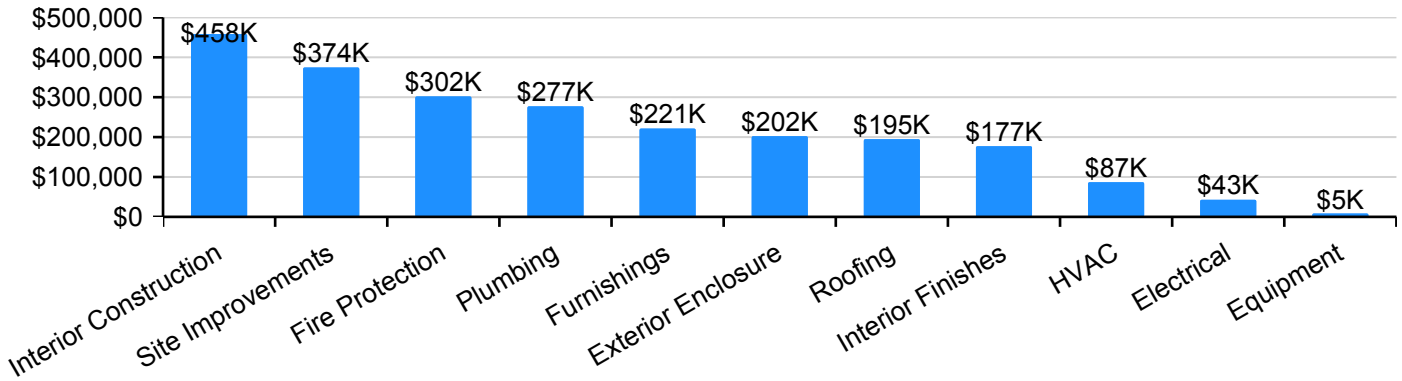
Deficiency By Category



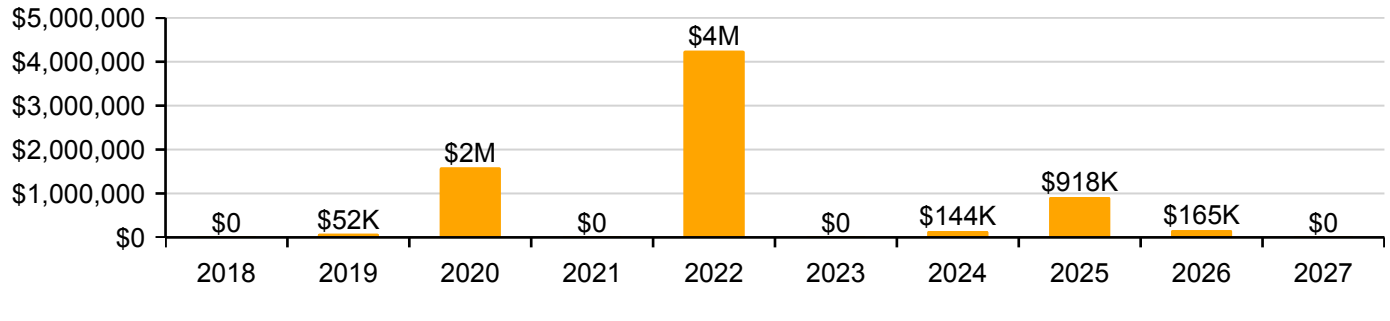
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

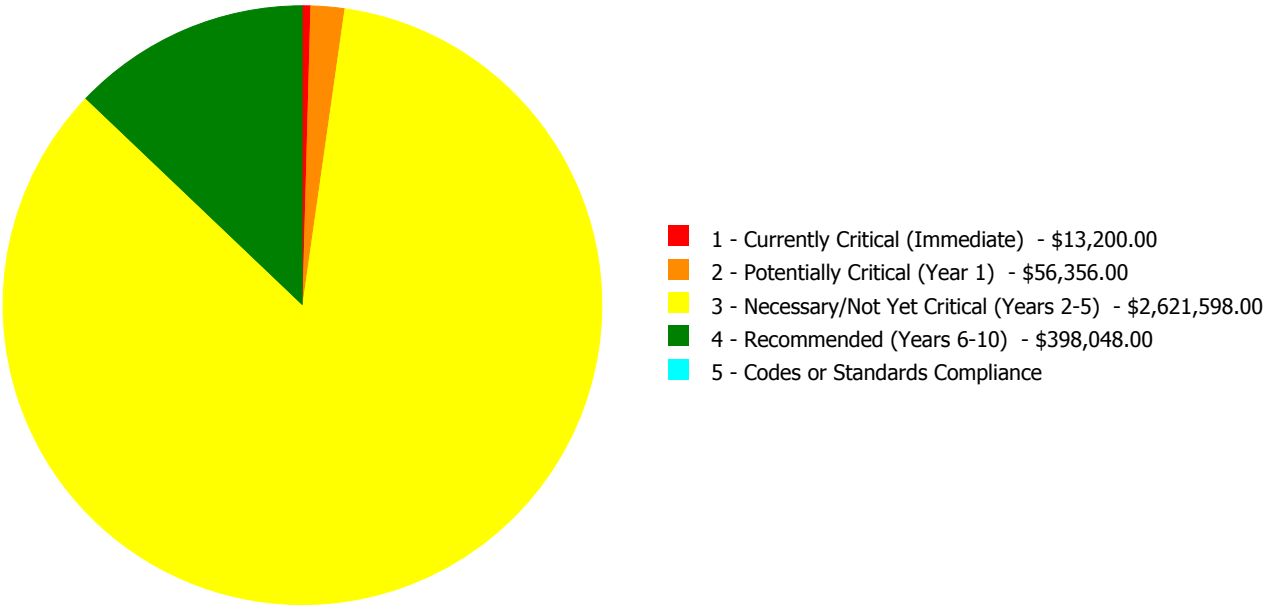
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.05 %	0.00 %	$0.00
B10 - Superstructure	65.05 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.01 %	18.48 %	$266,724.00
B30 - Roofing	13.47 %	49.15 %	$256,766.00
C10 - Interior Construction	32.92 %	36.05 %	$604,445.00
C30 - Interior Finishes	34.99 %	12.79 %	$233,492.00
D20 - Plumbing	25.84 %	33.54 %	$365,629.00
D30 - HVAC	48.27 %	6.95 %	$114,572.00
D40 - Fire Protection	0.00 %	110.00 %	$398,048.00
D50 - Electrical	33.77 %	2.73 %	$56,356.00
E10 - Equipment	30.50 %	11.60 %	$6,522.00
E20 - Furnishings	13.33 %	73.27 %	$292,351.00
G20 - Site Improvements	7.03 %	41.12 %	$494,297.00
G30 - Site Mechanical Utilities	54.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	34.08 %	0.00 %	$0.00
Totals:	**36.86 %**	**20.02 %**	**$3,089,202.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1948 Ag Building	19,764	45.08	$13,200.00	$2,609.00	$1,445,914.00	$106,093.00	$0.00
1957 Building, Cafeteria	4,760	30.28	$0.00	$0.00	$233,201.00	$25,552.00	$0.00
1992 Main	26,700	13.44	$0.00	$53,747.00	$448,186.00	$143,325.00	$0.00
2005 Addition, Classrooms	22,928	3.03	$0.00	$0.00	$0.00	$123,078.00	$0.00
Site	74,152	22.09	$0.00	$0.00	$494,297.00	$0.00	$0.00
Total:		**20.02**	**$13,200.00**	**$56,356.00**	**$2,621,598.00**	**$398,048.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $3,089,202.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	19,764
Year Built:	1948
Last Renovation:	
Replacement Value:	$3,477,871
Repair Cost:	$1,567,816.00
Total FCI:	45.08 %
Total RSLI:	18.49 %
FCA Score:	54.92

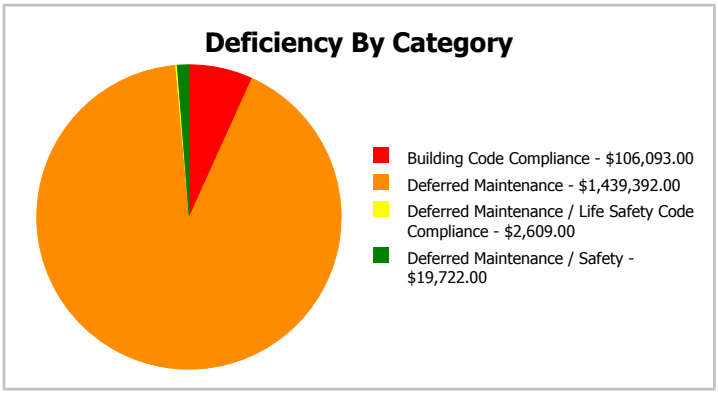
Description:

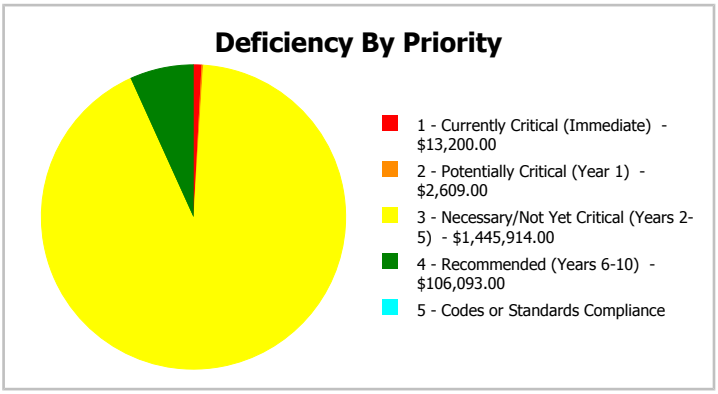
The narrative for this building is included in the Executive Summary Description at the front of this report.

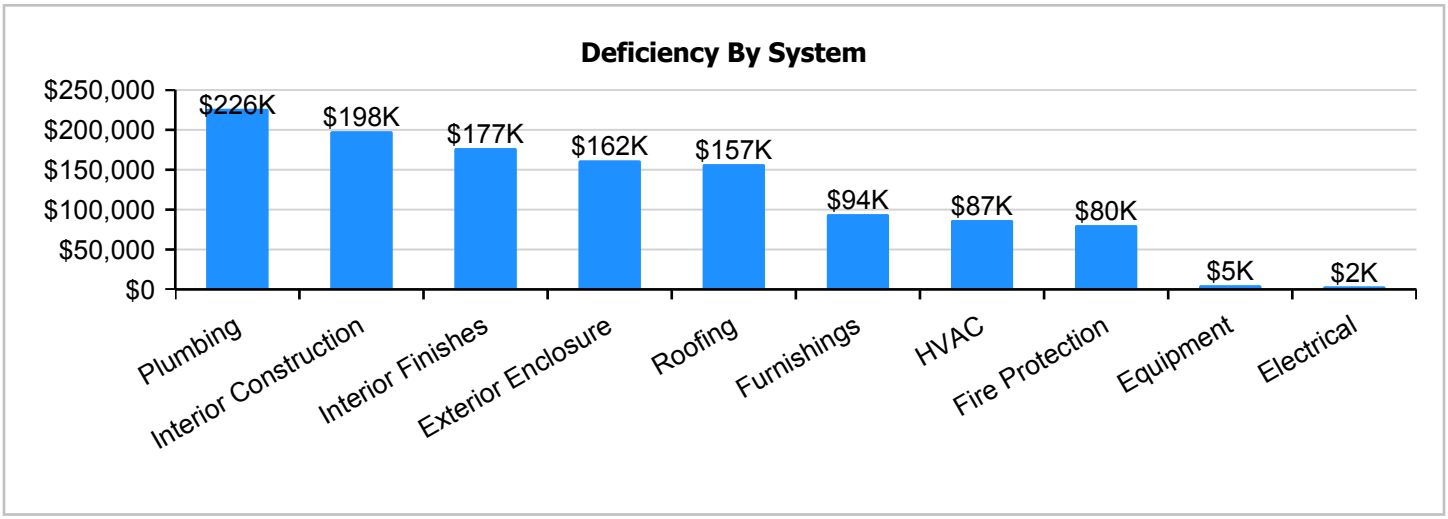
Attributes: This asset has no attributes.

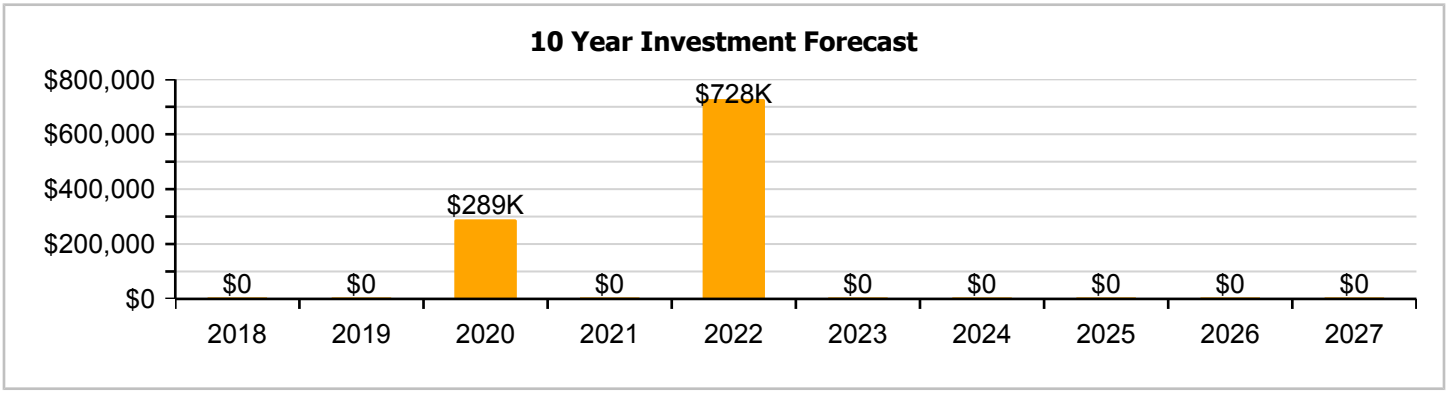
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	19,764
Year Built:	1948	Last Renovation:	
Repair Cost:	$1,567,816	Replacement Value:	$3,477,871
FCI:	45.08 %	RSLI%:	18.49 %









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	31.00 %	0.00 %	$0.00
B10 - Superstructure	31.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	15.59 %	55.44 %	$213,212.00
B30 - Roofing	0.00 %	150.00 %	$206,929.00
C10 - Interior Construction	3.75 %	58.48 %	$261,319.00
C30 - Interior Finishes	32.76 %	47.99 %	$233,492.00
D20 - Plumbing	0.00 %	110.00 %	$298,713.00
D30 - HVAC	30.36 %	27.06 %	$114,572.00
D40 - Fire Protection	0.00 %	110.00 %	$106,093.00
D50 - Electrical	18.96 %	0.47 %	$2,609.00
E10 - Equipment	0.00 %	110.00 %	$6,522.00
E20 - Furnishings	0.00 %	110.00 %	$124,355.00
Totals:	**18.49 %**	**45.08 %**	**$1,567,816.00**

Photo Album

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

1). North Elevation - Dec 07, 2016

2). East Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). West Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

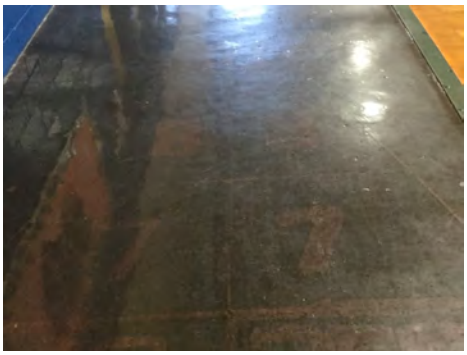
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$92,891
A1030	Slab on Grade	$8.26	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$163,251
B1020	Roof Construction	$15.44	S.F.	19,764	100	1948	2048		31.00 %	0.00 %	31			$305,156
B2010	Exterior Walls	$9.24	S.F.	19,764	100	1948	2048		31.00 %	7.23 %	31		$13,200.00	$182,619
B2020	Exterior Windows	$9.20	S.F.	19,764	30	1948	1978		0.00 %	110.00 %	-39		$200,012.00	$181,829
B2030	Exterior Doors	$1.02	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$20,159
B3010120	Single Ply Membrane	$6.98	S.F.	19,764	20	2000	2020	2016	0.00 %	150.00 %	-1		$206,929.00	$137,953
C1010	Partitions	$10.59	S.F.	19,764	75	1948	2023		8.00 %	0.00 %	6			$209,301
C1020	Interior Doors	$2.48	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$53,916.00	$49,015
C1030	Fittings	$9.54	S.F.	19,764	20	1965	1985		0.00 %	110.00 %	-32		$207,403.00	$188,549
C3010	Wall Finishes	$2.73	S.F.	19,764	10	2010	2020		30.00 %	0.00 %	3			$53,956
C3020	Floor Finishes	$11.15	S.F.	19,764	20	2010	2030		65.00 %	0.00 %	13			$220,369
C3030	Ceiling Finishes	$10.74	S.F.	19,764	25	1992	2017		0.00 %	110.00 %	0		$233,492.00	$212,265
D2010	Plumbing Fixtures	$11.26	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$244,797.00	$222,543
D2020	Domestic Water Distribution	$0.96	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$20,871.00	$18,973
D2030	Sanitary Waste	$1.52	S.F.	19,764	30	1965	1995		0.00 %	110.00 %	-22		$33,045.00	$30,041
D3020	Heat Generating Systems	$5.08	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$100,401
D3030	Cooling Generating Systems	$5.27	S.F.	19,764	25	1992	2017		0.00 %	110.00 %	0		$114,572.00	$104,156
D3040	Distribution Systems	$6.14	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$121,351
D3050	Terminal & Package Units	$3.02	S.F.	19,764	15	2016	2031		93.33 %	0.00 %	14			$59,687
D3060	Controls & Instrumentation	$1.91	S.F.	19,764	20	2016	2036		95.00 %	0.00 %	19			$37,749
D4010	Sprinklers	$4.22	S.F.	19,764	30			2016	0.00 %	110.00 %	-1		$91,744.00	$83,404
D4020	Standpipes	$0.66	S.F.	19,764	30			2016	0.00 %	110.00 %	-1		$14,349.00	$13,044
D5010	Electrical Service/Distribution	$1.65	S.F.	19,764	40	1992	2032		37.50 %	0.00 %	15			$32,611
D5020	Branch Wiring	$4.99	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$98,622
D5020	Lighting	$11.64	S.F.	19,764	30	1992	2022		16.67 %	0.00 %	5			$230,053
D5030810	Security & Detection Systems	$1.83	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$36,168
D5030910	Fire Alarm Systems	$3.31	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$65,419
D5030920	Data Communication	$4.30	S.F.	19,764	15	2005	2020		20.00 %	0.00 %	3			$84,985
D5090	Other Electrical Systems	$0.12	S.F.	19,764	20	1992	2012		0.00 %	109.99 %	-5		$2,609.00	$2,372
E1020	Institutional Equipment	$0.30	S.F.	19,764	20	1954	1974		0.00 %	110.00 %	-43		$6,522.00	$5,929
E2010	Fixed Furnishings	$5.72	S.F.	19,764	20	1965	1985		0.00 %	110.00 %	-32		$124,355.00	$113,050
								Total	**18.49 %**	**45.08 %**			**$1,567,816.00**	**$3,477,871**

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

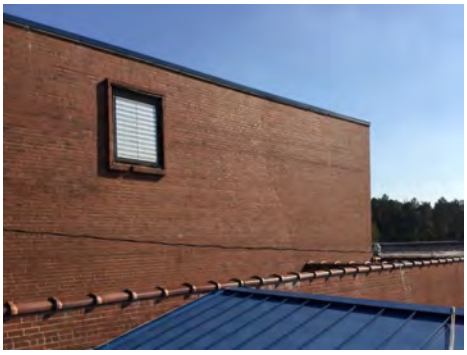



Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



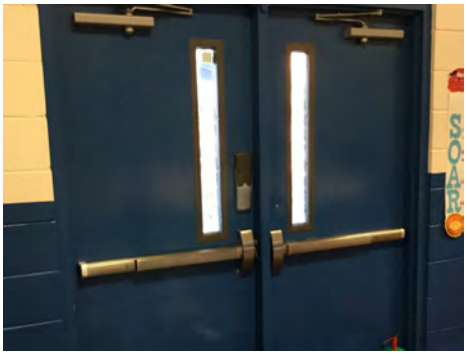
Note:

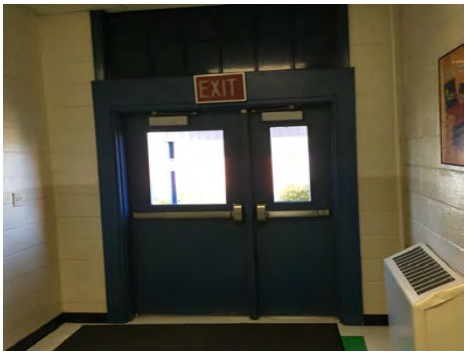
System: B2020 - Exterior Windows



Note:

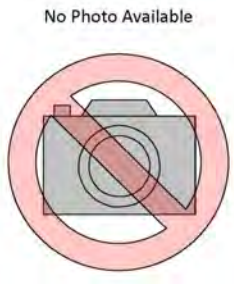
System: B2030 - Exterior Doors





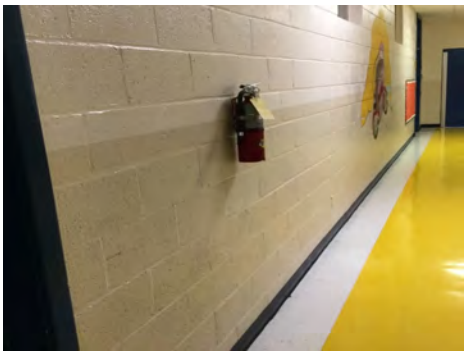
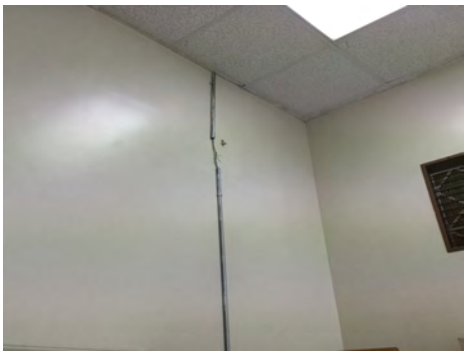
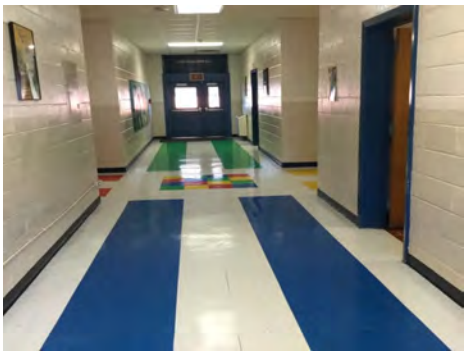
Note:

System: B3010120 - Single Ply Membrane



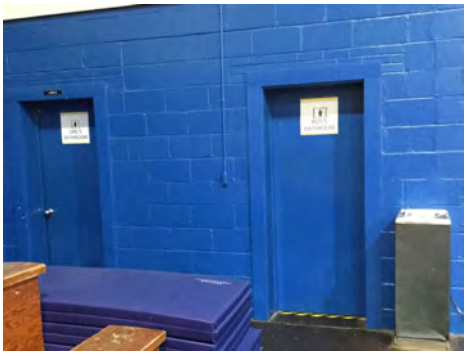
Note: Replacement recommended by Rooftop System Engineers, roof consultant.

