NC School District/430 Harnett County/Elementary School

Lillington-Shawtown 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):	94,045
Year Built:	2003
Last Renovation:	
Replacement Value:	$21,343,391
Repair Cost:	$565,194.70
Total FCI:	2.65 %
Total RSLI:	56.05 %
FCA Score:	97.35

Description:

GENERAL:
Lillington-Shawton Elementary School is located at 855 Old US 421 in Lillington, North Carolina. The 1 story, 93,520 square foot building was originally constructed in 2003. There have been no additions or renovations. In addition to the main building, the campus contains ancillary building; tractor building.

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

A. SUBSTRUCTURE
The building rests on footings and foundation walls and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement .

B. SUPERSTRUCTURE
Floor construction isconcrete. Roof construction issteel. The exterior envelope is composed of walls ofbrick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typicallypitched standing seam metal.. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typicallyCMU. Interior doors are generally hollow core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, and fabricated toilet partitions. The interior wall finishes are typicallypainted CMU and painted drywalls. Floor finishes in common areas are typically terrazzo and vinyl compostion tile. Floor finishes in assignable spaces is typicallycarpet, ceramic tiles, quarry tiles, and exposed concrete. Ceiling finishes in common areas are typicallysuspended acoustical tile. Ceiling finishes in assignable areas are typicallypainted drywall and exposed metal deck.

CONVEYING:
The building does not include conveying equipment.

D. SERVICES
PLUMBING: Plumbing fixtures are typicallylow-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system iscast iron. Rain water drainage system is external with gutters and downspouts. Other plumbing systems is supplied bynatural gas.

HVAC:
Heating is provided by2 gas fired boilers. Cooling is supplied by2 water cooled chillers. The heating/cooling distribution system is a ductwork system utilizingVAV boxes. Fresh air is supplied byair 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 building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does not have additional fire suppression systems. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent 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.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators inall common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system devices. The building does not have controlled entry doors. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

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

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

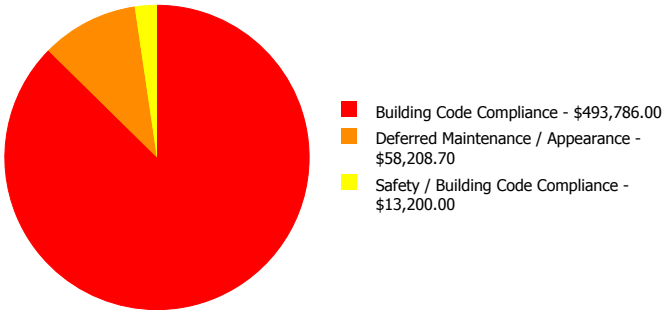
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Harnett Central HS	LEA School No.:	430-358
No. of Mobile Units:	5	No. of Bldgs.:	2
SF of Mobile Units:	4320	Status:	Active
School Grades:	K-5	Site Acreage:	43.1

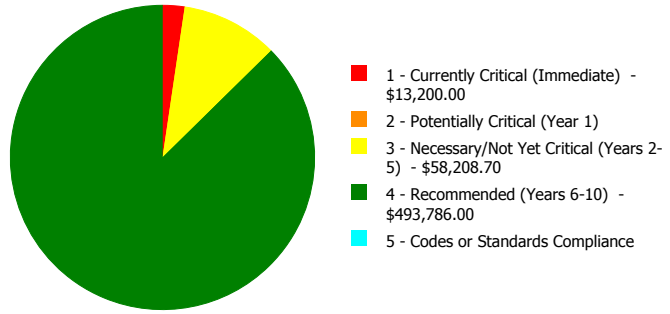
Campus Dashboard Summary

Gross Area:	94,045		
Year Built:	2003	Last Renovation:	
Repair Cost:	$565,195	Replacement Value:	$21,343,391
FCI:	2.65 %	RSLI%:	56.05 %

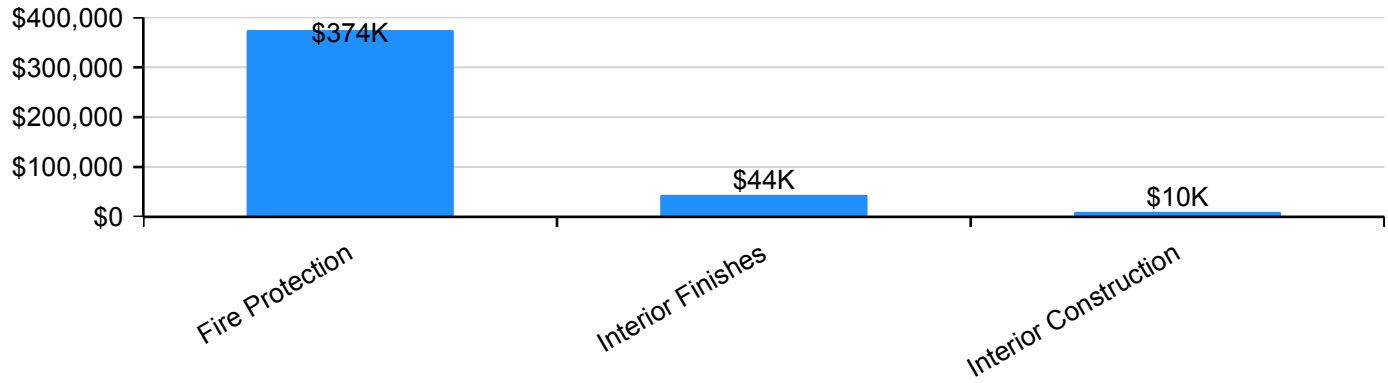
Deficiency By Category



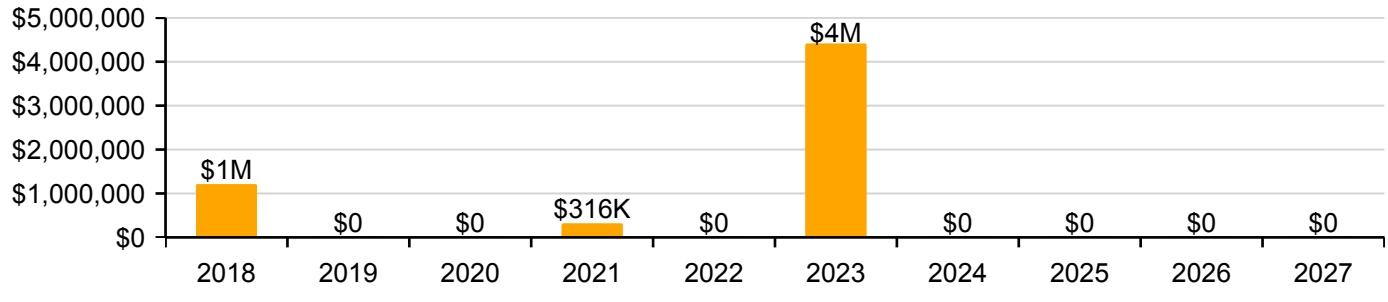
Deficiency By Priority



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.

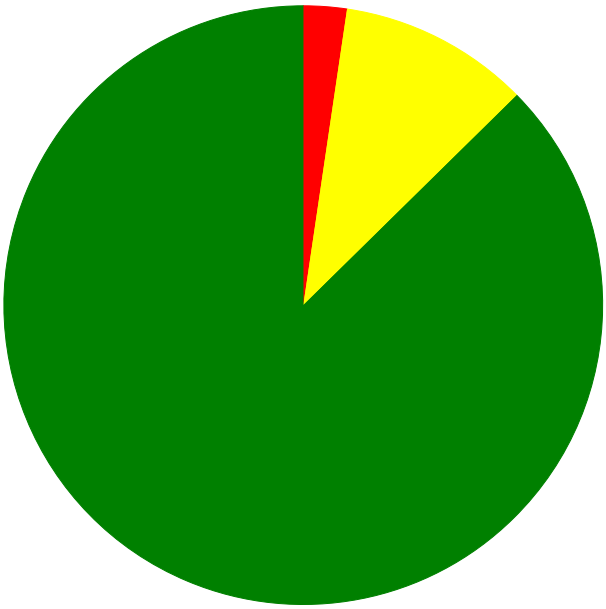
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	86.00 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.95 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	56.60 %	0.62 %	$13,200.00
C30 - Interior Finishes	37.22 %	2.53 %	$58,208.70
D20 - Plumbing	53.48 %	0.00 %	$0.00
D30 - HVAC	42.36 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$493,786.00
D50 - Electrical	42.95 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	50.58 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	71.26 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.33 %	0.00 %	$0.00
Totals:	**56.05 %**	**2.65 %**	**$565,194.70**

