NC School District/300 Davie County/Middle School

North Davie Middle

Final

Campus Assessment Report

March 10, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	83,653
Year Built:	1980
Last Renovation:	
Replacement Value:	$19,071,100
Repair Cost:	$8,793,026.00
Total FCI:	46.11 %
Total RSLI:	25.17 %
FCA Score:	53.89

Description:

GENERAL:
North Davie Middle School is located at 497 Farmington Road, Mocksville, NC. The campus consists of a total of 83,653 square foot of multiple one-story buildings constructed in 1980. There has been one addition in 1997 with no major renovations. In addition to the main building, the campus contains ancillary buildings; concession/restrooms and storage buildings.
This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

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

B. SUPERSTRUCTURE
Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU and glazing. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common and assigned areas are typically vinyl composition tile. Ceiling finishes in common and assigned areas are typically acoustical panels.

CONVEYING:
Buildings do not include conveying system.

D. SERVICES
PLUMBING:
Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rain water drainage system is typically with internal roof drains.

HVAC:
Heating and cooling is provided by roof top units. The heating/cooling distribution system is a ductwork system. Fresh air is supplied by roof top units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital.

FIRE PROTECTION:
The buildings do not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are not provided. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:
The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically surface and recessed mounted type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.

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

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

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, audio-visual, medical, fixed casework, window treatment, floor mats, and furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, canopies, covered walkways, flag pole, landscaping, playing field, football and baseball field, tennis courts, track and fencing. Site mechanical and electrical features include water, and sewer.

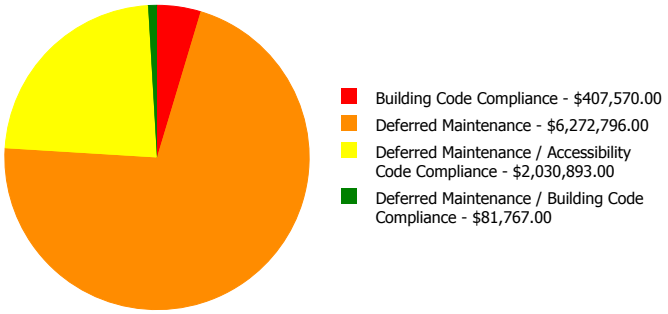
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
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:	43.9	Site Acreage:	43.9

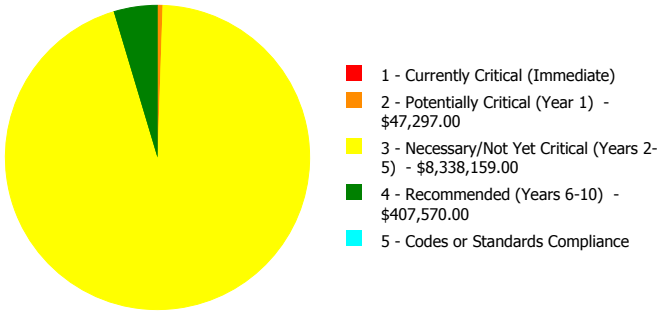
Campus Dashboard Summary

Gross Area:	83,653		
Year Built:	1980	Last Renovation:	
Repair Cost:	$8,793,026	Replacement Value:	$19,071,100
FCI:	46.11 %	RSLI%:	25.17 %

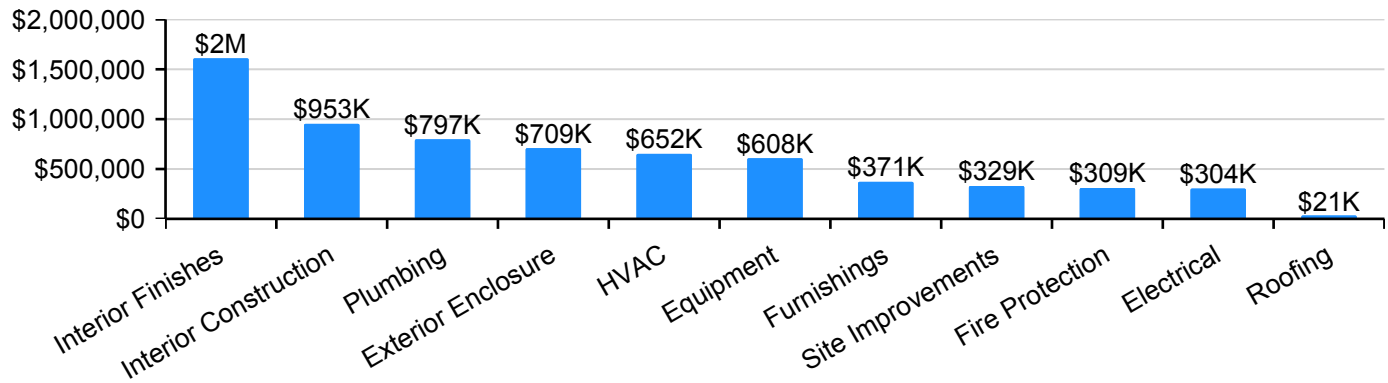
Deficiency By Category



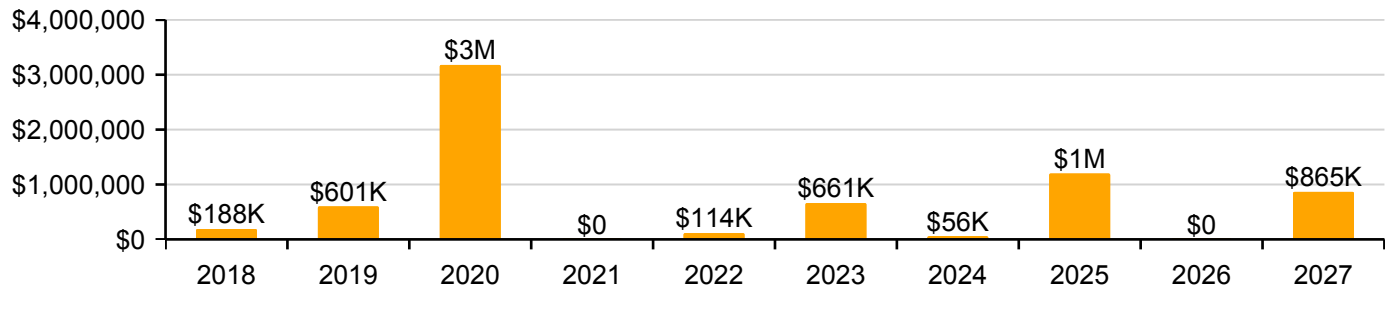
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

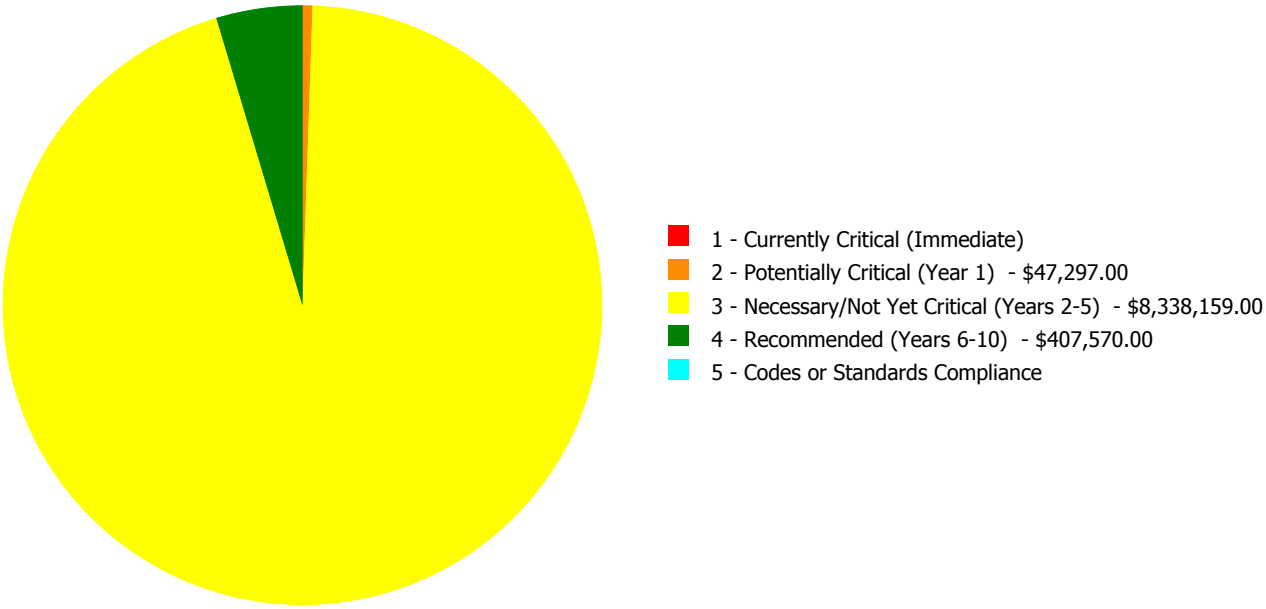
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.36 %	0.00 %	$0.00
B10 - Superstructure	65.22 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.72 %	53.22 %	$935,774.00
B30 - Roofing	65.74 %	4.53 %	$27,313.00
C10 - Interior Construction	16.22 %	71.20 %	$1,258,116.00
C30 - Interior Finishes	1.26 %	103.79 %	$2,124,364.00
D20 - Plumbing	3.19 %	99.49 %	$1,052,234.00
D30 - HVAC	16.89 %	28.71 %	$860,039.00
D40 - Fire Protection	0.00 %	110.00 %	$407,570.00
D50 - Electrical	37.73 %	16.22 %	$400,818.00
E10 - Equipment	1.57 %	106.86 %	$801,637.00
E20 - Furnishings	0.00 %	110.00 %	$489,914.00
G20 - Site Improvements	31.63 %	17.19 %	$435,247.00
G30 - Site Mechanical Utilities	46.24 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.55 %	0.00 %	$0.00
Totals:	**25.17 %**	**46.11 %**	**$8,793,026.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance
1980 Concession/RR Bldg	1,070	65.57	$0.00	$0.00	$84,618.00	$0.00	$0.00
1980 Main Building	72,876	58.81	$0.00	$47,297.00	$7,678,070.00	$367,951.00	$0.00
1980 Storage	210	14.13	$0.00	$0.00	$3,325.00	$0.00	$0.00
1997 Addition	7,847	12.44	$0.00	$0.00	$136,899.00	$39,619.00	$0.00
1997 Tractor Storage	1,650	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	83,653	12.29	$0.00	$0.00	$435,247.00	$0.00	$0.00
Total:		**46.11**	**$0.00**	**$47,297.00**	**$8,338,159.00**	**$407,570.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,793,026.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	1,070
Year Built:	1980
Last Renovation:	
Replacement Value:	$129,056
Repair Cost:	$84,618.00
Total FCI:	65.57 %
Total RSLI:	24.45 %
FCA Score:	34.43

Description:

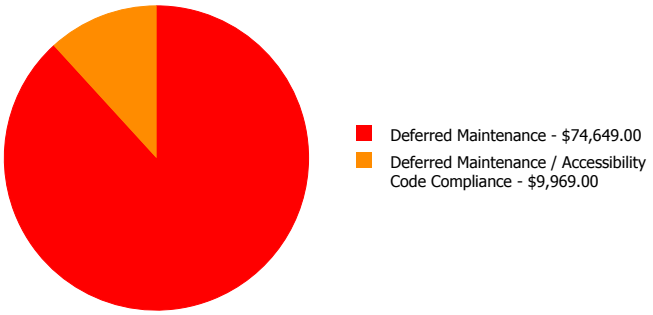
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,070
Year Built:	1980	Last Renovation:	
Repair Cost:	$84,618	Replacement Value:	$129,056
FCI:	65.57 %	RSLI%:	24.45 %

Deficiency By Category



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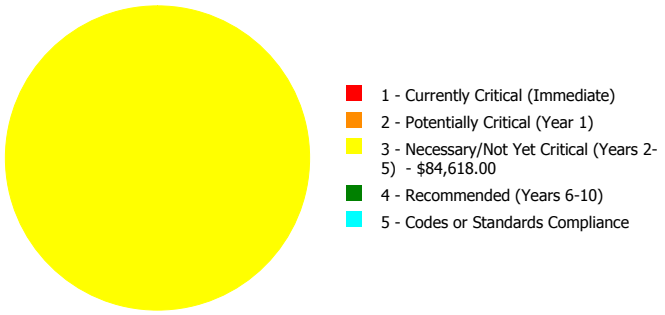
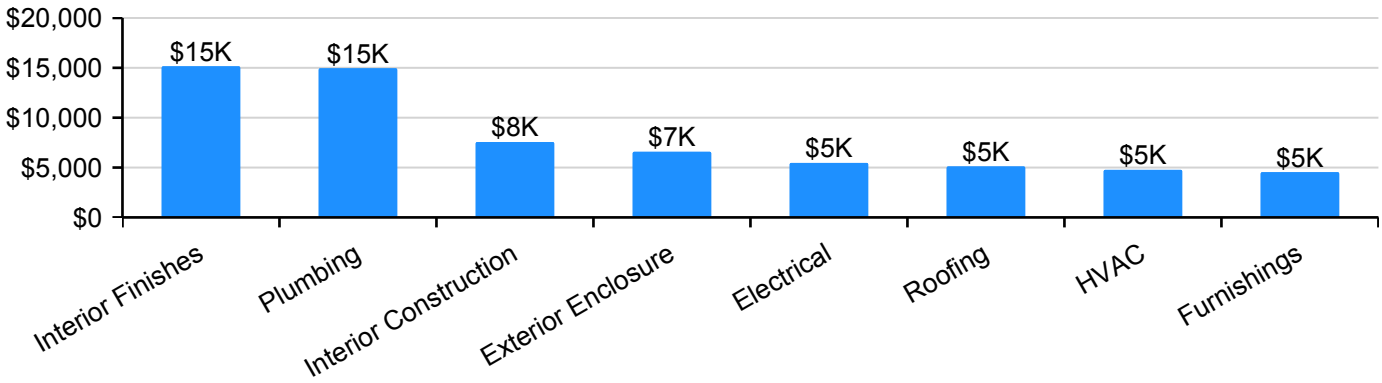
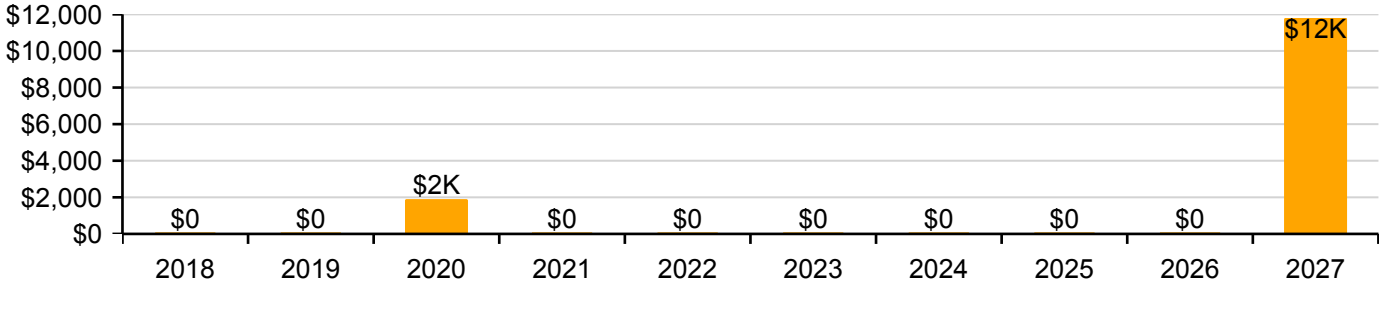


Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	$0.00
B10 - Superstructure	63.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.71 %	31.93 %	$8,686.00
B30 - Roofing	0.00 %	146.02 %	$6,749.00
C10 - Interior Construction	27.85 %	49.53 %	$9,969.00
C30 - Interior Finishes	0.00 %	110.00 %	$19,997.00
D20 - Plumbing	0.00 %	109.99 %	$19,726.00
D30 - HVAC	0.00 %	109.99 %	$6,297.00
D50 - Electrical	1.45 %	88.71 %	$7,215.00
E20 - Furnishings	0.00 %	109.99 %	$5,979.00
Totals:	**24.45 %**	**65.57 %**	**$84,618.00**

Photo Album

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

1). Northeast Elevation - Feb 10, 2017

2). Northwest Elevation - Feb 10, 2017

3). Southwest Elevation - Feb 10, 2017

4). Southeast Elevation - Feb 10, 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	$6.93	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			$7,415
A1030	Slab on Grade	$7.37	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			$7,886
B1020	Roof Construction	$5.98	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			$6,399
B2010	Exterior Walls	$18.04	S.F.	1,070	100	1980	2080		63.00 %	0.00 %	63			$19,303
B2020	Exterior Windows	$0.91	S.F.	1,070	30	1980	2010		0.00 %	109.96 %	-7		$1,071.00	$974
B2030	Exterior Doors	$6.47	S.F.	1,070	30	1980	2010		0.00 %	110.00 %	-7		$7,615.00	$6,923
B3010140	Asphalt Shingles	$4.32	S.F.	1,070	20	1980	2000		0.00 %	146.02 %	-17		$6,749.00	$4,622
C1010	Partitions	$10.34	S.F.	1,070	75	1980	2055		50.67 %	0.00 %	38			$11,064
C1030	Fittings	$8.47	S.F.	1,070	20	1980	2000		0.00 %	110.00 %	-17		$9,969.00	$9,063
C3010	Wall Finishes	$7.46	S.F.	1,070	10	1980	1990		0.00 %	110.00 %	-27		$8,780.00	$7,982
C3030	Ceiling Finishes	$9.53	S.F.	1,070	25	1980	2005		0.00 %	110.00 %	-12		$11,217.00	$10,197
D2010	Plumbing Fixtures	$9.98	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		$11,746.00	$10,679
D2020	Domestic Water Distribution	$0.84	S.F.	1,070	30	1980	2010		0.00 %	110.01 %	-7		$989.00	$899
D2030	Sanitary Waste	$5.94	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		$6,991.00	$6,356
D3040	Distribution Systems	$5.35	S.F.	1,070	30	1980	2010		0.00 %	109.99 %	-7		$6,297.00	$5,725
D5010	Electrical Service/Distribution	$1.47	S.F.	1,070	40	1980	2020		7.50 %	0.00 %	3			$1,573
D5020	Branch Wiring	$2.55	S.F.	1,070	30	1980	2010		0.00 %	109.97 %	-7		$3,001.00	$2,729
D5020	Lighting	$3.58	S.F.	1,070	30	1980	2010		0.00 %	110.00 %	-7		$4,214.00	$3,831
E2010	Fixed Furnishings	$5.08	S.F.	1,070	20	1980	2000		0.00 %	109.99 %	-17		$5,979.00	$5,436
								Total	**24.45 %**	**65.57 %**			**$84,618.00**	**$129,056**

System Notes

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

System: B2010 - Exterior Walls

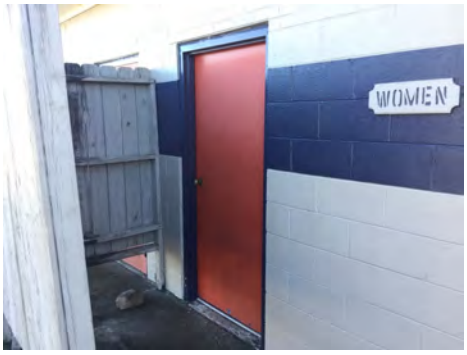


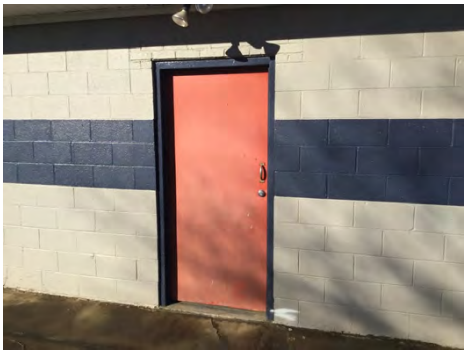
Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

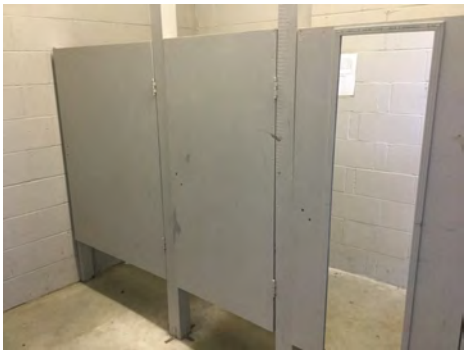
System: B3010140 - Asphalt Shingles

Note:

System: C1010 - Partitions

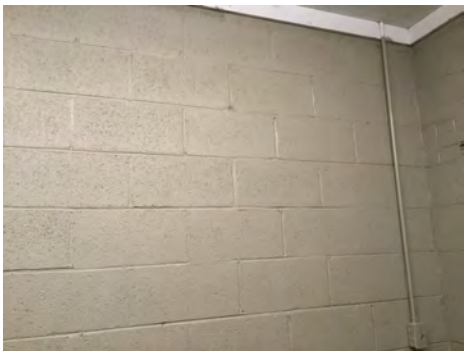
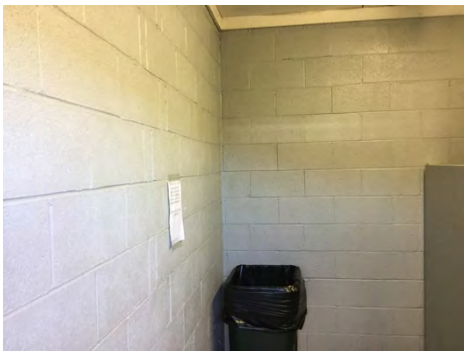
Note:

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes

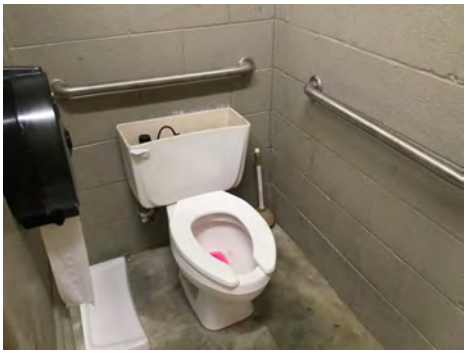



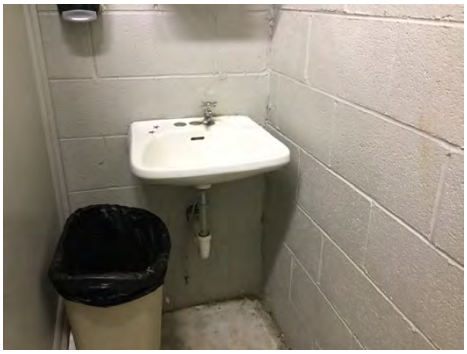
Note:

System: C3030 - Ceiling Finishes


Note:

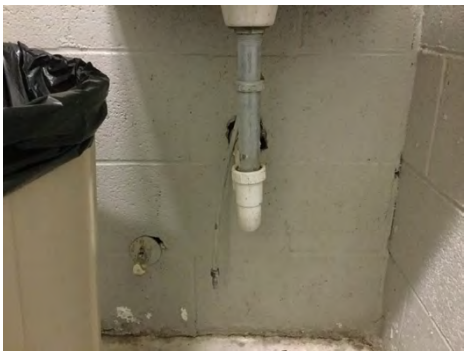
System: D2010 - Plumbing Fixtures



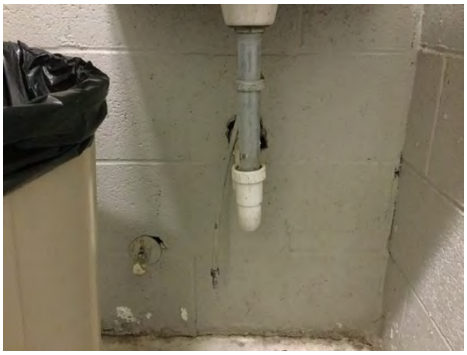
Note:

System: D2020 - Domestic Water Distribution

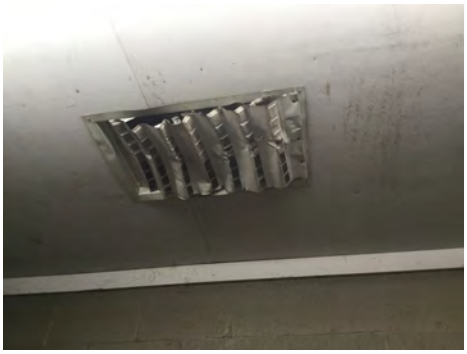
Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems




Note:

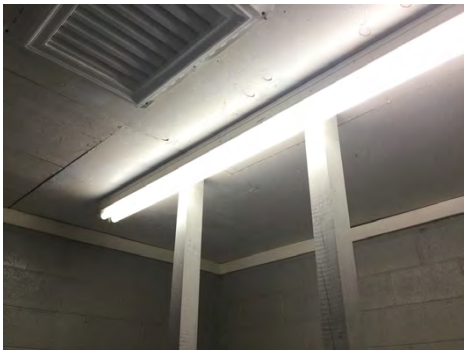
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

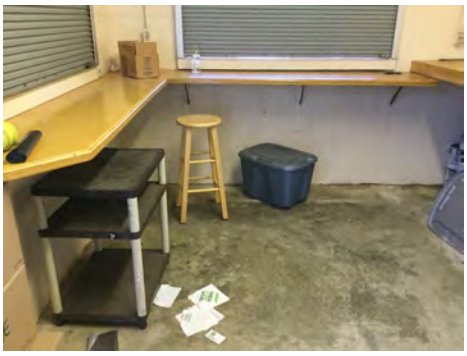
Note:

System: D5020 - Lighting



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

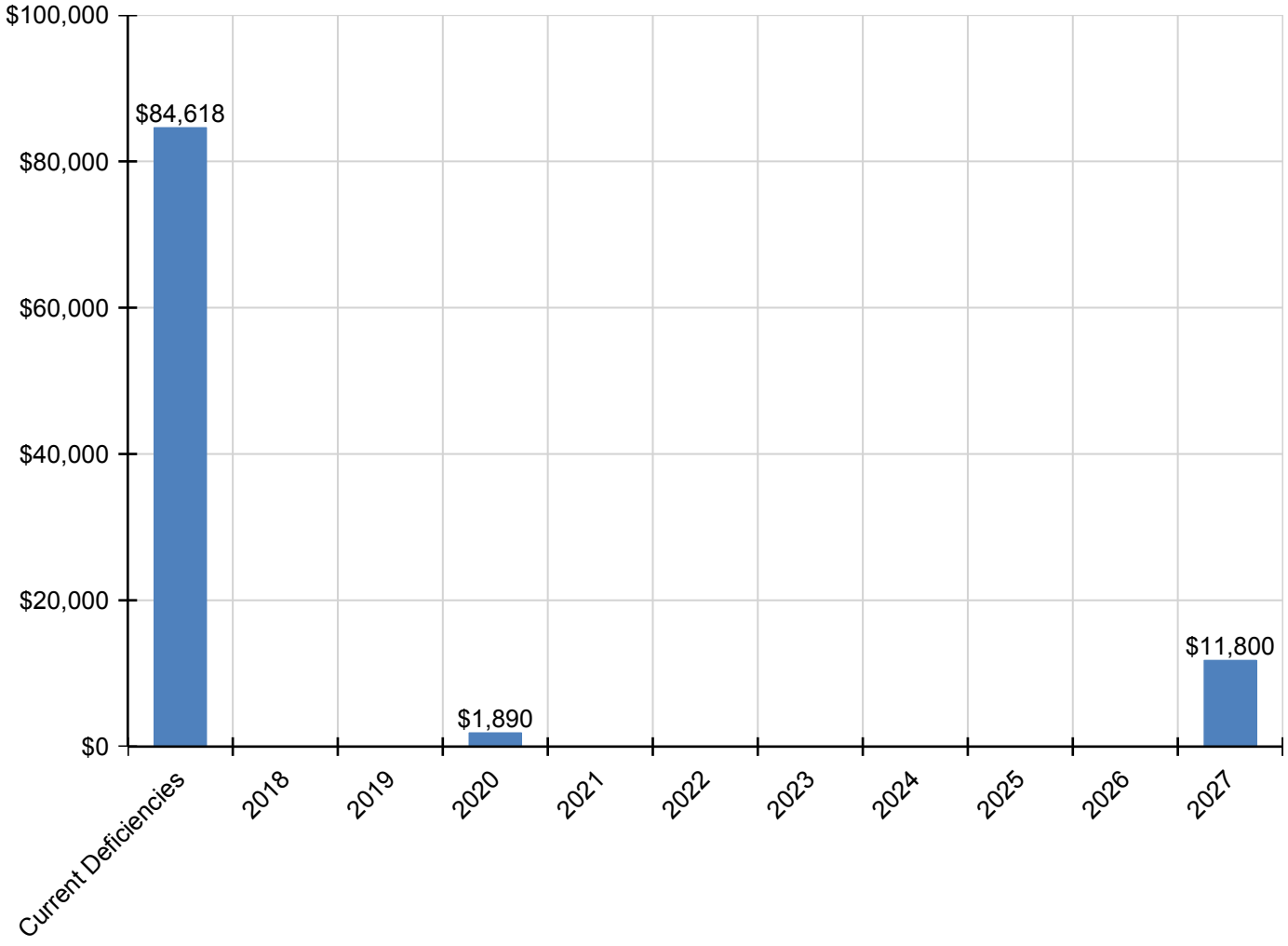
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$84,618**	**$0**	**$0**	**$1,890**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,800**	**$98,308**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	$1,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,071**
B2030 - Exterior Doors	$7,615	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,615**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$6,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,749**
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**
C1030 - Fittings	$9,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,969**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$8,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	**$20,580**
C3030 - Ceiling Finishes	$11,217	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,217**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$11,746	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,746**
D2020 - Domestic Water Distribution	$989	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$989**

D2030 - Sanitary Waste	$6,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,991**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$6,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,297**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$1,890	$0	$0	$0	$0	$0	$0	$0	**$1,890**
D5020 - Branch Wiring	$3,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,001**
D5020 - Lighting	$4,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,214**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$5,979	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,979**

** Indicates non-renewable system*

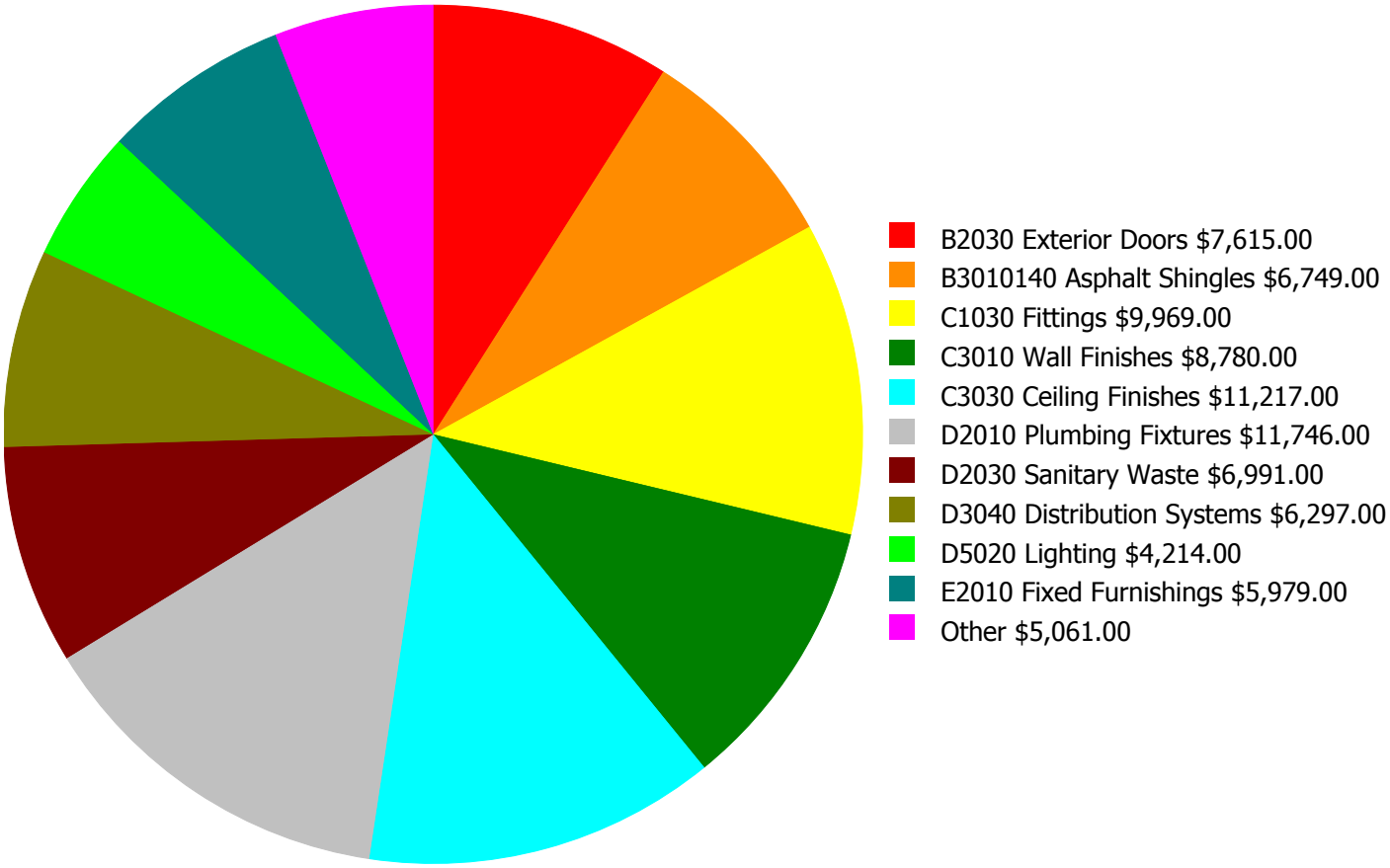
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

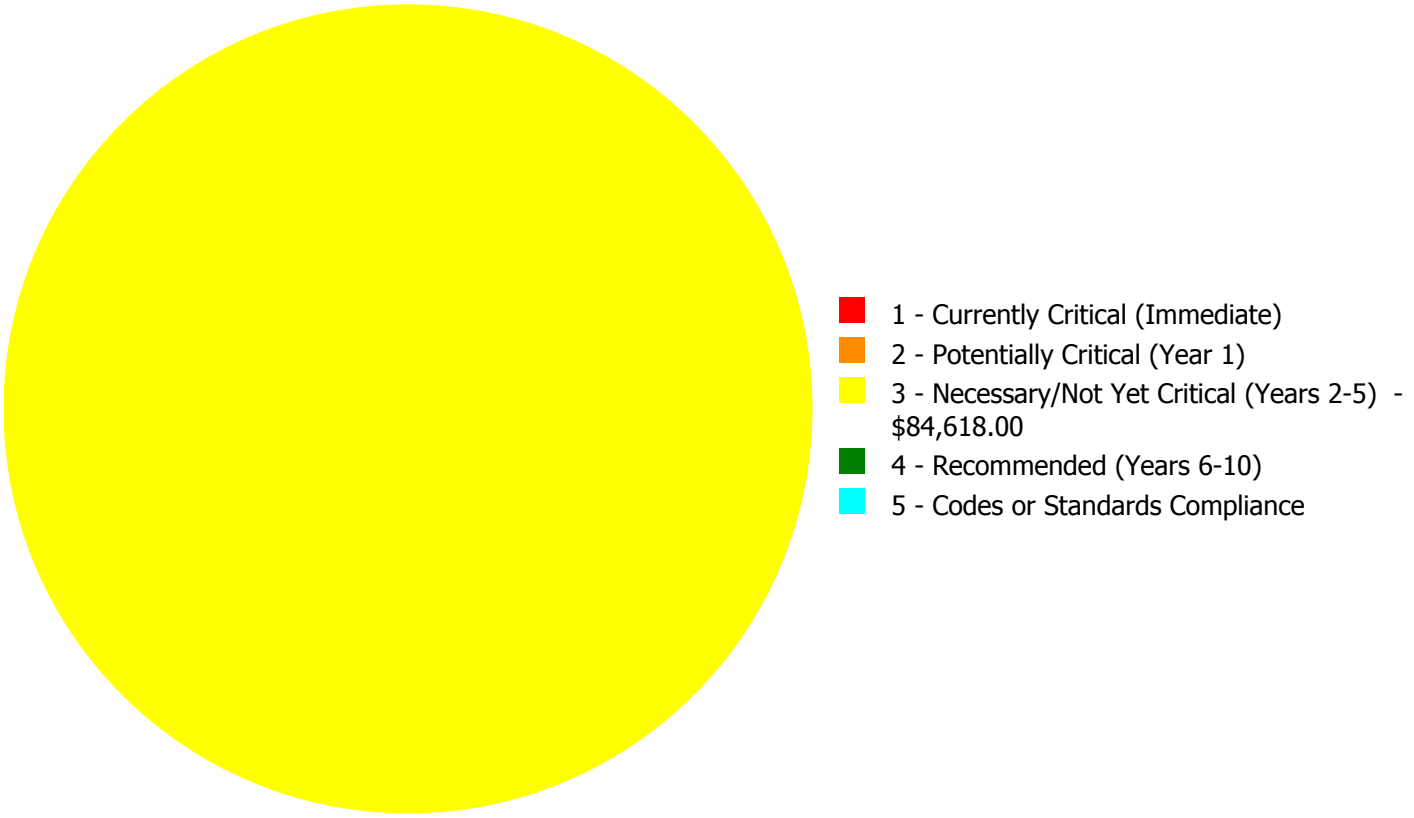
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $84,618.00

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: $84,618.00

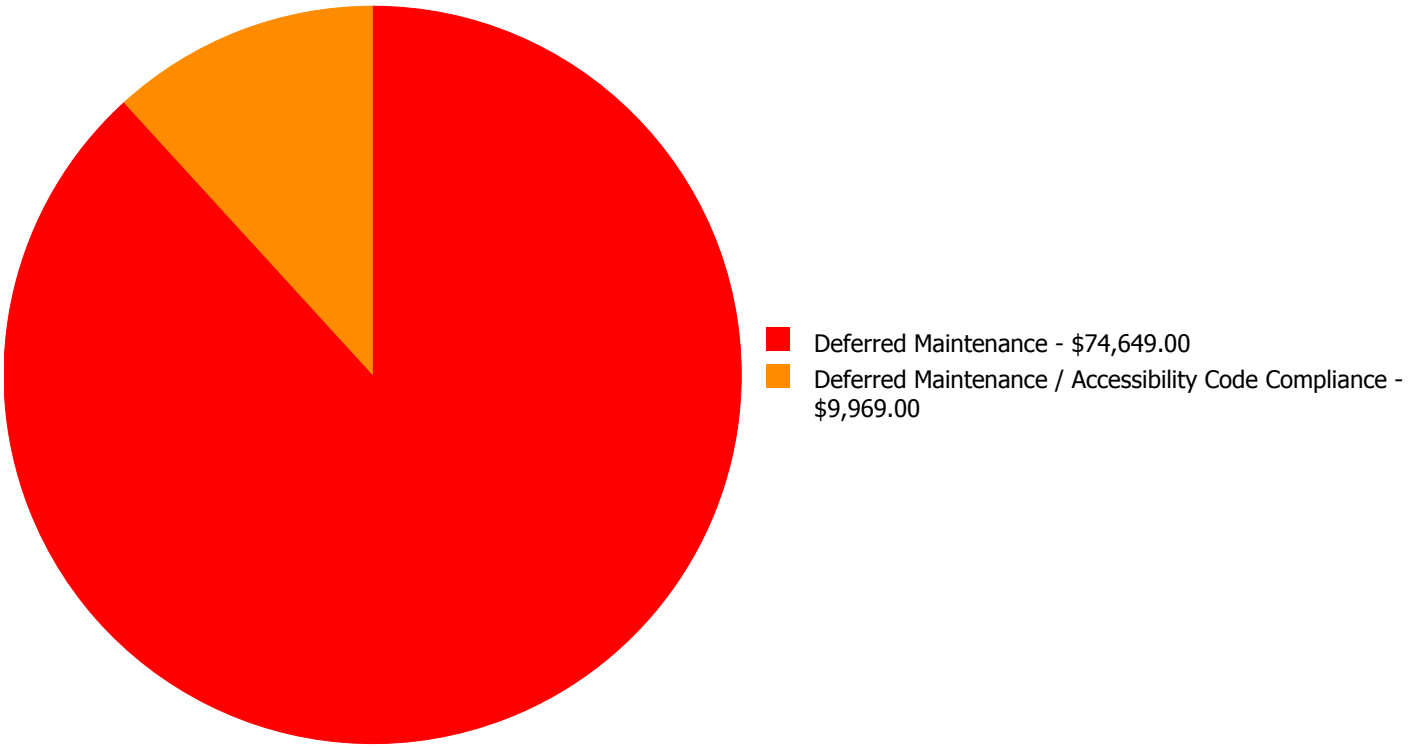
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$1,071.00	$0.00	$0.00	$1,071.00
B2030	Exterior Doors	$0.00	$0.00	$7,615.00	$0.00	$0.00	$7,615.00
B3010140	Asphalt Shingles	$0.00	$0.00	$6,749.00	$0.00	$0.00	$6,749.00
C1030	Fittings	$0.00	$0.00	$9,969.00	$0.00	$0.00	$9,969.00
C3010	Wall Finishes	$0.00	$0.00	$8,780.00	$0.00	$0.00	$8,780.00
C3030	Ceiling Finishes	$0.00	$0.00	$11,217.00	$0.00	$0.00	$11,217.00
D2010	Plumbing Fixtures	$0.00	$0.00	$11,746.00	$0.00	$0.00	$11,746.00
D2020	Domestic Water Distribution	$0.00	$0.00	$989.00	$0.00	$0.00	$989.00
D2030	Sanitary Waste	$0.00	$0.00	$6,991.00	$0.00	$0.00	$6,991.00
D3040	Distribution Systems	$0.00	$0.00	$6,297.00	$0.00	$0.00	$6,297.00
D5020	Branch Wiring	$0.00	$0.00	$3,001.00	$0.00	$0.00	$3,001.00
D5020	Lighting	$0.00	$0.00	$4,214.00	$0.00	$0.00	$4,214.00
E2010	Fixed Furnishings	$0.00	$0.00	$5,979.00	$0.00	$0.00	$5,979.00
	Total:	$0.00	$0.00	$84,618.00	$0.00	$0.00	$84,618.00

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: $84,618.00

Deficiency Details by Priority

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

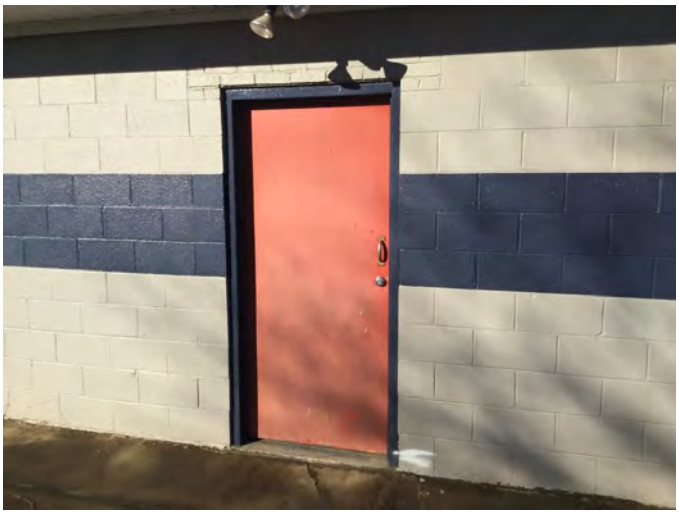
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $1,071.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior windows are aged, and should be replaced.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $7,615.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior doors are aged, and should be replaced.

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $6,749.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

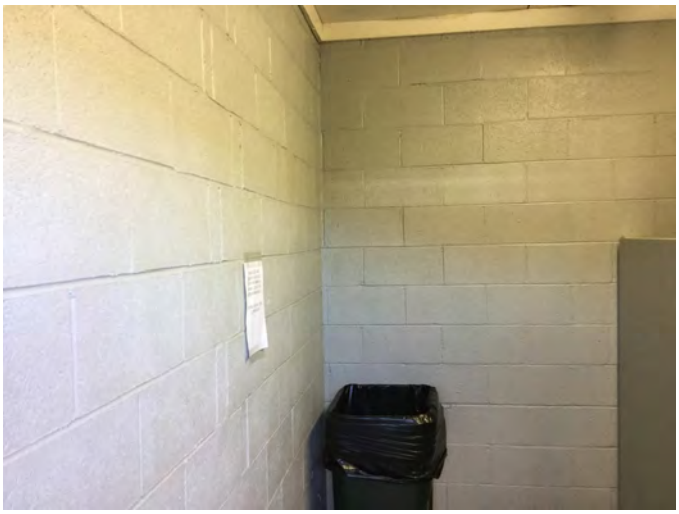
Notes: The asphalt shingles roof covering is aged, showing signs of failure and should be replaced.

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $9,969.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: C3010 - Wall Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $8,780.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

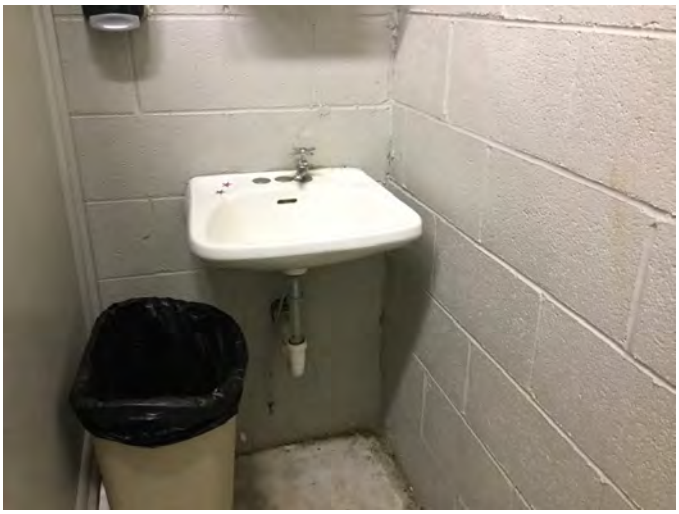
Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $11,217.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The original ceiling finishes are aged, failing and should be replaced.