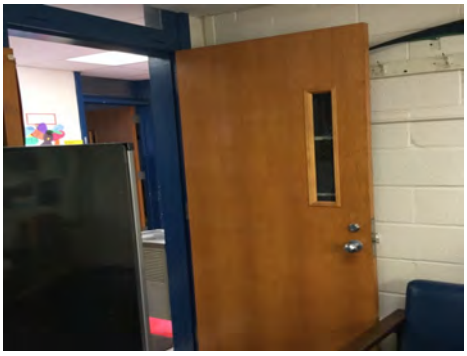
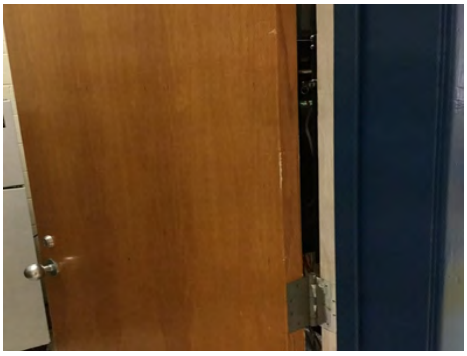
System: C1010 - Partitions

Note:

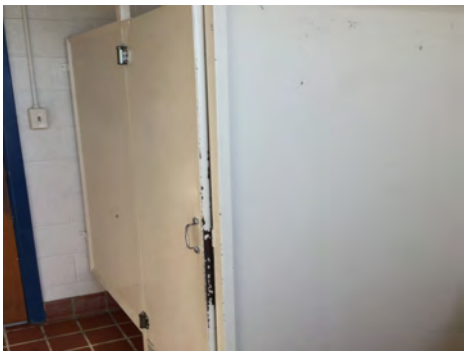
System: C1020 - Interior Doors



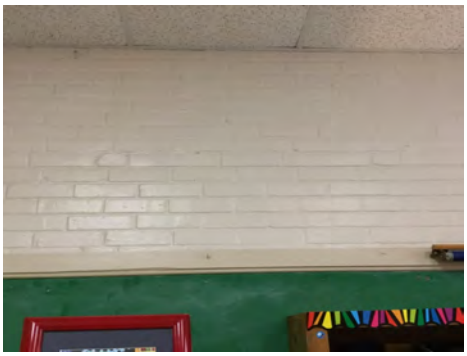
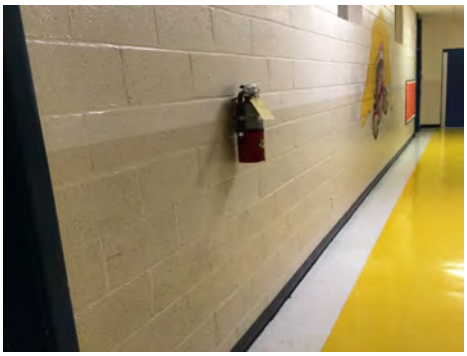
Note:

System: C1030 - Fittings



Note:

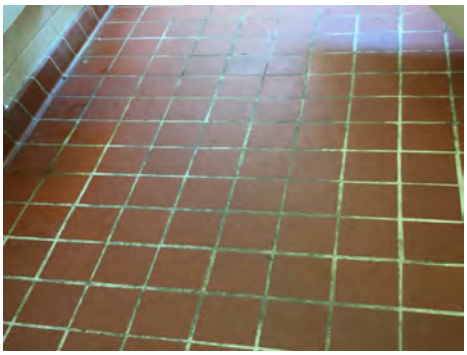
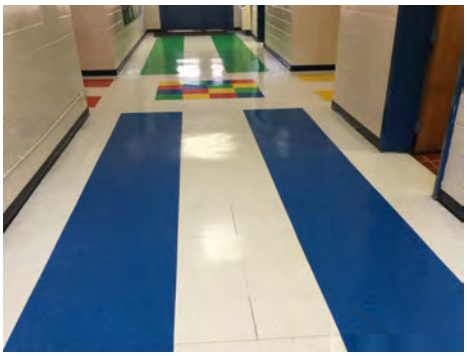
System: C3010 - Wall Finishes

Note:

System: C3020 - Floor Finishes

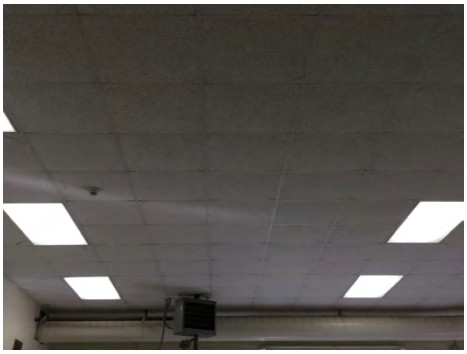


Note: Corridors replaced approx. 2010. Gym floor being repaired and refinished 2016 during assessment. Quarry tile floors in toilet rooms in poor condition. Some VAT occurs in classrooms and misc. rooms.

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures

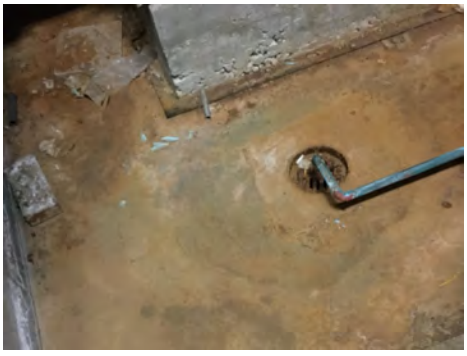



Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste


Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

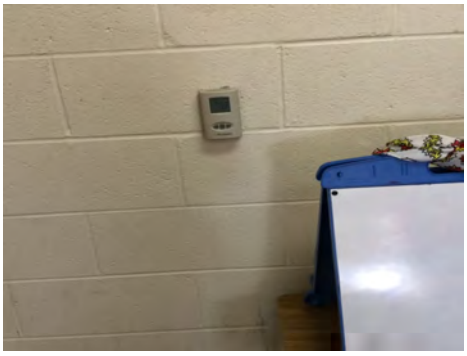
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

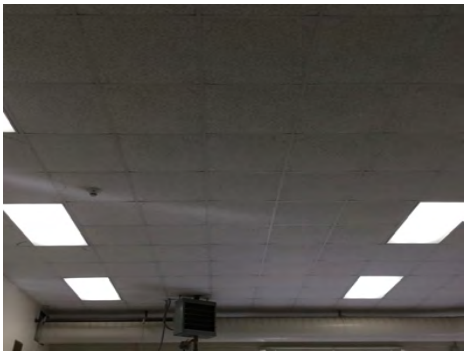
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

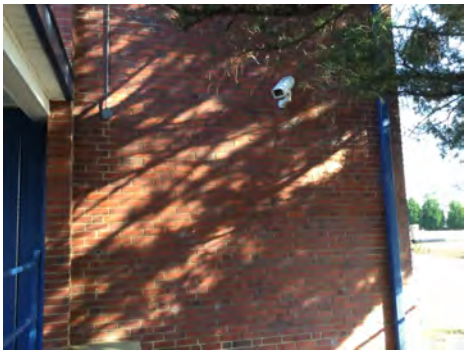
Note:

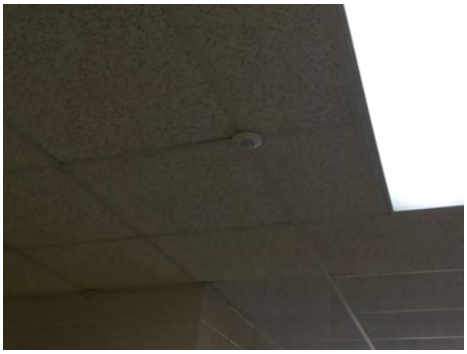
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems





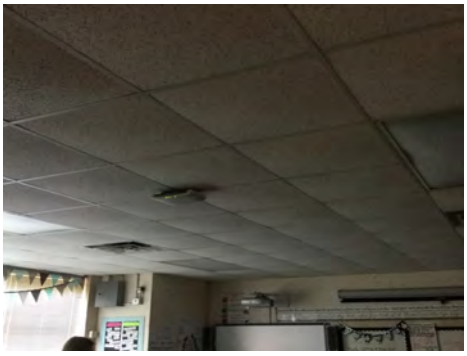
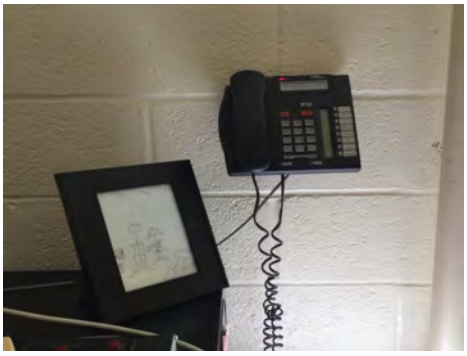
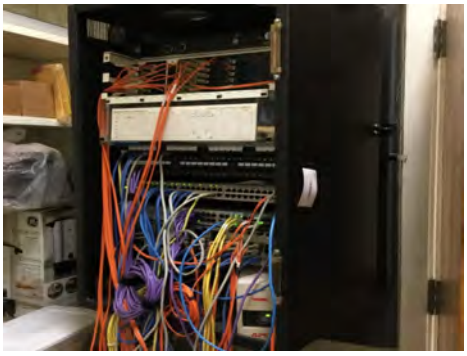
Note:

System: D5030910 - Fire Alarm Systems



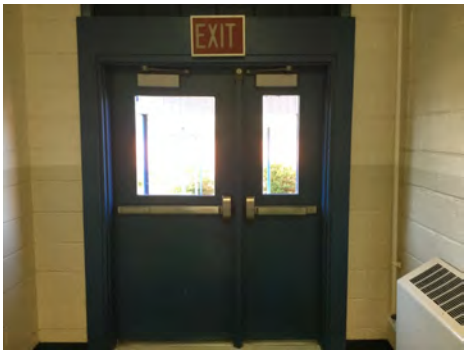
Note:

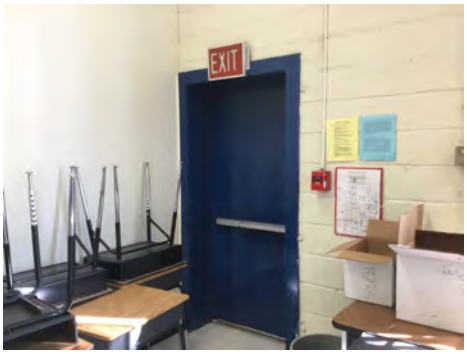
System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

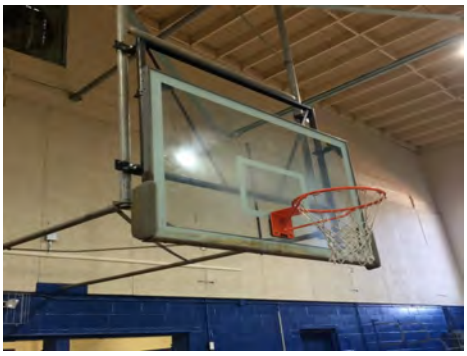




Note:

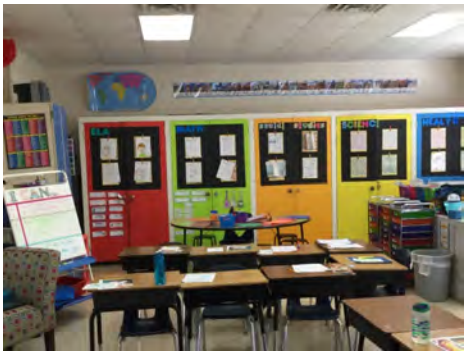
System: E1020 - Institutional Equipment






Note:

System: 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%

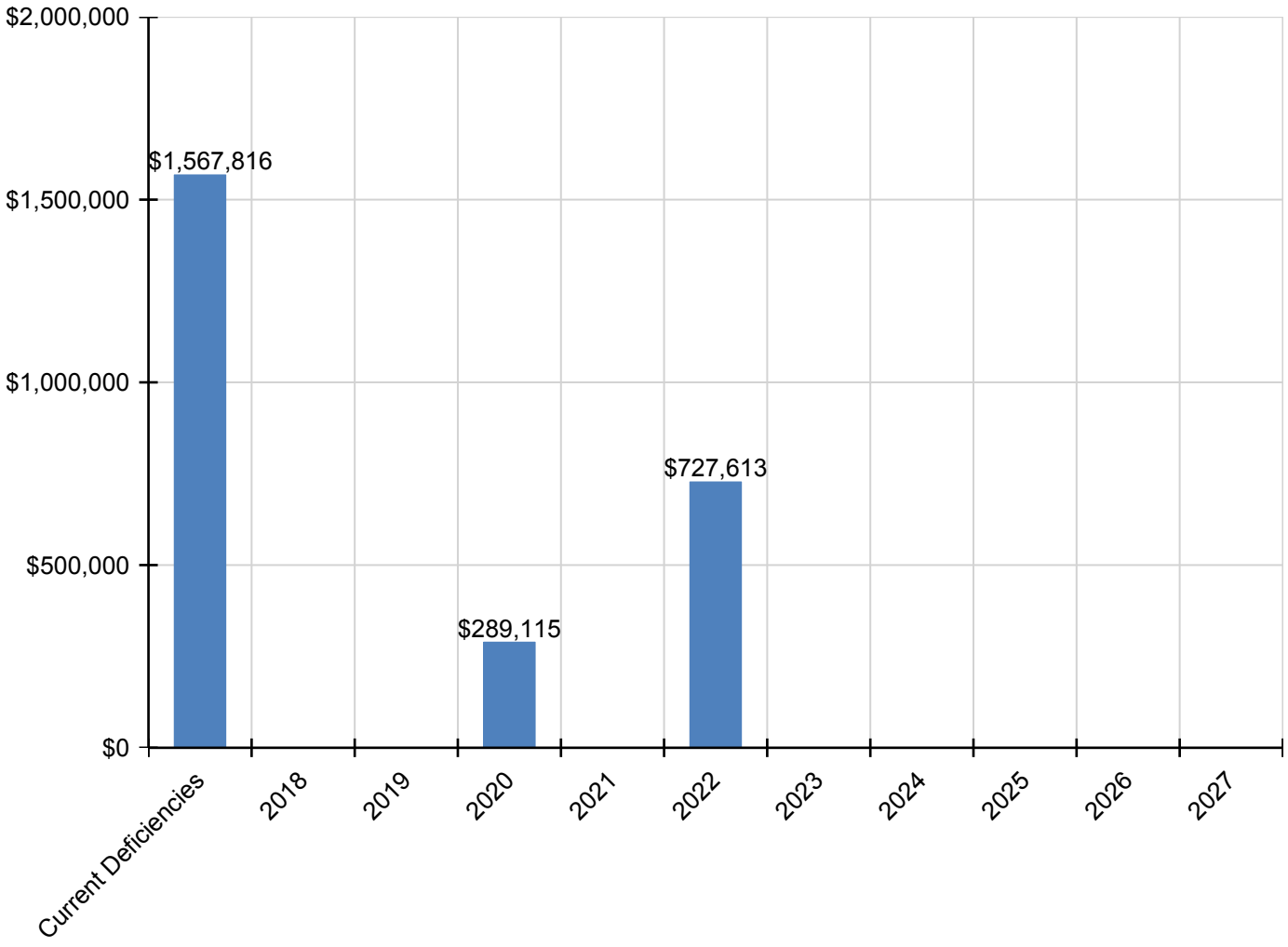
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,567,816**	**$0**	**$0**	**$289,115**	**$0**	**$727,613**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,584,543**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$200,012	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,012**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$25,707	$0	$0	$0	$0	$0	**$25,707**
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	$206,929	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,929**
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	$53,916	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,916**
C1030 - Fittings	$207,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$207,403**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$64,854	$0	$0	$0	$0	$0	$0	$0	**$64,854**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$233,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,492**
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	$244,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,797**
D2020 - Domestic Water Distribution	$20,871	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,871**
D2030 - Sanitary Waste	$33,045	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,045**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$128,031	$0	$0	$0	$0	$0	**$128,031**
D3030 - Cooling Generating Systems	$114,572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,572**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$154,747	$0	$0	$0	$0	$0	**$154,747**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$91,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,744**
D4020 - Standpipes	$14,349	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,349**
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	$125,764	$0	$0	$0	$0	$0	**$125,764**
D5020 - Lighting	$0	$0	$0	$0	$0	$293,364	$0	$0	$0	$0	$0	**$293,364**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$43,474	$0	$0	$0	$0	$0	$0	$0	**$43,474**
D5030910 - Fire Alarm Systems	$0	$0	$0	$78,634	$0	$0	$0	$0	$0	$0	$0	**$78,634**
D5030920 - Data Communication	$0	$0	$0	$102,152	$0	$0	$0	$0	$0	$0	$0	**$102,152**
D5090 - Other Electrical Systems	$2,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,609**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$6,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,522**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$124,355	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$124,355**

** Indicates non-renewable system*

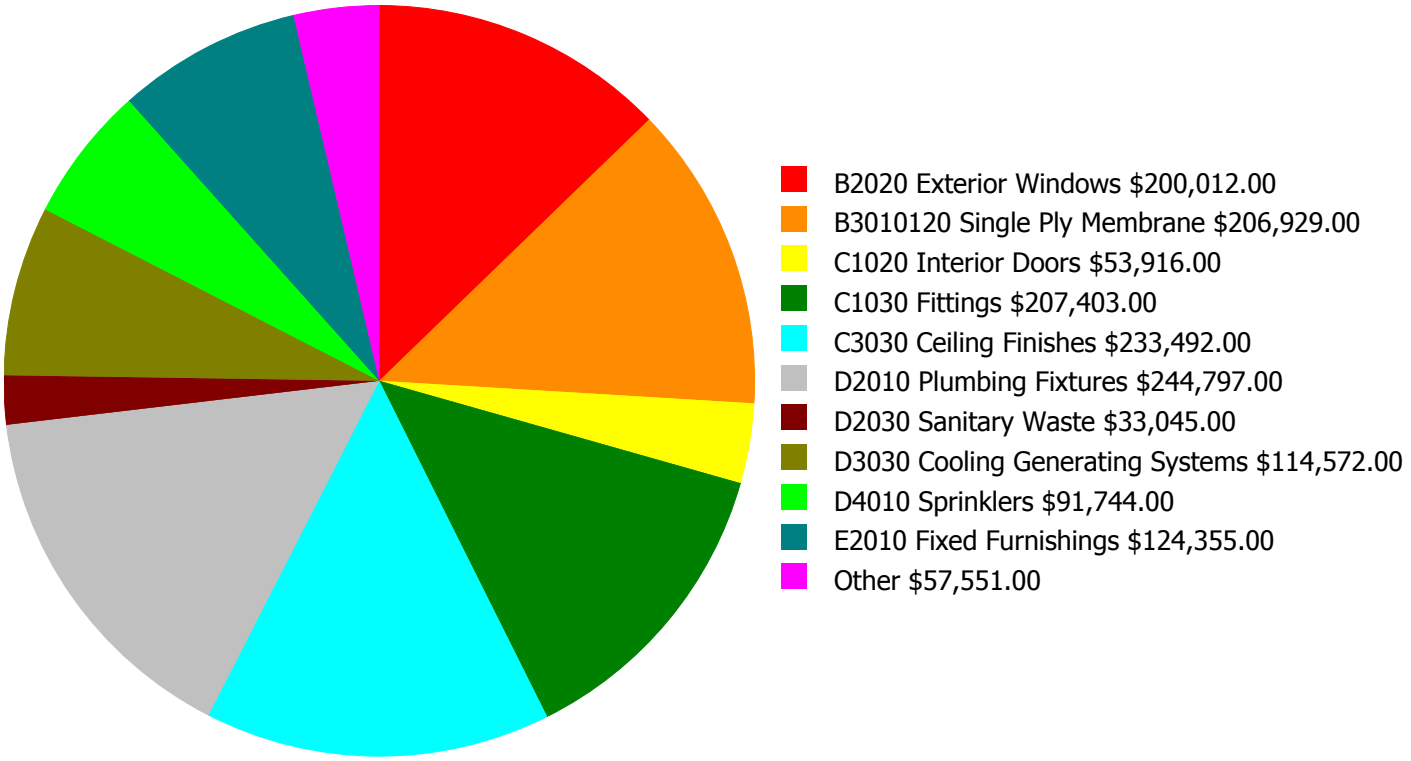
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

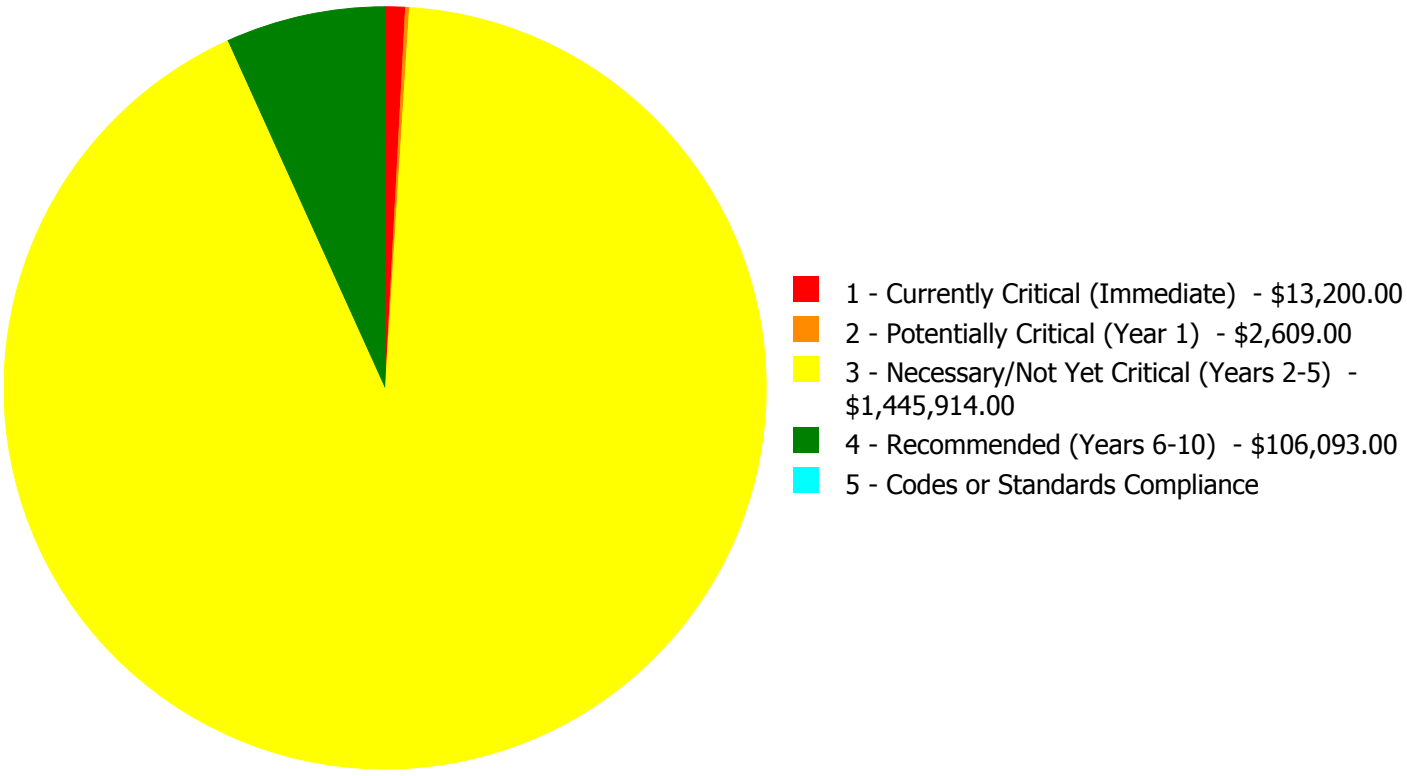
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,567,816.00