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
2003 Main Building	93,520	3.08	$13,200.00	$0.00	$58,208.70	$493,786.00	$0.00
2003 Tractor Building	525	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	94,045	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**2.65**	**$13,200.00**	**$0.00**	**$58,208.70**	**$493,786.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $565,194.70

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	93,520
Year Built:	2003
Last Renovation:	
Replacement Value:	$18,372,938
Repair Cost:	$565,194.70
Total FCI:	3.08 %
Total RSLI:	55.77 %
FCA Score:	96.92

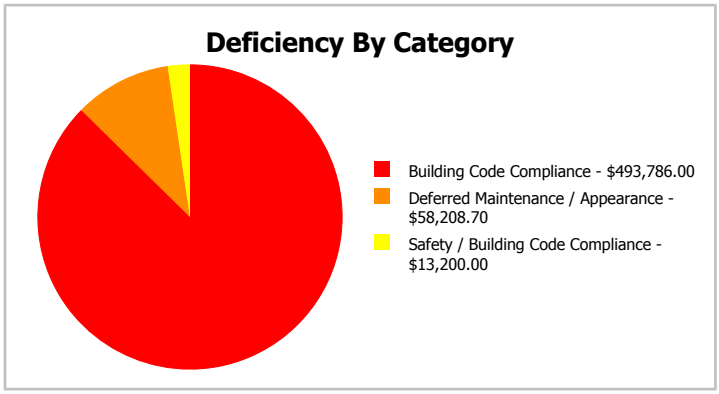
Description:

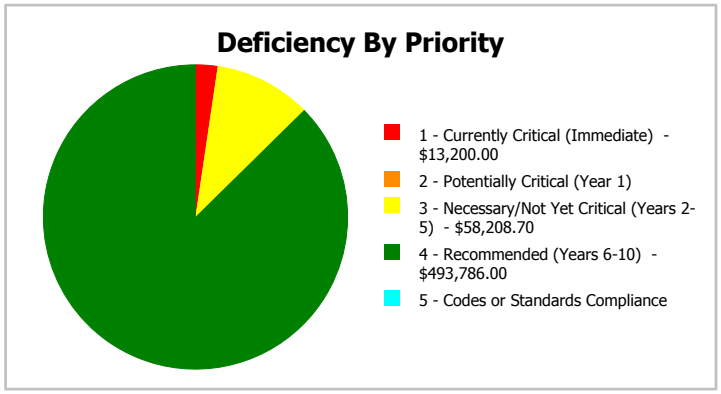
The narrative for this building is included in the Executive Summary Description at the front of this report.

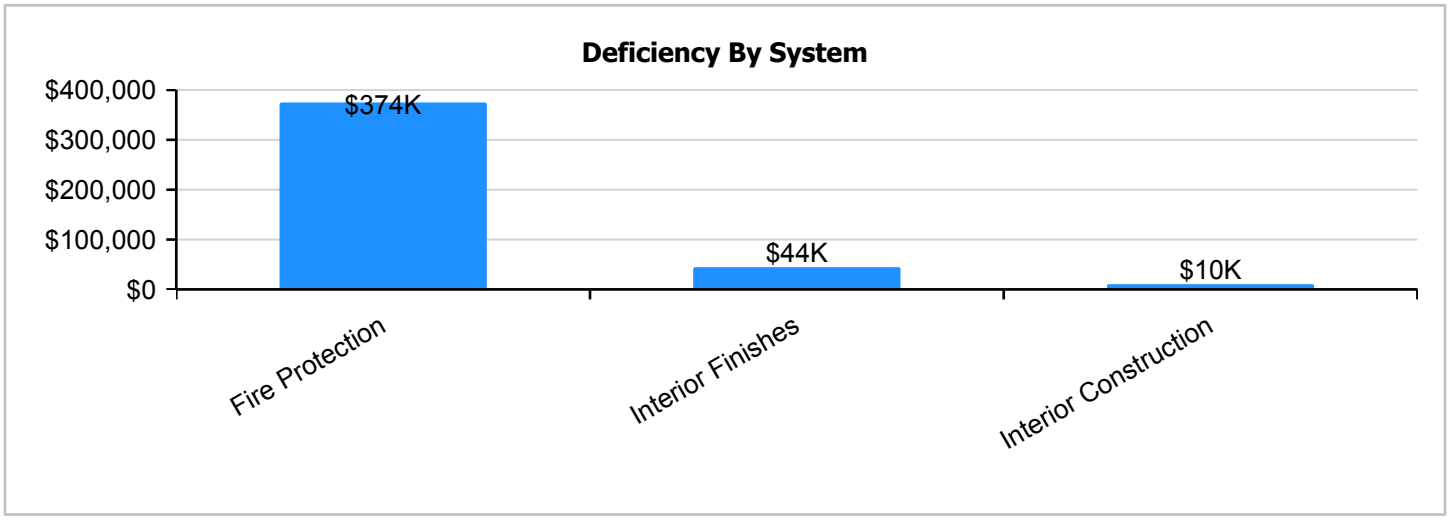
Attributes: This asset has no attributes.

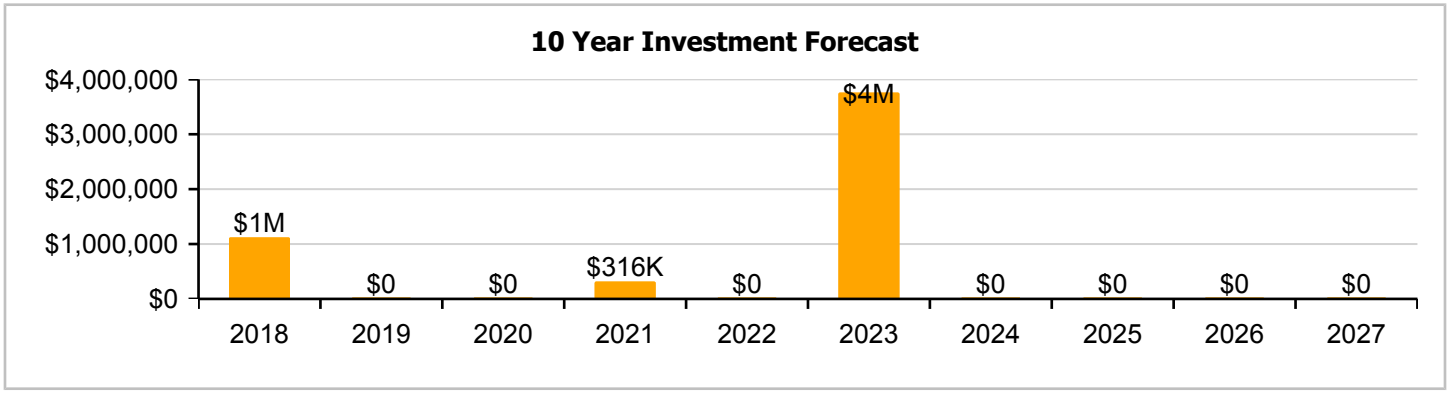
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	93,520
Year Built:	2003	Last Renovation:	
Repair Cost:	$565,195	Replacement Value:	$18,372,938
FCI:	3.08 %	RSLI%:	55.77 %









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	86.00 %	0.00 %	$0.00
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D30 - HVAC	42.36 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$493,786.00
D50 - Electrical	42.92 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**55.77 %**	**3.08 %**	**$565,194.70**

Photo Album

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

1). Northeast Elevation - Nov 28, 2016

2). West Elevation - Nov 28, 2016

3). West Elevation - Nov 28, 2016

4). North Elevation - Nov 28, 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.

