

NC School District/300 Davie County/Elementary School

Mocksville Elementary

Final

Campus Assessment Report

March 10, 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):	79,448
Year Built:	1970
Last Renovation:	
Replacement Value:	\$16,544,873
Repair Cost:	\$4,612,255.96
Total FCI:	27.88 %
Total RSLI:	37.03 %
FCA Score:	72.12



Description:

GENERAL

Mocksville Elementary School campus is located at 295 Cemetery Street, Mocksville, NC. The campus consists of a 50,572 square foot one-story building constructed in 1970. There have been two additions, a 1997 kindergarten classroom addition of 10,733 square feet and a gym/classroom addition of 17,093 square feet built in 2005. There is also a 1,050 square foot preschool constructed in 2006, and a baseball concessions stand assumed to have been constructed in 1964.

This report contains condition and adequacy data collected during the 2016-17 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

Campus Assessment Report - Mocksville Elementary

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU with metal panel soffits. Exterior windows are clear anodized aluminum frame with fixed insulated panes. Exterior doors are typically hollow metal with glazing and sidelites in hollow metal frames. Roofing is low slope with single ply membrane. There are areas of low-slope roofing of rock ballasted single ply membrane. Roof openings include roof hatches with fixed ladder access. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Folding partitions are installed between some classrooms. The school was originally constructed as an open concept plan and demising walls between classrooms have been added. Interior doors are typically solid core wood veneer or plastic laminate veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers.

Wall finishes are typically paint. There is ceramic tile in some restrooms and portions of the kitchen and some vinyl wall fabric. Floor finishes include terrazzo at entrances, VCT in corridors and typical classrooms, carpet tile in the media center and select classrooms, synthetic tiles in the gym, ceramic/quarry tile in toilet rooms and the kitchen, and sealed concrete in utility rooms. Ceiling finishes are typically 2 x 2 suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted exposed structure in the gym.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with two-handle or single faucets. Classroom sinks are cabinet mounted stainless steel with high-arc spouts and drinking fountains. Service sinks are floor mounted precast. Dual height drinking fountains are provided in corridors. Domestic water supply piping is soldered copper. Gas fired water heaters provide domestic hot water. Sanitary drain/vent piping is cast iron at original construction and PVC at the gym addition. Floor drains are provided in toilet rooms. Storm water drainage is typically cast iron at original construction and PVC at the addition. Other plumbing systems is natural gas piping.

HVAC:

Heating and cooling is typically provided roof mounted package units utilizing natural gas for heating. Sheet metal ductwork is typically internally insulated, distributing air to ceiling mounted registers. Toilet rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

The main building does not have a fire sprinkler system. There is a fire sprinkler system in the 2005 gym/classroom addition. The building does have a dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 1600 amps of 277/480 volt, 3-phase, 4-wire

Campus Assessment Report - Mocksville Elementary

power. Classroom and media center lighting is typically T8 fluorescent bulbs in ceiling surface mounted or lay-in lighting fixtures. GFCI outlets are provided at wet areas in newer construction. The building has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; fencing; a flag pole; playground equipment; landscaping; a monument sign; and a ball field. Site mechanical and electrical features include water, sewer, natural gas piping, the FDC standpipe; and site lighting.

Attributes:

General Attributes:

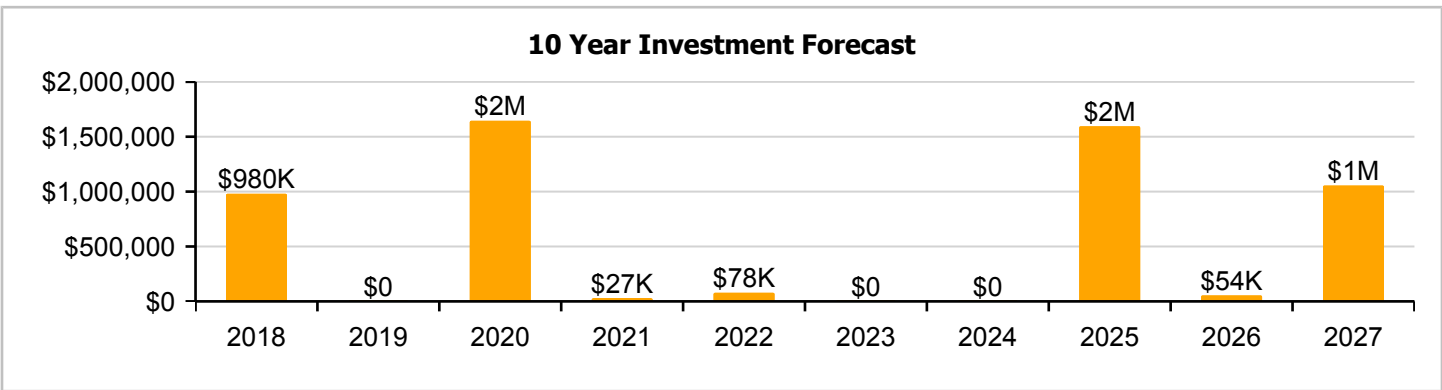
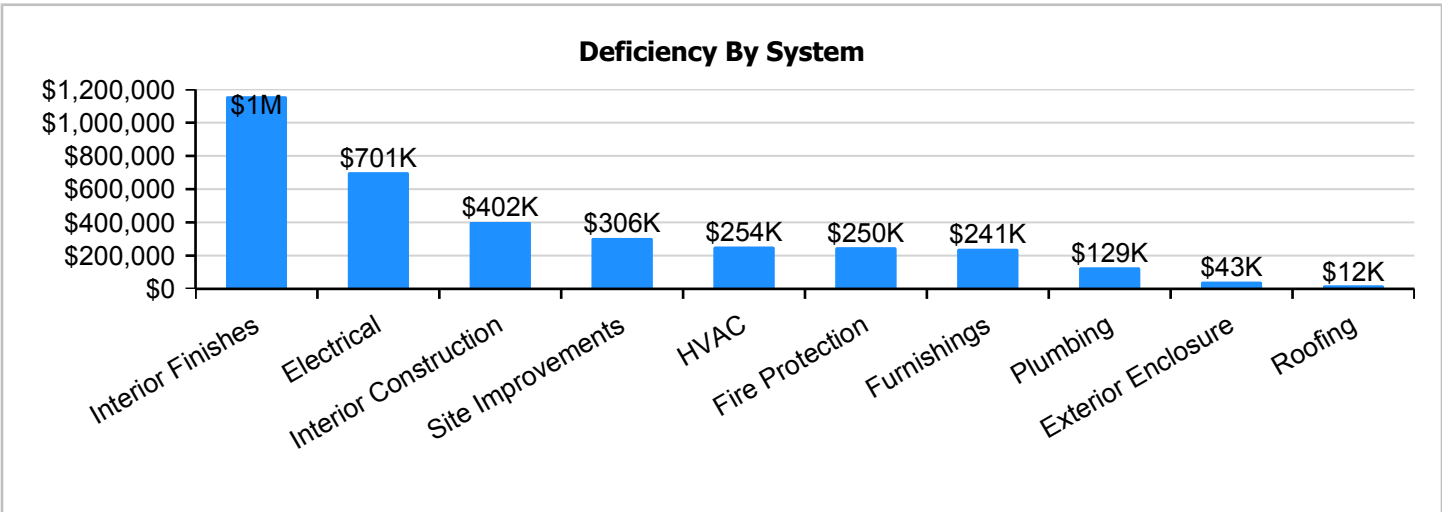
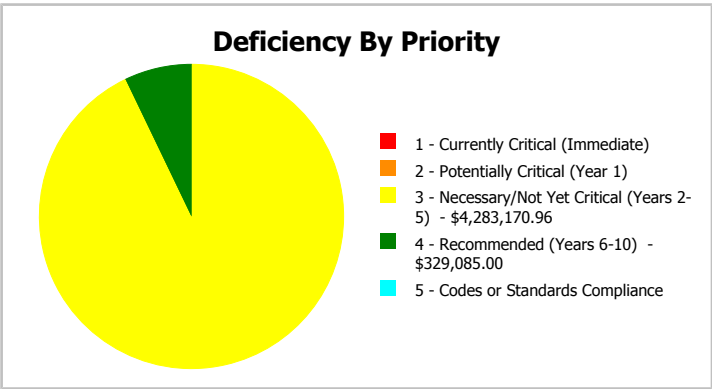
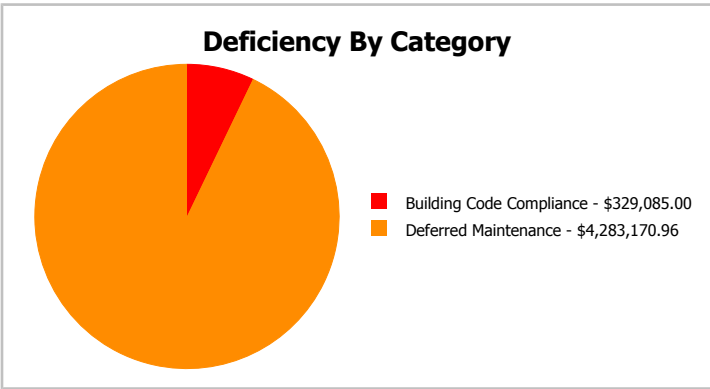
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:	Davie - Davie County HS	LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	22	Site Acreage:	22

Campus Dashboard Summary

Gross Area:	79,448	Last Renovation:	
Year Built:	1970	Replacement Value:	\$16,544,873
Repair Cost:	\$4,612,256	RSLI%:	37.03 %
FCI:	27.88 %		



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.

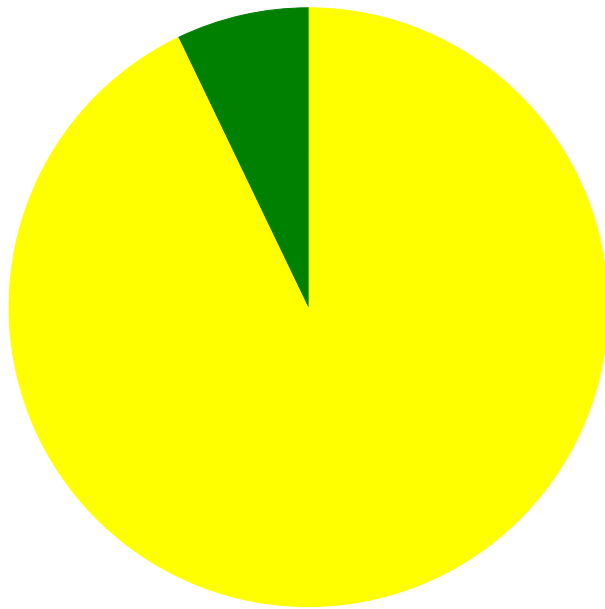
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	64.67 %	0.00 %	\$0.00
B10 - Superstructure	64.67 %	0.00 %	\$0.00
B20 - Exterior Enclosure	58.35 %	3.67 %	\$56,742.00
B30 - Roofing	57.84 %	2.82 %	\$16,132.00
C10 - Interior Construction	35.27 %	29.53 %	\$530,703.00
C30 - Interior Finishes	12.00 %	78.05 %	\$1,527,494.00
D20 - Plumbing	54.19 %	14.00 %	\$169,669.00
D30 - HVAC	21.70 %	20.05 %	\$334,888.00
D40 - Fire Protection	13.08 %	86.02 %	\$329,085.00
D50 - Electrical	28.72 %	41.84 %	\$925,114.00
E10 - Equipment	23.97 %	0.00 %	\$0.00
E20 - Furnishings	12.60 %	69.98 %	\$318,199.00
G20 - Site Improvements	32.99 %	31.81 %	\$404,229.96
G30 - Site Mechanical Utilities	12.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	71.95 %	0.00 %	\$0.00
Totals:	37.03 %	27.88 %	\$4,612,255.96

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
1970 Main	50,572	42.37	\$0.00	\$0.00	\$3,569,171.00	\$271,470.00	\$0.00
1997 K-Wing	10,733	16.63	\$0.00	\$0.00	\$258,440.00	\$57,615.00	\$0.00
2005 Gym and Classrooms	17,093	1.69	\$0.00	\$0.00	\$51,330.00	\$0.00	\$0.00
2006 Preschool	1,050	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	79,448	17.08	\$0.00	\$0.00	\$404,229.96	\$0.00	\$0.00
Total:		27.88	\$0.00	\$0.00	\$4,283,170.96	\$329,085.00	\$0.00

Deficiencies By Priority



- 1 - Currently Critical (Immediate)
- 2 - Potentially Critical (Year 1)
- 3 - Necessary/Not Yet Critical (Years 2-5) - \$4,283,170.96
- 4 - Recommended (Years 6-10) - \$329,085.00
- 5 - Codes or Standards Compliance

Budget Estimate Total: \$4,612,255.96

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):	50,572
Year Built:	1970
Last Renovation:	
Replacement Value:	\$9,065,032
Repair Cost:	\$3,840,641.00
Total FCI:	42.37 %
Total RSLI:	28.99 %
FCA Score:	57.63



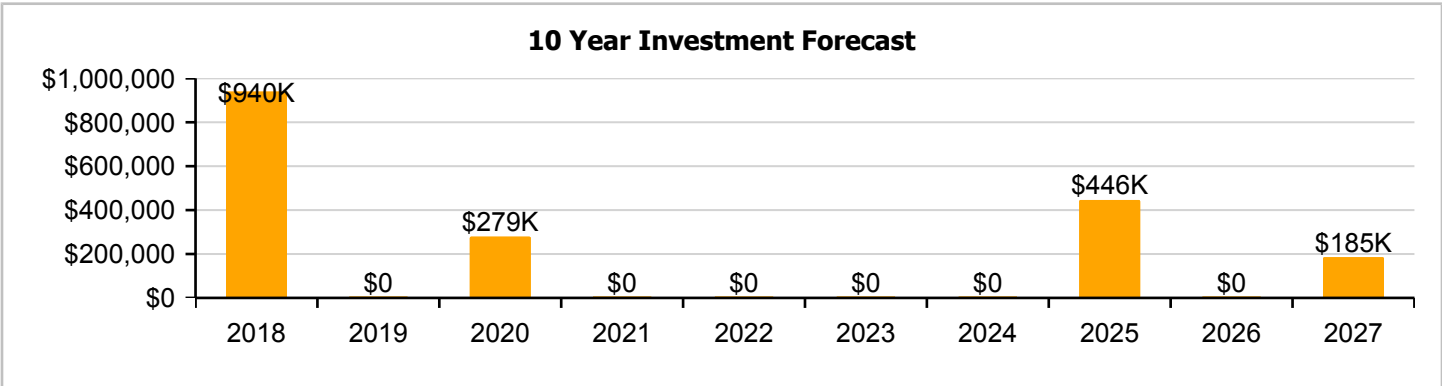
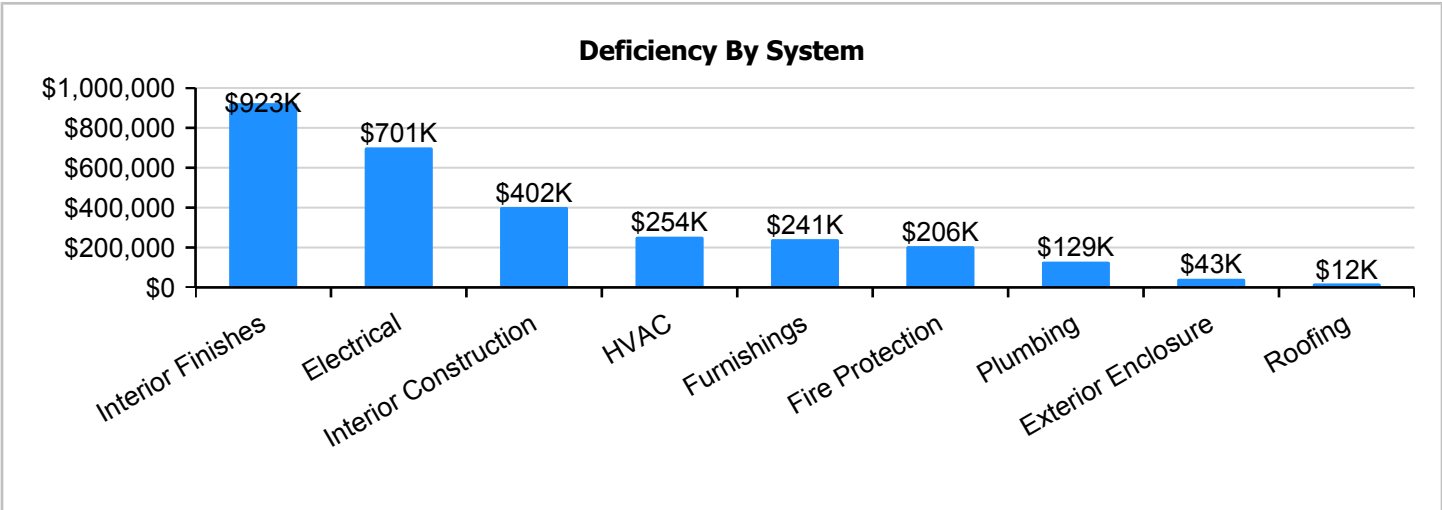
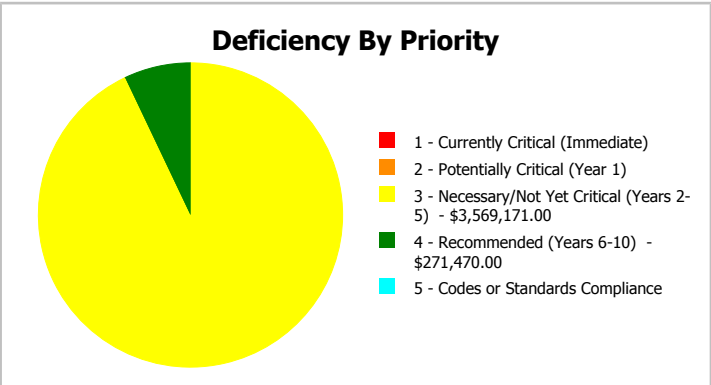
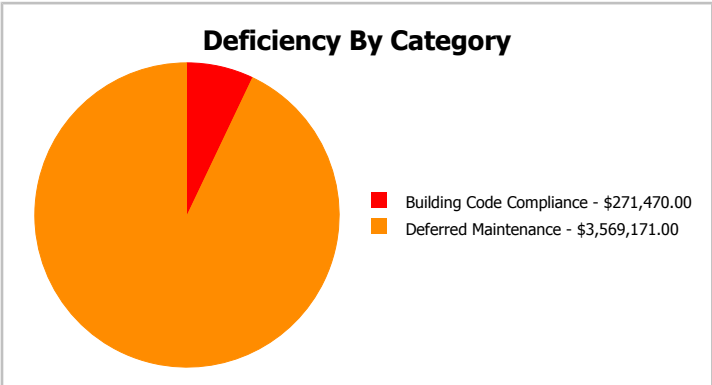
Description:

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:	50,572
Year Built:	1970	Last Renovation:	
Repair Cost:	\$3,840,641	Replacement Value:	\$9,065,032
FCI:	42.37 %	RSLI%:	28.99 %



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	53.00 %	0.00 %	\$0.00
B10 - Superstructure	53.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.53 %	5.77 %	\$56,742.00
B30 - Roofing	62.41 %	4.39 %	\$16,132.00
C10 - Interior Construction	21.14 %	46.41 %	\$530,703.00
C30 - Interior Finishes	3.33 %	97.80 %	\$1,217,724.00
D20 - Plumbing	56.44 %	21.97 %	\$169,669.00
D30 - HVAC	7.79 %	31.50 %	\$334,888.00
D40 - Fire Protection	0.00 %	110.00 %	\$271,470.00
D50 - Electrical	20.24 %	65.71 %	\$925,114.00
E10 - Equipment	21.94 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$318,199.00
Totals:	28.99 %	42.37 %	\$3,840,641.00