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: $1,567,816.00

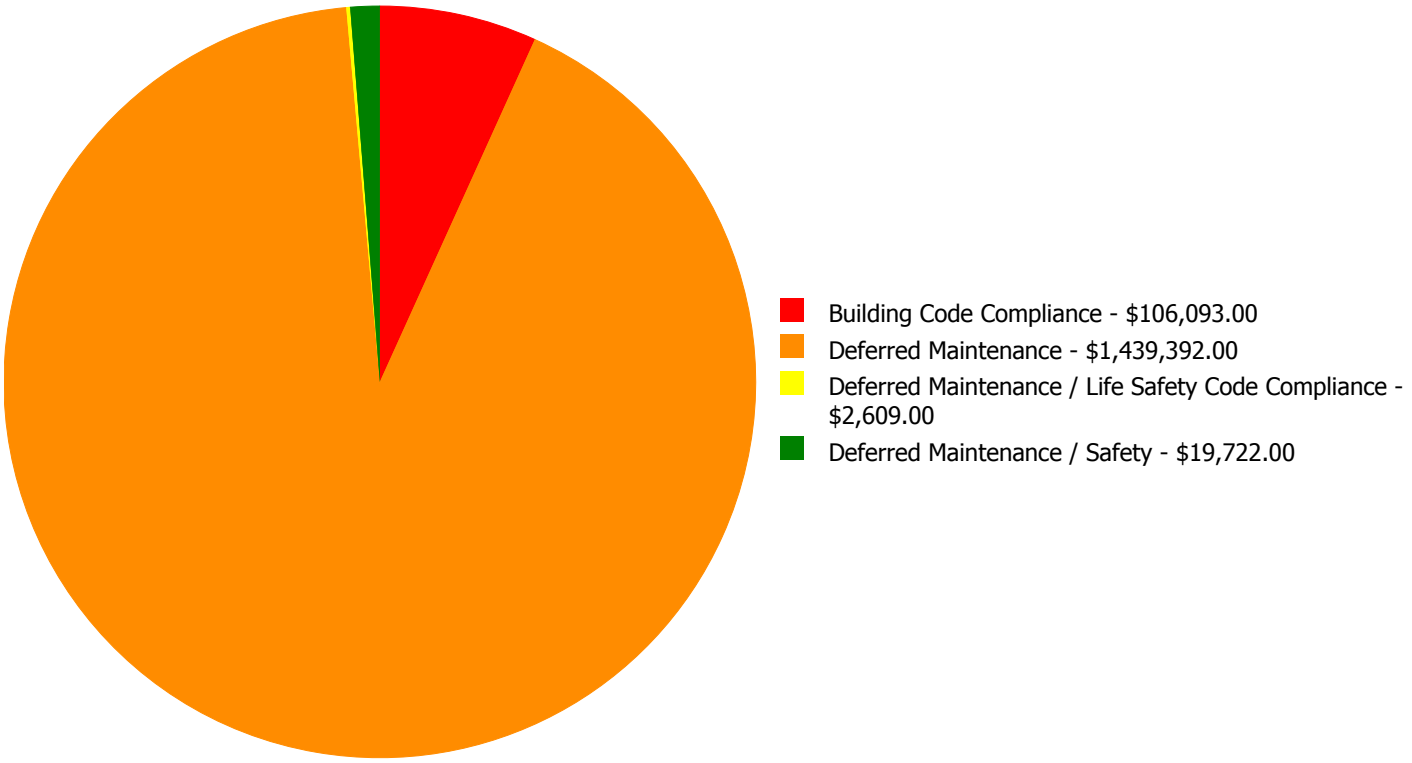
Deficiency By Priority Investment Table

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	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B2020	Exterior Windows	$0.00	$0.00	$200,012.00	$0.00	$0.00	$200,012.00
B3010120	Single Ply Membrane	$0.00	$0.00	$206,929.00	$0.00	$0.00	$206,929.00
C1020	Interior Doors	$0.00	$0.00	$53,916.00	$0.00	$0.00	$53,916.00
C1030	Fittings	$0.00	$0.00	$207,403.00	$0.00	$0.00	$207,403.00
C3030	Ceiling Finishes	$0.00	$0.00	$233,492.00	$0.00	$0.00	$233,492.00
D2010	Plumbing Fixtures	$0.00	$0.00	$244,797.00	$0.00	$0.00	$244,797.00
D2020	Domestic Water Distribution	$0.00	$0.00	$20,871.00	$0.00	$0.00	$20,871.00
D2030	Sanitary Waste	$0.00	$0.00	$33,045.00	$0.00	$0.00	$33,045.00
D3030	Cooling Generating Systems	$0.00	$0.00	$114,572.00	$0.00	$0.00	$114,572.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$91,744.00	$0.00	$91,744.00
D4020	Standpipes	$0.00	$0.00	$0.00	$14,349.00	$0.00	$14,349.00
D5090	Other Electrical Systems	$0.00	$2,609.00	$0.00	$0.00	$0.00	$2,609.00
E1020	Institutional Equipment	$0.00	$0.00	$6,522.00	$0.00	$0.00	$6,522.00
E2010	Fixed Furnishings	$0.00	$0.00	$124,355.00	$0.00	$0.00	$124,355.00
	Total:	$13,200.00	$2,609.00	$1,445,914.00	$106,093.00	$0.00	$1,567,816.00

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: $1,567,816.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

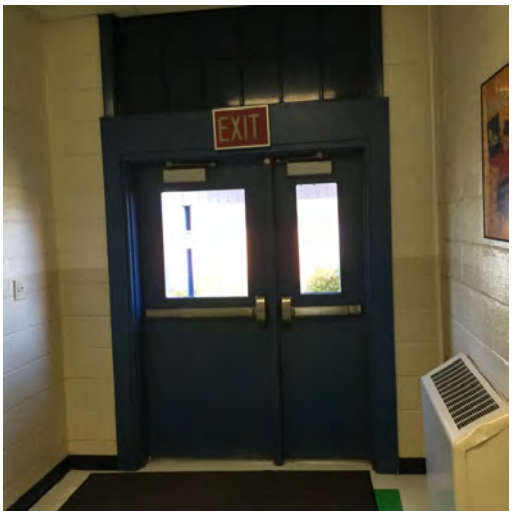
System: B2010 - Exterior Walls

Location: Exterior walls
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Exterior walls show signs of failure throughout the building. An engineering study is recommended to determine the cause. Pricing does not include remediation measures.

Priority 2 - Potentially Critical (Year 1):

System: D5090 - Other Electrical Systems



Location:	Throughout the building
Distress:	Beyond Service Life
Category:	Deferred Maintenance / Life Safety Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	19,764.00
Unit of Measure:	S.F.
Estimate:	$2,609.00
Assessor Name:	Eduardo Lopez
Date Created:	11/15/2016

Notes: Emergency/egress lighting systems are beyond their expected life. Exit signage and egress lighting are inadequate with some non-illuminated signage and missing egress lighting.

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

System: B2020 - Exterior Windows

Location: Exterior windows
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $200,012.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

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: 19,764.00
Unit of Measure: S.F.
Estimate: $206,929.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Replacement recommended by Rooftop System Engineers, roof consultant. Roof access not obtained during assessment due to safety concerns.

System: C1020 - Interior Doors

Location: Interior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $53,916.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

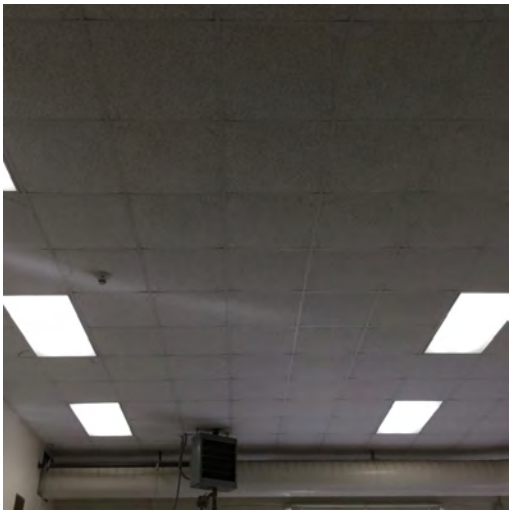
Notes: The interior doors are aged, hardware is not ADA compliant and they should be replaced.

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: 19,764.00
Unit of Measure: S.F.
Estimate: $207,403.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

System: C3030 - Ceiling Finishes



Location: Interiors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $233,492.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The ceiling tiles have been replaced as needed. However the system is beyond its expected life and should be replaced. Some ceiling tiles show water damage, likely the result of roof leaks.

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: 19,764.00
Unit of Measure: S.F.
Estimate: $244,797.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Plumbing fixtures are in operational conditions. However, they are typically aged, not ADA compliant and should be replaced with a 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: 19,764.00
Unit of Measure: S.F.
Estimate: $20,871.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Galvanized and copper pipe were observed in the building without dielectric connections. The entire plumbing supply system is beyond its expected life and replacement 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: 19,764.00
Unit of Measure: S.F.
Estimate: $33,045.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The sanitary waste system is aged beyond its expected service life and should be replaced.

System: D3030 - Cooling Generating Systems

Location: Outside east of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $114,572.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: The chiller is reaching the end of its expected useful life. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $6,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Bleachers are well beyond their useful life. They do not have safety railings at aisles or at ends. Bleachers do not collapse, which could provide more useable space for non-event days.

System: E2010 - Fixed Furnishings

Location: Interiors - classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 19,764.00
Unit of Measure: S.F.
Estimate: $124,355.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Fixed furnishings are beyond their expected useful life and are showing some signs of wear and tear. 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: 19,764.00
Unit of Measure: S.F.
Estimate: $91,744.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: A wet fire 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: 19,764.00
Unit of Measure: S.F.
Estimate: $14,349.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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:	ES -Elementary School
Gross Area (SF):	4,760
Year Built:	1957
Last Renovation:	
Replacement Value:	$854,657
Repair Cost:	$258,753.00
Total FCI:	30.28 %
Total RSLI:	33.17 %
FCA Score:	69.72

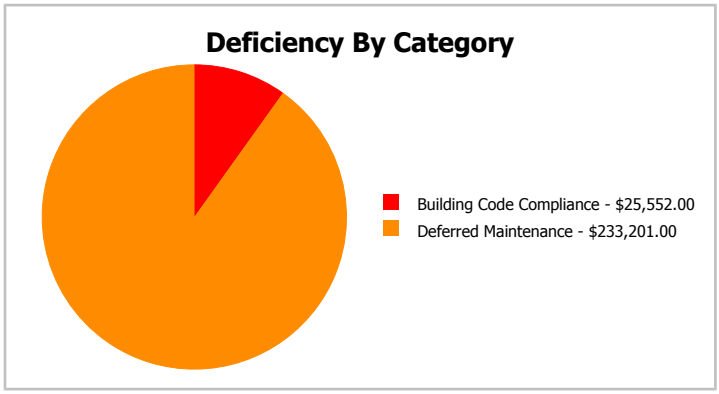
Description:

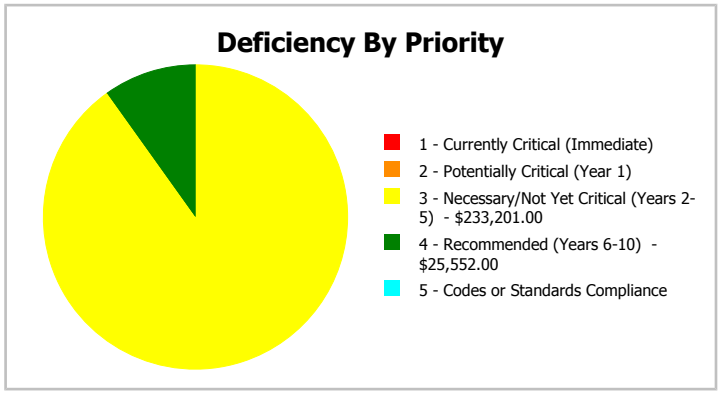
The narrative for this building is included in the Executive Summary Description at the front of this report.

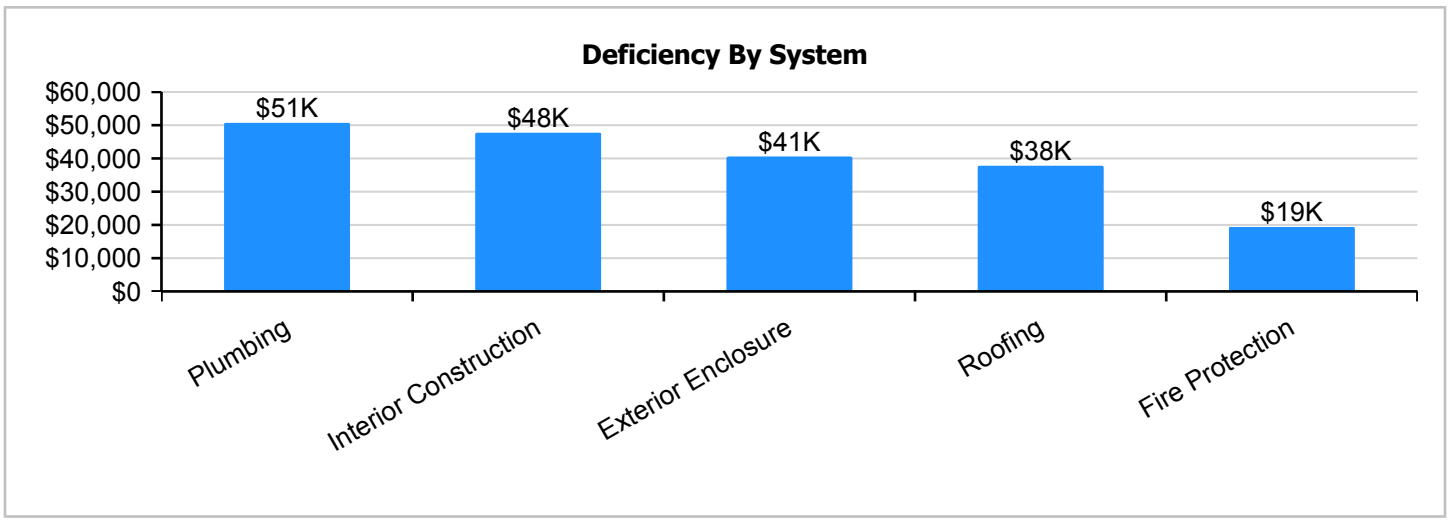
Attributes: This asset has no attributes.

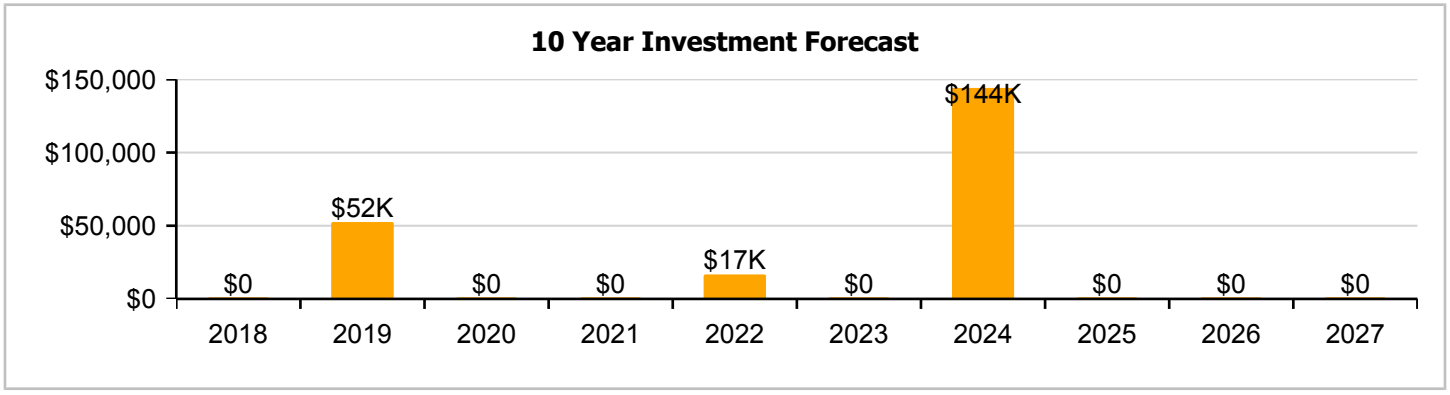
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	4,760
Year Built:	1957	Last Renovation:	
Repair Cost:	$258,753	Replacement Value:	$854,657
FCI:	30.28 %	RSLI%:	33.17 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	40.00 %	0.00 %	$0.00
B10 - Superstructure	40.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	18.99 %	57.77 %	$53,512.00
B30 - Roofing	0.00 %	150.00 %	$49,837.00
C10 - Interior Construction	9.37 %	58.48 %	$62,936.00
C30 - Interior Finishes	42.33 %	0.00 %	$0.00
D20 - Plumbing	6.29 %	102.31 %	$66,916.00
D30 - HVAC	71.34 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$25,552.00
D50 - Electrical	42.52 %	0.00 %	$0.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**33.17 %**	**30.28 %**	**$258,753.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). South Elevation - Dec 06, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$22,372
A1030	Slab on Grade	$8.26	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$39,318
B1020	Roof Construction	$15.44	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$73,494
B2010	Exterior Walls	$9.24	S.F.	4,760	100	1957	2057		40.00 %	0.00 %	40			$43,982
B2020	Exterior Windows	$9.20	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$48,171.00	$43,792
B2030	Exterior Doors	$1.02	S.F.	4,760	30	1980	2010		0.00 %	110.01 %	-7		$5,341.00	$4,855
B3010120	Single Ply Membrane	$6.98	S.F.	4,760	20	2000	2020	2016	0.00 %	150.00 %	-1		$49,837.00	$33,225
C1010	Partitions	$10.59	S.F.	4,760	75	1957	2032		20.00 %	0.00 %	15			$50,408
C1020	Interior Doors	$2.48	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$12,985.00	$11,805
C1030	Fittings	$9.54	S.F.	4,760	20	1957	1977		0.00 %	110.00 %	-40		$49,951.00	$45,410
C3010	Wall Finishes	$2.73	S.F.	4,760	10	2012	2022		50.00 %	0.00 %	5			$12,995
C3020	Floor Finishes	$11.15	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$53,074
C3030	Ceiling Finishes	$10.74	S.F.	4,760	25	2004	2029		48.00 %	0.00 %	12			$51,122
D2010	Plumbing Fixtures	$11.26	S.F.	4,760	30	1957	1987		0.00 %	110.00 %	-30		$58,957.00	$53,598
D2020	Domestic Water Distribution	$0.96	S.F.	4,760	30	2014	2044		90.00 %	0.00 %	27			$4,570
D2030	Sanitary Waste	$1.52	S.F.	4,760	30	1957	1987		0.00 %	110.01 %	-30		$7,959.00	$7,235
D3040	Distribution Systems	$6.26	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$29,798
D3050	Terminal & Package Units	$13.65	S.F.	4,760	15	2015	2030		86.67 %	0.00 %	13			$64,974
D3060	Controls & Instrumentation	$3.23	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$15,375
D4010	Sprinklers	$4.22	S.F.	4,760	30			2016	0.00 %	110.00 %	-1		$22,096.00	$20,087
D4020	Standpipes	$0.66	S.F.	4,760	30			2016	0.00 %	109.99 %	-1		$3,456.00	$3,142
D5010	Electrical Service/Distribution	$1.65	S.F.	4,760	40	2004	2044		67.50 %	0.00 %	27			$7,854
D5020	Branch Wiring	$4.99	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$23,752
D5020	Lighting	$11.64	S.F.	4,760	30	2004	2034		56.67 %	0.00 %	17			$55,406
D5030810	Security & Detection Systems	$1.83	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$8,711
D5030910	Fire Alarm Systems	$3.31	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$15,756
D5030920	Data Communication	$4.30	S.F.	4,760	15	2004	2019		13.33 %	0.00 %	2			$20,468
D5090	Other Electrical Systems	$0.12	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$571
E1090	Other Equipment	$7.44	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$35,414
E2010	Fixed Furnishings	$0.44	S.F.	4,760	20	2004	2024		35.00 %	0.00 %	7			$2,094
								Total	**33.17 %**	**30.28 %**			**$258,753.00**	**$854,657**

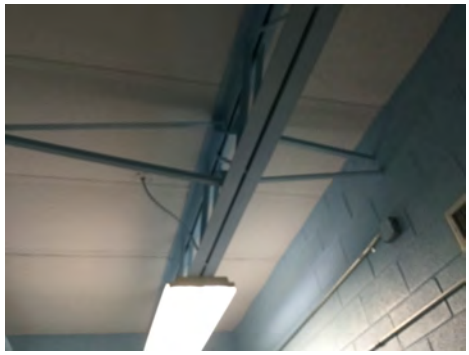
System Notes

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

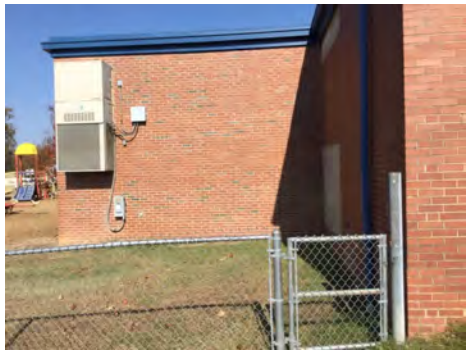
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note: Areas "D" and "O' in Rooftop Systems Engineers report from 2015. System renewal recommended as area O is in poor condition and comprises the majority of the roof area of this building. Area D is in fair condition and requires ongoing maintenance to remain leak-free.
Roofs observed by Parsons from adjacent "Main" building.

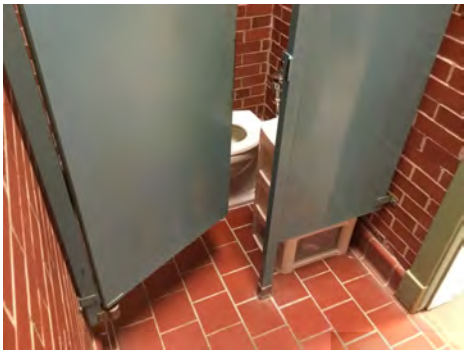
System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

Note:

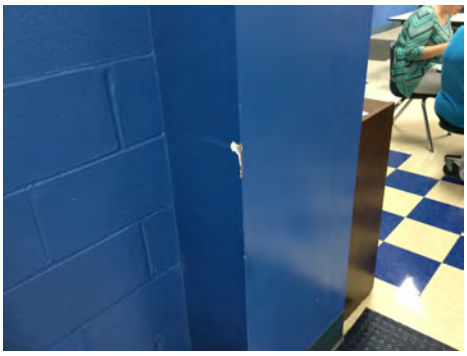
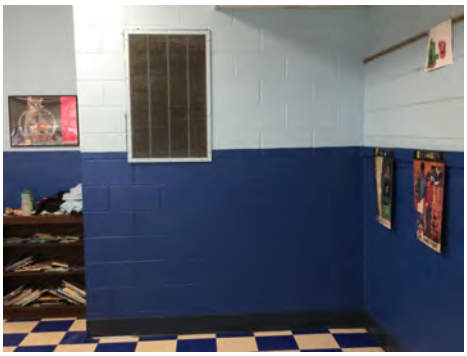
System: C1030 - Fittings



Note:

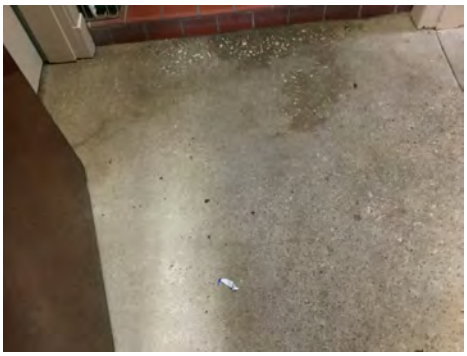
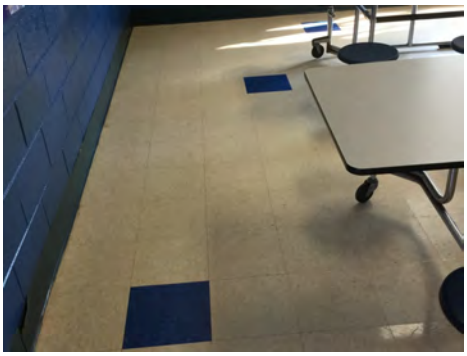
System: C3010 - Wall Finishes



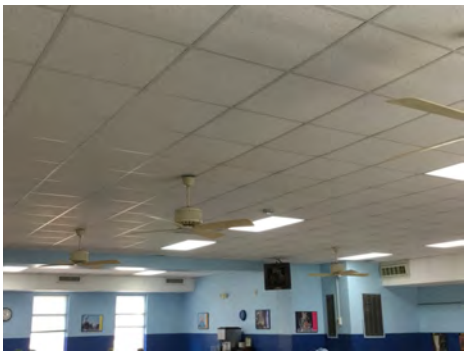
Note:

System: C3020 - Floor Finishes

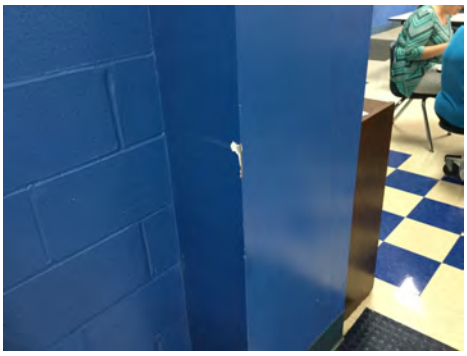
Note:

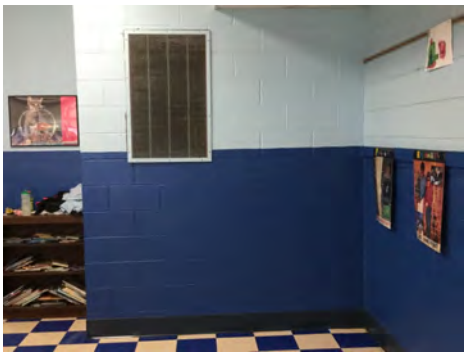
System: C3030 - Ceiling Finishes



Note:

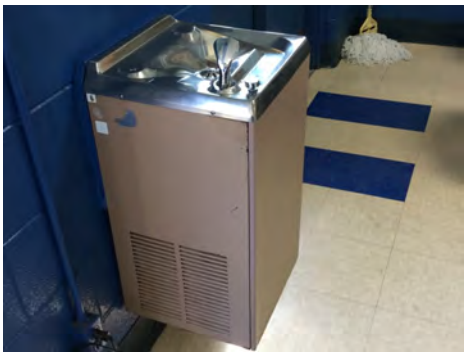
System: D - Services



Note:

System: D2010 - Plumbing Fixtures

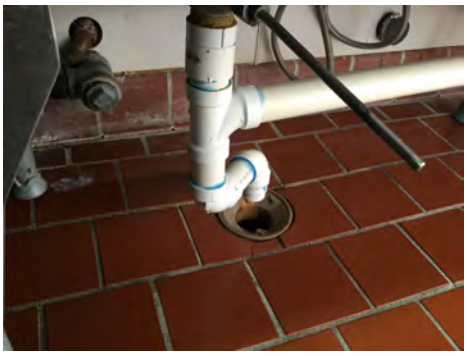




Note:

System: D2020 - Domestic Water Distribution

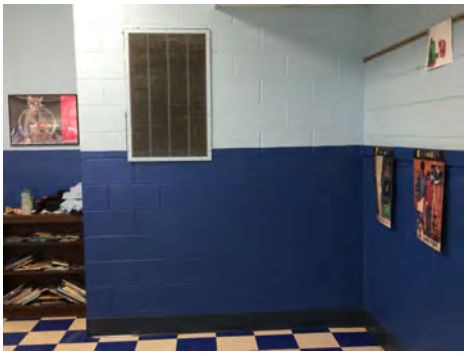
Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

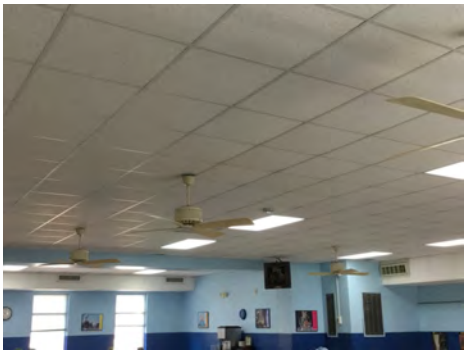
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

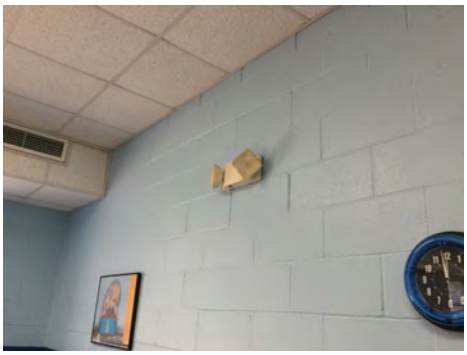
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

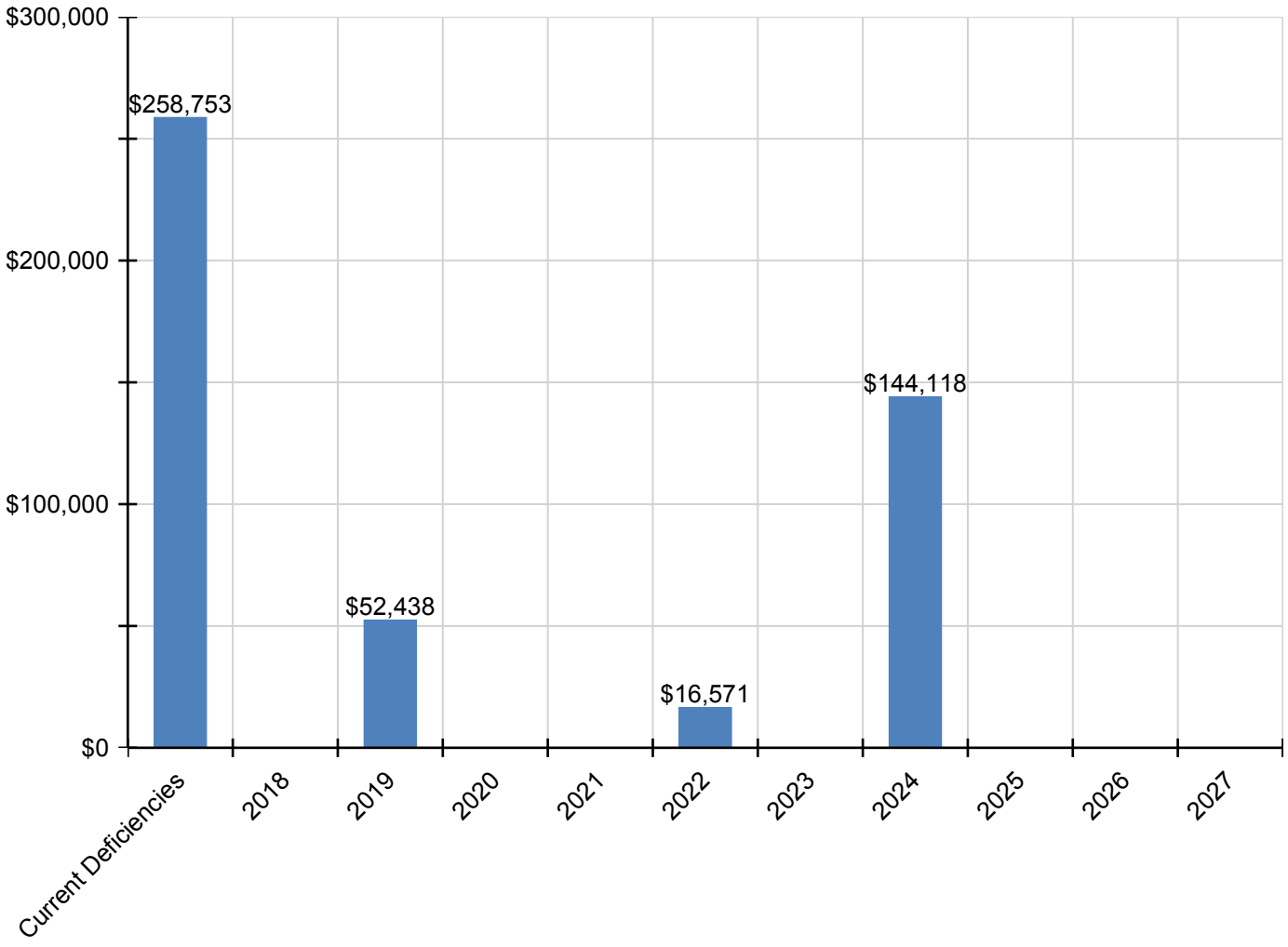
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$258,753**	**$0**	**$52,438**	**$0**	**$0**	**$16,571**	**$0**	**$144,118**	**$0**	**$0**	**$0**	**$471,880**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$48,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,171**
B2030 - Exterior Doors	$5,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,341**
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	$49,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,837**
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	$12,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,985**
C1030 - Fittings	$49,951	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,951**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$16,571	$0	$0	$0	$0	$0	**$16,571**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$71,801	$0	$0	$0	**$71,801**
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**

D2010 - Plumbing Fixtures	$58,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,957**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$7,959	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,959**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$20,800	$0	$0	$0	**$20,800**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$22,096	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,096**
D4020 - Standpipes	$3,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,456**
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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$10,166	$0	$0	$0	$0	$0	$0	$0	$0	**$10,166**
D5030910 - Fire Alarm Systems	$0	$0	$18,386	$0	$0	$0	$0	$0	$0	$0	$0	**$18,386**
D5030920 - Data Communication	$0	$0	$23,886	$0	$0	$0	$0	$0	$0	$0	$0	**$23,886**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$772	$0	$0	$0	**$772**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$47,911	$0	$0	$0	**$47,911**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$2,834	$0	$0	$0	**$2,834**

** Indicates non-renewable system*

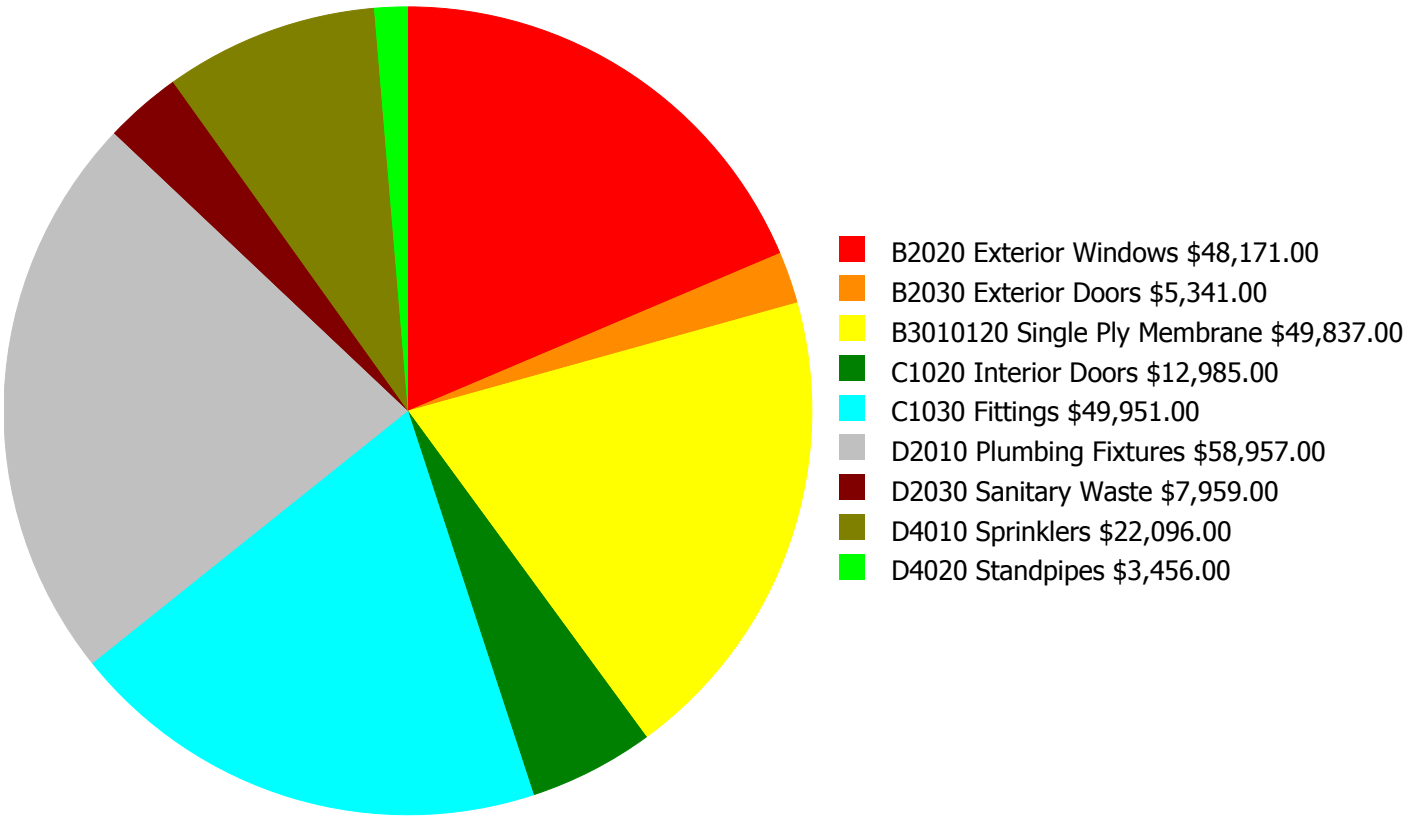
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

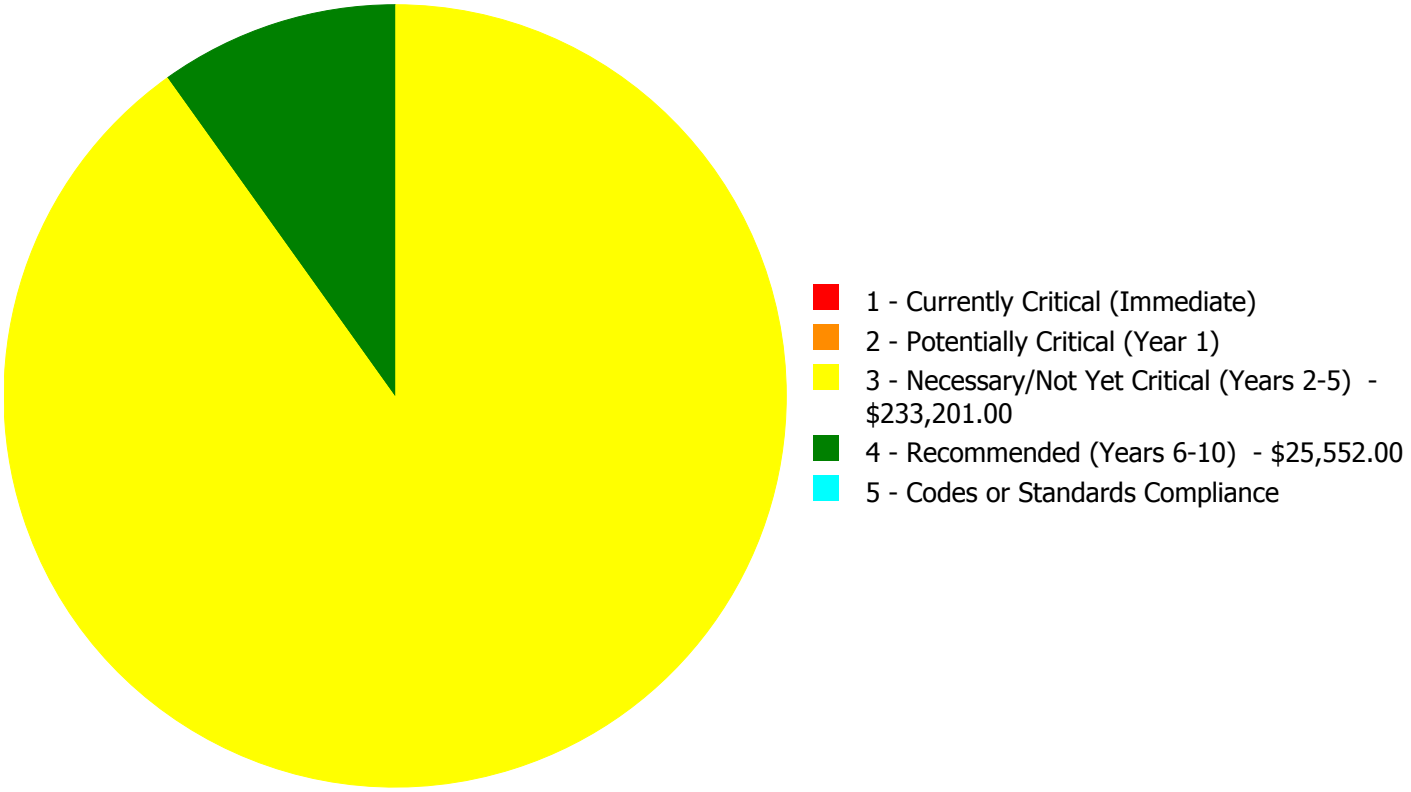
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $258,753.00

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: $258,753.00

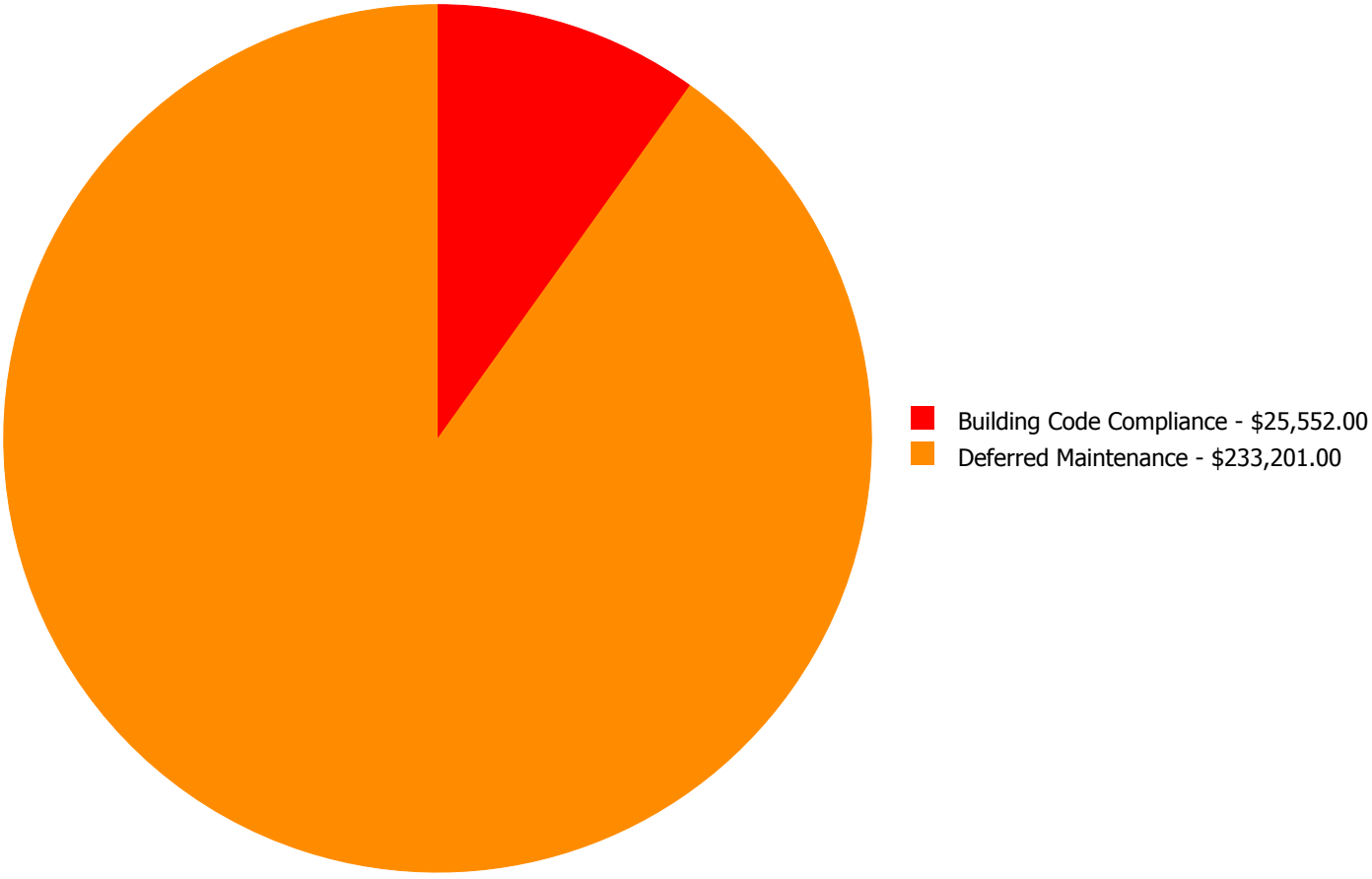
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$48,171.00	$0.00	$0.00	$48,171.00
B2030	Exterior Doors	$0.00	$0.00	$5,341.00	$0.00	$0.00	$5,341.00
B3010120	Single Ply Membrane	$0.00	$0.00	$49,837.00	$0.00	$0.00	$49,837.00
C1020	Interior Doors	$0.00	$0.00	$12,985.00	$0.00	$0.00	$12,985.00
C1030	Fittings	$0.00	$0.00	$49,951.00	$0.00	$0.00	$49,951.00
D2010	Plumbing Fixtures	$0.00	$0.00	$58,957.00	$0.00	$0.00	$58,957.00
D2030	Sanitary Waste	$0.00	$0.00	$7,959.00	$0.00	$0.00	$7,959.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$22,096.00	$0.00	$22,096.00
D4020	Standpipes	$0.00	$0.00	$0.00	$3,456.00	$0.00	$3,456.00
	Total:	$0.00	$0.00	$233,201.00	$25,552.00	$0.00	$258,753.00

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: $258,753.00

Deficiency Details by Priority

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

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

System: B2020 - Exterior Windows

Location: Exterior windows
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $48,171.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The steel frame, operable and fixed, single pane windows are aged, rusted, not energy efficient, do not operate smoothly and should be replaced.

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: 4,760.00
Unit of Measure: S.F.
Estimate: $5,341.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Theexterior doors are aged, hardware is rusted or inadequate, and should be replaced.

System: B3010120 - Single Ply Membrane

Location: Roofs
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $49,837.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Areas "D" and "O' in Rooftop Systems Engineers report from 2015. System renewal recommended as area O is in poor condition and comprises the majority of the roof area of this building. Area D is in fair condition and requires ongoing maintenance to remain leak-free.
Roofs observed by Parsons from adjacent "Main" building.

System: C1020 - Interior Doors

Location: Office and storage rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $12,985.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The interior doors are aged, hardware is not ADA or code compliant. The system should be replaced.

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: 4,760.00
Unit of Measure: S.F.
Estimate: $49,951.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings throughout the building are original, beyond their expected service life, and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Staff restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $58,957.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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

System: D2030 - Sanitary Waste

Location: Kitchen/servery and restroom
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $7,959.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The sanitary waste system is aged beyond its expected life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,760.00
Unit of Measure: S.F.
Estimate: $22,096.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: A wet fire 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: 4,760.00
Unit of Measure: S.F.
Estimate: $3,456.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

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:	ES -Elementary School
Gross Area (SF):	26,700
Year Built:	1992
Last Renovation:	
Replacement Value:	$4,799,343
Repair Cost:	$645,258.00
Total FCI:	13.44 %
Total RSLI:	39.78 %
FCA Score:	86.56

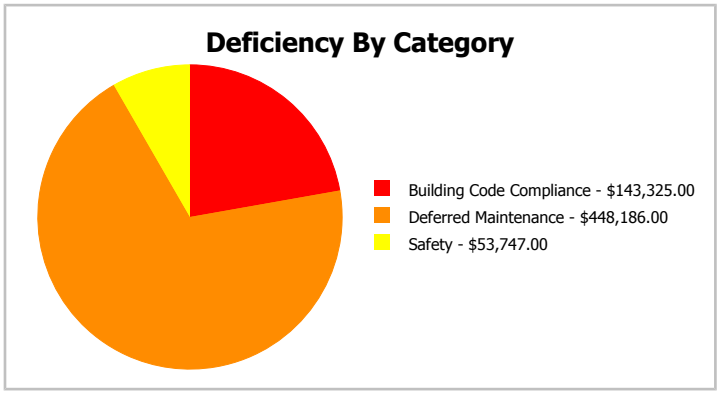
Description:

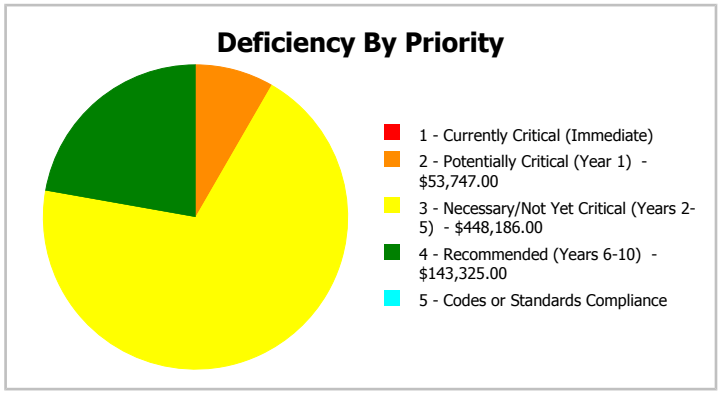
The narrative for this building is included in the Executive Summary Description at the front of this report.

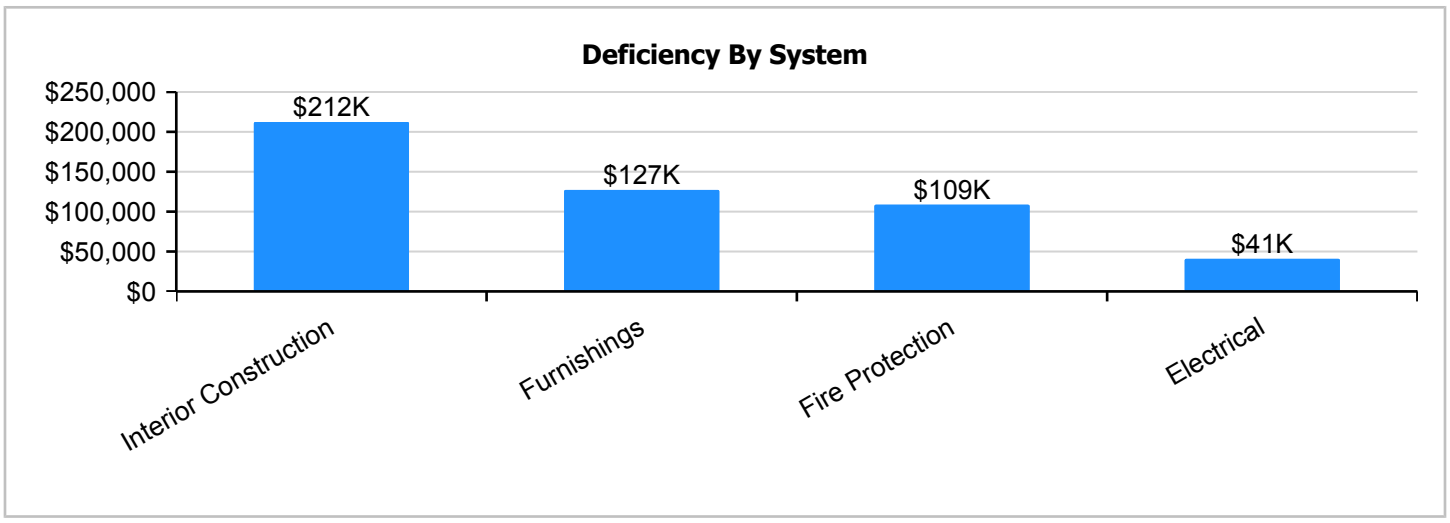
Attributes: This asset has no attributes.