Campus Assessment Report - 2003 Main Building

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.	93,520	100	2003	2103		86.00 %	0.00 %	86			$439,544
A1030	Slab on Grade	$8.26	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$772,475
A2010	Basement Excavation	$1.85	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$173,012
A2020	Basement Walls	$12.79	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$1,196,121
B1010	Floor Construction	$1.61	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$150,567
B1020	Roof Construction	$15.44	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$1,443,949
B2010	Exterior Walls	$9.24	S.F.	93,520	100	2003	2103		86.00 %	0.00 %	86			$864,125
B2020	Exterior Windows	$9.20	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$860,384
B2030	Exterior Doors	$1.02	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$95,390
B3010130	Preformed Metal Roofing	$9.66	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$903,403
C1010	Partitions	$10.59	S.F.	93,520	75	2003	2078		81.33 %	1.33 %	61		$13,200.00	$990,377
C1020	Interior Doors	$2.48	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$231,930
C1030	Fittings	$9.54	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$892,181
C3010	Wall Finishes	$2.73	S.F.	93,520	10	2003	2013	2021	40.00 %	0.00 %	4			$255,310
C3020	Floor Finishes	$11.15	S.F.	93,520	20	2003	2023		30.00 %	4.26 %	6		$44,412.80	$1,042,748
C3030	Ceiling Finishes	$10.74	S.F.	93,520	25	2003	2028		44.00 %	1.37 %	11		$13,795.90	$1,004,405
D2010	Plumbing Fixtures	$11.26	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$1,053,035
D2020	Domestic Water Distribution	$0.96	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$89,779
D2030	Sanitary Waste	$1.52	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$142,150
D2090	Other Plumbing Systems -Nat Gas	$0.17	S.F.	93,520	40	2003	2043		65.00 %	0.00 %	26			$15,898
D3020	Heat Generating Systems	$4.98	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$465,730
D3030	Cooling Generating Systems	$5.16	S.F.	93,520	25	2003	2028		44.00 %	0.00 %	11			$482,563
D3040	Distribution Systems	$6.02	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$562,990
D3050	Terminal & Package Units	$2.96	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$276,819
D3060	Controls & Instrumentation	$1.91	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$178,623
D4010	Sprinklers	$4.22	S.F.	93,520	30			2016	0.00 %	110.00 %	-1		$434,120.00	$394,654
D4020	Standpipes	$0.58	S.F.	93,520	30			2016	0.00 %	110.00 %	-1		$59,666.00	$54,242
D5010	Electrical Service/Distribution	$1.65	S.F.	93,520	40	2003	2043		65.00 %	0.00 %	26			$154,308
D5020	Branch Wiring	$4.99	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$466,665
D5020	Lighting	$11.64	S.F.	93,520	30	2003	2033		53.33 %	0.00 %	16			$1,088,573
D5030810	Security & Detection Systems	$1.83	S.F.	93,520	15	2014	2029		80.00 %	0.00 %	12			$171,142
D5030910	Fire Alarm Systems	$3.31	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$309,551
D5030920	Data Communication	$4.30	S.F.	93,520	15	2003	2018		6.67 %	0.00 %	1			$402,136
D5090	Other Electrical Systems	$0.12	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$11,222
E1020	Institutional Equipment	$0.30	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$28,056
E1090	Other Equipment	$1.86	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$173,947
E2010	Fixed Furnishings	$5.72	S.F.	93,520	20	2003	2023		30.00 %	0.00 %	6			$534,934
								Total	**55.77 %**	**3.08 %**			**$565,194.70**	**$18,372,938**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



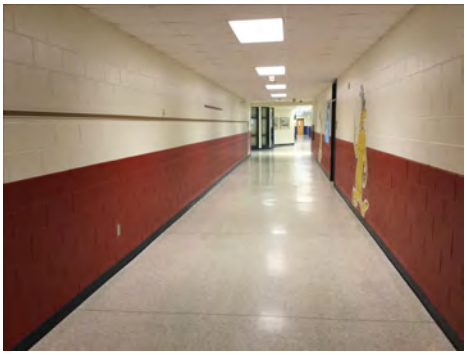
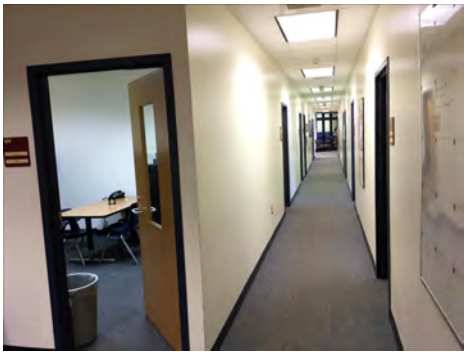
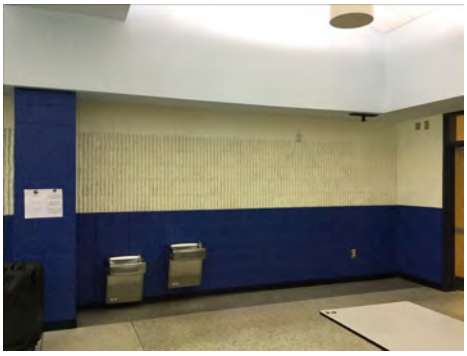
Note:

System: B3010130 - Preformed Metal Roofing



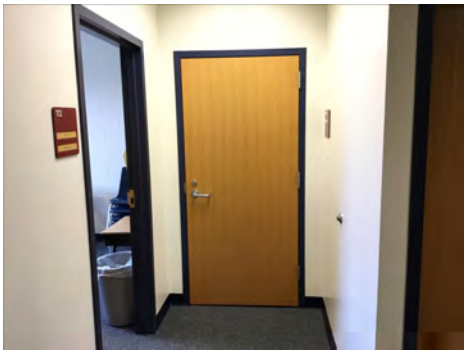
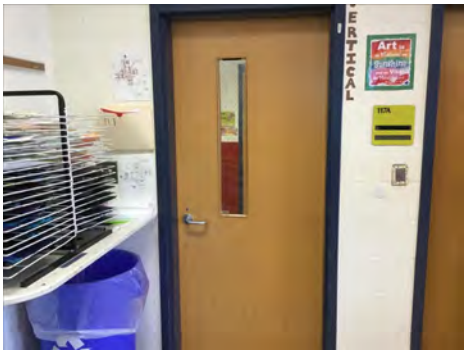
Note:

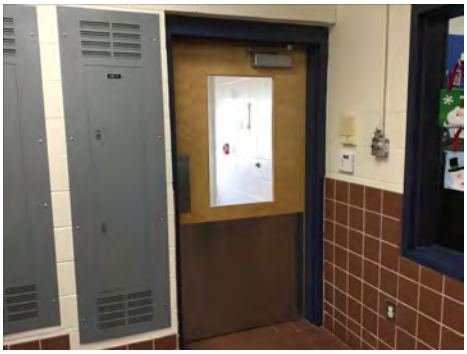
System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

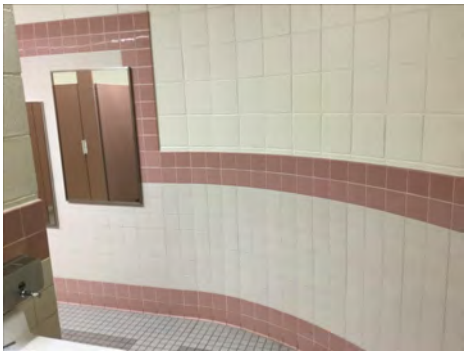
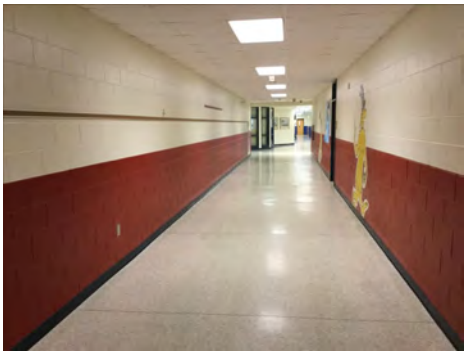
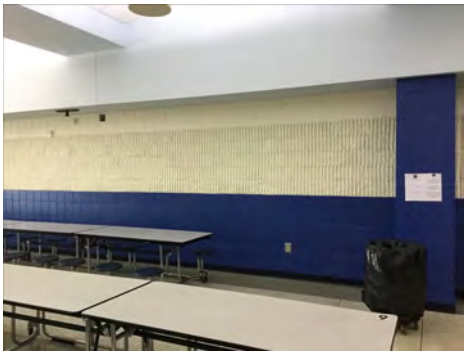


Note:

System: C1030 - Fittings

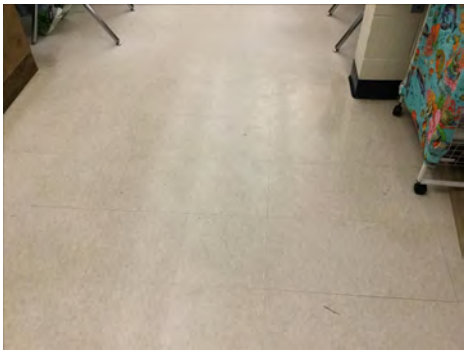
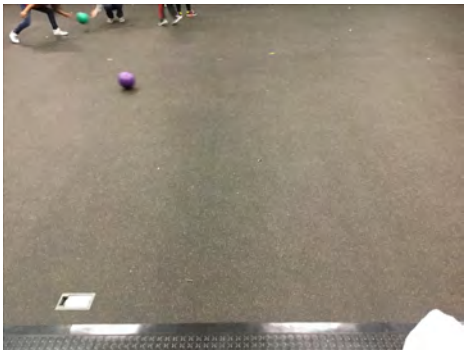
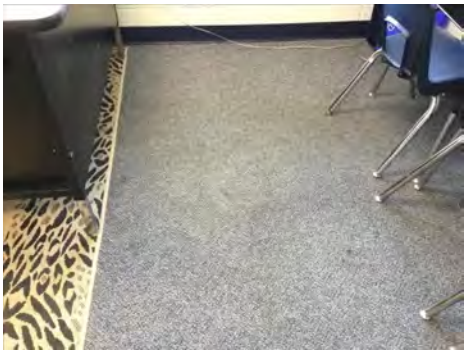