Photo Album

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

1). East Elevation - Mar 06, 2017



2). North Elevation - Mar 06, 2017



3). West Elevation - Mar 06, 2017



4). South Elevation - Mar 06, 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 - 1970 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	\$4.70	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$237,688
A1030	Slab on Grade	\$8.26	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$417,725
B1020	Roof Construction	\$15.44	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$780,832
B2010	Exterior Walls	\$9.24	S.F.	50,572	100	1970	2070		53.00 %	0.00 %	53			\$467,285
B2020	Exterior Windows	\$9.20	S.F.	50,572	30	2005	2035		60.00 %	0.00 %	18			\$465,262
B2030	Exterior Doors	\$1.02	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$56,742.00	\$51,583
B3010120	Single Ply Membrane	\$6.98	S.F.	50,572	20	2010	2030		65.00 %	0.00 %	13			\$352,993
B3020	Roof Openings	\$0.29	S.F.	50,572	25	1970	1995		0.00 %	110.00 %	-22		\$16,132.00	\$14,666
C1010	Partitions	\$10.59	S.F.	50,572	75	1970	2045		37.33 %	0.00 %	28			\$535,557
C1020	Interior Doors	\$2.48	S.F.	50,572	30	1997	2027		33.33 %	0.00 %	10			\$125,419
C1030	Fittings	\$9.54	S.F.	50,572	20	1970	1990		0.00 %	110.00 %	-27		\$530,703.00	\$482,457
C3010	Wall Finishes	\$2.73	S.F.	50,572	10	2010	2020		30.00 %	0.00 %	3			\$138,062
C3020	Floor Finishes	\$11.15	S.F.	50,572	20	1988	2008		0.00 %	110.00 %	-9		\$620,266.00	\$563,878
C3030	Ceiling Finishes	\$10.74	S.F.	50,572	25	1970	1995		0.00 %	110.00 %	-22		\$597,458.00	\$543,143
D2010	Plumbing Fixtures	\$11.26	S.F.	50,572	30	2008	2038		70.00 %	0.00 %	21			\$569,441
D2020	Domestic Water Distribution	\$0.96	S.F.	50,572	30	2010	2040		76.67 %	0.00 %	23			\$48,549
D2030	Sanitary Waste	\$1.52	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$84,556.00	\$76,869
D2040	Rain Water Drainage	\$1.36	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$75,656.00	\$68,778
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	50,572	40	1970	2010		0.00 %	110.00 %	-7		\$9,457.00	\$8,597
D3040	Distribution Systems	\$6.02	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$334,888.00	\$304,443
D3050	Terminal & Package Units	\$13.09	S.F.	50,572	15	2003	2018		6.67 %	0.00 %	1			\$661,987
D3060	Controls & Instrumentation	\$1.91	S.F.	50,572	20	2005	2025		40.00 %	0.00 %	8			\$96,593
D4010	Sprinklers	\$4.22	S.F.	50,572	30			2017	0.00 %	110.00 %	0		\$234,755.00	\$213,414
D4020	Standpipes	\$0.66	S.F.	50,572	30			2017	0.00 %	110.00 %	0		\$36,715.00	\$33,378
D5010	Electrical Service/Distribution	\$1.65	S.F.	50,572	40	2016	2056		97.50 %	0.00 %	39			\$83,444
D5020	Branch Wiring	\$4.99	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$277,590.00	\$252,354
D5020	Lighting	\$11.64	S.F.	50,572	30	1970	2000		0.00 %	110.00 %	-17		\$647,524.00	\$588,658
D5030810	Security & Detection Systems	\$1.83	S.F.	50,572	15	2014	2029		80.00 %	0.00 %	12			\$92,547
D5030910	Fire Alarm Systems	\$3.31	S.F.	50,572	15	2003	2018		6.67 %	0.00 %	1			\$167,393
D5030920	Data Communication	\$4.30	S.F.	50,572	15	2010	2025		53.33 %	0.00 %	8			\$217,460
D5090	Other Electrical Systems	\$0.12	S.F.	50,572	20	2005	2025		40.00 %	0.00 %	8			\$6,069
E1020	Institutional Equipment	\$0.30	S.F.	50,572	20	2010	2030		65.00 %	0.00 %	13			\$15,172
E1090	Other Equipment	\$1.86	S.F.	50,572	20	2000	2020		15.00 %	0.00 %	3			\$94,064
E2010	Fixed Furnishings	\$5.72	S.F.	50,572	20	1970	1990		0.00 %	110.00 %	-27		\$318,199.00	\$289,272
Total									28.99 %	42.37 %			\$3,840,641.00	\$9,065,032

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B2010 - Exterior Walls



Note:

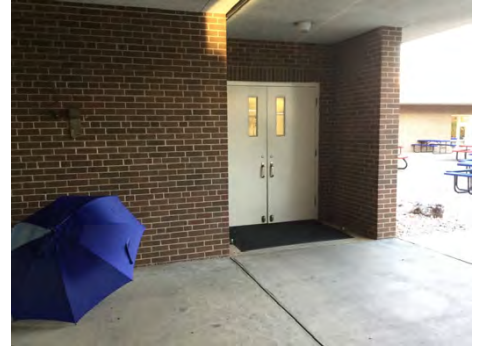
System: B2020 - Exterior Windows



Note: Aluminum framed windows appear to match gym addition and are therefore assumed new in 2005.

Campus Assessment Report - 1970 Main

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note: The roof is fairly new with no reported leaks. There was considerable pooling of water due to condensation at the time of assessment. Consider increasing roof slope with tapered insulation at next re-roofing project.

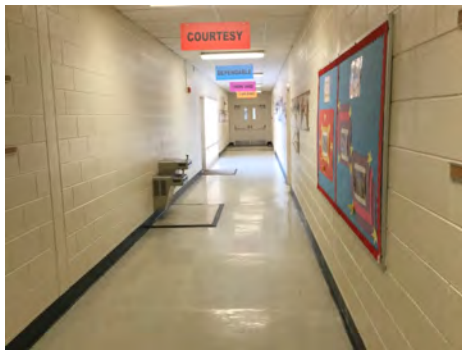
System: B3020 - Roof Openings



Note:

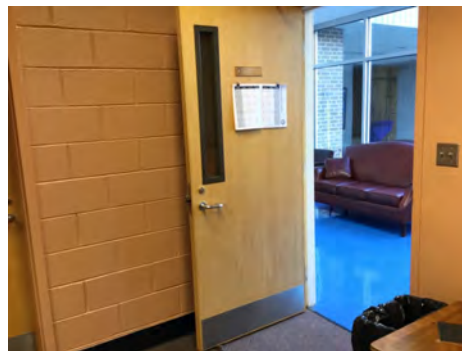
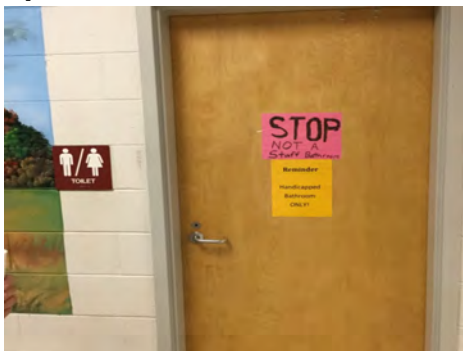
Campus Assessment Report - 1970 Main

System: C1010 - Partitions



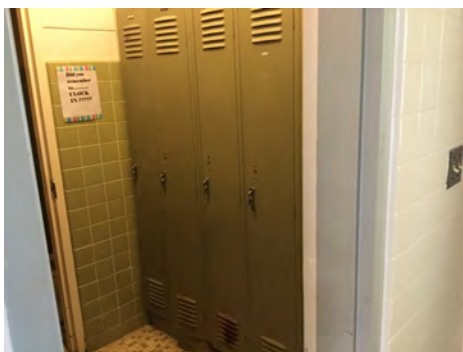
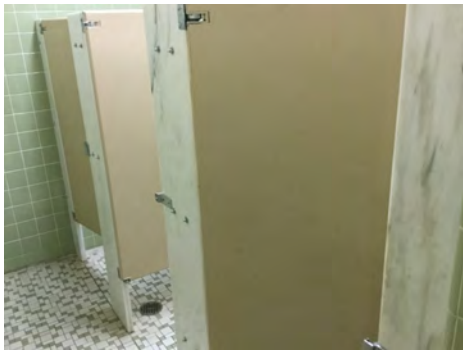
Note:

System: C1020 - Interior Doors



Note:

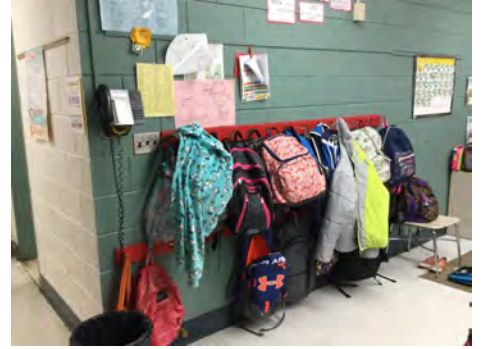
System: C1030 - Fittings



Note:

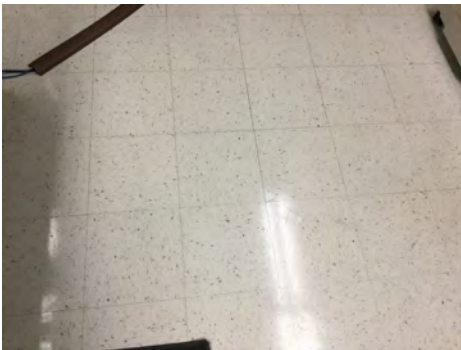
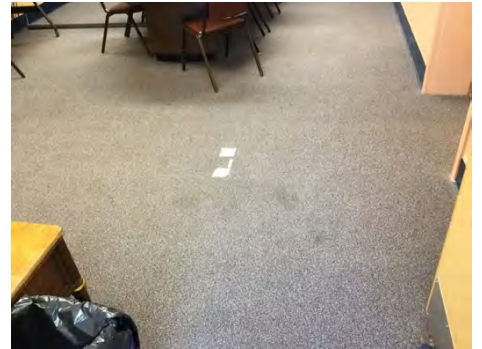
Campus Assessment Report - 1970 Main

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1970 Main

System: D2010 - Plumbing Fixtures



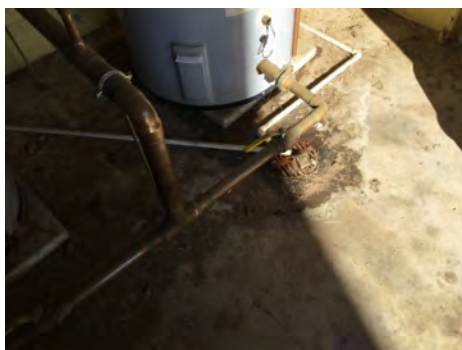
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1970 Main

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1970 Main

System: D3050 - Terminal & Package Units



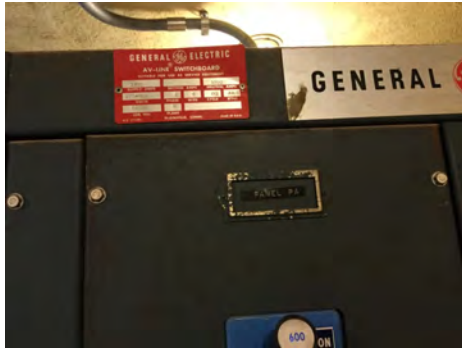
Note:

System: D3060 - Controls & Instrumentation



Note:

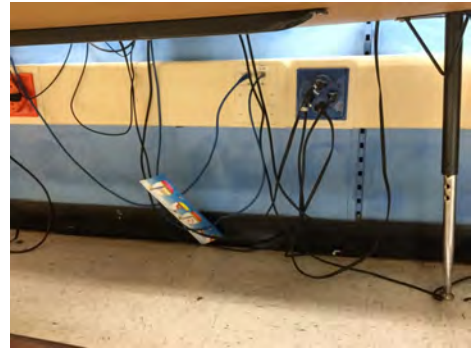
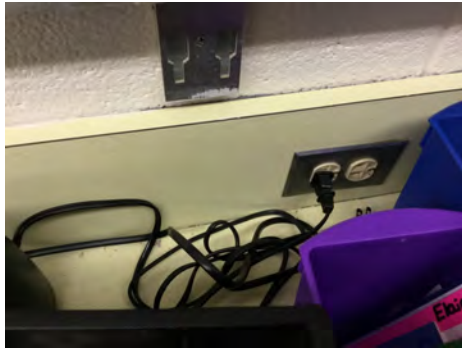
System: D5010 - Electrical Service/Distribution



Note:

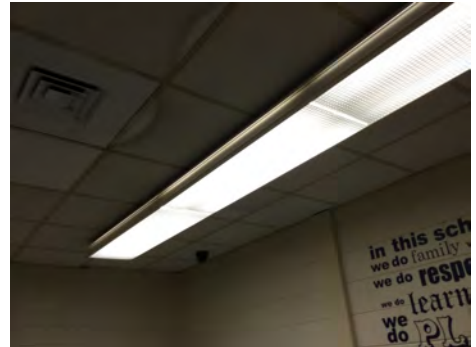
Campus Assessment Report - 1970 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1970 Main

System: D5030910 - Fire Alarm Systems



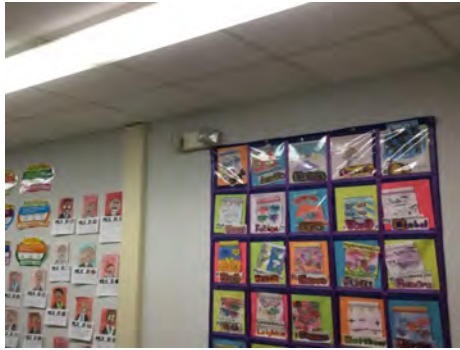
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1970 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
Total:	\$3,840,641	\$939,689	\$0	\$279,015	\$0	\$0	\$0	\$0	\$446,073	\$0	\$185,407	\$5,690,824
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$56,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,742
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$16,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,132
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,407	\$185,407
C1030 - Fittings	\$530,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,703
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$165,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,950
C3020 - Floor Finishes	\$620,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$620,266
C3030 - Ceiling Finishes	\$597,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$597,458
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

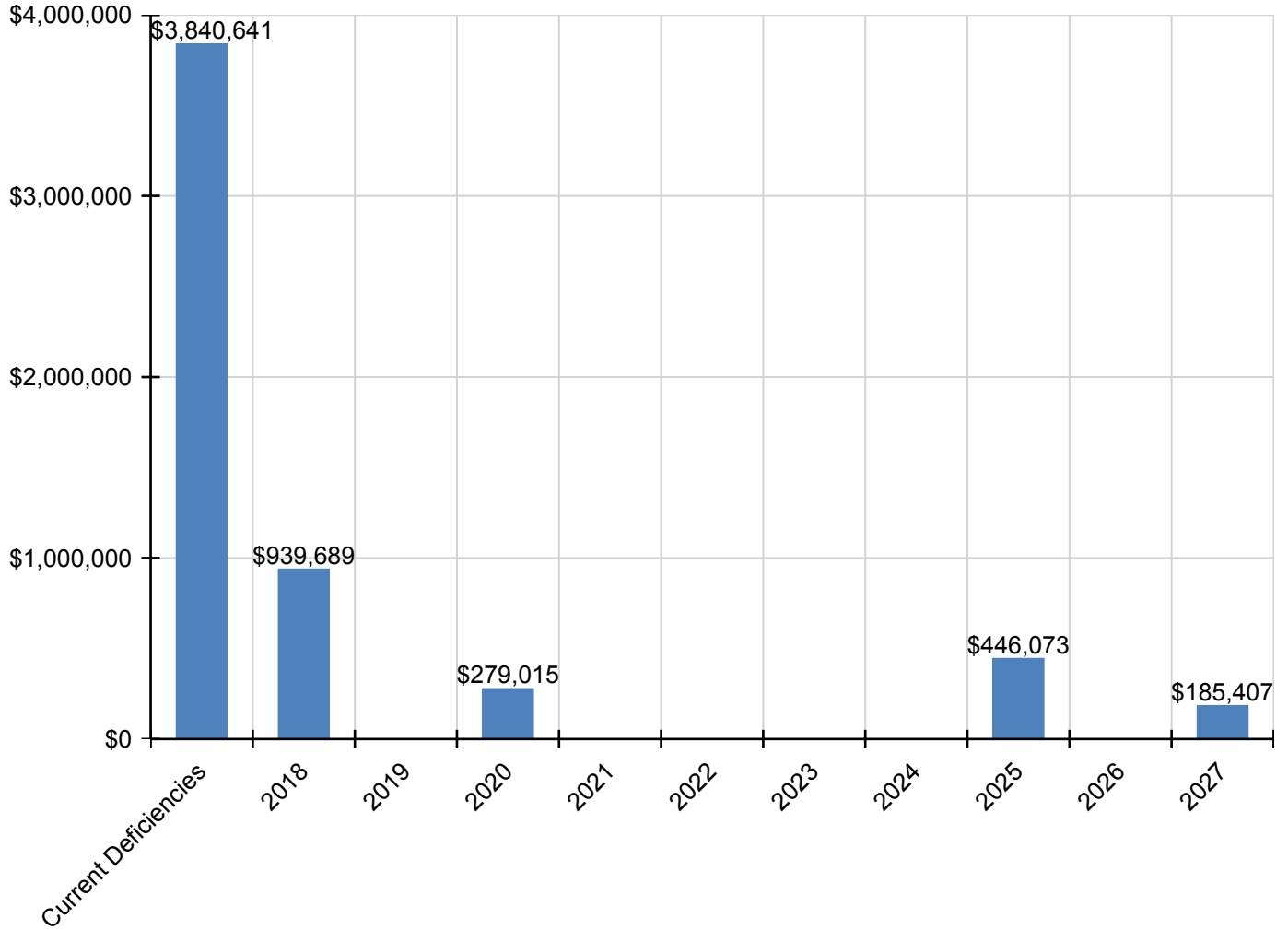
Campus Assessment Report - 1970 Main

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	\$84,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,556
D2040 - Rain Water Drainage	\$75,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,656
D2090 - Other Plumbing Systems -Nat Gas	\$9,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,457
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$334,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,888
D3050 - Terminal & Package Units	\$0	\$750,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,032
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,597	\$0	\$0	\$0	\$134,597
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$234,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,755
D4020 - Standpipes	\$36,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,715
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	\$277,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,590
D5020 - Lighting	\$647,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$647,524
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	\$0	\$189,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,657
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,019	\$0	\$0	\$0	\$303,019
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,457	\$0	\$0	\$0	\$8,457
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$113,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,064
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$318,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$318,199

* Indicates non-renewable system

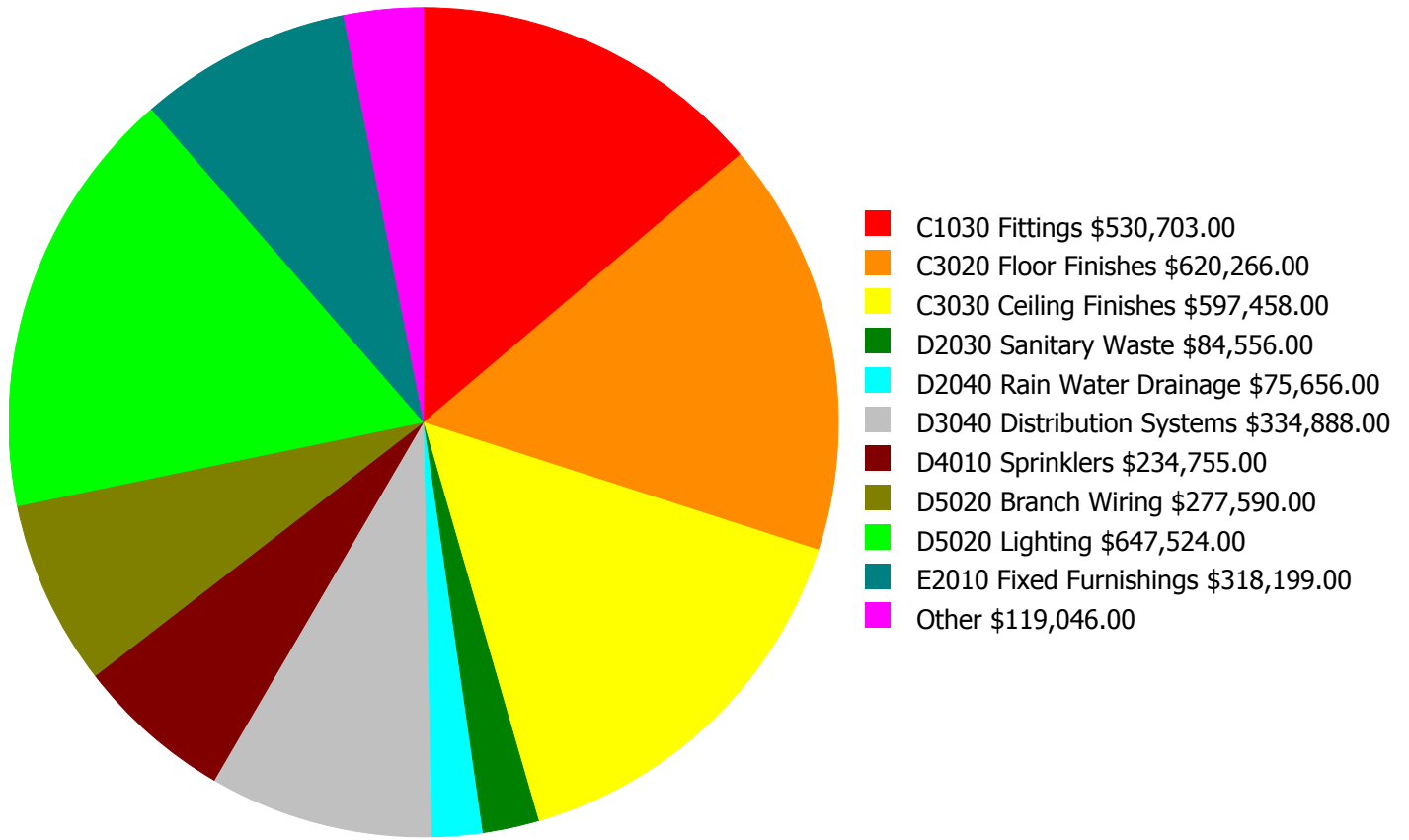
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