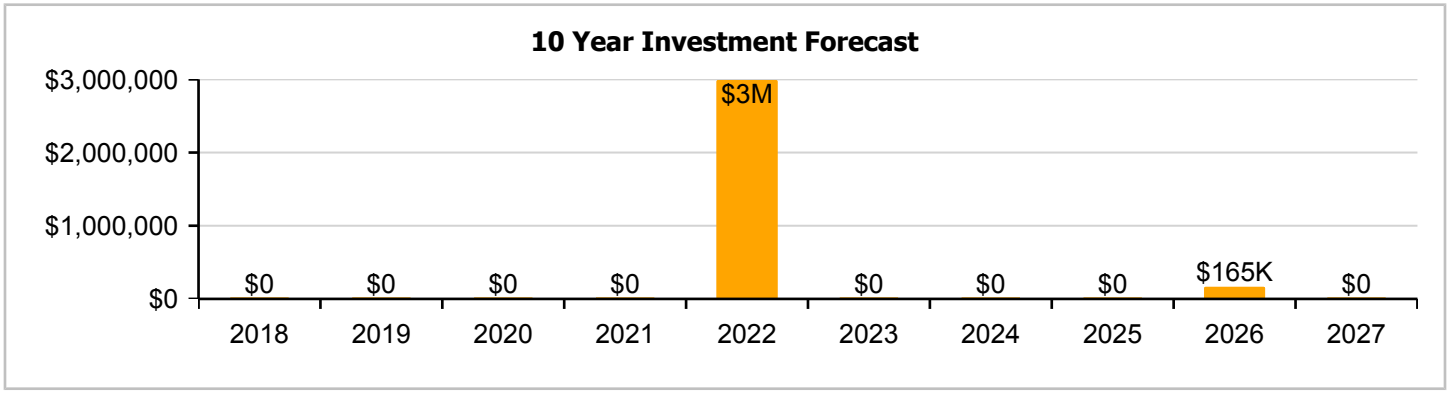
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	26,700
Year Built:	1992	Last Renovation:	
Repair Cost:	$645,258	Replacement Value:	$4,799,343
FCI:	13.44 %	RSLI%:	39.78 %









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	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.36 %	0.00 %	$0.00
B30 - Roofing	24.24 %	0.00 %	$0.00
C10 - Interior Construction	33.05 %	46.41 %	$280,190.00
C30 - Interior Finishes	25.59 %	0.00 %	$0.00
D20 - Plumbing	16.67 %	0.00 %	$0.00
D30 - HVAC	61.72 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$143,325.00
D50 - Electrical	31.86 %	7.23 %	$53,747.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$167,996.00
Totals:	**39.78 %**	**13.44 %**	**$645,258.00**

Photo Album

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

1). West Elevation - Dec 07, 2016

2). North Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$125,490
A1030	Slab on Grade	$8.26	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$220,542
B1020	Roof Construction	$15.44	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$412,248
B2010	Exterior Walls	$9.24	S.F.	26,700	100	1992	2092		75.00 %	0.00 %	75			$246,708
B2020	Exterior Windows	$9.20	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$245,640
B2030	Exterior Doors	$1.02	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$27,234
B3010120	Single Ply Membrane	$6.98	S.F.	24,900	20	1992	2012	2022	25.00 %	0.00 %	5			$173,802
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,800	30	1992	2022		16.67 %	0.00 %	5			$17,388
C1010	Partitions	$10.59	S.F.	26,700	75	1992	2067		66.67 %	0.00 %	50			$282,753
C1020	Interior Doors	$2.48	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$66,216
C1030	Fittings	$9.54	S.F.	26,700	20	1992	2012		0.00 %	110.00 %	-5		$280,190.00	$254,718
C3010	Wall Finishes	$2.73	S.F.	26,700	10	2012	2022		50.00 %	0.00 %	5			$72,891
C3020	Floor Finishes	$11.15	S.F.	26,700	20	1992	2012	2022	25.00 %	0.00 %	5			$297,705
C3030	Ceiling Finishes	$10.74	S.F.	26,700	25	1992	2017	2022	20.00 %	0.00 %	5			$286,758
D2010	Plumbing Fixtures	$11.26	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$300,642
D2020	Domestic Water Distribution	$0.96	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$25,632
D2030	Sanitary Waste	$1.52	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$40,584
D2040	Rain Water Drainage	$1.36	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$36,312
D3040	Distribution Systems	$8.66	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$231,222
D3050	Terminal & Package Units	$13.09	S.F.	26,700	15	2015	2030		86.67 %	0.00 %	13			$349,503
D3060	Controls & Instrumentation	$1.91	S.F.	26,700	20	2016	2036		95.00 %	0.00 %	19			$50,997
D4010	Sprinklers	$4.22	S.F.	26,700	30			2016	0.00 %	110.00 %	-1		$123,941.00	$112,674
D4020	Standpipes	$0.66	S.F.	26,700	30			2016	0.00 %	110.00 %	-1		$19,384.00	$17,622
D5010	Electrical Service/Distribution	$1.65	S.F.	26,700	40	1992	2032		37.50 %	0.00 %	15			$44,055
D5020	Branch Wiring	$4.99	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$133,233
D5020	Lighting	$11.64	S.F.	26,700	30	1992	2022		16.67 %	0.00 %	5			$310,788
D5030810	Security & Detection Systems	$1.83	S.F.	26,700	15	2008	2023	2016	0.00 %	110.00 %	-1		$53,747.00	$48,861
D5030910	Fire Alarm Systems	$3.31	S.F.	26,700	15	2015	2030		86.67 %	0.00 %	13			$88,377
D5030920	Data Communication	$4.30	S.F.	26,700	15	2011	2026		60.00 %	0.00 %	9			$114,810
D5090	Other Electrical Systems	$0.12	S.F.	26,700	20	2002	2022		25.00 %	0.00 %	5			$3,204
E1020	Institutional Equipment	$0.30	S.F.	26,700	20	1992	2012	2022	25.00 %	0.00 %	5			$8,010
E2010	Fixed Furnishings	$5.72	S.F.	26,700	20	1992	2012		0.00 %	110.00 %	-5		$167,996.00	$152,724
								Total	**39.78 %**	**13.44 %**			**$645,258.00**	**$4,799,343**

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:

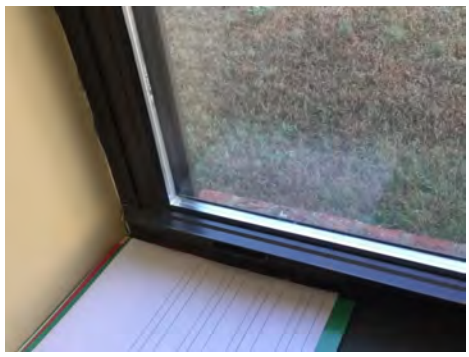
System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane

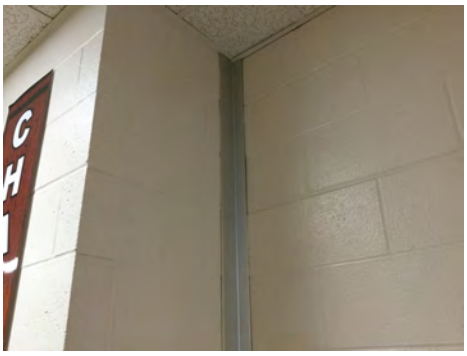

Note: Roof recoated in 2012 with 10 year life extension.

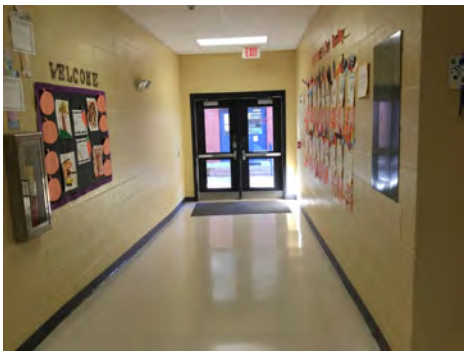
System: B3010130 - Preformed Metal Roofing



Note:

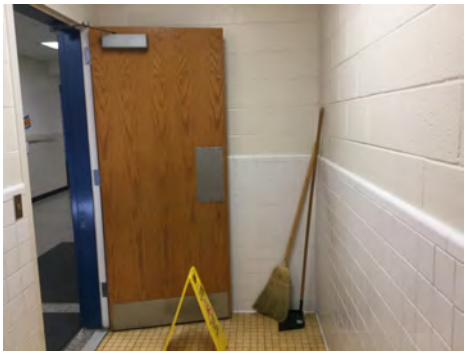
System: C1010 - Partitions





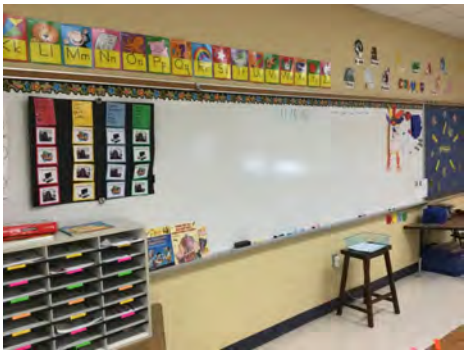
Note:

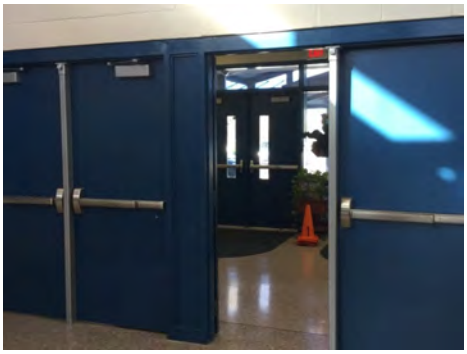
System: C1020 - Interior Doors



Note:

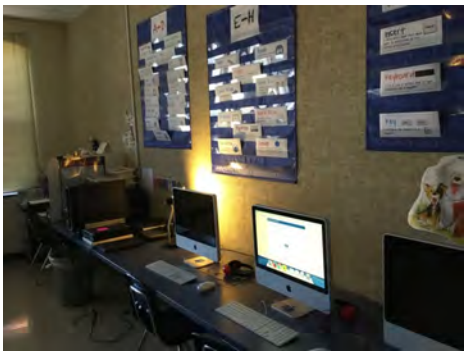
System: C1030 - Fittings





Note:

System: C3010 - Wall Finishes




Note:

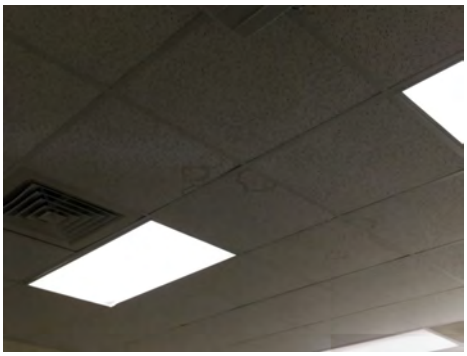
System: C3020 - Floor Finishes




Note: Floor finishes appeared to be in generally well maintained good condition. System renewal not recommended at this time. System life extended to 2022.

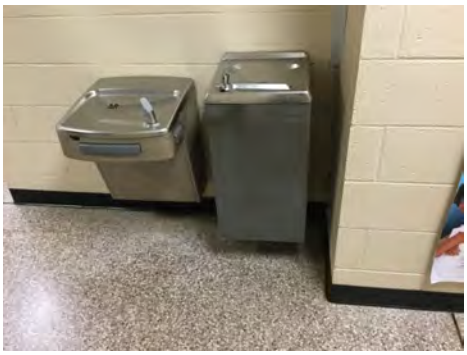
System: C3030 - Ceiling Finishes





Note: Ceiling finishes are in generally well maintained good condition. System renewal re-set to add 5 years of expected service life.

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

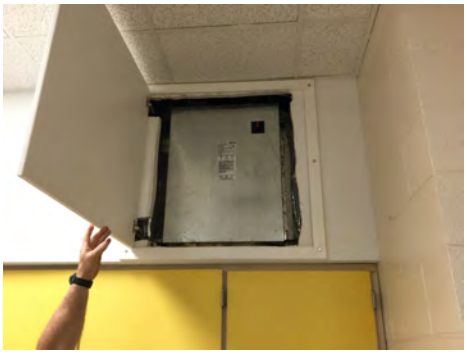
System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

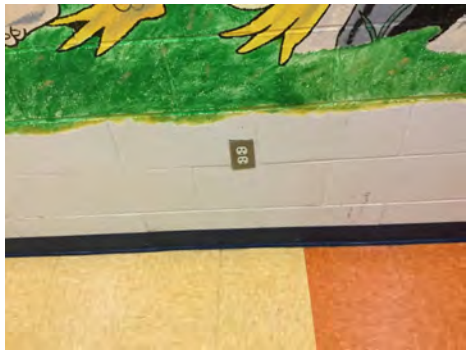
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

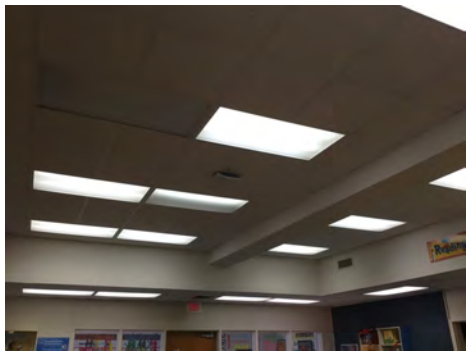
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

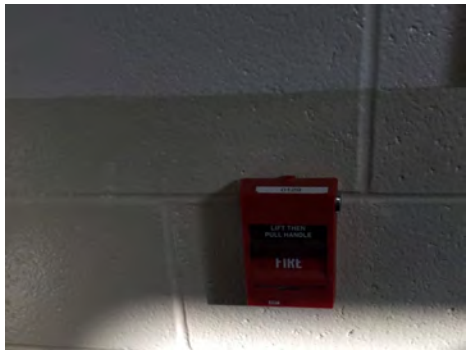




Note:

System: D5030810 - Security & Detection Systems

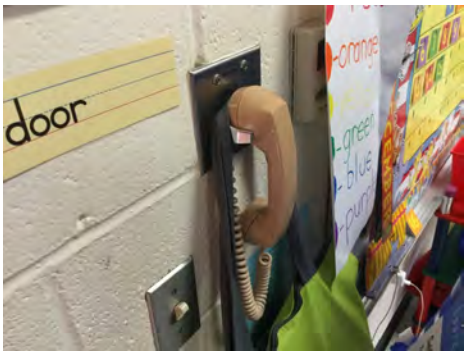

Note:

System: D5030910 - Fire Alarm Systems

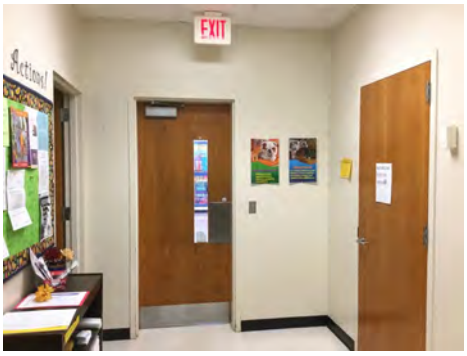
Note:

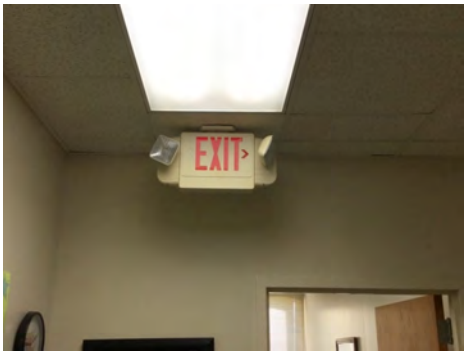
System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



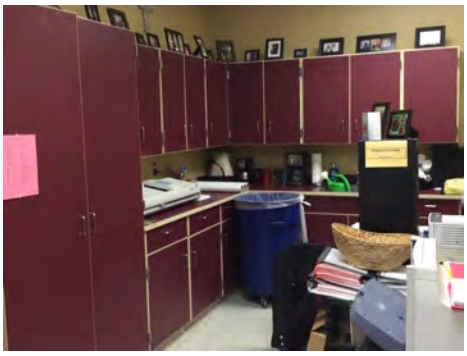


Note:

System: E1020 - Institutional Equipment

Note: Library shelving appears to be in good condition. Smartboards are up to date. System renewal date given 6 more years expected useful life.

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%

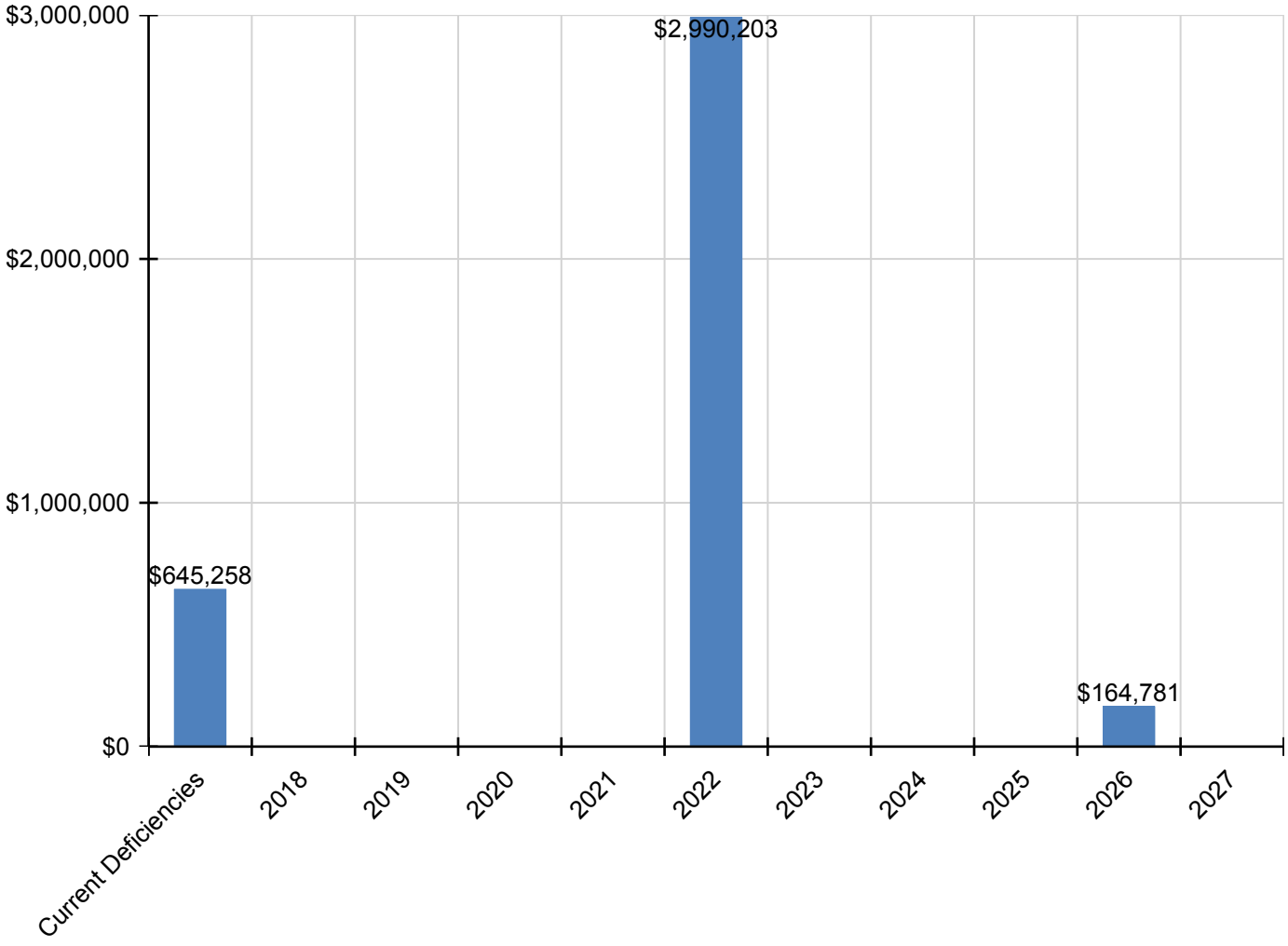
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$645,258**	**$0**	**$0**	**$0**	**$0**	**$2,990,203**	**$0**	**$0**	**$0**	**$164,781**	**$0**	**$3,800,242**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$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	$313,240	$0	$0	$0	$0	$0	**$313,240**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$34,728	$0	$0	$0	$0	$0	**$34,728**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$302,226	$0	$0	$0	$0	$0	**$302,226**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$27,817	$0	$0	$0	$0	$0	**$27,817**
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	$84,439	$0	$0	$0	$0	$0	**$84,439**
C1030 - Fittings	$280,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,190**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$92,951	$0	$0	$0	$0	$0	**$92,951**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$379,634	$0	$0	$0	$0	$0	**$379,634**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$365,674	$0	$0	$0	$0	$0	**$365,674**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$383,379	$0	$0	$0	$0	$0	**$383,379**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$32,686	$0	$0	$0	$0	$0	**$32,686**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$51,752	$0	$0	$0	$0	$0	**$51,752**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$46,305	$0	$0	$0	$0	$0	**$46,305**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$294,854	$0	$0	$0	$0	$0	**$294,854**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$123,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,941**
D4020 - Standpipes	$19,384	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,384**
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	$169,899	$0	$0	$0	$0	$0	**$169,899**
D5020 - Lighting	$0	$0	$0	$0	$0	$396,318	$0	$0	$0	$0	$0	**$396,318**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$53,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,747**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$164,781	$0	**$164,781**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$4,085	$0	$0	$0	$0	$0	**$4,085**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$10,214	$0	$0	$0	$0	$0	**$10,214**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$167,996	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,996**

** Indicates non-renewable system*

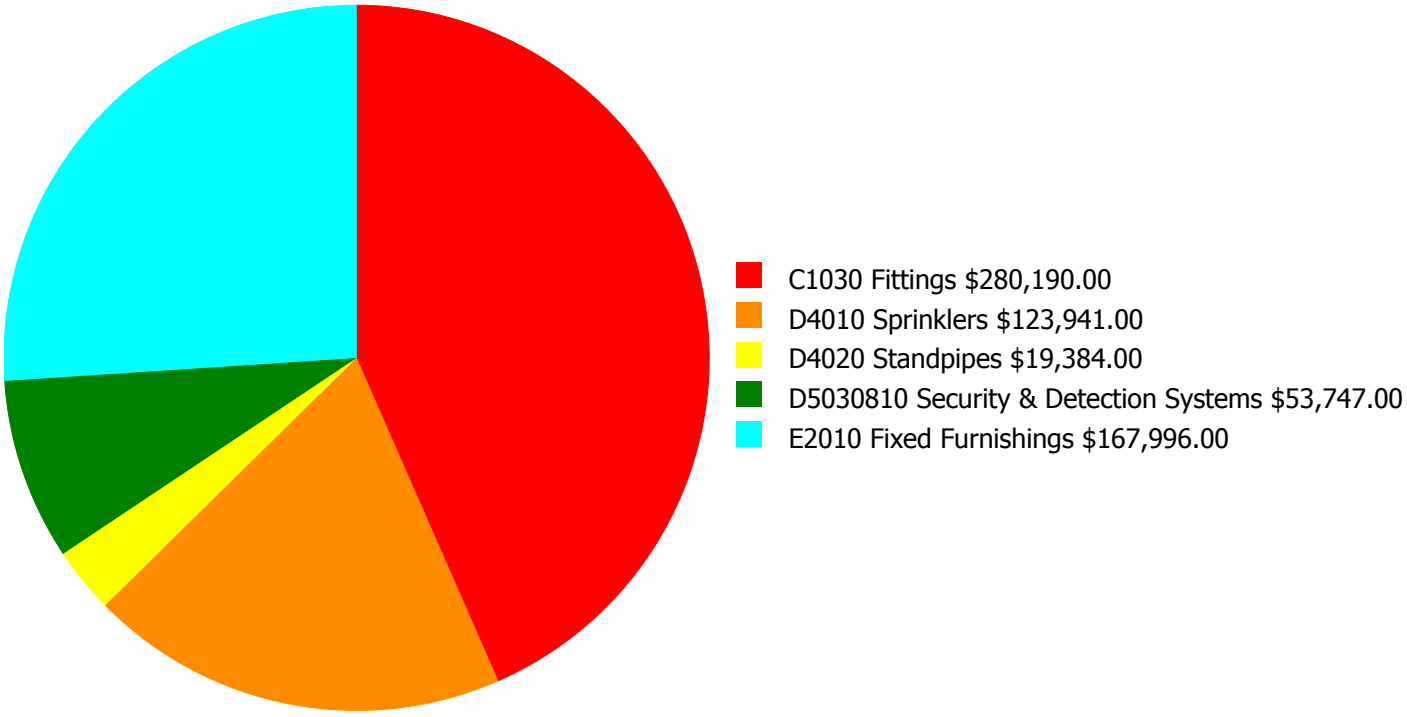
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

