NC School District/430 Harnett County/Middle School

Overhills Middle

Final

Campus Assessment Report

March 11, 2017

PARSONS

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Campus Executive Summary

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

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

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Gross Area (SF):	138,217
Year Built:	2000
Last Renovation:	
Replacement Value:	$30,602,314
Repair Cost:	$1,899,011.00
Total FCI:	6.21 %
Total RSLI:	40.06 %
FCA Score:	93.79

Description:

GENERAL:
Overhills Middle School is located at 2711 Ray Road, Spring Lake, NC. The 1 story, 138,217 square foot building was originally constructed in 2000. There have been no additions or renovations. In addition to the main building, the campus contains ancillary buildings; pressbox, tractor storage and irrigation pump building.

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

A. SUBSTRUCTURE
The building rests on 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 steel. 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 pitched standing seam metal.

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, handrails, 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 suspended acoustical tile.

CONVEYING:
The building does not include conveying equipment.

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 external with downspout and scuppers. Other plumbing systems is supplied by propane and #2 fuel oil.

HVAC:
Heating is provided by 2 fuel fired boilers. Cooling is supplied by 2 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:
The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical overhead protection. Standpipes are provided in auditorium stage. 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 recessed 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 near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies 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 have a separately derived emergency power system. There is 1 natural gas emergency generator.

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

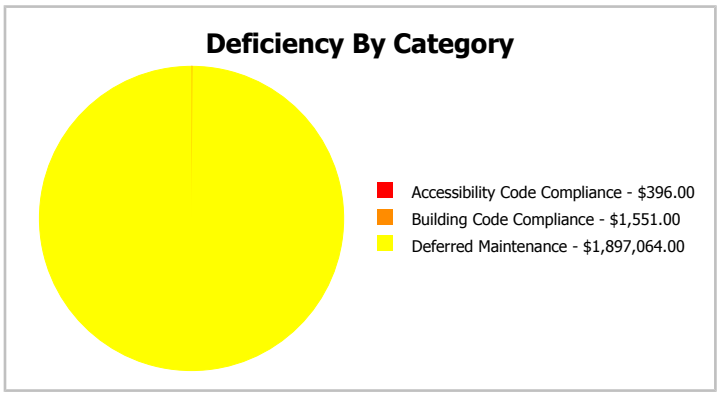
G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, baseball and softball fields, and fencing. Site mechanical and electrical features include water, sewer, above ground propane and fuel tanks, and site lighting.

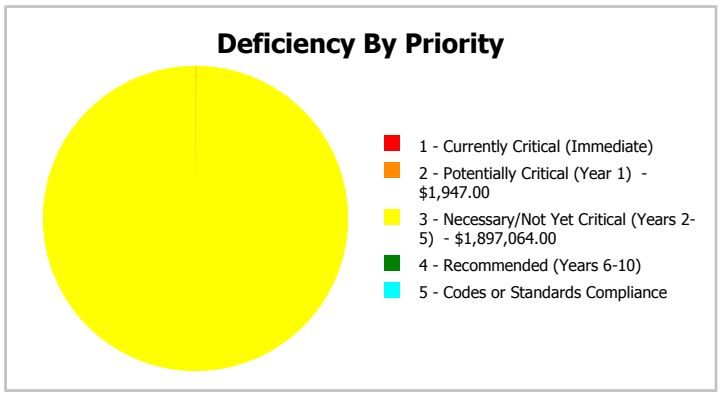
Attributes:

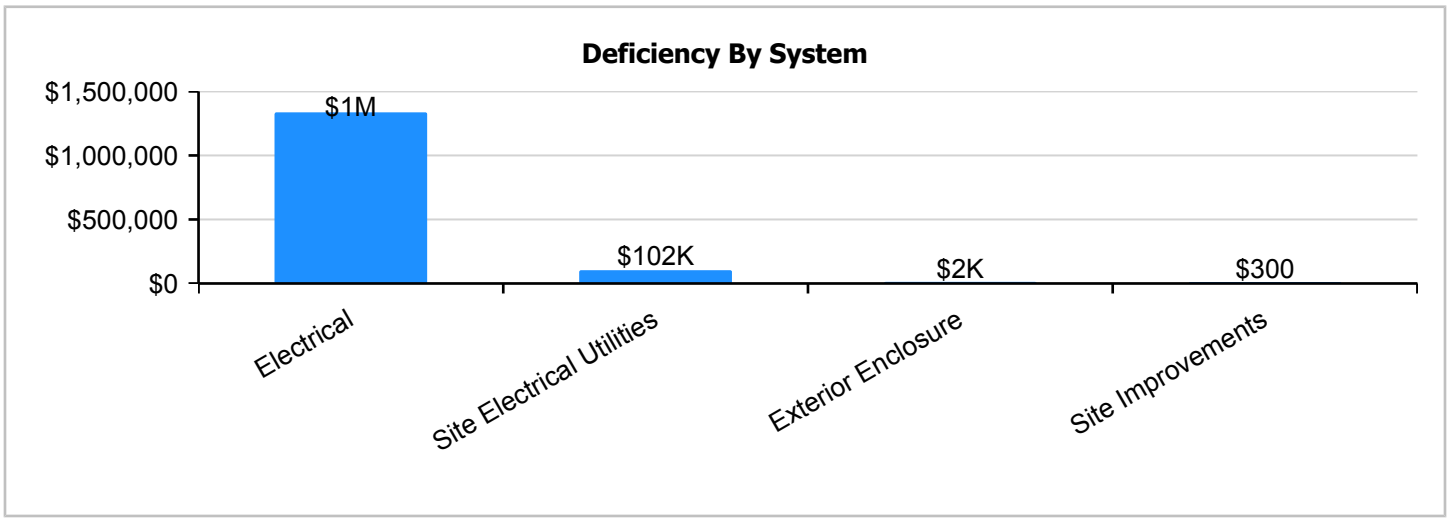
General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-370
No. of Mobile Units:	3	No. of Bldgs.:	4
SF of Mobile Units:	2592	Status:	Active
School Grades:	6-8	Site Acreage:	41.3

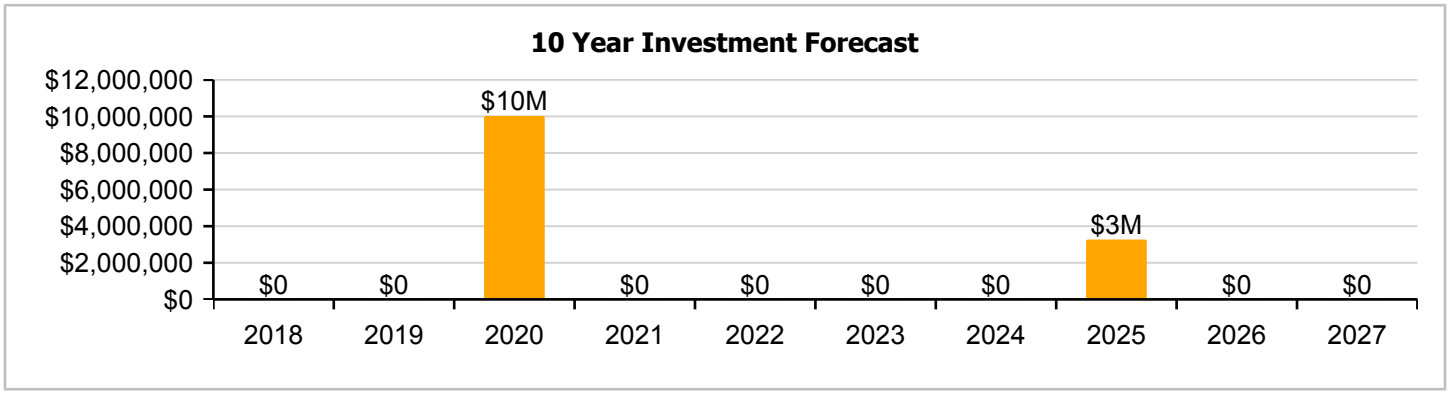
Campus Dashboard Summary

Gross Area:	138,217		
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,899,011	Replacement Value:	$30,602,314
FCI:	6.21 %	RSLI%:	40.06 %









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	83.03 %	0.00 %	$0.00
B10 - Superstructure	83.01 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.86 %	0.08 %	$2,313.00
B30 - Roofing	43.26 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.70 %	0.00 %	$0.00
D20 - Plumbing	43.52 %	0.00 %	$0.00
D30 - HVAC	49.45 %	0.00 %	$0.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	26.92 %	42.44 %	$1,762,508.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	21.18 %	0.01 %	$396.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.46 %	19.40 %	$133,794.00
Totals:	**40.06 %**	**6.21 %**	**$1,899,011.00**

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
2000 Concession/RR/Pressbox Football	790	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000 Irrigation Pump Bldg.	80	7.28	$0.00	$0.00	$762.00	$0.00	$0.00
2000 Main Building	136,947	7.09	$0.00	$1,551.00	$1,762,508.00	$0.00	$0.00
2000 Tractor Storage Building	400	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	138,217	2.43	$0.00	$396.00	$133,794.00	$0.00	$0.00
Total:		**6.21**	**$0.00**	**$1,947.00**	**$1,897,064.00**	**$0.00**	**$0.00**

Deficiencies By Priority

1 - Currently Critical (Immediate)
2 - Potentially Critical (Year 1) - $1,947.00
3 - Necessary/Not Yet Critical (Years 2-5) - $1,897,064.00
4 - Recommended (Years 6-10)
5 - Codes or Standards Compliance

Budget Estimate Total: $1,899,011.00

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:	MS -Middle School
Gross Area (SF):	790
Year Built:	2000
Last Renovation:	
Replacement Value:	$175,419
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	53.03 %
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.

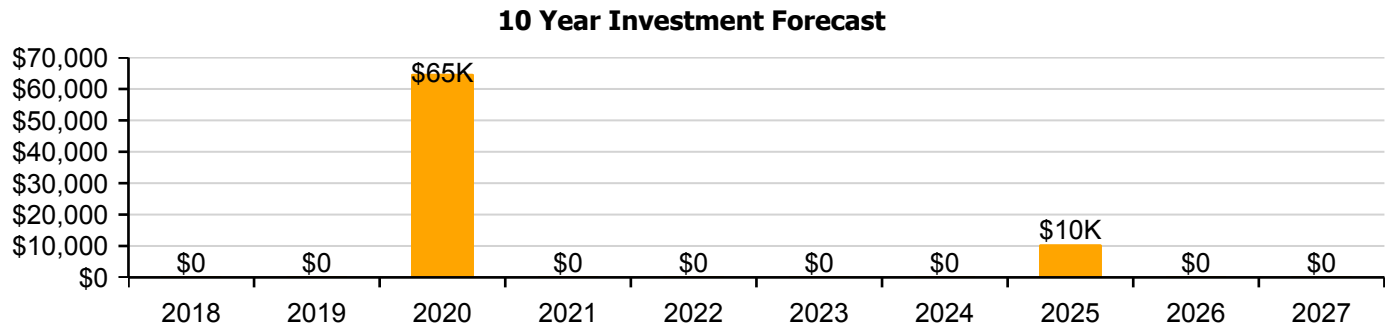
Dashboard Summary

Function:	MS -Middle School	Gross Area:	790
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$175,419
FCI:	0.00 %	RSLI%:	53.03 %

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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.58 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.83 %	0.00 %	$0.00
D30 - HVAC	21.03 %	0.00 %	$0.00
D50 - Electrical	45.43 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**53.03 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$15,903
A1030	Slab on Grade	$19.75	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$15,603
B1010	Floor Construction	$11.44	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$9,038
B1020	Roof Construction	$16.26	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$12,845
B2010	Exterior Walls	$29.79	S.F.	790	100	2000	2100		83.00 %	0.00 %	83			$23,534
B2020	Exterior Windows	$17.17	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$13,564
B2030	Exterior Doors	$8.66	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$6,841
B3010140	Asphalt Shingles	$4.32	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$3,413
C3010	Wall Finishes	$5.11	S.F.	790	10	2000	2010	2020	30.00 %	0.00 %	3			$4,037
C3020	Floor Finishes	$12.37	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$9,772
C3030	Ceiling Finishes	$9.52	S.F.	790	25	2000	2025		32.00 %	0.00 %	8			$7,521
D3040	Distribution Systems	$1.58	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$1,248
D3050	Terminal & Package Units	$34.37	S.F.	790	15	2000	2015	2020	20.00 %	0.00 %	3			$27,152
D5010	Electrical Service/Distribution	$3.09	S.F.	790	40	2000	2040		57.50 %	0.00 %	23			$2,441
D5020	Branch Wiring	$9.24	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$7,300
D5020	Lighting	$8.58	S.F.	790	30	2000	2030		43.33 %	0.00 %	13			$6,778
E2010	Fixed Furnishings	$10.67	S.F.	790	20	2000	2020		15.00 %	0.00 %	3			$8,429
								Total	**53.03 %**					**$175,419**

System Notes

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

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors

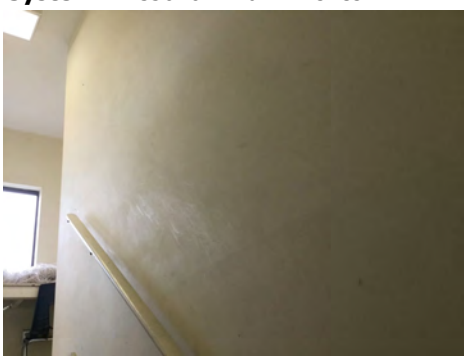
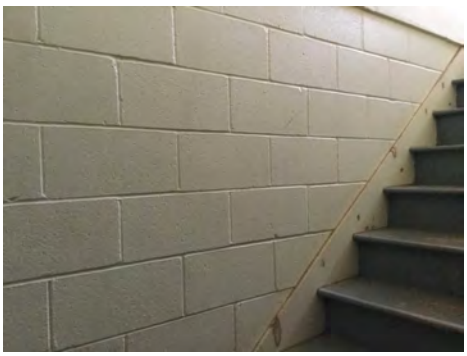


Note:

System: B3010140 - Asphalt Shingles


Note:

System: C3010 - Wall Finishes

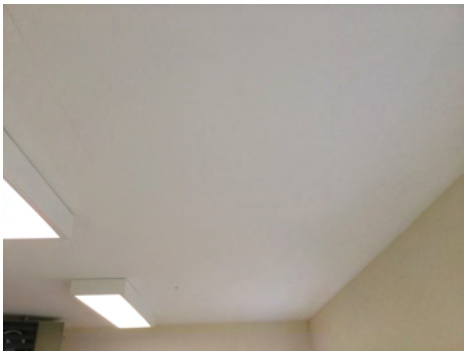
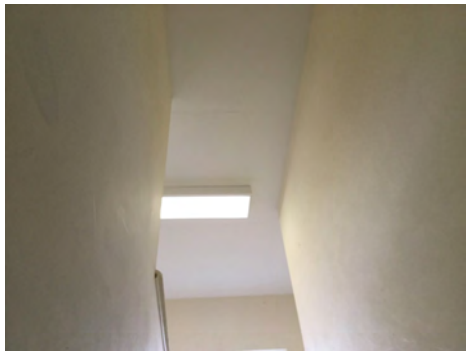

Note:

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes

Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units

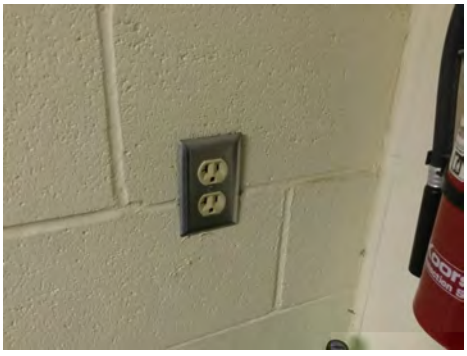
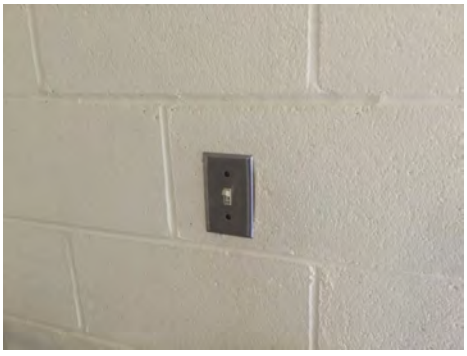


Note:

System: D5010 - Electrical Service/Distribution

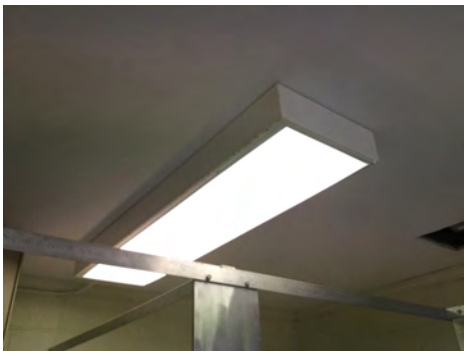
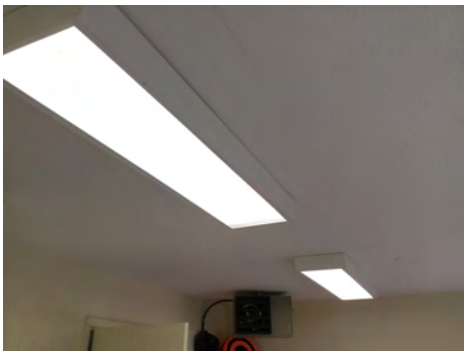
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: 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%

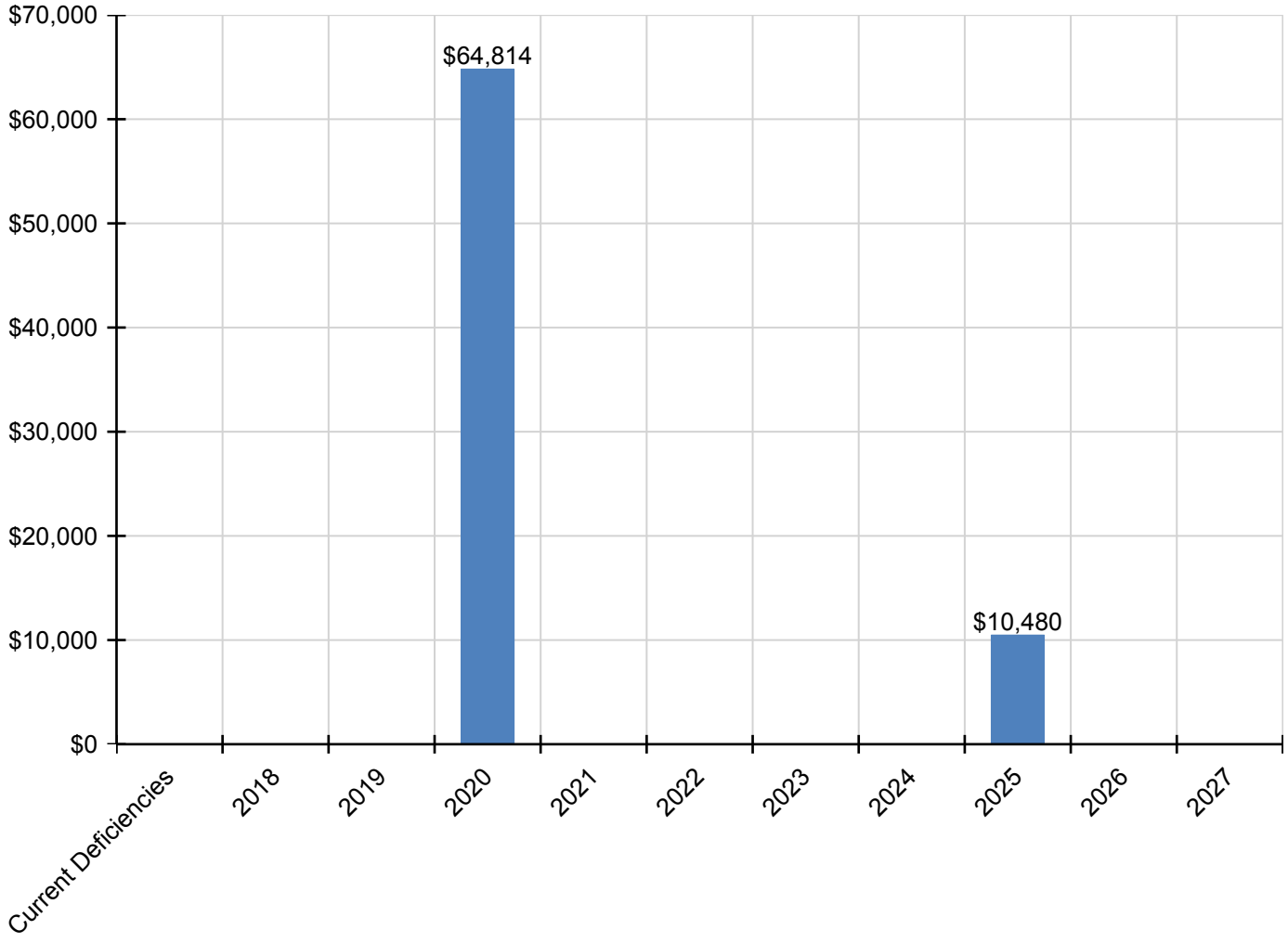
Campus Assessment Report - 2000 Concession/RR/Pressbox Football

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$64,814**	**$0**	**$0**	**$0**	**$0**	**$10,480**	**$0**	**$0**	**$75,294**
*** 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**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$5,445	$0	$0	$0	$0	$0	$0	$0	**$5,445**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$4,853	$0	$0	$0	$0	$0	$0	$0	**$4,853**
C3020 - Floor Finishes	$0	$0	$0	$11,747	$0	$0	$0	$0	$0	$0	$0	**$11,747**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$10,480	$0	$0	**$10,480**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$32,638	$0	$0	$0	$0	$0	$0	$0	**$32,638**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$10,132	$0	$0	$0	$0	$0	$0	$0	**$10,132**

** 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:	MS -Middle School
Gross Area (SF):	80
Year Built:	2000
Last Renovation:	
Replacement Value:	$10,466
Repair Cost:	$762.00
Total FCI:	7.28 %
Total RSLI:	77.81 %
FCA Score:	92.72

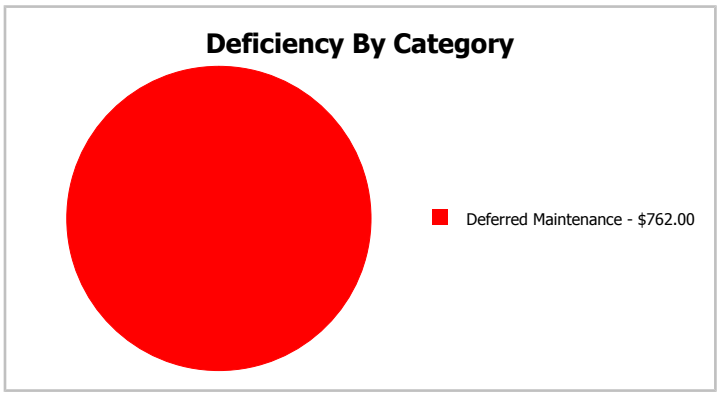
Description:

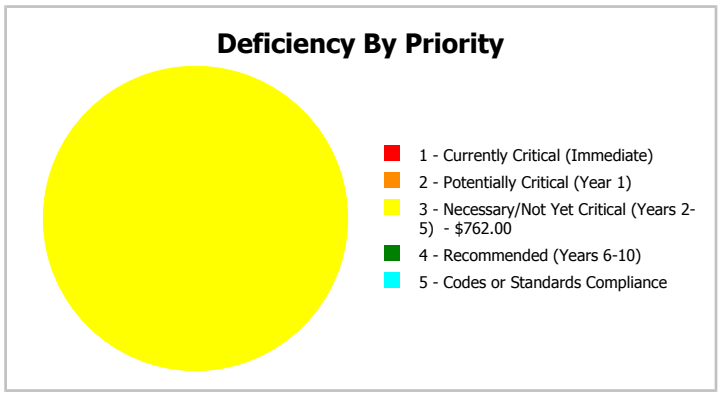
The narrative for this building is included in the Executive Summary Description at the front of this report.

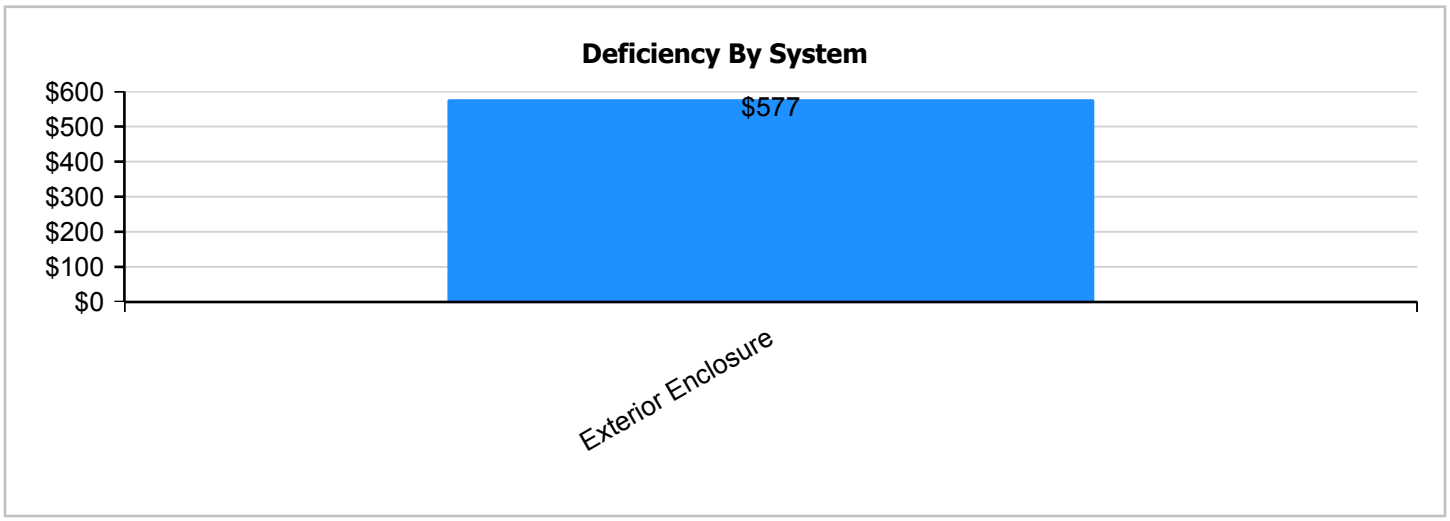
Attributes: This asset has no attributes.

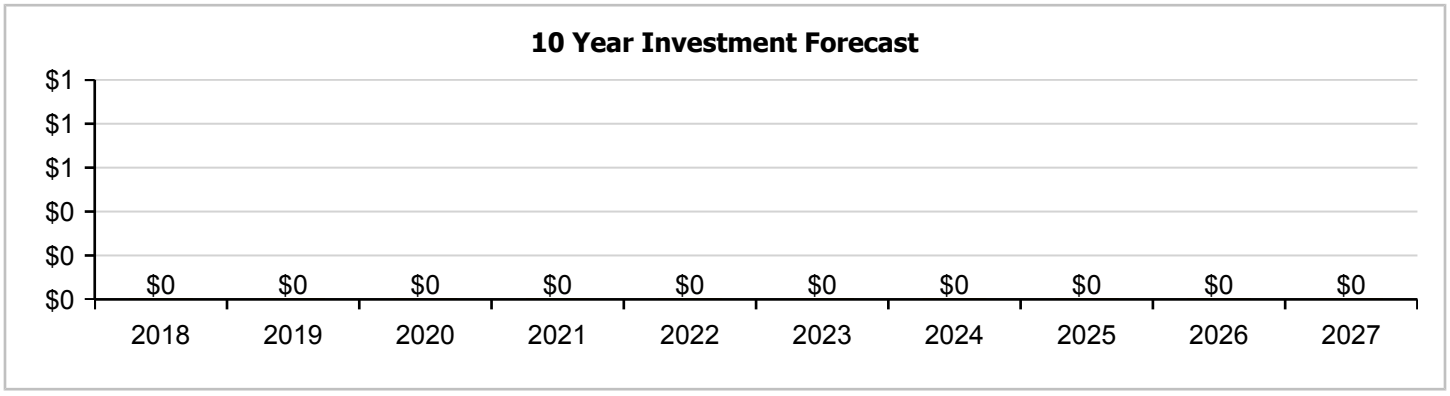
Dashboard Summary

Function:	MS -Middle School	Gross Area:	80
Year Built:	2000	Last Renovation:	
Repair Cost:	$762	Replacement Value:	$10,466
FCI:	7.28 %	RSLI%:	77.81 %









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	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.50 %	24.77 %	$762.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	64.00 %	0.00 %	$0.00
D50 - Electrical	70.00 %	0.00 %	$0.00
Totals:	**77.80 %**	**7.28 %**	**$762.00**

Photo Album

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

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

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

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
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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.	80	100	2008	2108		91.00 %	0.00 %	91			$1,610
A1030	Slab on Grade	$19.75	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,580
B1020	Roof Construction	$16.26	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$1,301
B2010	Exterior Walls	$29.79	S.F.	80	100	2008	2108		91.00 %	0.00 %	91			$2,383
B2030	Exterior Doors	$8.66	S.F.	80	30	1987	2017		0.00 %	109.96 %	0		$762.00	$693
B3010140	Asphalt Shingles	$4.32	S.F.	80	20	2008	2028		55.00 %	0.00 %	11			$346
C3030	Ceiling Finishes	$18.76	S.F.	80	25	2008	2033		64.00 %	0.00 %	16			$1,501
D5020	Branch Wiring	$3.58	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$286
D5020	Lighting	$9.58	S.F.	80	30	2008	2038		70.00 %	0.00 %	21			$766
								Total	**77.80 %**	**7.28 %**			**$762.00**	**$10,466**

System Notes

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

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls


Note:

System: B2030 - Exterior Doors

Note:

System: B3010140 - Asphalt Shingles

Note:

System: C3030 - Ceiling Finishes

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.

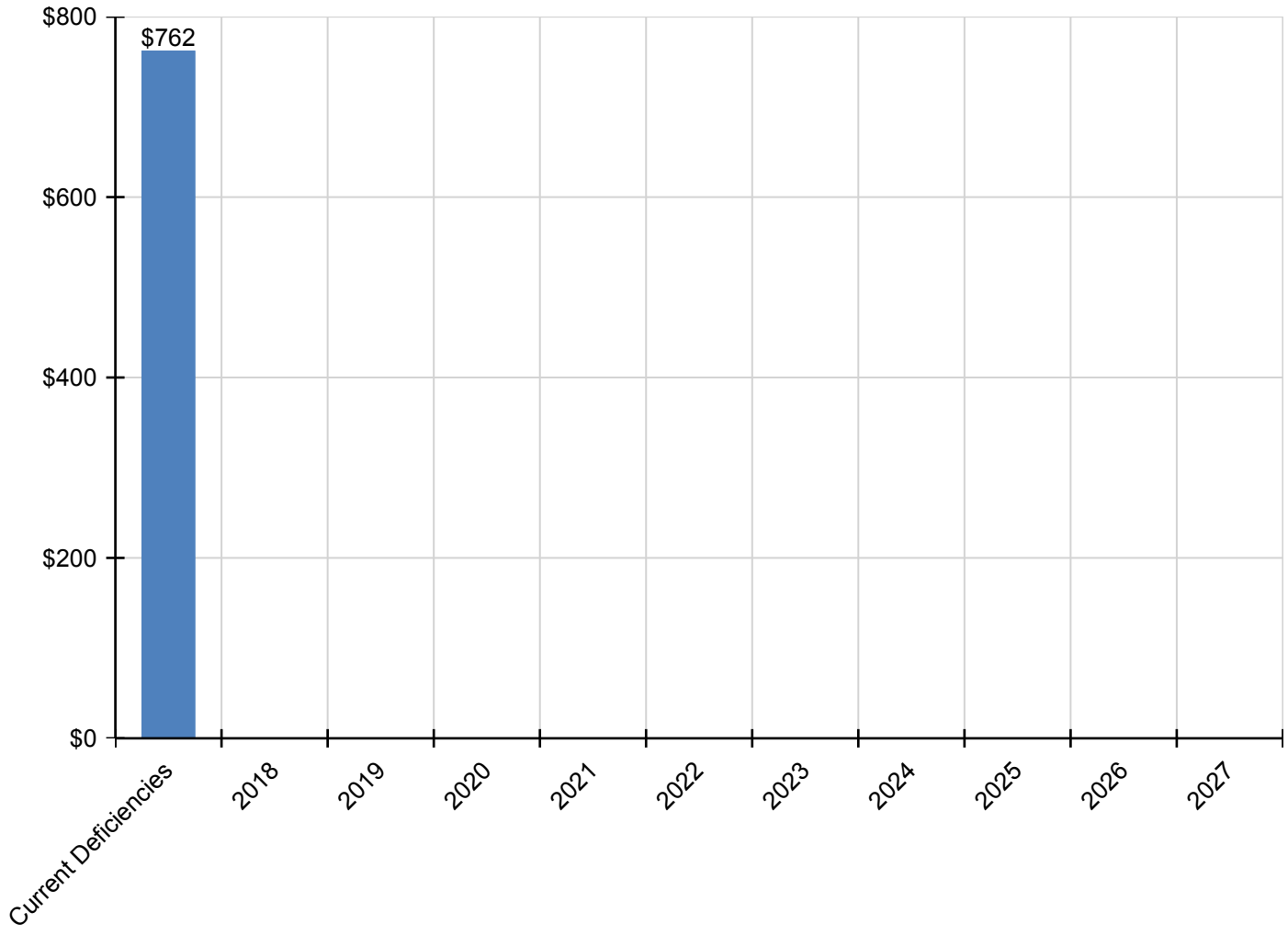
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$762**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$762**
*** 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	$762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$762**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

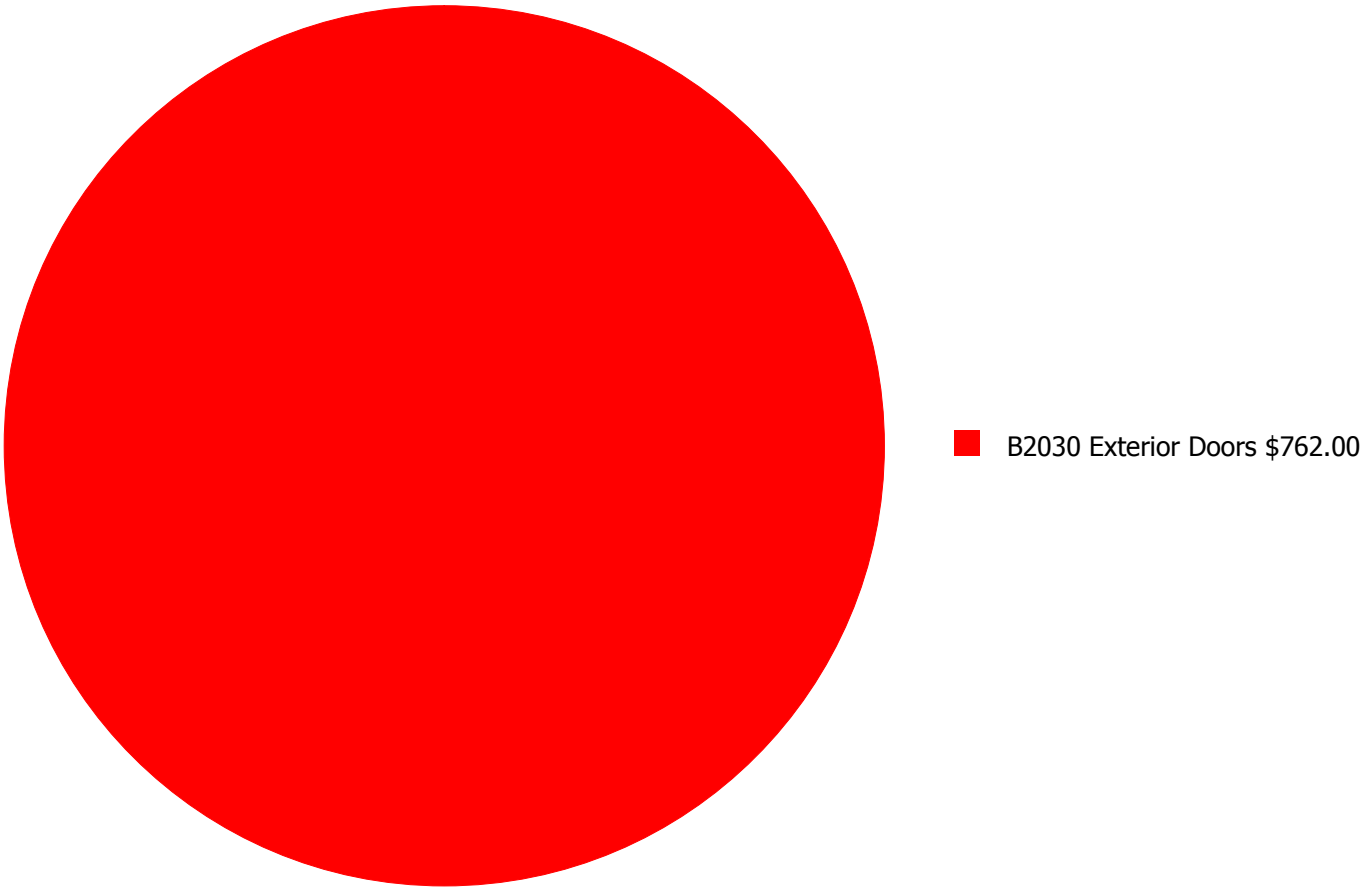
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

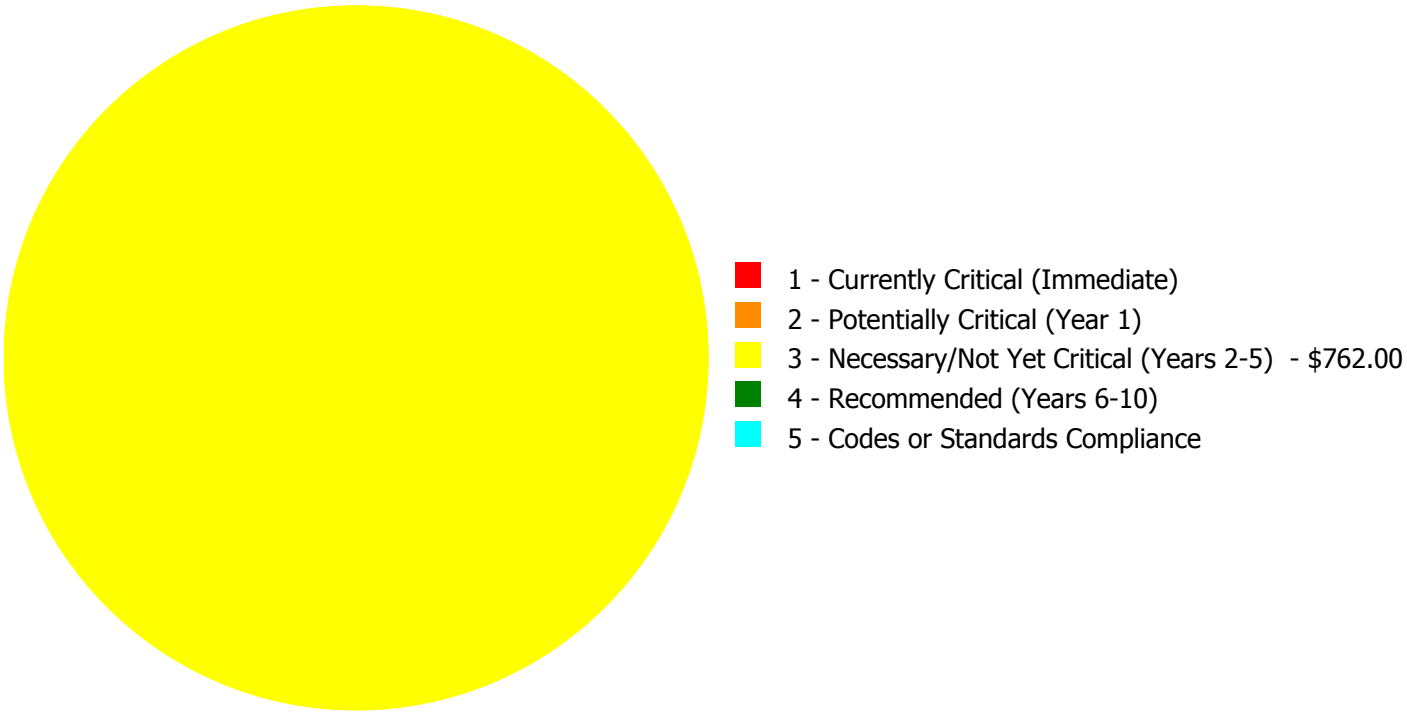
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $762.00

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: $762.00

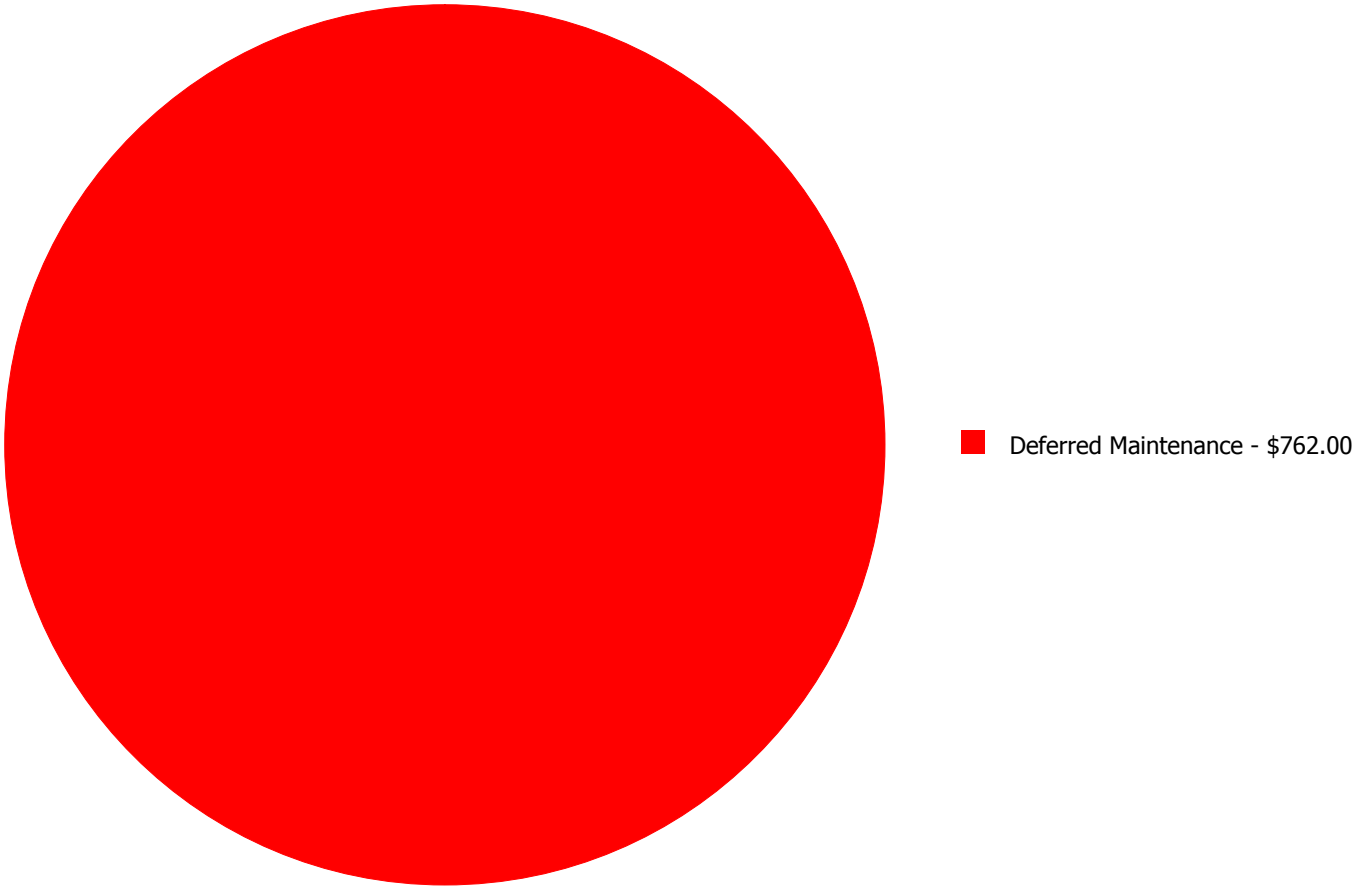
Deficiency By Priority Investment Table

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	$762.00	$0.00	$0.00	$762.00
	Total:	$0.00	$0.00	$762.00	$0.00	$0.00	$762.00

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: $762.00

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: 80.00
Unit of Measure: S.F.
Estimate: $762.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The exterior doors are aged, rusted 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:	MS -Middle School
Gross Area (SF):	136,947
Year Built:	2000
Last Renovation:	
Replacement Value:	$24,869,575
Repair Cost:	$1,764,059.00
Total FCI:	7.09 %
Total RSLI:	41.04 %
FCA Score:	92.91

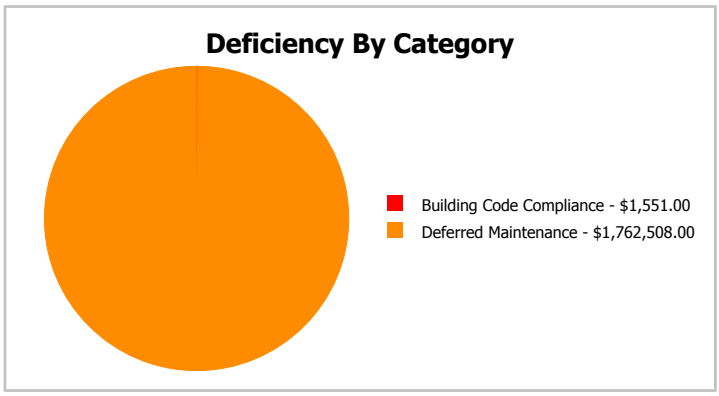
Description:

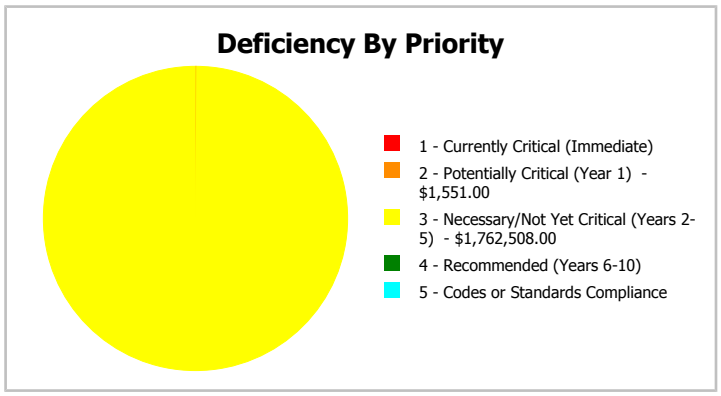
The narrative for this building is included in the Executive Summary Description at the front of this report.

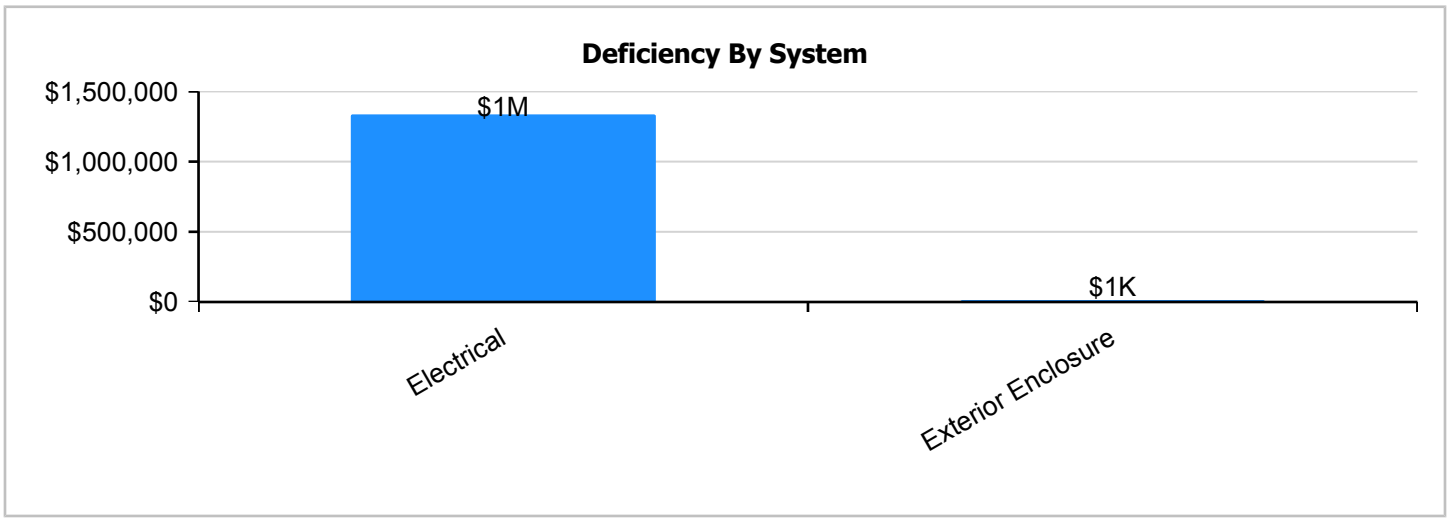
Attributes: This asset has no attributes.

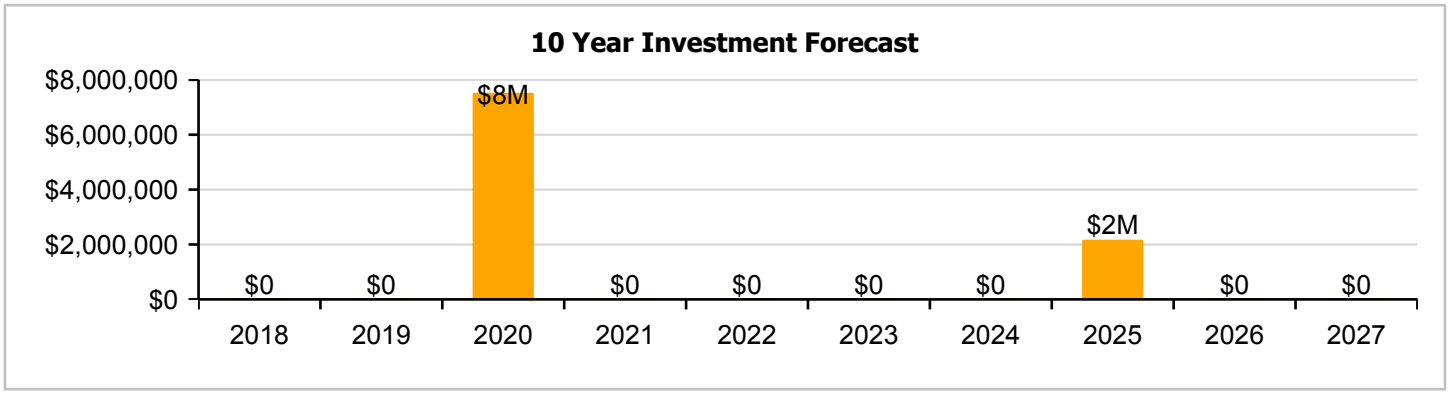
Dashboard Summary

Function:	MS -Middle School	Gross Area:	136,947
Year Built:	2000	Last Renovation:	
Repair Cost:	$1,764,059	Replacement Value:	$24,869,575
FCI:	7.09 %	RSLI%:	41.04 %









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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.74 %	0.06 %	$1,551.00
B30 - Roofing	43.33 %	0.00 %	$0.00
C10 - Interior Construction	35.71 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.69 %	0.00 %	$0.00
D20 - Plumbing	43.52 %	0.00 %	$0.00
D30 - HVAC	49.64 %	0.00 %	$0.00
D40 - Fire Protection	43.33 %	0.00 %	$0.00
D50 - Electrical	26.84 %	42.62 %	$1,762,508.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**41.04 %**	**7.09 %**	**$1,764,059.00**

Photo Album

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

1). East Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Southwest Elevation - Dec 05, 2016

5). South Elevation - Dec 05, 2016

Condition Detail

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

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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.	136,947	100	2000	2100		83.00 %	0.00 %	83			$208,159
A1030	Slab on Grade	$4.40	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$602,567
B1010	Floor Construction	$0.12	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$16,434
B1020	Roof Construction	$8.18	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$1,120,226
B2010	Exterior Walls	$9.02	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$1,235,262
B2020	Exterior Windows	$10.52	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,440,682
B2030	Exterior Doors	$1.02	S.F.	136,947	30	2000	2030		43.33 %	1.11 %	13		$1,551.00	$139,686
B3010130	Preformed Metal Roofing	$9.66	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,322,908
C1010	Partitions	$6.07	S.F.	136,947	75	2000	2075		77.33 %	0.00 %	58			$831,268
C1020	Interior Doors	$2.46	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$336,890
C1030	Fittings	$13.11	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$1,795,375
C2010	Stair Construction	$0.44	S.F.	136,947	100	2000	2100		83.00 %	0.00 %	83			$60,257
C3010	Wall Finishes	$3.35	S.F.	136,947	10	2000	2010	2020	30.00 %	0.00 %	3			$458,772
C3020	Floor Finishes	$10.41	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$1,425,618
C3030	Ceiling Finishes	$11.37	S.F.	136,947	25	2000	2025		32.00 %	0.00 %	8			$1,557,087
D2010	Plumbing Fixtures	$9.64	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,320,169
D2020	Domestic Water Distribution	$1.03	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$141,055
D2030	Sanitary Waste	$1.62	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$221,854
D2090	Other Plumbing Systems -Nat Gas	$0.16	S.F.	136,947	40	2000	2040		57.50 %	0.00 %	23			$21,912
D3020	Heat Generating Systems	$8.66	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,185,961
D3030	Cooling Generating Systems	$8.99	S.F.	136,947	25	2011	2036		76.00 %	0.00 %	19			$1,231,154
D3040	Distribution Systems	$10.65	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,458,486
D3060	Controls & Instrumentation	$3.33	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$456,034
D4020	Standpipes	$0.67	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$91,754
D5010	Electrical Service/Distribution	$1.64	S.F.	136,947	40	2000	2040		57.50 %	0.00 %	23			$224,593
D5020	Branch Wiring	$4.91	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$672,410
D5020	Lighting	$11.44	S.F.	136,947	30	2000	2030		43.33 %	0.00 %	13			$1,566,674
D5030810	Security & Detection Systems	$2.27	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$341,957.00	$310,870
D5030910	Fire Alarm Systems	$4.11	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$619,137.00	$562,852
D5030920	Data Communication	$5.32	S.F.	136,947	15	2000	2015		0.00 %	110.00 %	-2		$801,414.00	$728,558
D5090	Other Electrical Systems	$0.51	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$69,843
E1020	Institutional Equipment	$2.73	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$373,865
E1090	Other Equipment	$6.82	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$933,979
E2010	Fixed Furnishings	$5.45	S.F.	136,947	20	2000	2020		15.00 %	0.00 %	3			$746,361
								Total	**41.04 %**	**7.09 %**			**$1,764,059.00**	**$24,869,575**

System Notes

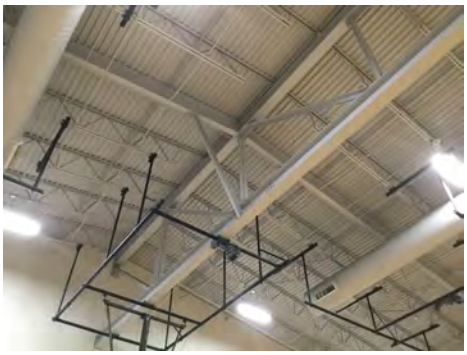
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1010 - Floor Construction

This system contains no images

Note: Control Room, raised floor.

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

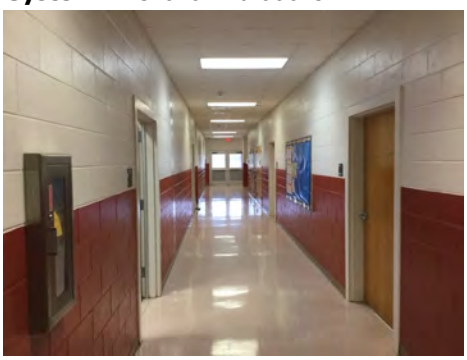
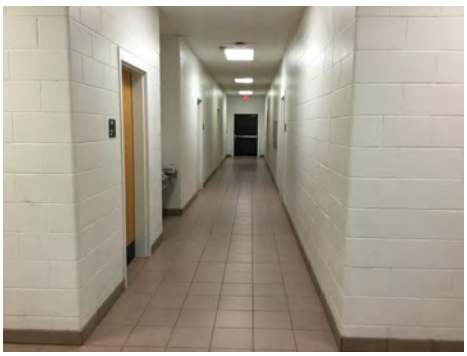
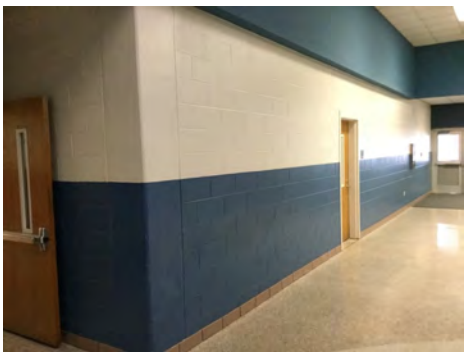


Note:

System: B3010130 - Preformed Metal Roofing

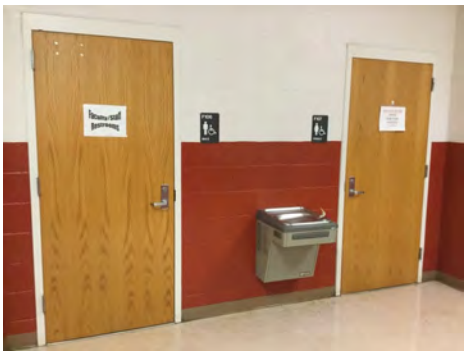
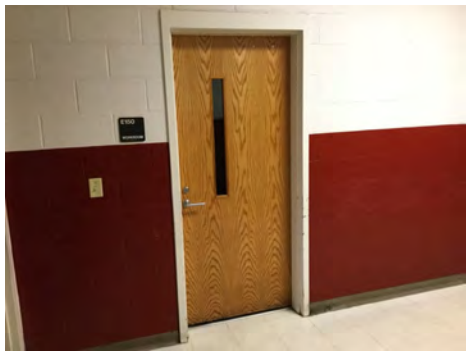
Note:

System: C1010 - Partitions

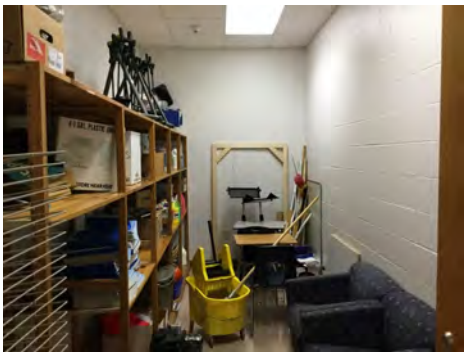
Note:

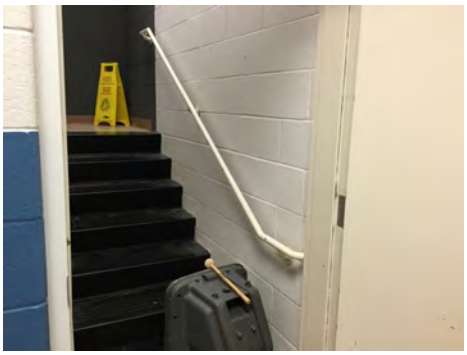
System: C1020 - Interior Doors

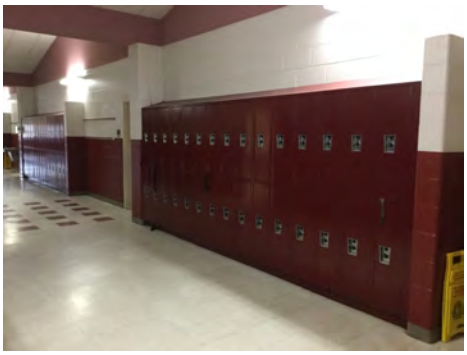




Note:

System: C1030 - Fittings

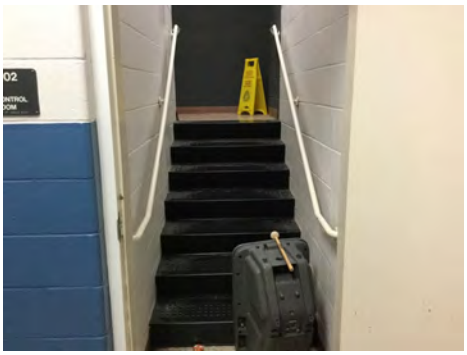


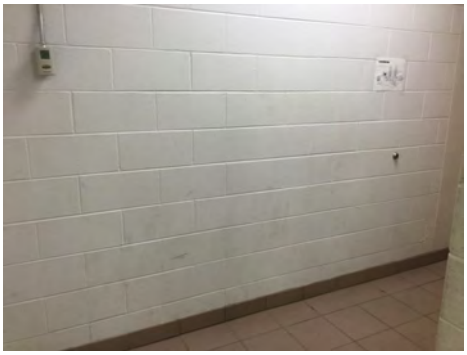
Note:

System: C2010 - Stair Construction



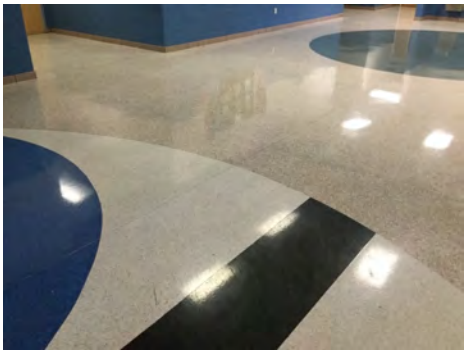
Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes

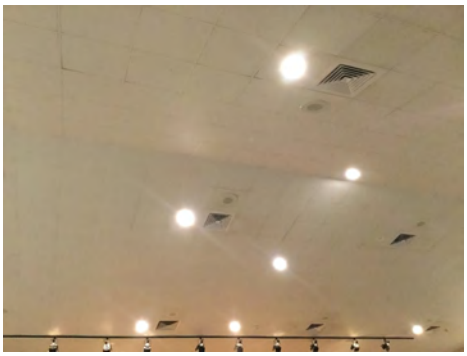


Note:

System: C3030 - Ceiling Finishes

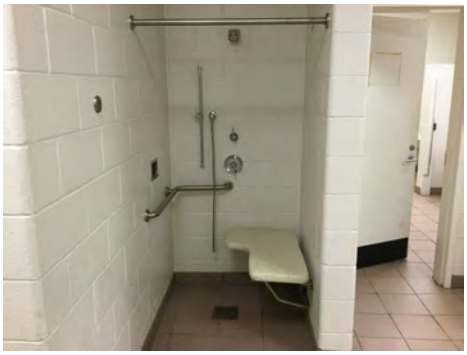




Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2090 - Other Plumbing Systems -Nat Gas


Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



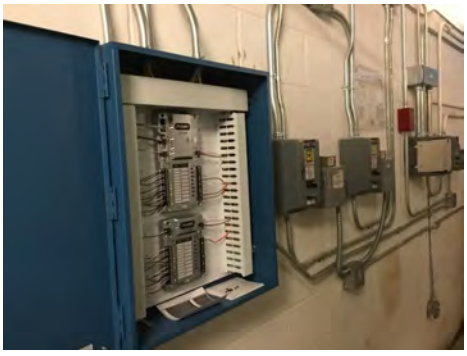
Note:

System: D3040 - Distribution Systems



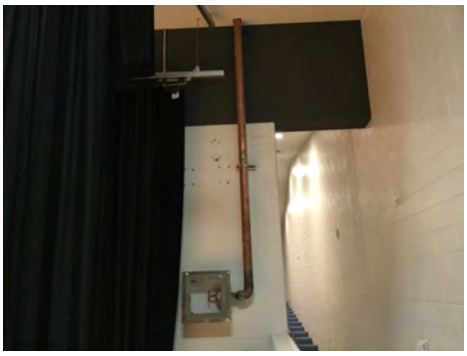
Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4020 - Standpipes

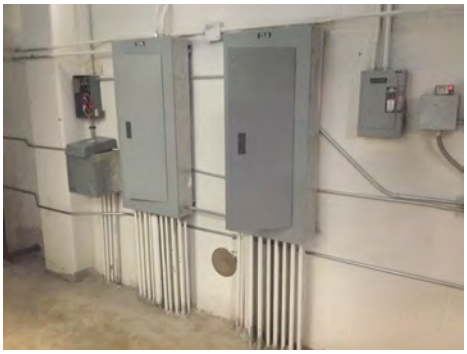


Note:

System: D5010 - Electrical Service/Distribution

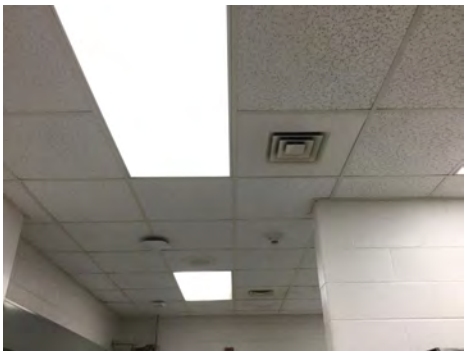
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

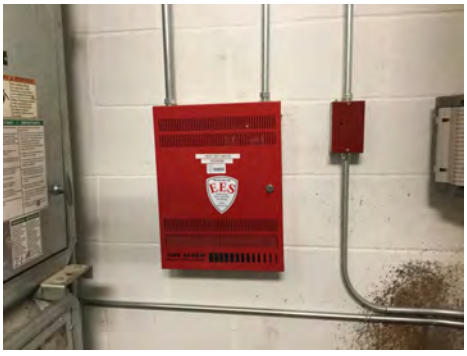
System: D5030810 - Security & Detection Systems





Note:

System: D5030910 - Fire Alarm Systems



Note:

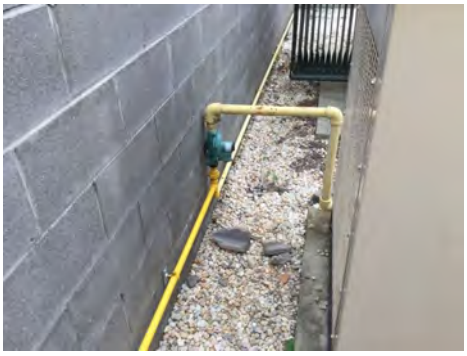
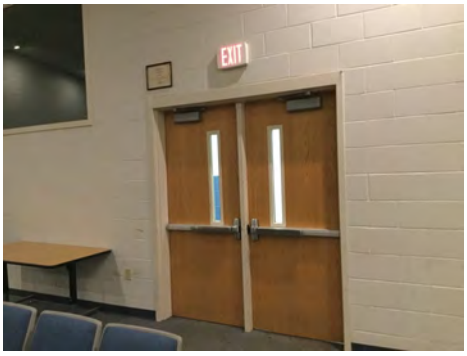
System: D5030920 - Data Communication

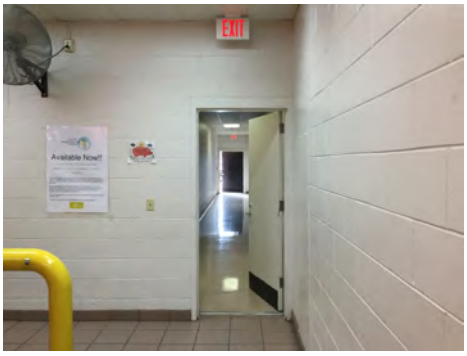


Note:

System: D5090 - Other Electrical Systems

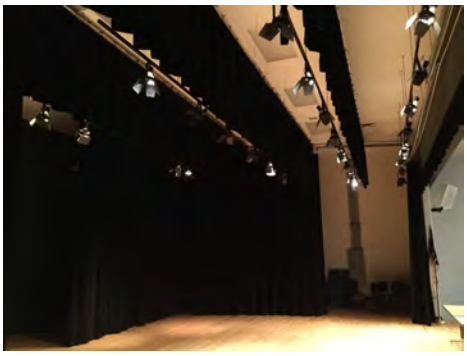
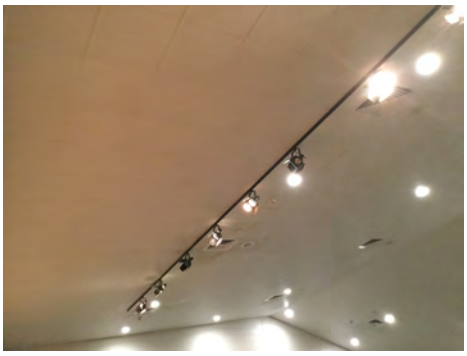




Note:

System: E1020 - Institutional Equipment

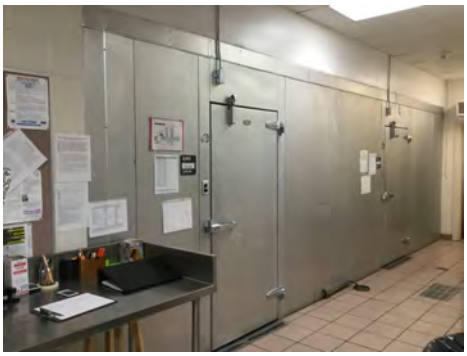
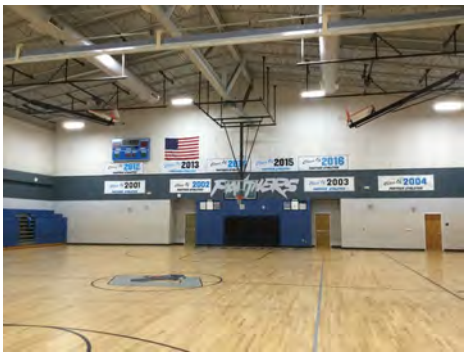



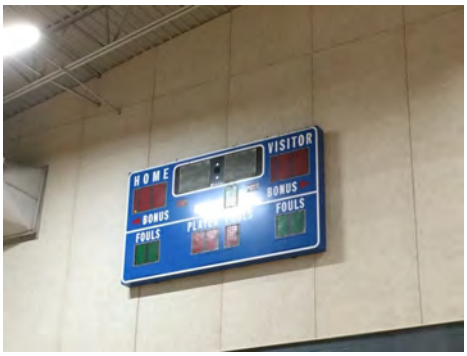

Note:

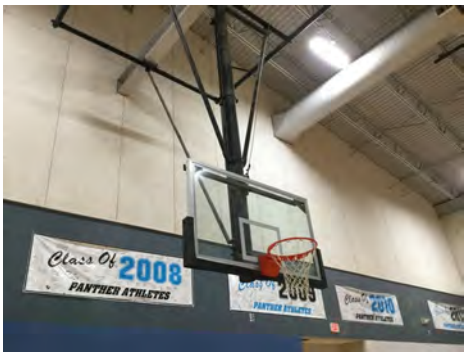
System: E1090 - Other Equipment

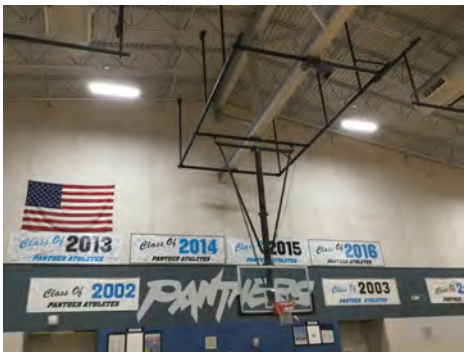


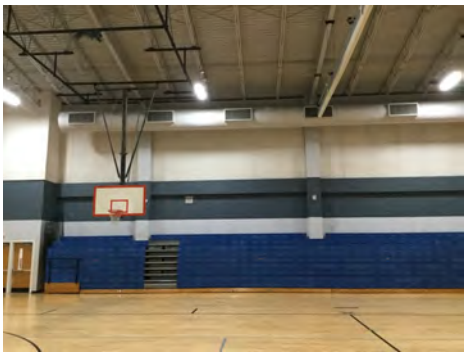






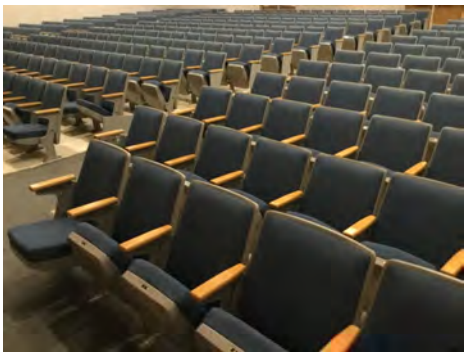


Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

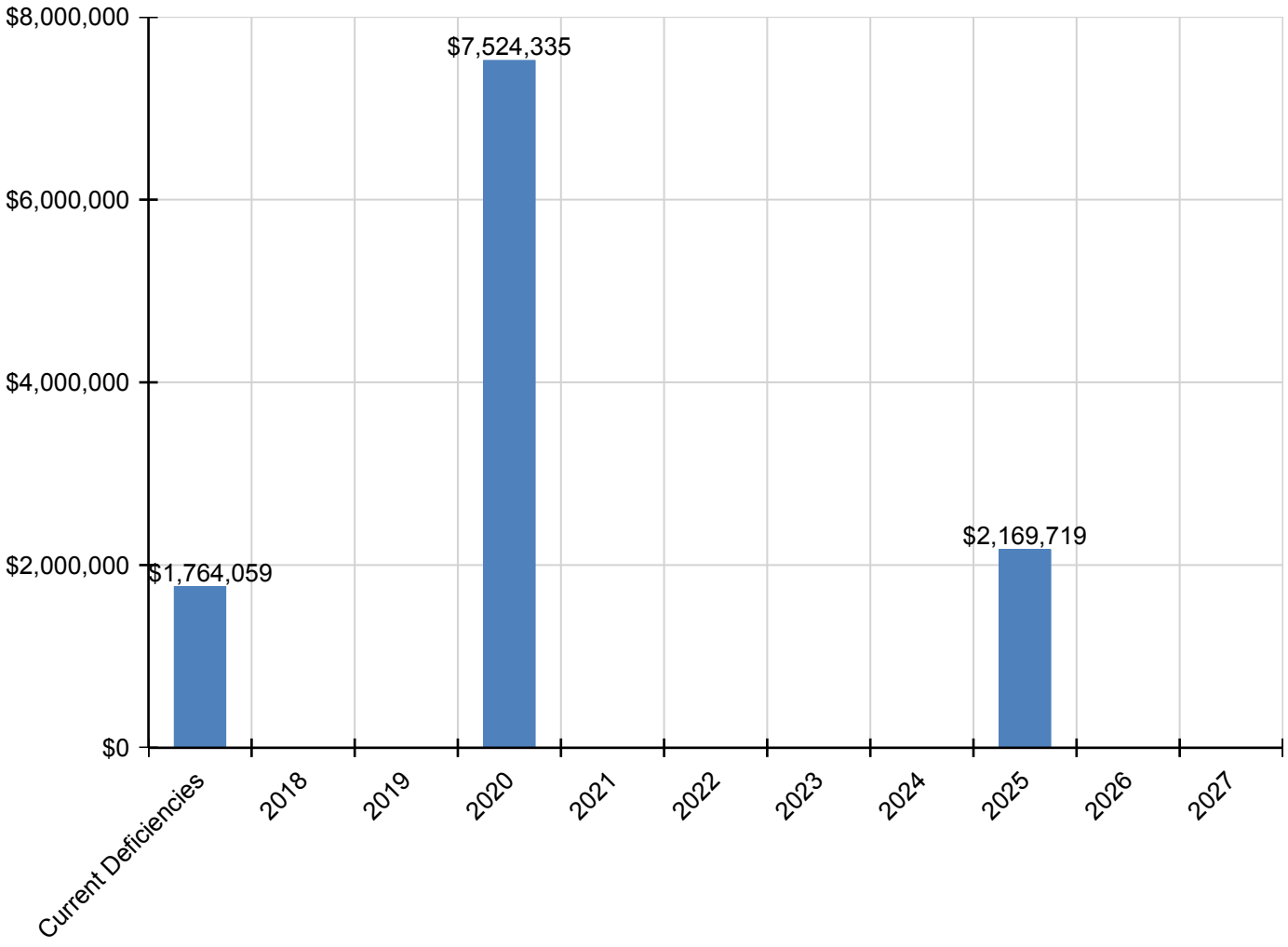
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,764,059**	**$0**	**$0**	**$7,524,335**	**$0**	**$0**	**$0**	**$0**	**$2,169,719**	**$0**	**$0**	**$11,458,112**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$1,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,551**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$2,158,041	$0	$0	$0	$0	$0	$0	$0	**$2,158,041**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$551,445	$0	$0	$0	$0	$0	$0	$0	**$551,445**
C3020 - Floor Finishes	$0	$0	$0	$1,713,593	$0	$0	$0	$0	$0	$0	$0	**$1,713,593**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$2,169,719	$0	$0	**$2,169,719**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$548,152	$0	$0	$0	$0	$0	$0	$0	**$548,152**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$341,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341,957**
D5030910 - Fire Alarm Systems	$619,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$619,137**
D5030920 - Data Communication	$801,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$801,414**
D5090 - Other Electrical Systems	$0	$0	$0	$83,951	$0	$0	$0	$0	$0	$0	$0	**$83,951**
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	$449,386	$0	$0	$0	$0	$0	$0	$0	**$449,386**
E1090 - Other Equipment	$0	$0	$0	$1,122,641	$0	$0	$0	$0	$0	$0	$0	**$1,122,641**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$897,126	$0	$0	$0	$0	$0	$0	$0	**$897,126**