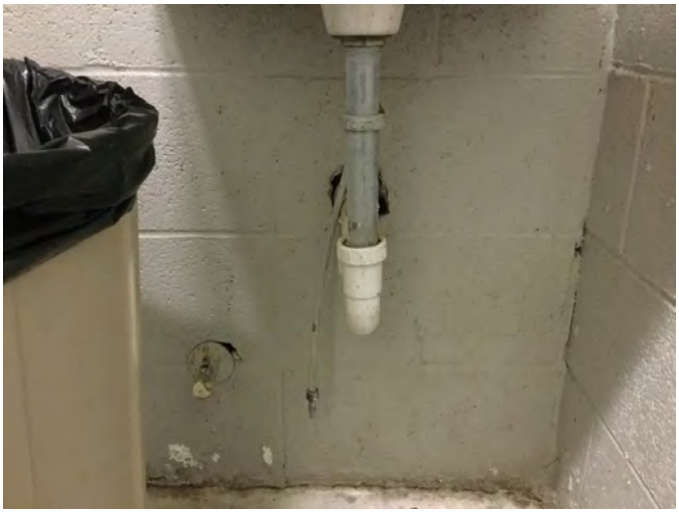
System: D2010 - Plumbing Fixtures



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $11,746.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $989.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $6,991.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

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: 1,070.00
Unit of Measure: S.F.
Estimate: $6,297.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

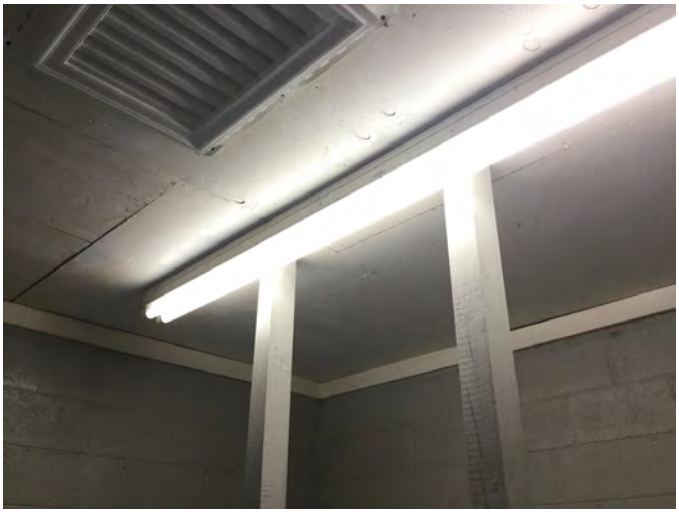
Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $3,001.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

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: 1,070.00
Unit of Measure: S.F.
Estimate: $4,214.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The original lighting system is operating but is aged, in marginal condition, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,070.00
Unit of Measure: S.F.
Estimate: $5,979.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

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):	72,876
Year Built:	1980
Last Renovation:	
Replacement Value:	$13,762,631
Repair Cost:	$8,093,318.00
Total FCI:	58.81 %
Total RSLI:	21.05 %
FCA Score:	41.19

Description:

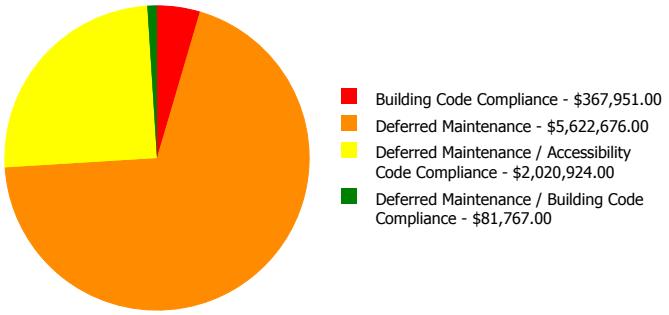
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

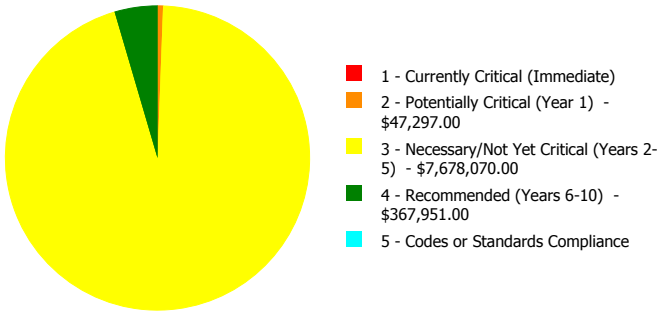
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	72,876
Year Built:	1980	Last Renovation:	
Repair Cost:	$8,093,318	Replacement Value:	$13,762,631
FCI:	58.81 %	RSLI%:	21.05 %

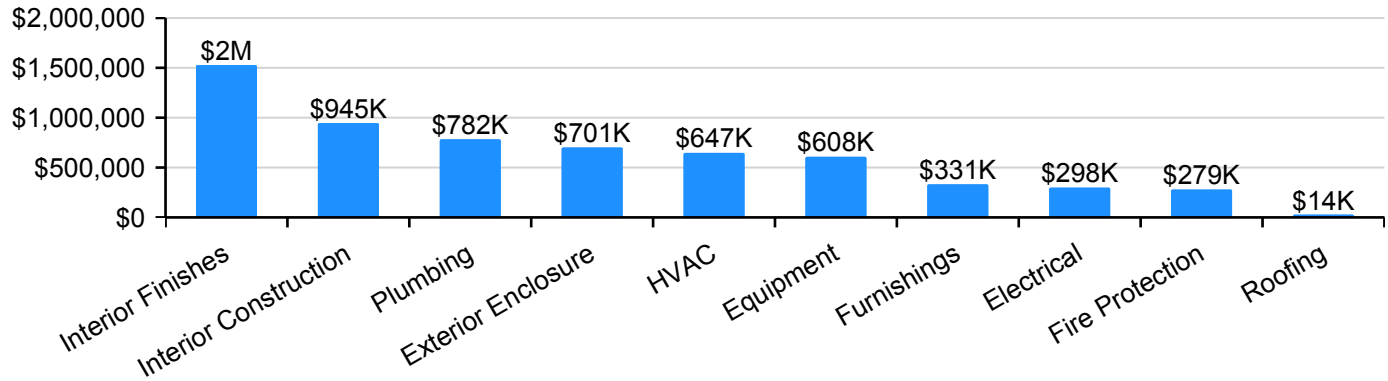
Deficiency By Category



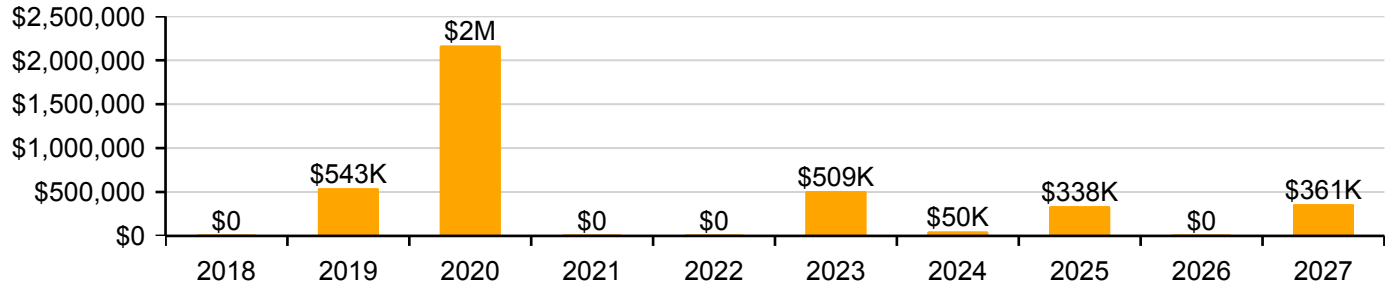
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	$0.00
B10 - Superstructure	63.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.64 %	61.74 %	$925,088.00
B30 - Roofing	67.67 %	3.66 %	$19,239.00
C10 - Interior Construction	14.21 %	79.15 %	$1,248,147.00
C30 - Interior Finishes	0.00 %	110.00 %	$2,014,511.00
D20 - Plumbing	0.00 %	110.00 %	$1,032,508.00
D30 - HVAC	15.99 %	31.59 %	$853,742.00
D40 - Fire Protection	0.00 %	110.00 %	$367,951.00
D50 - Electrical	37.38 %	17.88 %	$393,603.00
E10 - Equipment	0.00 %	110.00 %	$801,637.00
E20 - Furnishings	0.00 %	110.00 %	$436,892.00
Totals:	**21.05 %**	**58.81 %**	**$8,093,318.00**

Photo Album

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

1). East Elevation - Feb 10, 2017

2). North Elevation - Feb 10, 2017

3). West Elevation - Feb 10, 2017

4). Southwest Elevation - Feb 10, 2017

5). Southwest Elevation - Feb 10, 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.

Campus Assessment Report - 1980 Main Building

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$1.52	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			$110,772
A1030	Slab on Grade	$4.40	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			$320,654
B1020	Roof Construction	$8.18	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			$596,126
B2010	Exterior Walls	$9.02	S.F.	72,876	100	1980	2080		63.00 %	0.00 %	63			$657,342
B2020	Exterior Windows	$10.52	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$843,321.00	$766,656
B2030	Exterior Doors	$1.02	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$81,767.00	$74,334
B3010120	Single Ply Membrane	$6.98	S.F.	72,876	20	2011	2031		70.00 %	0.00 %	14			$508,674
B3020	Roof Openings	$0.24	S.F.	72,876	25	1980	2005		0.00 %	110.00 %	-12		$19,239.00	$17,490
C1010	Partitions	$6.07	S.F.	72,876	75	1980	2055		50.67 %	0.00 %	38			$442,357
C1020	Interior Doors	$2.46	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$197,202.00	$179,275
C1030	Fittings	$13.11	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		$1,050,945.00	$955,404
C3010	Wall Finishes	$3.35	S.F.	72,876	10	1997	2007		0.00 %	110.00 %	-10		$268,548.00	$244,135
C3020	Floor Finishes	$10.41	S.F.	72,876	20	1990	2010		0.00 %	110.00 %	-7		$834,503.00	$758,639
C3030	Ceiling Finishes	$11.37	S.F.	72,876	25	1980	2005		0.00 %	110.00 %	-12		$911,460.00	$828,600
D2010	Plumbing Fixtures	$9.64	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$772,777.00	$702,525
D2020	Domestic Water Distribution	$1.03	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$82,569.00	$75,062
D2030	Sanitary Waste	$1.62	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$129,865.00	$118,059
D2040	Rain Water Drainage	$0.59	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$47,297.00	$42,997
D3040	Distribution Systems	$10.65	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$853,742.00	$776,129
D3050	Terminal & Package Units	$22.65	S.F.	72,876	15	2005	2020		20.00 %	0.00 %	3			$1,650,641
D3060	Controls & Instrumentation	$3.33	S.F.	72,876	20	2005	2025		40.00 %	0.00 %	8			$242,677
D3090	Other HVAC Systems/Equip	$0.45	S.F.	72,876	20	1980	2000	2020	15.00 %	0.00 %	3			$32,794
D4010	Sprinklers	$3.92	S.F.	72,876	30			2016	0.00 %	110.00 %	-1		$314,241.00	$285,674
D4020	Standpipes	$0.67	S.F.	72,876	30			2016	0.00 %	110.00 %	-1		$53,710.00	$48,827
D5010	Electrical Service/Distribution	$1.64	S.F.	72,876	40	1980	2020		7.50 %	0.00 %	3			$119,517
D5020	Branch Wiring	$4.91	S.F.	72,876	30	1980	2010		0.00 %	110.00 %	-7		$393,603.00	$357,821
D5020	Lighting	$11.44	S.F.	72,876	30	2008	2038		70.00 %	0.00 %	21			$833,701
D5030810	Security & Detection Systems	$2.27	S.F.	72,876	15	2004	2019		13.33 %	0.00 %	2			$165,429
D5030910	Fire Alarm Systems	$4.11	S.F.	72,876	15	2004	2019		13.33 %	0.00 %	2			$299,520
D5030920	Data Communication	$5.32	S.F.	72,876	15	2008	2023		40.00 %	0.00 %	6			$387,700
D5090	Other Electrical Systems	$0.51	S.F.	72,876	20	2004	2024		35.00 %	0.00 %	7			$37,167
E1010	Commercial Equipment	$0.45	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		$36,074.00	$32,794
E1020	Institutional Equipment	$2.73	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		$218,847.00	$198,951
E1090	Other Equipment	$6.82	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		$546,716.00	$497,014
E2010	Fixed Furnishings	$5.45	S.F.	72,876	20	1980	2000		0.00 %	110.00 %	-17		$436,892.00	$397,174
								Total	**21.05 %**	**58.81 %**			**$8,093,318.00**	**$13,762,631**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



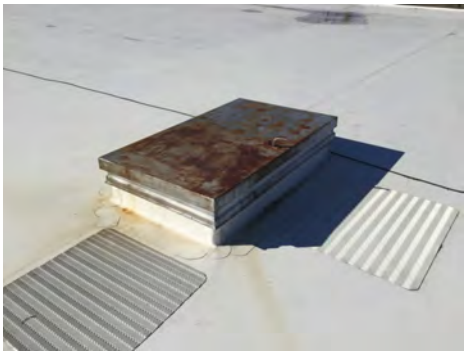
Note:

System: B3010120 - Single Ply Membrane



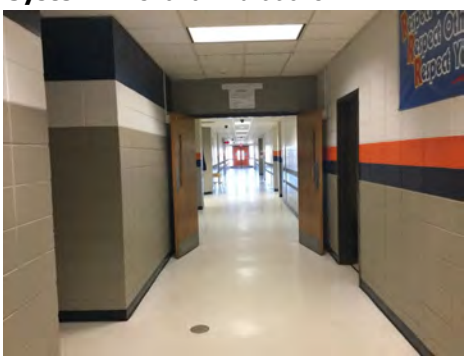
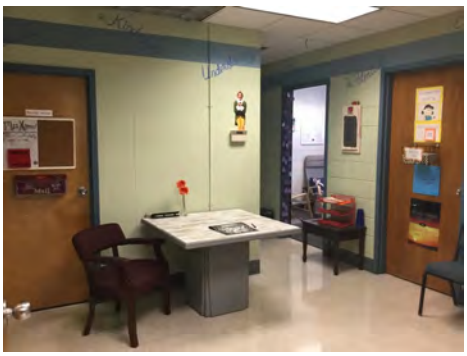
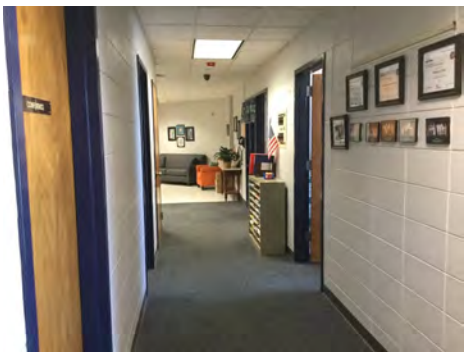
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

Note:

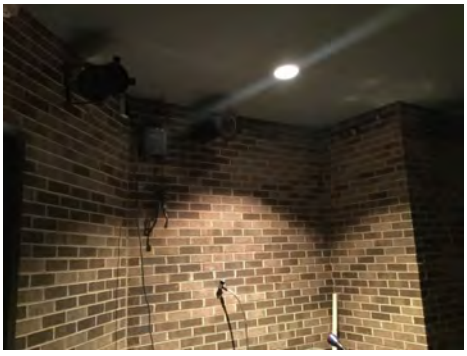
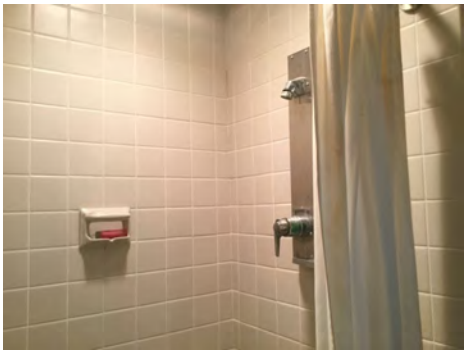
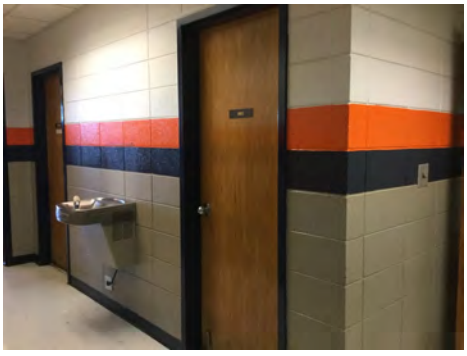
System: C1020 - Interior Doors

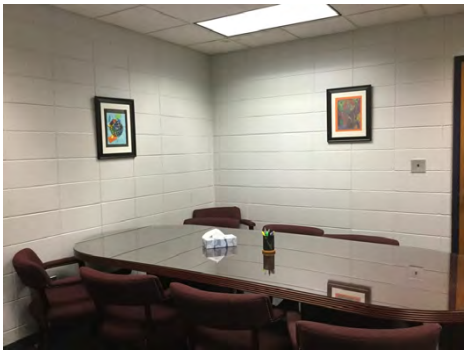

Note:

System: C1030 - Fittings


Note:

System: C3010 - Wall Finishes

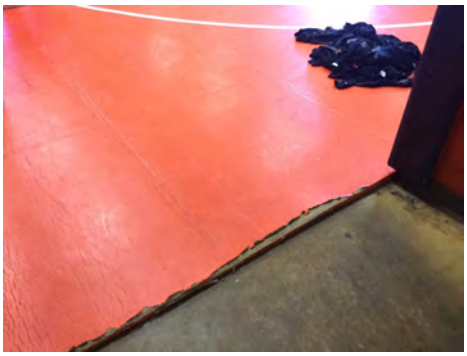



Note:

System: C3020 - Floor Finishes

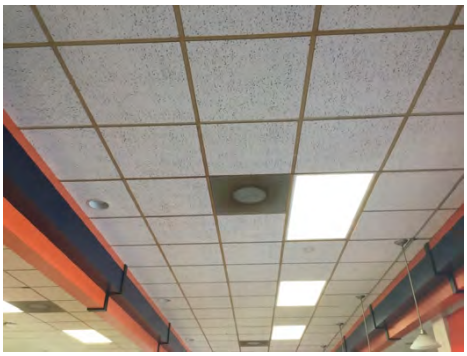
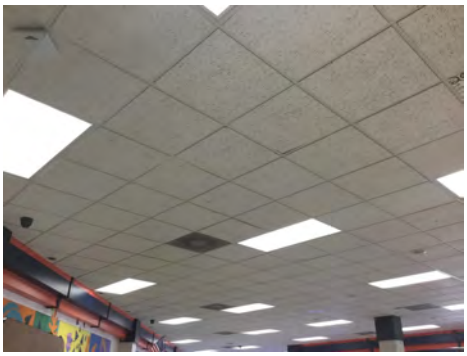
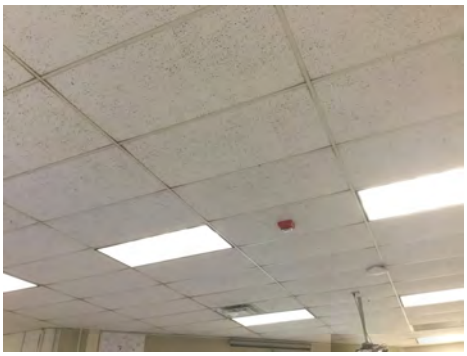




Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution



Note:

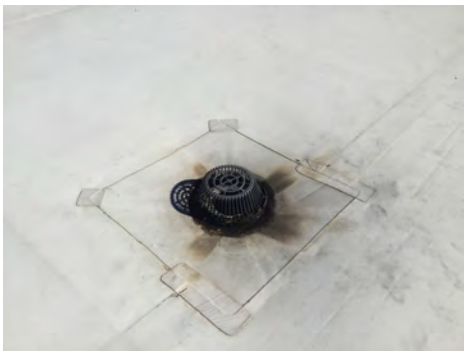
System: D2030 - Sanitary Waste



Note:

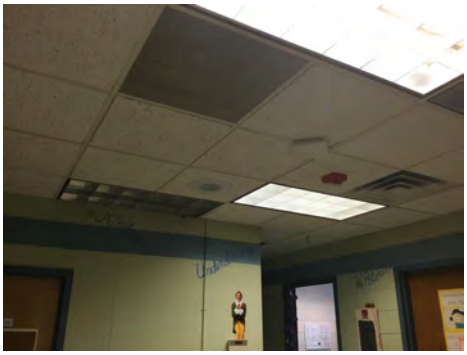
System: D2040 - Rain Water Drainage





Note:

System: D3040 - Distribution Systems




Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

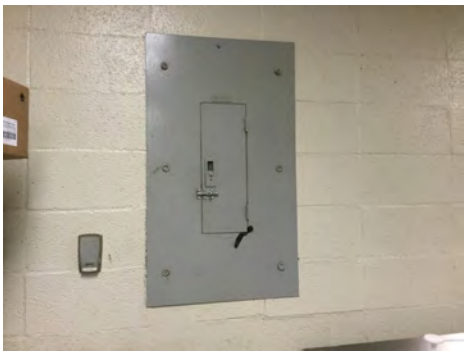
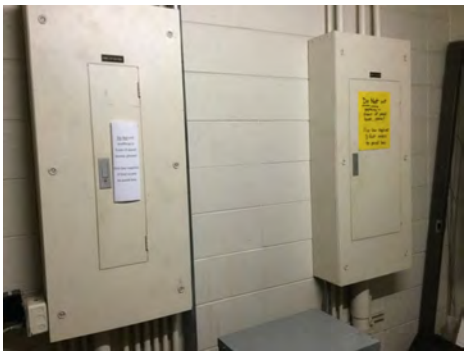
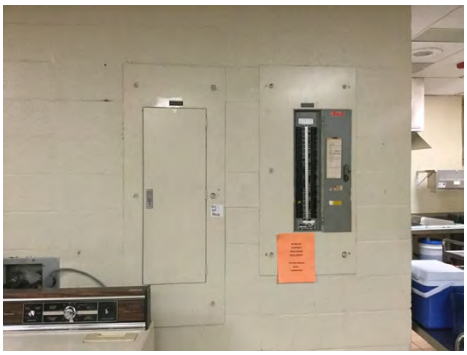
System: D3090 - Other HVAC Systems/Equip

Note: No longer in use.

System: D5010 - Electrical Service/Distribution

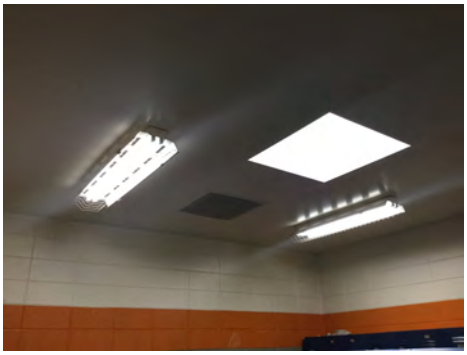
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



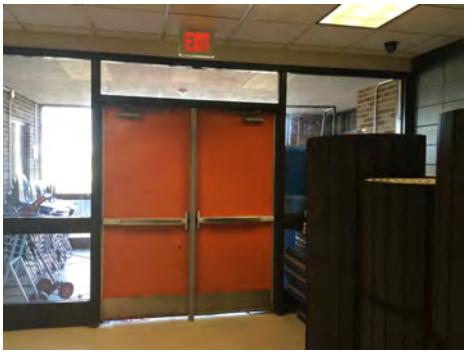
Note:

System: D5030920 - Data Communication



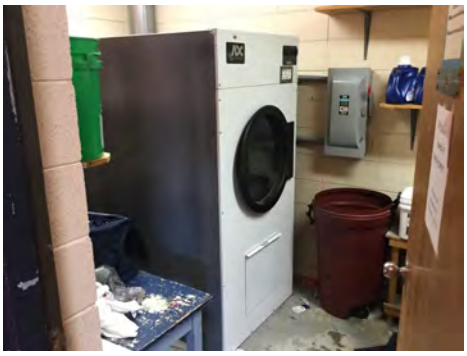
Note:

System: D5090 - Other Electrical Systems



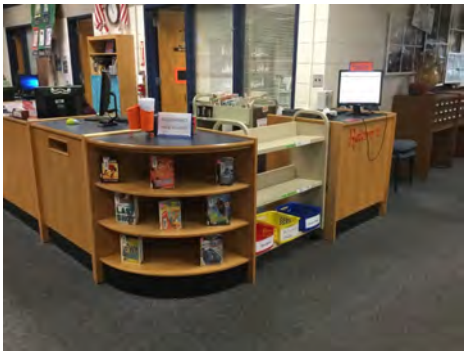
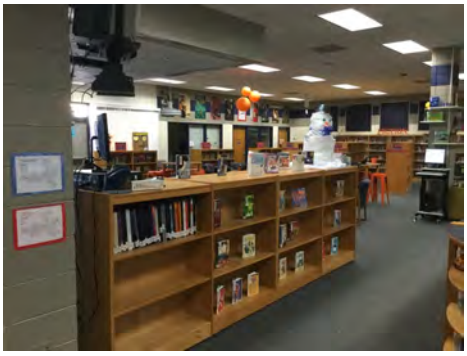
Note:

System: E1010 - Commercial Equipment




Note:

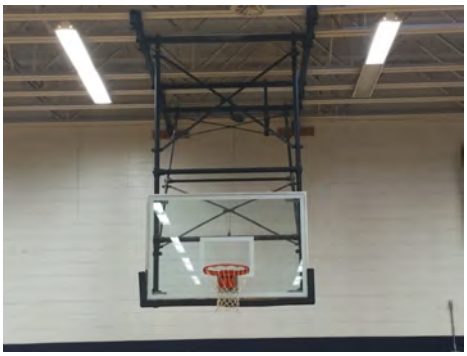
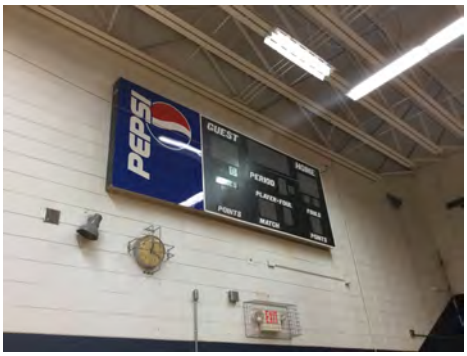
System: E1020 - Institutional Equipment


Note:

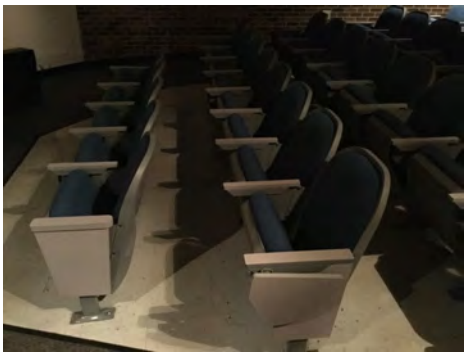
System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

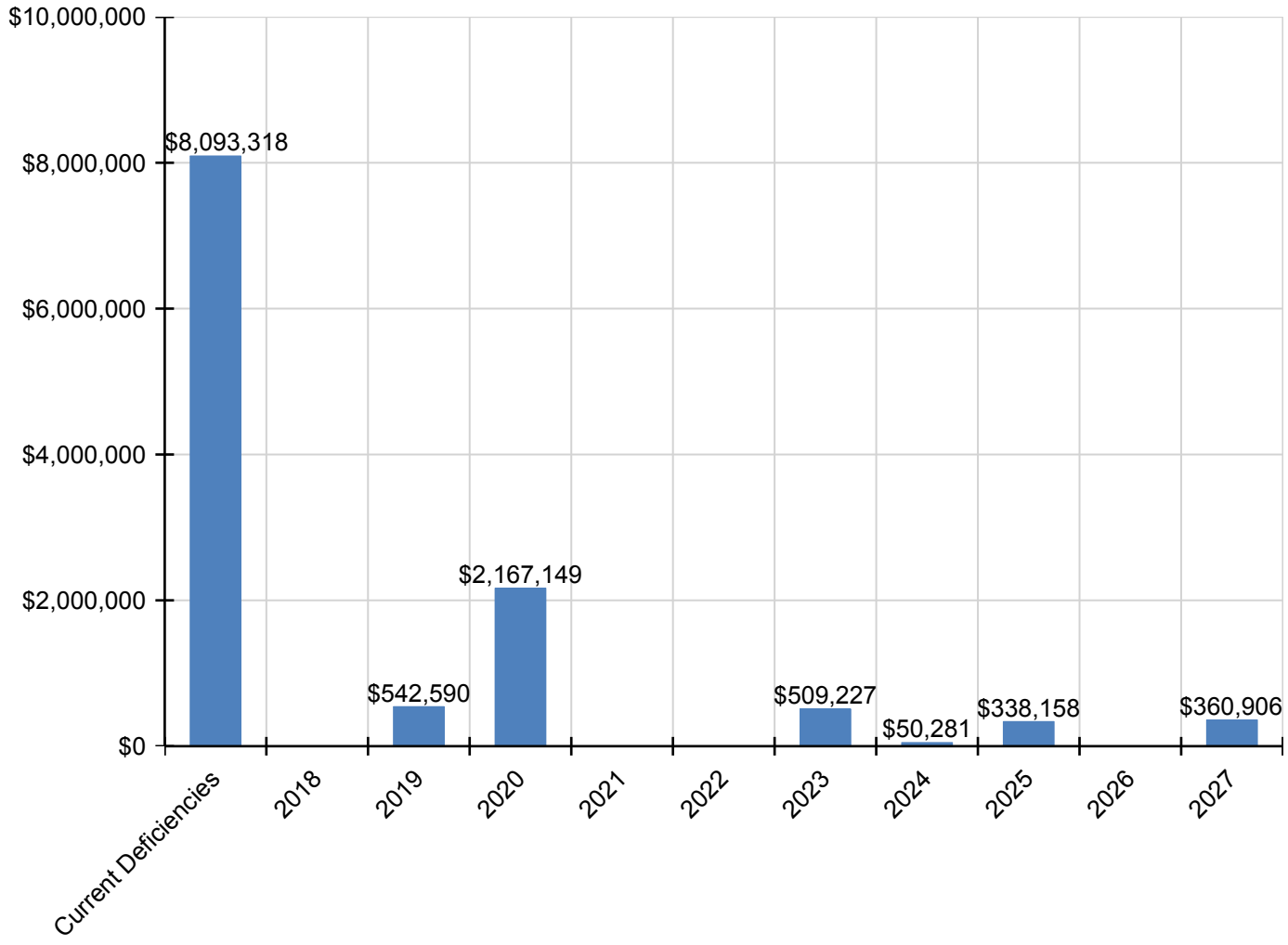
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$8,093,318**	**$0**	**$542,590**	**$2,167,149**	**$0**	**$0**	**$509,227**	**$50,281**	**$338,158**	**$0**	**$360,906**	**$12,061,629**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - 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	$843,321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$843,321**
B2030 - Exterior Doors	$81,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,767**
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	$19,239	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,239**
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	$197,202	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,202**
C1030 - Fittings	$1,050,945	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,050,945**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$268,548	$0	$0	$0	$0	$0	$0	$0	$0	$0	$360,906	**$629,454**
C3020 - Floor Finishes	$834,503	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$834,503**
C3030 - Ceiling Finishes	$911,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$911,460**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$772,777	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$772,777**
D2020 - Domestic Water Distribution	$82,569	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,569**
D2030 - Sanitary Waste	$129,865	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,865**
D2040 - Rain Water Drainage	$47,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,297**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$853,742	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$853,742**
D3050 - Terminal & Package Units	$0	$0	$0	$1,984,071	$0	$0	$0	$0	$0	$0	$0	**$1,984,071**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$338,158	$0	$0	**$338,158**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$39,419	$0	$0	$0	$0	$0	$0	$0	**$39,419**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$314,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$314,241**
D4020 - Standpipes	$53,710	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,710**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$143,659	$0	$0	$0	$0	$0	$0	$0	**$143,659**
D5020 - Branch Wiring	$393,603	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$393,603**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$193,053	$0	$0	$0	$0	$0	$0	$0	$0	**$193,053**
D5030910 - Fire Alarm Systems	$0	$0	$349,537	$0	$0	$0	$0	$0	$0	$0	$0	**$349,537**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$509,227	$0	$0	$0	$0	**$509,227**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$50,281	$0	$0	$0	**$50,281**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1010 - Commercial Equipment	$36,074	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,074**
E1020 - Institutional Equipment	$218,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$218,847**
E1090 - Other Equipment	$546,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$546,716**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$436,892	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$436,892**

** Indicates non-renewable system*

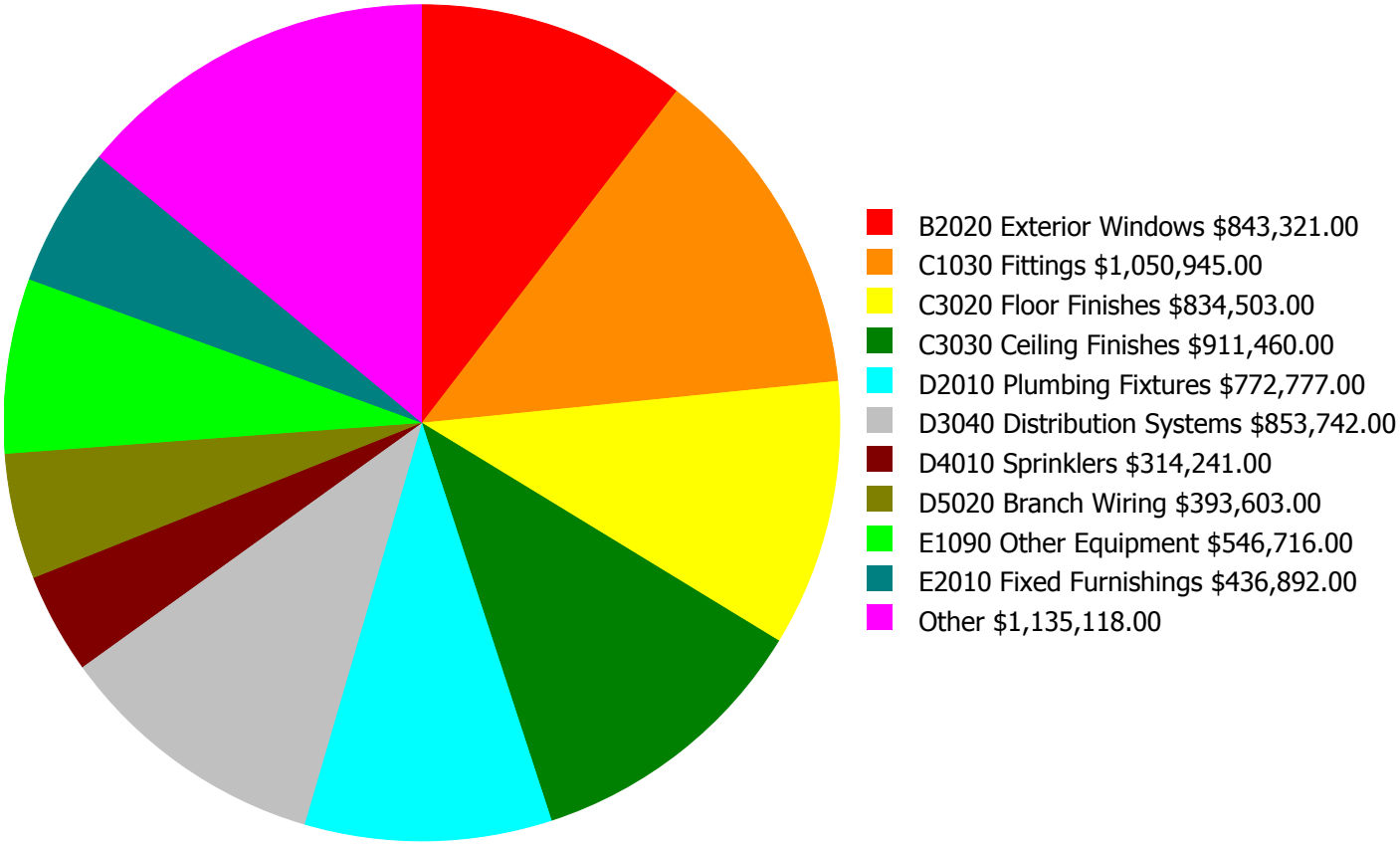
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

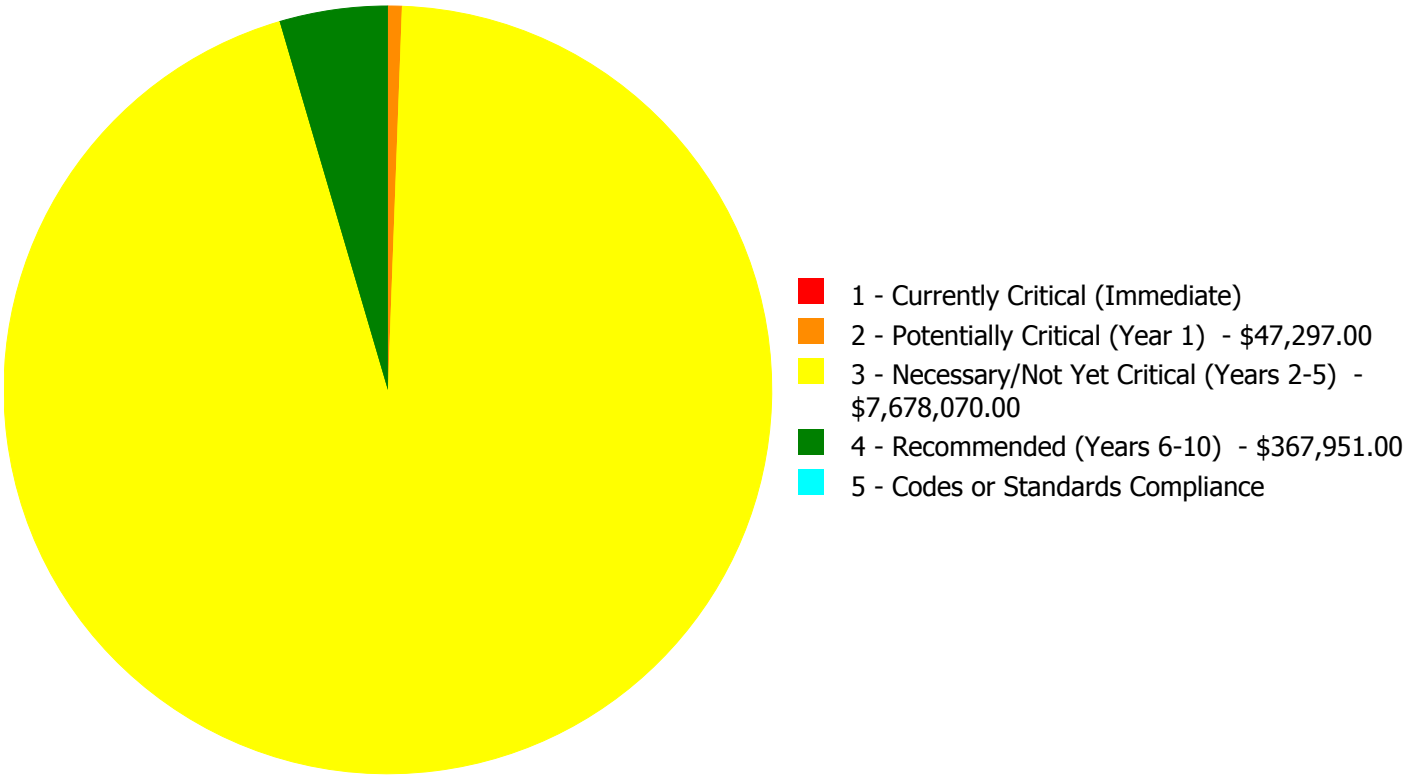
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $8,093,318.00

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: $8,093,318.00

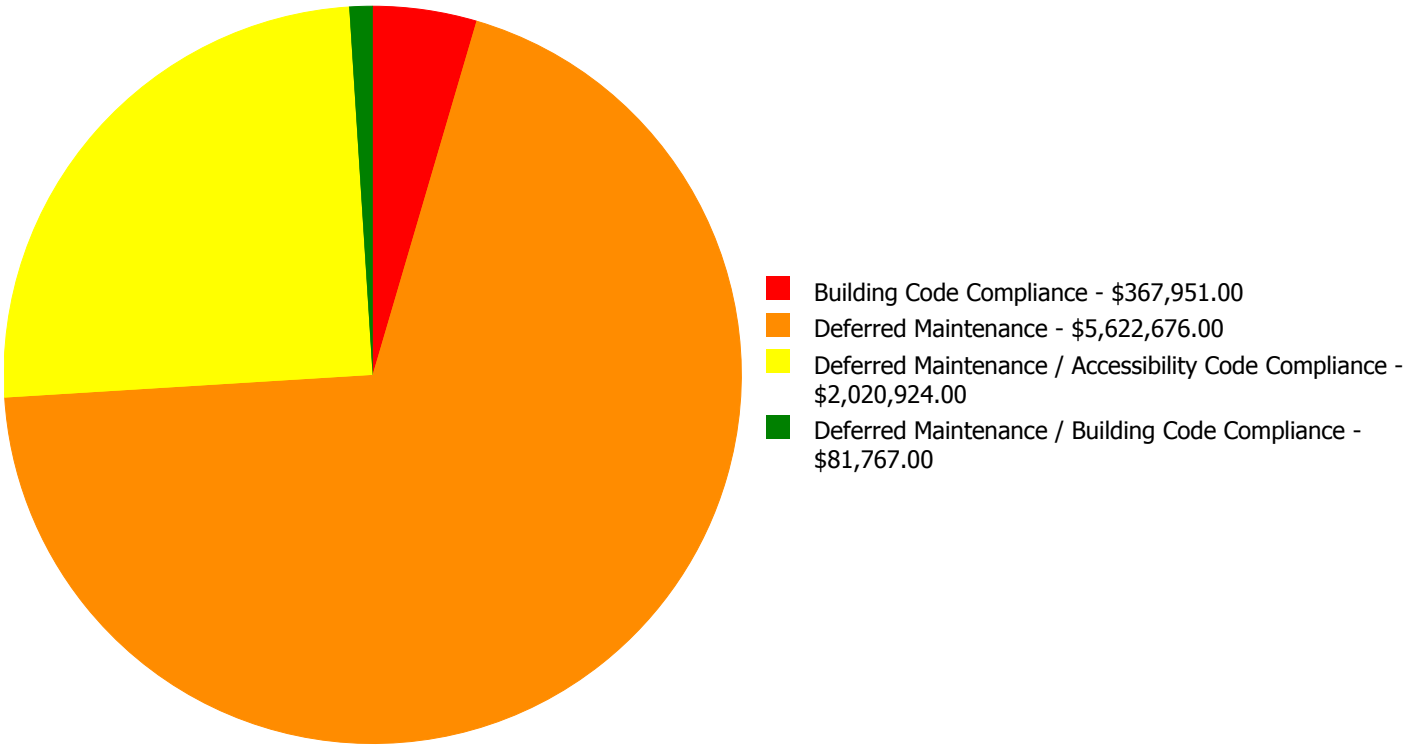
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$843,321.00	$0.00	$0.00	$843,321.00
B2030	Exterior Doors	$0.00	$0.00	$81,767.00	$0.00	$0.00	$81,767.00
B3020	Roof Openings	$0.00	$0.00	$19,239.00	$0.00	$0.00	$19,239.00
C1020	Interior Doors	$0.00	$0.00	$197,202.00	$0.00	$0.00	$197,202.00
C1030	Fittings	$0.00	$0.00	$1,050,945.00	$0.00	$0.00	$1,050,945.00
C3010	Wall Finishes	$0.00	$0.00	$268,548.00	$0.00	$0.00	$268,548.00
C3020	Floor Finishes	$0.00	$0.00	$834,503.00	$0.00	$0.00	$834,503.00
C3030	Ceiling Finishes	$0.00	$0.00	$911,460.00	$0.00	$0.00	$911,460.00
D2010	Plumbing Fixtures	$0.00	$0.00	$772,777.00	$0.00	$0.00	$772,777.00
D2020	Domestic Water Distribution	$0.00	$0.00	$82,569.00	$0.00	$0.00	$82,569.00
D2030	Sanitary Waste	$0.00	$0.00	$129,865.00	$0.00	$0.00	$129,865.00
D2040	Rain Water Drainage	$0.00	$47,297.00	$0.00	$0.00	$0.00	$47,297.00
D3040	Distribution Systems	$0.00	$0.00	$853,742.00	$0.00	$0.00	$853,742.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$314,241.00	$0.00	$314,241.00
D4020	Standpipes	$0.00	$0.00	$0.00	$53,710.00	$0.00	$53,710.00
D5020	Branch Wiring	$0.00	$0.00	$393,603.00	$0.00	$0.00	$393,603.00
E1010	Commercial Equipment	$0.00	$0.00	$36,074.00	$0.00	$0.00	$36,074.00
E1020	Institutional Equipment	$0.00	$0.00	$218,847.00	$0.00	$0.00	$218,847.00
E1090	Other Equipment	$0.00	$0.00	$546,716.00	$0.00	$0.00	$546,716.00
E2010	Fixed Furnishings	$0.00	$0.00	$436,892.00	$0.00	$0.00	$436,892.00
	Total:	$0.00	$47,297.00	$7,678,070.00	$367,951.00	$0.00	$8,093,318.00

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: $8,093,318.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $47,297.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The rain water drainage system is in poor conditions, some roof drains are filled with tar and never replaced. It was observed one of the Roof Drains was covered with the recently new Roof Covering. The System is aged and should be replaced.

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

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $843,321.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior windows are aged, not energy efficient and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $81,767.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior doors are aged, rusted and should be replaced. Including the electrical room exit door doesn't comply with current Building Codes.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $19,239.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension of fixed ladder to platform is not provided.

System: C1020 - Interior Doors

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $197,202.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

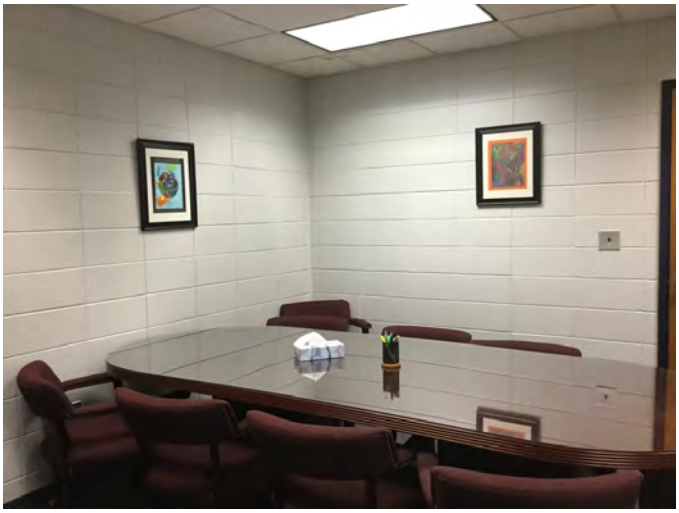
Notes: The interior doors are aged, failing, hardware is not ADA or code compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $1,050,945.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The fittings throughout the building are aged, toilet partitions, handrails and room signage are not ADA compliant and should be replaced.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $268,548.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

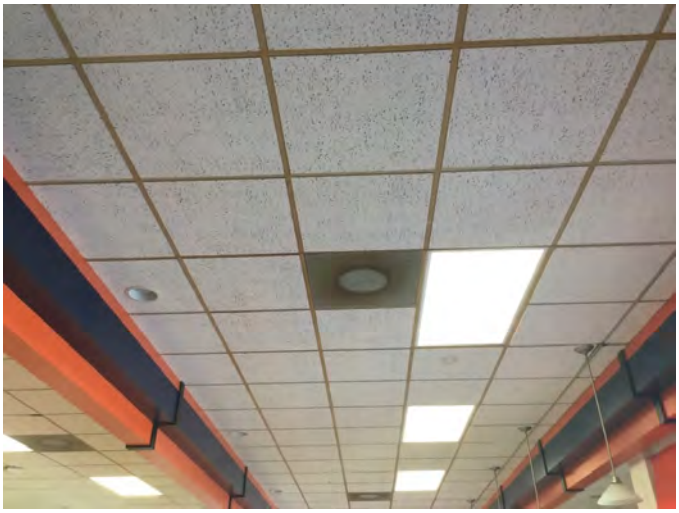
Notes: The wall finishes are aged, scuffed, fading, stained and should be replaced.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $834,503.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Some carpet and VCT have been replaced. However, the remaining original flooring is in poor conditions and should be replaced.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $911,460.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and in poor conditions and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $772,777.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant, and should be scheduled for replacement.

System: D2020 - Domestic Water Distribution

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $82,569.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The domestic water heaters have been replaced recently. However the overall distribution system is original, aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $129,865.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

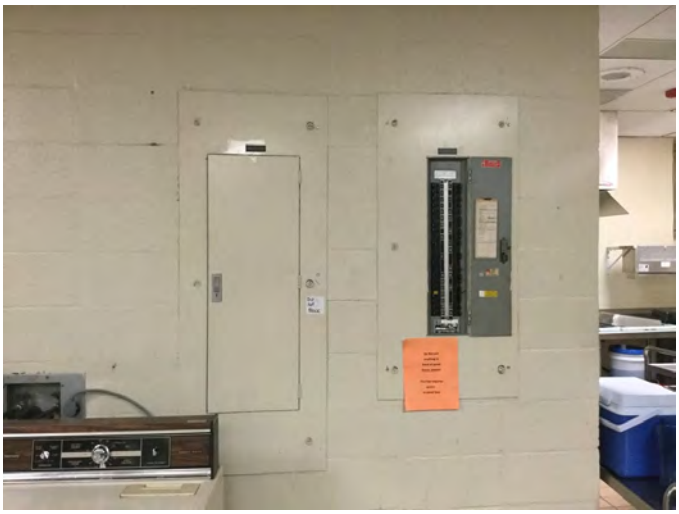
Notes: The sanitary waste system is beyond its expected service life and should be replaced.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $853,742.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: Distribution systems are aged, becoming logistically unsupportable, and should be replaced.

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: 72,876.00
Unit of Measure: S.F.
Estimate: $393,603.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The original branch wiring system is operating but is aged, in marginal condition, and should be replaced.

System: E1010 - Commercial Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $36,074.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: The commercial equipment is in deteriorating conditions and should be replaced.

System: E1020 - Institutional Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $218,847.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The institutional equipment is in deteriorating conditions and should be replaced.

System: E1090 - Other Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $546,716.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The other equipment is in deteriorating conditions and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $436,892.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $314,241.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,876.00
Unit of Measure: S.F.
Estimate: $53,710.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	210
Year Built:	1980
Last Renovation:	
Replacement Value:	$23,536
Repair Cost:	$3,325.00
Total FCI:	14.13 %
Total RSLI:	49.48 %
FCA Score:	85.87

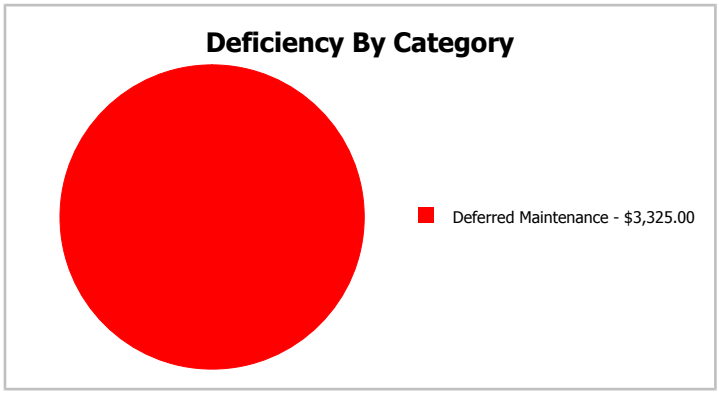
Description:

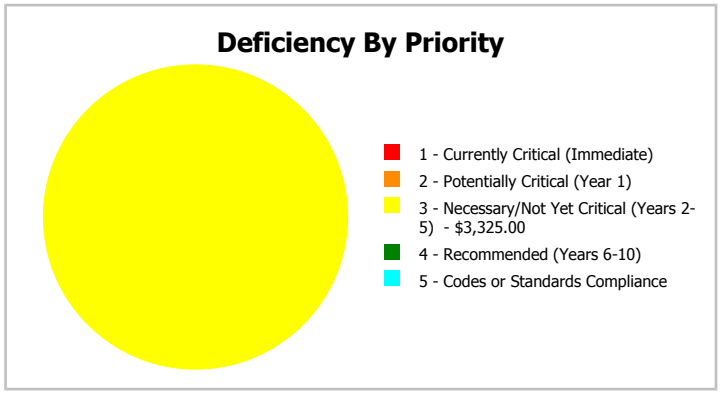
The narrative for this building is included in the Executive Summary Description at the front of this report.

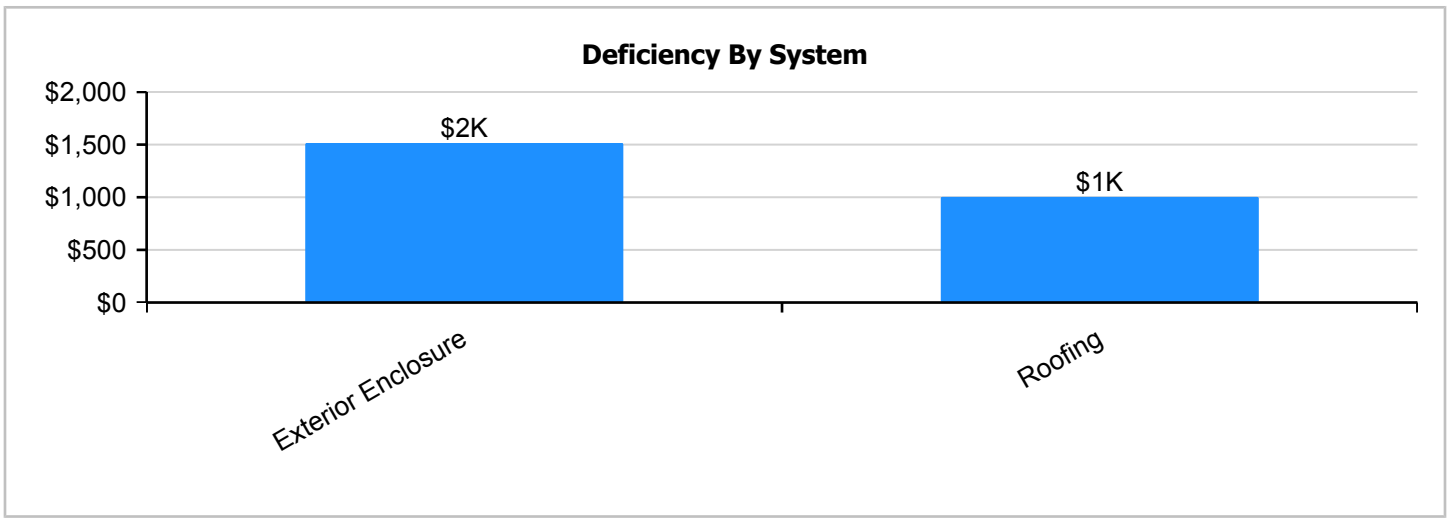
Attributes: This asset has no attributes.

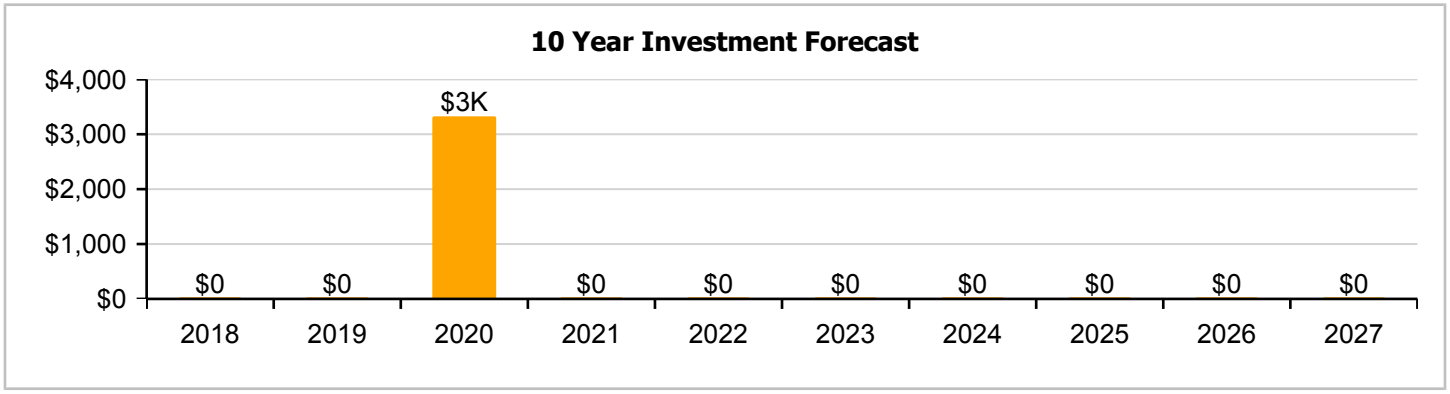
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	210
Year Built:	1980	Last Renovation:	
Repair Cost:	$3,325	Replacement Value:	$23,536
FCI:	14.13 %	RSLI%:	49.48 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	63.00 %	0.00 %	$0.00
B10 - Superstructure	63.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.81 %	24.77 %	$2,000.00
B30 - Roofing	0.00 %	146.09 %	$1,325.00
D50 - Electrical	10.00 %	0.00 %	$0.00
Totals:	**49.48 %**	**14.13 %**	**$3,325.00**

Photo Album

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

1). East Elevation - Feb 10, 2017

2). Northeast Elevation - Feb 10, 2017

3). Northwest Elevation - Feb 10, 2017

4). Southeast Elevation - Feb 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			$4,227
A1030	Slab on Grade	$19.75	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			$4,148
B1020	Roof Construction	$16.26	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			$3,415
B2010	Exterior Walls	$29.79	S.F.	210	100	1980	2080		63.00 %	0.00 %	63			$6,256
B2030	Exterior Doors	$8.66	S.F.	210	30	1980	2010		0.00 %	109.95 %	-7		$2,000.00	$1,819
B3010140	Asphalt Shingles	$4.32	S.F.	210	20	1980	2000		0.00 %	146.09 %	-17		$1,325.00	$907
D5020	Branch Wiring	$3.58	S.F.	210	30	1980	2010	2020	10.00 %	0.00 %	3			$752
D5020	Lighting	$9.58	S.F.	210	30	1980	2010	2020	10.00 %	0.00 %	3			$2,012
								Total	**49.48 %**	**14.13 %**			**$3,325.00**	**$23,536**

System Notes

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

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

Renewal Schedule

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

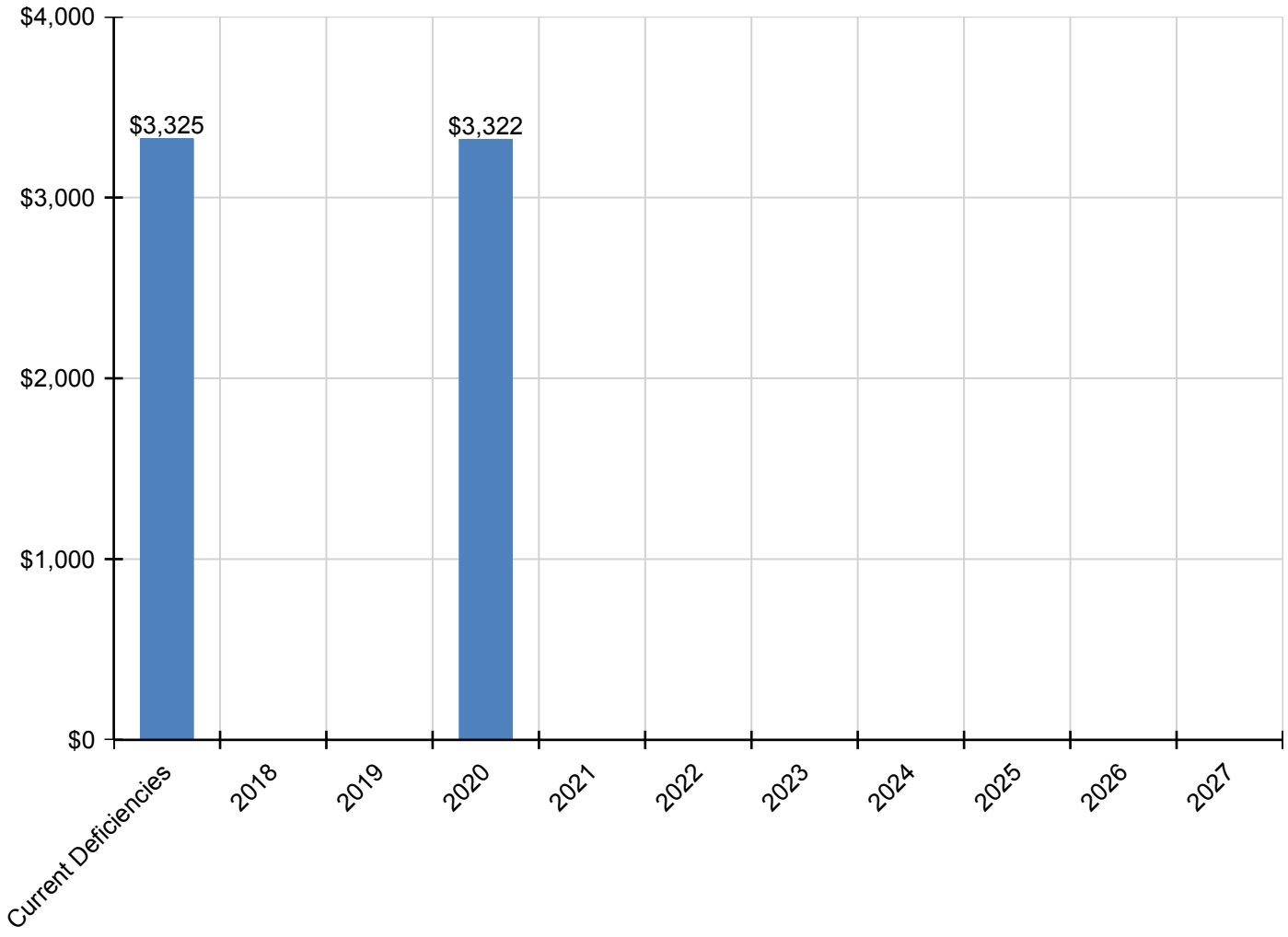
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,325**	**$0**	**$0**	**$3,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,647**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$2,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,000**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$1,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,325**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$904	$0	$0	$0	$0	$0	$0	$0	**$904**
D5020 - Lighting	$0	$0	$0	$2,418	$0	$0	$0	$0	$0	$0	$0	**$2,418**

** Indicates non-renewable system*

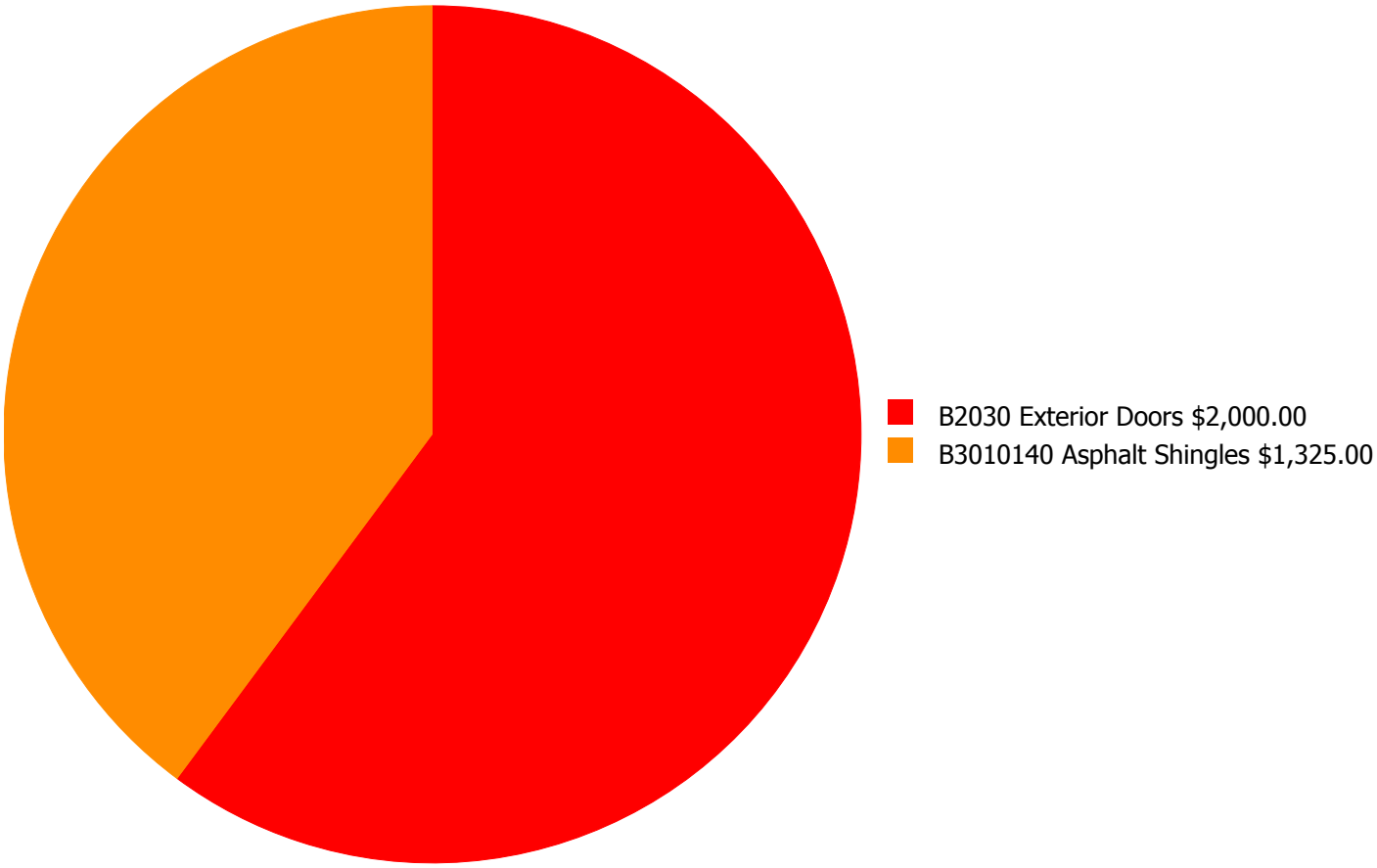
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

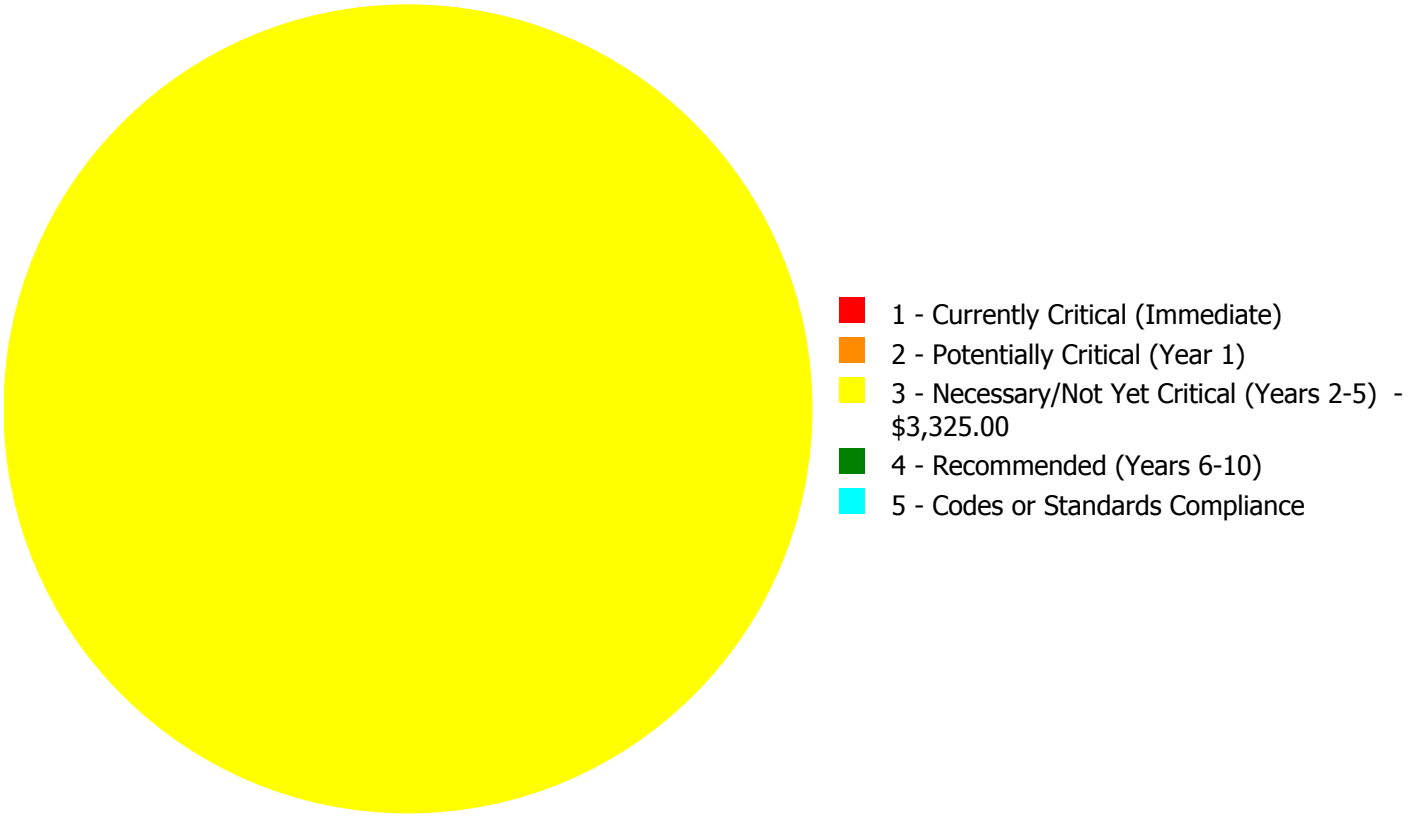
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,325.00

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: $3,325.00

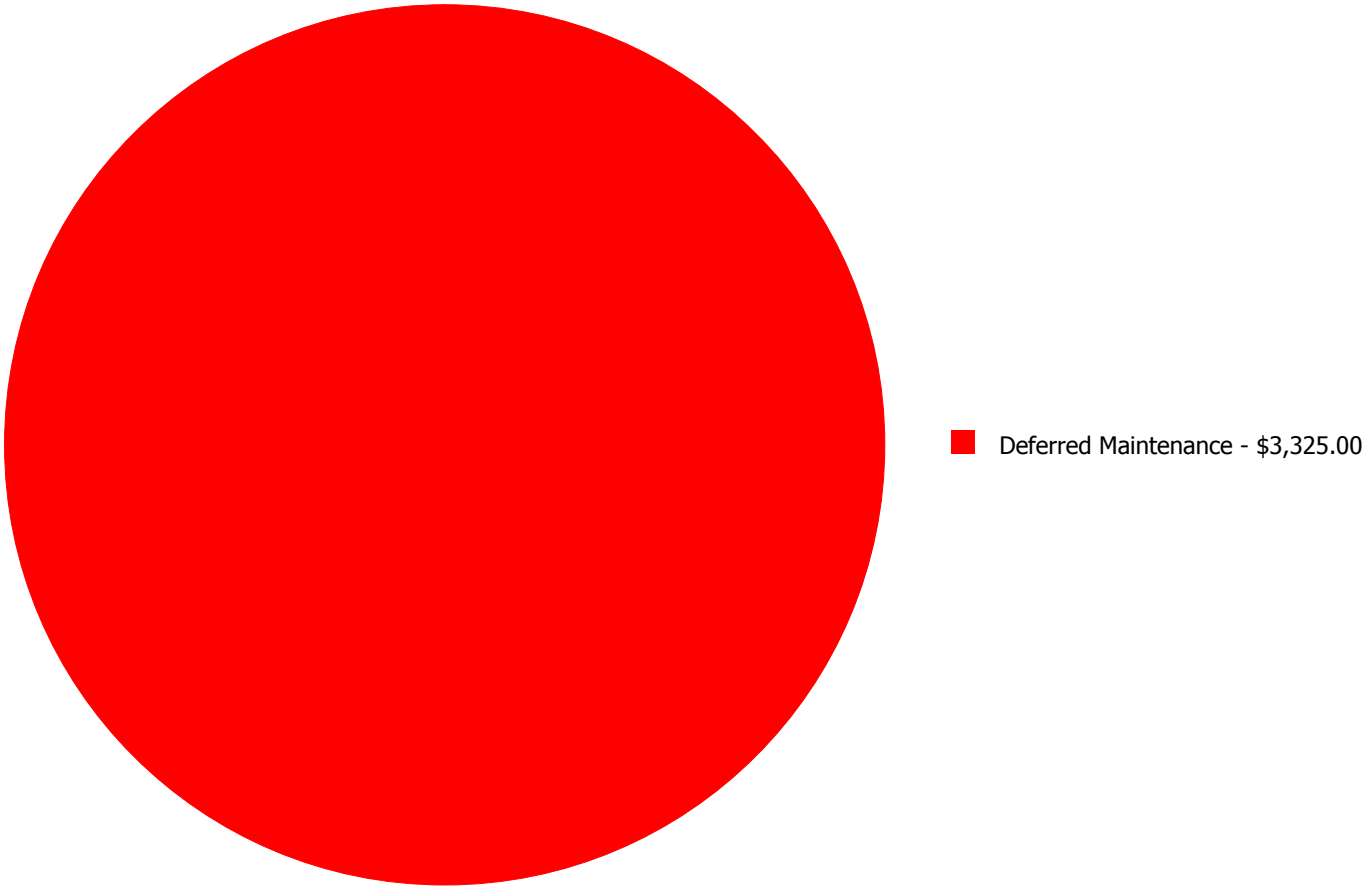
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2030	Exterior Doors	$0.00	$0.00	$2,000.00	$0.00	$0.00	$2,000.00
B3010140	Asphalt Shingles	$0.00	$0.00	$1,325.00	$0.00	$0.00	$1,325.00
	Total:	$0.00	$0.00	$3,325.00	$0.00	$0.00	$3,325.00

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: $3,325.00

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: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 210.00
Unit of Measure: S.F.
Estimate: $2,000.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The exterior doors are aged, damaged and should be replaced.

System: B3010140 - Asphalt Shingles

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 210.00
Unit of Measure: S.F.
Estimate: $1,325.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The asphalt shingles roof covering is aged, and should be replaced.

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):	7,847
Year Built:	1997
Last Renovation:	
Replacement Value:	$1,419,442
Repair Cost:	$176,518.00
Total FCI:	12.44 %
Total RSLI:	36.80 %
FCA Score:	87.56

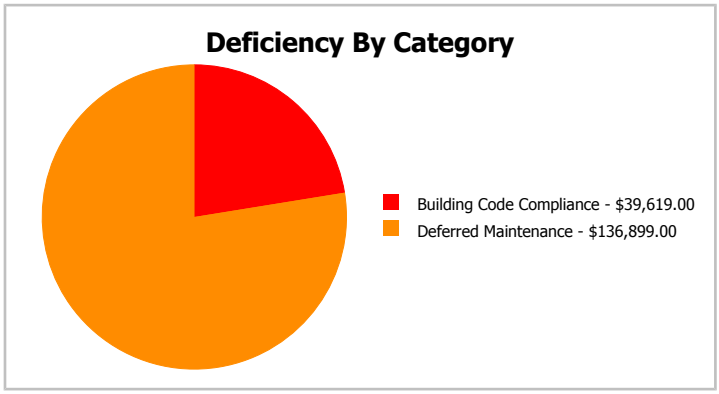
Description:

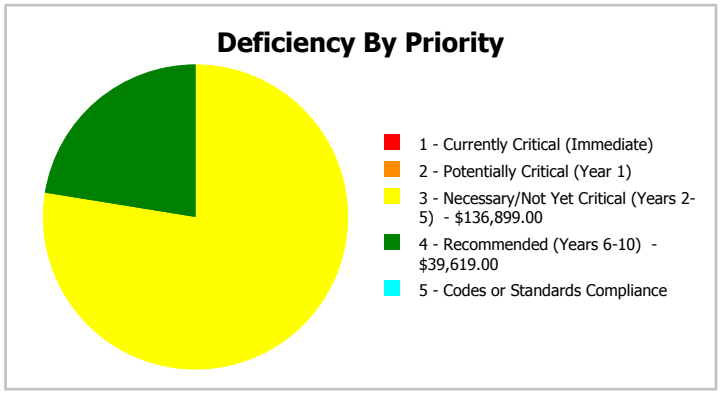
The narrative for this building is included in the Executive Summary Description at the front of this report.

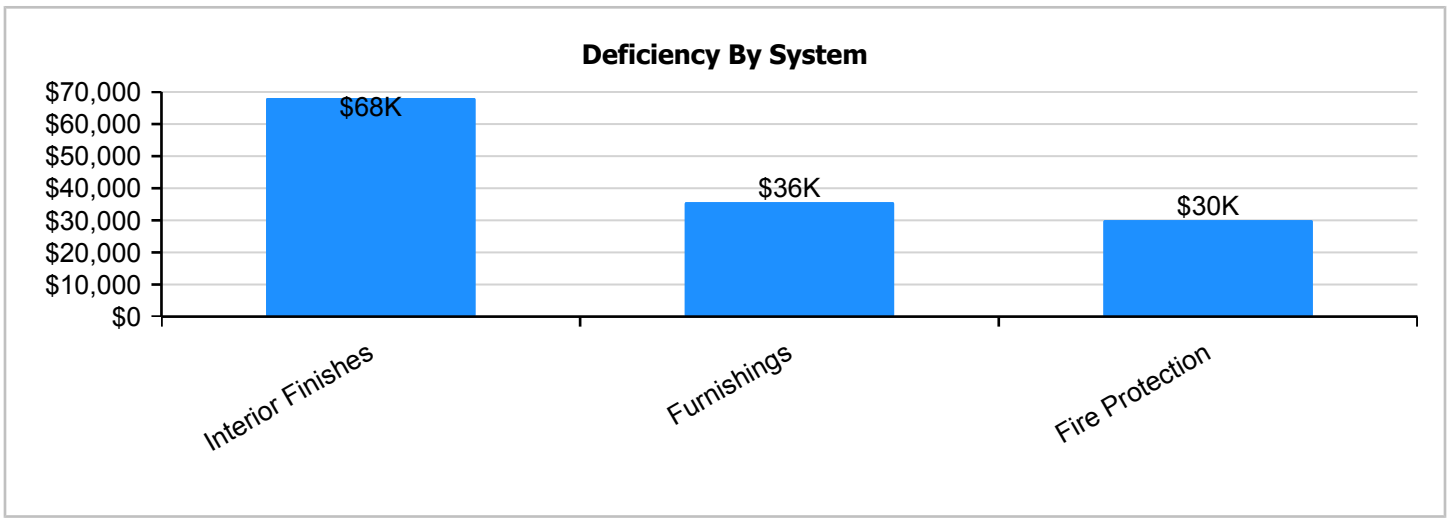
Attributes: This asset has no attributes.

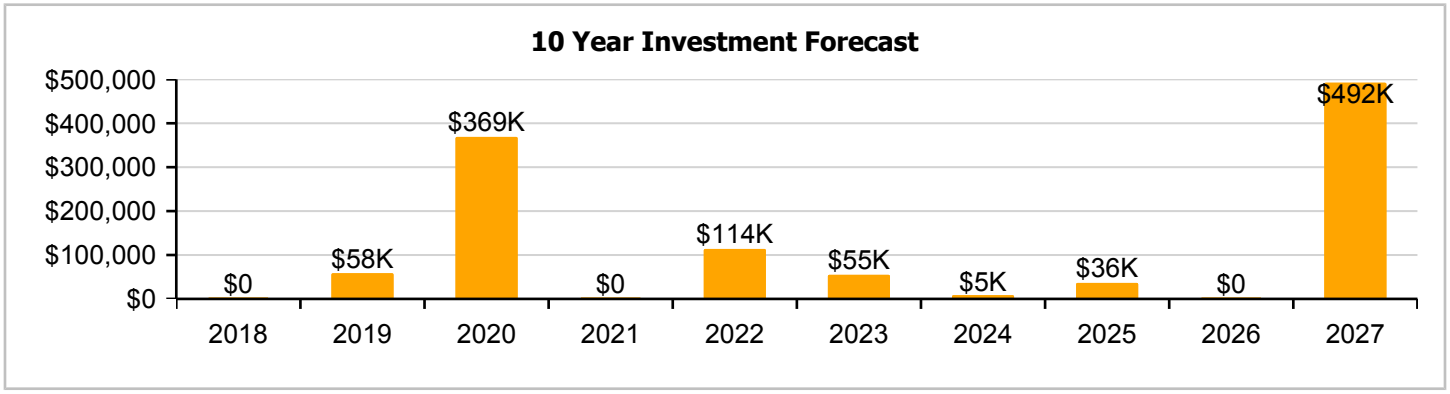
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	7,847
Year Built:	1997	Last Renovation:	
Repair Cost:	$176,518	Replacement Value:	$1,419,442
FCI:	12.44 %	RSLI%:	36.80 %









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	53.81 %	0.00 %	$0.00
B30 - Roofing	70.00 %	0.00 %	$0.00
C10 - Interior Construction	33.45 %	0.00 %	$0.00
C30 - Interior Finishes	13.05 %	45.57 %	$89,856.00
D20 - Plumbing	33.33 %	0.00 %	$0.00
D30 - HVAC	25.69 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$39,619.00
D50 - Electrical	45.11 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$47,043.00
Totals:	**36.80 %**	**12.44 %**	**$176,518.00**

Photo Album

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

1). East Elevation - Feb 10, 2017

2). South Elevation - Feb 10, 2017

3). West Elevation - Feb 10, 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

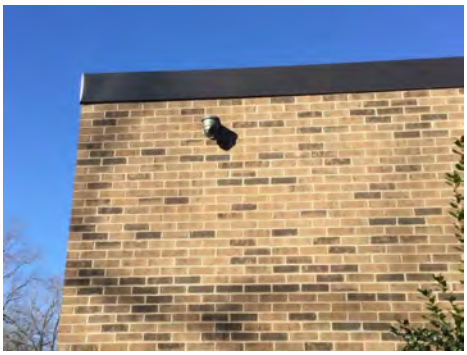
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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	$1.52	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			$11,927
A1030	Slab on Grade	$4.40	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			$34,527
B1020	Roof Construction	$8.18	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			$64,188
B2010	Exterior Walls	$9.02	S.F.	7,847	100	1997	2097		80.00 %	0.00 %	80			$70,780
B2020	Exterior Windows	$10.52	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$82,550
B2030	Exterior Doors	$1.02	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$8,004
B3010120	Single Ply Membrane	$6.98	S.F.	7,847	20	2011	2031		70.00 %	0.00 %	14			$54,772
C1010	Partitions	$6.07	S.F.	7,847	75	1997	2072		73.33 %	0.00 %	55			$47,631
C1020	Interior Doors	$2.46	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$19,304
C1030	Fittings	$13.11	S.F.	7,847	20	1997	2017	2020	15.00 %	0.00 %	3			$102,874
C3010	Wall Finishes	$3.35	S.F.	7,847	10	1997	2007	2020	30.00 %	0.00 %	3			$26,287
C3020	Floor Finishes	$10.41	S.F.	7,847	20	1997	2017		0.00 %	110.00 %	0		$89,856.00	$81,687
C3030	Ceiling Finishes	$11.37	S.F.	7,847	25	1997	2022		20.00 %	0.00 %	5			$89,220
D2010	Plumbing Fixtures	$9.64	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$75,645
D2020	Domestic Water Distribution	$1.03	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$8,082
D2030	Sanitary Waste	$1.62	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$12,712
D2040	Rain Water Drainage	$0.59	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$4,630
D3040	Distribution Systems	$10.65	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$83,571
D3050	Terminal & Package Units	$22.65	S.F.	7,847	15	2005	2020		20.00 %	0.00 %	3			$177,735
D3060	Controls & Instrumentation	$3.33	S.F.	7,847	20	2005	2025		40.00 %	0.00 %	8			$26,131
D4010	Sprinklers	$3.92	S.F.	7,847	30			2016	0.00 %	110.00 %	-1		$33,836.00	$30,760
D4020	Standpipes	$0.67	S.F.	7,847	30			2016	0.00 %	110.01 %	-1		$5,783.00	$5,257
D5010	Electrical Service/Distribution	$1.64	S.F.	7,847	40	1997	2037		50.00 %	0.00 %	20			$12,869
D5020	Branch Wiring	$4.91	S.F.	7,847	30	1997	2027		33.33 %	0.00 %	10			$38,529
D5020	Lighting	$11.44	S.F.	7,847	30	2008	2038		70.00 %	0.00 %	21			$89,770
D5030810	Security & Detection Systems	$2.27	S.F.	7,847	15	2004	2019		13.33 %	0.00 %	2			$17,813
D5030910	Fire Alarm Systems	$4.11	S.F.	7,847	15	2004	2019		13.33 %	0.00 %	2			$32,251
D5030920	Data Communication	$5.32	S.F.	7,847	15	2008	2023		40.00 %	0.00 %	6			$41,746
D5090	Other Electrical Systems	$0.51	S.F.	7,847	20	2004	2024		35.00 %	0.00 %	7			$4,002
E1020	Institutional Equipment	$2.73	S.F.	7,847	20	2008	2028		55.00 %	0.00 %	11			$21,422
E2010	Fixed Furnishings	$5.45	S.F.	7,847	20	1997	2017		0.00 %	110.00 %	0		$47,043.00	$42,766
								Total	**36.80 %**	**12.44 %**			**$176,518.00**	**$1,419,442**

System Notes

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

System: B2010 - Exterior Walls

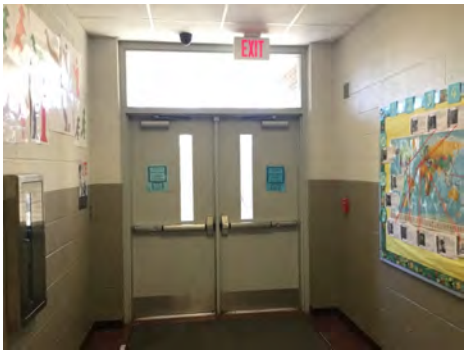


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



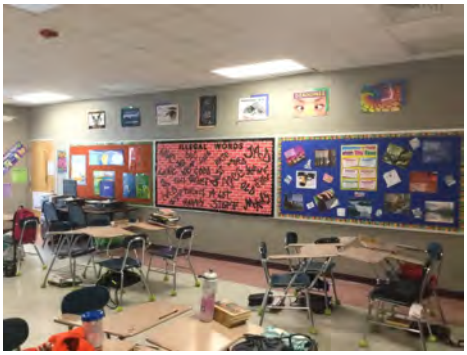
Note:

System: B3010120 - Single Ply Membrane



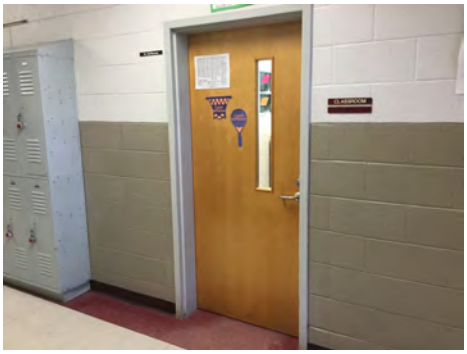
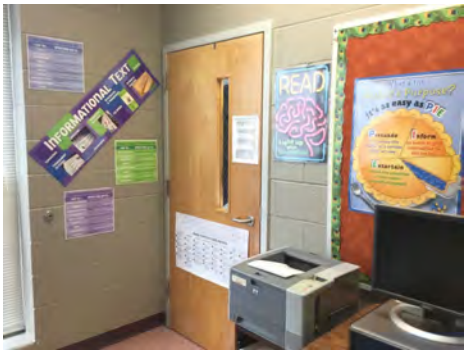
Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

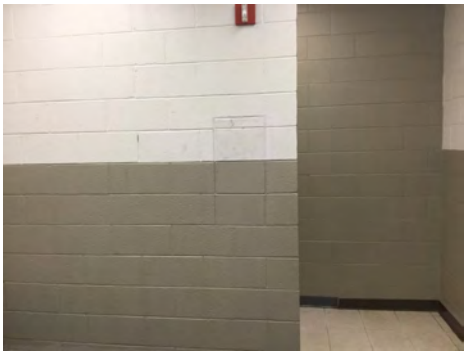
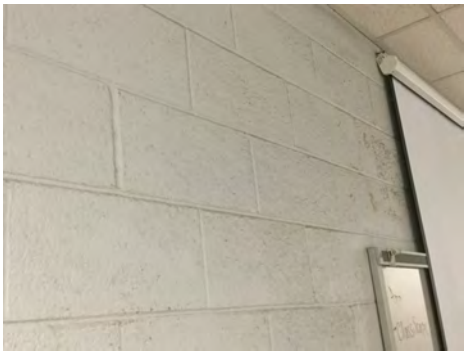



Note:

System: C1030 - Fittings

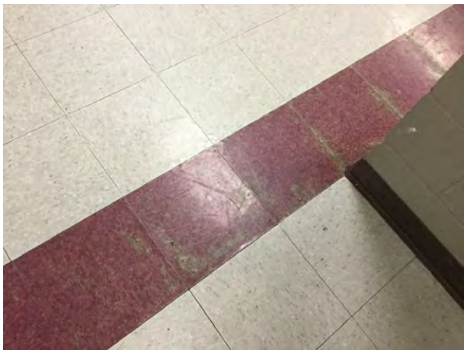

Note:

System: C3010 - Wall Finishes

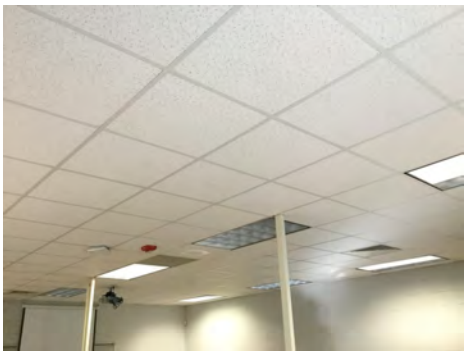
Note:

System: C3020 - Floor Finishes


Note:

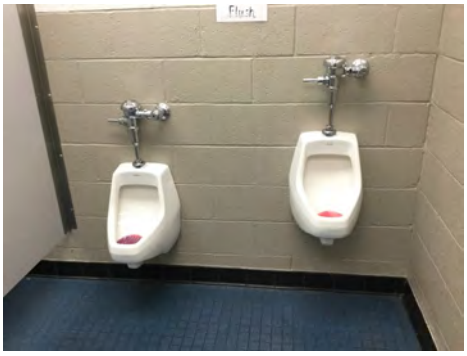
System: C3030 - Ceiling Finishes

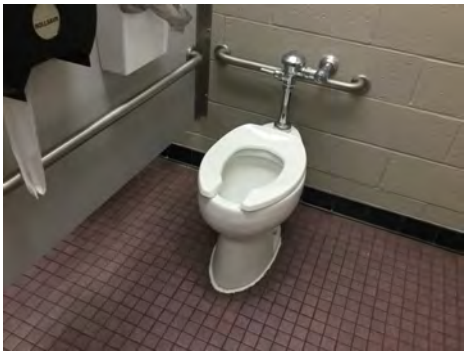
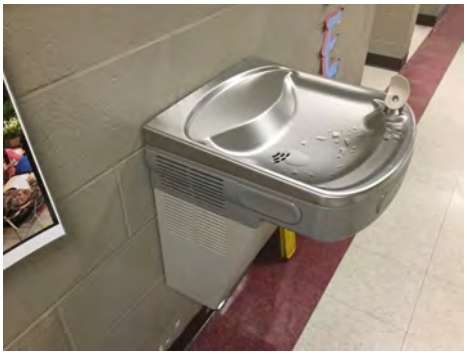


Note:

System: D2010 - Plumbing Fixtures

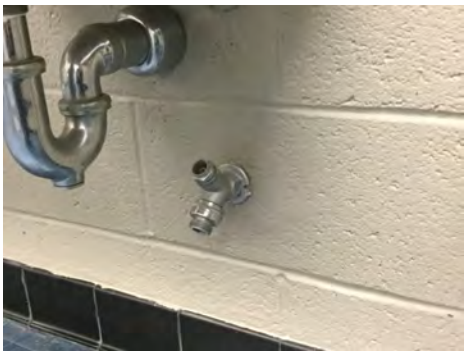


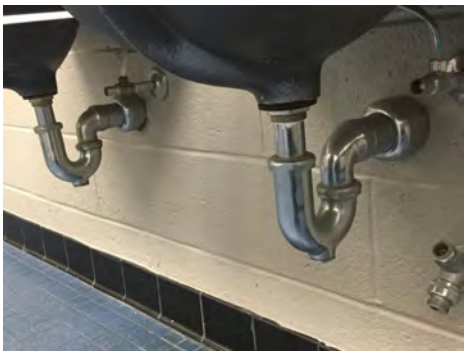
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage


Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

Note:

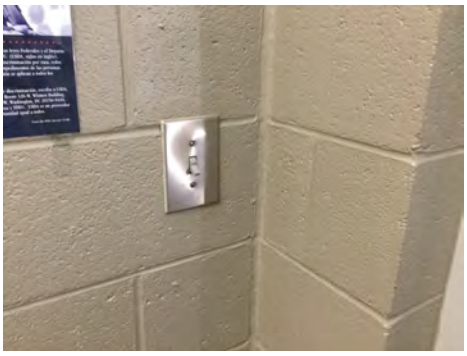
System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

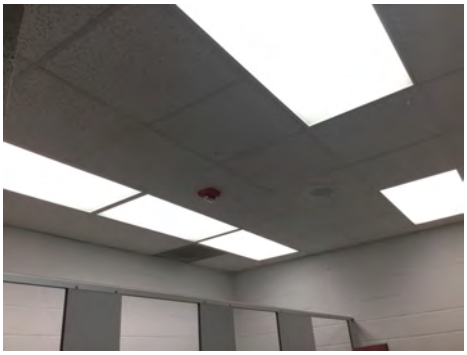
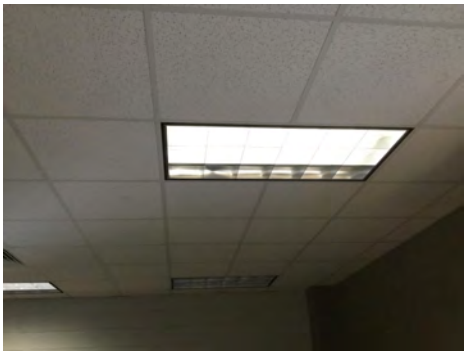
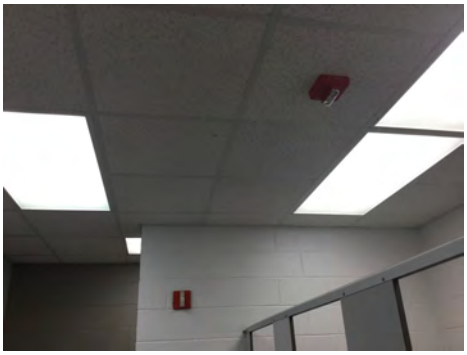
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems


Note:

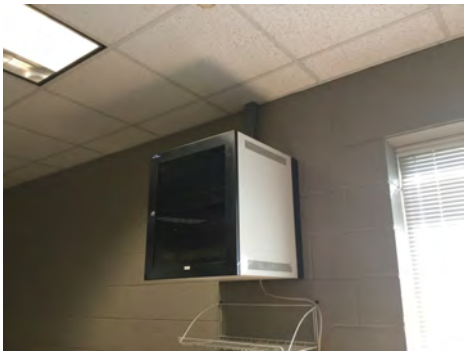
System: D5030910 - Fire Alarm Systems



Note:

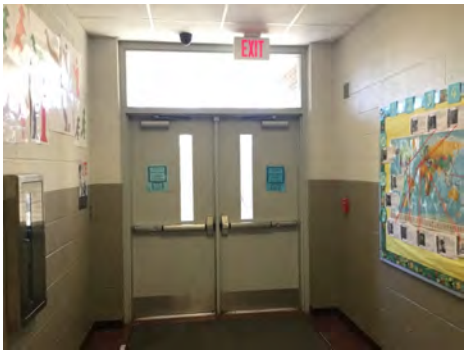
System: D5030920 - Data Communication





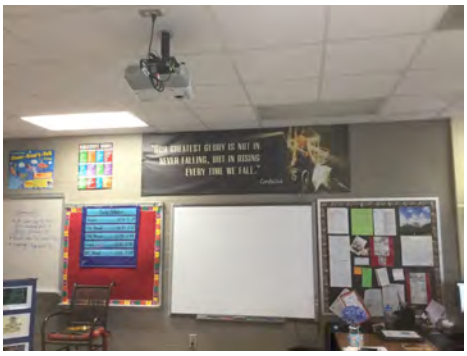
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

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%

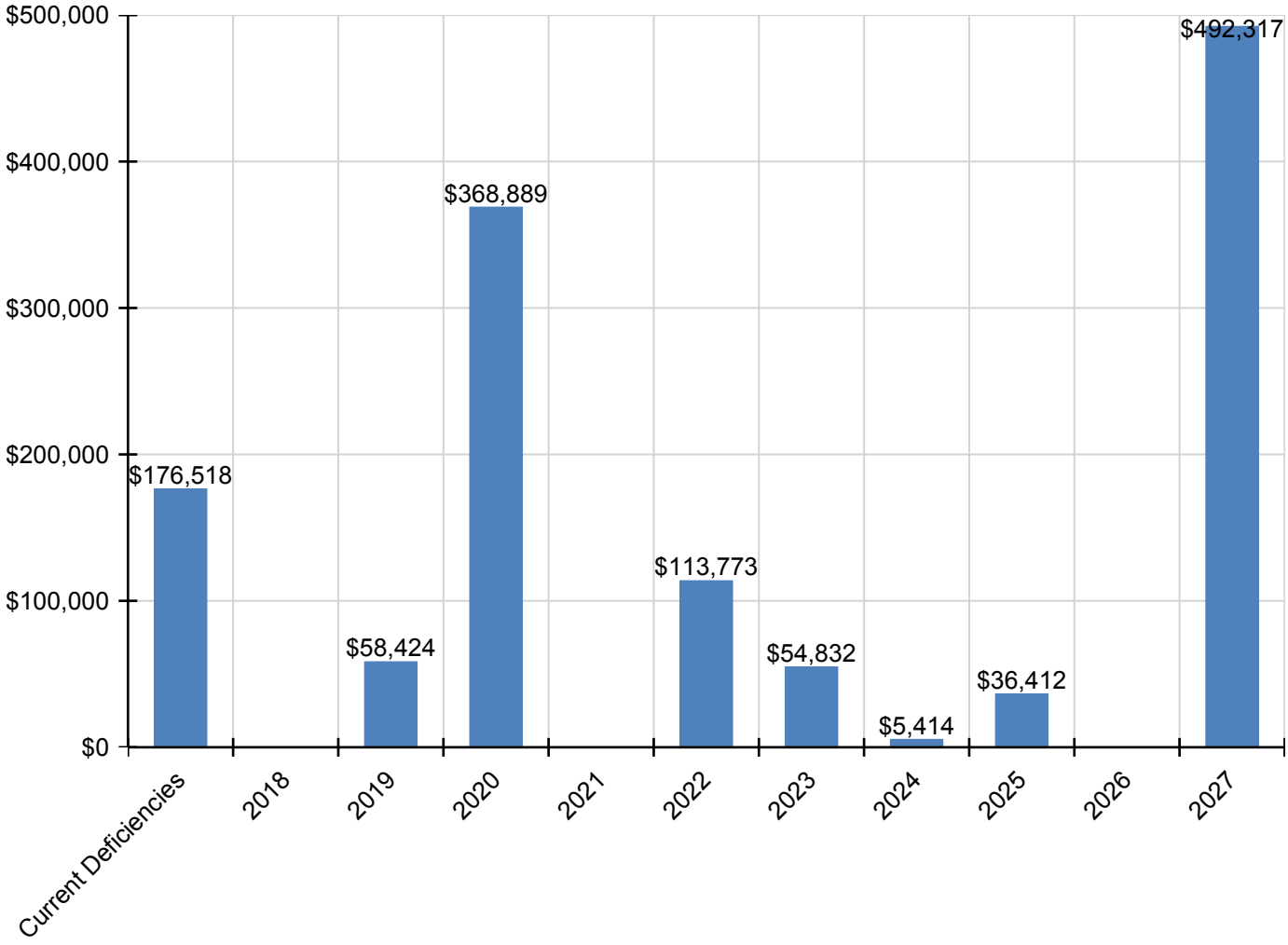
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$176,518**	**$0**	**$58,424**	**$368,889**	**$0**	**$113,773**	**$54,832**	**$5,414**	**$36,412**	**$0**	**$492,317**	**$1,306,579**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$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	$122,034	**$122,034**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,832	**$11,832**
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	$28,537	**$28,537**
C1030 - Fittings	$0	$0	$0	$123,655	$0	$0	$0	$0	$0	$0	$0	**$123,655**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$31,597	$0	$0	$0	$0	$0	$0	$0	**$31,597**
C3020 - Floor Finishes	$89,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,856**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$113,773	$0	$0	$0	$0	$0	**$113,773**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,827	**$111,827**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,949	**$11,949**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,792	**$18,792**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,845	**$6,845**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,544	**$123,544**
D3050 - Terminal & Package Units	$0	$0	$0	$213,637	$0	$0	$0	$0	$0	$0	$0	**$213,637**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$36,412	$0	$0	**$36,412**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$33,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,836**
D4020 - Standpipes	$5,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,783**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,958	**$56,958**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$20,787	$0	$0	$0	$0	$0	$0	$0	$0	**$20,787**
D5030910 - Fire Alarm Systems	$0	$0	$37,636	$0	$0	$0	$0	$0	$0	$0	$0	**$37,636**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$54,832	$0	$0	$0	$0	**$54,832**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$5,414	$0	$0	$0	**$5,414**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$47,043	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,043**

** Indicates non-renewable system*

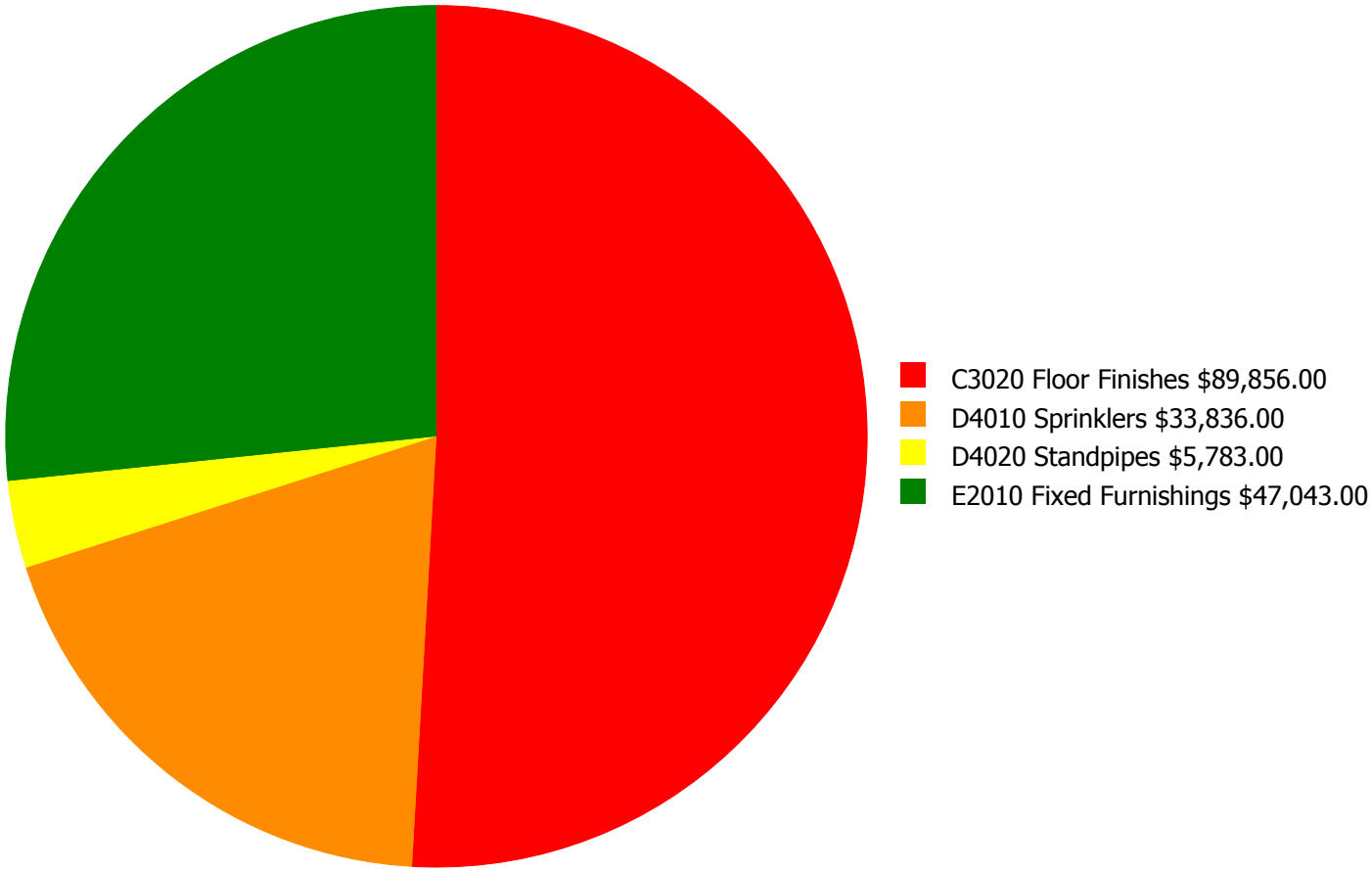
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

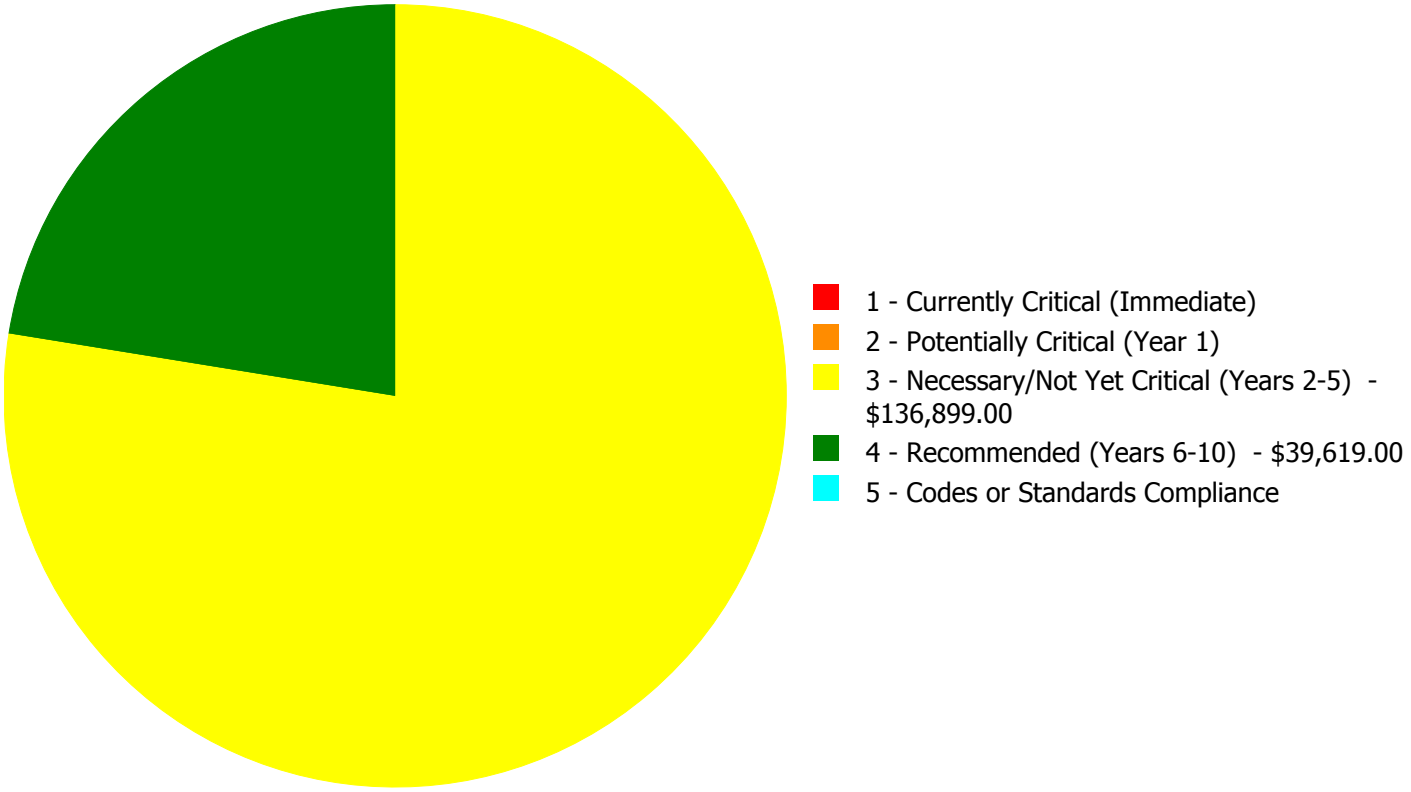
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $176,518.00

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: $176,518.00

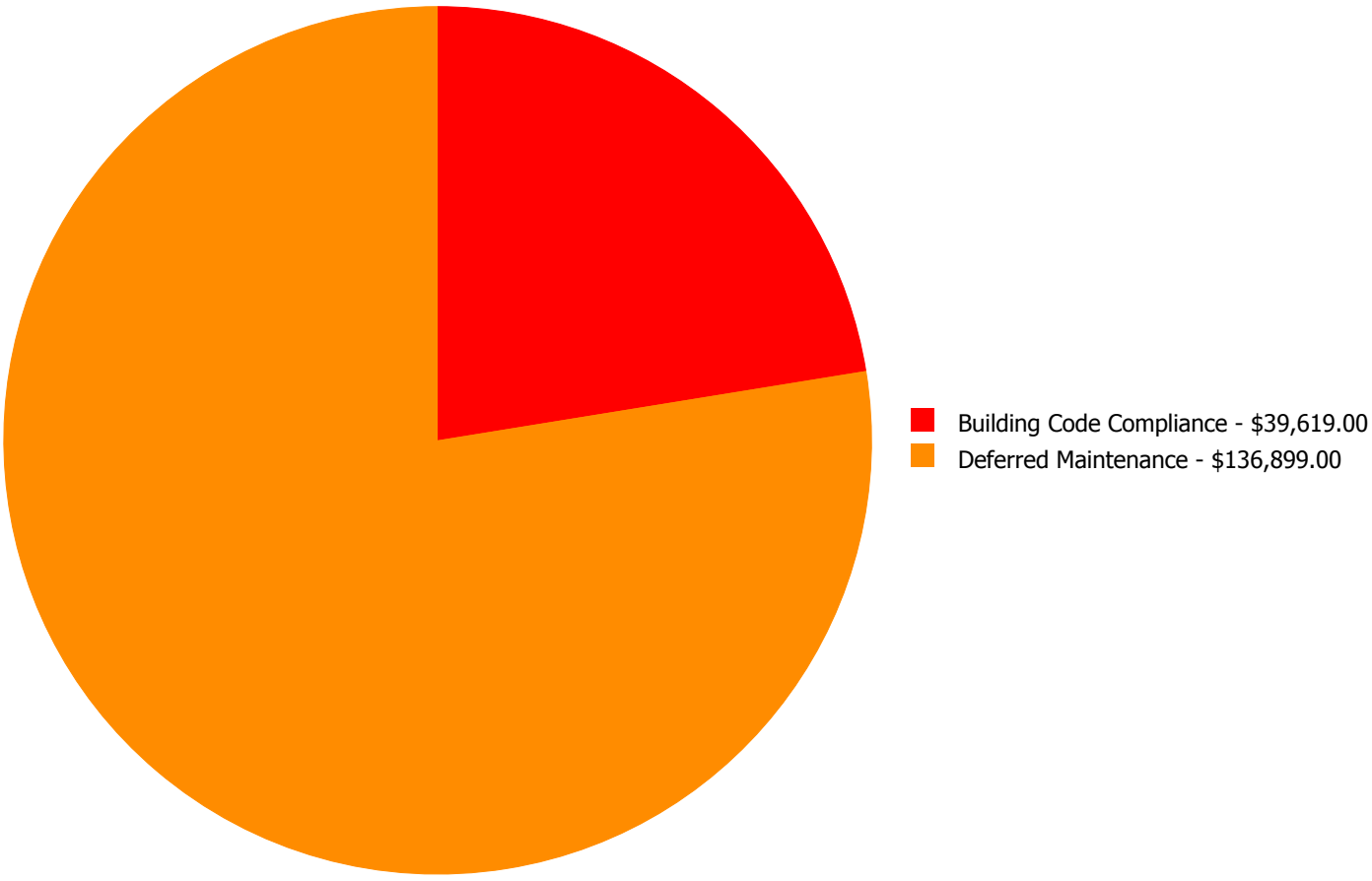
Deficiency By Priority Investment Table

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	$89,856.00	$0.00	$0.00	$89,856.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$33,836.00	$0.00	$33,836.00
D4020	Standpipes	$0.00	$0.00	$0.00	$5,783.00	$0.00	$5,783.00
E2010	Fixed Furnishings	$0.00	$0.00	$47,043.00	$0.00	$0.00	$47,043.00
	Total:	$0.00	$0.00	$136,899.00	$39,619.00	$0.00	$176,518.00

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: $176,518.00

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: 7,847.00
Unit of Measure: S.F.
Estimate: $89,856.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The original flooring is in poor conditions and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: $47,043.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: $33,836.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: A sprinkler system is missing and is recommended to be provided to comply with current codes.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,847.00
Unit of Measure: S.F.
Estimate: $5,783.00
Assessor Name: Eduardo Lopez
Date Created: 02/12/2017

Notes: A standpipe system is missing and is recommended to be provided to comply with current codes.

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):	1,650
Year Built:	1997
Last Renovation:	
Replacement Value:	$193,728
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	61.23 %
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.

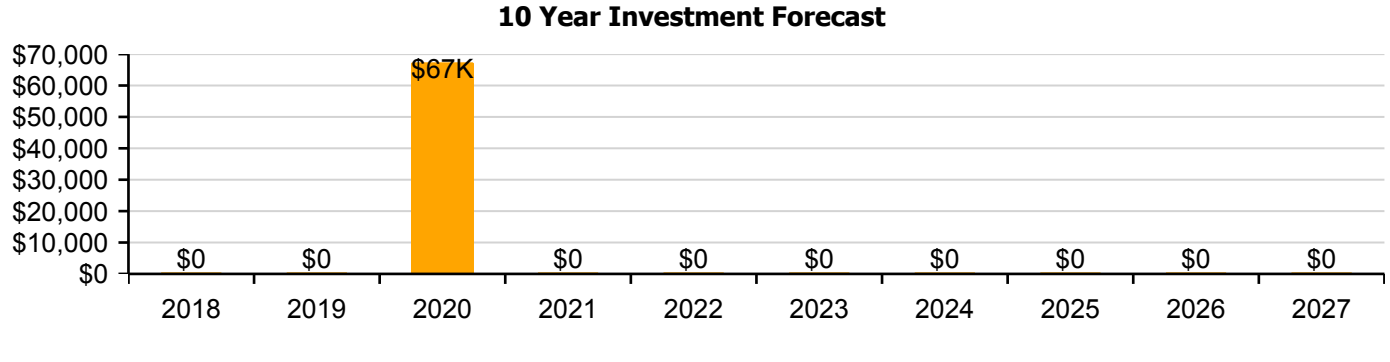
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,650
Year Built:	1997	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$193,728
FCI:	0.00 %	RSLI%:	61.23 %

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	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.23 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
D50 - Electrical	10.00 %	0.00 %	$0.00
Totals:	**61.23 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northeast Elevation - Feb 10, 2017

2). Northwest Elevation - Feb 10, 2017

3). Southwest Elevation - Feb 10, 2017

4). Southeast Elevation - Feb 10, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			$33,215
A1030	Slab on Grade	$19.75	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			$32,588
B1020	Roof Construction	$16.26	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			$26,829
B2010	Exterior Walls	$29.79	S.F.	1,650	100	1997	2097		80.00 %	0.00 %	80			$49,154
B2030	Exterior Doors	$8.66	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			$14,289
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			$15,939
D5020	Branch Wiring	$3.58	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			$5,907
D5020	Lighting	$9.58	S.F.	1,650	30	1997	2027	2020	10.00 %	0.00 %	3			$15,807
								Total	**61.23 %**					**$193,728**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing

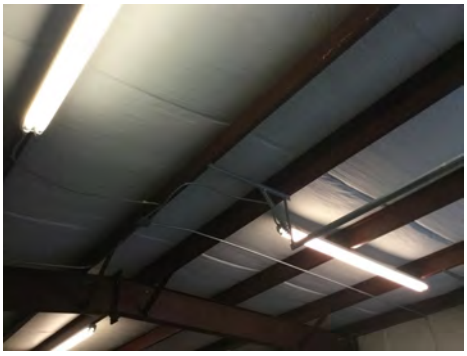
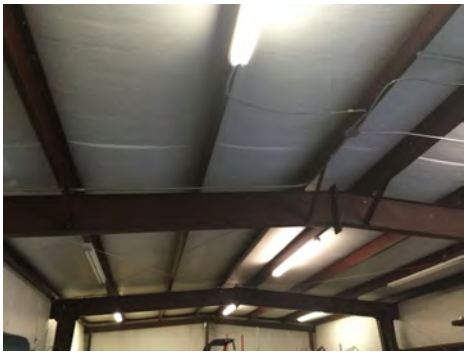

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

Renewal Schedule

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

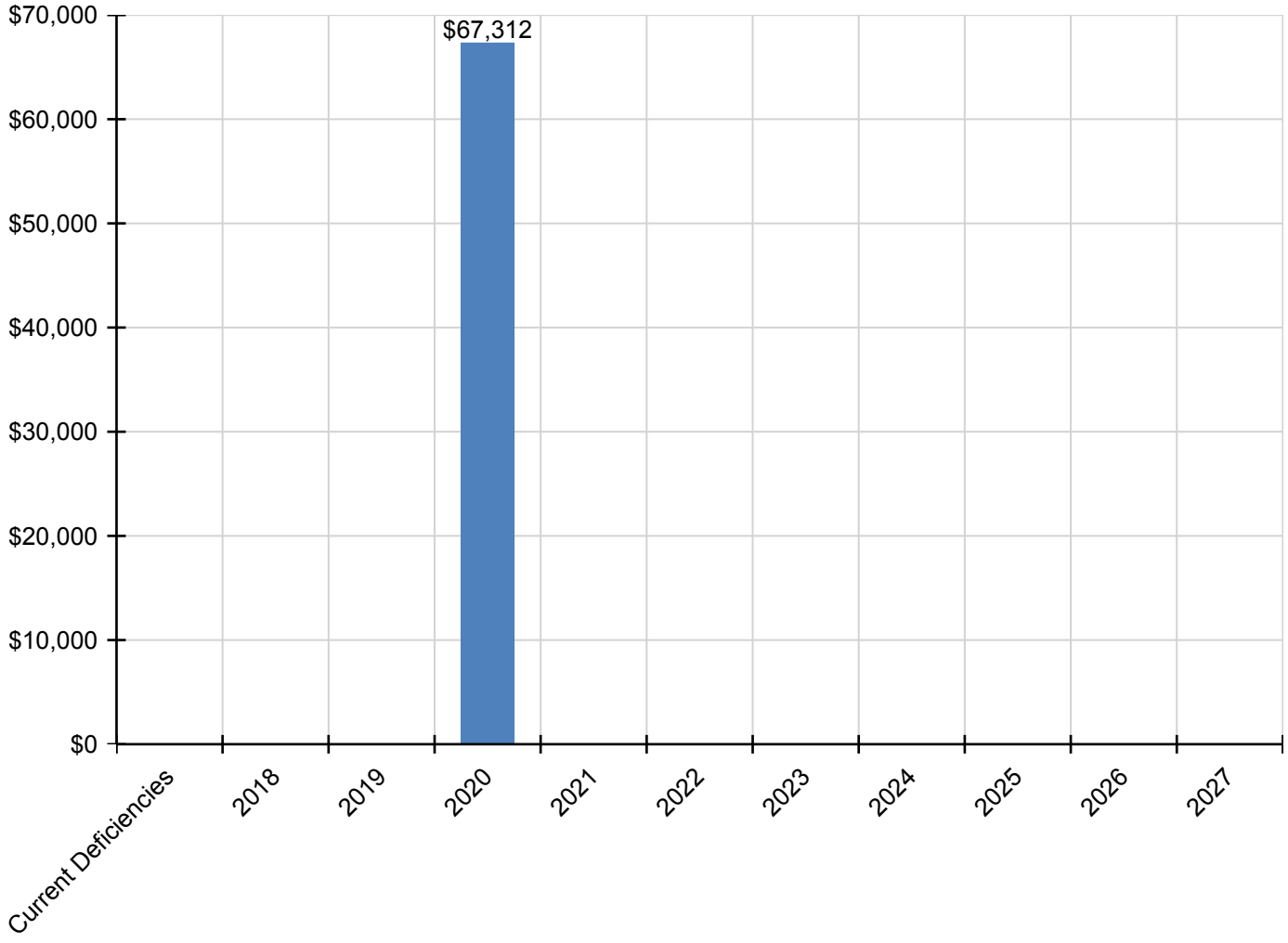
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$67,312**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$67,312**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$17,175	$0	$0	$0	$0	$0	$0	$0	**$17,175**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$24,036	$0	$0	$0	$0	$0	$0	$0	**$24,036**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$7,101	$0	$0	$0	$0	$0	$0	$0	**$7,101**
D5020 - Lighting	$0	$0	$0	$19,000	$0	$0	$0	$0	$0	$0	$0	**$19,000**

** 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):	83,653
Year Built:	1980
Last Renovation:	
Replacement Value:	$3,542,707
Repair Cost:	$435,247.00
Total FCI:	12.29 %
Total RSLI:	34.43 %
FCA Score:	87.71

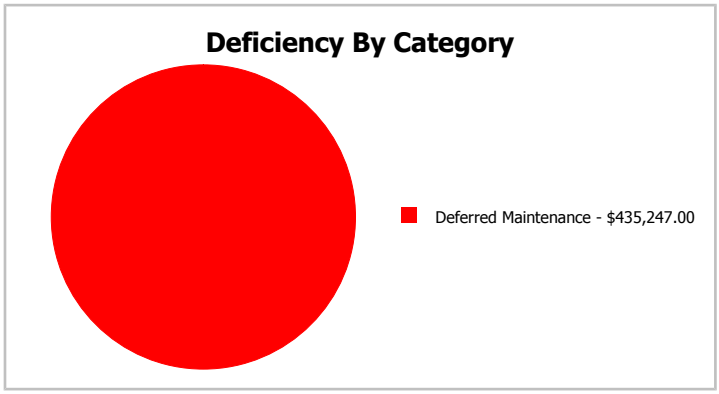
Description:

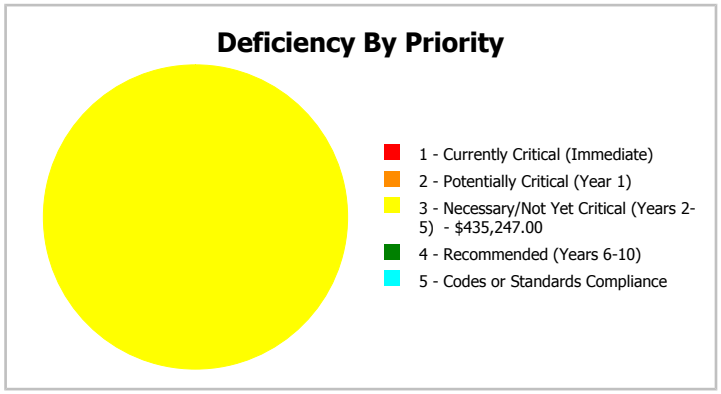
The narrative for this site is included in the Executive Summary Description at the front of this report.

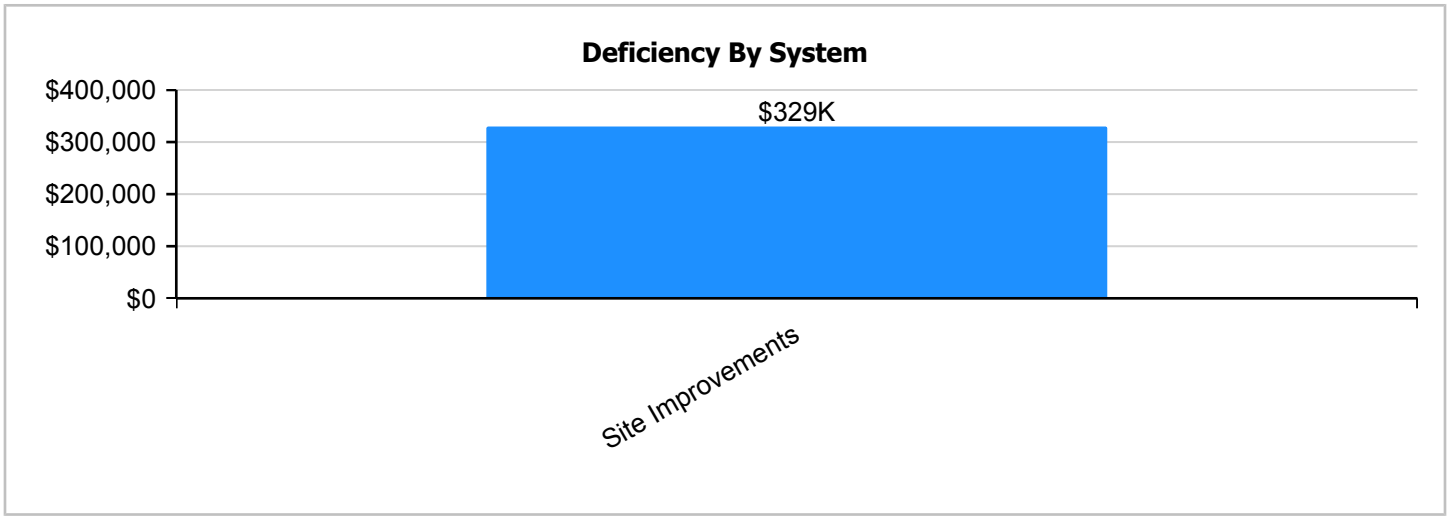
Attributes: This asset has no attributes.