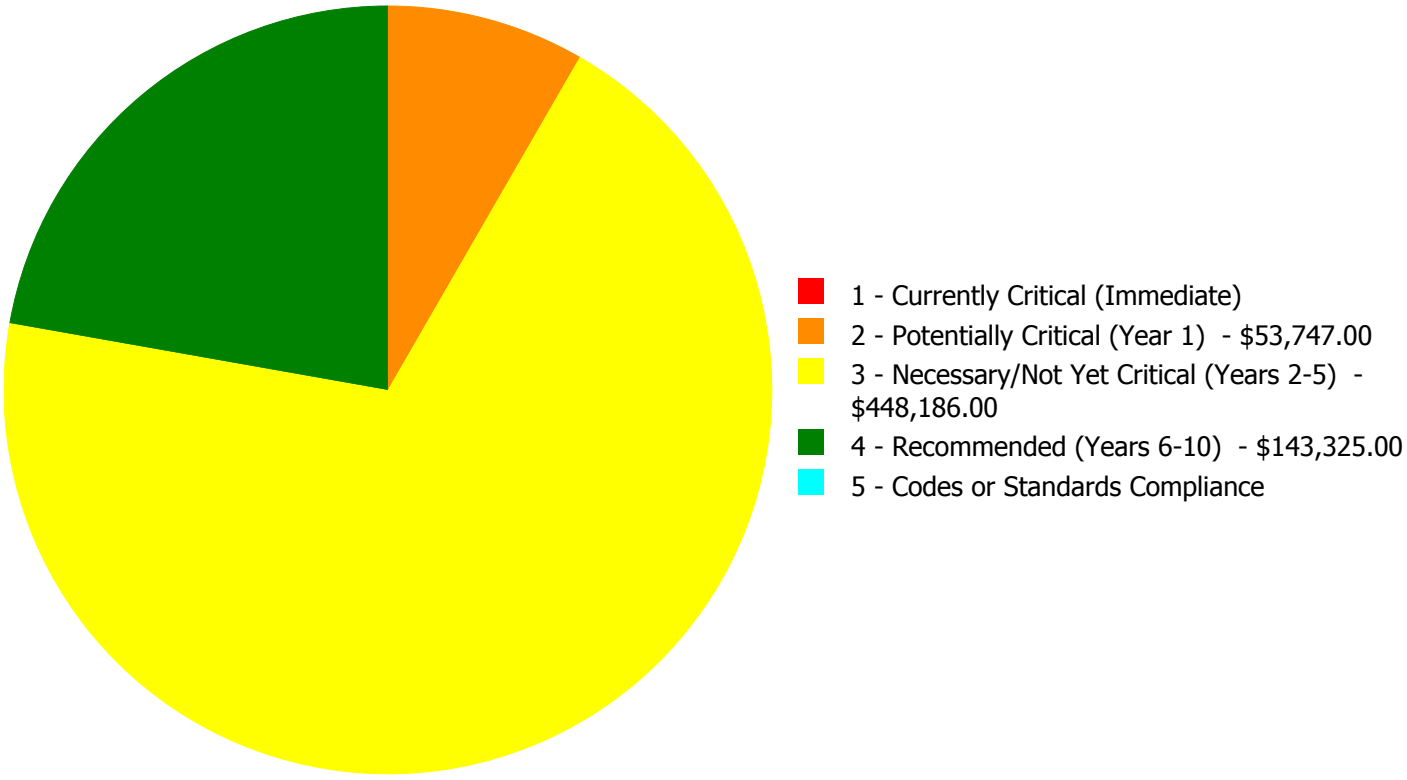
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $645,258.00

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: $645,258.00

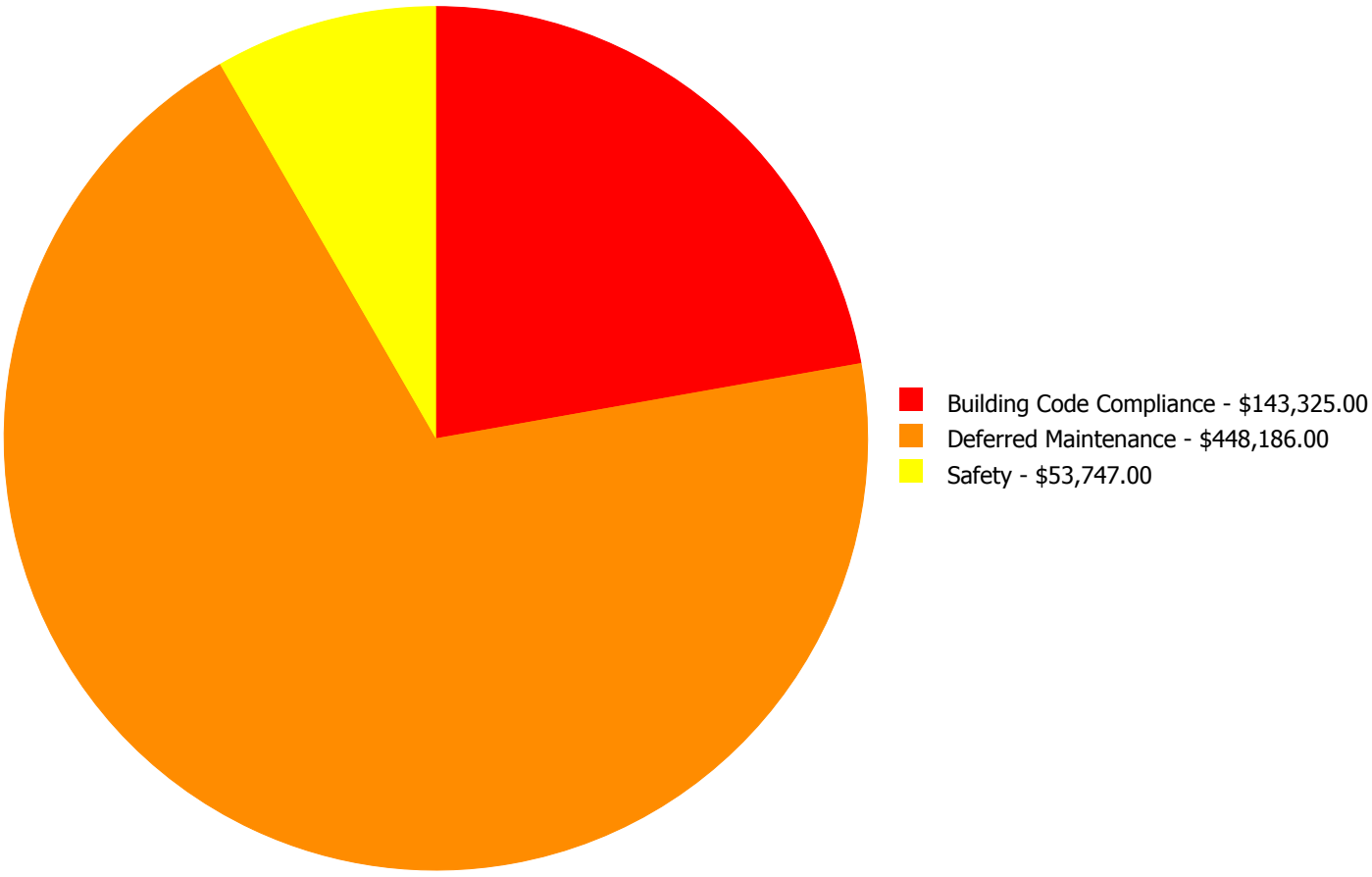
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$280,190.00	$0.00	$0.00	$280,190.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$123,941.00	$0.00	$123,941.00
D4020	Standpipes	$0.00	$0.00	$0.00	$19,384.00	$0.00	$19,384.00
D5030810	Security & Detection Systems	$0.00	$53,747.00	$0.00	$0.00	$0.00	$53,747.00
E2010	Fixed Furnishings	$0.00	$0.00	$167,996.00	$0.00	$0.00	$167,996.00
	Total:	$0.00	$53,747.00	$448,186.00	$143,325.00	$0.00	$645,258.00

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: $645,258.00

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: D5030810 - Security & Detection Systems

Location: Exterior doors and throughout
Distress: Inadequate
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 26,700.00
Unit of Measure: S.F.
Estimate: $53,747.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2016

Notes: Install access control system - Part 2 to ensure that all exterior doors are automatically locked during the school day and permit card entry. Renew other system components as needed.

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: 26,700.00
Unit of Measure: S.F.
Estimate: $280,190.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: The fittings throughout the building are original, beyond their expected service life, and should be replaced.

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: 26,700.00
Unit of Measure: S.F.
Estimate: $167,996.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Fixed furnishings are beyond their expected useful life and are showing some signs of wear and tear. 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: 26,700.00
Unit of Measure: S.F.
Estimate: $123,941.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: Standpipes 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: 26,700.00
Unit of Measure: S.F.
Estimate: $19,384.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

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:	ES -Elementary School
Gross Area (SF):	22,928
Year Built:	2005
Last Renovation:	
Replacement Value:	$4,060,775
Repair Cost:	$123,078.00
Total FCI:	3.03 %
Total RSLI:	56.02 %
FCA Score:	96.97

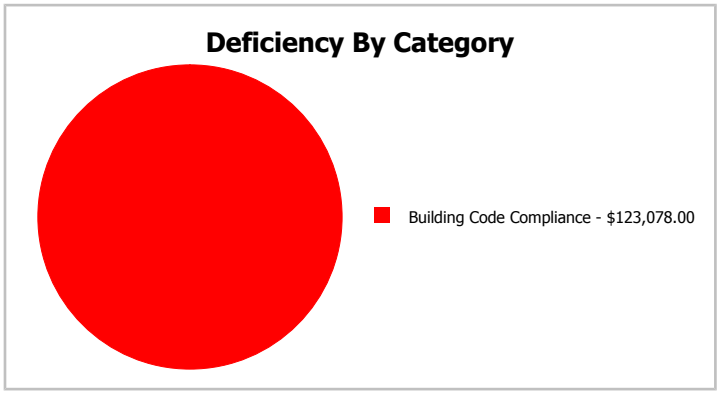
Description:

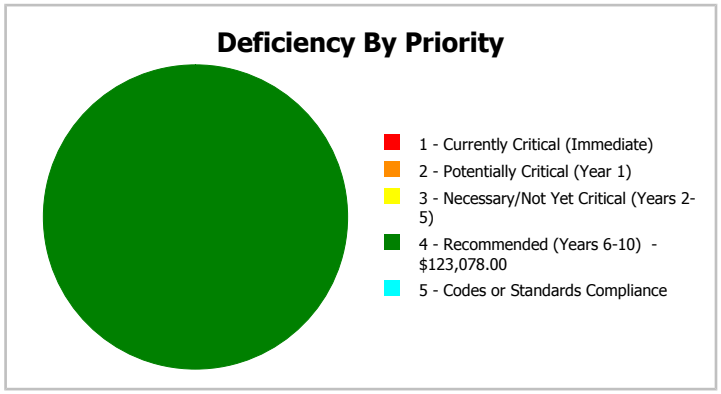
The narrative for this building is included in the Executive Summary Description at the front of this report.

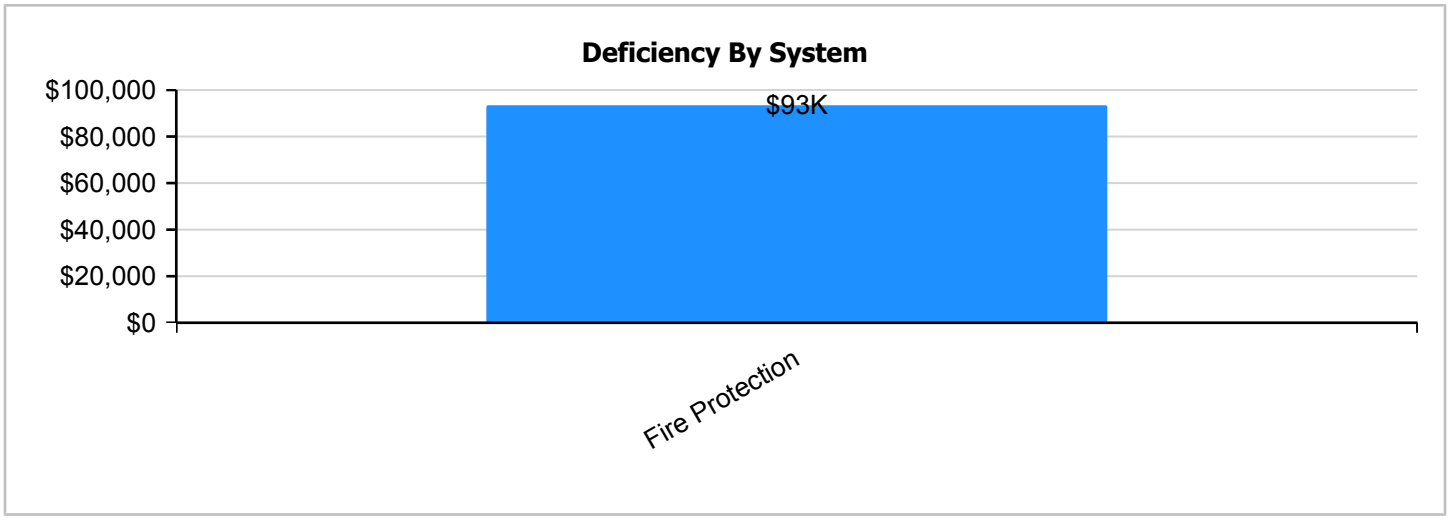
Attributes: This asset has no attributes.

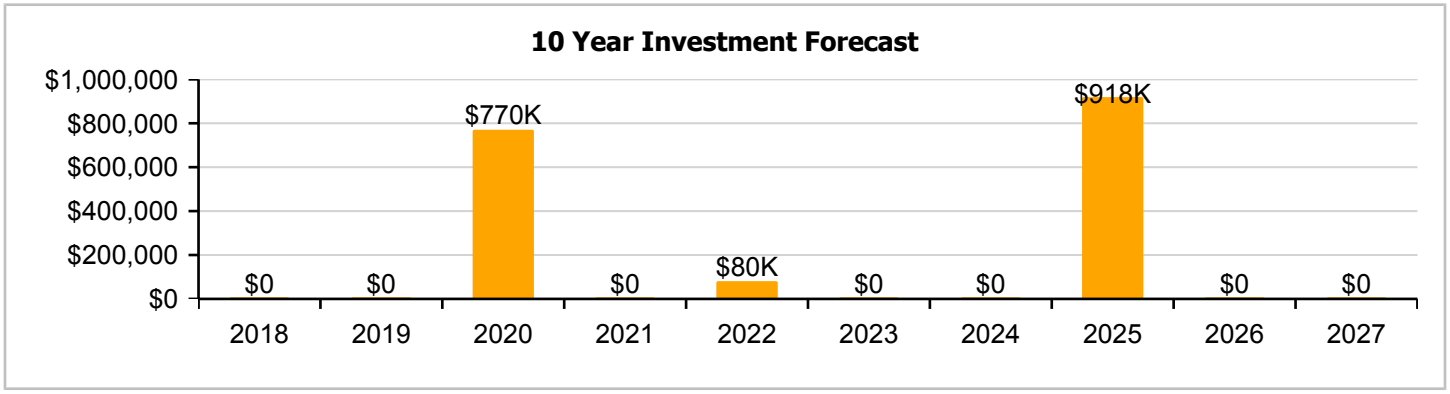
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	22,928
Year Built:	2005	Last Renovation:	
Repair Cost:	$123,078	Replacement Value:	$4,060,775
FCI:	3.03 %	RSLI%:	56.02 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	$0.00
B10 - Superstructure	88.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	62.80 %	0.00 %	$0.00
C30 - Interior Finishes	46.34 %	0.00 %	$0.00
D20 - Plumbing	60.11 %	0.00 %	$0.00
D30 - HVAC	41.10 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$123,078.00
D50 - Electrical	46.94 %	0.00 %	$0.00
E10 - Equipment	40.00 %	0.00 %	$0.00
E20 - Furnishings	40.00 %	0.00 %	$0.00
Totals:	**56.02 %**	**3.03 %**	**$123,078.00**

Photo Album

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

1). North Elevation - Dec 07, 2016

2). East Elevation - Dec 07, 2016

3). South Elevation - Dec 07, 2016

4). West Elevation - Dec 07, 2016

5). Addition at SW of Main Elevation - Dec 07, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$107,762
A1030	Slab on Grade	$8.26	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$189,385
B1020	Roof Construction	$15.44	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$354,008
B2010	Exterior Walls	$9.24	S.F.	22,928	100	2005	2105		88.00 %	0.00 %	88			$211,855
B2020	Exterior Windows	$9.20	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$210,938
B2030	Exterior Doors	$1.02	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$23,387
B3010120	Single Ply Membrane	$6.98	S.F.	22,928	20	2005	2025	2020	15.00 %	0.00 %	3			$160,037
C1010	Partitions	$10.59	S.F.	22,928	75	2005	2080		84.00 %	0.00 %	63			$242,808
C1020	Interior Doors	$2.48	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$56,861
C1030	Fittings	$9.54	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$218,733
C3010	Wall Finishes	$2.73	S.F.	22,928	10	2012	2022		50.00 %	0.00 %	5			$62,593
C3020	Floor Finishes	$11.15	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$255,647
C3030	Ceiling Finishes	$10.74	S.F.	22,928	25	2005	2030		52.00 %	0.00 %	13			$246,247
D2010	Plumbing Fixtures	$11.26	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$258,169
D2020	Domestic Water Distribution	$0.96	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$22,011
D2030	Sanitary Waste	$1.52	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$34,851
D2040	Rain Water Drainage	$1.36	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$31,182
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	22,928	40	2005	2045		70.00 %	0.00 %	28			$3,898
D3020	Heat Generating Systems	$4.98	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$114,181
D3040	Distribution Systems	$5.16	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$118,308
D3050	Terminal & Package Units	$8.98	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$205,893
D3060	Controls & Instrumentation	$1.91	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$43,792
D4010	Sprinklers	$4.22	S.F.	22,928	30			2016	0.00 %	110.00 %	-1		$106,432.00	$96,756
D4020	Standpipes	$0.66	S.F.	22,928	30			2016	0.00 %	110.01 %	-1		$16,646.00	$15,132
D5010	Electrical Service/Distribution	$1.65	S.F.	22,928	40	2005	2045		70.00 %	0.00 %	28			$37,831
D5020	Branch Wiring	$4.99	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$114,411
D5020	Lighting	$11.64	S.F.	22,928	30	2005	2035		60.00 %	0.00 %	18			$266,882
D5030810	Security & Detection Systems	$1.83	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$41,958
D5030910	Fire Alarm Systems	$3.31	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$75,892
D5030920	Data Communication	$4.30	S.F.	22,928	15	2005	2020		20.00 %	0.00 %	3			$98,590
D5090	Other Electrical Systems	$0.12	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$2,751
E1020	Institutional Equipment	$0.30	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$6,878
E2010	Fixed Furnishings	$5.72	S.F.	22,928	20	2005	2025		40.00 %	0.00 %	8			$131,148
								Total	**56.02 %**	**3.03 %**			**$123,078.00**	**$4,060,775**

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

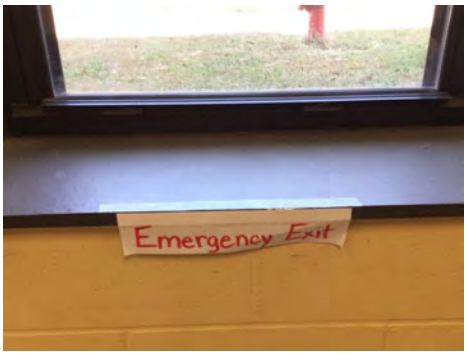
Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows





Note:

System: B3010120 - Single Ply Membrane

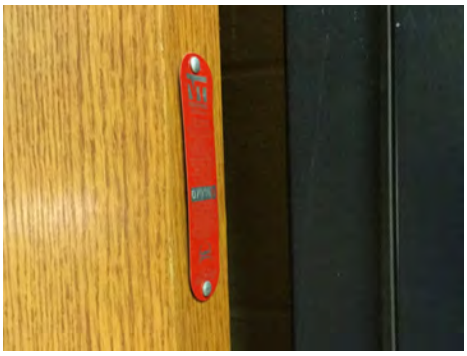
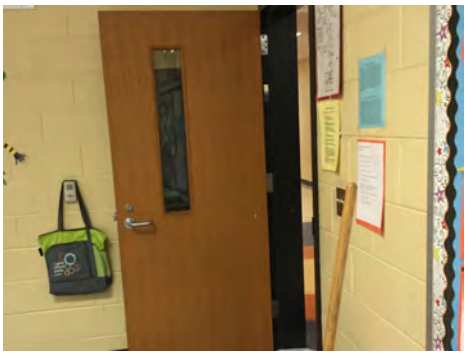
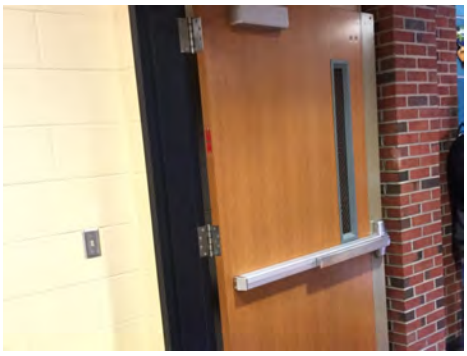


Note: Roof consultant report recommends 15 year life span for this roof.

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

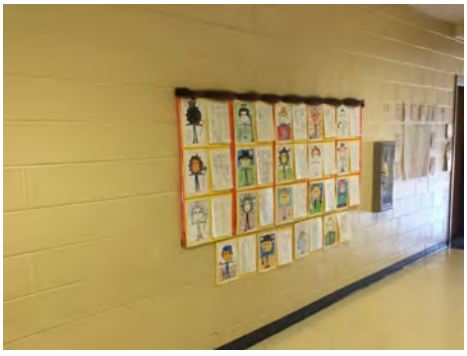
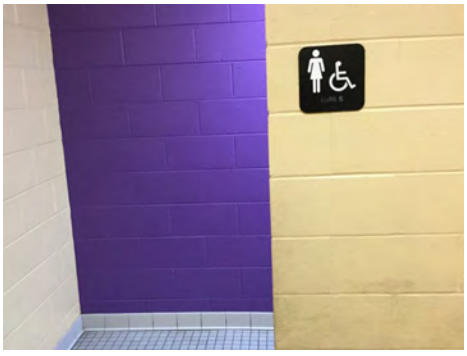
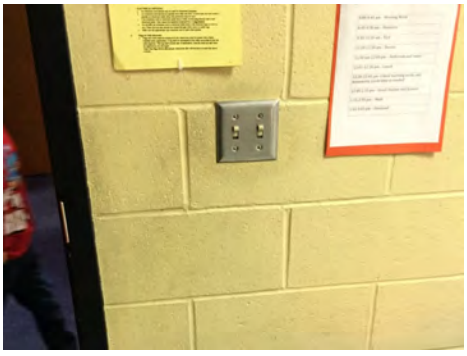




Note:

System: C1030 - Fittings

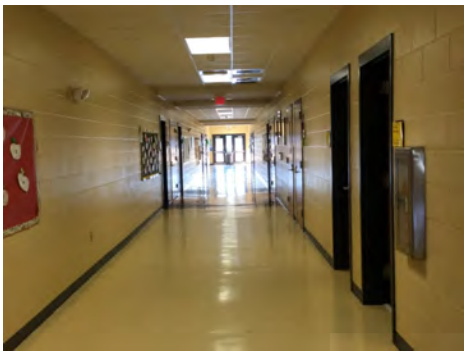

Note:

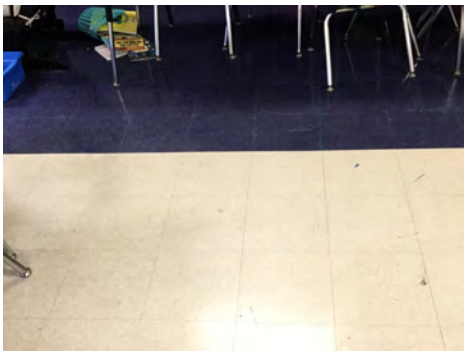
System: C3010 - Wall Finishes

Note: Wall finishes are generally well maintained on an ongoing basis. Some scuffing/dirt noted in high traffic areas.