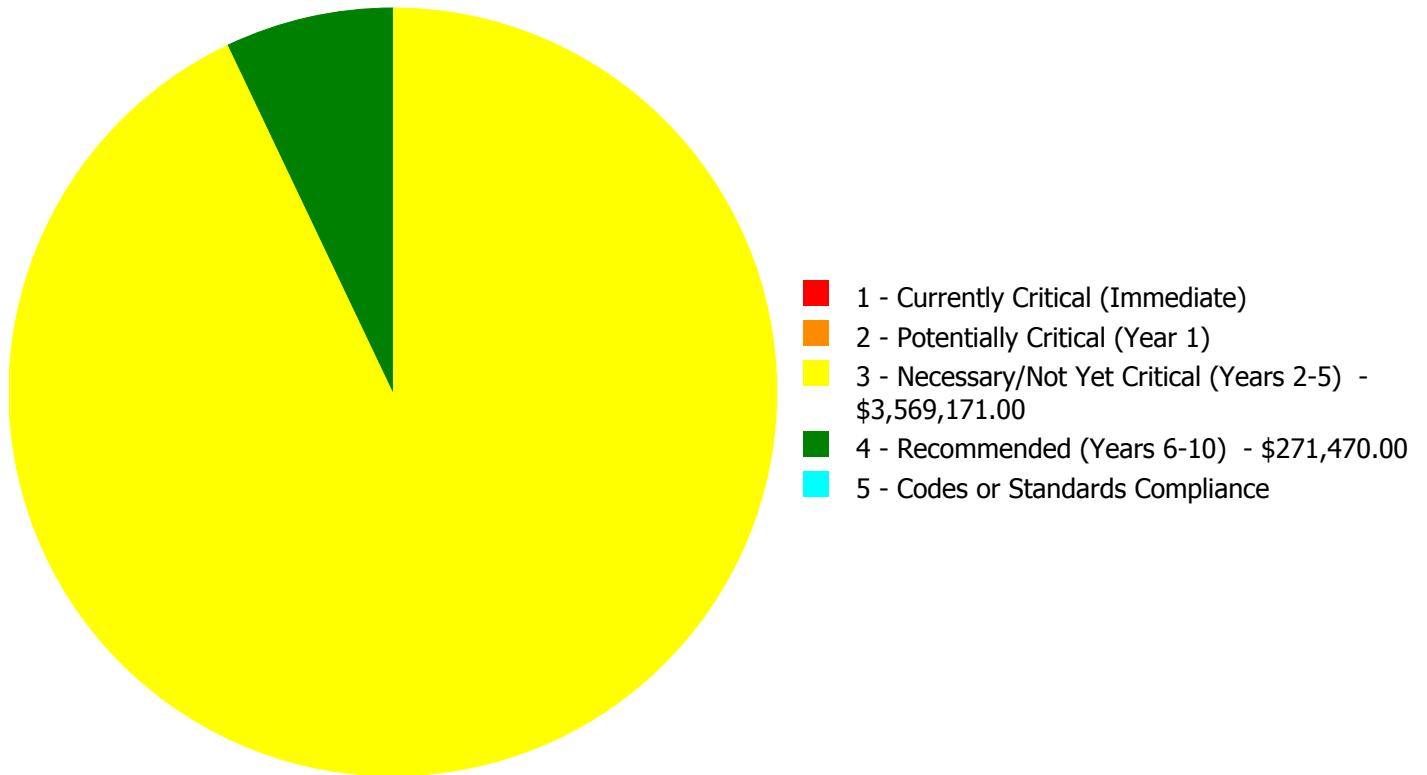
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,840,641.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,840,641.00

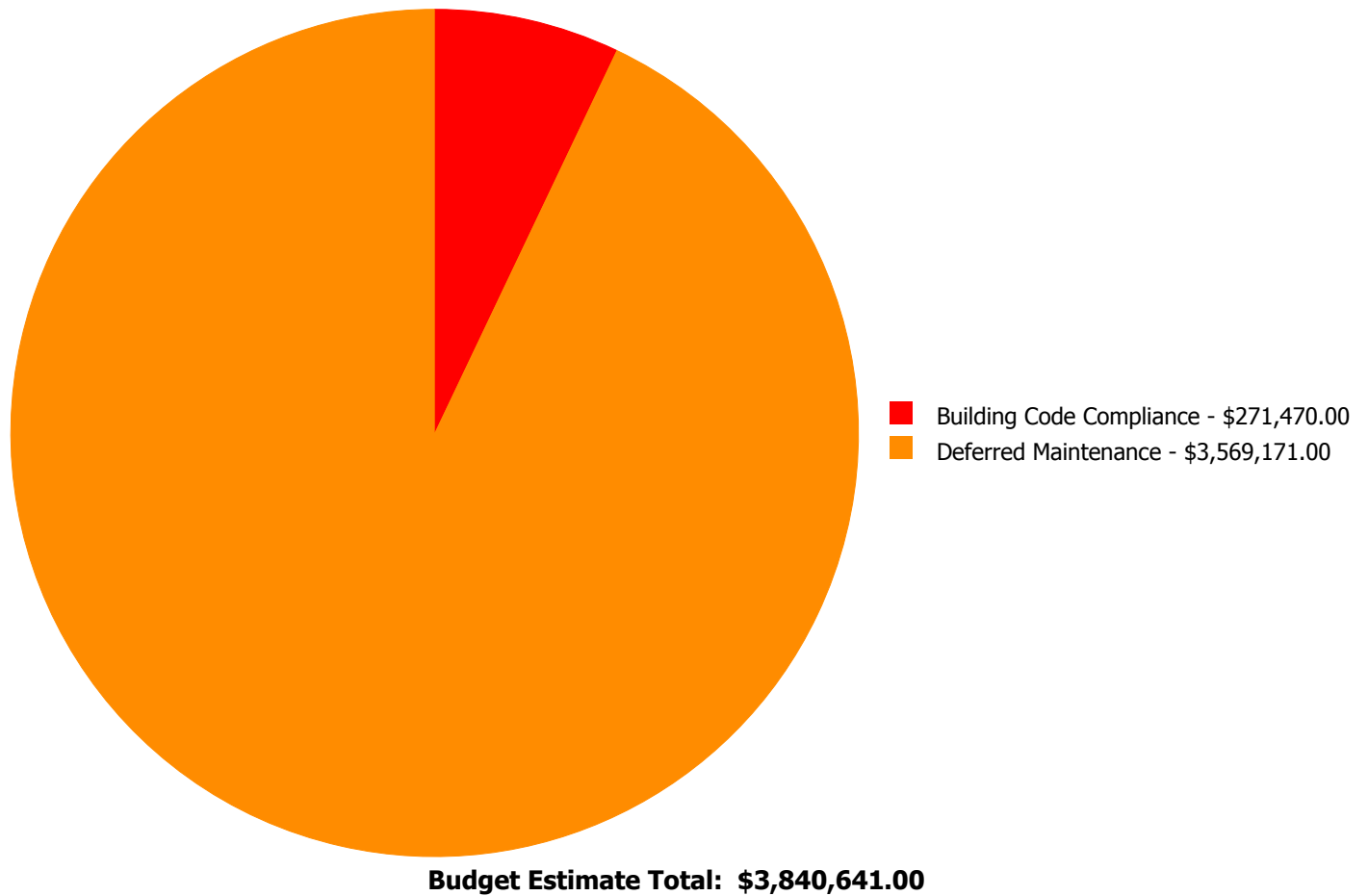
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$56,742.00	\$0.00	\$0.00	\$56,742.00
B3020	Roof Openings	\$0.00	\$0.00	\$16,132.00	\$0.00	\$0.00	\$16,132.00
C1030	Fittings	\$0.00	\$0.00	\$530,703.00	\$0.00	\$0.00	\$530,703.00
C3020	Floor Finishes	\$0.00	\$0.00	\$620,266.00	\$0.00	\$0.00	\$620,266.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$597,458.00	\$0.00	\$0.00	\$597,458.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$84,556.00	\$0.00	\$0.00	\$84,556.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$75,656.00	\$0.00	\$0.00	\$75,656.00
D2090	Other Plumbing Systems -Nat Gas	\$0.00	\$0.00	\$9,457.00	\$0.00	\$0.00	\$9,457.00
D3040	Distribution Systems	\$0.00	\$0.00	\$334,888.00	\$0.00	\$0.00	\$334,888.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$234,755.00	\$0.00	\$234,755.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$36,715.00	\$0.00	\$36,715.00
D5020	Branch Wiring	\$0.00	\$0.00	\$277,590.00	\$0.00	\$0.00	\$277,590.00
D5020	Lighting	\$0.00	\$0.00	\$647,524.00	\$0.00	\$0.00	\$647,524.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$318,199.00	\$0.00	\$0.00	\$318,199.00
	Total:	\$0.00	\$0.00	\$3,569,171.00	\$271,470.00	\$0.00	\$3,840,641.00

Deficiency Summary by Category

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

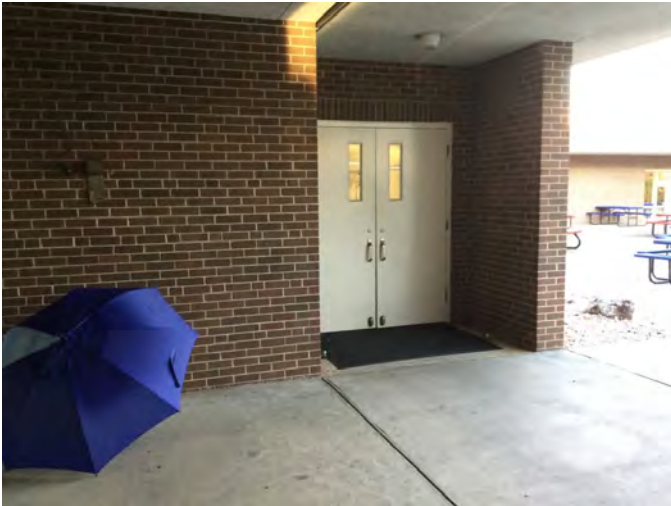


Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$56,742.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Although the main entry doors have been replaced, and the side breezeway has been enclosed with a door assembly for security reasons, most exterior doors are beyond their expected life and should be replaced.

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$16,132.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The roof hatch is beyond its expected life. Replacement is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$530,703.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: In general, fittings are beyond their expected life. Room signage is not up to code. Lockers in the kitchen are rusted, some blackboards still exist and whiteboards are beginning to be stained. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$620,266.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Carpet to VCT changes began in 1988 and is ongoing. Those early replacements, along with original VCT, are beyond their expected useful life. Asbestos containing mastic under VCT is reported to be present in the building. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$597,458.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The ceiling grid system is believed to be original and is beyond its expected useful life. Although most tile are in fair to good condition, a number of water stained tile were observed. These are believed to precede the roof replacement of several years ago. Grid is generally yellowed. Coordinate ceiling replacement with other system renewals such as HVAC distribution and lighting.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$84,556.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The sanitary waste system is original and beyond its expected useful life. System renewal is recommended.

System: D2040 - Rain Water Drainage



Location: Roof and throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$75,656.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The rain water drainage system is believed to be original and is beyond its expected useful life. The facilities management department reports inadequate roof drainage. System renewal is recommended.

System: D2090 - Other Plumbing Systems -Nat Gas



Location: Roof, kitchen, EQ rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$9,457.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Natural gas piping is presumed to be original and is there beyond its expected useful life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$334,888.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: HVAC distribution systems are typically original and beyond expected useful life. Supply ductwork is typically internally insulated and cannot be cleaned. System renewal is recommended.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$277,590.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The branch wiring system is mostly original and well beyond its expected useful life. GFI outlets were not seen in all wet areas. System renewal is recommended.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$647,524.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Although lighting has been upgraded to T8 bulbs and ballasts, typically original fixtures have been retrofitted. They system is considered expired. System renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 50,572.00
Unit of Measure: S.F.
Estimate: \$318,199.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: Fixed furnishings are typically original and in worn condition with stains, veneer damage etc. 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: 50,572.00
Unit of Measure: S.F.
Estimate: \$234,755.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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: 50,572.00
Unit of Measure: S.F.
Estimate: \$36,715.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:	ES -Elementary School
Gross Area (SF):	10,733
Year Built:	1997
Last Renovation:	
Replacement Value:	\$1,900,816
Repair Cost:	\$316,055.00
Total FCI:	16.63 %
Total RSLI:	46.60 %
FCA Score:	83.37



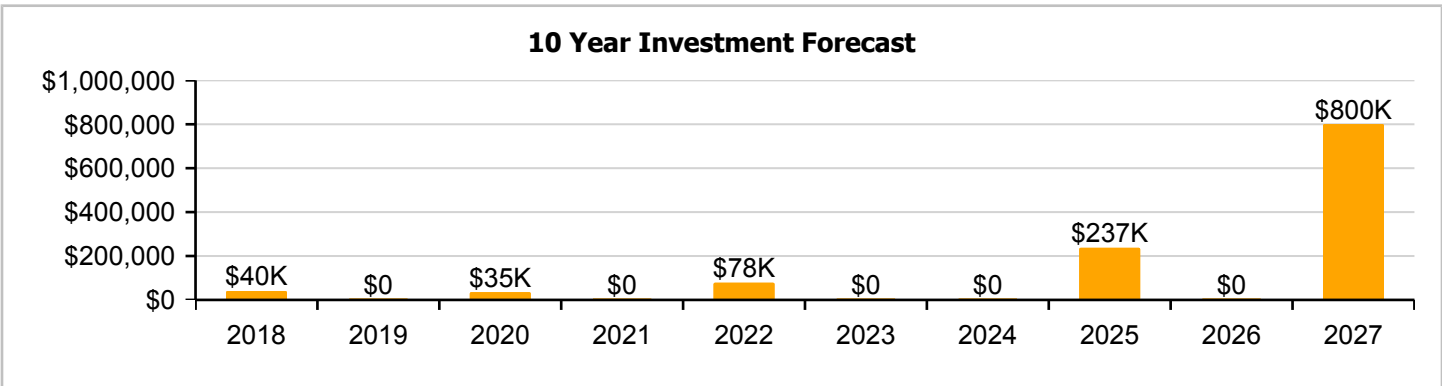
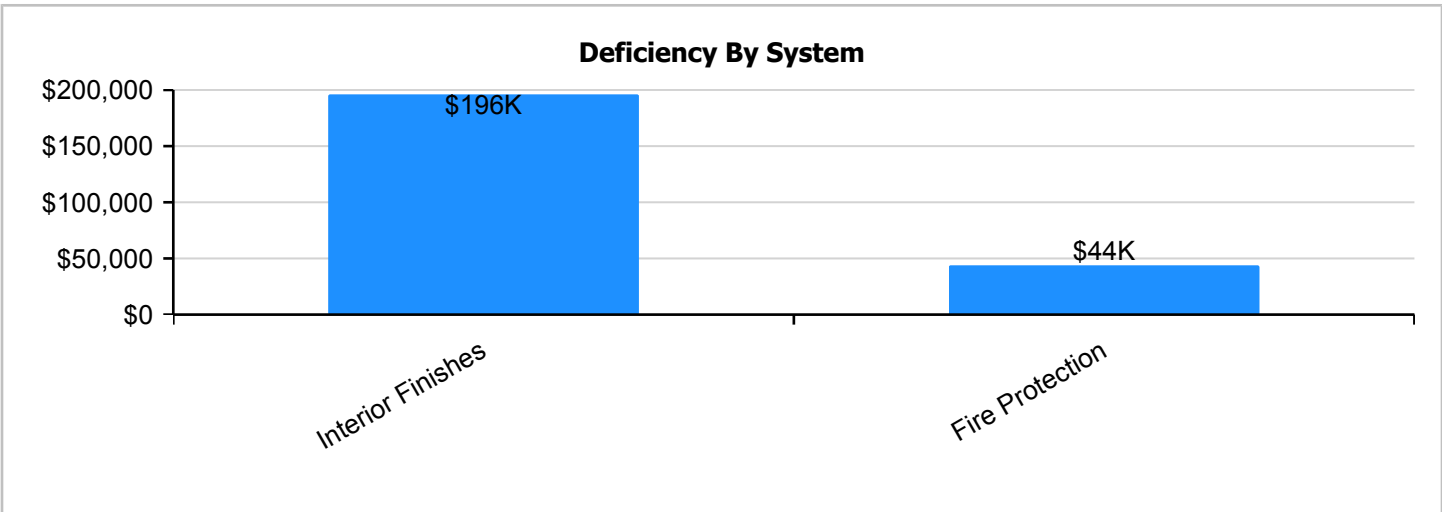
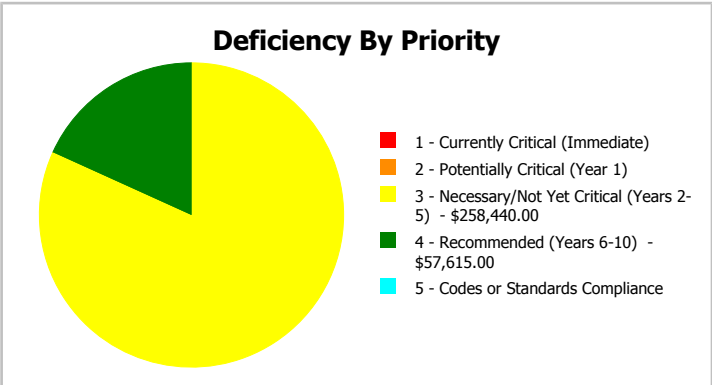
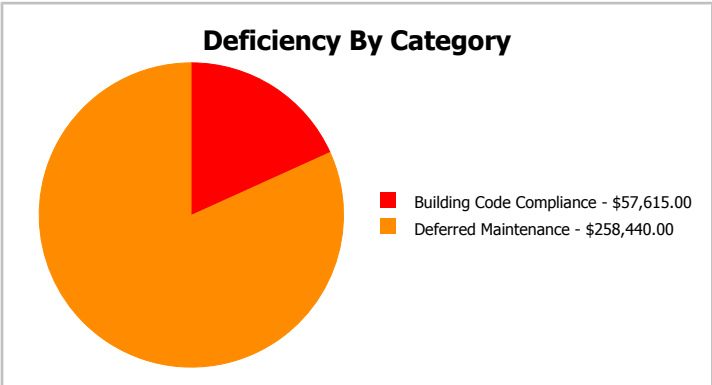
Description:

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:	10,733
Year Built:	1997	Last Renovation:	
Repair Cost:	\$316,055	Replacement Value:	\$1,900,816
FCI:	16.63 %	RSLI%:	46.60 %



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	55.49 %	0.00 %	\$0.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	54.88 %	0.00 %	\$0.00
C30 - Interior Finishes	3.33 %	97.80 %	\$258,440.00
D20 - Plumbing	33.52 %	0.00 %	\$0.00
D30 - HVAC	67.15 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$57,615.00
D50 - Electrical	37.34 %	0.00 %	\$0.00
E10 - Equipment	65.00 %	0.00 %	\$0.00
E20 - Furnishings	25.00 %	0.00 %	\$0.00
Totals:	46.60 %	16.63 %	\$316,055.00