Note:

System: C3010 - Wall Finishes

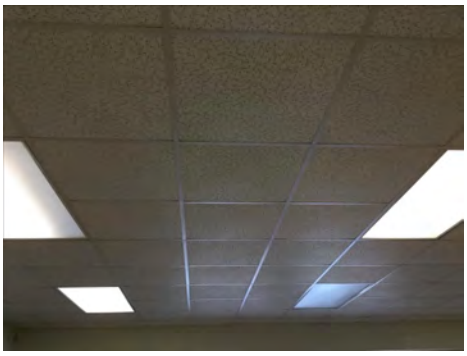
Note:

System: C3020 - Floor Finishes

Note: Carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes

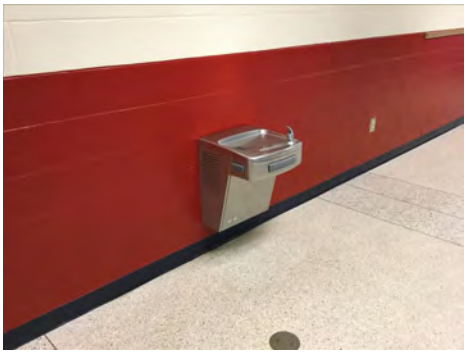

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



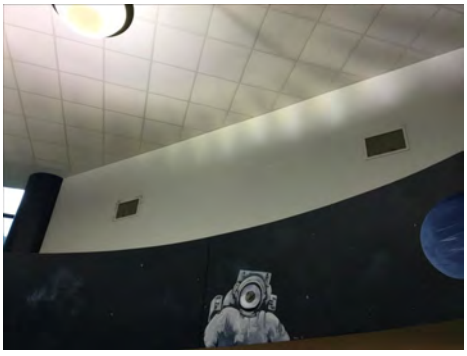
Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



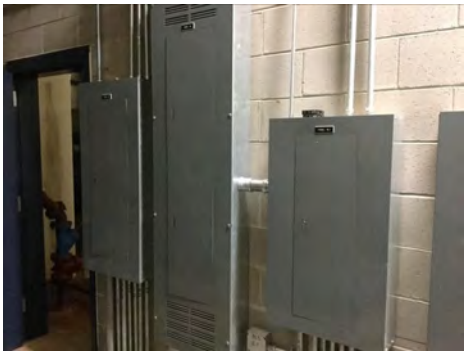

Note:

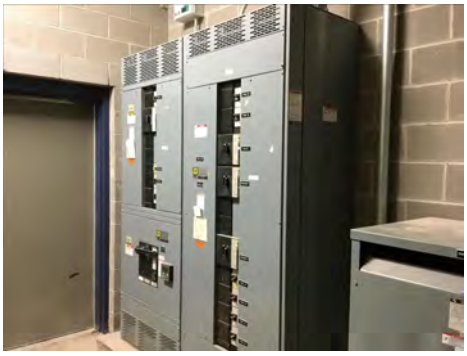
System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution





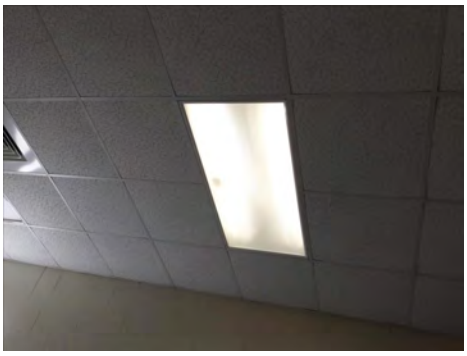
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

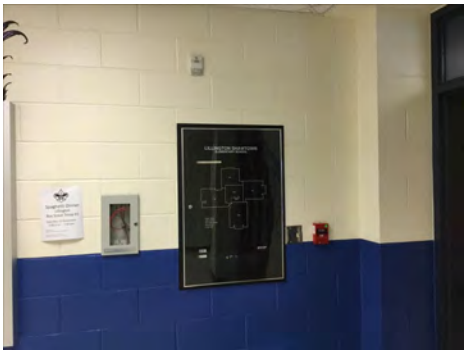

Note:

System: D5030810 - Security & Detection Systems



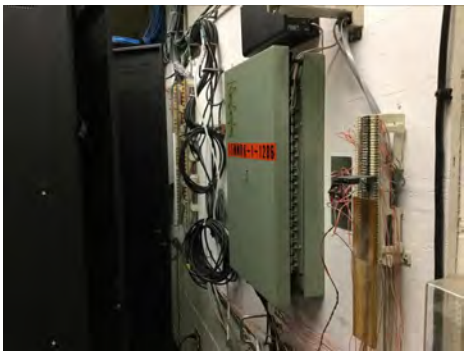
Note:

System: D5030910 - Fire Alarm Systems



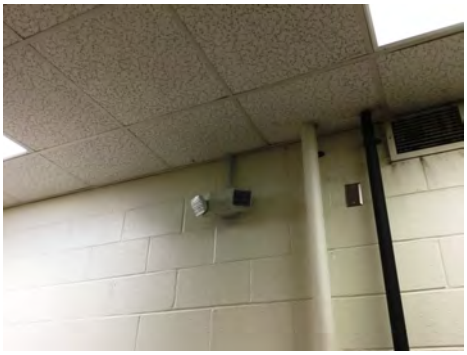

Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment



Note:

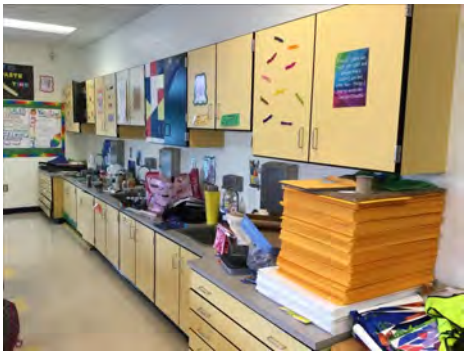
System: E1090 - Other Equipment



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%

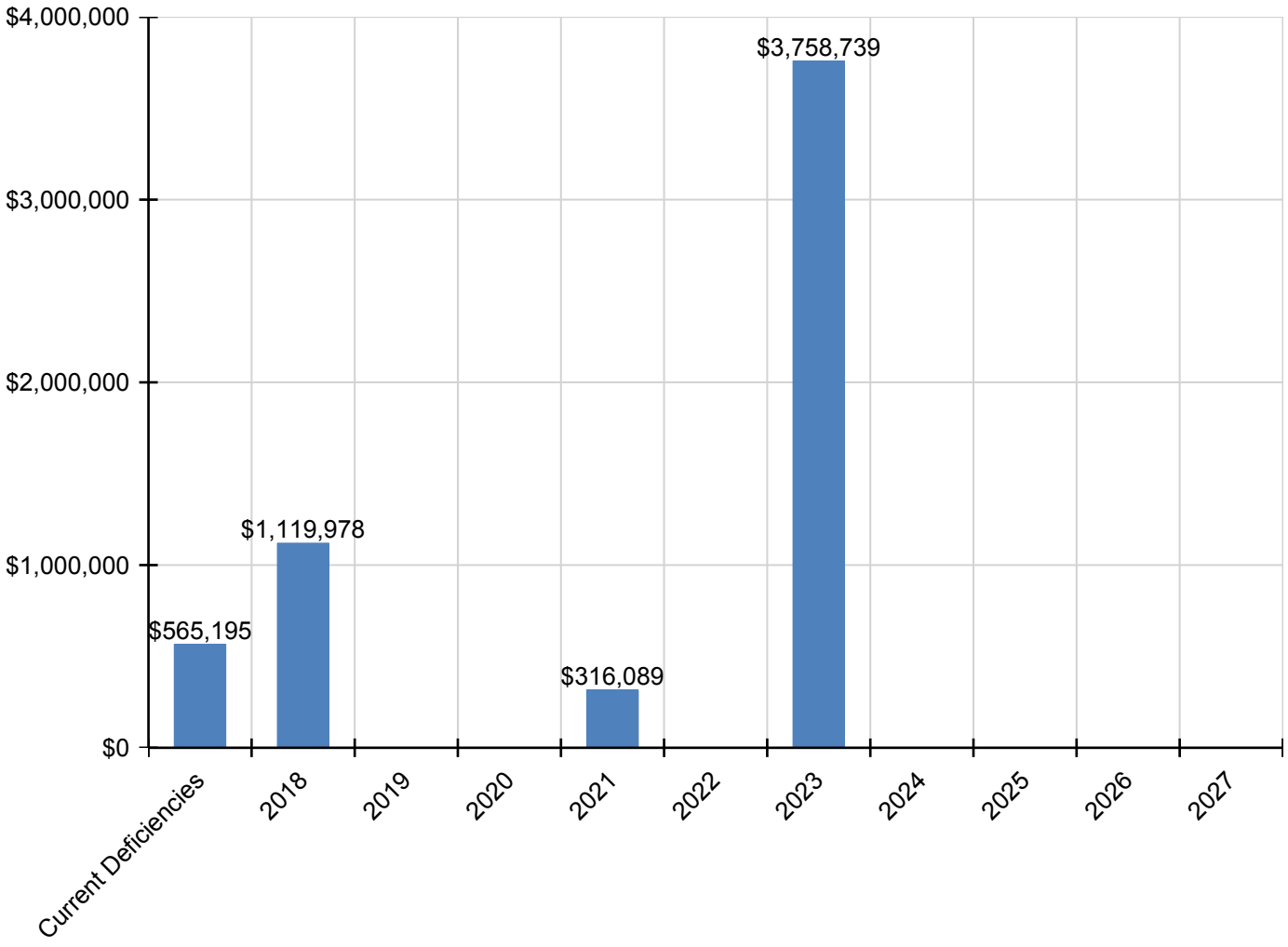
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$565,195**	**$1,119,978**	**$0**	**$0**	**$316,089**	**$0**	**$3,758,739**	**$0**	**$0**	**$0**	**$0**	**$5,760,001**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$1,171,842	$0	$0	$0	$0	**$1,171,842**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$316,089	$0	$0	$0	$0	$0	$0	**$316,089**