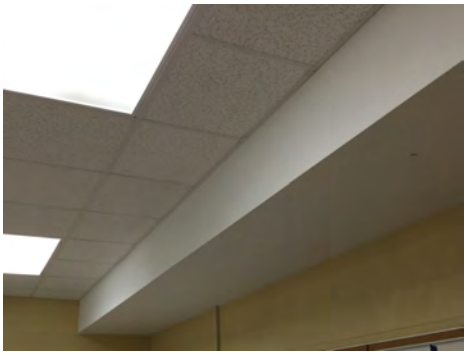
System: C3020 - Floor Finishes

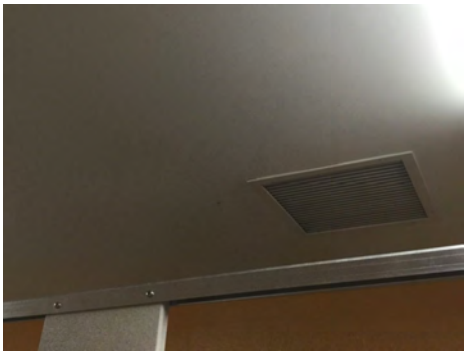




Note:

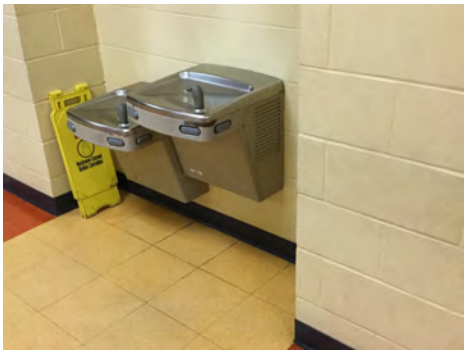
System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

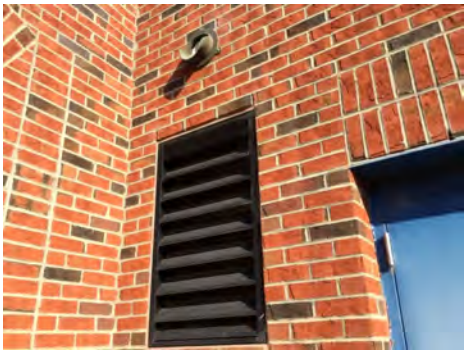
System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas

Note:

System: D3020 - Heat Generating Systems

Note:

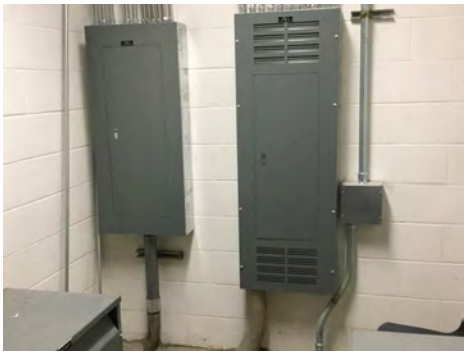
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

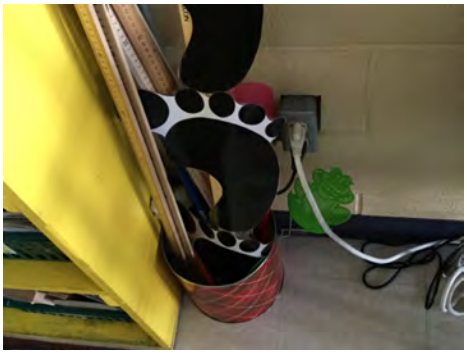
Note:

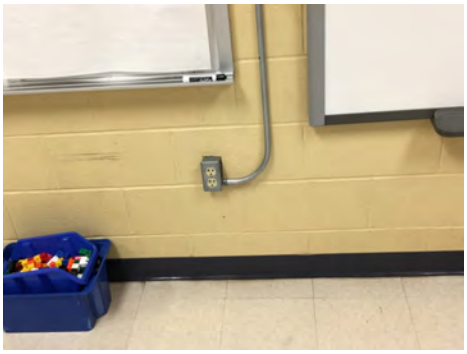
System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring





Note:

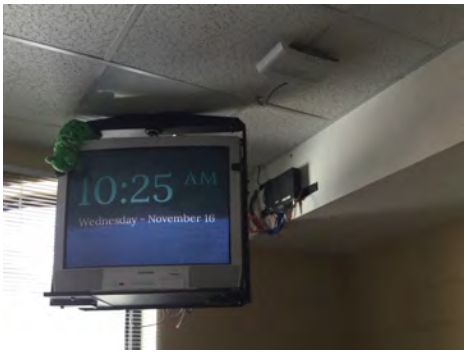
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

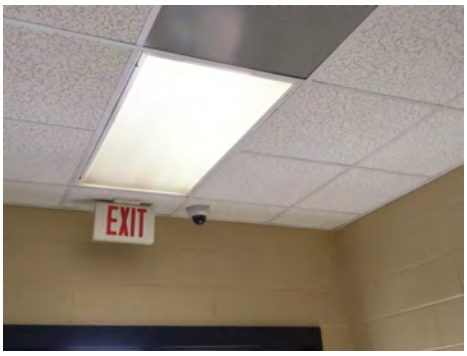
Note:

System: D5030920 - Data Communication



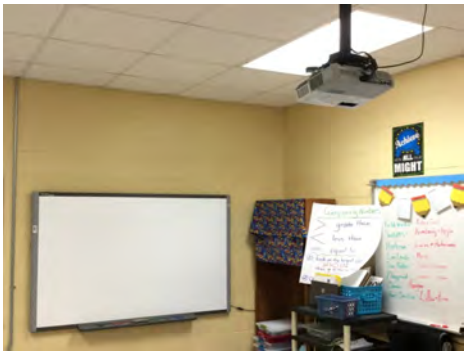
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: 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%

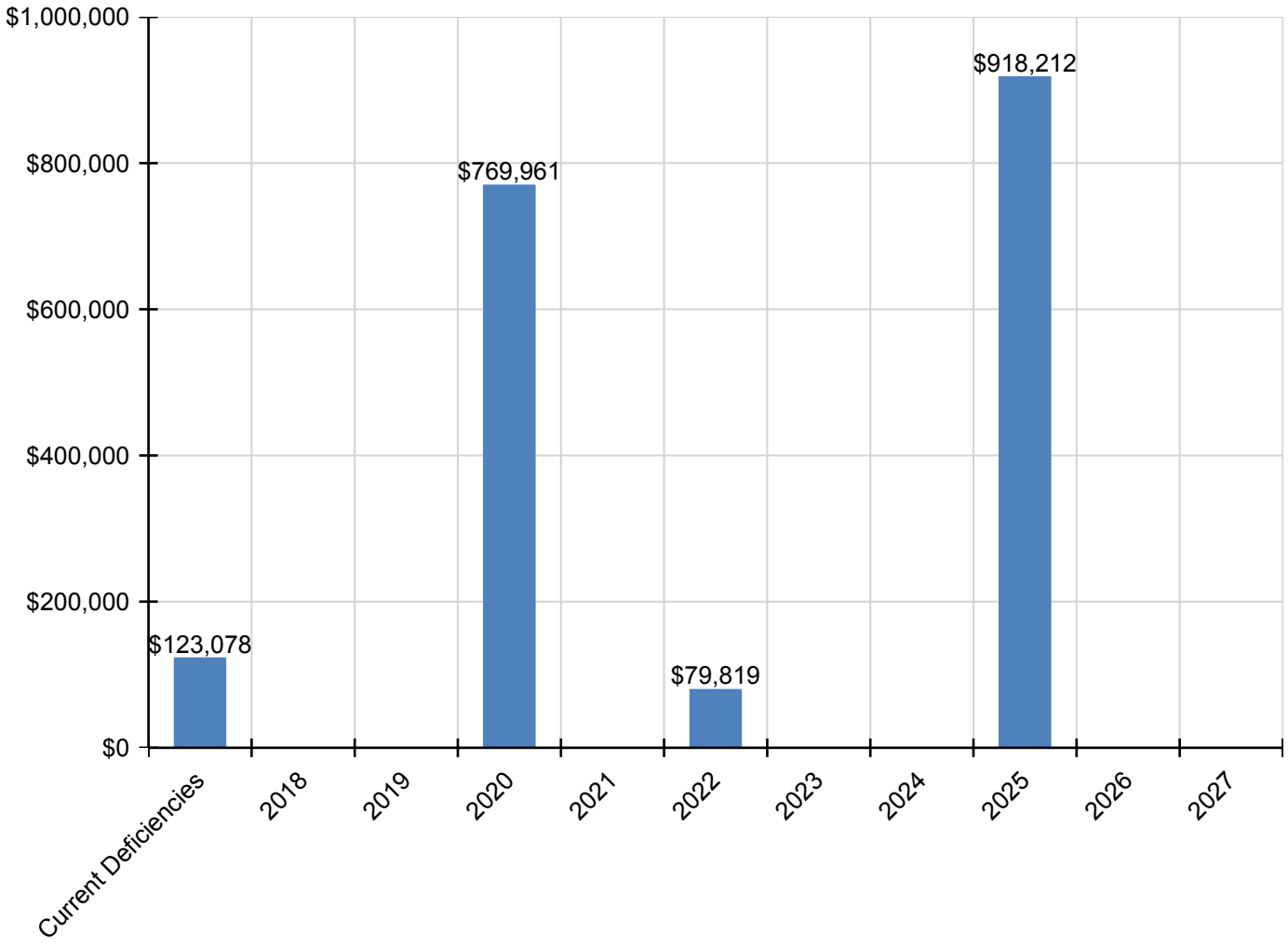
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$123,078**	**$0**	**$0**	**$769,961**	**$0**	**$79,819**	**$0**	**$0**	**$918,212**	**$0**	**$0**	**$1,891,070**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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**
B3010120 - Single Ply Membrane	$0	$0	$0	$262,316	$0	$0	$0	$0	$0	$0	$0	**$262,316**
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	$304,792	$0	$0	**$304,792**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$79,819	$0	$0	$0	$0	$0	**$79,819**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$356,231	$0	$0	**$356,231**
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**

D2010 - Plumbing Fixtures	$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**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$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**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$247,484	$0	$0	$0	$0	$0	$0	$0	**$247,484**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$61,023	$0	$0	**$61,023**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$106,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,432**
D4020 - Standpipes	$16,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,646**
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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$50,434	$0	$0	$0	$0	$0	$0	$0	**$50,434**
D5030910 - Fire Alarm Systems	$0	$0	$0	$91,222	$0	$0	$0	$0	$0	$0	$0	**$91,222**
D5030920 - Data Communication	$0	$0	$0	$118,505	$0	$0	$0	$0	$0	$0	$0	**$118,505**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$3,833	$0	$0	**$3,833**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$9,584	$0	$0	**$9,584**
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	$182,748	$0	$0	**$182,748**

** Indicates non-renewable system*

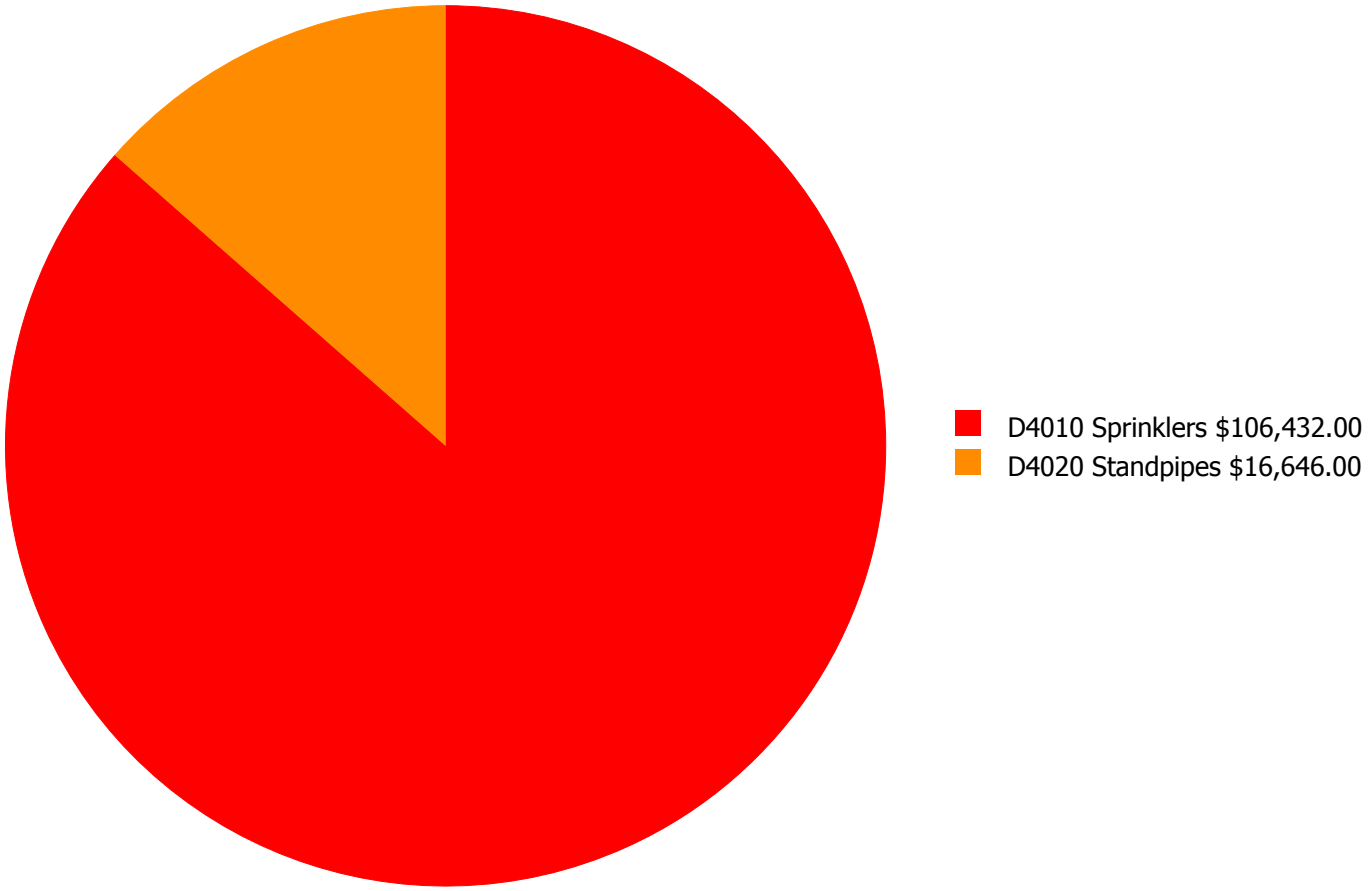
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

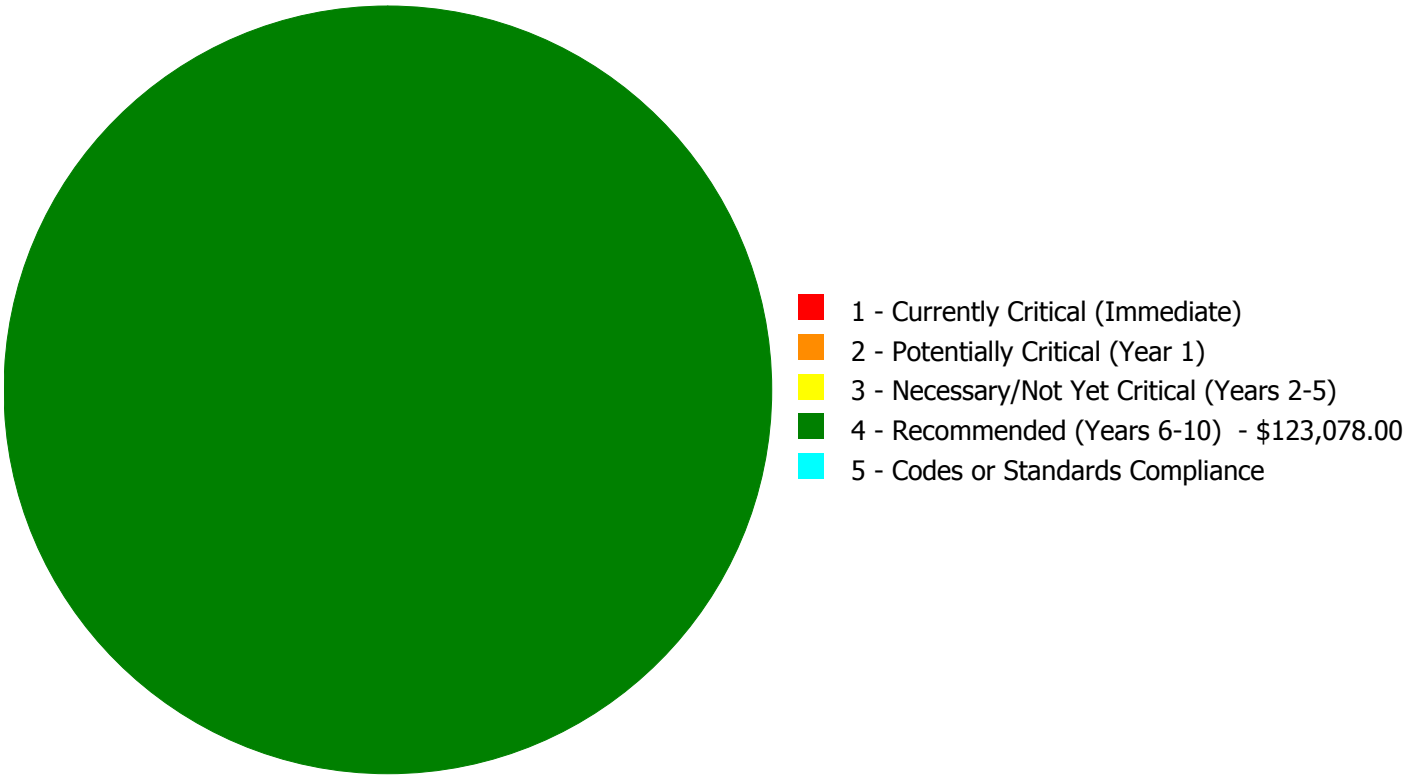
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $123,078.00

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: $123,078.00

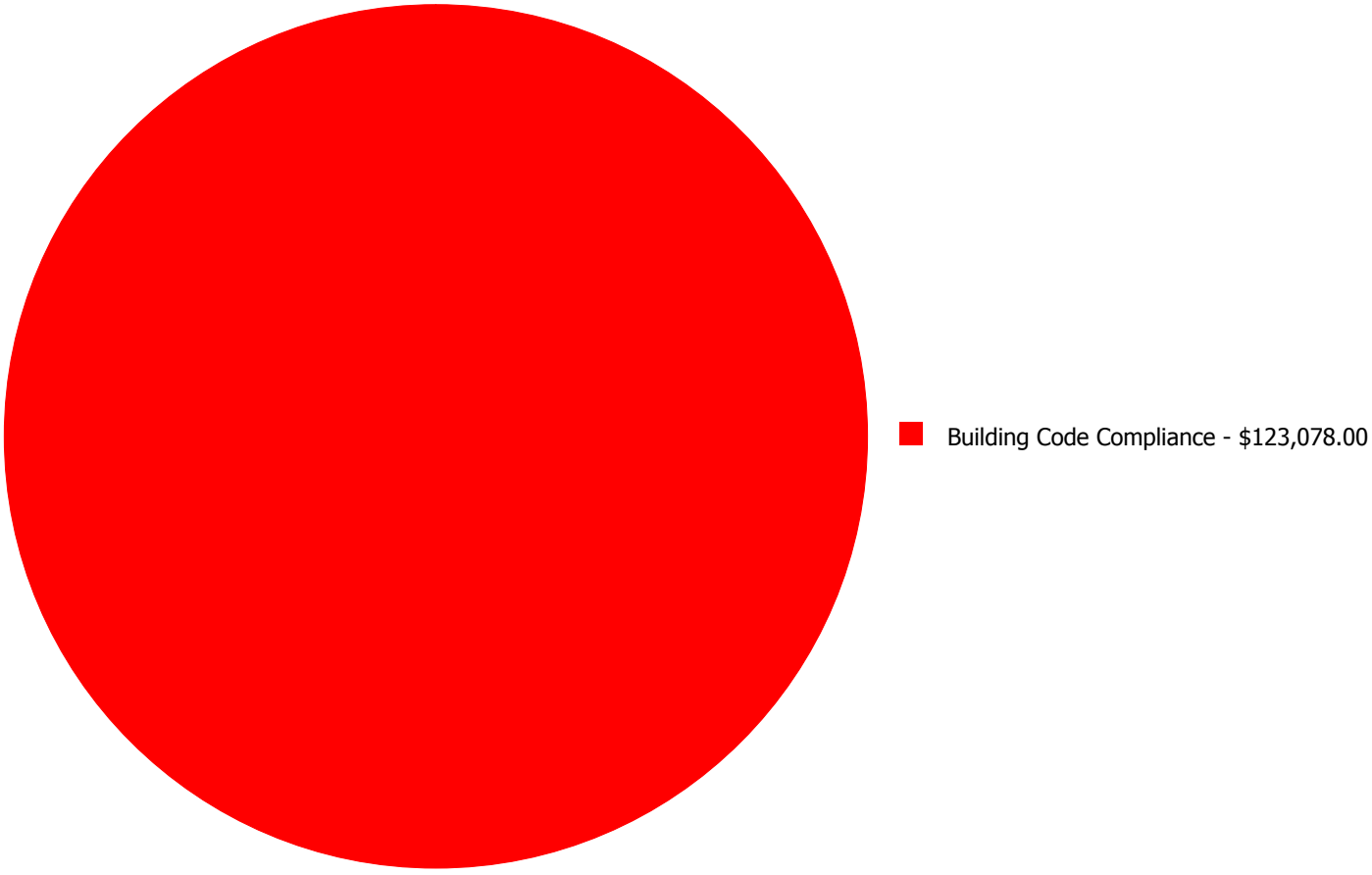
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	$0.00	$0.00	$0.00	$106,432.00	$0.00	$106,432.00
D4020	Standpipes	$0.00	$0.00	$0.00	$16,646.00	$0.00	$16,646.00
	Total:	$0.00	$0.00	$0.00	$123,078.00	$0.00	$123,078.00

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: $123,078.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 22,928.00
Unit of Measure: S.F.
Estimate: $106,432.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

Notes: Fire protection sprinklers 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: 22,928.00
Unit of Measure: S.F.
Estimate: $16,646.00
Assessor Name: Eduardo Lopez
Date Created: 12/07/2016

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:	ES -Elementary School
Gross Area (SF):	74,152
Year Built:	1948
Last Renovation:	
Replacement Value:	$2,237,906
Repair Cost:	$494,297.00
Total FCI:	22.09 %
Total RSLI:	25.79 %
FCA Score:	77.91

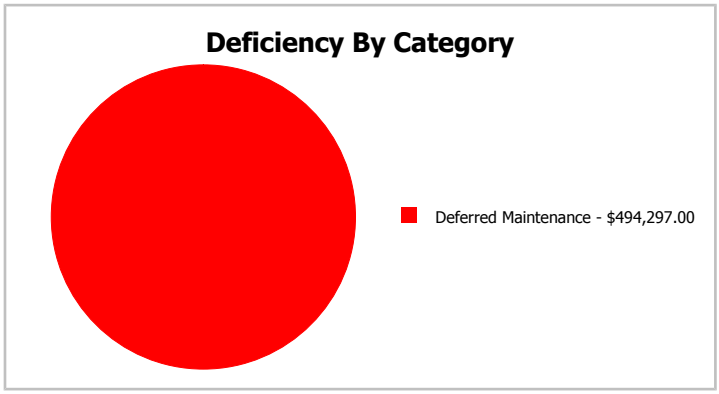
Description:

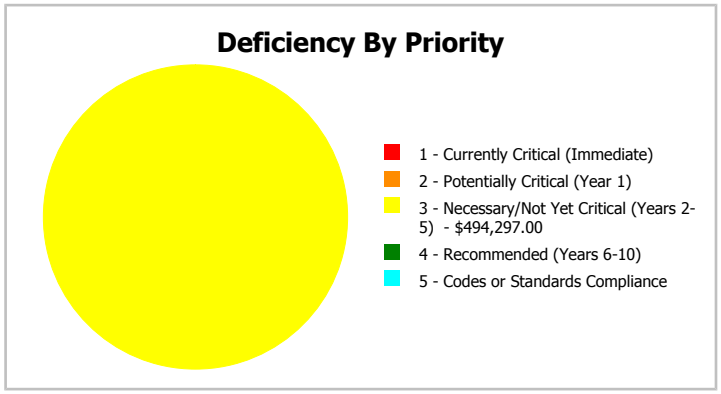
The narrative for this site is included in the Executive Summary Description at the front of this report.