** Indicates non-renewable system*

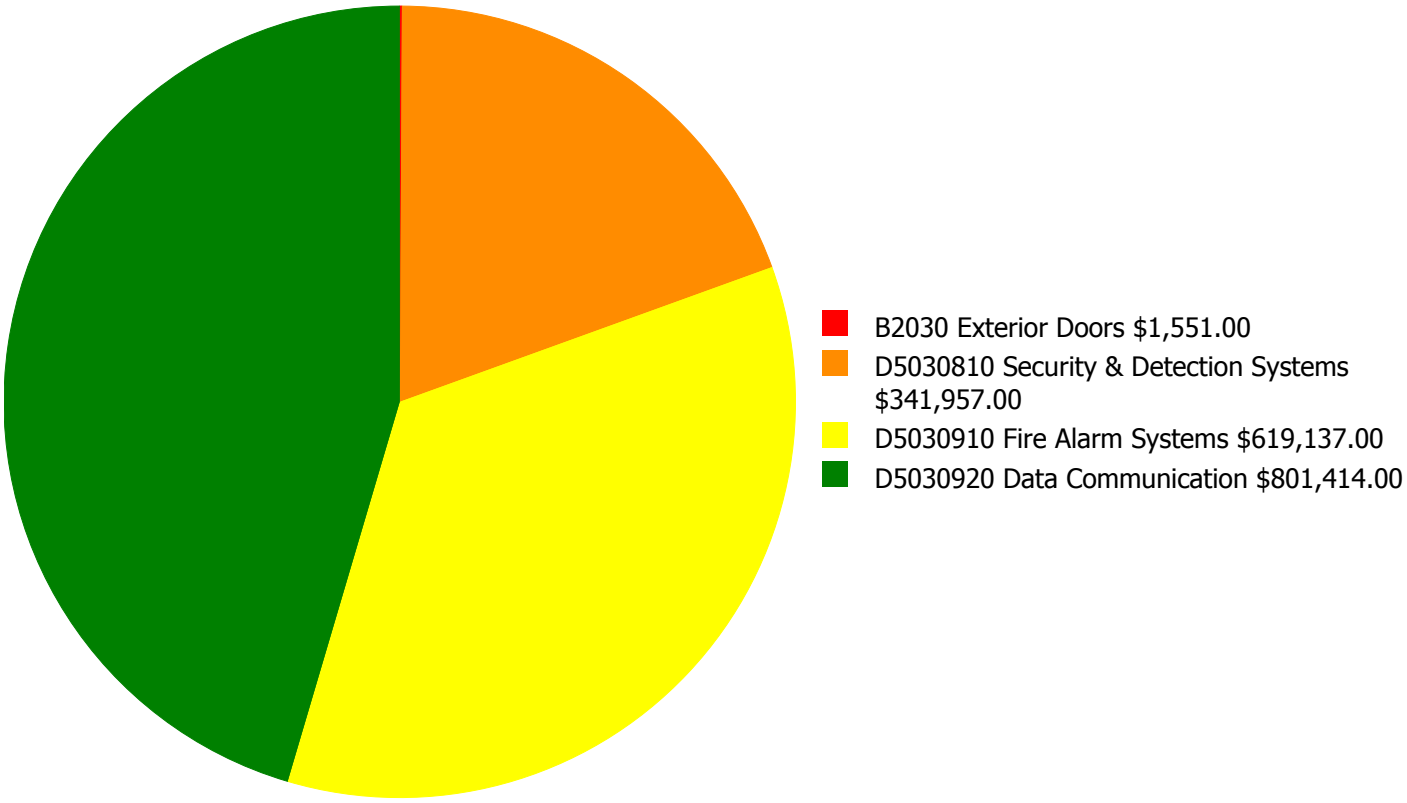
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

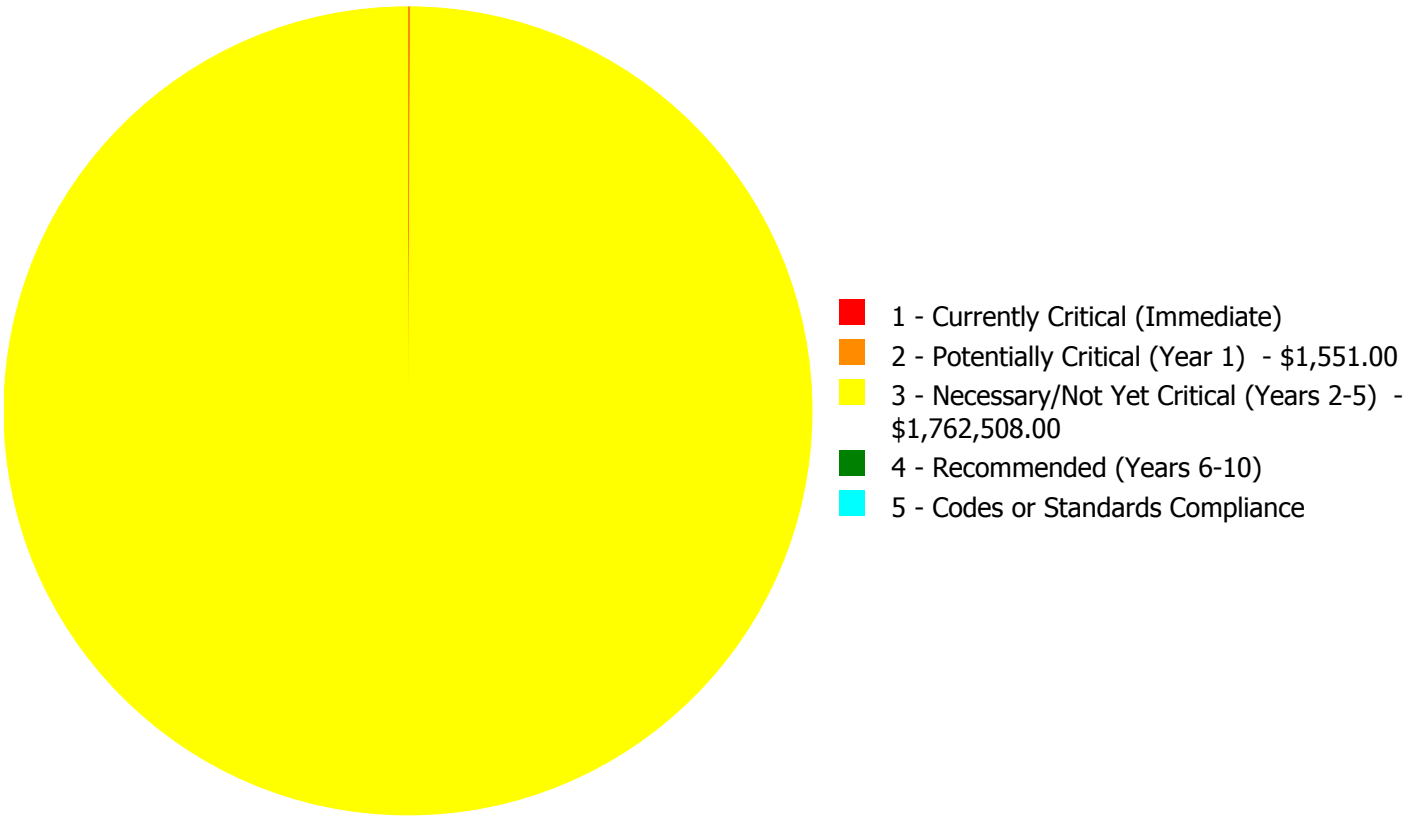
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,764,059.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,764,059.00

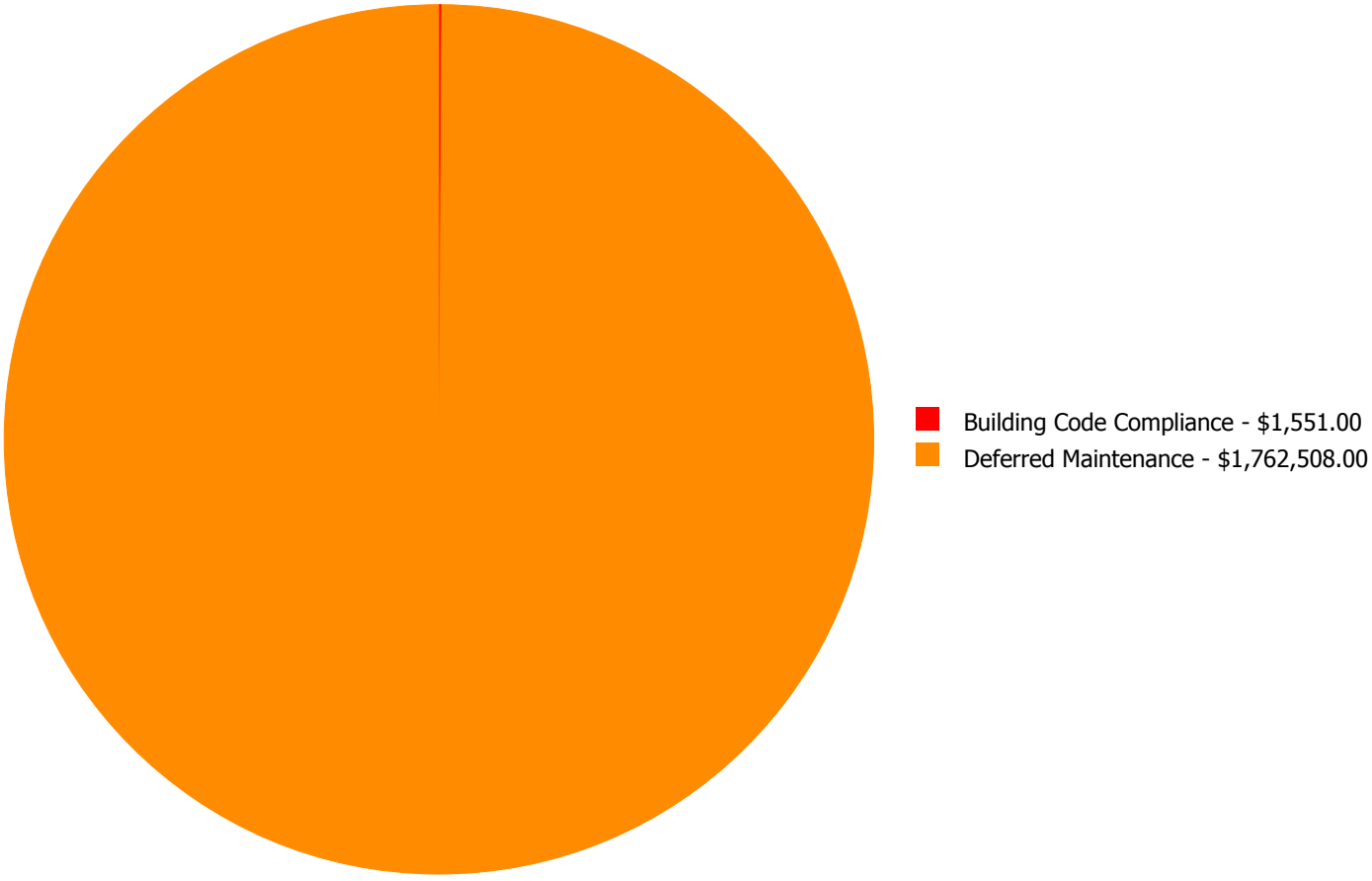
Deficiency By Priority Investment Table

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	$1,551.00	$0.00	$0.00	$0.00	$1,551.00
D5030810	Security & Detection Systems	$0.00	$0.00	$341,957.00	$0.00	$0.00	$341,957.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$619,137.00	$0.00	$0.00	$619,137.00
D5030920	Data Communication	$0.00	$0.00	$801,414.00	$0.00	$0.00	$801,414.00
	Total:	$0.00	$1,551.00	$1,762,508.00	$0.00	$0.00	$1,764,059.00

Deficiency Summary by Category

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



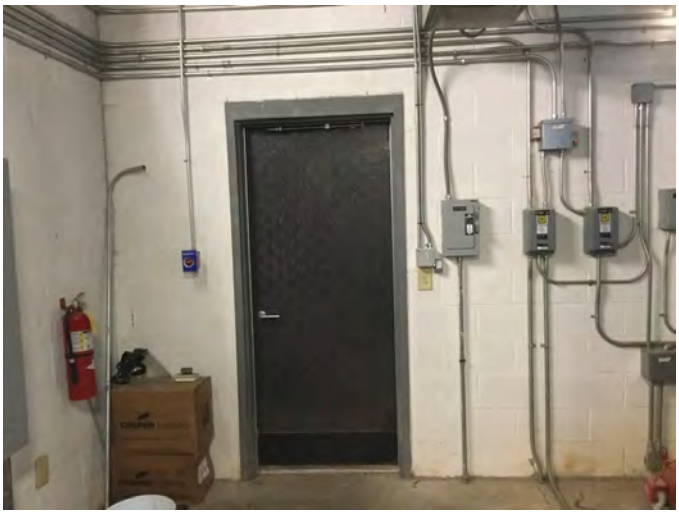
Budget Estimate Total: $1,764,059.00

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: B2030 - Exterior Doors



Location: Electrical Room
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add panic hardware to exit door
Qty: 1.00
Unit of Measure: Ea.
Estimate: $1,551.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The electrical room exit access door doesn't have a panic hardware device installed and should be provided per Building Code compliance.

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

System: D5030810 - Security & Detection 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: 136,947.00
Unit of Measure: S.F.
Estimate: $341,957.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The security & detection system is beyond its expected service life and should be scheduled for replacement.

System: D5030910 - Fire Alarm Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 136,947.00
Unit of Measure: S.F.
Estimate: $619,137.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The fire alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 136,947.00
Unit of Measure: S.F.
Estimate: $801,414.00
Assessor Name: Eduardo Lopez
Date Created: 11/29/2016

Notes: The data communication system is beyond its expected service life and should be scheduled for replacement.

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:	MS -Middle School
Gross Area (SF):	400
Year Built:	2000
Last Renovation:	
Replacement Value:	$19,556
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	74.42 %
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.

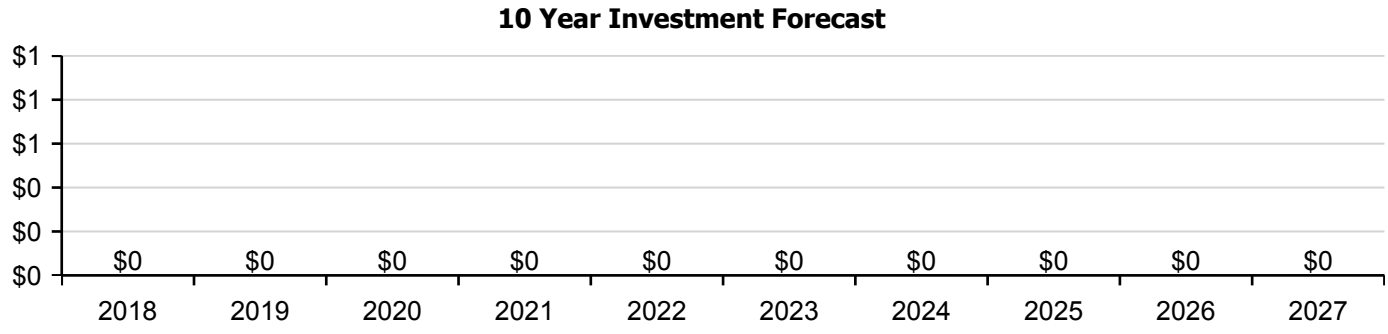
Dashboard Summary

Function:	MS -Middle School	Gross Area:	400
Year Built:	2000	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$19,556
FCI:	0.00 %	RSLI%:	74.42 %

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	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	81.10 %	0.00 %	$0.00
B30 - Roofing	43.33 %	0.00 %	$0.00
Totals:	**74.42 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southwest Elevation - Dec 05, 2016

2). Southeast Elevation - Dec 05, 2016

3). Northeast Elevation - Dec 05, 2016

4). Northwest Elevation - Dec 05, 2016

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,772
A1030	Slab on Grade	$7.37	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,948
B1020	Roof Construction	$5.98	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$2,392
B2010	Exterior Walls	$18.04	S.F.	400	100	2000	2100		83.00 %	0.00 %	83			$7,216
B2030	Exterior Doors	$0.91	S.F.	400	30	2000	2030		43.33 %	0.00 %	13			$364
B3010130	Preformed Metal Roofing	$9.66	S.F.	400	30	2000	2030		43.33 %	0.00 %	13			$3,864
								Total	**74.42 %**					**$19,556**

System Notes

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

System: A1030 - Slab on Grade

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing

Note:

Renewal Schedule

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

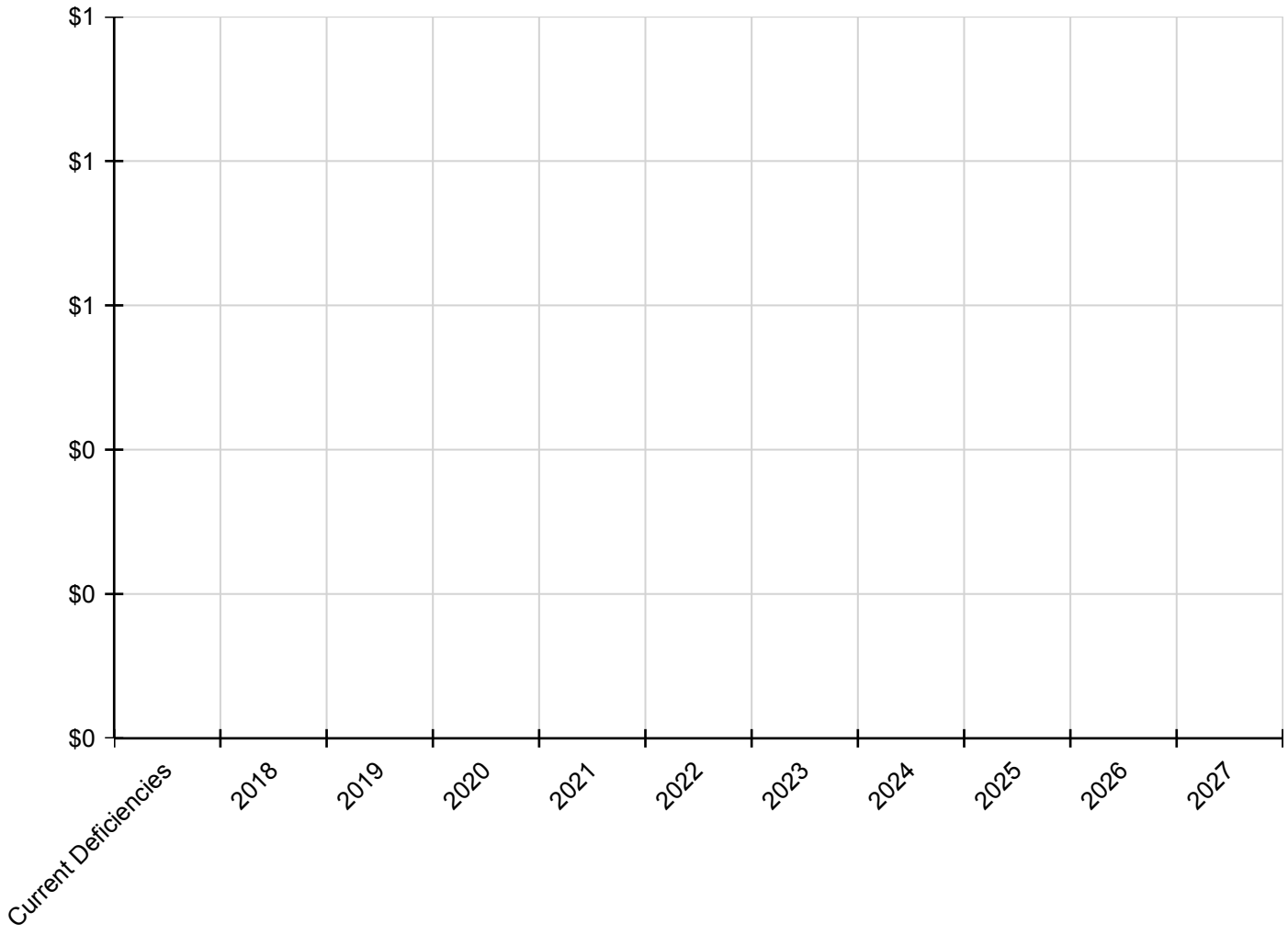
Inflation Rate: 3%

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

** 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:	MS -Middle School
Gross Area (SF):	138,217
Year Built:	2000
Last Renovation:	
Replacement Value:	$5,527,298
Repair Cost:	$134,190.00
Total FCI:	2.43 %
Total RSLI:	35.05 %
FCA Score:	97.57

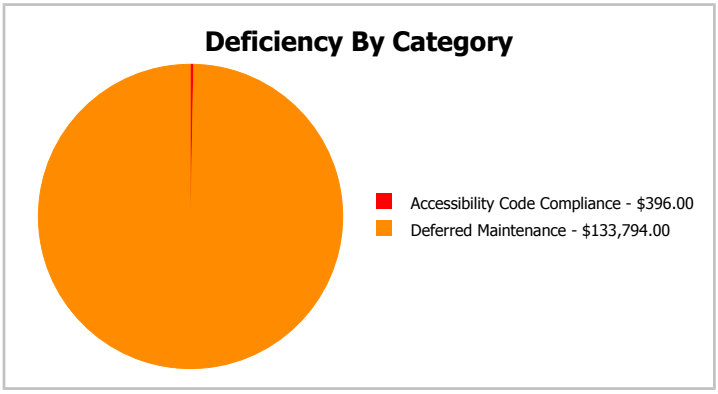
Description:

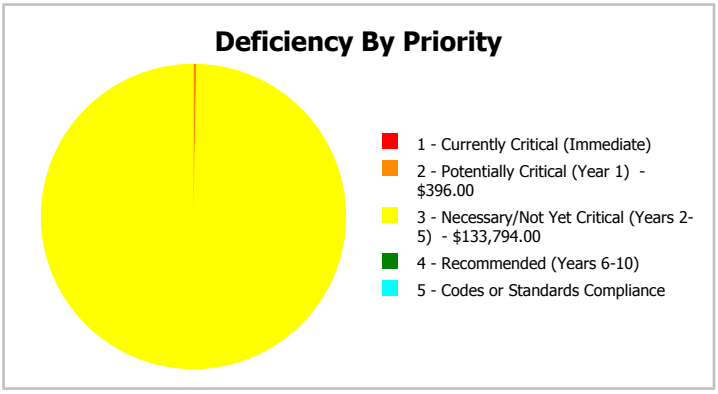
The narrative for this site is included in the Executive Summary Description at the front of this report.

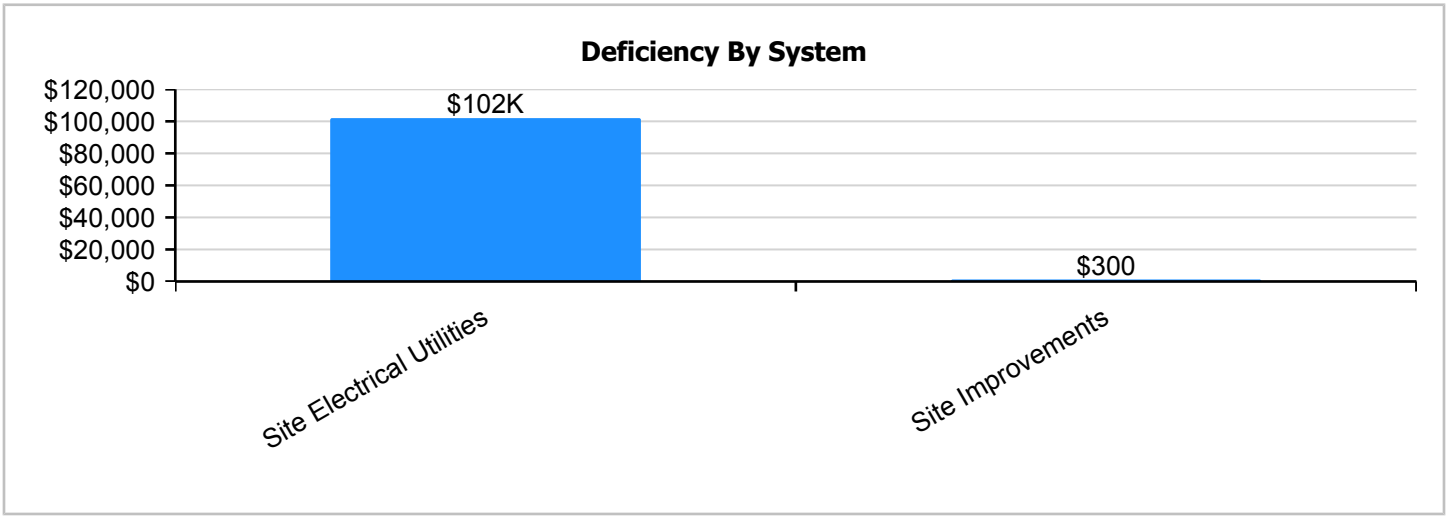
Attributes: This asset has no attributes.

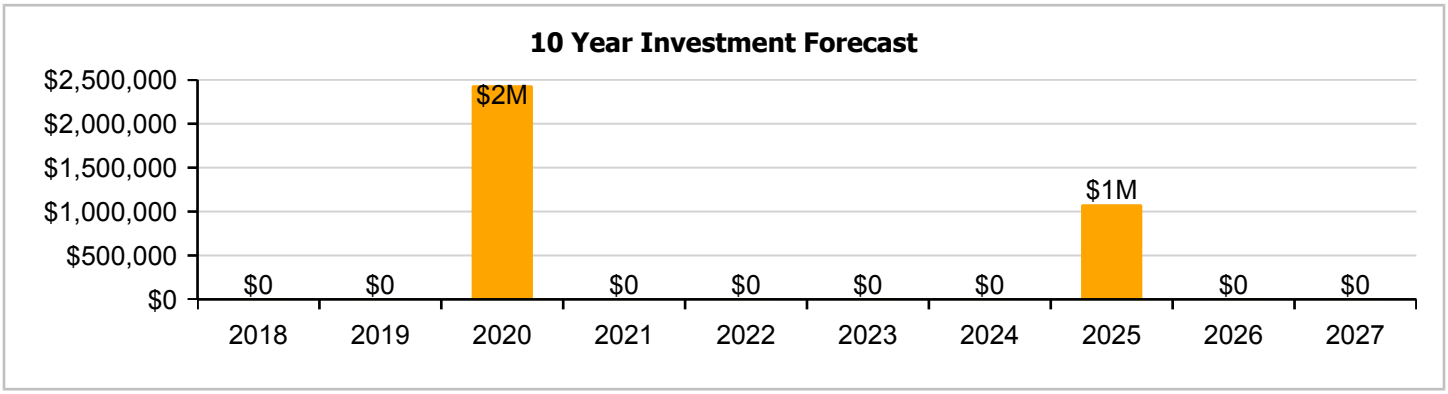
Dashboard Summary

Function:	MS -Middle School	Gross Area:	138,217
Year Built:	2000	Last Renovation:	
Repair Cost:	$134,190	Replacement Value:	$5,527,298
FCI:	2.43 %	RSLI%:	35.05 %









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	21.18 %	0.01 %	$396.00
G30 - Site Mechanical Utilities	65.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	47.46 %	19.40 %	$133,794.00
Totals:	**35.05 %**	**2.43 %**	**$134,190.00**

Photo Album

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

1). Aerial Image of Overhills Middle School - Mar 03, 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:

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3. Unit Price $: The unit price of the system.
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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.	138,217	25	2000	2025		32.00 %	0.00 %	8			$583,276
G2020	Parking Lots	$1.39	S.F.	138,217	25	2000	2025		32.00 %	0.21 %	8		$396.00	$192,122
G2030	Pedestrian Paving	$1.98	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$273,670
G2040105	Fence & Guardrails	$1.20	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$165,860
G2040950	Baseball Field	$7.08	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$978,576
G2040950	Playing Field	$2.47	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$341,396
G2040950	Softball Field	$5.11	S.F.	138,217	20	2000	2020		15.00 %	0.00 %	3			$706,289
G2050	Landscaping	$1.91	S.F.	138,217	15	2000	2015		0.00 %	0.00 %	-2			$263,994
G3010	Water Supply	$2.42	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$334,485
G3020	Sanitary Sewer	$1.52	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$210,090
G3030	Storm Sewer	$4.67	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$645,473
G3060	Fuel Distribution	$1.03	S.F.	138,217	40	2000	2040		57.50 %	0.00 %	23			$142,364
G4010	Electrical Distribution	$2.59	S.F.	138,217	50	2000	2050		66.00 %	0.00 %	33			$357,982
G4020	Site Lighting	$1.52	S.F.	138,217	30	2000	2030		43.33 %	0.00 %	13			$210,090
G4030	Site Communications & Security	$0.88	S.F.	138,217	15	2000	2015		0.00 %	110.00 %	-2		$133,794.00	$121,631
								Total	**35.05 %**	**2.43 %**			**$134,190.00**	**$5,527,298**

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



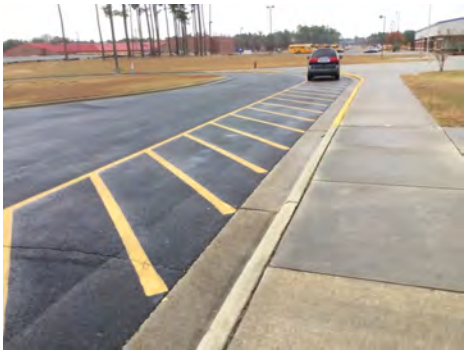
Note:

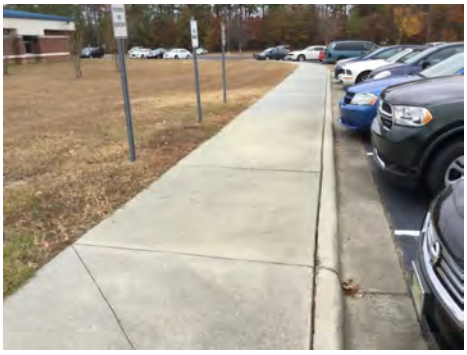
System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving





Note:

System: G2040105 - Fence & Guardrails




Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Softball Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

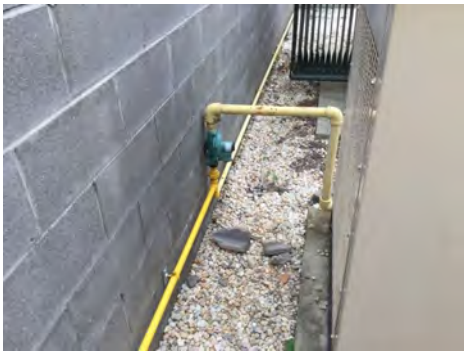
System: G3020 - Sanitary Sewer


Note:

System: G3030 - Storm Sewer

Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution

Note:

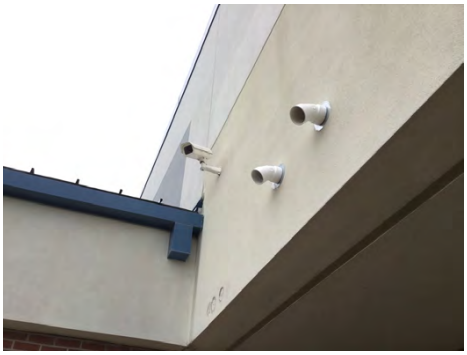
System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security





Note:

Renewal Schedule

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

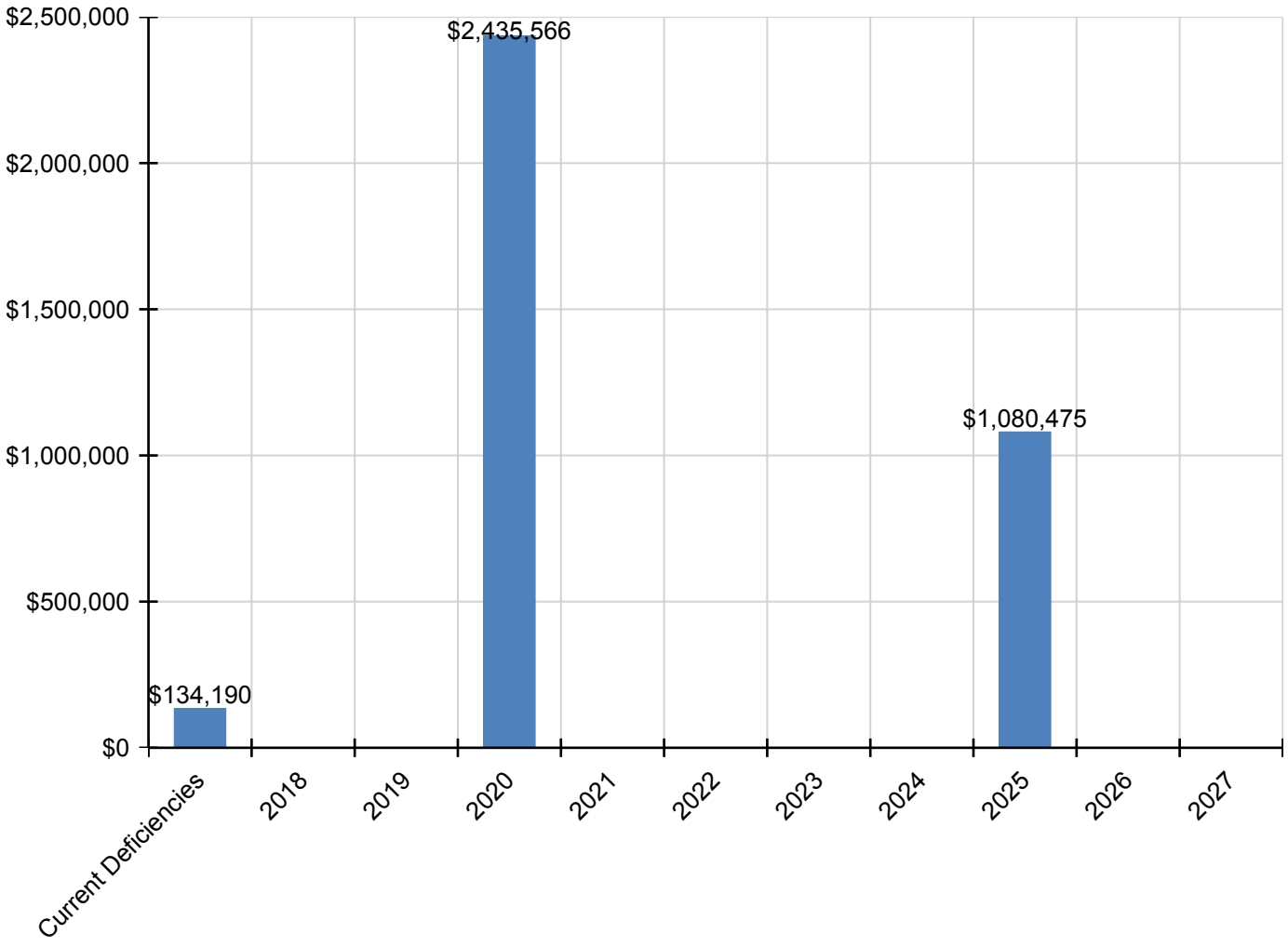
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$134,190**	**$0**	**$0**	**$2,435,566**	**$0**	**$0**	**$0**	**$0**	**$1,080,475**	**$0**	**$0**	**$3,650,231**
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	$812,763	$0	$0	**$812,763**
G2020 - Parking Lots	$396	$0	$0	$0	$0	$0	$0	$0	$267,712	$0	$0	**$268,108**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$1,176,248	$0	$0	$0	$0	$0	$0	$0	**$1,176,248**
G2040950 - Playing Field	$0	$0	$0	$410,358	$0	$0	$0	$0	$0	$0	$0	**$410,358**
G2040950 - Softball Field	$0	$0	$0	$848,959	$0	$0	$0	$0	$0	$0	$0	**$848,959**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$133,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,794**

** Indicates non-renewable system*

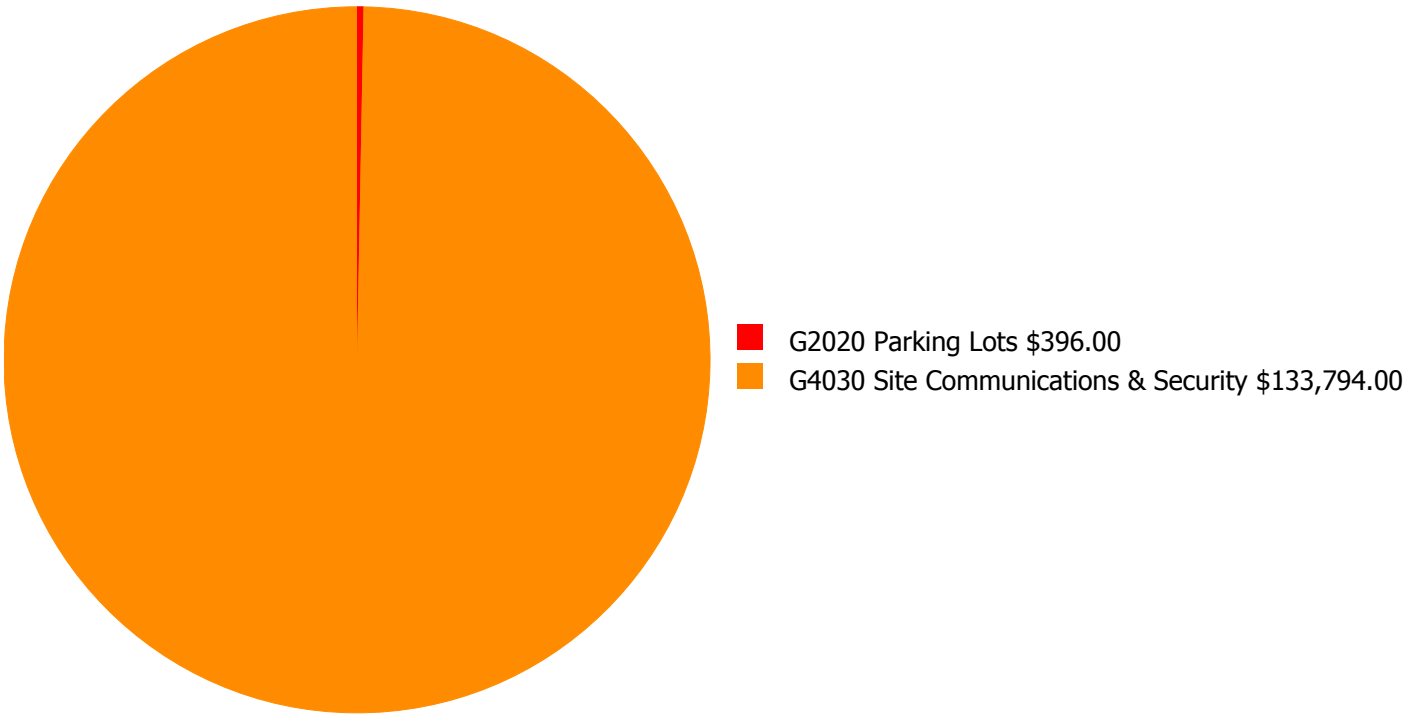
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

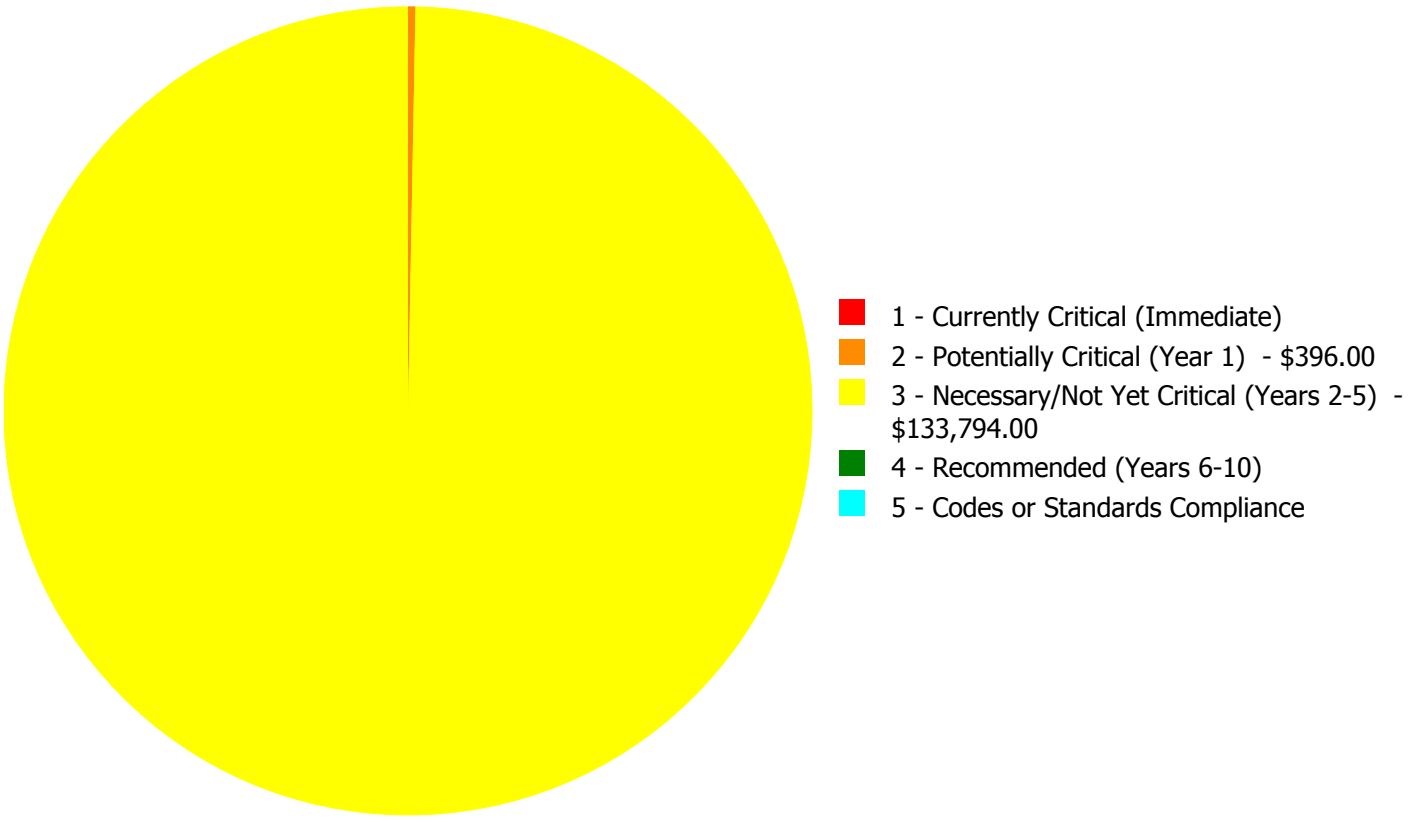
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $134,190.00

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: $134,190.00

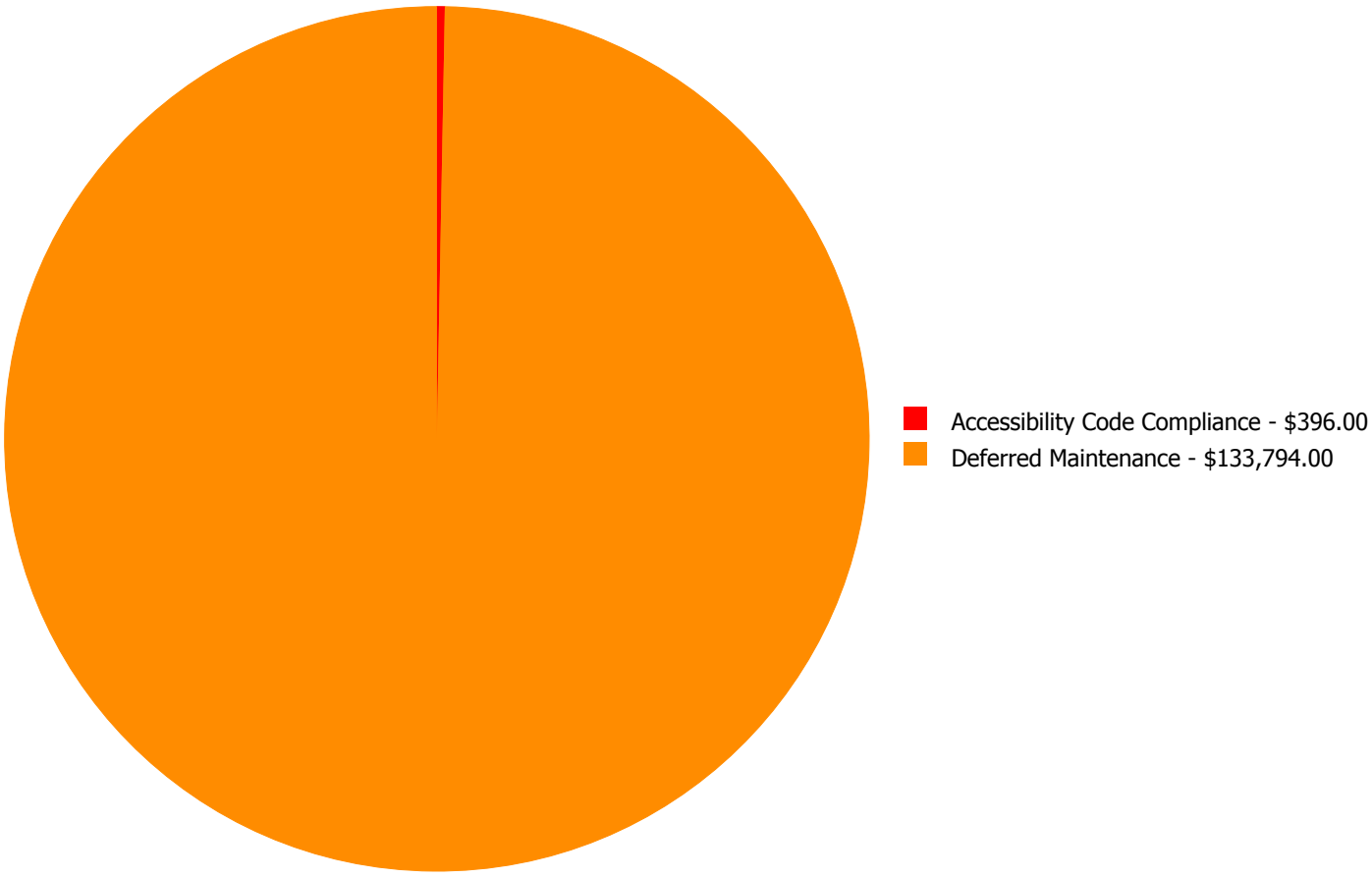
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$396.00	$0.00	$0.00	$0.00	$396.00
G4030	Site Communications & Security	$0.00	$0.00	$133,794.00	$0.00	$0.00	$133,794.00
	Total:	$0.00	$396.00	$133,794.00	$0.00	$0.00	$134,190.00

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: $134,190.00

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):

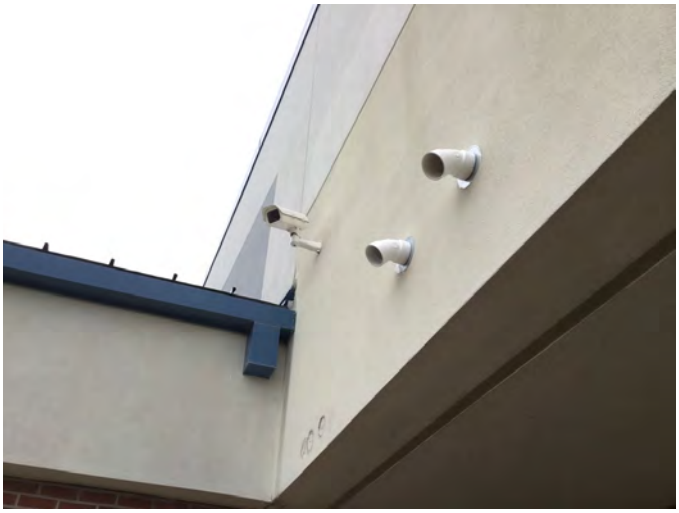
System: G2020 - Parking Lots

Location: Parking Lots
Distress: Missing
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking symbol
Qty: 5.00
Unit of Measure: Ea.
Estimate: $396.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The parking lot is missing handicap symbol on paving and should be provided per ADA standards.

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

System: G4030 - Site Communications & Security



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 138,217.00
Unit of Measure: S.F.
Estimate: $133,794.00
Assessor Name: Eduardo Lopez
Date Created: 12/08/2016

Notes: The site communication & security system is beyond its expected service life and should be scheduled for replacement.