

NC School District/520 Jones County/Elementary School

# Maysville Elementary

Final

## Campus Assessment Report

March 11, 2017



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## Campus Executive Summary

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

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

Gross Area (SF):	36,973
Year Built:	1978
Last Renovation:	
Replacement Value:	\$8,311,792
Repair Cost:	\$1,454,816.00
Total FCI:	17.50 %
Total RSLI:	32.47 %
FCA Score:	82.50



**Description:**

**GENERAL**

Maysville Elementary School is located at 814 Sixth Street in, Maysville, North Carolina. The 1 story, 36,973 square foot building was originally constructed in 1978. A gym and classroom addition was constructed in 1998, at which time a major renovation of the existing building was performed.

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

**A. SUBSTRUCTURE**

The building rests on slab on grade and is assumed to have standard cast-in-place concrete foundations. The building has no basement.

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### B. SUPERSTRUCTURE

Floor construction at the addition mezzanine is concrete filled metal pans on steel framing. Roof construction is steel. The original building roof was reframed in 1998 to accommodate the standing seam metal roof. The exterior envelope is composed of walls of brick veneer over CMU. Walls at gable roof ends at the addition are a stucco system. Exterior windows are clear anodized aluminum frame with fixed and operable dual panes. Exterior doors are hollow metal at the main entry and corridor exits with glazing and some sidelites. Secondary/utility doors are hollow metal in hollow metal frames. The mechanical equipment room has louvered doors. Roofing is steep preformed metal with painted finish. There are gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

### C. INTERIORS

Interior partitions are CMU at corridors in the addition. Partitions in the original building and at demising walls between classrooms in the addition are gypboard on metal studs. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Stairs to the mezzanine construction are open risers and steel treads with steel handrails. Interior wall finishes are typically paint. Gypboard walls have a textured finish beneath the paint. Original toilet rooms have ceramic tile wainscot. There are acoustic wall panels in the gym. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically a combination of carpet and VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile. Other ceiling finishes include painted structure in the gym.

### D. SERVICES

**CONVEYING:** The building does not include conveying equipment.

**PLUMBING:** Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric and propane hot water heating. The sanitary waste system is cast iron at original construction PVC at the addition. Other plumbing systems include propane gas and fuel oil piping.

**HVAC:** Heating is provided by a propane/fuel oil fired boiler with a 2-pipe system to air handlers at the original building. Cooling at the original building and heating and cooling at the addition is provided by heat pumps. The heating/cooling distribution system is a ductwork system utilizing air handling units located in mechanical rooms and on mezzanines. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are analog and are not centrally controlled or monitored by an energy management system.

**FIRE PROTECTION:** The building does not have a fire sprinkler or standpipe system. Fire extinguishers and cabinets are distributed near fire exits and corridors. There is an Ansul system in the kitchen hood.

**ELECTRICAL:** The main electrical service is fed from a pad mounted transformer to two 800 amp 480/277V 3 phase, 4 wire switchboard/distribution panels located in the building. Lighting is lay-in type, fluorescent light fixtures with T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

**COMMUNICATIONS AND SECURITY:** The fire alarm system consists of audible/visual strobe annunciator throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. 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 separate from the telephone system.

**OTHER ELECTRICAL SYSTEMS:** This building does not have a separately derived emergency power system. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are luminous.

### E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment and furnishings: fixed food service; residential appliances; library equipment; athletic equipment; theater and stage equipment; audio-visual; fixed casework; and window blinds.

### G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; covered walkways; a shade canopy and a picnic shelter. Site mechanical and

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electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface water features; propane tanks; fuel oil tanks; fiber optic cables; and site lighting owned by the power company.

### Attributes:

#### General Attributes:

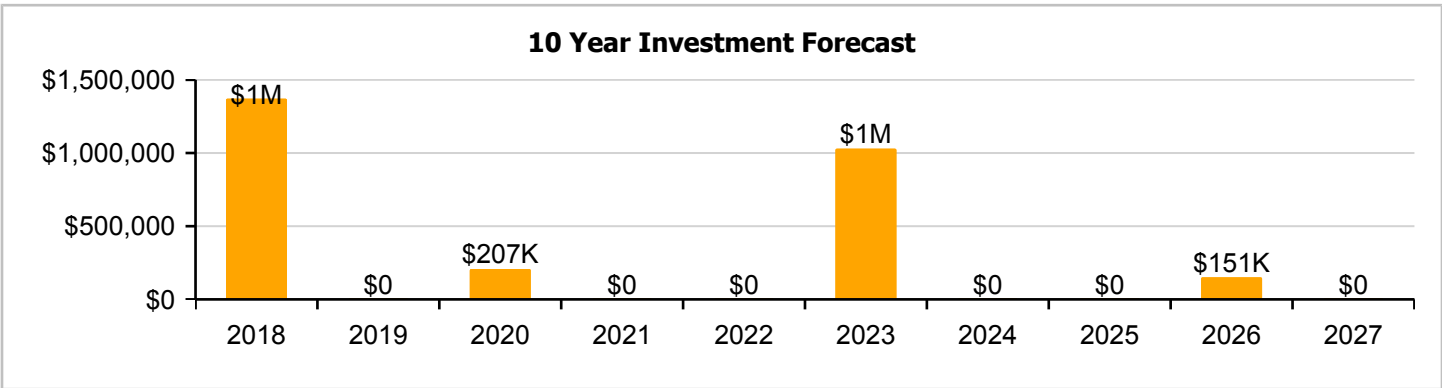
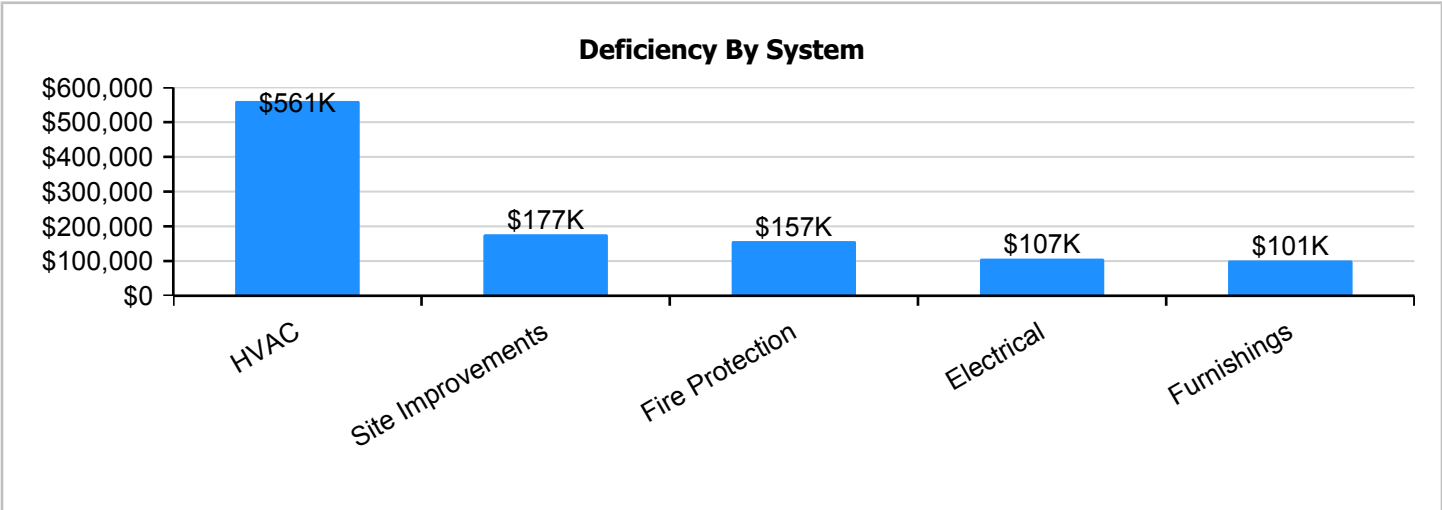
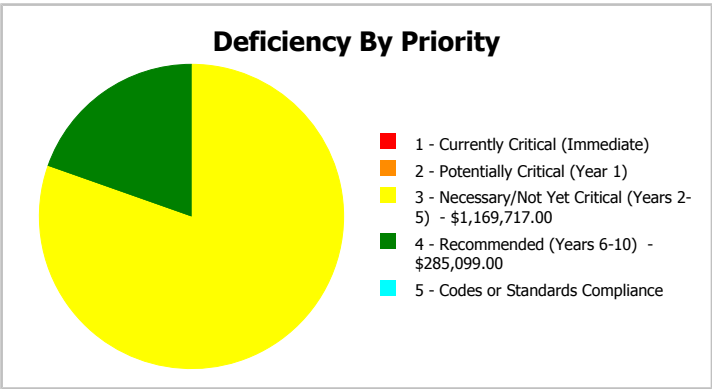
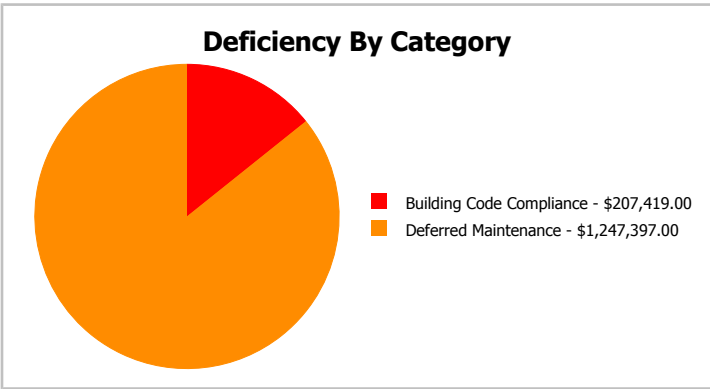
Condition Assessor:	Ann Buerger Linden	Assessment Date:	2/6/2017
Suitability Assessor:			

#### School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	13	Site Acreage:	13

**Campus Dashboard Summary**

Gross Area:	36,973	Last Renovation:	
Year Built:	1978	Replacement Value:	\$8,311,792
Repair Cost:	\$1,454,816	RSLI%:	32.47 %
FCI:	17.50 %		



## 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

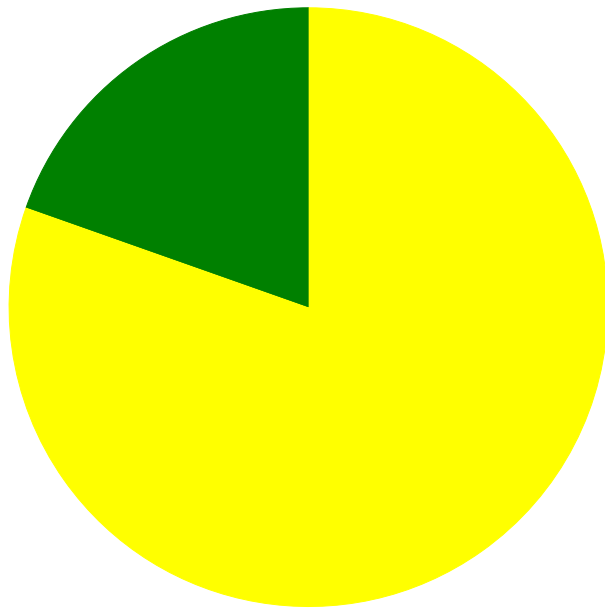
UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.97 %	0.00 %	\$0.00
B10 - Superstructure	70.46 %	0.00 %	\$0.00
B20 - Exterior Enclosure	52.47 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	34.19 %	0.00 %	\$0.00
C20 - Stairs	81.00 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	35.13 %	0.00 %	\$0.00
D30 - HVAC	10.38 %	68.05 %	\$740,578.00
D40 - Fire Protection	0.00 %	110.00 %	\$207,419.00
D50 - Electrical	35.71 %	13.12 %	\$140,719.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	2.24 %	60.67 %	\$133,466.00
G20 - Site Improvements	8.81 %	37.79 %	\$232,634.00
G30 - Site Mechanical Utilities	25.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.74 %	0.00 %	\$0.00
<b>Totals:</b>	<b>32.47 %</b>	<b>17.50 %</b>	<b>\$1,454,816.00</b>

### 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
1978 Main	20,392	13.36	\$0.00	\$0.00	\$395,911.00	\$114,400.00	\$0.00
1998 Addition	16,581	20.85	\$0.00	\$0.00	\$618,852.00	\$93,019.00	\$0.00
Site	36,973	21.58	\$0.00	\$0.00	\$154,954.00	\$77,680.00	\$0.00
<b>Total:</b>		<b>17.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,169,717.00</b>	<b>\$285,099.00</b>	<b>\$0.00</b>

### Deficiencies By Priority





- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$1,169,717.00
- 4 - Recommended (Years 6-10) - \$285,099.00
- 5 - Codes or Standards Compliance

**Budget Estimate Total: \$1,454,816.00**

## Executive Summary

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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):	20,392
Year Built:	1978
Last Renovation:	1998
Replacement Value:	\$3,819,008
Repair Cost:	\$510,311.00
Total FCI:	13.36 %
Total RSLI:	33.36 %
FCA Score:	86.64