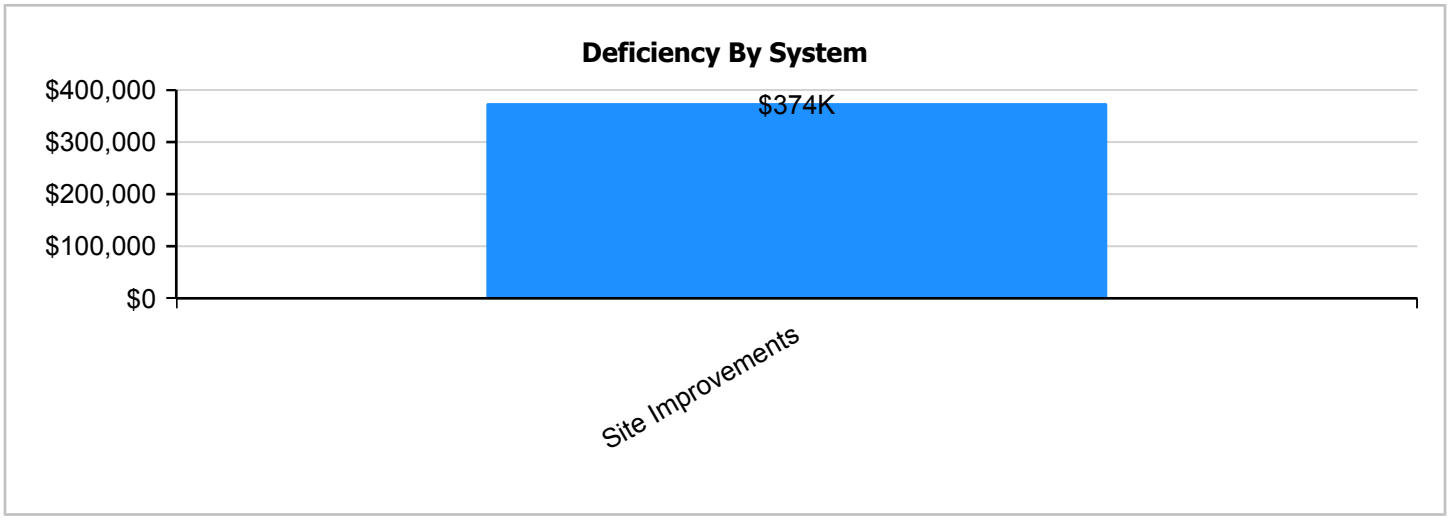
Attributes: This asset has no attributes.

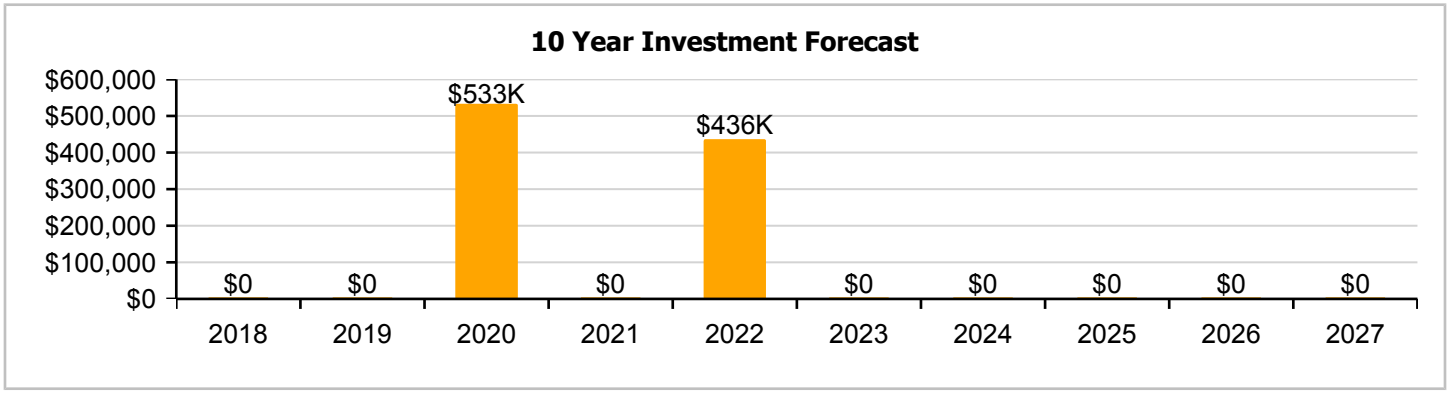
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	74,152
Year Built:	1948	Last Renovation:	
Repair Cost:	$494,297	Replacement Value:	$2,237,906
FCI:	22.09 %	RSLI%:	25.79 %









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	7.03 %	41.12 %	$494,297.00
G30 - Site Mechanical Utilities	54.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	34.08 %	0.00 %	$0.00
Totals:	**25.79 %**	**22.09 %**	**$494,297.00**

Photo Album

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

1). Aerial Image of Lafayette Elementary School - Feb 28, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	74,152	25	1992	2017	2020	12.00 %	0.00 %	3			$282,519
G2020	Parking Lots	$1.33	S.F.	74,152	25	1992	2017	2020	12.00 %	0.00 %	3			$98,622
G2030	Pedestrian Paving	$1.91	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$141,630
G2040105	Fence & Guardrails	$1.23	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$91,207
G2040950	Covered Walkways	$1.52	S.F.	74,152	25	1992	2017		0.00 %	110.00 %	0		$123,982.00	$112,711
G2040950	Playing Field	$4.54	S.F.	74,152	20	1992	2012		0.00 %	110.00 %	-5		$370,315.00	$336,650
G2050	Landscaping	$1.87	S.F.	74,152	15	1992	2007		0.00 %	0.00 %	-10			$138,664
G3010	Water Supply	$2.34	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$173,516
G3020	Sanitary Sewer	$1.45	S.F.	74,152	50	2010	2060		86.00 %	0.00 %	43			$107,520
G3030	Storm Sewer	$4.54	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$336,650
G3060	Fuel Distribution	$0.98	S.F.	74,152	40	1992	2032		37.50 %	0.00 %	15			$72,669
G4010	Electrical Distribution	$2.35	S.F.	74,152	50	1992	2042		50.00 %	0.00 %	25			$174,257
G4020	Site Lighting	$1.47	S.F.	74,152	30	1992	2022		16.67 %	0.00 %	5			$109,003
G4030	Site Communications & Security	$0.84	S.F.	74,152	15	2005	2020		20.00 %	0.00 %	3			$62,288
								Total	**25.79 %**	**22.09 %**			**$494,297.00**	**$2,237,906**

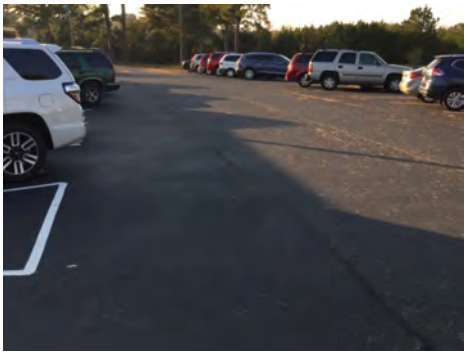
System Notes

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: Renewal date per district schedule for sealing/coating/striping.

System: G2020 - Parking Lots

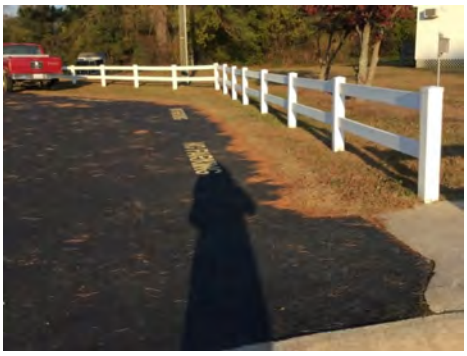


Note: Renewal date per district schedule for sealing/coating/striping.

System: G2030 - Pedestrian Paving

Note:

System: G2040105 - Fence & Guardrails




Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer



Note: Storm sewer floods gym floor in very heavy rains (3 - 4 incidents over 20 years). A project is pending to lower the sewer line to prevent this flooding and damage to the wood gym floor.

System: G3060 - Fuel Distribution

Note:

System: G4010 - Electrical Distribution




Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

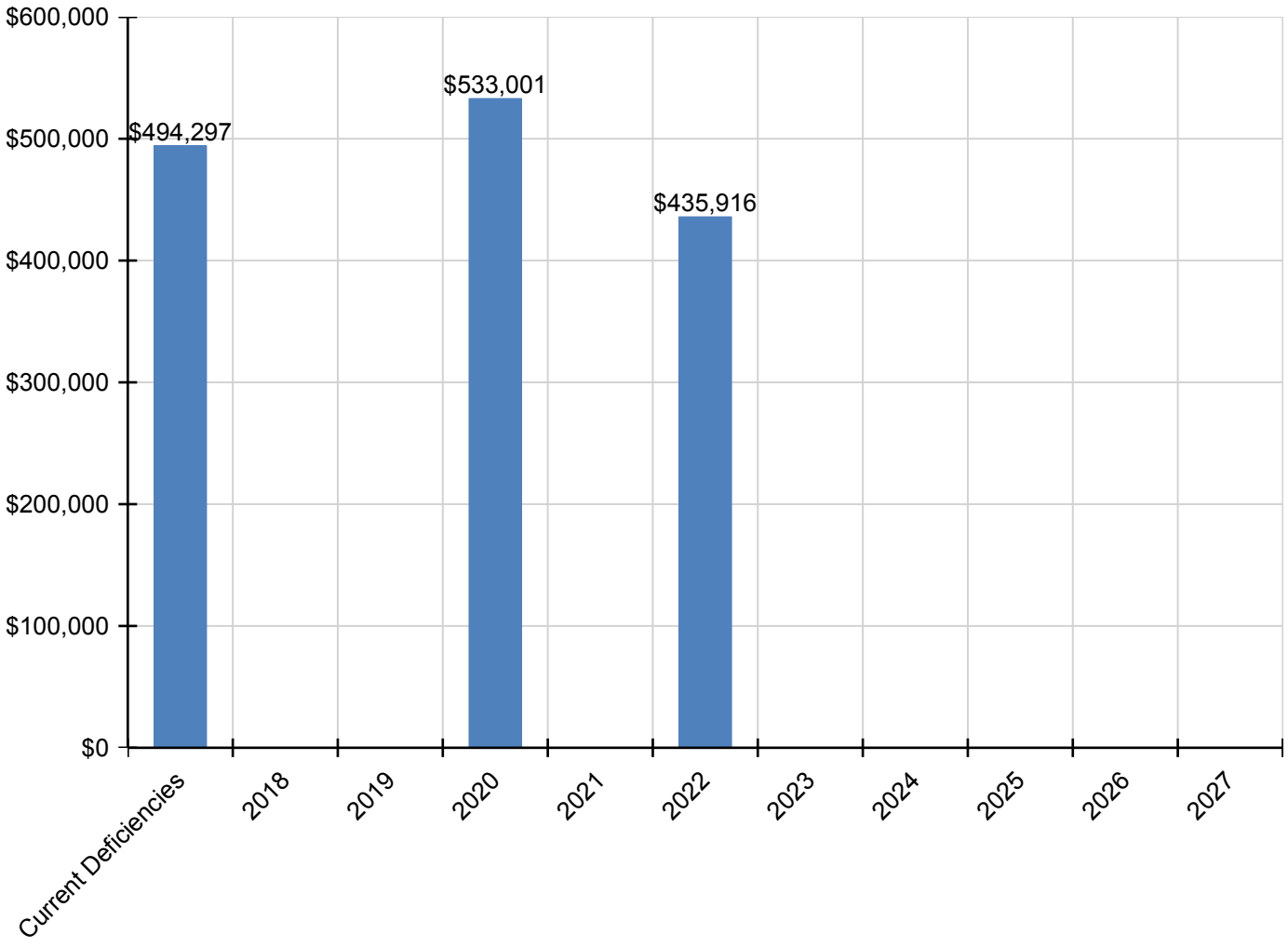
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$494,297**	**$0**	**$0**	**$533,001**	**$0**	**$435,916**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,463,214**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$339,588	$0	$0	$0	$0	$0	$0	$0	**$339,588**
G2020 - Parking Lots	$0	$0	$0	$118,543	$0	$0	$0	$0	$0	$0	$0	**$118,543**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$180,607	$0	$0	$0	$0	$0	**$180,607**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$116,308	$0	$0	$0	$0	$0	**$116,308**
G2040950 - Covered Walkways	$123,982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,982**
G2040950 - Playing Field	$370,315	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$370,315**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$139,002	$0	$0	$0	$0	$0	**$139,002**
G4030 - Site Communications & Security	$0	$0	$0	$74,869	$0	$0	$0	$0	$0	$0	$0	**$74,869**

** Indicates non-renewable system*

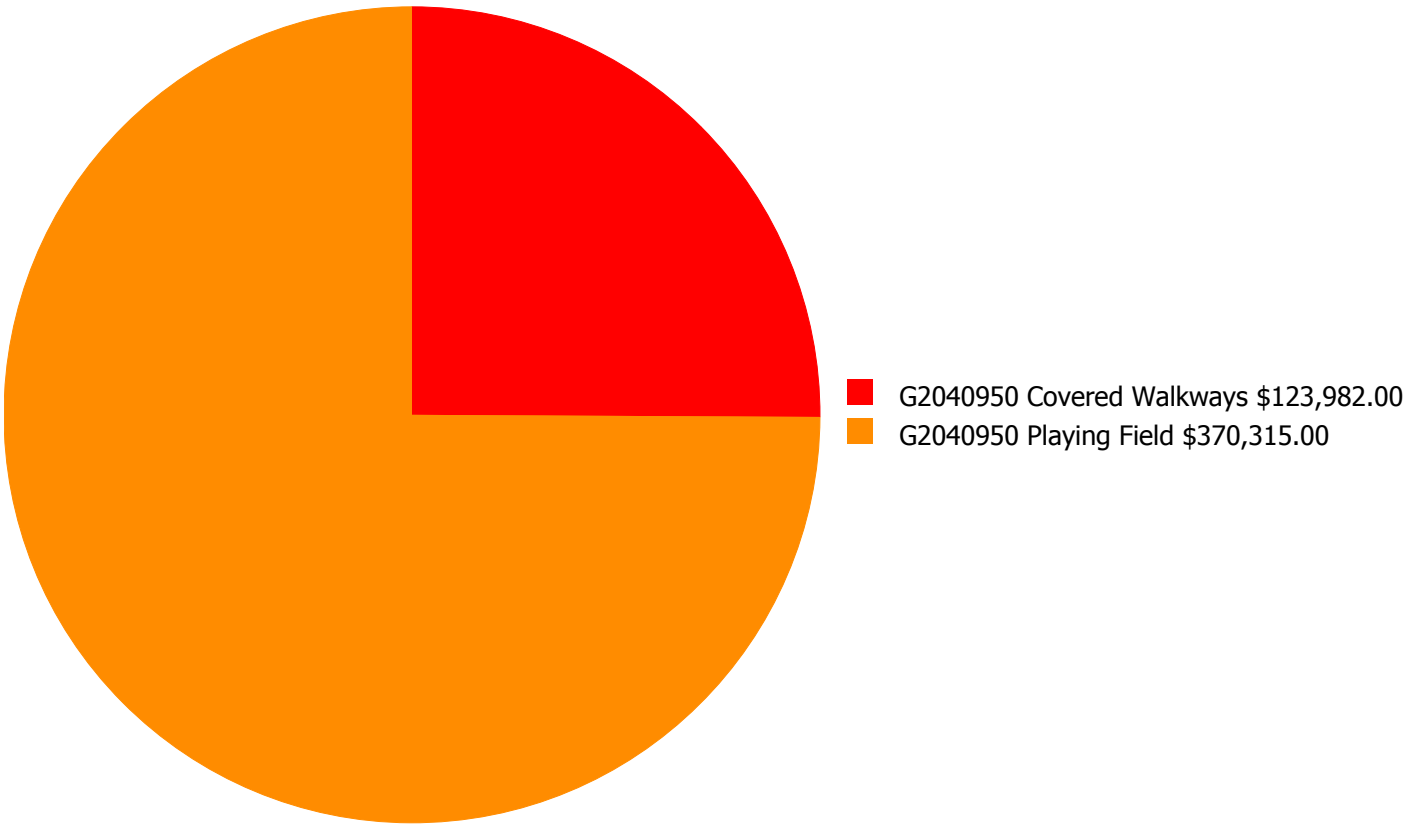
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

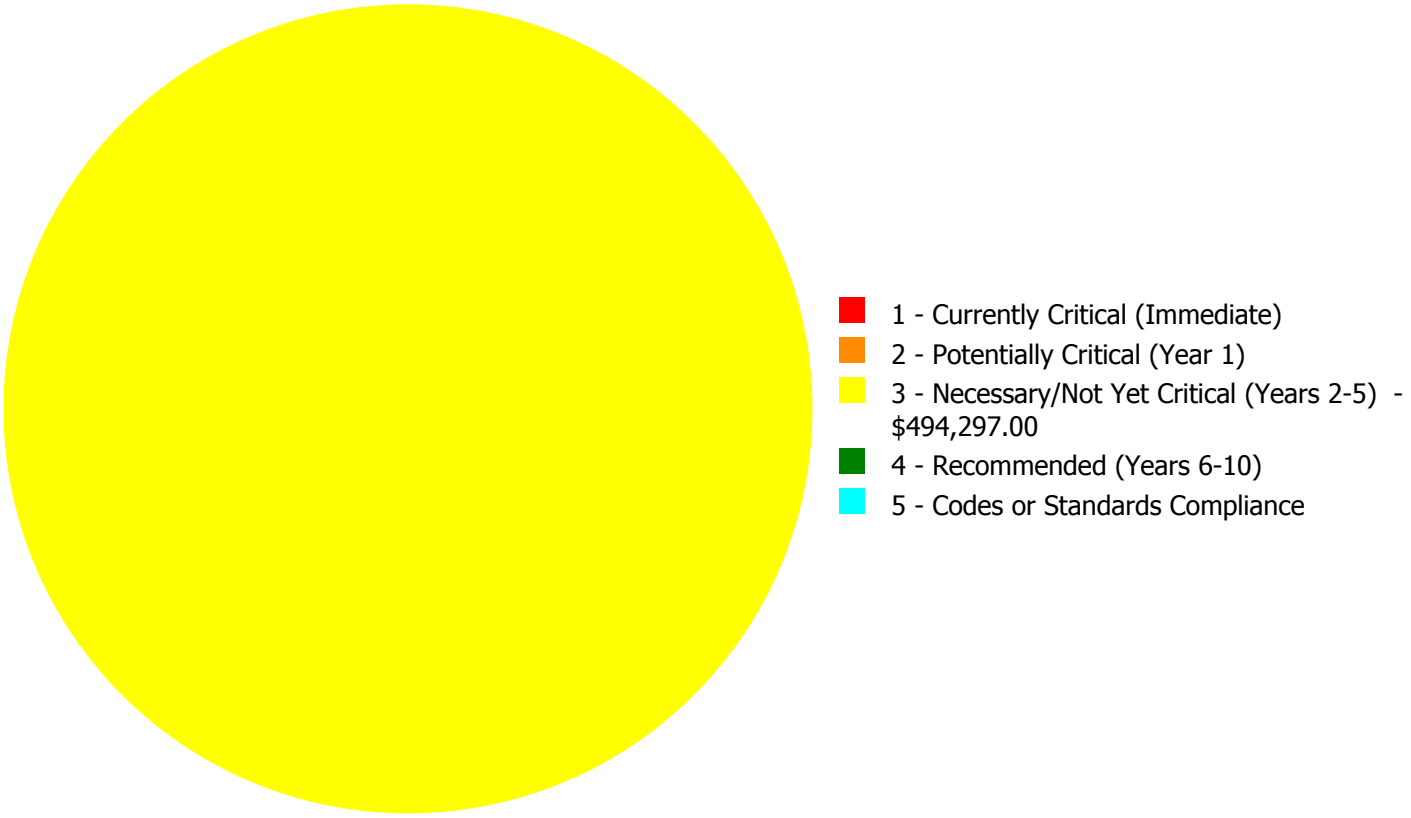
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $494,297.00

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: $494,297.00

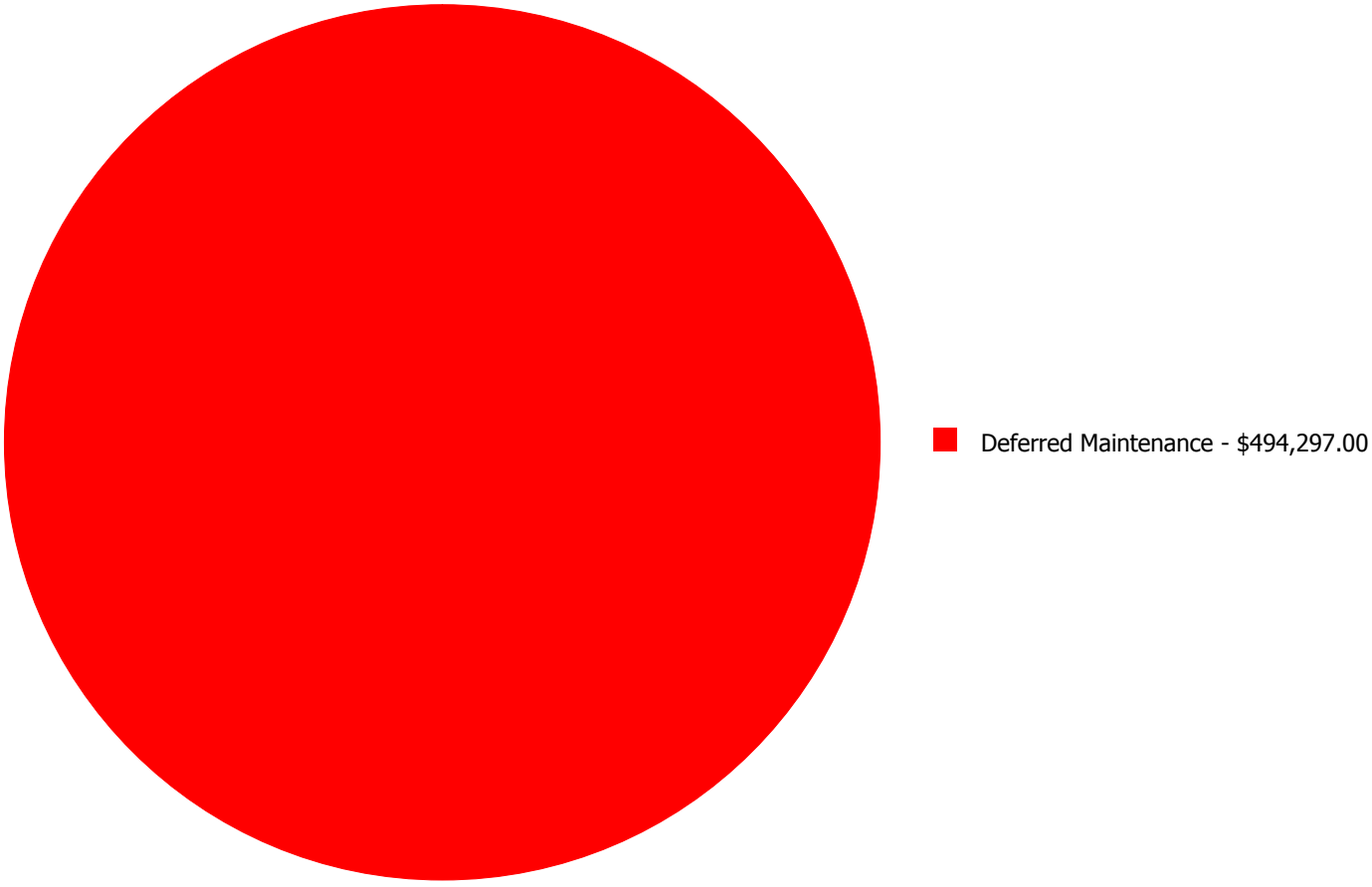
Deficiency By Priority Investment Table

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
G2040950	Covered Walkways	$0.00	$0.00	$123,982.00	$0.00	$0.00	$123,982.00
G2040950	Playing Field	$0.00	$0.00	$370,315.00	$0.00	$0.00	$370,315.00
	Total:	$0.00	$0.00	$494,297.00	$0.00	$0.00	$494,297.00

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:



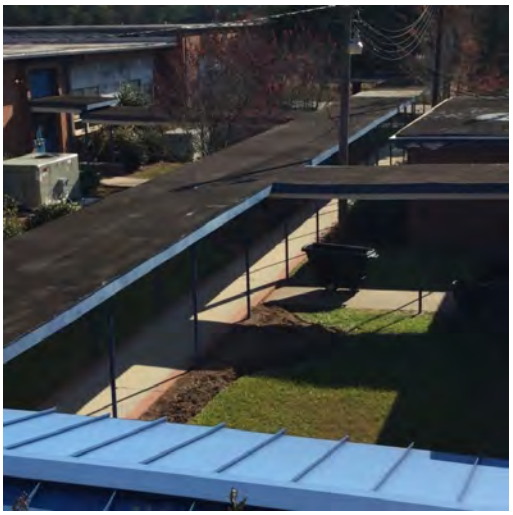
Budget Estimate Total: $494,297.00

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: G2040950 - Covered Walkways



Location: Covered walkways between buildings
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,152.00
Unit of Measure: S.F.
Estimate: $123,982.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Roofing at covered walkways is expired. System renewal is recommended.

System: G2040950 - Playing Field

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 74,152.00
Unit of Measure: S.F.
Estimate: $370,315.00
Assessor Name: Eduardo Lopez
Date Created: 11/15/2016

Notes: Playground equipment is near the end of its expected life. Small items of broken equipment were observed. System renewal is recommended.