C3020 - Floor Finishes	$44,413	$0	$0	$0	$0	$0	$1,369,605	$0	$0	$0	$0	**$1,414,018**
C3030 - Ceiling Finishes	$13,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,796**
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**
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**
D3030 - Cooling 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	$313,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$313,636**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$234,615	$0	$0	$0	$0	**$234,615**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$434,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$434,120**
D4020 - Standpipes	$59,666	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,666**
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	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$350,721	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$350,721**
D5030920 - Data Communication	$0	$455,621	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$455,621**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$14,741	$0	$0	$0	$0	**$14,741**
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	$36,851	$0	$0	$0	$0	**$36,851**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$228,472	$0	$0	$0	$0	**$228,472**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$702,614	$0	$0	$0	$0	**$702,614**

** Indicates non-renewable system*

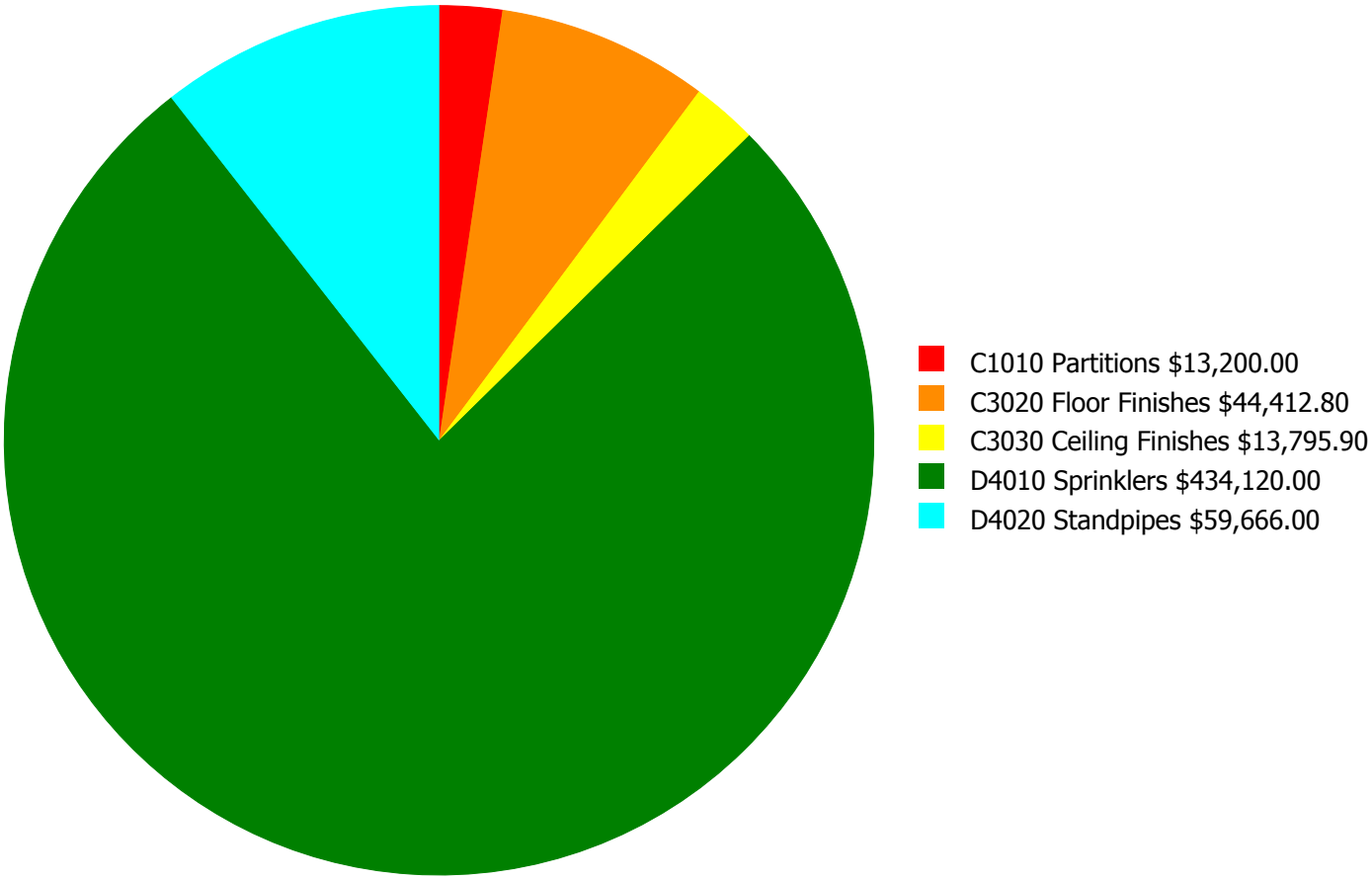
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

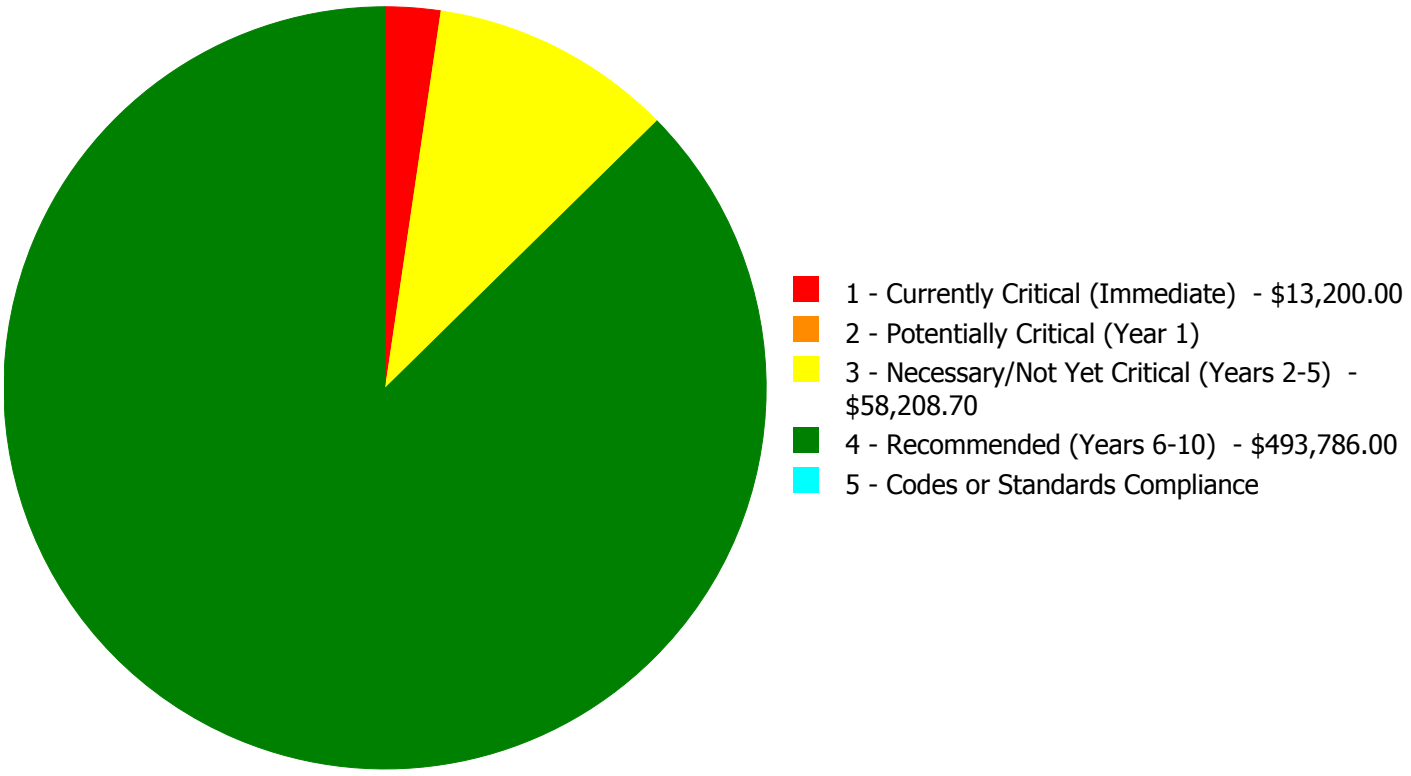
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $565,194.70