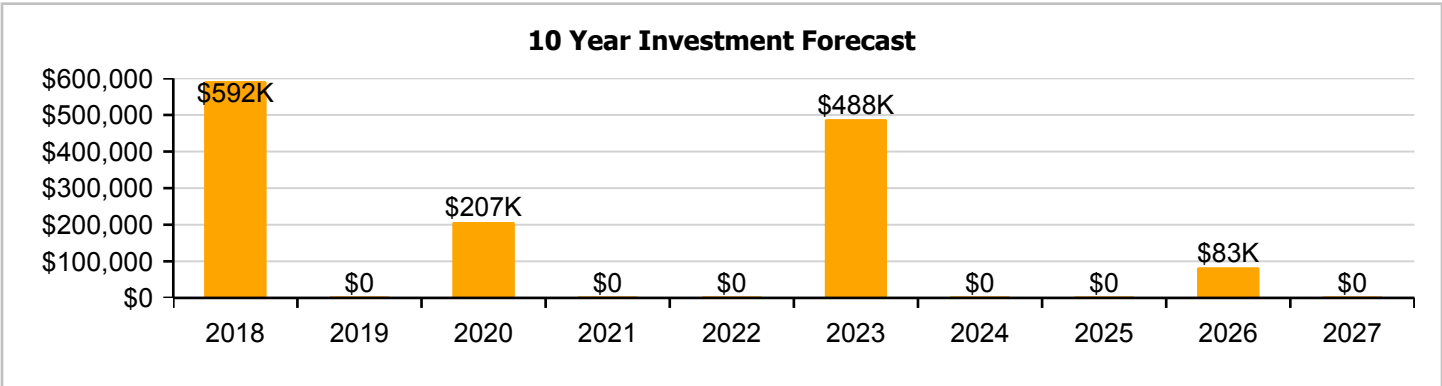
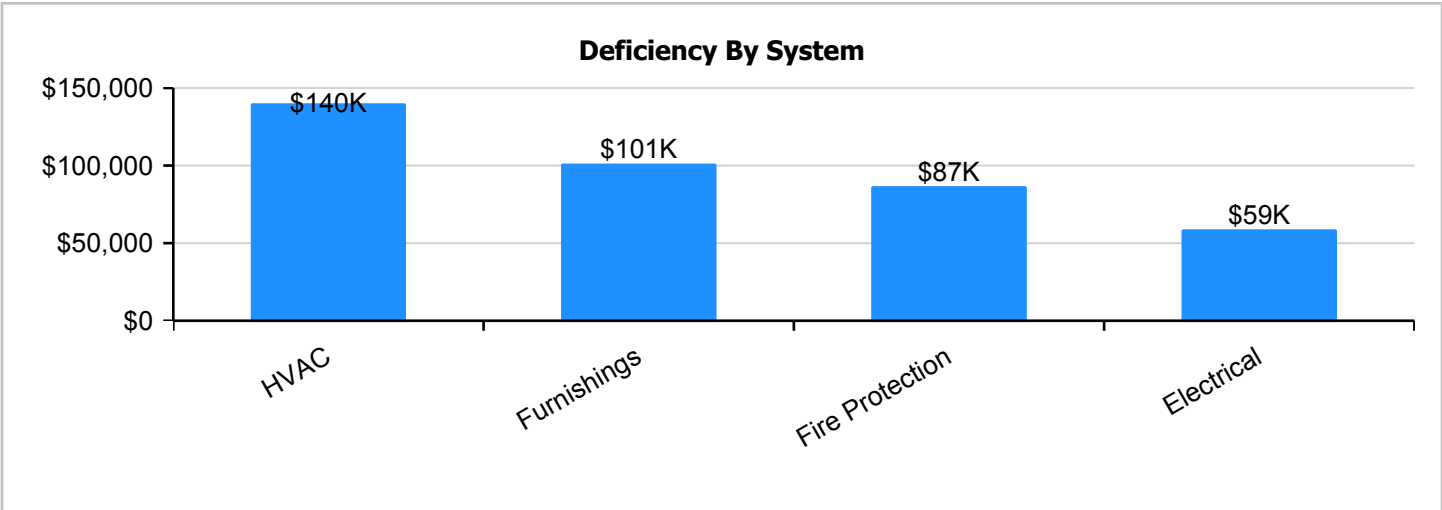
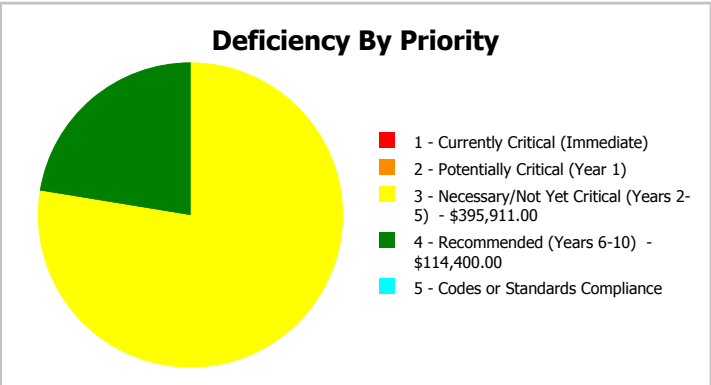
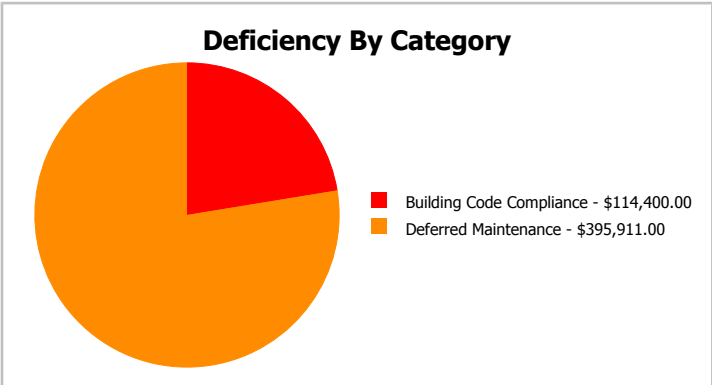
### Description:

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:	20,392
Year Built:	1978	Last Renovation:	1998
Repair Cost:	\$510,311	Replacement Value:	\$3,819,008
FCI:	13.36 %	RSLI%:	33.36 %



## 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	61.00 %	0.00 %	\$0.00
B10 - Superstructure	61.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	48.21 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	28.60 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	33.90 %	0.00 %	\$0.00
D30 - HVAC	16.42 %	41.41 %	\$184,833.00
D40 - Fire Protection	0.00 %	110.00 %	\$114,400.00
D50 - Electrical	34.37 %	13.12 %	\$77,612.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$133,466.00
<b>Totals:</b>	<b>33.36 %</b>	<b>13.36 %</b>	<b>\$510,311.00</b>

## Photo Album

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

1). South Elevation - Feb 08, 2017



2). West Elevation - Feb 08, 2017



3). North Elevation - Feb 08, 2017



4). East Elevation - Feb 08, 2017



### Condition Detail

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

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

**System Listing**

## Campus Assessment Report - 1978 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$99,513
A1030	Slab on Grade	\$8.61	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$175,575
B1020	Roof Construction	\$16.08	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$327,903
B2010	Exterior Walls	\$9.61	S.F.	20,392	100	1978	2078		61.00 %	0.00 %	61			\$195,967
B2020	Exterior Windows	\$9.57	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$195,151
B2030	Exterior Doors	\$1.07	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$21,819
B3010130	Preformed Metal Roofing	\$9.66	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$196,987
C1010	Partitions	\$11.01	S.F.	20,392	75	1978	2053		48.00 %	0.00 %	36			\$224,516
C1020	Interior Doors	\$2.59	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$52,815
C1030	Fittings	\$9.94	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$202,696
C3010	Wall Finishes	\$2.84	S.F.	20,392	10	2016	2026		90.00 %	0.00 %	9			\$57,913
C3020	Floor Finishes	\$11.60	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$236,547
C3030	Ceiling Finishes	\$11.19	S.F.	20,392	25	1998	2023		24.00 %	0.00 %	6			\$228,186
D2010	Plumbing Fixtures	\$11.71	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$238,790
D2020	Domestic Water Distribution	\$0.99	S.F.	20,392	30	1978	2008	2023	20.00 %	0.00 %	6			\$20,188
D2030	Sanitary Waste	\$1.57	S.F.	20,392	30	1978	2008	2023	20.00 %	0.00 %	6			\$32,015
D2090	Other Plumbing Systems -Propane & fuel oil	\$0.17	S.F.	20,392	40	1998	2038		52.50 %	0.00 %	21			\$3,467
D3020	Heat Generating Systems	\$5.19	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$105,834
D3040	Distribution Systems	\$6.26	S.F.	20,392	30	1978	2008		0.00 %	110.00 %	-9		\$140,419.00	\$127,654
D3050	Terminal & Package Units	\$8.46	S.F.	20,392	15	2005	2020		20.00 %	0.00 %	3			\$172,516
D3060	Controls & Instrumentation	\$1.98	S.F.	20,392	20	1978	1998		0.00 %	110.00 %	-19		\$44,414.00	\$40,376
D4010	Sprinklers	\$4.41	S.F.	20,392	30			2017	0.00 %	110.00 %	0		\$98,922.00	\$89,929
D4020	Standpipes	\$0.69	S.F.	20,392	30			2017	0.00 %	110.01 %	0		\$15,478.00	\$14,070
D5010	Electrical Service/Distribution	\$1.73	S.F.	20,392	40	1978	2018		2.50 %	0.00 %	1			\$35,278
D5020	Branch Wiring	\$5.20	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$106,038
D5020	Lighting	\$12.12	S.F.	20,392	30	1998	2028		36.67 %	0.00 %	11			\$247,151
D5030810	Security & Detection Systems	\$1.91	S.F.	20,392	15	2016	2031		93.33 %	0.00 %	14			\$38,949
D5030910	Fire Alarm Systems	\$3.46	S.F.	20,392	15	1998	2013		0.00 %	110.00 %	-4		\$77,612.00	\$70,556
D5030920	Data Communication	\$4.47	S.F.	20,392	15	2008	2023		40.00 %	0.00 %	6			\$91,152
D5090	Other Electrical Systems	\$0.12	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$2,447
E1020	Institutional Equipment	\$0.30	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$6,118
E1090	Other Equipment	\$1.94	S.F.	20,392	20	1998	2018		5.00 %	0.00 %	1			\$39,560
E2010	Fixed Furnishings	\$5.95	S.F.	20,392	20	1978	1998		0.00 %	110.00 %	-19		\$133,466.00	\$121,332
<b>Total</b>									<b>33.36 %</b>	<b>13.36 %</b>			<b>\$510,311.00</b>	<b>\$3,819,008</b>



## 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:** Exterior windows are believed to have been installed new in 1998. A few are losing seals and should be replaced on a maintenance basis.

**System:** B2030 - Exterior Doors



**Note:** Exterior doors are believed to have been upgraded in the 1998 renovation. No deficiencies noted.

## Campus Assessment Report - 1978 Main

**System:** B3010130 - Preformed Metal Roofing



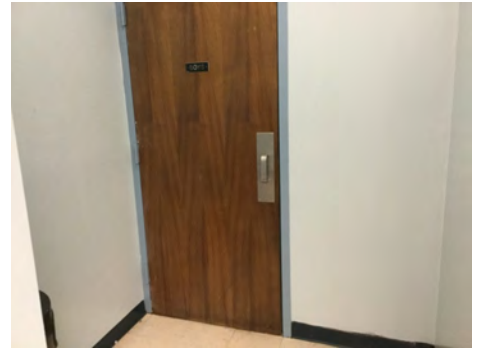
**Note:**

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:** Interior doors typically have lever hardware.

## Campus Assessment Report - 1978 Main

**System:** C1030 - Fittings



**Note:** Signage is not up to code. Toilet partitions and marker boards are in good condition. No manual deficiency entered as system expires in one year.

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:** Carpet and VCT installed over VAT and asbestos mastic to encapsulate it in 1998. System expires in 1 year, so no manual deficiency entered.

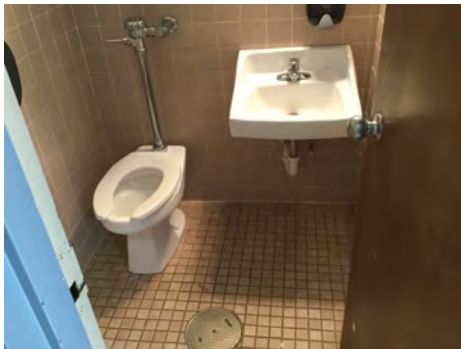
## Campus Assessment Report - 1978 Main

**System:** C3030 - Ceiling Finishes



**Note:** It appears that original ceiling tile and grid have been spray painted.

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:** No apparent or reported issues with water distribution system. Water heaters are up to date. System renewal put at 5 years.

## Campus Assessment Report - 1978 Main

**System:** D2030 - Sanitary Waste



**Note:** No observed or reported problems with the sanitary waste system. System renewal set at 5 years hence.

**System:** D2090 - Other Plumbing Systems -Propane & fuel oil



**Note:**

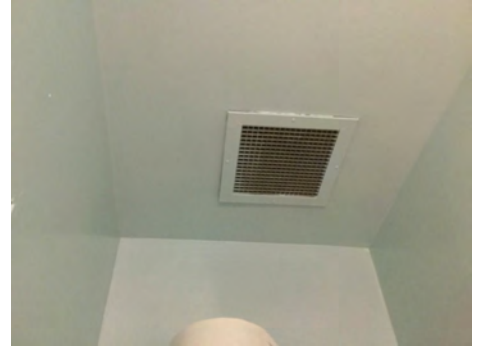
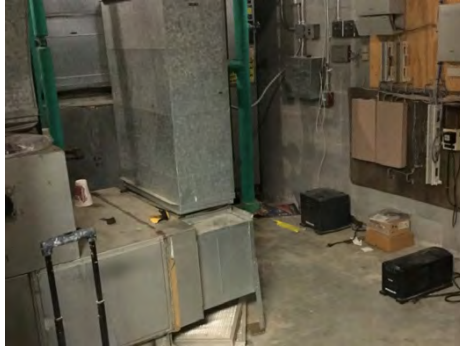
**System:** D3020 - Heat Generating Systems



**Note:**

## Campus Assessment Report - 1978 Main

**System:** D3040 - Distribution Systems



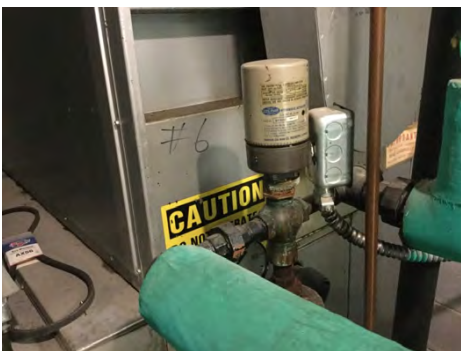
**Note:**

**System:** D3050 - Terminal & Package Units



**Note:** Air conditioning not included in 1998 upgrades. Community paid for retrofit of cooling coils in AHUs and condensing units in 2005.

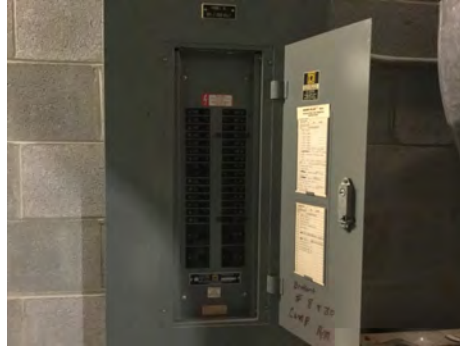
**System:** D3060 - Controls & Instrumentation



**Note:**

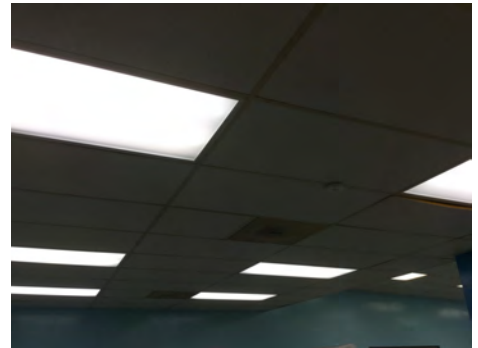
## Campus Assessment Report - 1978 Main

### System: D5020 - Branch Wiring



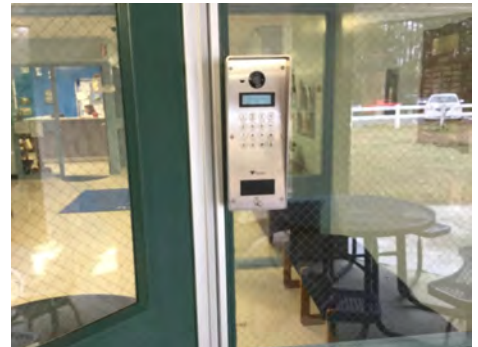
**Note:** Deficiencies, if any, assumed to have been addressed in 1998 renovations. GFI outlets seen in wet areas. Sufficient power outlets for computer needs. Power strips used for surge protection. No use of extension cords observed.