Photo Album

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

1). Southwest Elevation - Feb 13, 2017



2). Northwest Elevation - Feb 13, 2017



3). Northeast Elevation - Feb 13, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$50,445
A1030	Slab on Grade	\$8.26	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$88,655
B1020	Roof Construction	\$15.44	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$165,718
B2010	Exterior Walls	\$9.24	S.F.	10,733	100	1997	2097		80.00 %	0.00 %	80			\$99,173
B2020	Exterior Windows	\$9.20	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$98,744
B2030	Exterior Doors	\$1.02	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$10,948
B3010120	Single Ply Membrane	\$6.98	S.F.	10,733	20	2010	2030		65.00 %	0.00 %	13			\$74,916
C1010	Partitions	\$10.59	S.F.	10,733	75	1997	2072		73.33 %	0.00 %	55			\$113,662
C1020	Interior Doors	\$2.48	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$26,618
C1030	Fittings	\$9.54	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$102,393
C3010	Wall Finishes	\$2.73	S.F.	10,733	10	2010	2020		30.00 %	0.00 %	3			\$29,301
C3020	Floor Finishes	\$11.15	S.F.	10,733	20	1997	2017		0.00 %	110.00 %	0		\$131,640.00	\$119,673
C3030	Ceiling Finishes	\$10.74	S.F.	10,733	25	1970	1995		0.00 %	110.00 %	-22		\$126,800.00	\$115,272
D2010	Plumbing Fixtures	\$11.26	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$120,854
D2020	Domestic Water Distribution	\$0.96	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$10,304
D2030	Sanitary Waste	\$1.52	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$16,314
D2040	Rain Water Drainage	\$1.36	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$14,597
D2090	Other Plumbing Systems -Nat Gas	\$0.17	S.F.	10,733	40	1997	2037		50.00 %	0.00 %	20			\$1,825
D3040	Distribution Systems	\$6.02	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$64,613
D3050	Terminal & Package Units	\$13.09	S.F.	10,733	15	2015	2030		86.67 %	0.00 %	13			\$140,495
D3060	Controls & Instrumentation	\$1.91	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$20,500
D4010	Sprinklers	\$4.22	S.F.	10,733	30			2017	0.00 %	110.00 %	0		\$49,823.00	\$45,293
D4020	Standpipes	\$0.66	S.F.	10,733	30			2017	0.00 %	109.99 %	0		\$7,792.00	\$7,084
D5010	Electrical Service/Distribution	\$1.65	S.F.	10,733	40	1997	2037		50.00 %	0.00 %	20			\$17,709
D5020	Branch Wiring	\$4.99	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$53,558
D5020	Lighting	\$11.64	S.F.	10,733	30	1997	2027		33.33 %	0.00 %	10			\$124,932
D5030810	Security & Detection Systems	\$1.83	S.F.	10,733	15	2014	2029		80.00 %	0.00 %	12			\$19,641
D5030910	Fire Alarm Systems	\$3.31	S.F.	10,733	15	2003	2018		6.67 %	0.00 %	1			\$35,526
D5030920	Data Communication	\$4.30	S.F.	10,733	15	2010	2025		53.33 %	0.00 %	8			\$46,152
D5090	Other Electrical Systems	\$0.12	S.F.	10,733	20	2005	2025		40.00 %	0.00 %	8			\$1,288
E1020	Institutional Equipment	\$0.30	S.F.	10,733	20	2010	2030		65.00 %	0.00 %	13			\$3,220
E2010	Fixed Furnishings	\$5.72	S.F.	10,733	20	1997	2017	2022	25.00 %	0.00 %	5			\$61,393
Total									46.60 %	16.63 %			\$316,055.00	\$1,900,816

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 K-Wing

System: B3010120 - Single Ply Membrane



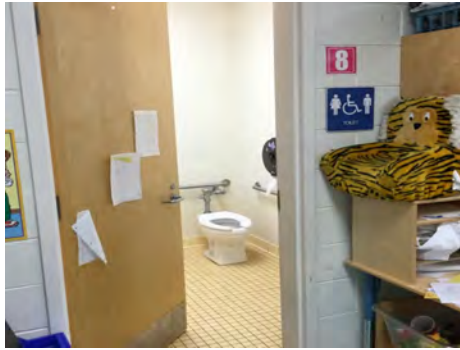
Note:

System: C1010 - Partitions



Note:

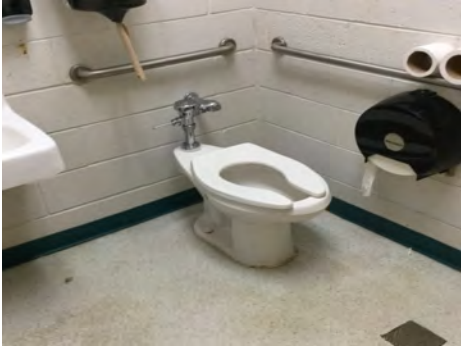
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1997 K-Wing

System: C1030 - Fittings



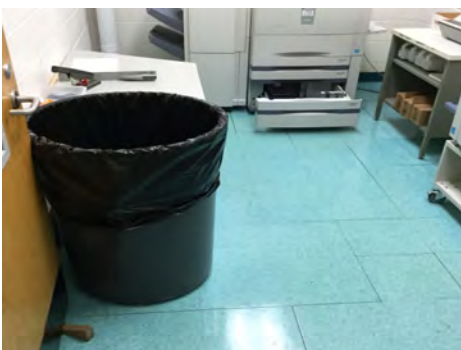
Note:

System: C3010 - Wall Finishes



Note:

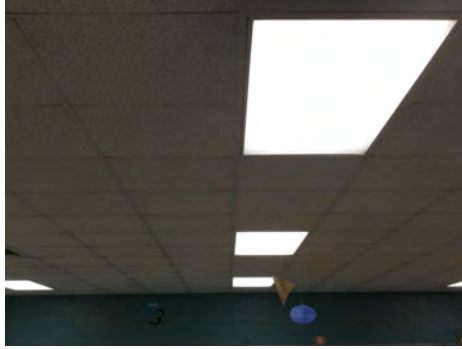
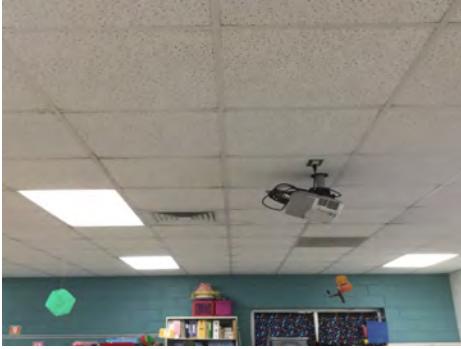
System: C3020 - Floor Finishes



Note:

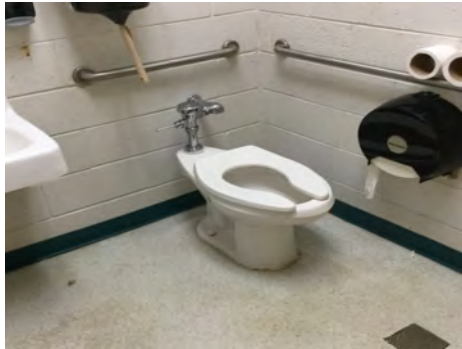
Campus Assessment Report - 1997 K-Wing

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1997 K-Wing

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

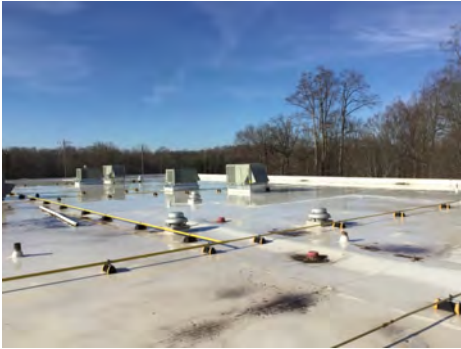
System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1997 K-Wing

System: D3050 - Terminal & Package Units



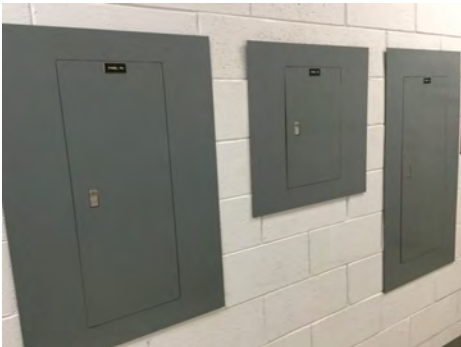
Note:

System: D3060 - Controls & Instrumentation



Note:

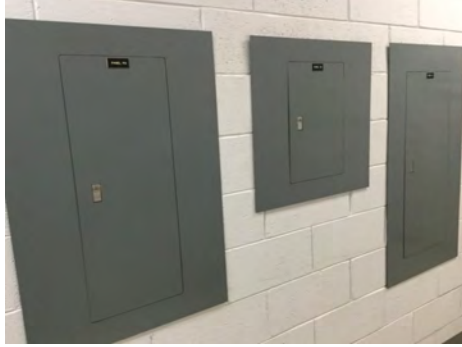
System: D5010 - Electrical Service/Distribution



Note:

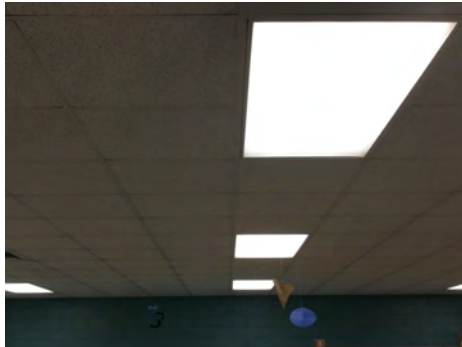
Campus Assessment Report - 1997 K-Wing

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1997 K-Wing

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

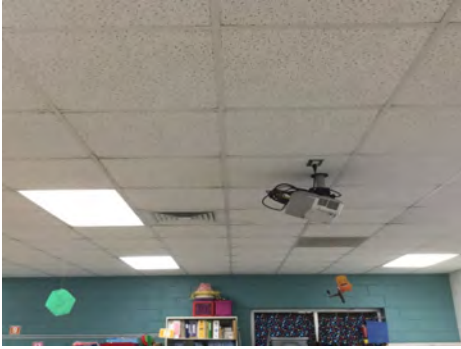
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 1997 K-Wing

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$316,055	\$40,251	\$0	\$35,220	\$0	\$78,288	\$0	\$0	\$237,350	\$0	\$800,474	\$1,507,638
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,974	\$145,974
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,183	\$16,183
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,350	\$39,350
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,679	\$0	\$0	\$142,679
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$35,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,220
C3020 - Floor Finishes	\$131,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,640
C3030 - Ceiling Finishes	\$126,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,800
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

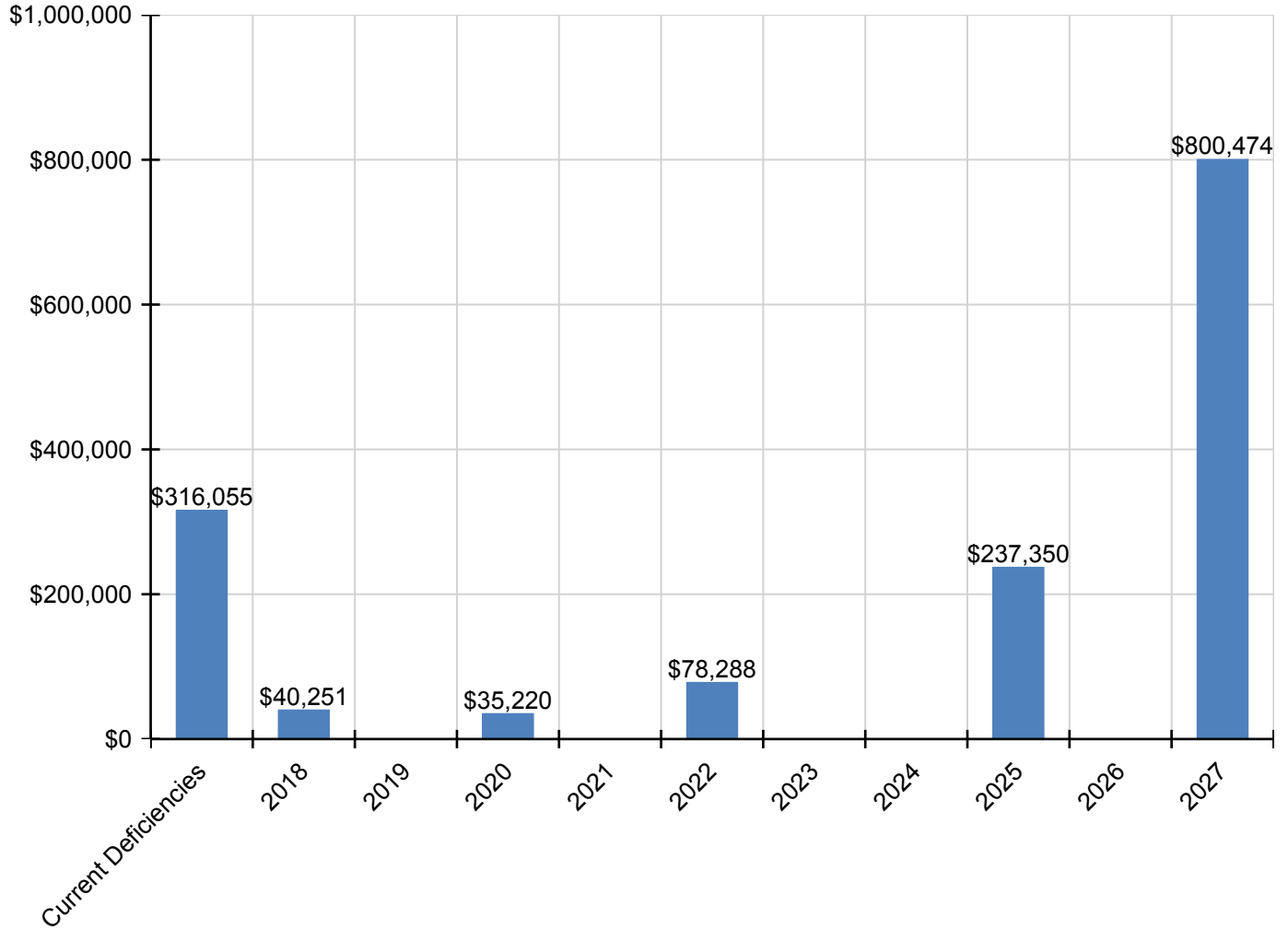
Campus Assessment Report - 1997 K-Wing

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,659	\$178,659
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,232	\$15,232
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,118	\$24,118
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,579	\$21,579
D2090 - Other Plumbing Systems -Nat Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,518	\$95,518
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,566	\$0	\$0	\$28,566
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$49,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,823
D4020 - Standpipes	\$7,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,792
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	\$79,174	\$79,174
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,688	\$184,688
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	\$0	\$40,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,251
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,310	\$0	\$0	\$64,310
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,795	\$0	\$0	\$1,795
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$78,288	\$0	\$0	\$0	\$0	\$0	\$0	\$78,288

* Indicates non-renewable system

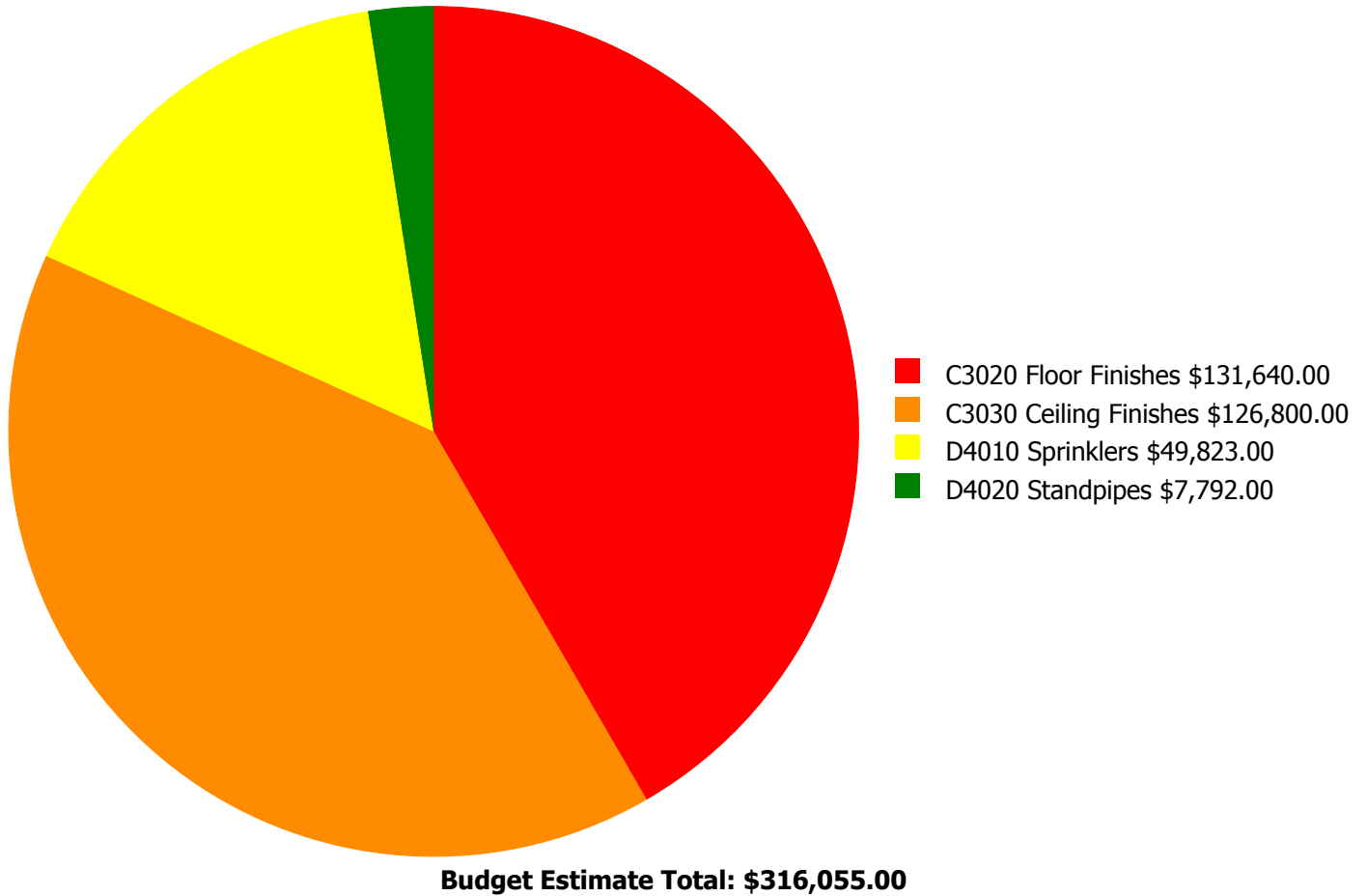
Forecasted Capital Renewal Requirement

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



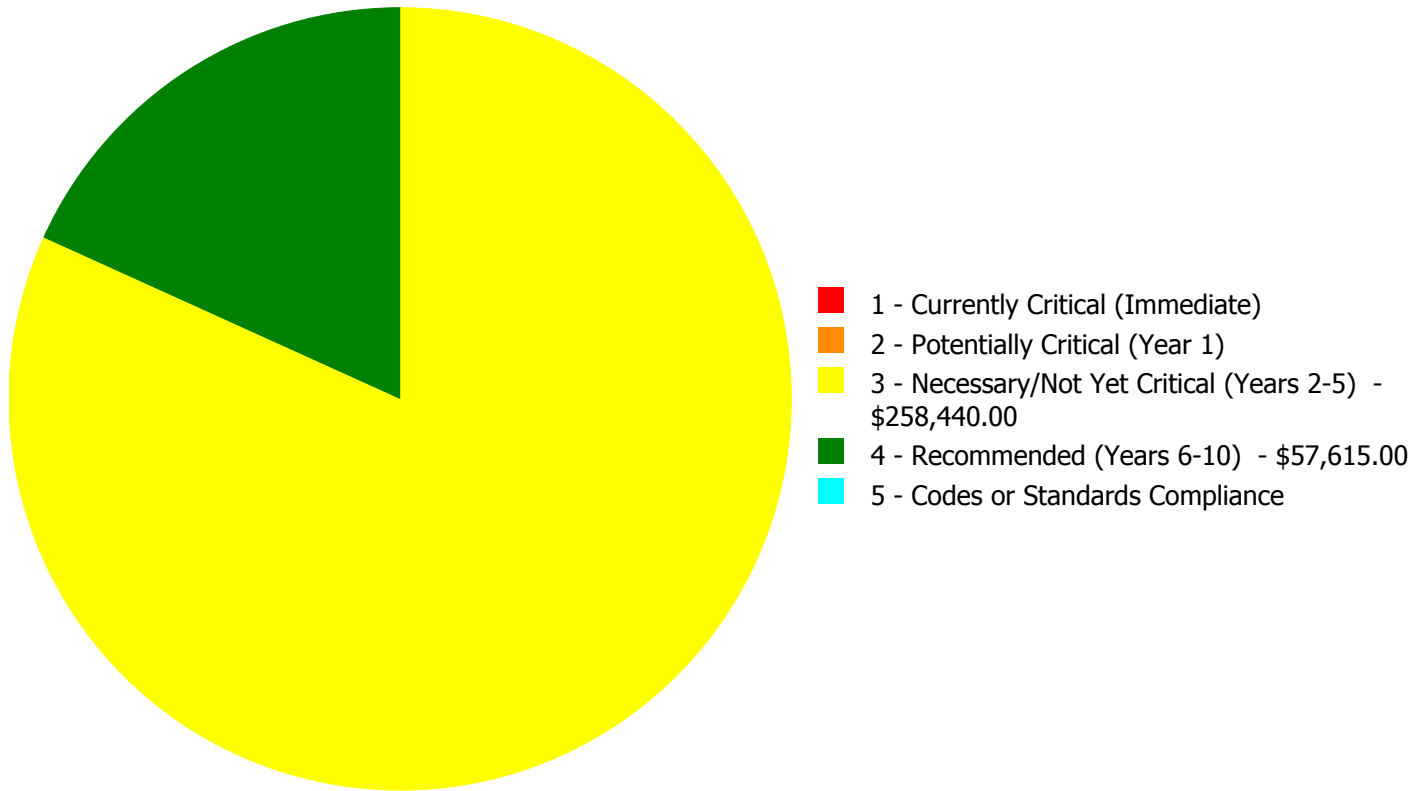
Deficiency Summary by System

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: \$316,055.00

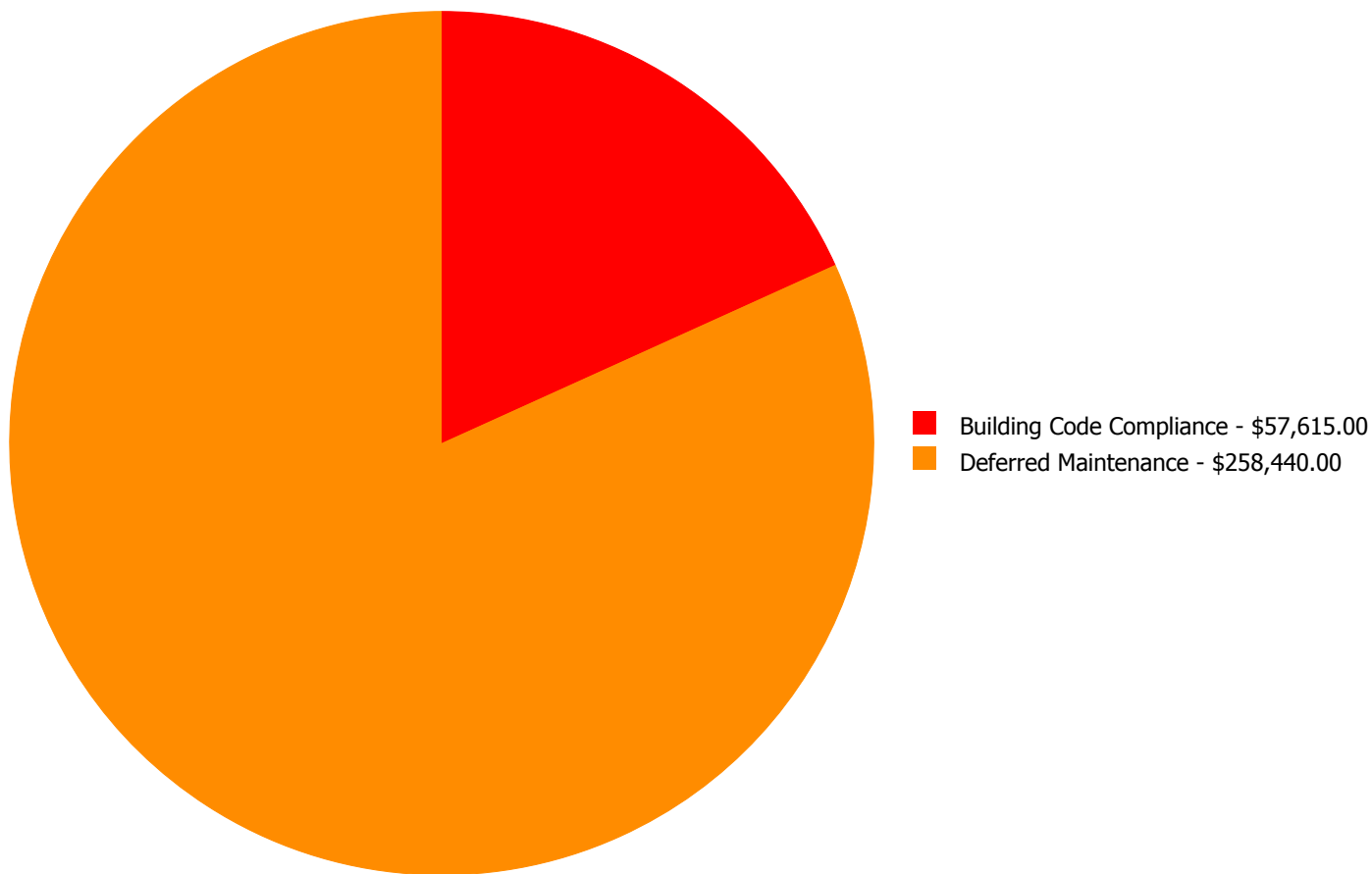
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	\$0.00	\$0.00	\$131,640.00	\$0.00	\$0.00	\$131,640.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$126,800.00	\$0.00	\$0.00	\$126,800.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$49,823.00	\$0.00	\$49,823.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$7,792.00	\$0.00	\$7,792.00
	Total:	\$0.00	\$0.00	\$258,440.00	\$57,615.00	\$0.00	\$316,055.00

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:



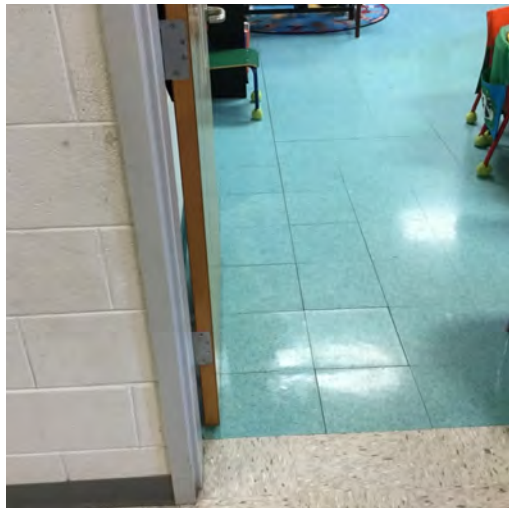
Budget Estimate Total: \$316,055.00

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: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$131,640.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

Notes: Floor finishes are typically original and beyond their expected useful life. Joints in VCT are opening up. Some classrooms still have carpet where VCT is preferred. System renewal is recommended.

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$126,800.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

Notes: Though the ceiling system is generally well maintained, there are some stained and mis-matched ceiling tile, and the system is beyond its expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$49,823.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 10,733.00
Unit of Measure: S.F.
Estimate: \$7,792.00
Assessor Name: Somnath Das
Date Created: 02/14/2017

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):	17,093
Year Built:	2005
Last Renovation:	
Replacement Value:	\$3,032,126
Repair Cost:	\$51,330.00
Total FCI:	1.69 %
Total RSLI:	56.94 %
FCA Score:	98.31



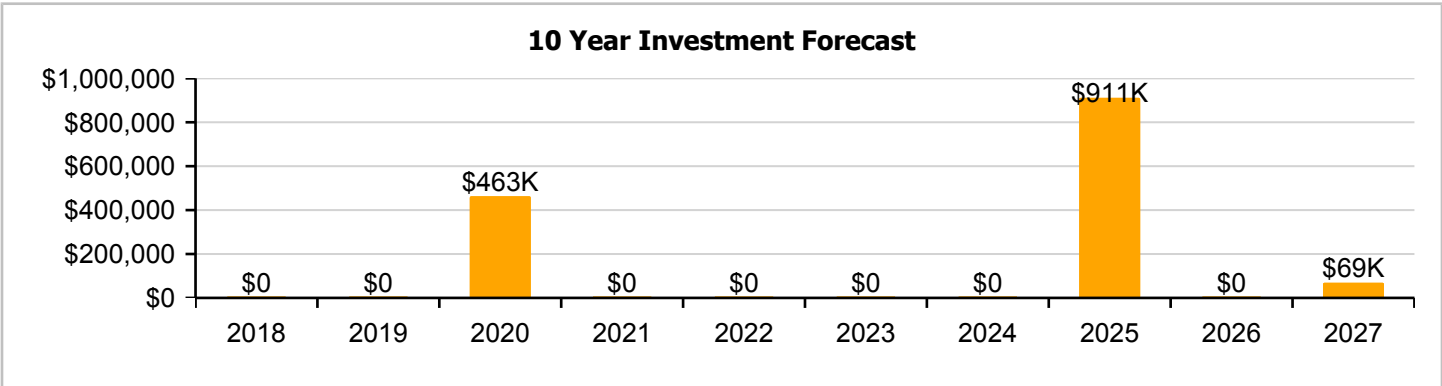
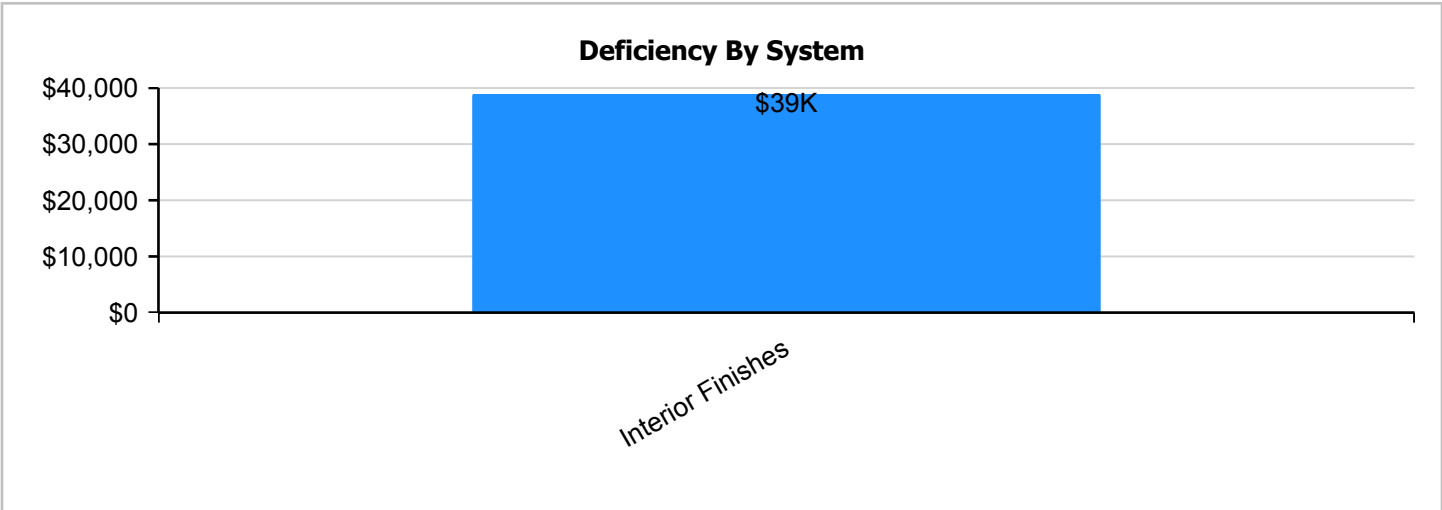
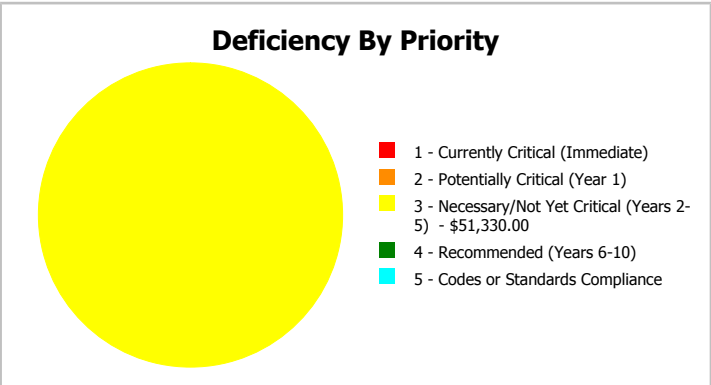
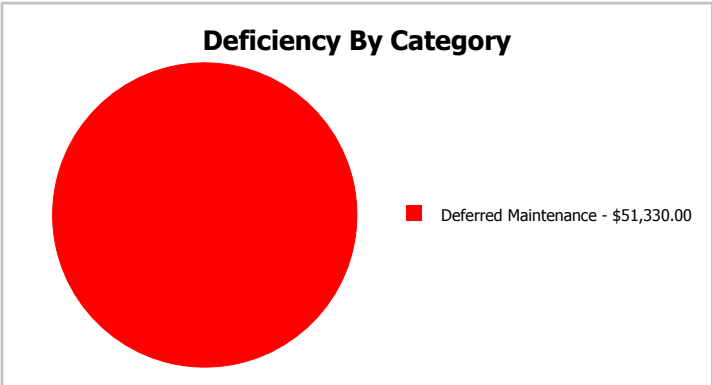
Description:

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:	17,093
Year Built:	2005	Last Renovation:	
Repair Cost:	\$51,330	Replacement Value:	\$3,032,126
FCI:	1.69 %	RSLI%:	56.94 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	88.00 %	0.00 %	\$0.00
B10 - Superstructure	88.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	73.29 %	0.00 %	\$0.00
B30 - Roofing	40.48 %	0.00 %	\$0.00
C10 - Interior Construction	62.80 %	0.00 %	\$0.00
C30 - Interior Finishes	40.80 %	12.20 %	\$51,330.00
D20 - Plumbing	60.00 %	0.00 %	\$0.00
D30 - HVAC	33.27 %	0.00 %	\$0.00
D40 - Fire Protection	60.00 %	0.00 %	\$0.00
D50 - Electrical	46.94 %	0.00 %	\$0.00
E10 - Equipment	40.00 %	0.00 %	\$0.00
E20 - Furnishings	40.00 %	0.00 %	\$0.00
Totals:	56.94 %	1.69 %	\$51,330.00

Photo Album

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

1). Southeast Elevation - Feb 13, 2017



2). Southwest Elevation - Feb 13, 2017



3). Northwest Elevation - Feb 13, 2017



4). Northeast Elevation - Feb 13, 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 - 2005 Gym and Classrooms

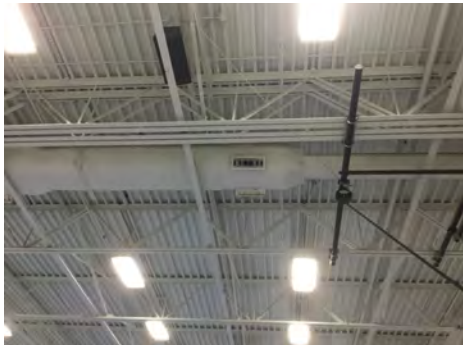
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$80,337
A1030	Slab on Grade	\$8.26	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$141,188
B1020	Roof Construction	\$15.44	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$263,916
B2010	Exterior Walls	\$9.24	S.F.	17,093	100	2005	2105		88.00 %	0.00 %	88			\$157,939
B2020	Exterior Windows	\$9.20	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$157,256
B2030	Exterior Doors	\$1.02	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$17,435
B3010120	Single Ply Membrane	\$6.98	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$119,309
B3020	Roof Openings	\$0.29	S.F.	17,093	25	2005	2030		52.00 %	0.00 %	13			\$4,957
C1010	Partitions	\$10.59	S.F.	17,093	75	2005	2080		84.00 %	0.00 %	63			\$181,015
C1020	Interior Doors	\$2.48	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$42,391
C1030	Fittings	\$9.54	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$163,067
C3010	Wall Finishes	\$2.73	S.F.	17,093	10	2005	2015		0.00 %	110.00 %	-2		\$51,330.00	\$46,664
C3020	Floor Finishes	\$11.15	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$190,587
C3030	Ceiling Finishes	\$10.74	S.F.	17,093	25	2005	2030		52.00 %	0.00 %	13			\$183,579
D2010	Plumbing Fixtures	\$11.26	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$192,467
D2020	Domestic Water Distribution	\$0.96	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$16,409
D2030	Sanitary Waste	\$1.52	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$25,981
D2040	Rain Water Drainage	\$1.36	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$23,246
D2090	Other Plumbing Systems - Natural Gas	\$0.17	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$2,906
D3040	Distribution Systems	\$6.02	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$102,900
D3050	Terminal & Package Units	\$13.09	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$223,747
D3060	Controls & Instrumentation	\$1.91	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$32,648
D4010	Sprinklers	\$4.22	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$72,132
D4020	Standpipes	\$0.66	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$11,281
D5010	Electrical Service/Distribution	\$1.65	S.F.	17,093	40	2005	2045		70.00 %	0.00 %	28			\$28,203
D5020	Branch Wiring	\$4.99	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$85,294
D5020	Lighting	\$11.64	S.F.	17,093	30	2005	2035		60.00 %	0.00 %	18			\$198,963
D5030810	Security & Detection Systems	\$1.83	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$31,280
D5030910	Fire Alarm Systems	\$3.31	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$56,578
D5030920	Data Communication	\$4.30	S.F.	17,093	15	2005	2020		20.00 %	0.00 %	3			\$73,500
D5090	Other Electrical Systems	\$0.12	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$2,051
E1020	Institutional Equipment	\$0.30	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$5,128
E2010	Fixed Furnishings	\$5.72	S.F.	17,093	20	2005	2025		40.00 %	0.00 %	8			\$97,772
Total									56.94 %	1.69 %			\$51,330.00	\$3,032,126

System Notes

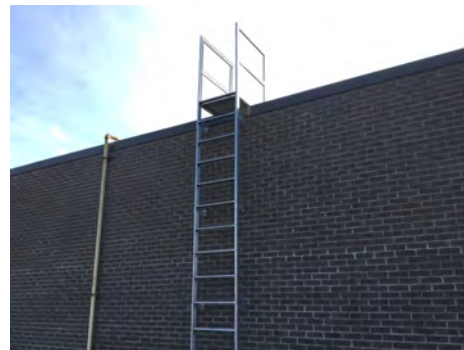
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



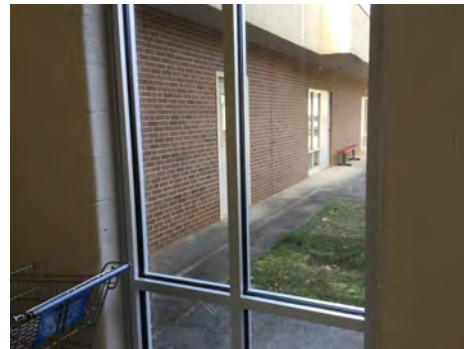
Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2005 Gym and Classrooms

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

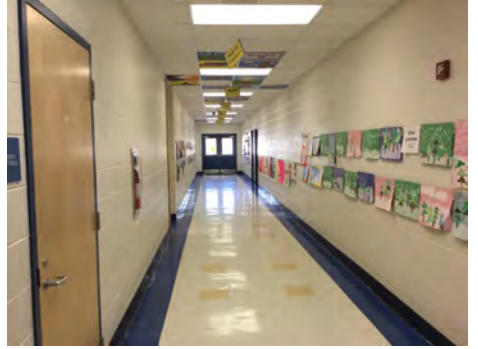
System: B3020 - Roof Openings



Note:

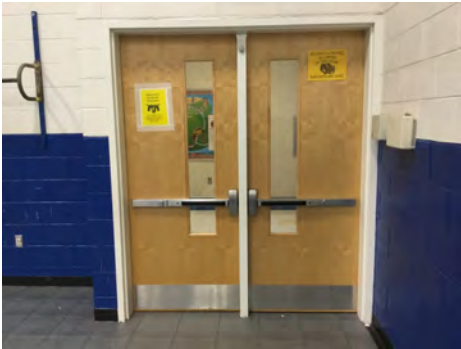
Campus Assessment Report - 2005 Gym and Classrooms

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

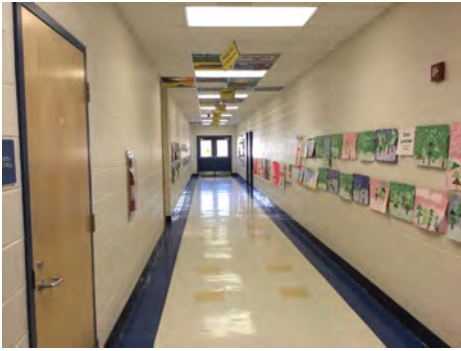
System: C1030 - Fittings



Note:

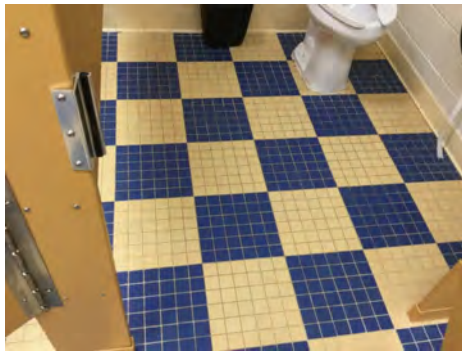
Campus Assessment Report - 2005 Gym and Classrooms

System: C3010 - Wall Finishes



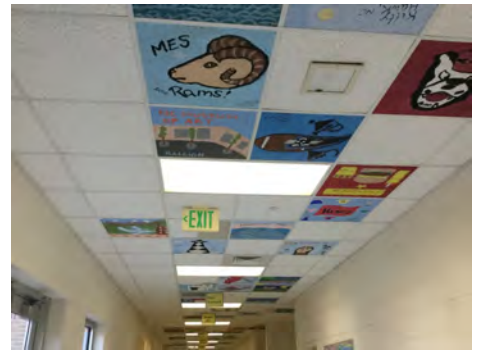
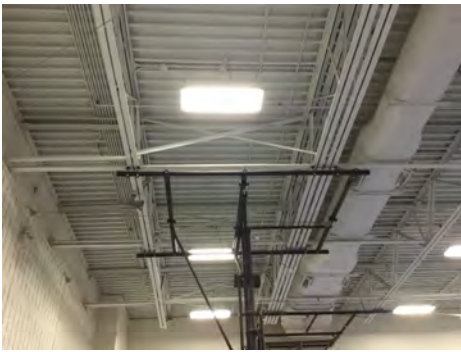
Note:

System: C3020 - Floor Finishes



Note:

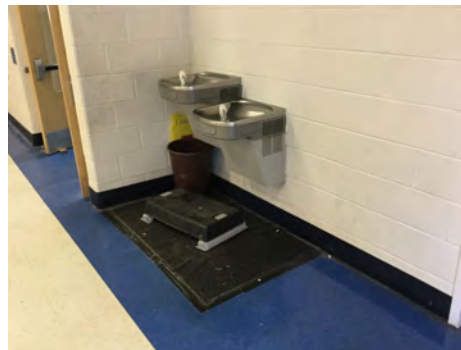
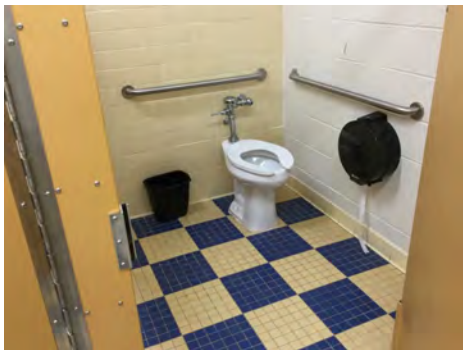
System: C3030 - Ceiling Finishes



Note:

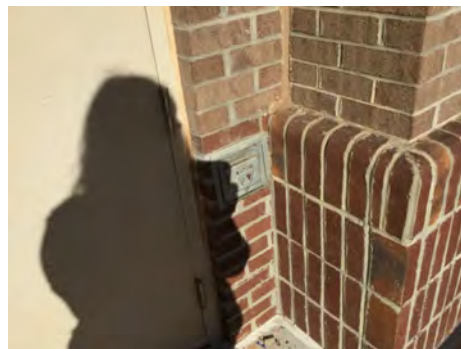
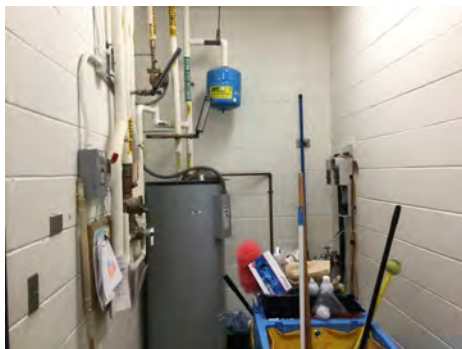
Campus Assessment Report - 2005 Gym and Classrooms

System: D2010 - Plumbing Fixtures



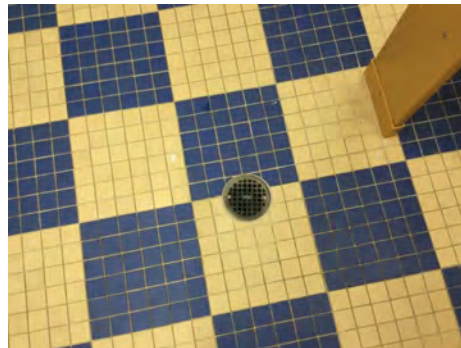
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 2005 Gym and Classrooms

System: D2040 - Rain Water Drainage



Note:

System: D2090 - Other Plumbing Systems - Natural Gas



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2005 Gym and Classrooms

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

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System: D4020 - Standpipes



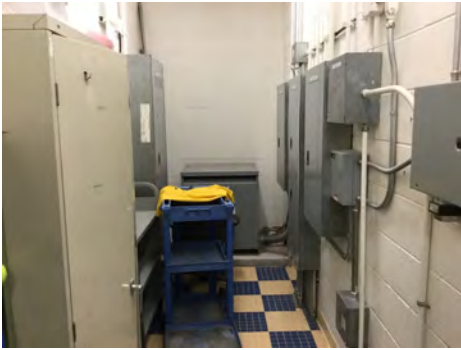
Note:

System: D5010 - Electrical Service/Distribution



Note:

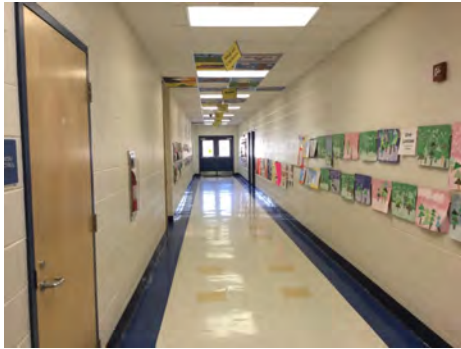
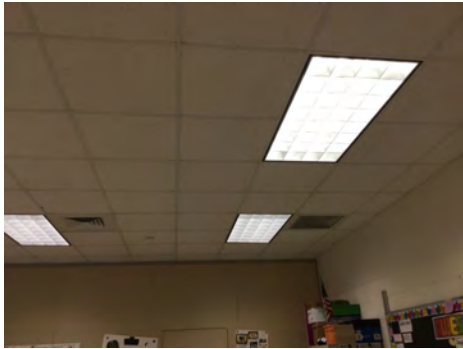
System: D5020 - Branch Wiring



Note:

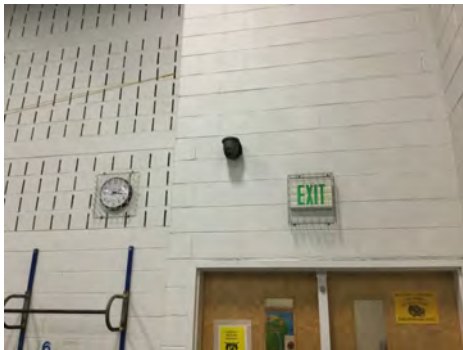
Campus Assessment Report - 2005 Gym and Classrooms

System: D5020 - Lighting



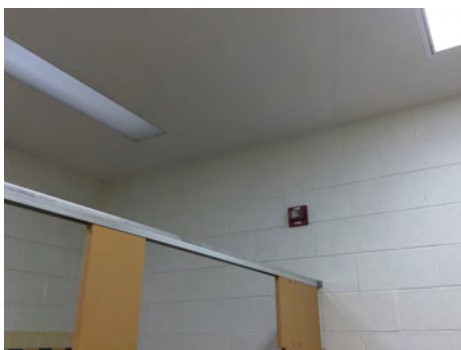
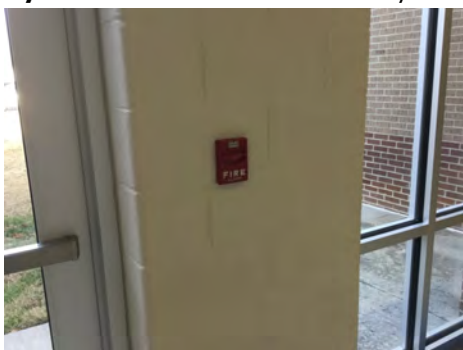
Note:

System: D5030810 - Security & Detection Systems



Note:

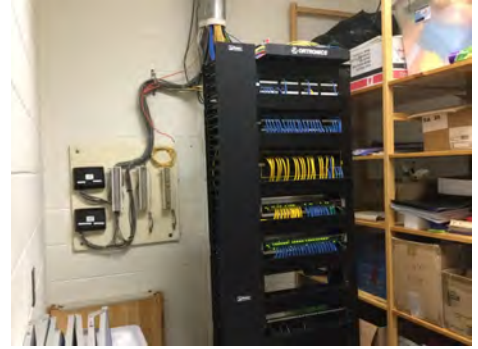
System: D5030910 - Fire Alarm Systems



Note:

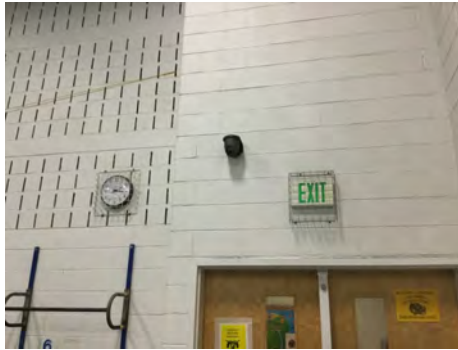
Campus Assessment Report - 2005 Gym and Classrooms

System: D5030920 - Data Communication



Note:

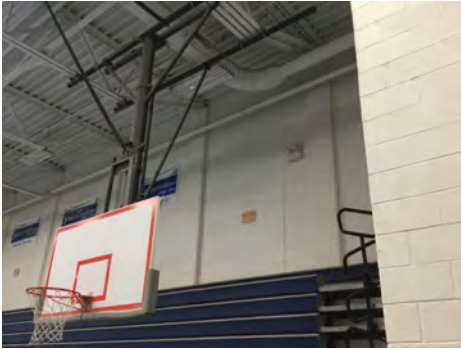
System: D5090 - Other Electrical Systems



Note:

Campus Assessment Report - 2005 Gym and Classrooms

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$51,330	\$0	\$0	\$462,897	\$0	\$0	\$0	\$0	\$911,241	\$0	\$68,983	\$1,494,451
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,706	\$0	\$0	\$226,706
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,226	\$0	\$0	\$227,226
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$51,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,983	\$120,313
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,573	\$0	\$0	\$265,573
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

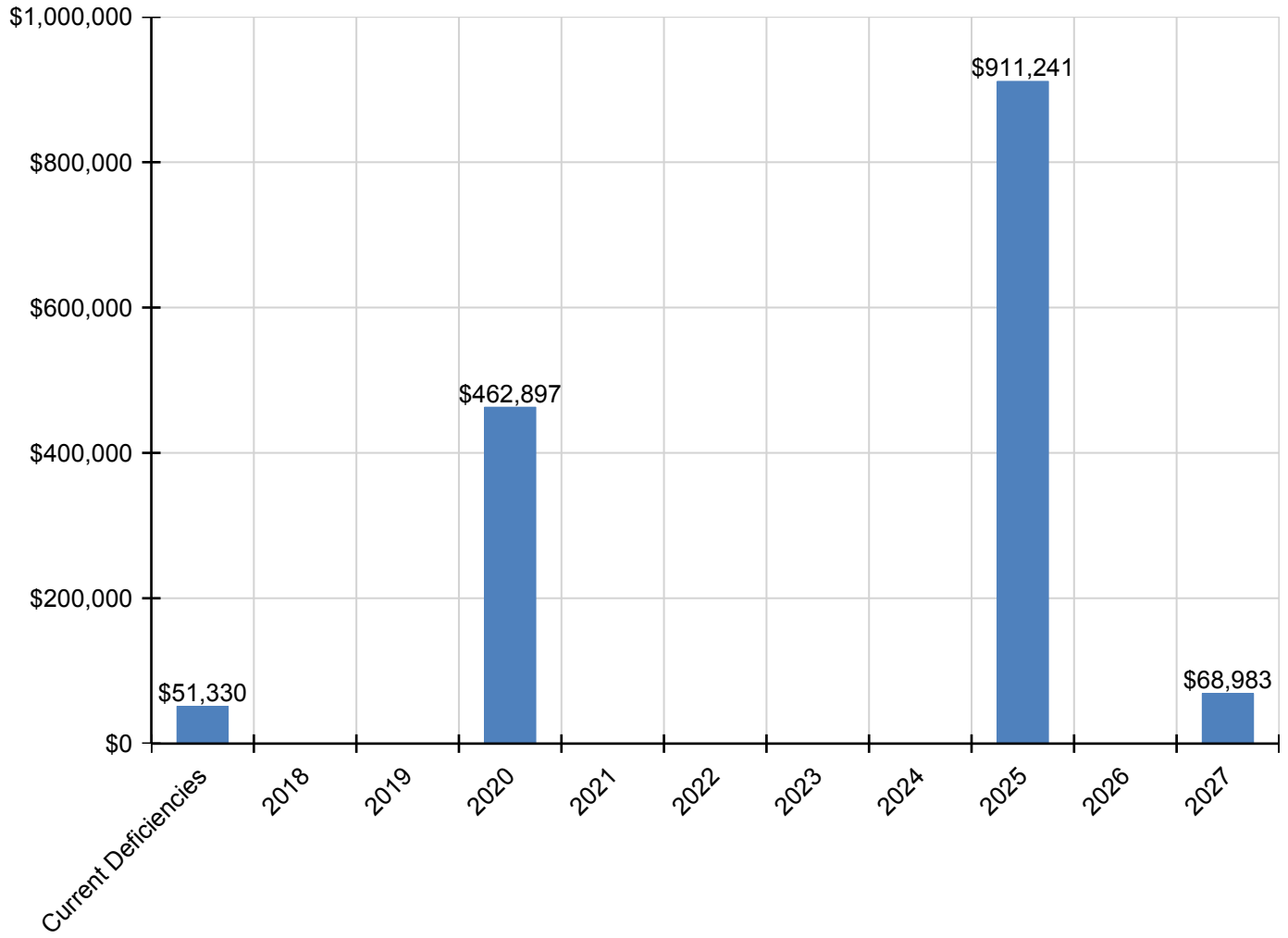
Campus Assessment Report - 2005 Gym and Classrooms

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
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2090 - Other Plumbing Systems - Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$268,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,944
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,492	\$0	\$0	\$0	\$45,492
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$37,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,599
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$68,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,007
D5030920 - Data Communication	\$0	\$0	\$0	\$88,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,347
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$2,858
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,146	\$0	\$0	\$0	\$7,146
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,240	\$0	\$0	\$0	\$136,240

* Indicates non-renewable system

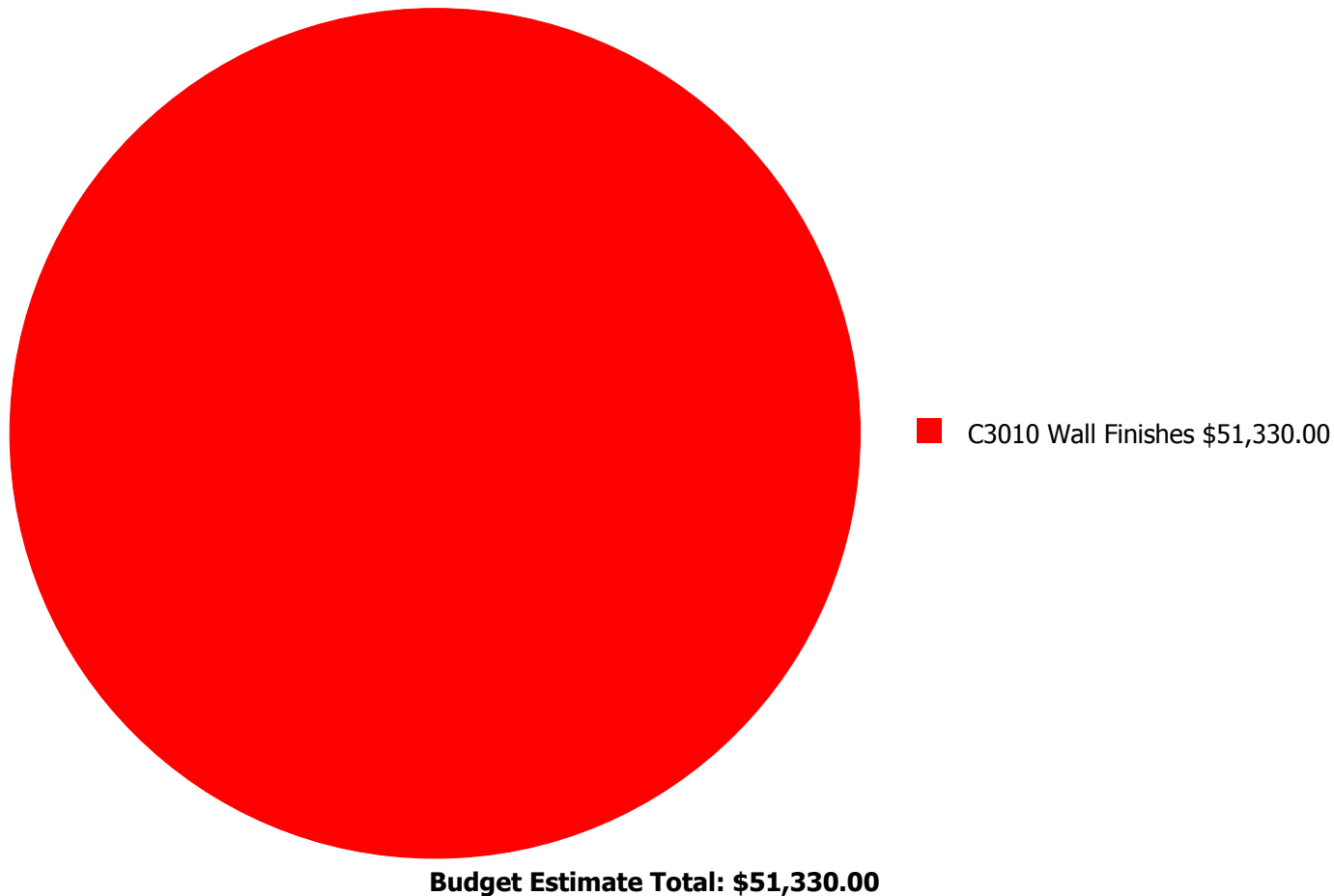
Forecasted Capital Renewal Requirement

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



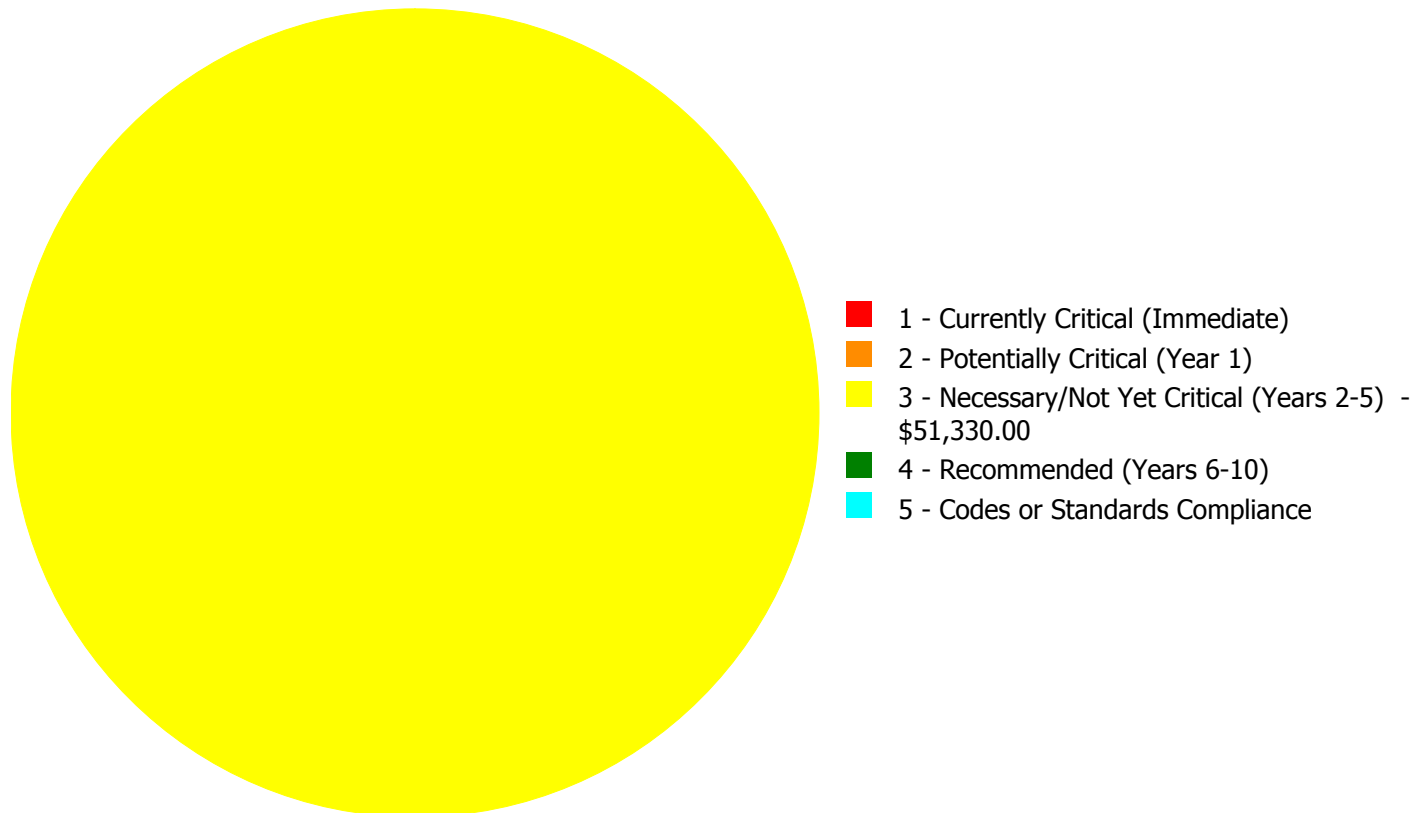
Deficiency Summary by System

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: \$51,330.00

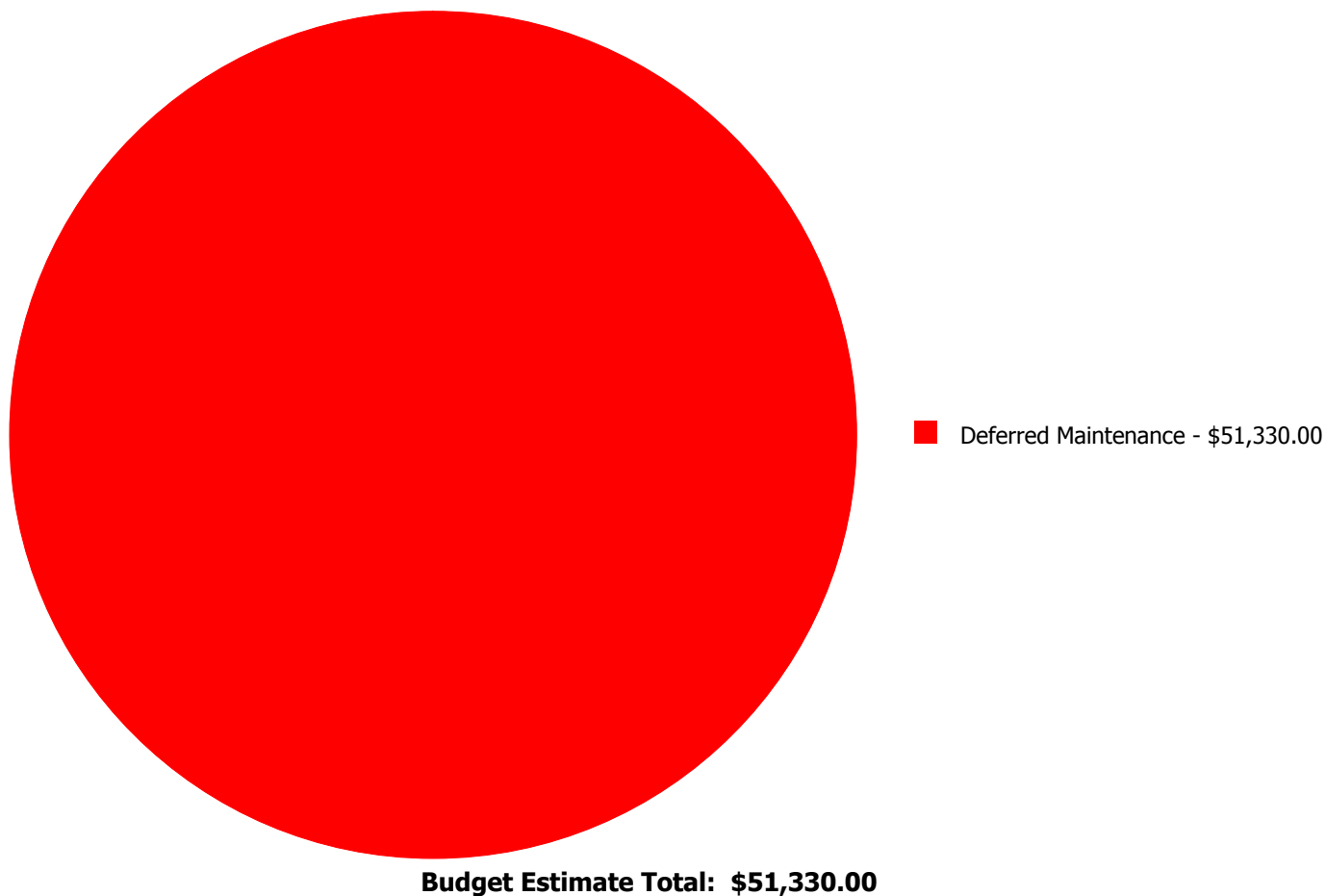
Deficiency By Priority Investment Table

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
C3010	Wall Finishes	\$0.00	\$0.00	\$51,330.00	\$0.00	\$0.00	\$51,330.00
	Total:	\$0.00	\$0.00	\$51,330.00	\$0.00	\$0.00	\$51,330.00

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: C3010 - Wall Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,093.00
Unit of Measure: S.F.
Estimate: \$51,330.00
Assessor Name: Ann Buerger Linden
Date Created: 02/13/2017

Notes: Wall finishes are showing wear and tear and are in need of renewal.

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):	1,050
Year Built:	2006
Last Renovation:	
Replacement Value:	\$180,849
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	61.50 %
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.

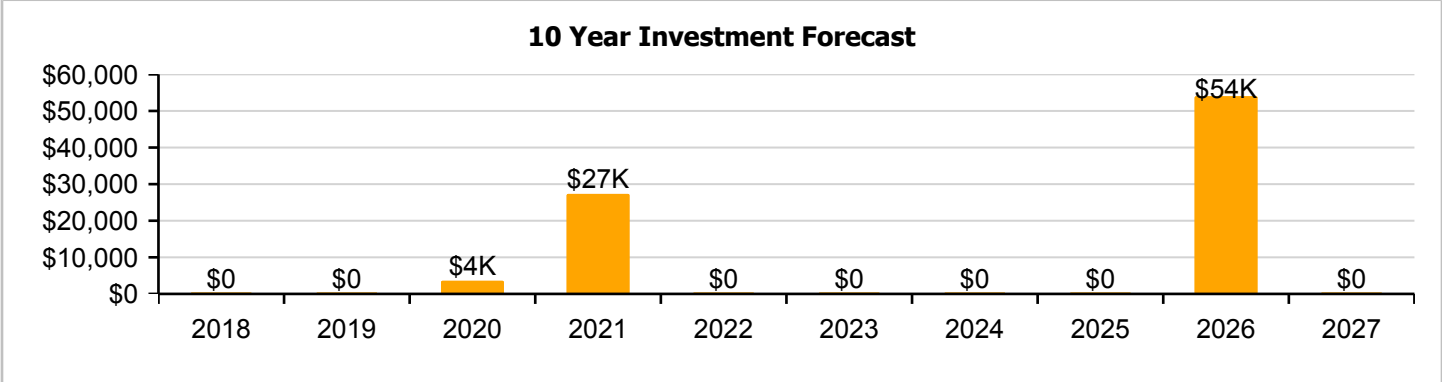
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,050
Year Built:	2006	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$180,849
FCI:	0.00 %	RSLI%:	61.50 %

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	89.00 %	0.00 %	\$0.00
B10 - Superstructure	89.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	75.51 %	0.00 %	\$0.00
B30 - Roofing	45.00 %	0.00 %	\$0.00
C10 - Interior Construction	65.88 %	0.00 %	\$0.00
C30 - Interior Finishes	48.14 %	0.00 %	\$0.00
D20 - Plumbing	63.33 %	0.00 %	\$0.00
D30 - HVAC	38.85 %	0.00 %	\$0.00
D50 - Electrical	53.05 %	0.00 %	\$0.00
E10 - Equipment	45.00 %	0.00 %	\$0.00
E20 - Furnishings	45.00 %	0.00 %	\$0.00
Totals:	61.51 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Feb 13, 2017



2). Southwest Elevation - Feb 13, 2017



3). Northwest Elevation - Feb 13, 2017



4). Northeast Elevation - Feb 13, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.88	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$5,124
A1030	Slab on Grade	\$8.61	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$9,041
B1020	Roof Construction	\$16.08	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$16,884
B2010	Exterior Walls	\$9.61	S.F.	1,050	100	2006	2106		89.00 %	0.00 %	89			\$10,091
B2020	Exterior Windows	\$9.57	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$10,049
B2030	Exterior Doors	\$1.07	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,124
B3010140	Asphalt Shingles	\$4.32	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$4,536
C1010	Partitions	\$11.01	S.F.	1,050	75	2006	2081		85.33 %	0.00 %	64			\$11,561
C1020	Interior Doors	\$2.59	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$2,720
C1030	Fittings	\$9.94	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$10,437
C3010	Wall Finishes	\$2.84	S.F.	1,050	10	2006	2016	2020	30.00 %	0.00 %	3			\$2,982
C3020	Floor Finishes	\$11.60	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$12,180
C3030	Ceiling Finishes	\$11.19	S.F.	1,050	25	2006	2031		56.00 %	0.00 %	14			\$11,750
D2010	Plumbing Fixtures	\$11.71	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$12,296
D2020	Domestic Water Distribution	\$0.99	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,040
D2030	Sanitary Waste	\$1.57	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$1,649
D3040	Distribution Systems	\$6.02	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$6,321
D3050	Terminal & Package Units	\$13.09	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$13,745
D3060	Controls & Instrumentation	\$1.98	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$2,079
D5010	Electrical Service/Distribution	\$1.73	S.F.	1,050	40	2006	2046		72.50 %	0.00 %	29			\$1,817
D5020	Branch Wiring	\$5.20	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$5,460
D5020	Lighting	\$12.12	S.F.	1,050	30	2006	2036		63.33 %	0.00 %	19			\$12,726
D5030910	Fire Alarm Systems	\$3.46	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$3,633
D5030920	Data Communication	\$4.47	S.F.	1,050	15	2006	2021		26.67 %	0.00 %	4			\$4,694
D5090	Other Electrical Systems	\$0.33	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$347
E1020	Institutional Equipment	\$0.30	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$315
E2010	Fixed Furnishings	\$5.95	S.F.	1,050	20	2006	2026		45.00 %	0.00 %	9			\$6,248
Total									61.51 %					\$180,849

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:

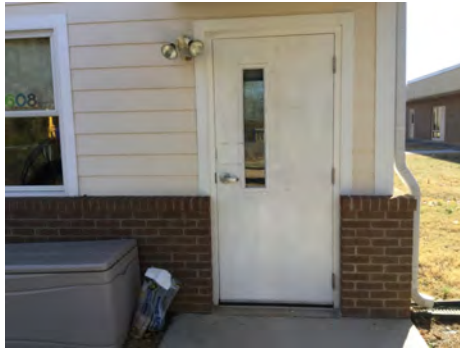
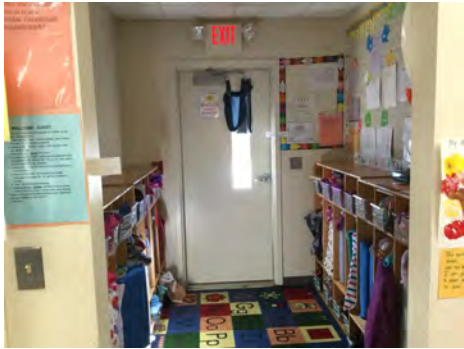
System: B2020 - Exterior Windows



Note:

Campus Assessment Report - 2006 Preschool

System: B2030 - Exterior Doors



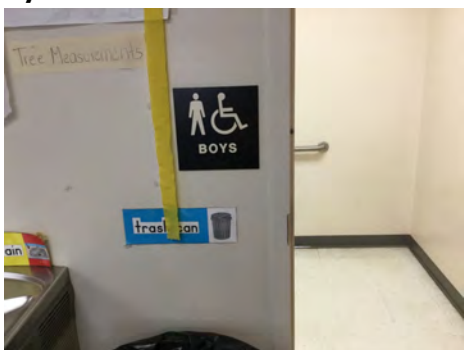
Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

Campus Assessment Report - 2006 Preschool

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 2006 Preschool

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 2006 Preschool

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

Campus Assessment Report - 2006 Preschool

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

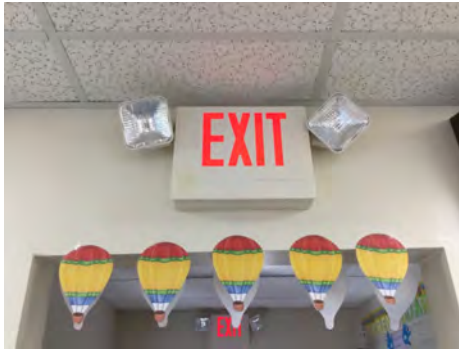
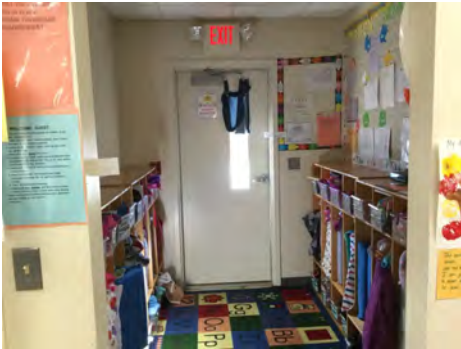
Campus Assessment Report - 2006 Preschool

System: D5030920 - Data Communication



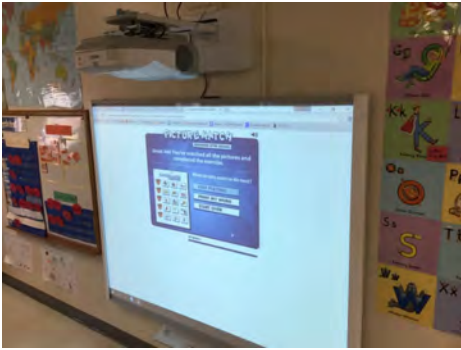
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 2006 Preschool

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$0	\$0	\$0	\$3,584	\$27,325	\$0	\$0	\$0	\$0	\$54,003	\$0	\$84,913
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,642	\$0	\$8,642
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,980	\$0	\$14,980
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$3,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,584
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,481	\$0	\$17,481
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

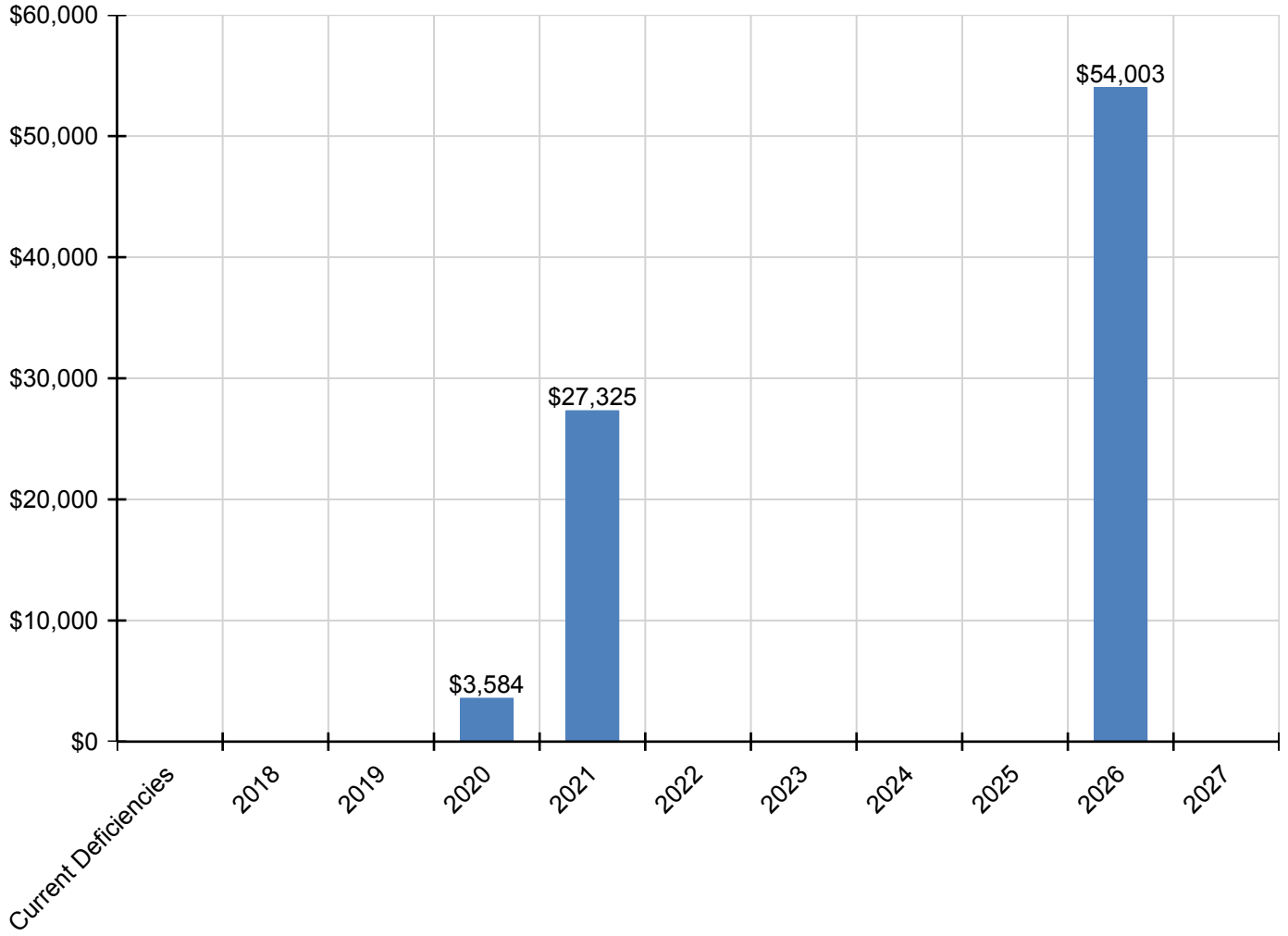
Campus Assessment Report - 2006 Preschool

D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$17,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,017
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,984	\$0	\$2,984
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
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$4,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,498
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,811
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$497	\$0	\$497
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$453	\$0	\$453
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,966	\$0	\$8,966

* 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):	79,448
Year Built:	1970
Last Renovation:	
Replacement Value:	\$2,366,050
Repair Cost:	\$404,229.96
Total FCI:	17.08 %
Total RSLI:	32.76 %
FCA Score:	82.92



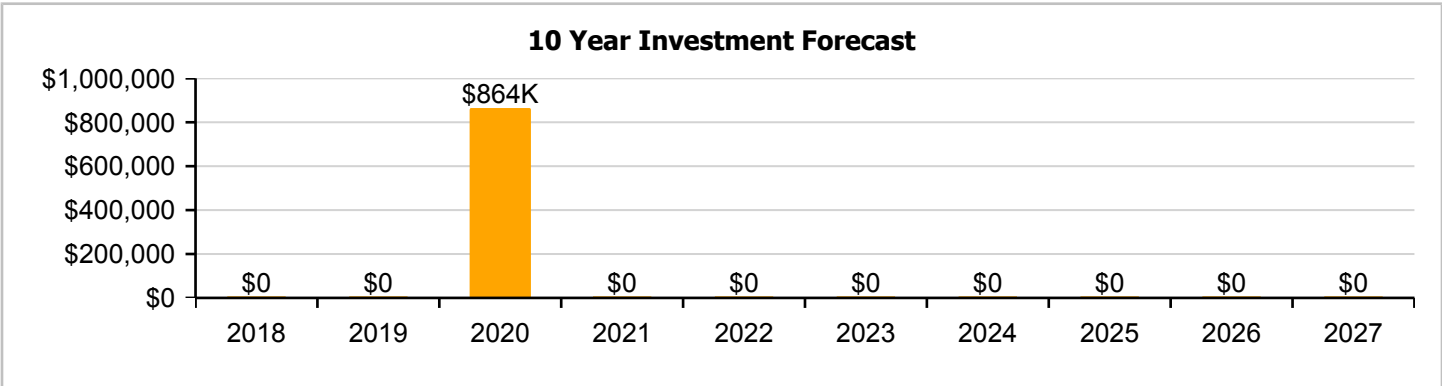
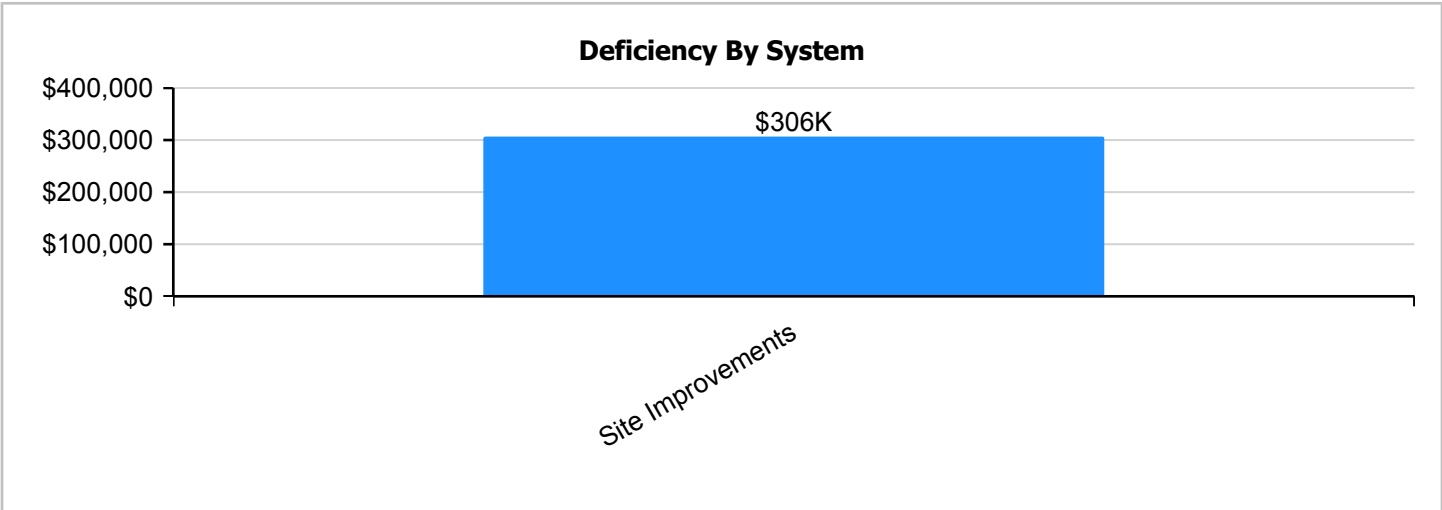
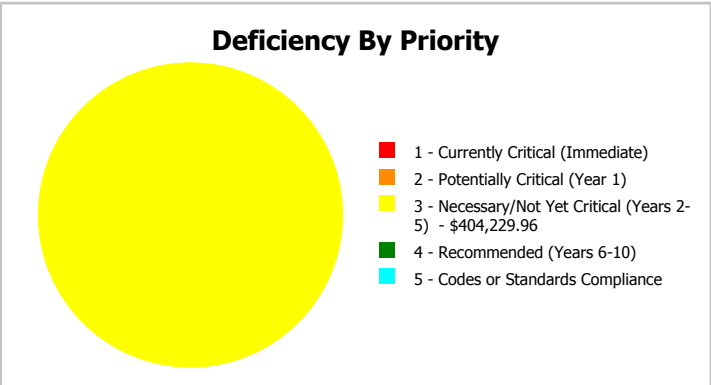
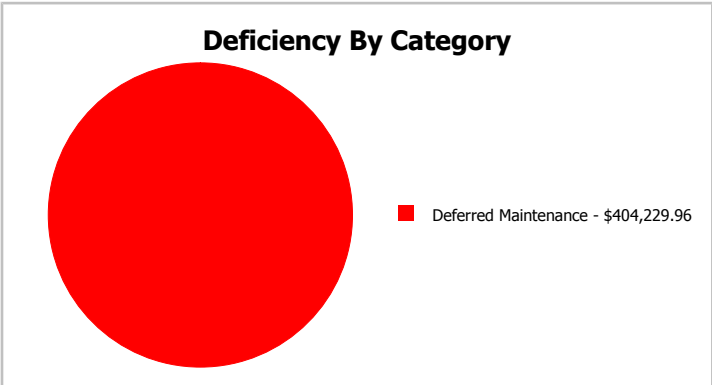
Description:

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:	79,448
Year Built:	1970	Last Renovation:	
Repair Cost:	\$404,230	Replacement Value:	\$2,366,050
FCI:	17.08 %	RSLI%:	32.76 %



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	32.99 %	31.81 %	\$404,229.96
G30 - Site Mechanical Utilities	12.74 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	71.95 %	0.00 %	\$0.00
Totals:	32.76 %	17.08 %	\$404,229.96

Photo Album

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

- 1). Aerial Image of Mocksville 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.	78,398	25	2005	2030		52.00 %	0.00 %	13			\$298,696
G2020	Parking Lots	\$1.33	S.F.	78,398	25	2005	2030		52.00 %	5.86 %	13		\$6,109.96	\$104,269
G2030	Pedestrian Paving	\$1.91	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$149,740
G2040105	Fence & Guardrails	\$1.23	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$96,430
G2040950	Covered Walkways	\$1.52	S.F.	78,398	25	2005	2030		52.00 %	0.00 %	13			\$119,165
G2040950	Playing Field	\$4.54	S.F.	78,398	20	1970	1990		0.00 %	110.00 %	-27		\$391,520.00	\$355,927
G2050	Landscaping	\$1.87	S.F.	78,398	15	1970	1985		0.00 %	4.50 %	-32		\$6,600.00	\$146,604
G3010	Water Supply	\$2.34	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$183,451
G3020	Sanitary Sewer	\$1.45	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$113,677
G3030	Storm Sewer	\$4.54	S.F.	78,398	50	1970	2020		6.00 %	0.00 %	3			\$355,927
G3060	Fuel Distribution	\$0.98	S.F.	78,398	40	2005	2045		70.00 %	0.00 %	28			\$76,830
G4010	Electrical Distribution	\$2.35	S.F.	78,398	50	2016	2066		98.00 %	0.00 %	49			\$184,235
G4020	Site Lighting	\$1.47	S.F.	78,398	30	2005	2035		60.00 %	0.00 %	18			\$115,245
G4030	Site Communications & Security	\$0.84	S.F.	78,398	15	2005	2020		20.00 %	0.00 %	3			\$65,854
Total									32.76 %	17.08 %			\$404,229.96	\$2,366,050

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site 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.

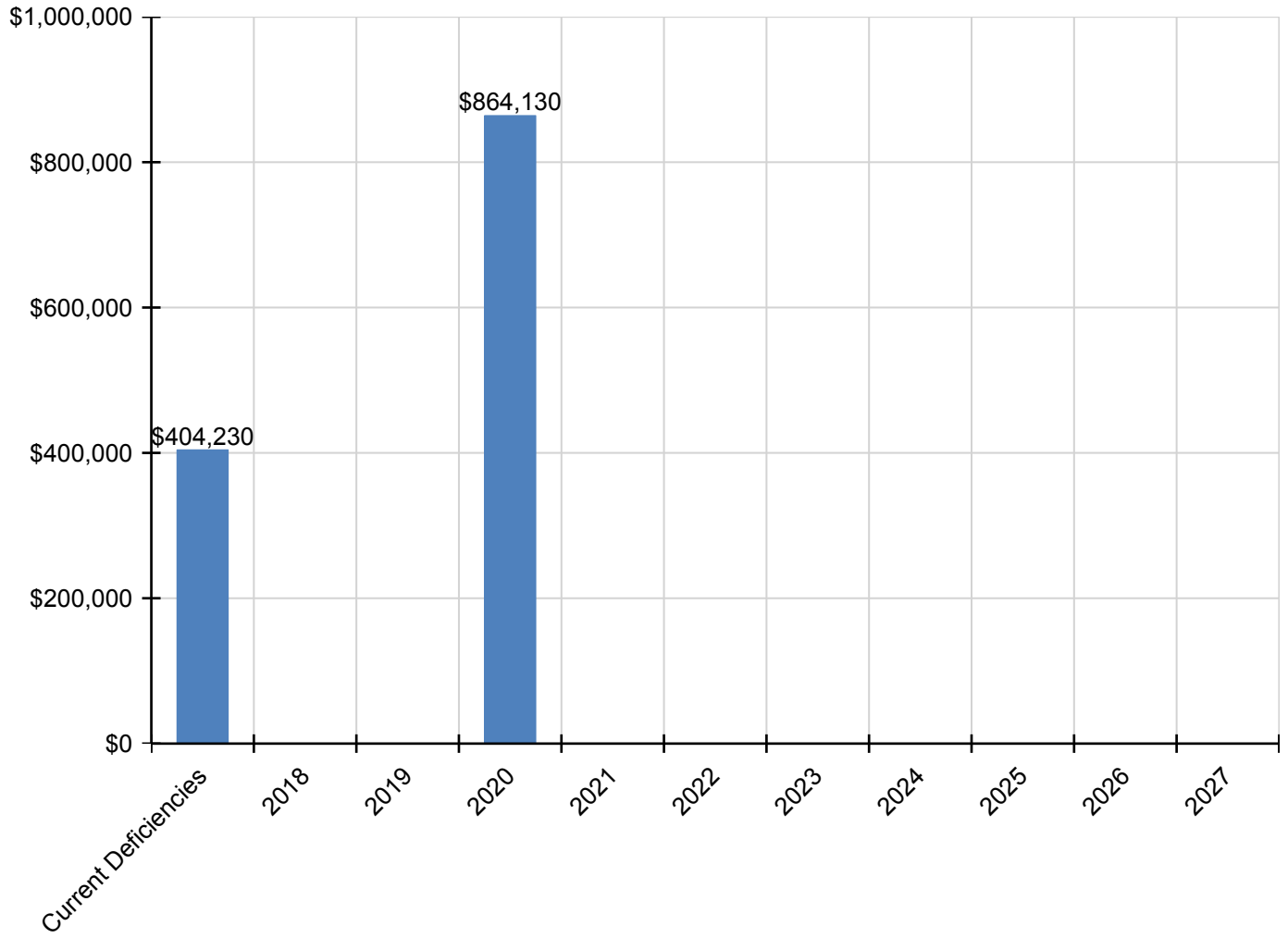
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$404,230	\$0	\$0	\$864,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,268,360
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	\$6,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,110
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 - Playing Field	\$391,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391,520
* G2050 - Landscaping	\$6,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$220,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,508
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$136,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,640
G3030 - Storm Sewer	\$0	\$0	\$0	\$427,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$427,824
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	\$0	\$0	\$79,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,157

** Indicates non-renewable system*

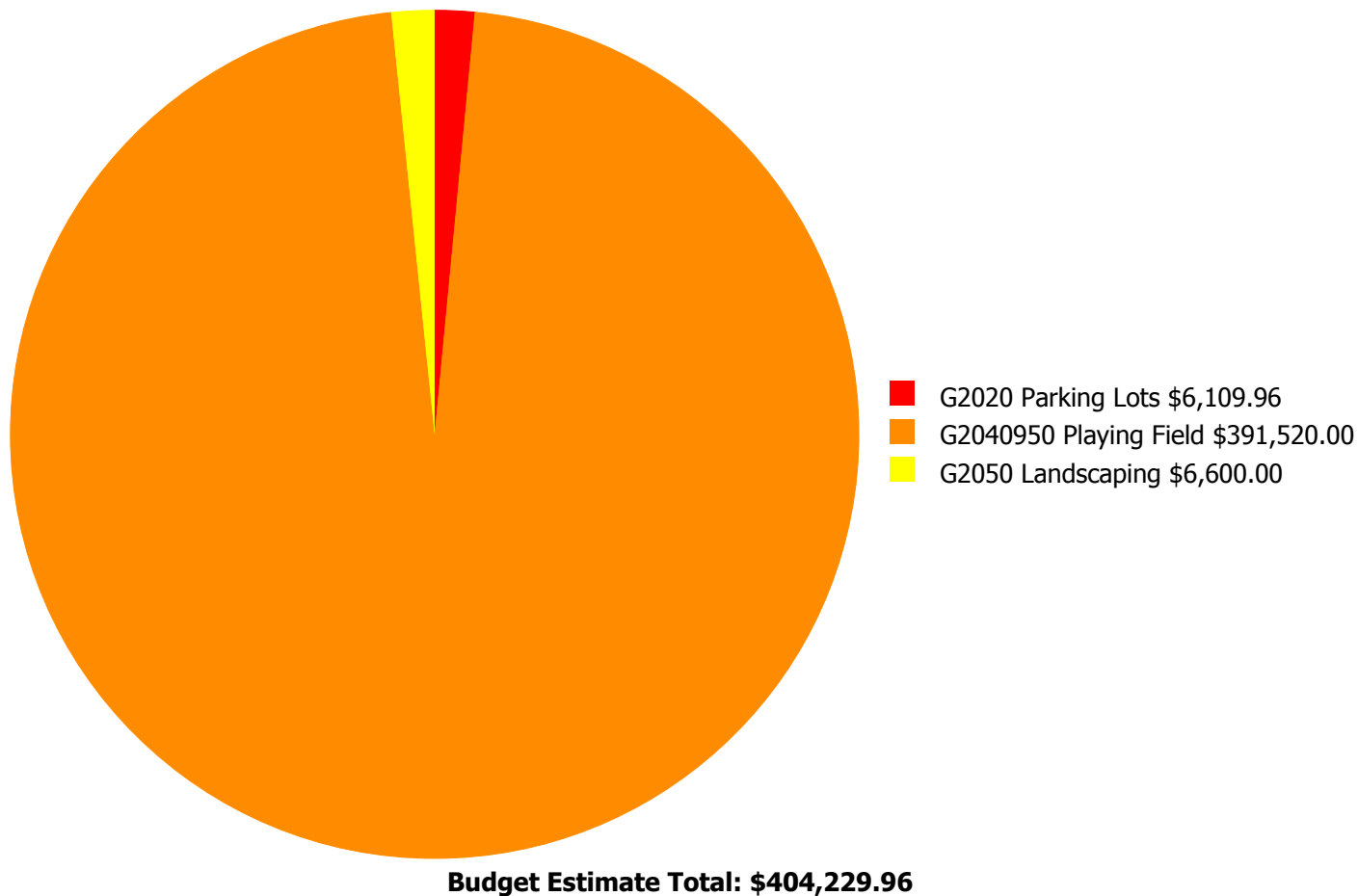
Forecasted Capital Renewal Requirement

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



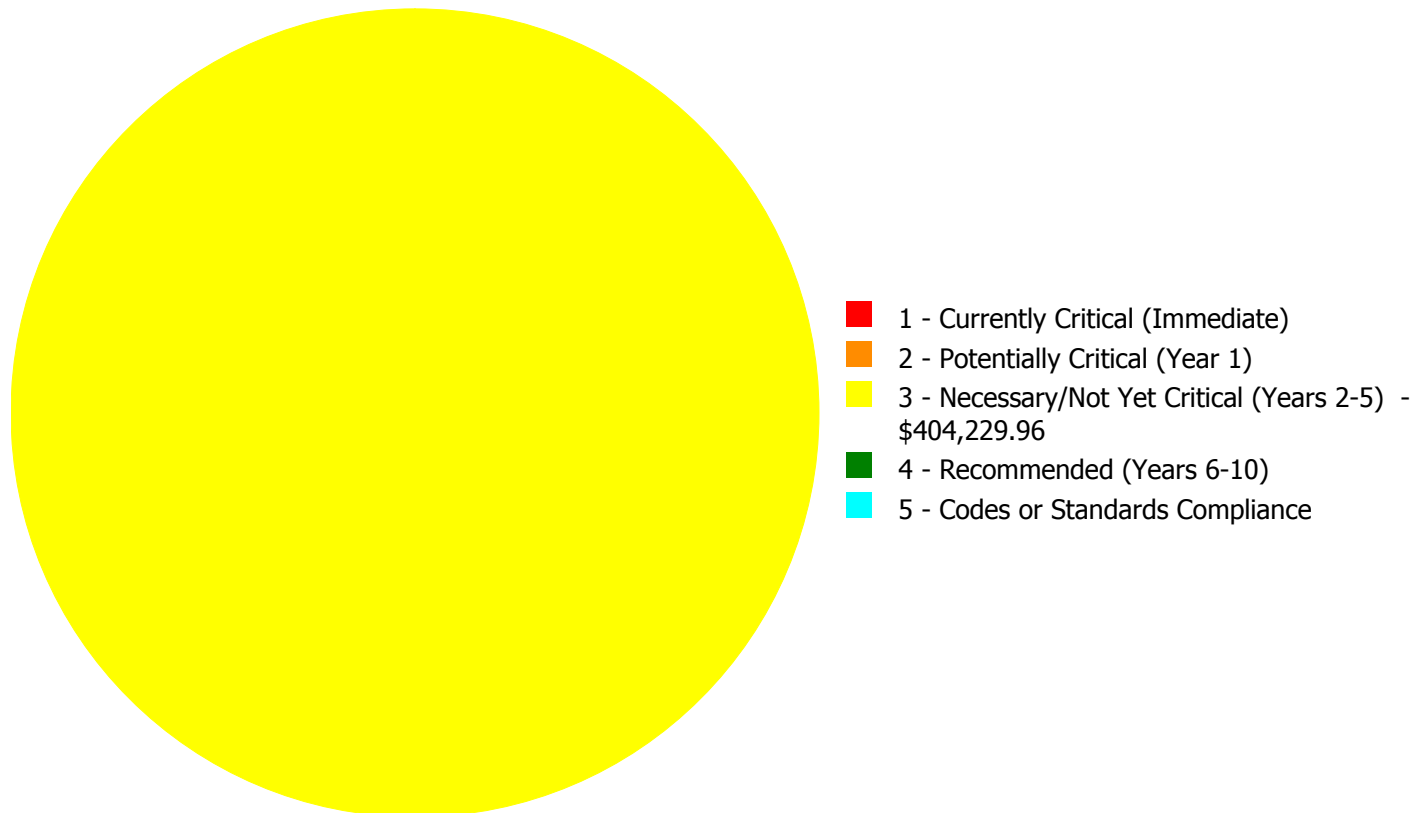
Deficiency Summary by System

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: \$404,229.96

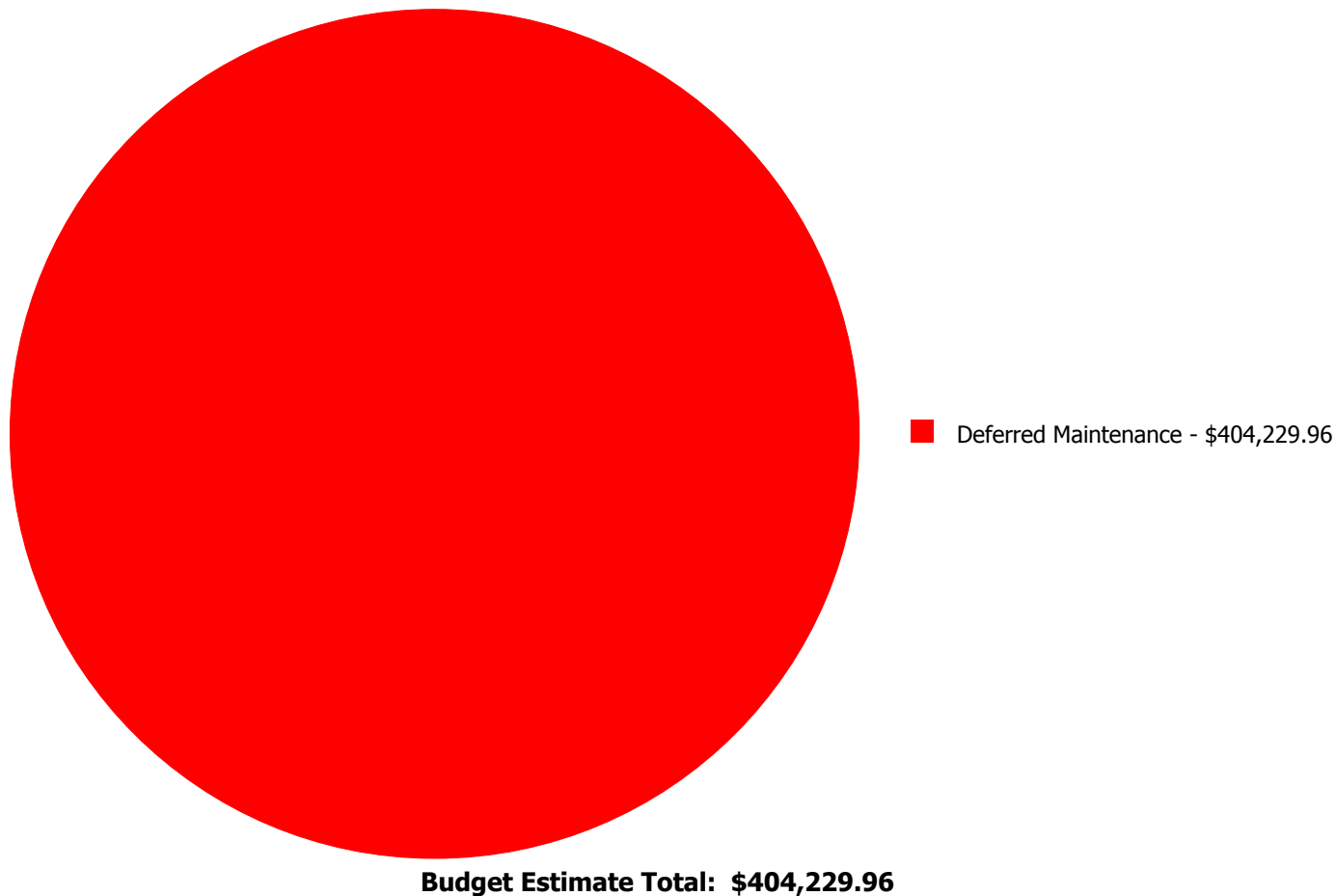
Deficiency By Priority Investment Table

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
G2020	Parking Lots	\$0.00	\$0.00	\$6,109.96	\$0.00	\$0.00	\$6,109.96
G2040950	Playing Field	\$0.00	\$0.00	\$391,520.00	\$0.00	\$0.00	\$391,520.00
G2050	Landscaping	\$0.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
	Total:	\$0.00	\$0.00	\$404,229.96	\$0.00	\$0.00	\$404,229.96

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: G2020 - Parking Lots



Location: West lot, south side of building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Parking lot repair and resurface
Qty: 4.50
Unit of Measure: M.S.F.
Estimate: \$6,109.96
Assessor Name: Ann Buerger Linden
Date Created: 02/13/2017

Notes: The parking lot is aged, has many repairs , and should be re-surfaced.

System: G2040950 - Playing Field



Location: Northeast end of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 78,398.00
Unit of Measure: S.F.
Estimate: \$391,520.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes: The ball field is in dilapidated condition. System renewal is recommended.

System: G2050 - Landscaping



Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Grading study
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$6,600.00
Assessor Name: Ann Buerger Linden
Date Created: 02/14/2017

Notes: The site reportedly floods during rain storms. The road is higher than the building site. A grading study is recommended.