Deficiency Summary by Priority

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



Budget Estimate Total: $565,194.70

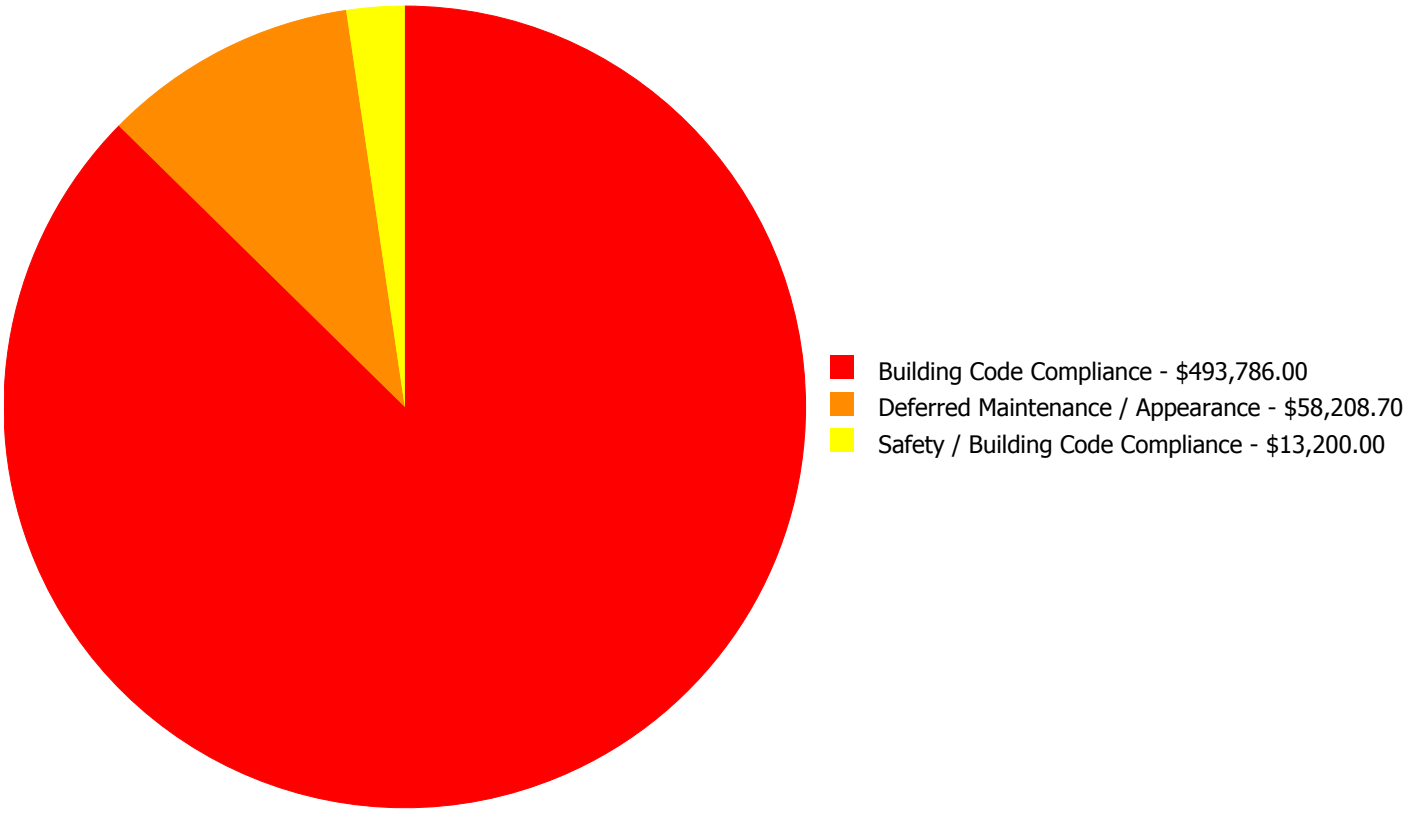
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C3020	Floor Finishes	$0.00	$0.00	$44,412.80	$0.00	$0.00	$44,412.80
C3030	Ceiling Finishes	$0.00	$0.00	$13,795.90	$0.00	$0.00	$13,795.90
D4010	Sprinklers	$0.00	$0.00	$0.00	$434,120.00	$0.00	$434,120.00
D4020	Standpipes	$0.00	$0.00	$0.00	$59,666.00	$0.00	$59,666.00
	Total:	$13,200.00	$0.00	$58,208.70	$493,786.00	$0.00	$565,194.70

Deficiency Summary by Category

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



Budget Estimate Total: $565,194.70

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):

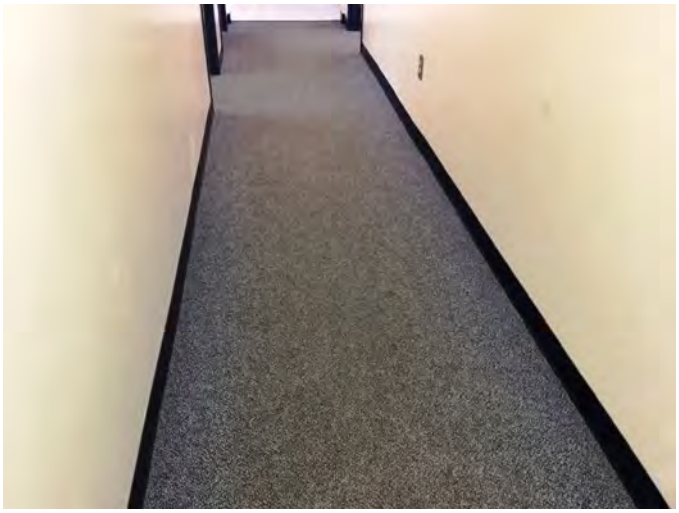
System: C1010 - Partitions

Location:	Computer Lab
Distress:	Failing
Category:	Safety / Building Code Compliance
Priority:	1 - Currently Critical (Immediate)
Correction:	Engineering Study
Qty:	1.00
Unit of Measure:	Ea.
Estimate:	$13,200.00
Assessor Name:	Eduardo Lopez
Date Created:	11/28/2016

Notes: There are visible cracks on the partition wall, which should be studied by a professional engineer.

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

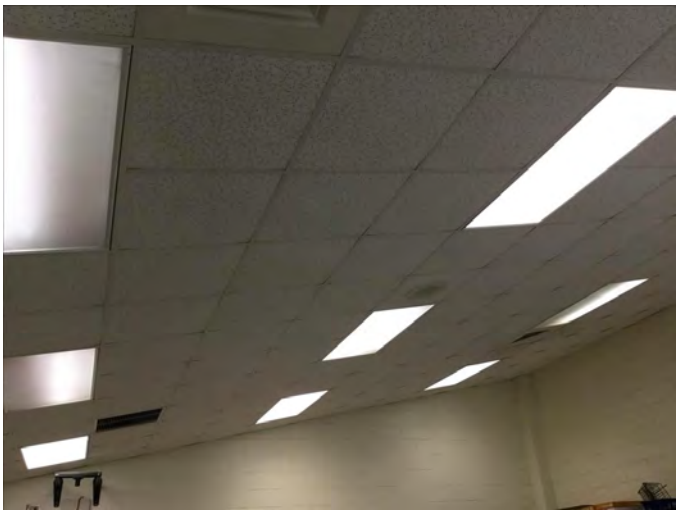
System: C3020 - Floor Finishes



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 519.55
Unit of Measure: S.Y.
Estimate: $44,412.80
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Damaged
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace acoustic tile ceiling, fire-rated
Qty: 16.83
Unit of Measure: C.S.F.
Estimate: $13,795.90
Assessor Name: Eduardo Lopez
Date Created: 11/28/2016

Notes: The acoustical ceiling tiles are damaged due to water or humidity 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: 93,520.00
Unit of Measure: S.F.
Estimate: $434,120.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The school does not have any sprinkler system and should be installed.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 93,520.00
Unit of Measure: S.F.
Estimate: $59,666.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes: The building foes not have afire protection system and it should be installed.