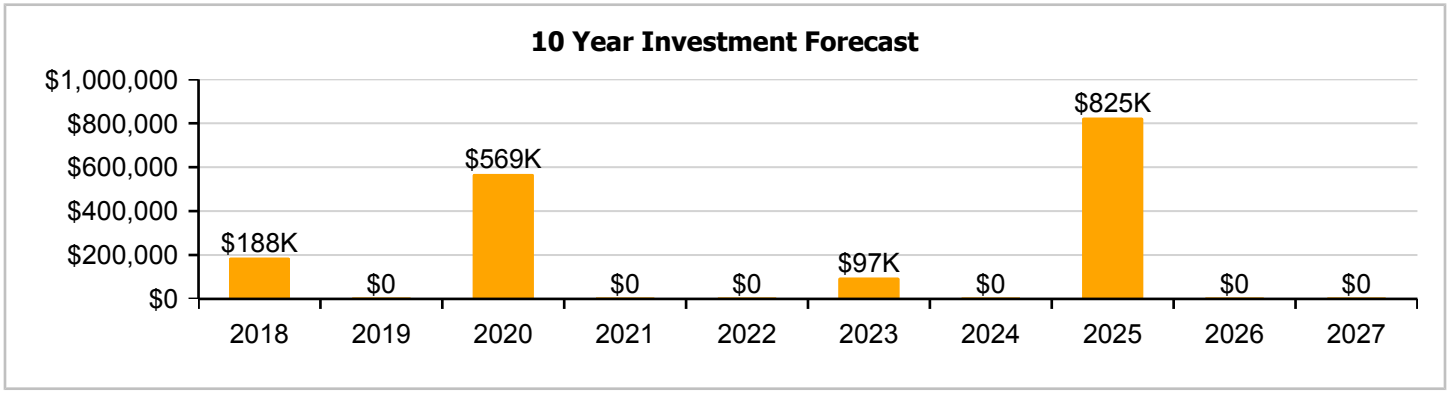
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	83,653
Year Built:	1980	Last Renovation:	
Repair Cost:	$435,247	Replacement Value:	$3,542,707
FCI:	12.29 %	RSLI%:	34.43 %









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	31.63 %	17.19 %	$435,247.00
G30 - Site Mechanical Utilities	46.24 %	0.00 %	$0.00
G40 - Site Electrical Utilities	29.55 %	0.00 %	$0.00
Totals:	**34.43 %**	**12.29 %**	**$435,247.00**

Photo Album

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

1). Aerial Image of North Davie Middle School - Feb 24, 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

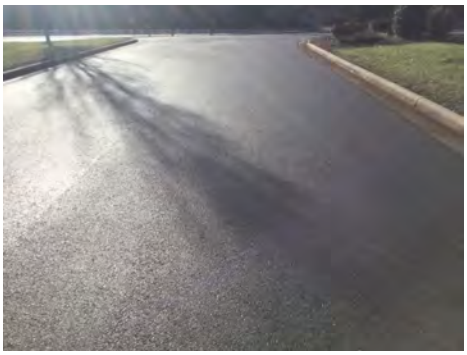
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

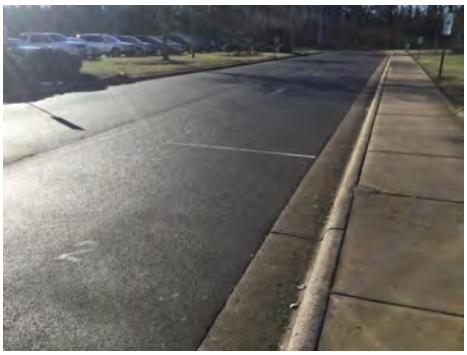
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$4.22	S.F.	83,653	25	2008	2033		64.00 %	0.00 %	16			$353,016
G2020	Parking Lots	$1.39	S.F.	83,653	25	2008	2033		64.00 %	0.00 %	16			$116,278
G2030	Pedestrian Paving	$1.98	S.F.	83,653	30	1980	2010	2020	10.00 %	0.00 %	3			$165,633
G2040105	Fence & Guardrails	$1.20	S.F.	83,653	30	2005	2035		60.00 %	0.00 %	18			$100,384
G2040950	Baseball Field	$7.08	S.F.	83,653	20	2005	2025		40.00 %	0.00 %	8			$592,263
G2040950	Canopies	$0.24	S.F.	83,653	25	2005	2030		52.00 %	0.00 %	13			$20,077
G2040950	Covered Walkways	$1.21	S.F.	83,653	25	1980	2005	2020	12.00 %	0.00 %	3			$101,220
G2040950	Football Field	$4.73	S.F.	83,653	20	1980	2000		0.00 %	110.00 %	-17		$435,247.00	$395,679
G2040950	Playing Field	$2.47	S.F.	83,653	20	1980	2000	2020	15.00 %	0.00 %	3			$206,623
G2040950	Tennis Courts	$1.86	S.F.	83,653	20	2012	2032		75.00 %	0.00 %	15			$155,595
G2040950	Track	$1.98	S.F.	83,653	10	2008	2018		10.00 %	0.00 %	1			$165,633
G2050	Landscaping	$1.91	S.F.	83,653	15	1980	1995		0.00 %	0.00 %	-22			$159,777
G3010	Water Supply	$2.42	S.F.	83,653	50	2016	2066		98.00 %	0.00 %	49			$202,440
G3020	Sanitary Sewer	$1.52	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			$127,153
G3030	Storm Sewer	$4.67	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			$390,660
G4010	Electrical Distribution	$2.59	S.F.	83,653	50	1980	2030		26.00 %	0.00 %	13			$216,661
G4030	Site Communications & Security	$0.88	S.F.	83,653	15	2008	2023		40.00 %	0.00 %	6			$73,615
								Total	**34.43 %**	**12.29 %**			**$435,247.00**	**$3,542,707**

System Notes

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

System: G2010 - Roadways





Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

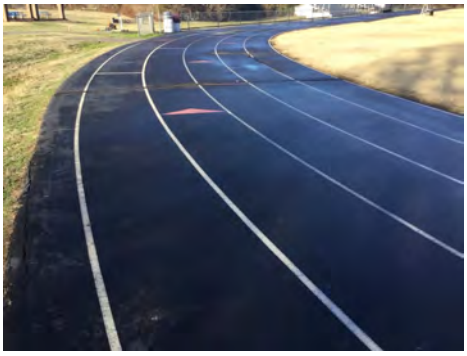
System: G2040950 - Playing Field

Note:

System: G2040950 - Tennis Courts


Note:

System: G2040950 - Track




Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

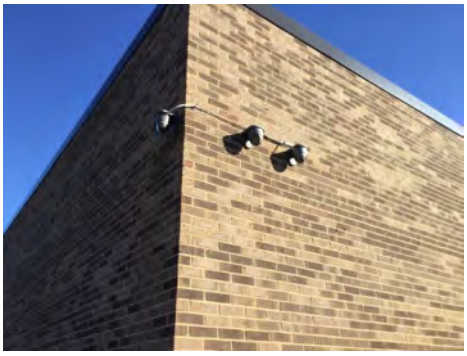
System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

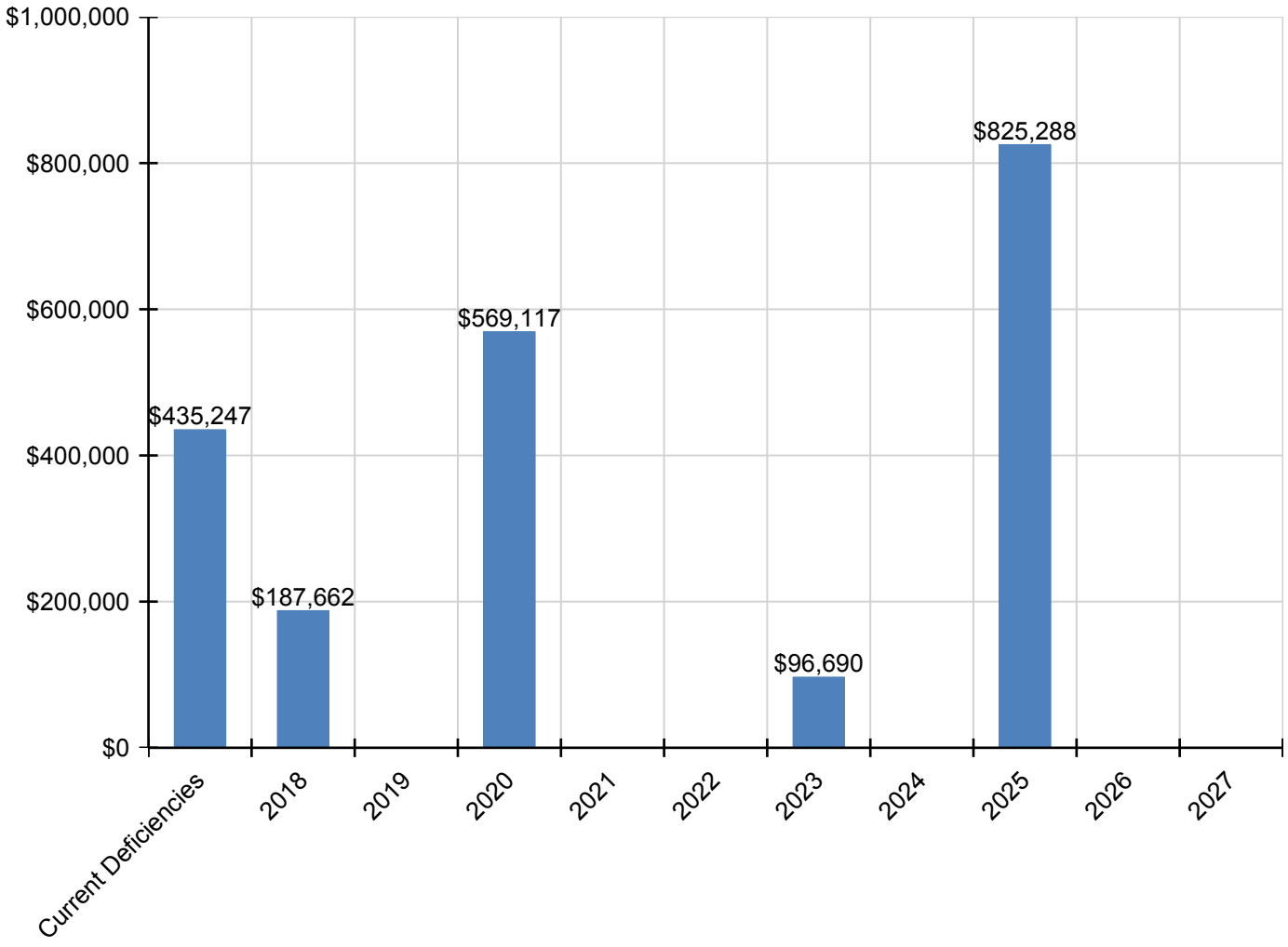
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$435,247**	**$187,662**	**$0**	**$569,117**	**$0**	**$0**	**$96,690**	**$0**	**$825,288**	**$0**	**$0**	**$2,114,004**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$199,090	$0	$0	$0	$0	$0	$0	$0	**$199,090**
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 - Baseball Field	$0	$0	$0	$0	$0	$0	$0	$0	$825,288	$0	$0	**$825,288**
G2040950 - Canopies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$121,666	$0	$0	$0	$0	$0	$0	$0	**$121,666**
G2040950 - Football Field	$435,247	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$435,247**
G2040950 - Playing Field	$0	$0	$0	$248,360	$0	$0	$0	$0	$0	$0	$0	**$248,360**
G2040950 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Track	$0	$187,662	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$187,662**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$96,690	$0	$0	$0	$0	**$96,690**

** Indicates non-renewable system*

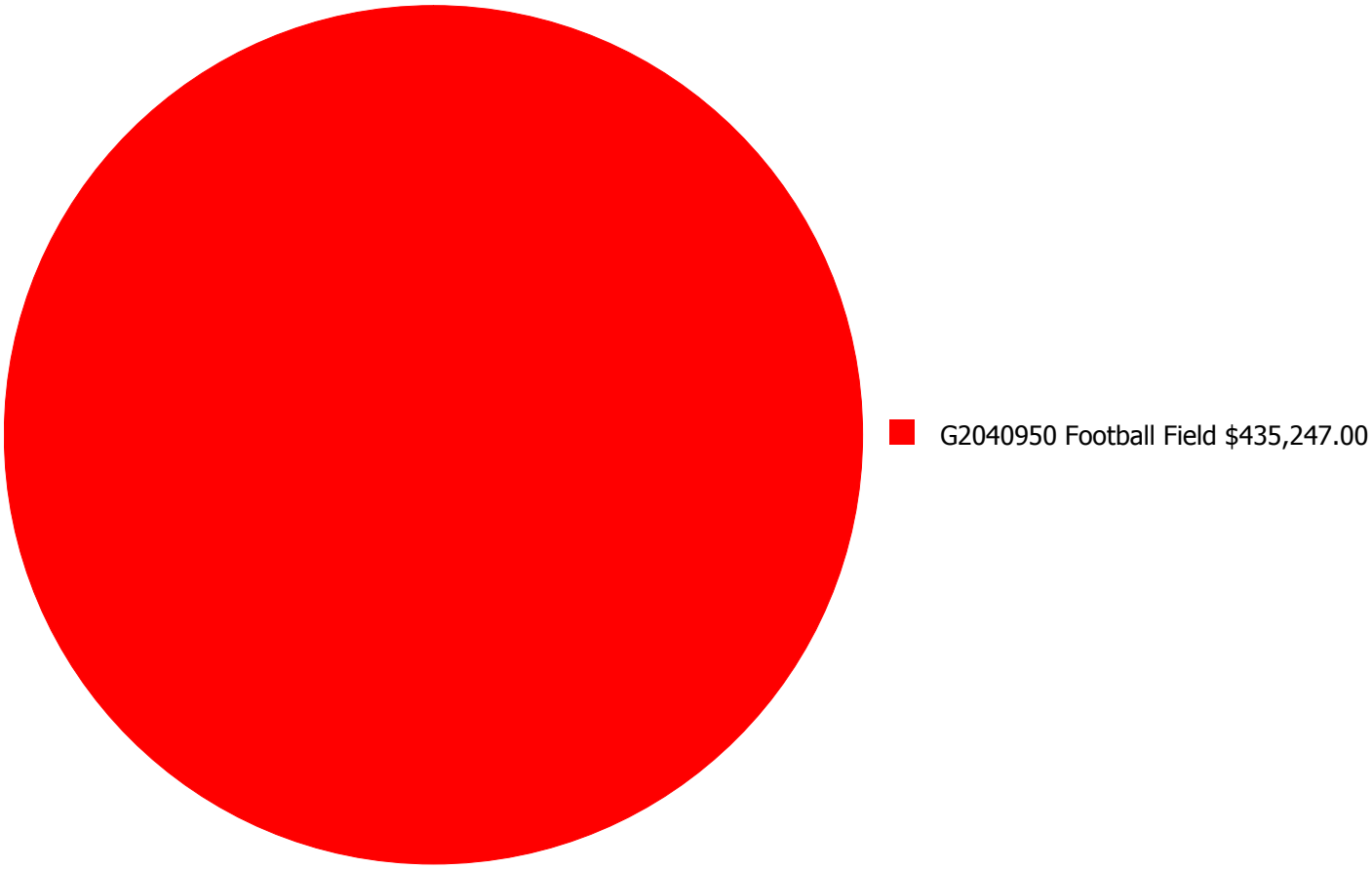
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

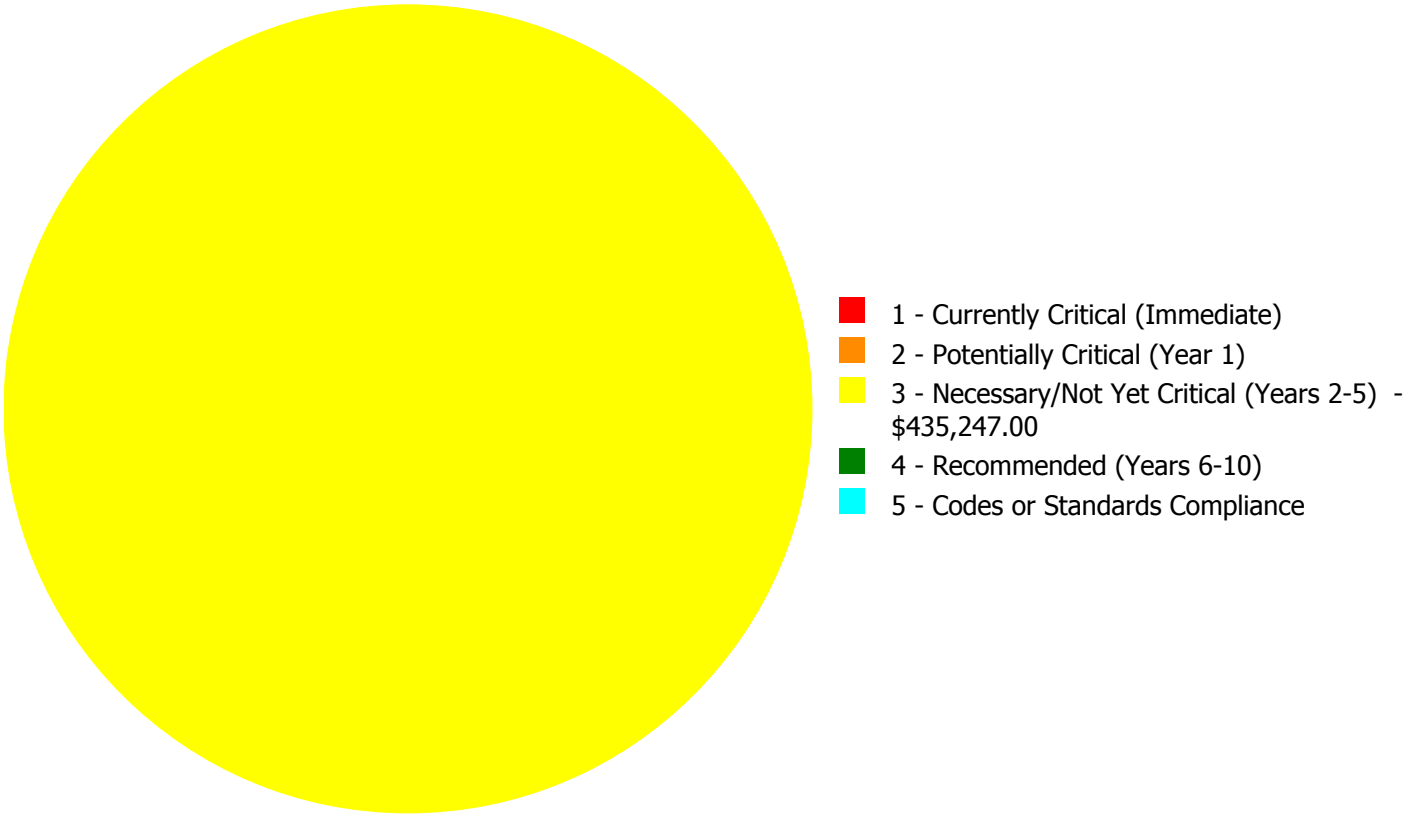
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $435,247.00

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: $435,247.00

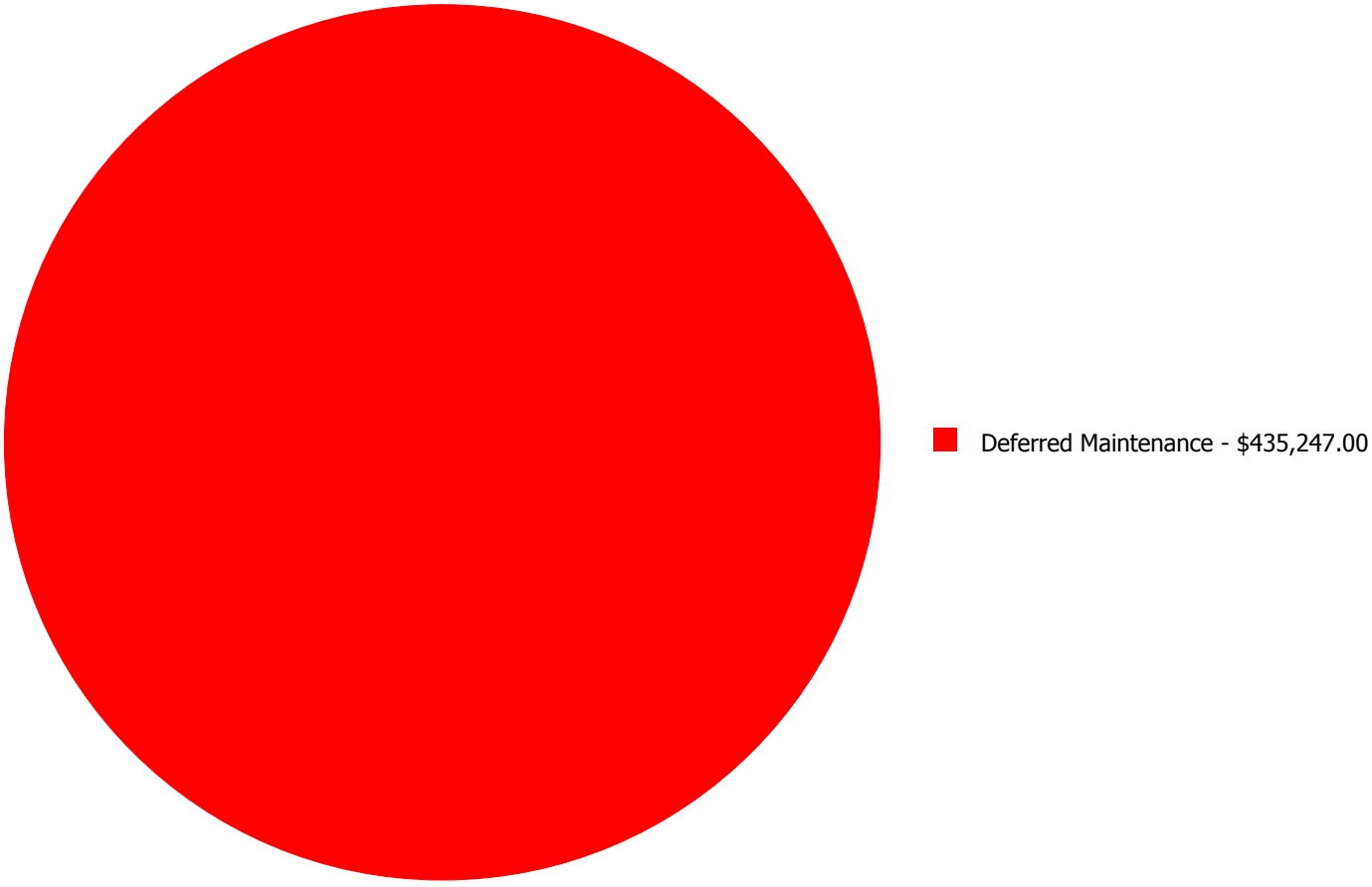
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2040950	Football Field	$0.00	$0.00	$435,247.00	$0.00	$0.00	$435,247.00
	Total:	$0.00	$0.00	$435,247.00	$0.00	$0.00	$435,247.00

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: $435,247.00

Deficiency Details by Priority

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

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

System: G2040950 - Football Field

Location:	Site
Distress:	Beyond Service Life
Category:	Deferred Maintenance
Priority:	3 - Necessary/Not Yet Critical (Years 2-5)
Correction:	Renew System
Qty:	83,653.00
Unit of Measure:	S.F.
Estimate:	$435,247.00
Assessor Name:	Eduardo Lopez
Date Created:	01/19/2017

Notes: The football field is beyond service life and is recommended for improvements.