### System: D5020 - Lighting



**Note:** Upgraded existing fixtures with new ballasts and T-8 lamps 2011.

### System: D5030810 - Security & Detection Systems



**Note:**

## Campus Assessment Report - 1978 Main

**System:** D5030910 - Fire Alarm Systems



**Note:**

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems

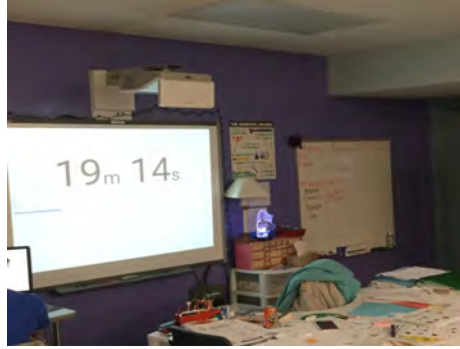


**Note:**



## Campus Assessment Report - 1978 Main

**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
<b>Total:</b>	<b>\$510,311</b>	<b>\$592,159</b>	<b>\$0</b>	<b>\$207,365</b>	<b>\$0</b>	<b>\$0</b>	<b>\$488,004</b>	<b>\$0</b>	<b>\$0</b>	<b>\$83,121</b>	<b>\$0</b>	<b>\$1,880,960</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$229,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,655
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,121	\$0	\$83,121
<b>C3020 - Floor Finishes</b>	\$0	\$268,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,008
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$299,713	\$0	\$0	\$0	\$0	\$299,713
<b>D - Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>D20 - Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

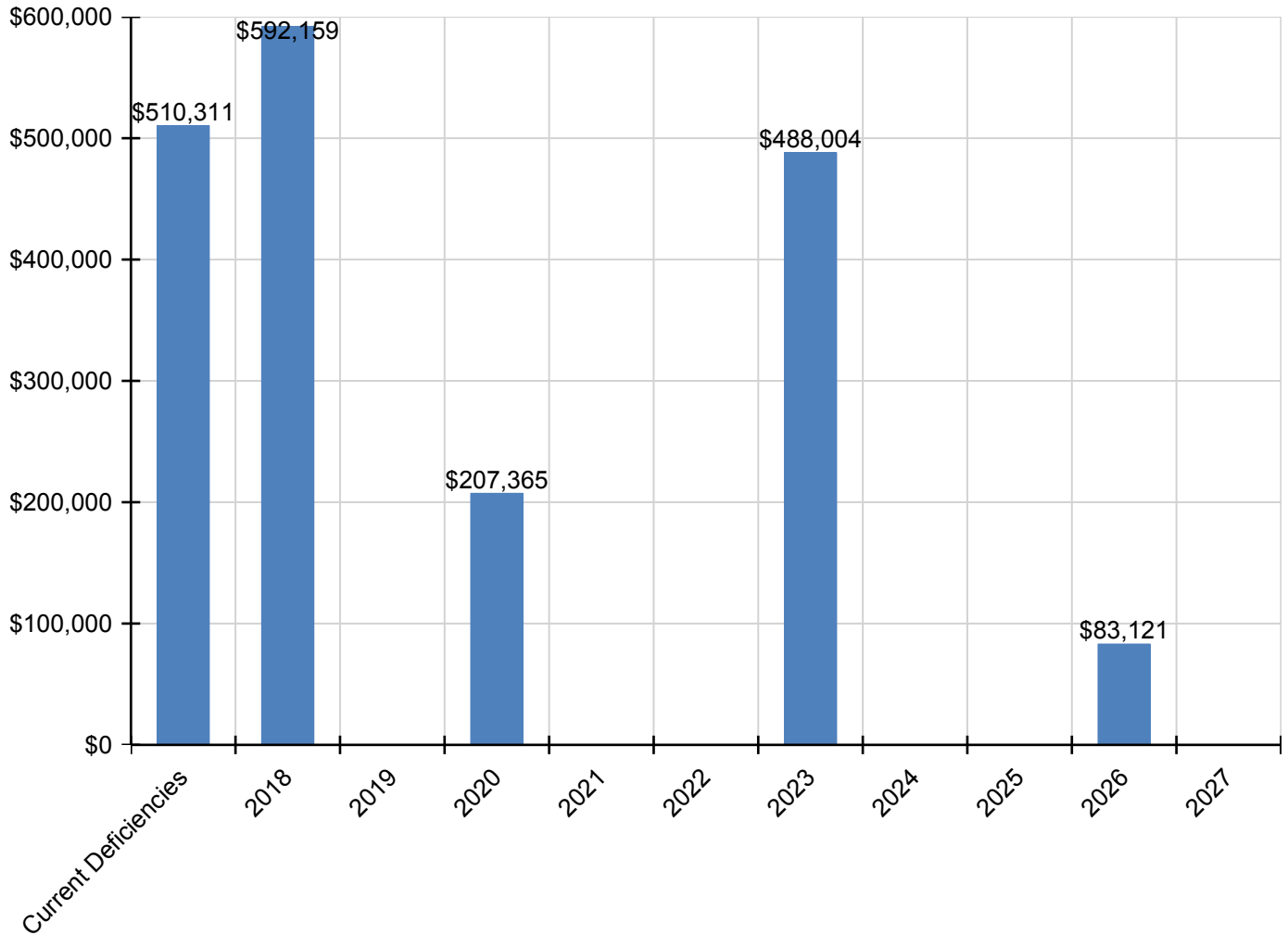
## Campus Assessment Report - 1978 Main

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$26,516	\$0	\$0	\$0	\$0	\$0	\$26,516
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$42,051	\$0	\$0	\$0	\$0	\$0	\$42,051
D2090 - Other Plumbing Systems - Propane & fuel oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$140,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,419
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$207,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,365
D3060 - Controls & Instrumentation	\$44,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,414
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$98,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,922
D4020 - Standpipes	\$15,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,478
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$39,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,970
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$77,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,612
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$119,724	\$0	\$0	\$0	\$0	\$0	\$119,724
D5090 - Other Electrical Systems	\$0	\$2,773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,773
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$6,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,931
E1090 - Other Equipment	\$0	\$44,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,823
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$133,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,466

\* Indicates non-renewable system

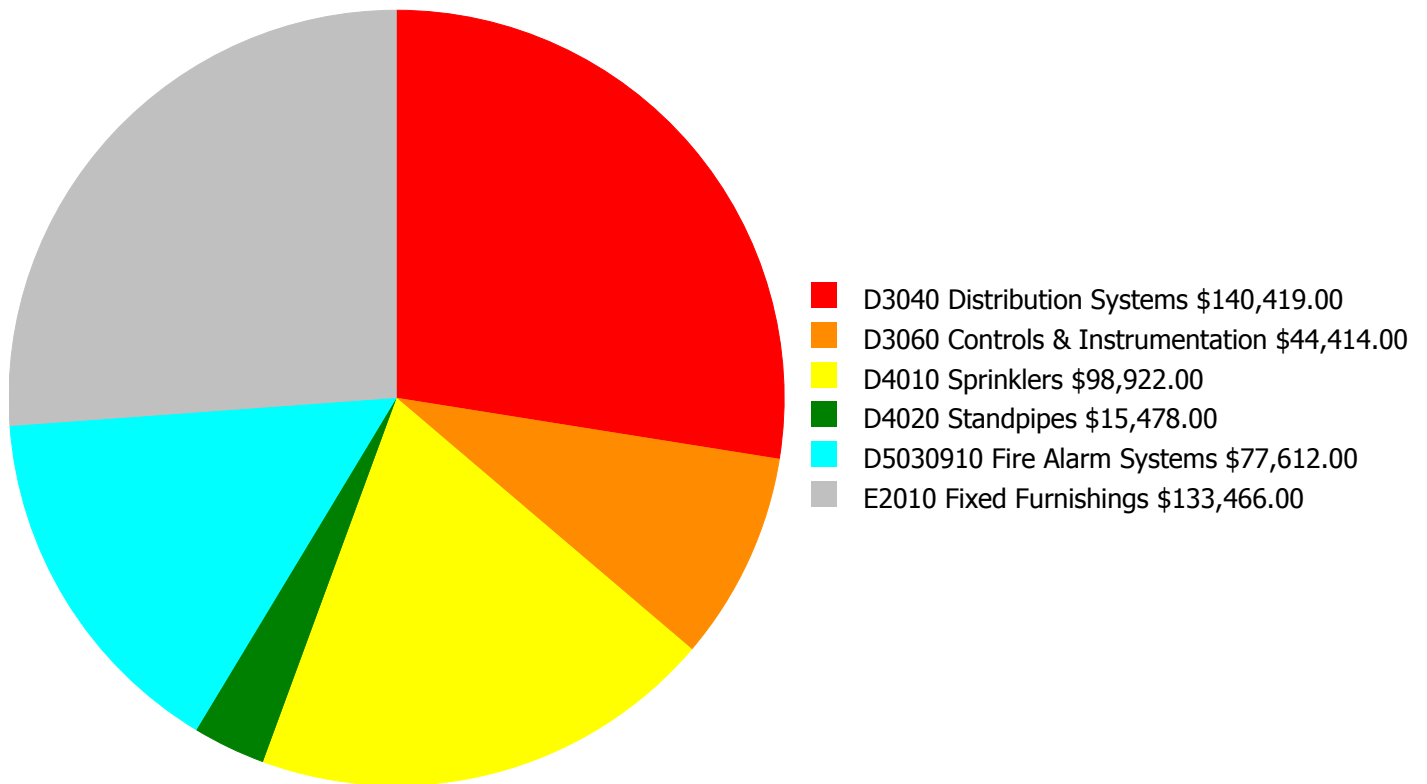
## Forecasted Capital Renewal Requirement

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



## Deficiency Summary by System

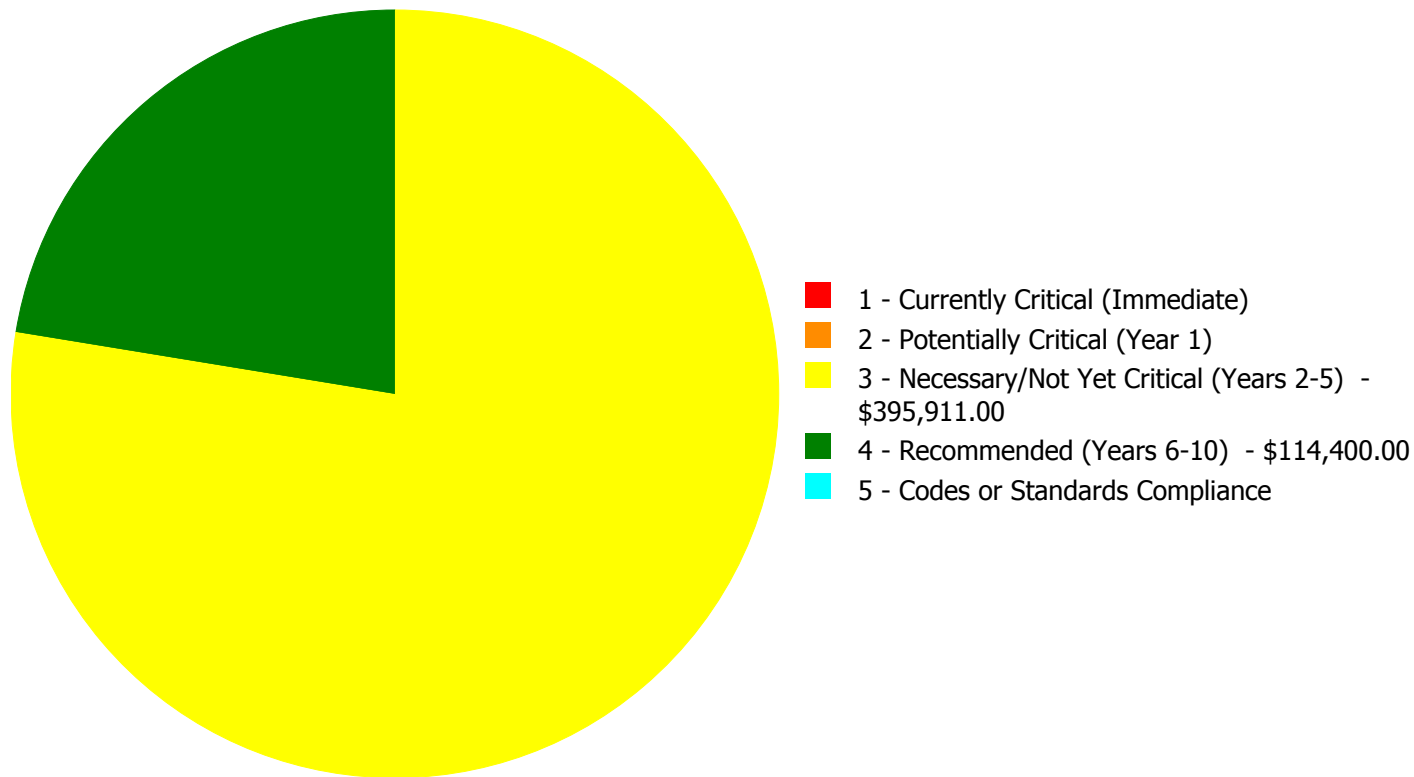
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$510,311.00**

### 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: \$510,311.00**

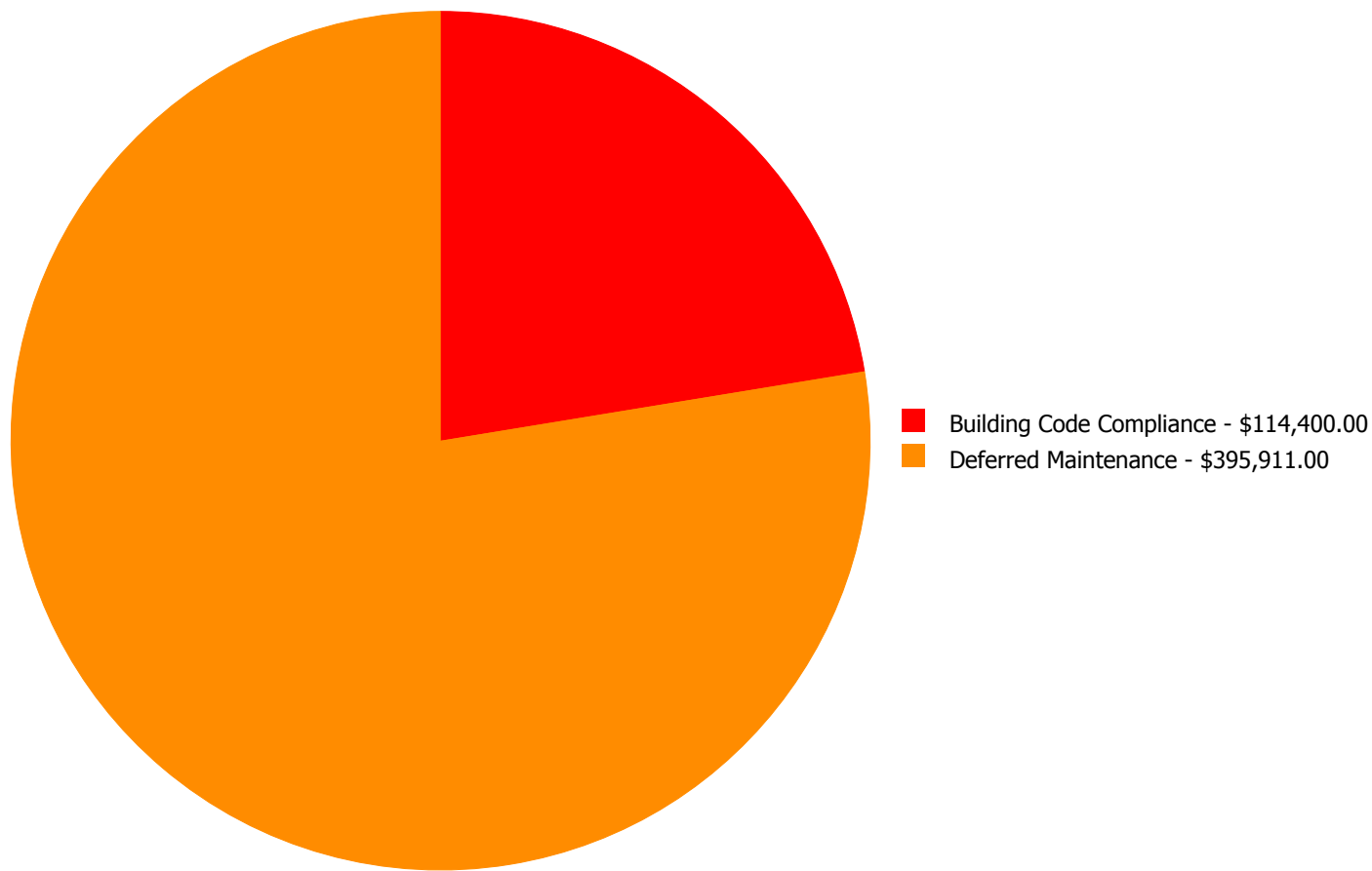
## Deficiency By Priority Investment Table

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
D3040	Distribution Systems	\$0.00	\$0.00	\$140,419.00	\$0.00	\$0.00	\$140,419.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$44,414.00	\$0.00	\$0.00	\$44,414.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$98,922.00	\$0.00	\$98,922.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$15,478.00	\$0.00	\$15,478.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$77,612.00	\$0.00	\$0.00	\$77,612.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$133,466.00	\$0.00	\$0.00	\$133,466.00
	<b>Total:</b>	\$0.00	\$0.00	\$395,911.00	\$114,400.00	\$0.00	\$510,311.00

### 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: \$510,311.00**



## 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):

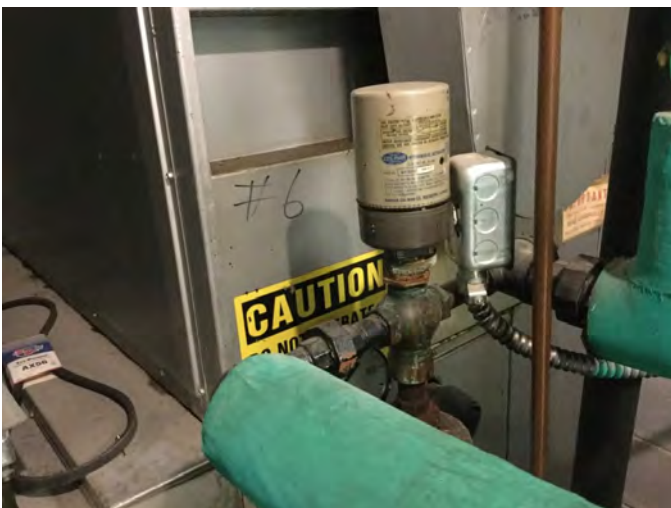
#### System: D3040 - Distribution Systems



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$140,419.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**Notes:** The air distribution system is aged, has internally lined ductwork, and should be replaced. Provide cooling supply to data closets. Toilet room exhaust systems are cruddy.

#### System: D3060 - Controls & Instrumentation



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$44,414.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

**System: D5030910 - Fire Alarm Systems**



**Location:** Throughout the building.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$77,612.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

---

**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:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$133,466.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**Notes:** Fixed furnishings are typically original, are beyond their expected useful life and are showing 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:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$98,922.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**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:** TBD  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 20,392.00  
**Unit of Measure:** S.F.  
**Estimate:** \$15,478.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

---

**Executive Summary**

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

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

Function:	ES -Elementary School
Gross Area (SF):	16,581
Year Built:	1998
Last Renovation:	
Replacement Value:	\$3,415,021
Repair Cost:	\$711,871.00
Total FCI:	20.85 %
Total RSLI:	36.69 %
FCA Score:	79.15



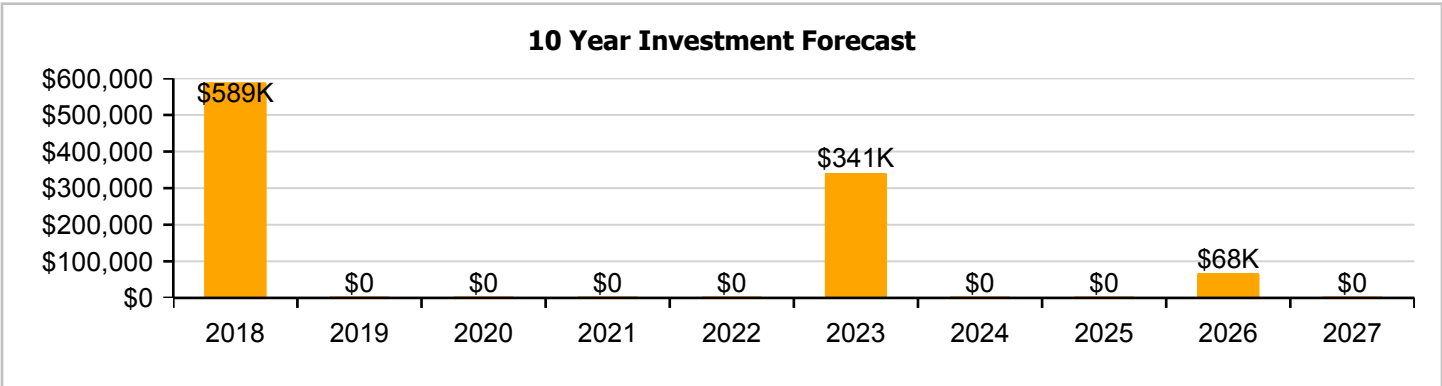
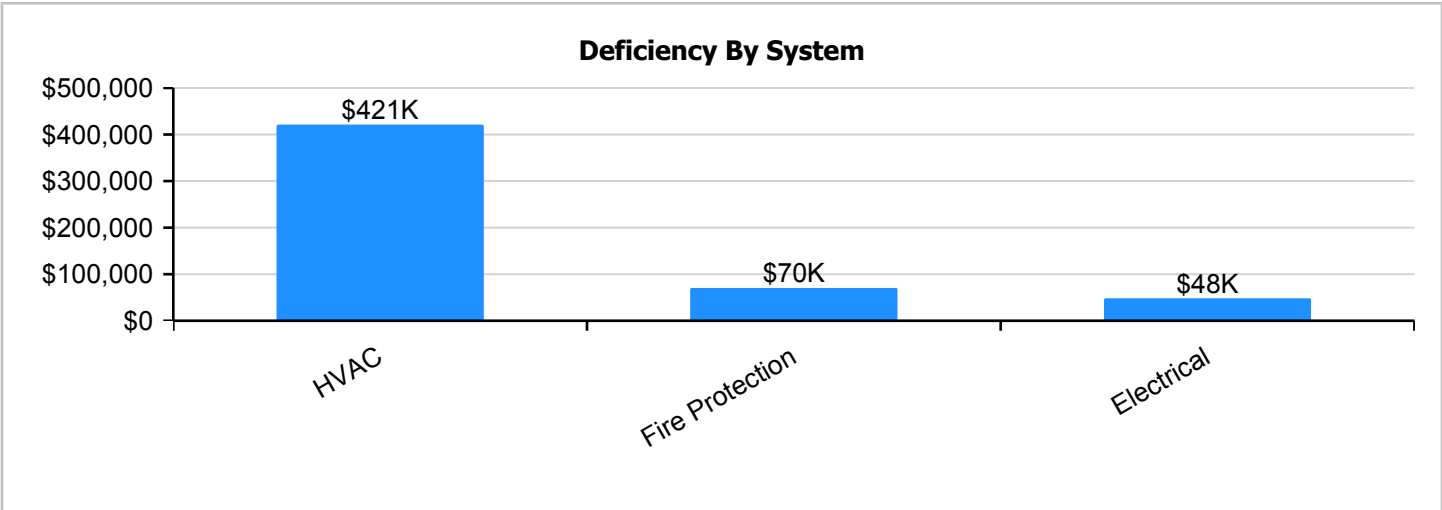
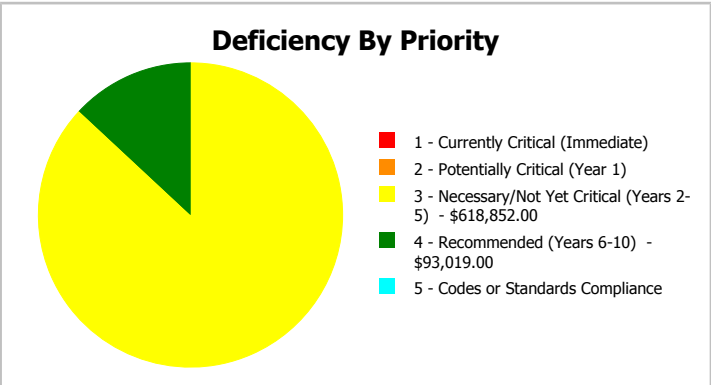
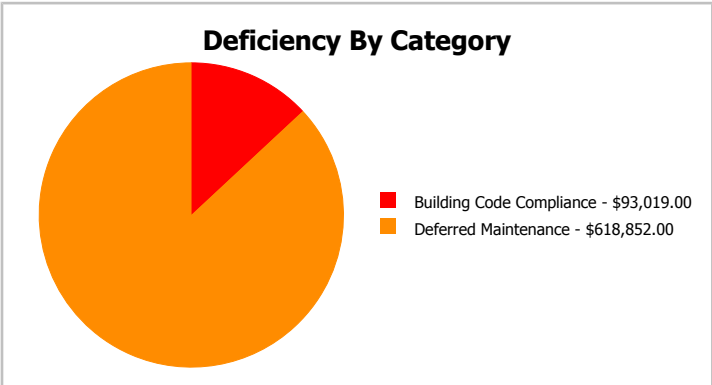
**Description:**

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:	16,581
Year Built:	1998	Last Renovation:	
Repair Cost:	\$711,871	Replacement Value:	\$3,415,021
FCI:	20.85 %	RSLI%:	36.69 %



## 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	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	57.71 %	0.00 %	\$0.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	41.07 %	0.00 %	\$0.00
C20 - Stairs	81.00 %	0.00 %	\$0.00
C30 - Interior Finishes	22.71 %	0.00 %	\$0.00
D20 - Plumbing	36.67 %	0.00 %	\$0.00
D30 - HVAC	6.19 %	86.58 %	\$555,745.00
D40 - Fire Protection	0.00 %	110.00 %	\$93,019.00
D50 - Electrical	37.35 %	13.12 %	\$63,107.00
E10 - Equipment	5.00 %	0.00 %	\$0.00
E20 - Furnishings	5.00 %	0.00 %	\$0.00
<b>Totals:</b>	<b>36.69 %</b>	<b>20.85 %</b>	<b>\$711,871.00</b>

## Photo Album

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

1). Southwest Elevation - Feb 08, 2017



2). Southeast Elevation - Feb 08, 2017



3). Northeast Elevation - Feb 08, 2017



4). Northwest Elevation - Feb 08, 2017



### Condition Detail

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

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



**System Listing**

## Campus Assessment Report - 1998 Addition

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$80,915
A1030	Slab on Grade	\$8.61	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$142,762
B1010	Floor Construction	\$1.66	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$27,524
B1020	Roof Construction	\$16.08	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$266,622
B2010	Exterior Walls	\$9.61	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$159,343
B2020	Exterior Windows	\$9.57	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$158,680
B2030	Exterior Doors	\$1.07	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$17,742
B3010130	Preformed Metal Roofing	\$9.66	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$160,172
C1010	Partitions	\$11.01	S.F.	16,581	75	1998	2073		74.67 %	0.00 %	56			\$182,557
C1020	Interior Doors	\$2.59	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$42,945
C1030	Fittings	\$9.94	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$164,815
C20	Stairs	\$0.86	S.F.	16,581	100	1998	2098		81.00 %	0.00 %	81			\$14,260
C3010	Wall Finishes	\$2.84	S.F.	16,581	10	2016	2026		90.00 %	0.00 %	9			\$47,090
C3020	Floor Finishes	\$11.60	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$192,340
C3030	Ceiling Finishes	\$11.19	S.F.	16,581	25	1998	2023		24.00 %	0.00 %	6			\$185,541
D2010	Plumbing Fixtures	\$11.71	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$194,164
D2020	Domestic Water Distribution	\$0.99	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$16,415
D2030	Sanitary Waste	\$1.57	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$26,032
D3040	Distribution Systems	\$6.26	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$103,797
D3050	Terminal & Package Units	\$30.47	S.F.	16,581	15	1998	2013		0.00 %	110.00 %	-4		\$555,745.00	\$505,223
D3060	Controls & Instrumentation	\$1.98	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$32,830
D4010	Sprinklers	\$4.41	S.F.	16,581	30			2017	0.00 %	110.00 %	0		\$80,434.00	\$73,122
D4020	Standpipes	\$0.69	S.F.	16,581	30			2017	0.00 %	110.00 %	0		\$12,585.00	\$11,441
D5010	Electrical Service/Distribution	\$1.73	S.F.	16,581	40	1998	2038		52.50 %	0.00 %	21			\$28,685
D5020	Branch Wiring	\$5.20	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$86,221
D5020	Lighting	\$12.12	S.F.	16,581	30	1998	2028		36.67 %	0.00 %	11			\$200,962
D5030810	Security & Detection Systems	\$1.91	S.F.	16,581	15	2016	2031		93.33 %	0.00 %	14			\$31,670
D5030910	Fire Alarm Systems	\$3.46	S.F.	16,581	15	1998	2013		0.00 %	110.00 %	-4		\$63,107.00	\$57,370
D5030920	Data Communication	\$4.47	S.F.	16,581	15	2008	2023		40.00 %	0.00 %	6			\$74,117
D5090	Other Electrical Systems	\$0.12	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$1,990
E1020	Institutional Equipment	\$1.62	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$26,861
E1090	Other Equipment	\$0.13	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$2,156
E2010	Fixed Furnishings	\$5.95	S.F.	16,581	20	1998	2018		5.00 %	0.00 %	1			\$98,657
<b>Total</b>									<b>36.69 %</b>	<b>20.85 %</b>			<b>\$711,871.00</b>	<b>\$3,415,021</b>

## 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



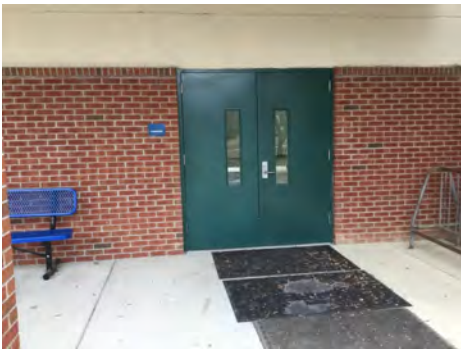
**Note:** Walls painted 2016

**System:** B2020 - Exterior Windows



**Note:**

**System:** B2030 - Exterior Doors



**Note:**

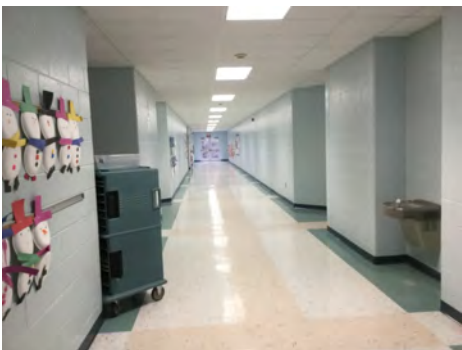
## Campus Assessment Report - 1998 Addition

**System:** B3010130 - Preformed Metal Roofing



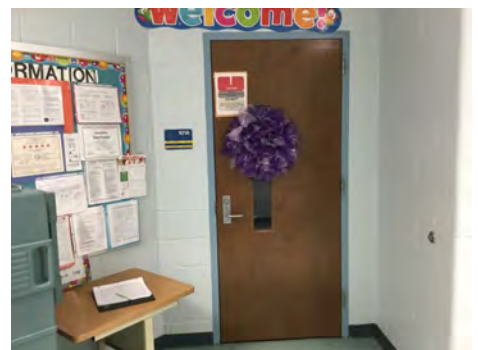
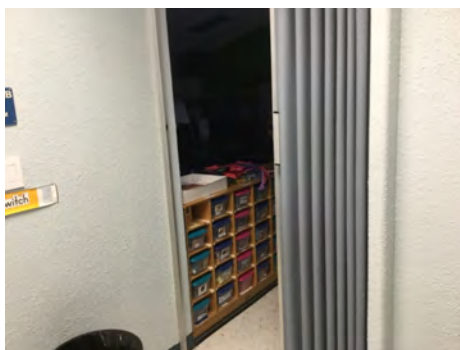
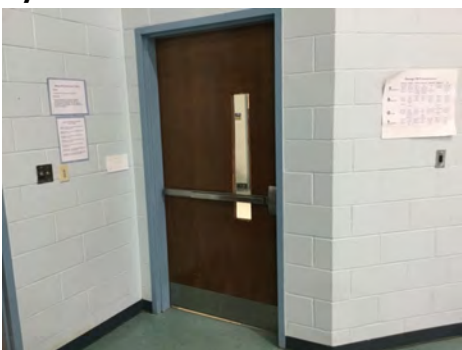
**Note:**

**System:** C1010 - Partitions



**Note:**

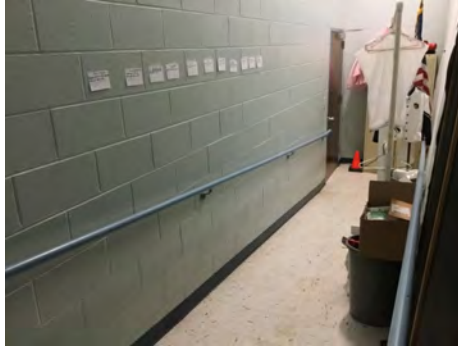
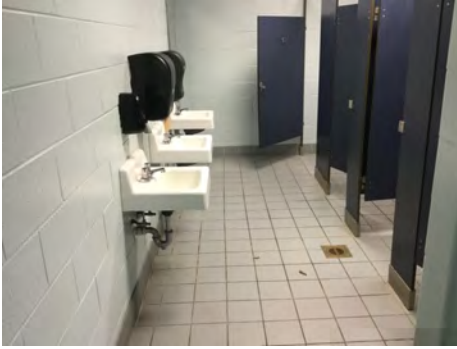
**System:** C1020 - Interior Doors



**Note:**

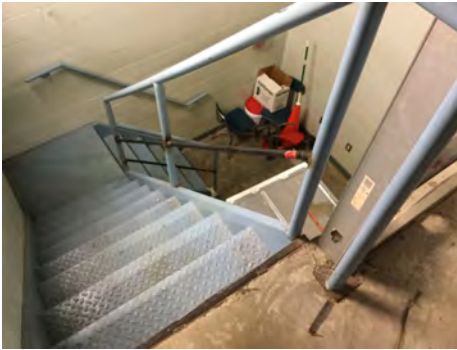
## Campus Assessment Report - 1998 Addition

**System:** C1030 - Fittings



**Note:**

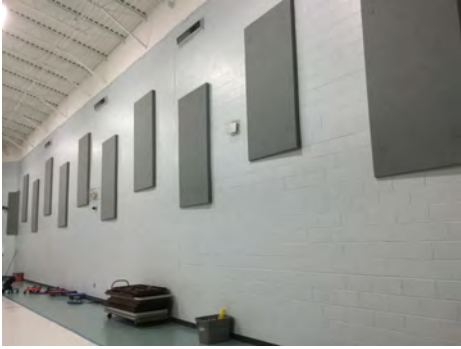
**System:** C20 - Stairs



**Note:**

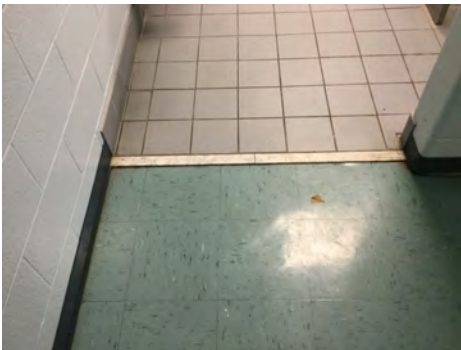
# Campus Assessment Report - 1998 Addition

**System:** C3010 - Wall Finishes



**Note:**

**System:** C3020 - Floor Finishes



**Note:**

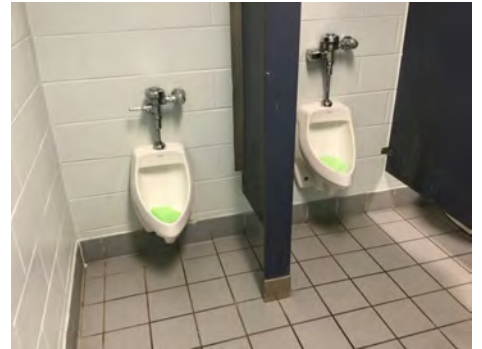
## Campus Assessment Report - 1998 Addition

**System:** C3030 - Ceiling Finishes



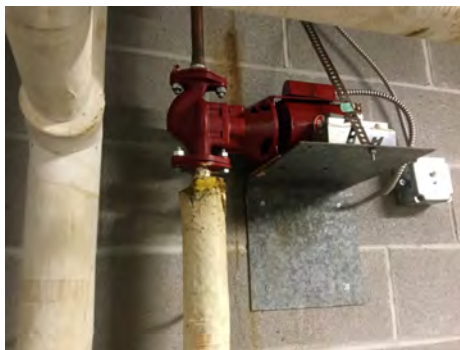
**Note:**

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

## Campus Assessment Report - 1998 Addition

**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3040 - Distribution Systems



**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**



## Campus Assessment Report - 1998 Addition

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**System:** D3060 - Controls & Instrumentation



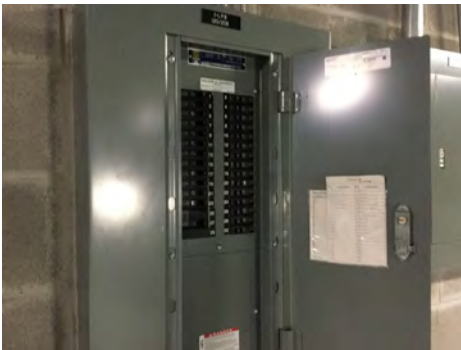
**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring



**Note:**

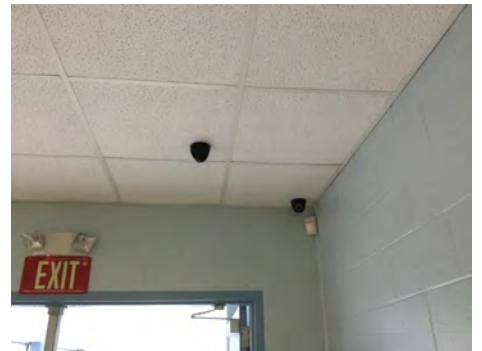
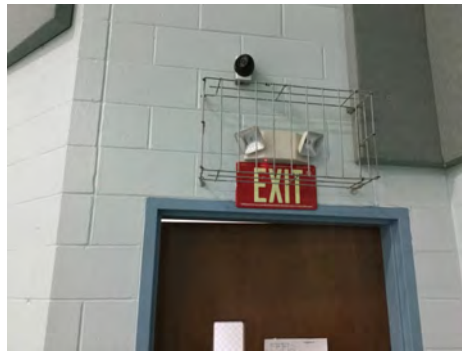
## Campus Assessment Report - 1998 Addition

**System:** D5020 - Lighting



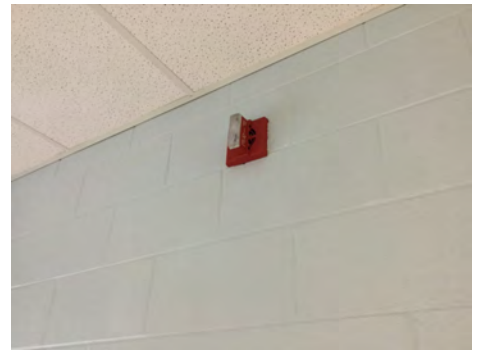
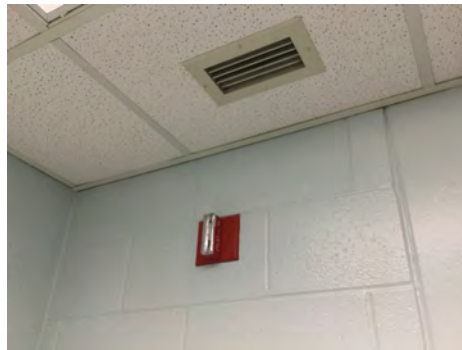
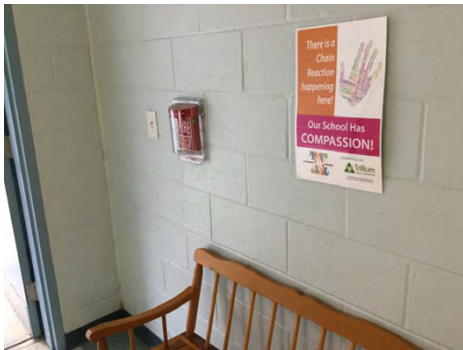
**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## Campus Assessment Report - 1998 Addition

**System:** D5030920 - Data Communication



**Note:**

**System:** D5090 - Other Electrical Systems



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

## Campus Assessment Report - 1998 Addition

**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
<b>Total:</b>	<b>\$711,871</b>	<b>\$588,762</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$341,051</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,586</b>	<b>\$0</b>	<b>\$1,709,271</b>
<b>* A - Substructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A10 - Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1010 - Standard Foundations</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* A1030 - Slab on Grade</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B - Shell</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B10 - Superstructure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1010 - Floor Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B1020 - Roof Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B20 - Exterior Enclosure</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* B2010 - Exterior Walls</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2020 - Exterior Windows</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B2030 - Exterior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B30 - Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010 - Roof Coverings</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B3010130 - Preformed Metal Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C - Interiors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C10 - Interior Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>* C1010 - Partitions</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1020 - Interior Doors</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C1030 - Fittings</b>	\$0	\$186,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,736
<b>C20 - Stairs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C30 - Interior Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>C3010 - Wall Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,586	\$0	\$67,586
<b>C3020 - Floor Finishes</b>	\$0	\$217,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,921
<b>C3030 - Ceiling Finishes</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$243,701	\$0	\$0	\$0	\$0	\$243,701

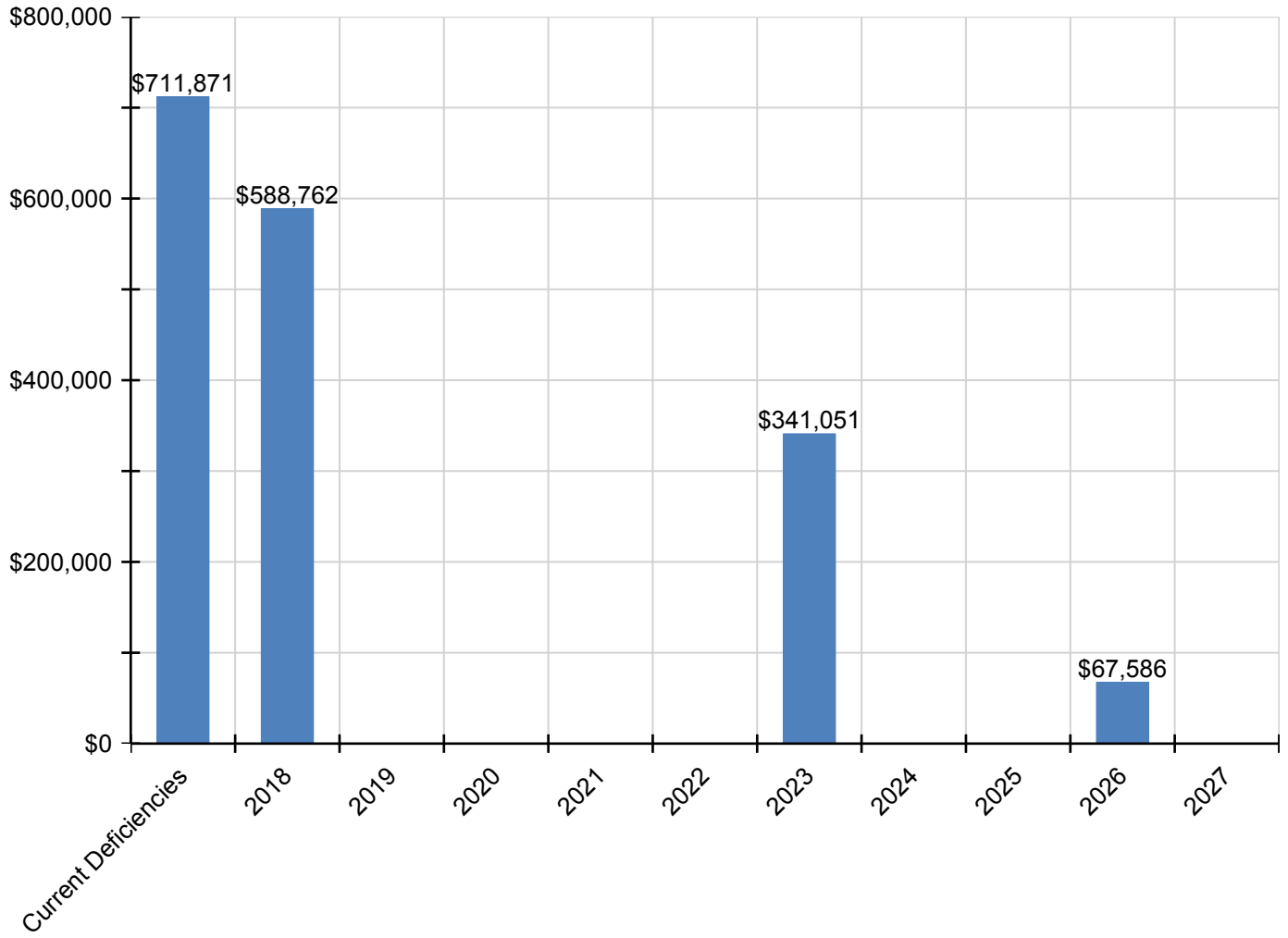
## Campus Assessment Report - 1998 Addition

D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$555,745	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,745
D3060 - Controls & Instrumentation	\$0	\$37,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,196
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$80,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,434
D4020 - Standpipes	\$12,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,585
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030910 - Fire Alarm Systems	\$63,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,107
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$97,350	\$0	\$0	\$0	\$0	\$0	\$97,350
D5090 - Other Electrical Systems	\$0	\$2,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,255
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$30,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,433
E1090 - Other Equipment	\$0	\$2,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,442
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$111,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,779

\* Indicates non-renewable system

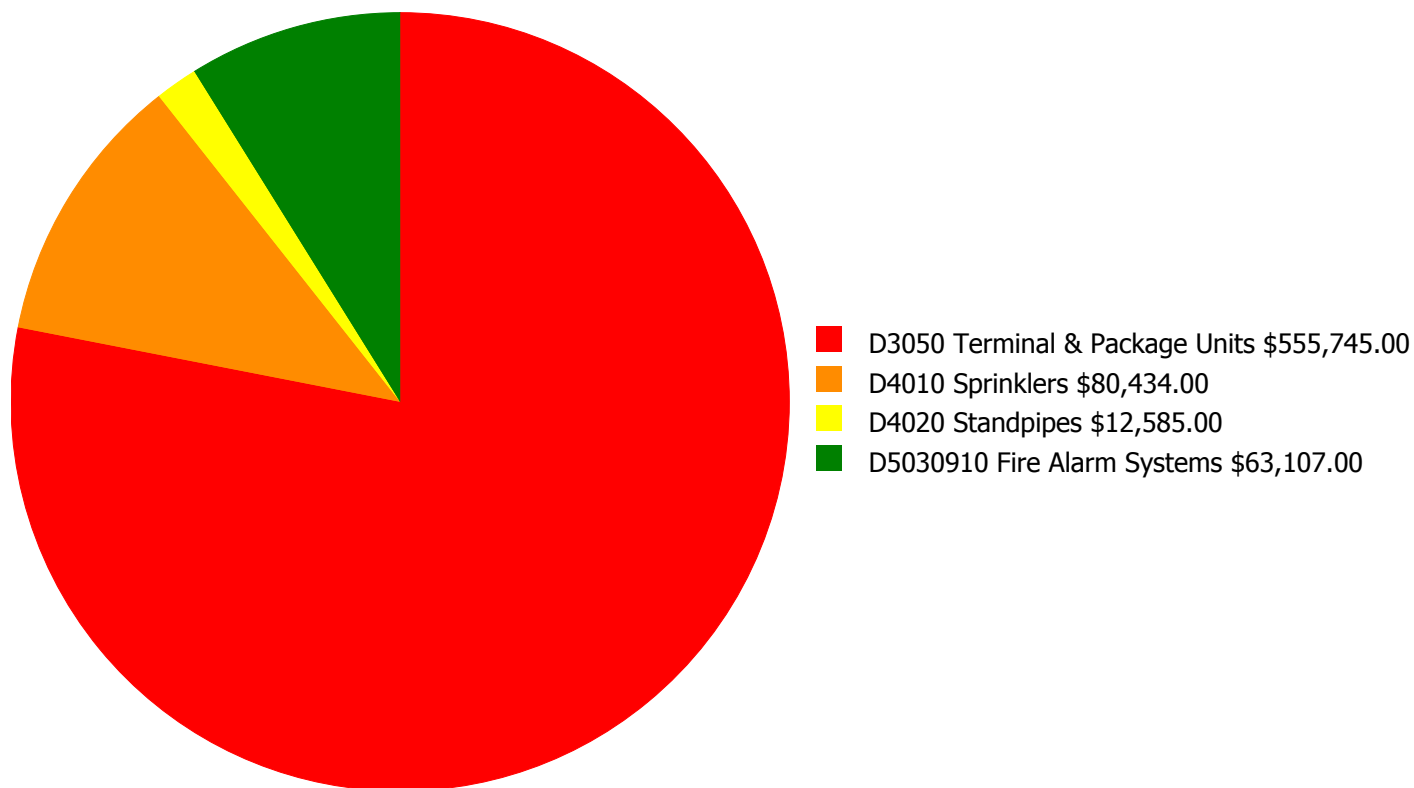
## Forecasted Capital Renewal Requirement

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.

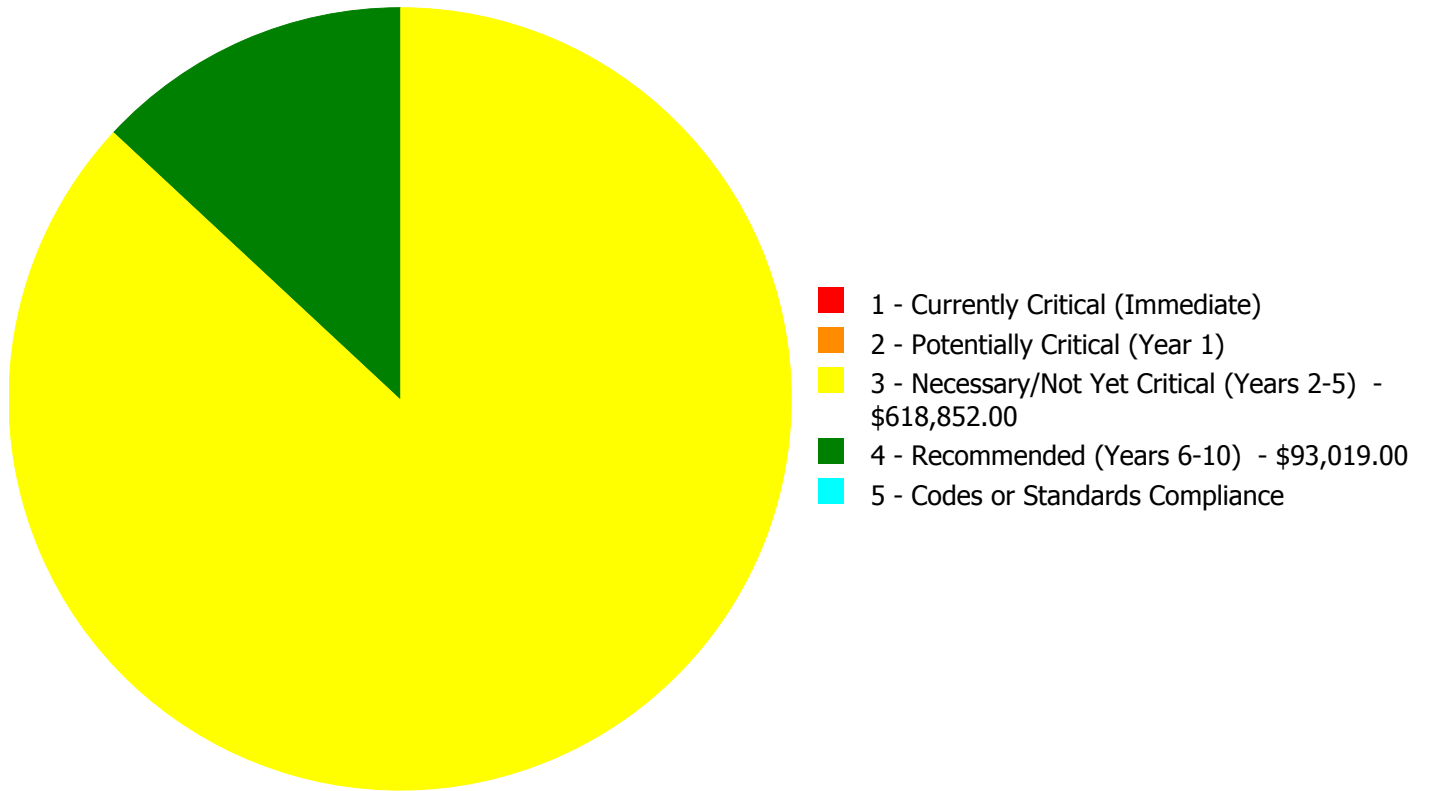


**Budget Estimate Total: \$711,871.00**



## 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: \$711,871.00**

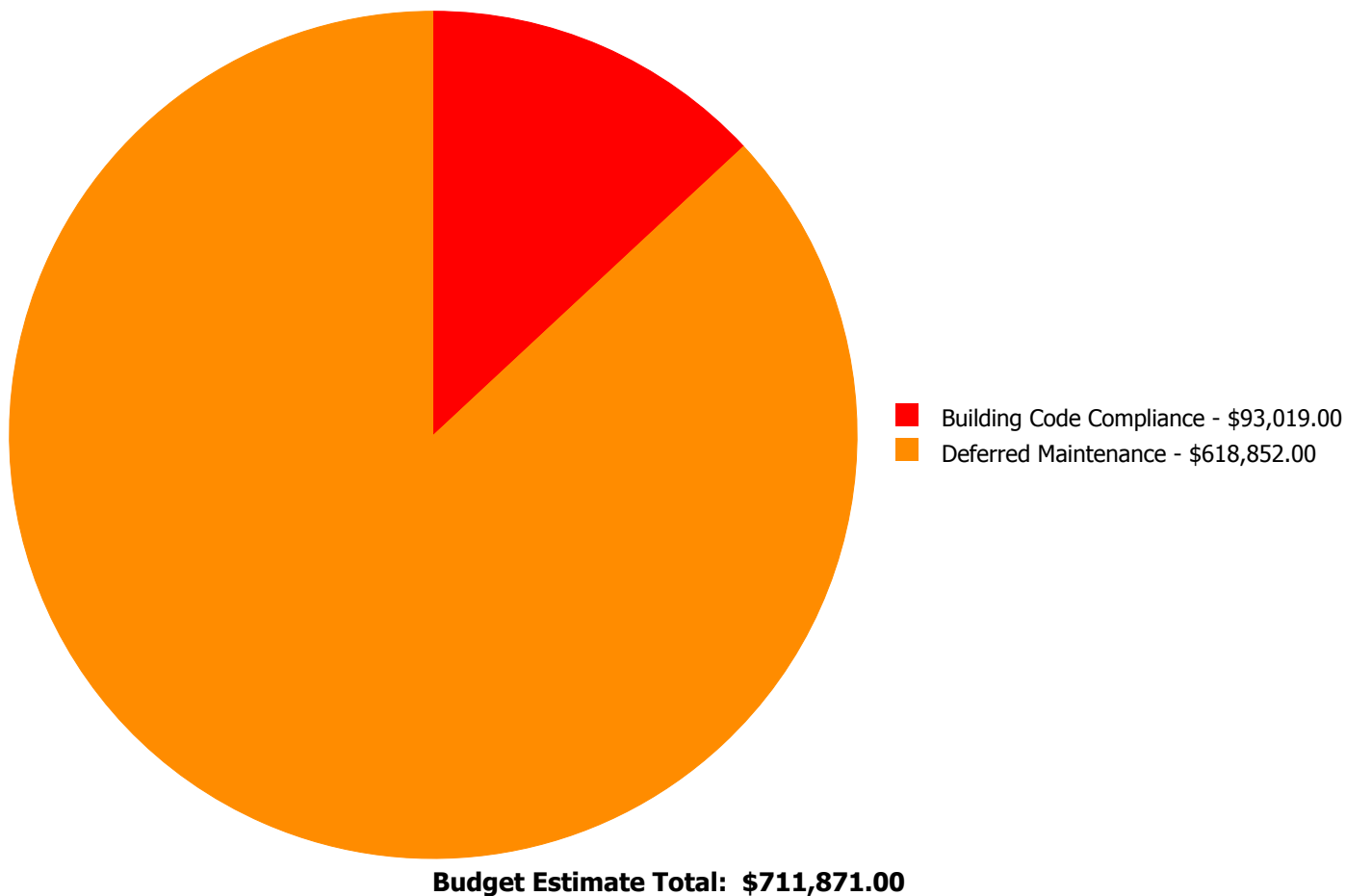
## Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	\$0.00	\$0.00	\$555,745.00	\$0.00	\$0.00	\$555,745.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$80,434.00	\$0.00	\$80,434.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$12,585.00	\$0.00	\$12,585.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$63,107.00	\$0.00	\$0.00	\$63,107.00
	<b>Total:</b>	\$0.00	\$0.00	\$618,852.00	\$93,019.00	\$0.00	\$711,871.00

### Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

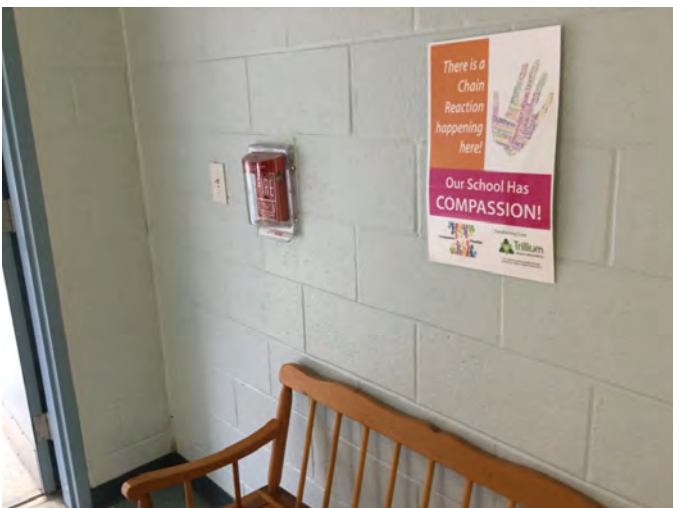
#### System: D3050 - Terminal & Package Units



**Location:** Throughout the building.  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,581.00  
**Unit of Measure:** S.F.  
**Estimate:** \$555,745.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**Notes:** Terminal and package units, mostly ground mounted heat pumps, have exceeded their expected useful life. System renewal is recommended to ensure system performance.

#### System: D5030910 - Fire Alarm Systems



**Location:** Throughout the building  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 16,581.00  
**Unit of Measure:** S.F.  
**Estimate:** \$63,107.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

**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:** 16,581.00  
**Unit of Measure:** S.F.  
**Estimate:** \$80,434.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

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**System: D4020 - Standpipes**

This deficiency has no image.

**Location:** TBD  
**Distress:** Missing  
**Category:** Building Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 16,581.00  
**Unit of Measure:** S.F.  
**Estimate:** \$12,585.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

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

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**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):	36,973
Year Built:	1978
Last Renovation:	
Replacement Value:	\$1,077,763
Repair Cost:	\$232,634.00
Total FCI:	21.58 %
Total RSLI:	16.01 %
FCA Score:	78.42



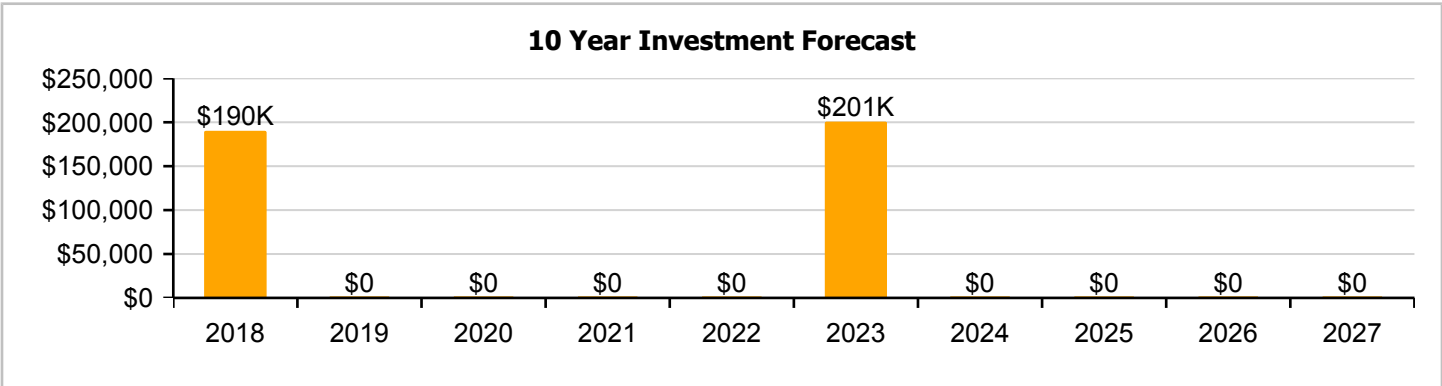
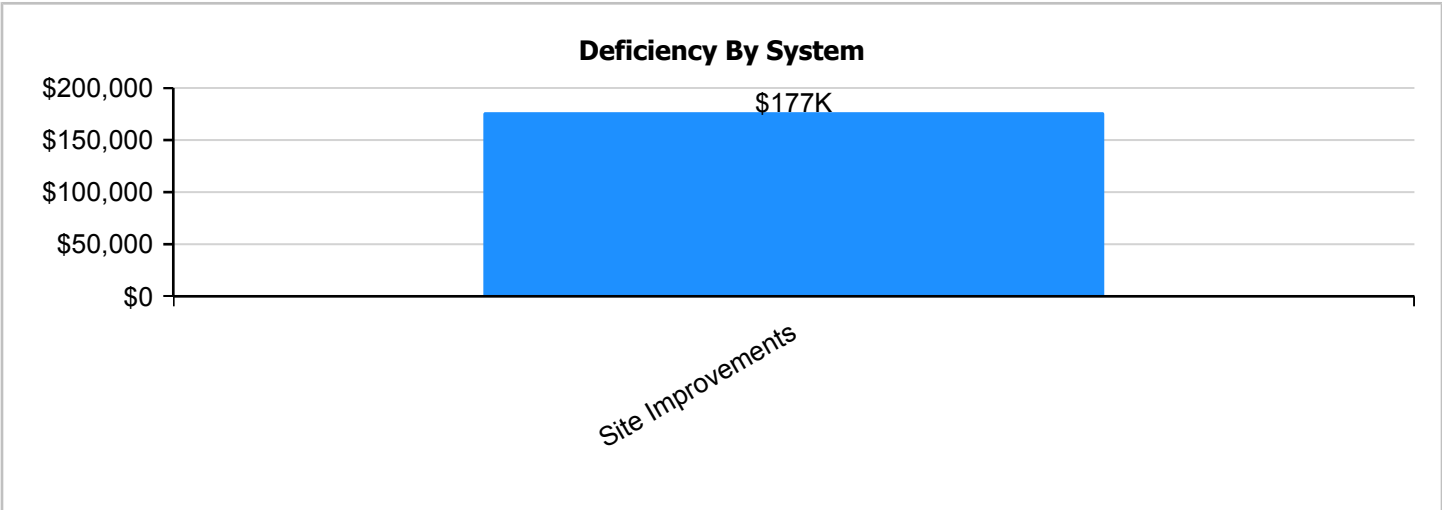
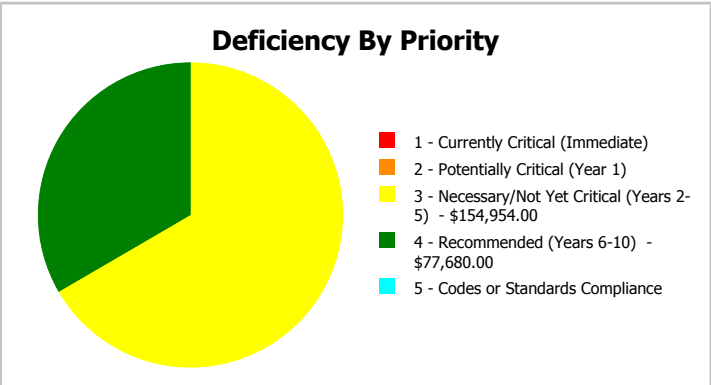
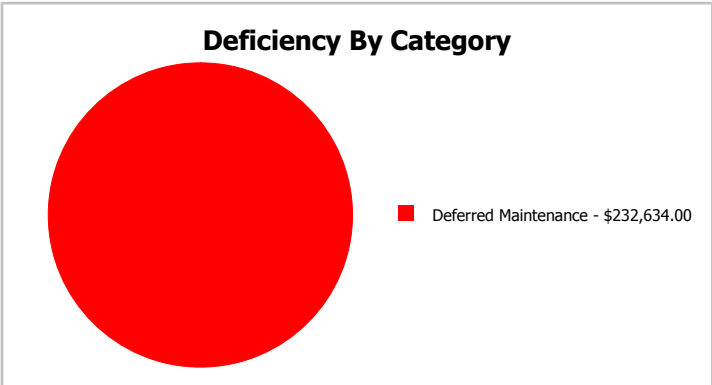
**Description:**

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:	36,973
Year Built:	1978	Last Renovation:	
Repair Cost:	\$232,634	Replacement Value:	\$1,077,763
FCI:	21.58 %	RSLI%:	16.01 %



## 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	8.81 %	37.79 %	\$232,634.00
G30 - Site Mechanical Utilities	25.21 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	26.74 %	0.00 %	\$0.00
<b>Totals:</b>	<b>16.01 %</b>	<b>21.58 %</b>	<b>\$232,634.00</b>



## Photo Album

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

- 1). Aerial Image of Maysville Elementary School - Feb 25, 2017



### Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	36,973	25	1978	2003		0.00 %	110.00 %	-14		\$154,954.00	\$140,867
G2020	Parking Lots	\$1.33	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$49,174
G2030	Pedestrian Paving	\$1.91	S.F.	36,973	30	1978	2008		0.00 %	110.00 %	-9		\$77,680.00	\$70,618
G2040105	Fence & Guardrails	\$1.23	S.F.	36,973	30	1998	2028		36.67 %	0.00 %	11			\$45,477
G2040950	Canopies	\$0.44	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$16,268
G2040950	Covered Walkways	\$1.52	S.F.	36,973	25	1998	2023		24.00 %	0.00 %	6			\$56,199
G2040950	Playing Field	\$4.54	S.F.	36,973	20	1998	2018		5.00 %	0.00 %	1			\$167,857
G2050	Landscaping	\$1.87	S.F.	36,973	15	1978	1993		0.00 %	0.00 %	-24			\$69,140
G3010	Water Supply	\$2.34	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$86,517
G3020	Sanitary Sewer	\$1.45	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$53,611
G3030	Storm Sewer	\$4.54	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$167,857
G3060	Fuel Distribution	\$0.98	S.F.	36,973	40	1998	2038		52.50 %	0.00 %	21			\$36,234
G4010	Electrical Distribution	\$2.35	S.F.	36,973	50	1978	2028		22.00 %	0.00 %	11			\$86,887
G4030	Site Communications & Security	\$0.84	S.F.	36,973	15	2008	2023		40.00 %	0.00 %	6			\$31,057
<b>Total</b>									<b>16.01 %</b>	<b>21.58 %</b>			<b>\$232,634.00</b>	<b>\$1,077,763</b>

## 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:**

## Campus Assessment Report - Site

**System:** G2040105 - Fence & Guardrails



**Note:**

**System:** G2040950 - Canopies



**Note:**

**System:** G2040950 - Covered Walkways



**Note:**

## Campus Assessment Report - Site

**System:** G2040950 - Playing Field



**Note:**

**System:** G2050 - Landscaping



**Note:**

**System:** G3010 - Water Supply



**Note:**

## Campus Assessment Report - Site

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**System:** G3020 - Sanitary Sewer



**Note:**

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G3060 - Fuel Distribution



**Note:**

## Campus Assessment Report - Site

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**System:** G4010 - Electrical Distribution



**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.

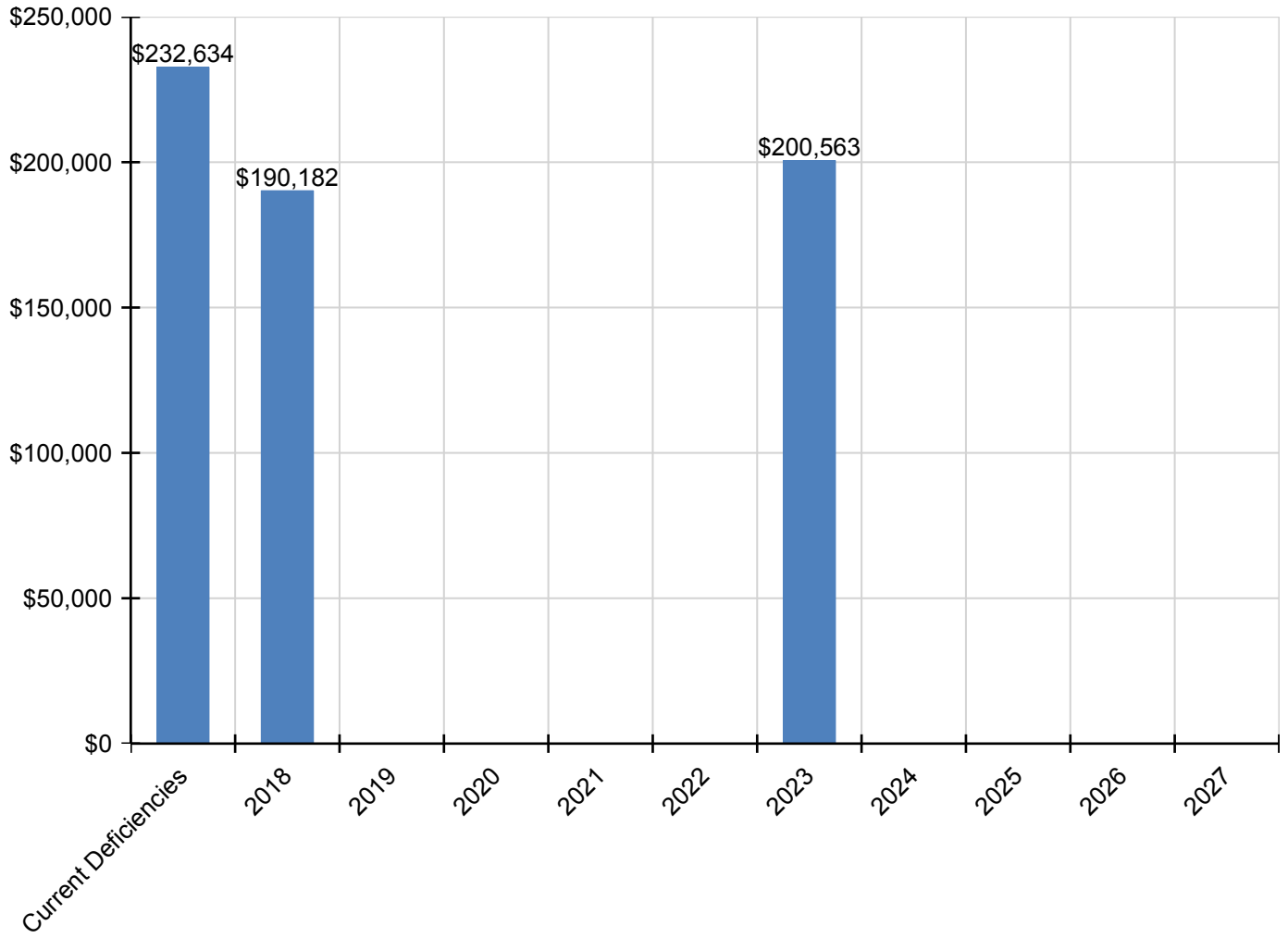
*Inflation Rate: 3%*

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Total:</b>	<b>\$232,634</b>	<b>\$190,182</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,563</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$623,379</b>
<b>G - Building Sitework</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G20 - Site Improvements</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2010 - Roadways</b>	\$154,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,954
<b>G2020 - Parking Lots</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$64,587	\$0	\$0	\$0	\$0	\$64,587
<b>G2030 - Pedestrian Paving</b>	\$77,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77,680
<b>G2040 - Site Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040105 - Fence &amp; Guardrails</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G2040950 - Canopies</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$21,368	\$0	\$0	\$0	\$0	\$21,368
<b>G2040950 - Covered Walkways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$73,815	\$0	\$0	\$0	\$0	\$73,815
<b>G2040950 - Playing Field</b>	\$0	\$190,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,182
<b>* G2050 - Landscaping</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G30 - Site Mechanical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3010 - Water Supply</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3020 - Sanitary Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3030 - Storm Sewer</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G3060 - Fuel Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G40 - Site Electrical Utilities</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4010 - Electrical Distribution</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G4030 - Site Communications &amp; Security</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$40,792	\$0	\$0	\$0	\$0	\$40,792

*\* Indicates non-renewable system*

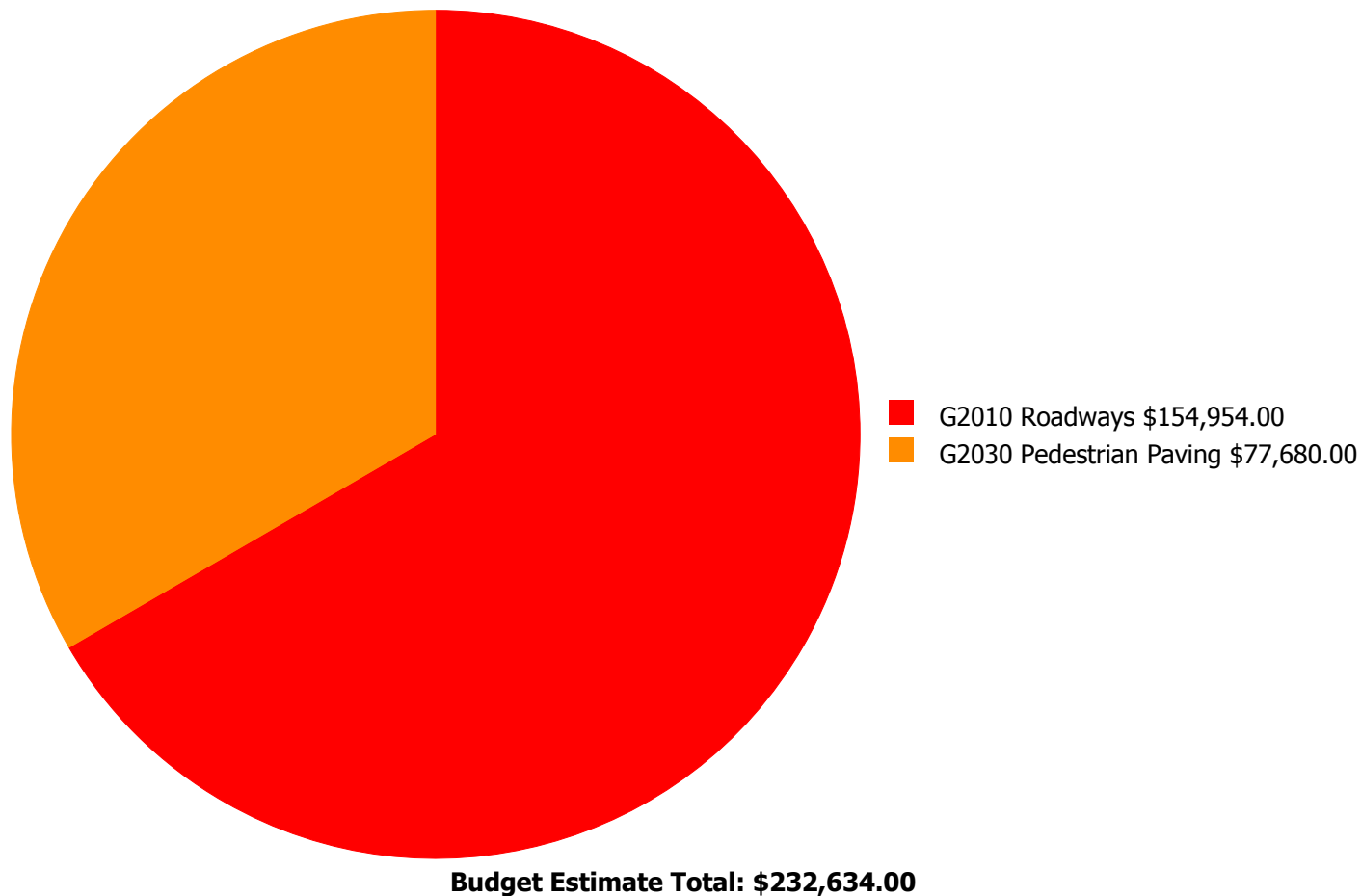
## Forecasted Capital Renewal Requirement

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



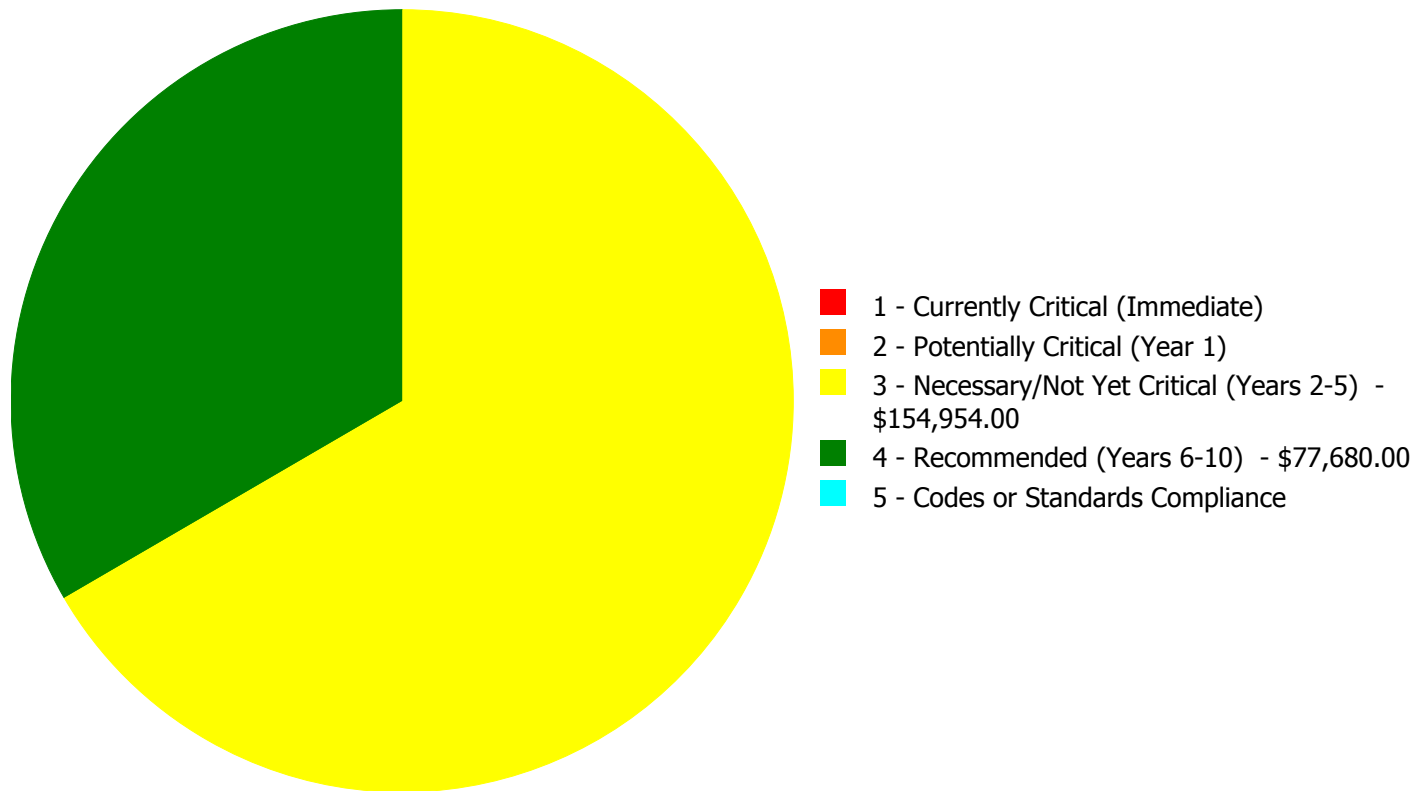
## Deficiency Summary by System

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



### Deficiency Summary by Priority

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



**Budget Estimate Total: \$232,634.00**

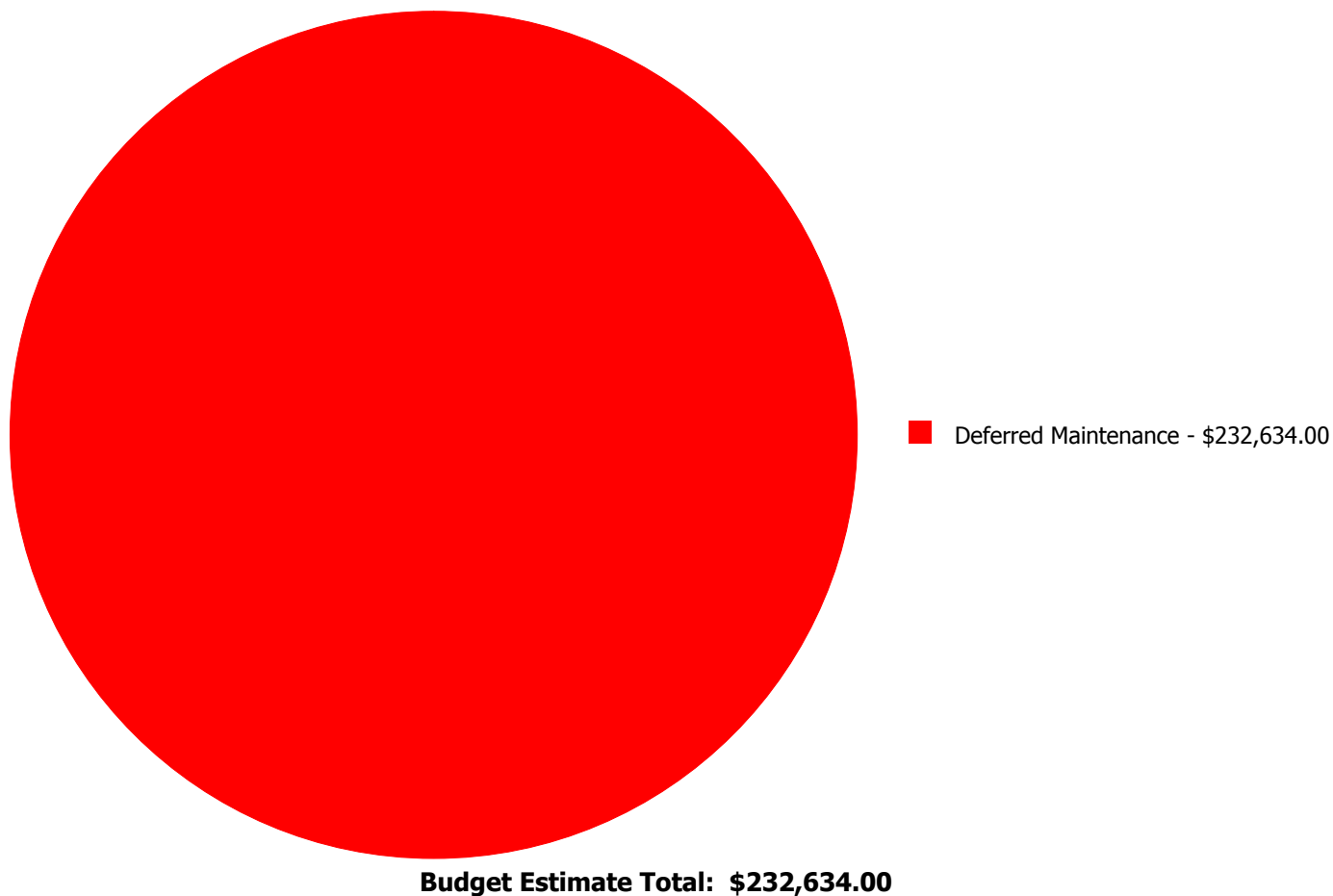
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$154,954.00	\$0.00	\$0.00	\$154,954.00
G2030	Pedestrian Paving	\$0.00	\$0.00	\$0.00	\$77,680.00	\$0.00	\$77,680.00
	<b>Total:</b>	\$0.00	\$0.00	\$154,954.00	\$77,680.00	\$0.00	\$232,634.00

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

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

#### **System: G2010 - Roadways**



**Location:** Entrance drive - bus drop-off  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 36,973.00  
**Unit of Measure:** S.F.  
**Estimate:** \$154,954.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**Notes:** The asphaltic roadway is aged, has some repairs, and should be re-surfaced.

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**Priority 4 - Recommended (Years 6-10):**

**System: G2030 - Pedestrian Paving**



**Location:** Site  
**Distress:** Beyond Service Life  
**Category:** Deferred Maintenance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 36,973.00  
**Unit of Measure:** S.F.  
**Estimate:** \$77,680.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/08/2017

**Notes:** The sidewalks are cracking and there is some ponding in settled areas. System renewal is recommended.

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