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):	525
Year Built:	2003
Last Renovation:	
Replacement Value:	$61,643
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	77.24 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

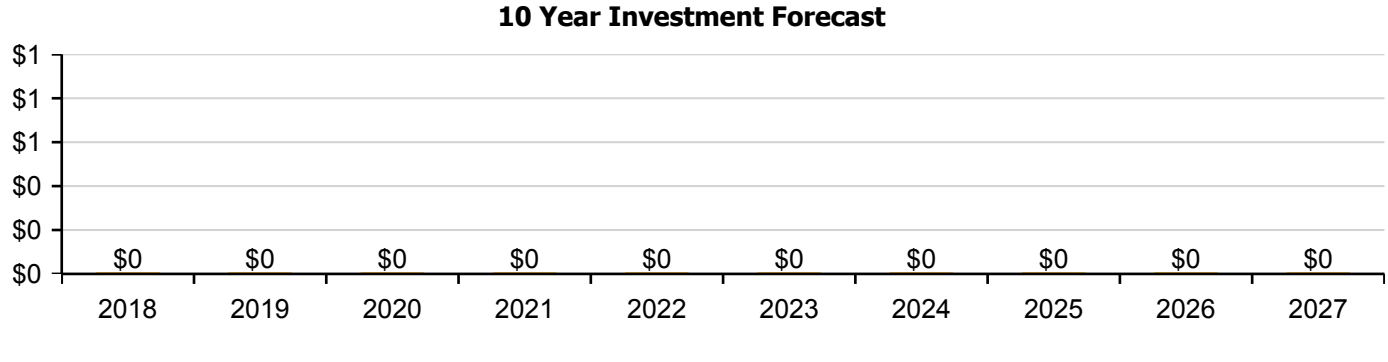
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	525
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$61,643
FCI:	0.00 %	RSLI%:	77.24 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.64 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
D50 - Electrical	53.33 %	0.00 %	$0.00
Totals:	**77.24 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Nov 28, 2016

2). Northwest Elevation - Nov 28, 2016

3). South Elevation - Nov 28, 2016

4). Southeast Elevation - Nov 28, 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	$20.13	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$10,568
A1030	Slab on Grade	$19.75	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$10,369
B1020	Roof Construction	$16.26	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$8,537
B2010	Exterior Walls	$29.79	S.F.	525	100	2003	2103		86.00 %	0.00 %	86			$15,640
B2030	Exterior Doors	$8.66	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$4,547
B3010130	Preformed Metal Roofing	$9.66	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$5,072
D5020	Branch Wiring	$3.58	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$1,880
D5020	Lighting	$9.58	S.F.	525	30	2003	2033		53.33 %	0.00 %	16			$5,030
								Total	**77.24 %**					**$61,643**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



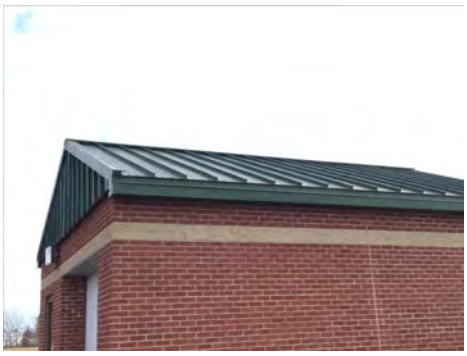
Note:

System: B2030 - Exterior Doors



Note:

System: B3010130 - Preformed Metal Roofing


Note:

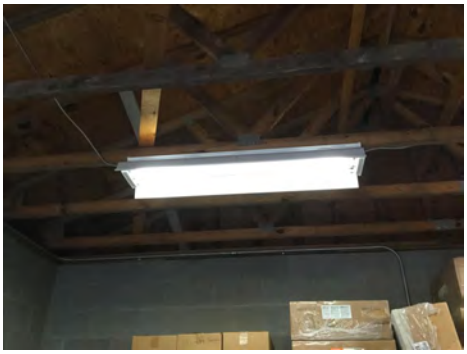
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

Renewal Schedule

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

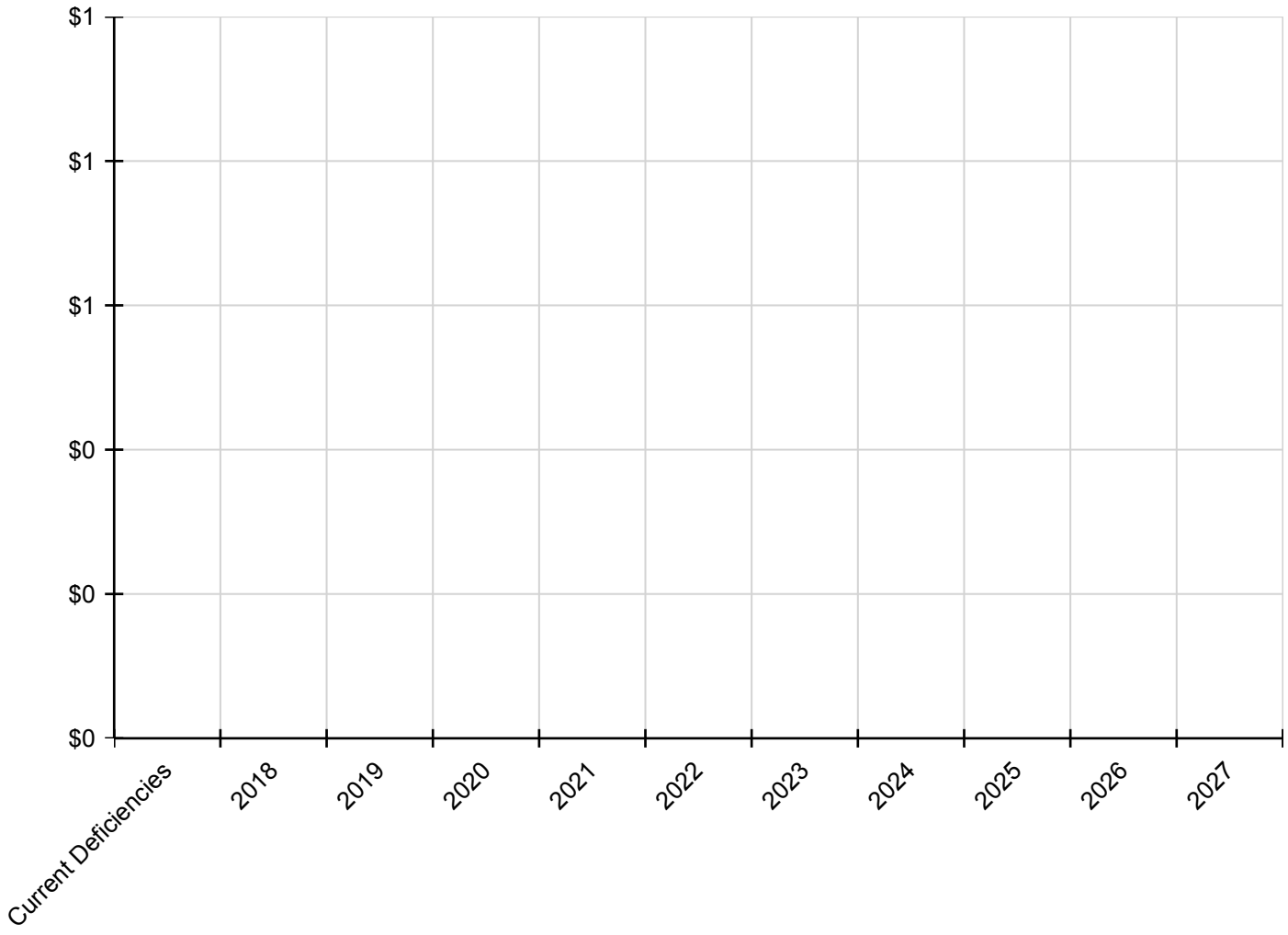
Inflation Rate: 3%

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

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	94,045
Year Built:	2003
Last Renovation:	
Replacement Value:	$2,908,810
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	57.37 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

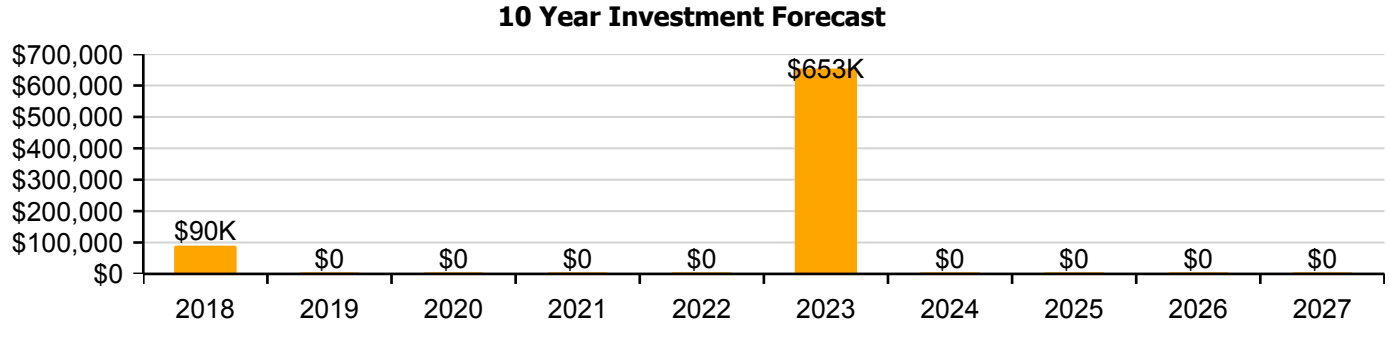
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	94,045
Year Built:	2003	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,908,810
FCI:	0.00 %	RSLI%:	57.37 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	50.58 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	71.26 %	0.00 %	$0.00
G40 - Site Electrical Utilities	54.33 %	0.00 %	$0.00
Totals:	**57.37 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Aerial Image of Lillington-Shawton Elementary School - Nov 28, 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 $
G2010	Roadways	$3.81	S.F.	94,045	25	2014	2039		88.00 %	0.00 %	22			$358,311
G2020	Parking Lots	$1.33	S.F.	94,045	25	2014	2039		88.00 %	0.00 %	22			$125,080
G2030	Pedestrian Paving	$1.91	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$179,626
G2040105	Fence & Guardrails	$1.23	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$115,675
G2040950	Covered Walkways	$1.52	S.F.	94,045	25	2003	2028		44.00 %	0.00 %	11			$142,948
G2040950	Hard Surface Play Area	$0.75	S.F.	94,045	20	2003	2023		30.00 %	0.00 %	6			$70,534
G2040950	Playing Field	$4.54	S.F.	94,045	20	2003	2023		30.00 %	0.00 %	6			$426,964
G2050	Landscaping	$1.87	S.F.	94,045	15	2003	2018		6.67 %	0.00 %	1			$175,864
G3010	Water Supply	$2.34	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$220,065
G3020	Sanitary Sewer	$1.45	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$136,365
G3030	Storm Sewer	$4.54	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$426,964
G3060	Fuel Distribution	$0.98	S.F.	94,045	40	2003	2043		65.00 %	0.00 %	26			$92,164
G4010	Electrical Distribution	$2.35	S.F.	94,045	50	2003	2053		72.00 %	0.00 %	36			$221,006
G4020	Site Lighting	$1.47	S.F.	94,045	30	2003	2033		53.33 %	0.00 %	16			$138,246
G4030	Site Communications & Security	$0.84	S.F.	94,045	15	2003	2018		6.67 %	0.00 %	1			$78,998
								Total	**57.37 %**					**$2,908,810**

System Notes

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

System: G2010 - Roadways



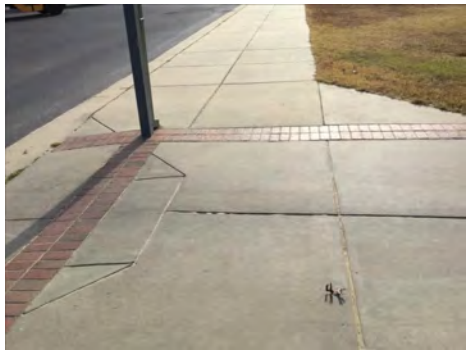
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving


Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



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:

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.

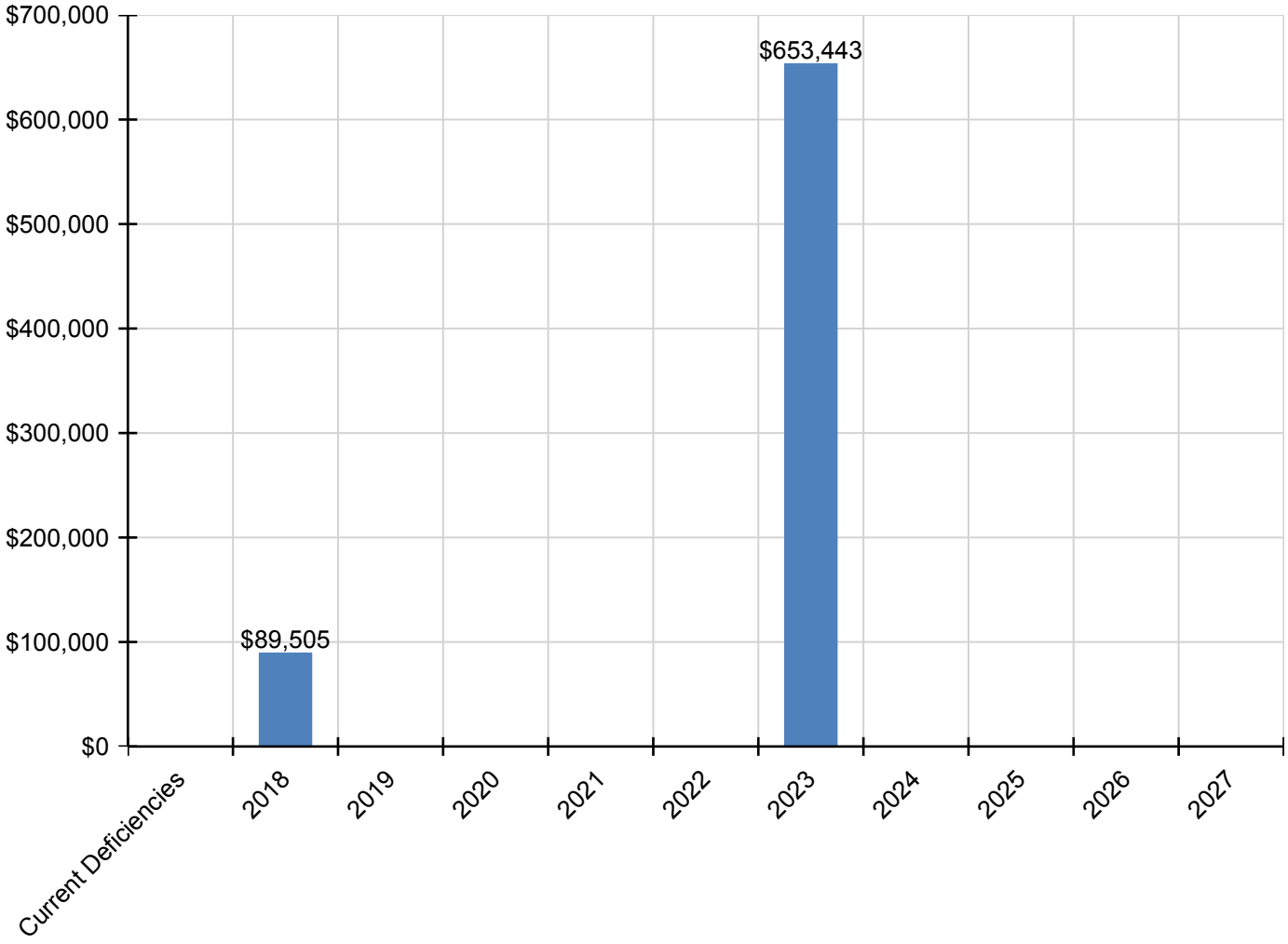
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$89,505**	**$0**	**$0**	**$0**	**$0**	**$653,443**	**$0**	**$0**	**$0**	**$0**	**$742,948**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$0	$92,643	$0	$0	$0	$0	**$92,643**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$560,800	$0	$0	$0	$0	**$560,800**
*** 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	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$89,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,505**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset