

NC School District/520 Jones County/Elementary School

Pollocksville Elementary

Final

Campus Assessment Report

March 11, 2017



Table of Contents

Campus Executive Summary	4
Campus Dashboard Summary	7
Campus Condition Summary	8
<u>1992 Main</u>	10
Executive Summary	10
Dashboard Summary	11
Condition Summary	12
Photo Album	13
Condition Detail	14
System Listing	15
System Notes	16
Renewal Schedule	26
Forecasted Sustainment Requirement	28
Deficiency Summary By System	29
Deficiency Summary By Priority	30
Deficiency By Priority Investment	31
Deficiency Summary By Category	32
Deficiency Details By Priority	33
<u>Site</u>	41
Executive Summary	41
Dashboard Summary	42
Condition Summary	43
Photo Album	44
Condition Detail	45
System Listing	46
System Notes	47
Renewal Schedule	52
Forecasted Sustainment Requirement	53
Deficiency Summary By System	54

Campus Assessment Report

Deficiency Summary By Priority	55
Deficiency By Priority Investment	56
Deficiency Summary By Category	57
Deficiency Details By Priority	58

Campus Executive Summary

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

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

Gross Area (SF):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$7,489,308
Repair Cost:	\$2,551,772.27
Total FCI:	34.07 %
Total RSLI:	33.47 %
FCA Score:	65.93



Description:

GENERAL

Pollocksville Elementary School is located at 300 Trent Street in, Pollocksville, North Carolina. The 1 story, 34,800 square foot building was originally constructed in 1992. There have been no additions. In 2014, the HVAC system was renovated.

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.

Campus Assessment Report - Pollocksville Elementary

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction at mezzanines is concrete filled steel pans on steel framing. Roof construction is steel. Exterior walls are brick veneer over CMU. Exterior windows are clear anodized aluminum frame with fixed and operable dual panes. Exterior doors are aluminum framed fully glazed storefront style at the main entry. Secondary/utility doors are hollow metal in hollow metal frames. Roofing is steep preformed metal with painted finish. There are not typically gutters and downspouts at eave edges. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include: white boards; chalk boards; graphics and identifying devices; toilet accessories and toilet partitions; and storage shelving. Interior wall finishes are typically paint. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in classrooms are typically VCT. Other floor finishes include carpet in the media center, ceramic tile in toilet rooms, and quarry tile in the kitchen. Ceiling finishes throughout the building are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does not include conveying equipment.

PLUMBING: Plumbing fixtures are typically porcelain fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. The sanitary waste system is cast iron.

HVAC: Heating and cooling at classrooms is provided wall mounted mini-split units with variable speed operation for optimal efficiency. Heating and cooling elsewhere is provided by heat pumps. Air handlers on mezzanines distribute conditioned air. Fresh air is supplied by infiltration and air handlers. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local, but have the capacity to be read via wi-fi.

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

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to a 1200 amp 208/120V 3 phase, 4 wires MDP located in the building. Lighting is typically lay-in type, fluorescent light fixtures with retrofitted T-8 lamps. Branch circuit wiring is copper serving electrical switches and receptacles.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. This building has a local area network (LAN). The building includes an internal security system that is actuated by

Campus Assessment Report - Pollocksville Elementary

contacts. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system separate from the

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

E. EQUIPMENT & FURNISHINGS

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

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; a ball field; and covered walkways. Site mechanical and electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface waterways; fiber optic cables; and site lighting that is owned by the local power company.

Attributes:

General Attributes:

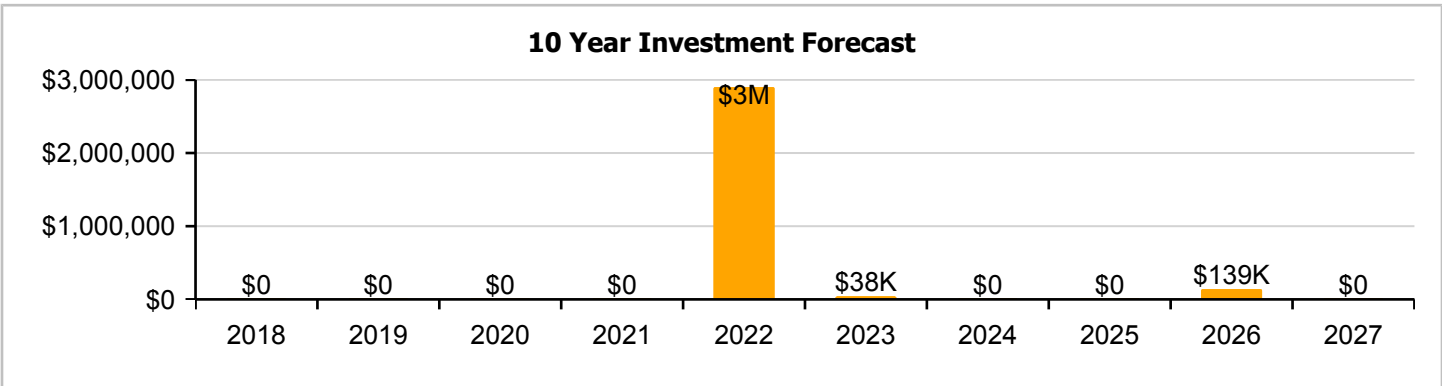
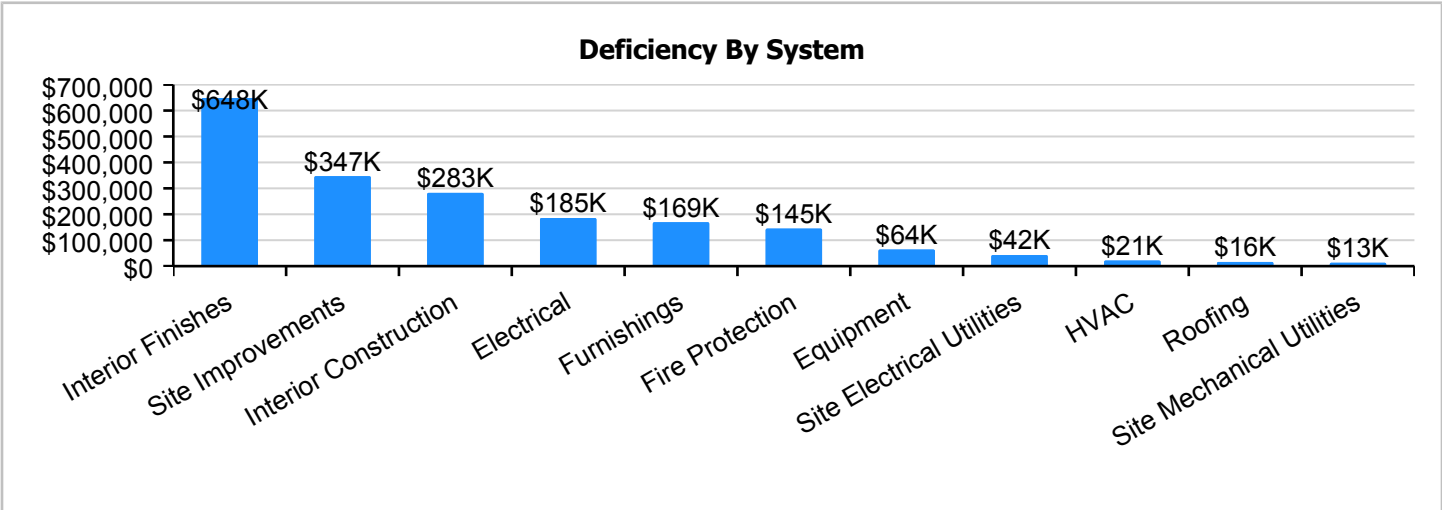
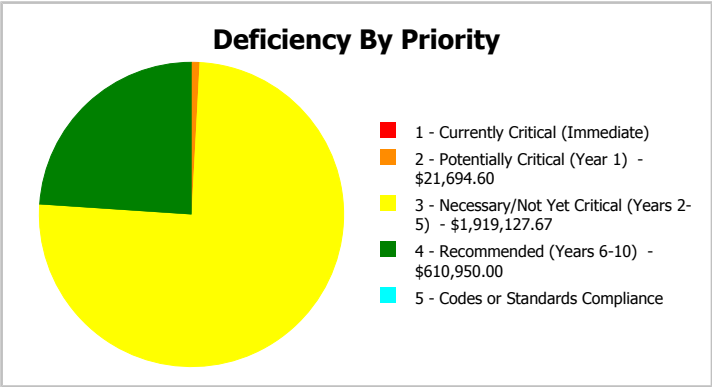
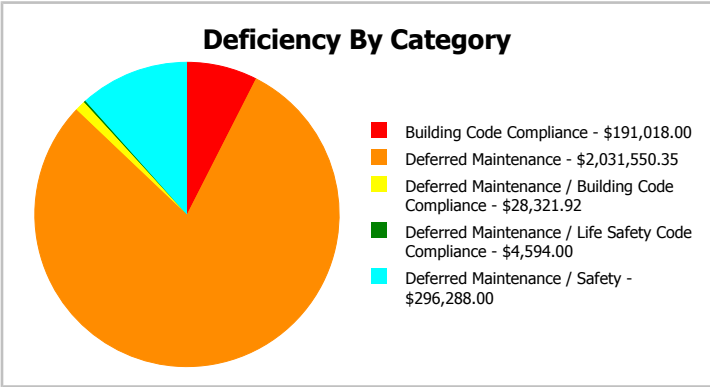
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			

School Information:

HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	10.6	Site Acreage:	10.6

Campus Dashboard Summary

Gross Area:	34,800	Last Renovation:	
Year Built:	1992	Replacement Value:	\$7,489,308
Repair Cost:	\$2,551,772	RSLI%:	33.47 %
FCI:	34.07 %		



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.

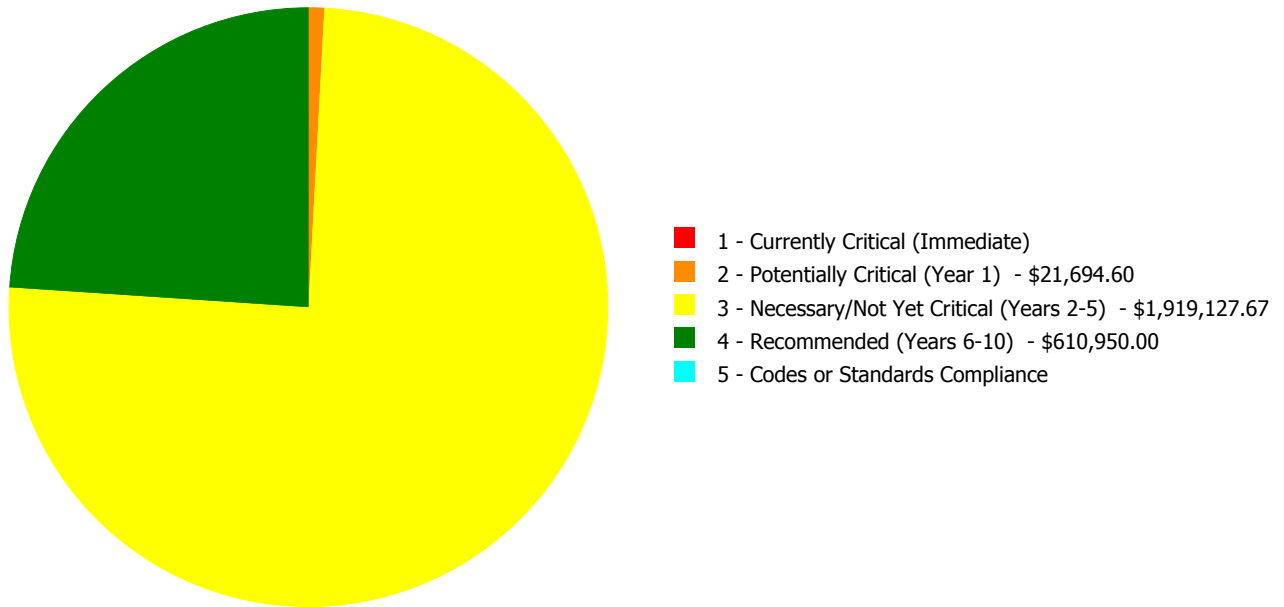
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.35 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	6.31 %	\$21,210.75
C10 - Interior Construction	33.04 %	46.44 %	\$372,847.00
C30 - Interior Finishes	9.99 %	97.79 %	\$855,558.00
D20 - Plumbing	16.67 %	0.00 %	\$0.00
D30 - HVAC	62.32 %	3.79 %	\$28,321.92
D40 - Fire Protection	0.00 %	110.00 %	\$191,018.00
D50 - Electrical	23.30 %	24.71 %	\$244,610.00
E10 - Equipment	0.00 %	110.00 %	\$84,216.00
E20 - Furnishings	0.00 %	110.00 %	\$223,172.00
G20 - Site Improvements	3.09 %	77.51 %	\$457,446.00
G30 - Site Mechanical Utilities	50.00 %	5.90 %	\$17,100.60
G40 - Site Electrical Utilities	32.42 %	34.70 %	\$56,272.00
Totals:	33.47 %	34.07 %	\$2,551,772.27

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
1992 Main	34,800	31.35	\$0.00	\$4,594.00	\$1,405,409.67	\$610,950.00	\$0.00
Site	34,800	50.93	\$0.00	\$17,100.60	\$513,718.00	\$0.00	\$0.00
Total:		34.07	\$0.00	\$21,694.60	\$1,919,127.67	\$610,950.00	\$0.00

Deficiencies By Priority



Budget Estimate Total: \$2,551,772.27

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$6,447,048
Repair Cost:	\$2,020,953.67
Total FCI:	31.35 %
Total RSLI:	35.54 %
FCA Score:	68.65



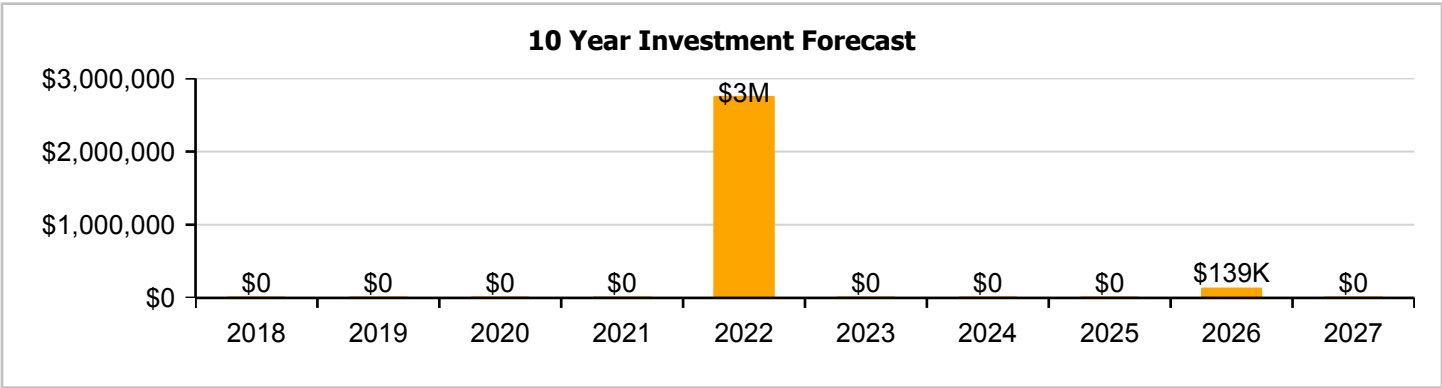
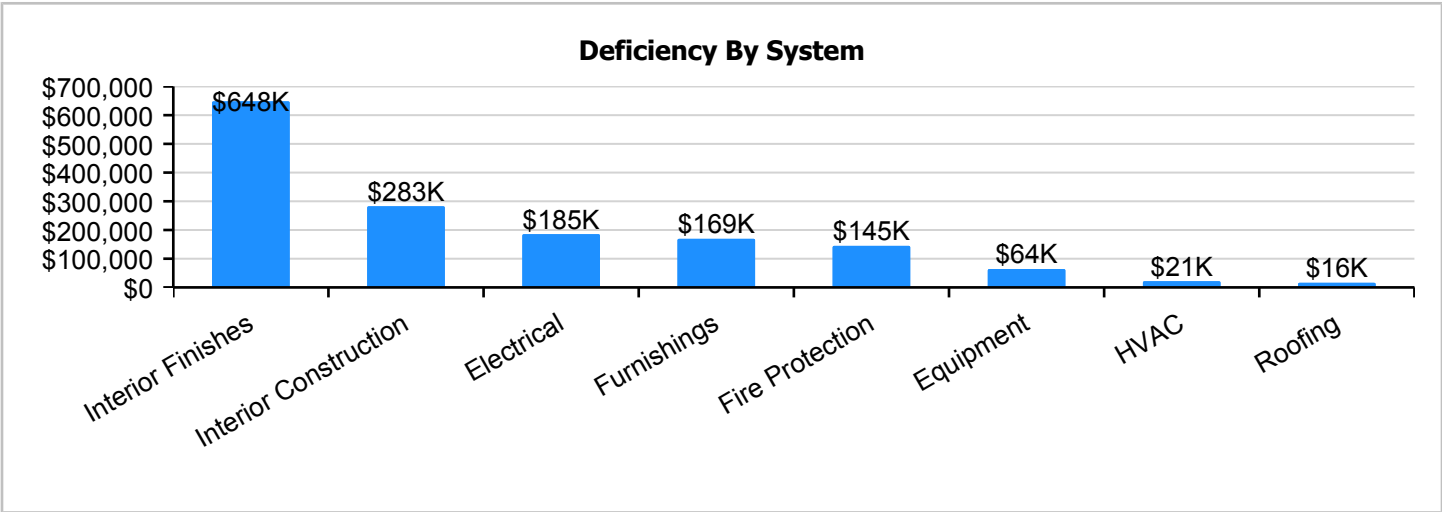
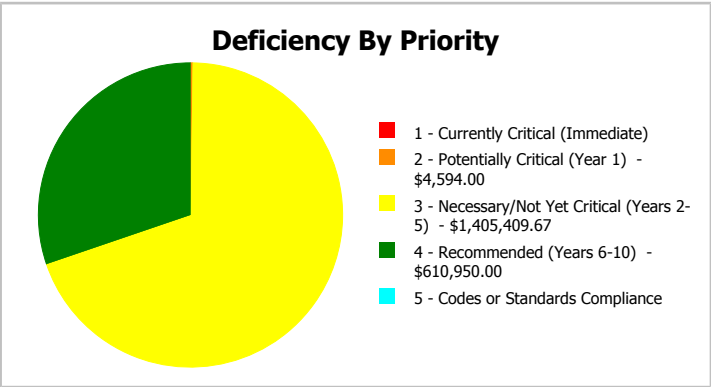
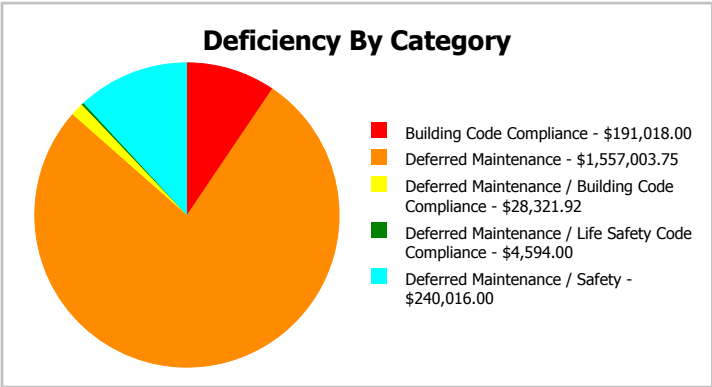
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	34,800
Year Built:	1992	Last Renovation:	
Repair Cost:	\$2,020,954	Replacement Value:	\$6,447,048
FCI:	31.35 %	RSLI%:	35.54 %



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	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	44.35 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	6.31 %	\$21,210.75
C10 - Interior Construction	33.04 %	46.44 %	\$372,847.00
C30 - Interior Finishes	9.99 %	97.79 %	\$855,558.00
D20 - Plumbing	16.67 %	0.00 %	\$0.00
D30 - HVAC	62.32 %	3.79 %	\$28,321.92
D40 - Fire Protection	0.00 %	110.00 %	\$191,018.00
D50 - Electrical	23.30 %	24.71 %	\$244,610.00
E10 - Equipment	0.00 %	110.00 %	\$84,216.00
E20 - Furnishings	0.00 %	110.00 %	\$223,172.00
Totals:	35.54 %	31.35 %	\$2,020,953.67

Photo Album

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

1). Southeast Elevation - Feb 15, 2017



2). Southwest Elevation - Feb 15, 2017



3). Northwest Elevation - Feb 15, 2017



4). Northeast Elevation - Feb 15, 2017



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.79	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$166,692
A1030	Slab on Grade	\$8.43	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$293,364
B1010	Floor Construction	\$1.64	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$57,072
B1020	Roof Construction	\$15.76	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$548,448
B2010	Exterior Walls	\$9.42	S.F.	34,800	100	1992	2092		75.00 %	0.00 %	75			\$327,816
B2020	Exterior Windows	\$9.39	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$326,772
B2030	Exterior Doors	\$1.04	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$36,192
B3010130	Preformed Metal Roofing	\$9.66	S.F.	34,800	30	1992	2022		16.67 %	6.31 %	5		\$21,210.75	\$336,168
C1010	Partitions	\$10.80	S.F.	34,800	75	1992	2067		66.67 %	0.00 %	50			\$375,840
C1020	Interior Doors	\$2.53	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$88,044
C1030	Fittings	\$9.74	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$372,847.00	\$338,952
C3010	Wall Finishes	\$2.79	S.F.	34,800	10	2016	2026		90.00 %	0.00 %	9			\$97,092
C3020	Floor Finishes	\$11.38	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$435,626.00	\$396,024
C3030	Ceiling Finishes	\$10.97	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$419,932.00	\$381,756
D2010	Plumbing Fixtures	\$11.48	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$399,504
D2020	Domestic Water Distribution	\$0.98	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$34,104
D2030	Sanitary Waste	\$1.54	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$53,592
D3040	Distribution Systems	\$6.14	S.F.	34,800	30	1992	2022		16.67 %	13.25 %	5		\$28,321.92	\$213,672
D3050	Terminal & Package Units	\$13.37	S.F.	34,800	15	2014	2029		80.00 %	0.00 %	12			\$465,276
D3060	Controls & Instrumentation	\$1.94	S.F.	34,800	20	2014	2034		85.00 %	0.00 %	17			\$67,512
D4010	Sprinklers	\$4.32	S.F.	34,800	30			2017	0.00 %	110.00 %	0		\$165,370.00	\$150,336
D4020	Standpipes	\$0.67	S.F.	34,800	30			2017	0.00 %	110.00 %	0		\$25,648.00	\$23,316
D5010	Electrical Service/Distribution	\$1.69	S.F.	34,800	40	1992	2032		37.50 %	0.00 %	15			\$58,812
D5020	Branch Wiring	\$5.06	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$176,088
D5020	Lighting	\$11.92	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$414,816
D5030810	Security & Detection Systems	\$1.87	S.F.	34,800	15	1992	2007		0.00 %	110.00 %	-10		\$71,584.00	\$65,076
D5030910	Fire Alarm Systems	\$3.39	S.F.	34,800	15	2016	2031		93.33 %	0.00 %	14			\$117,972
D5030920	Data Communication	\$4.40	S.F.	34,800	15	1992	2007		0.00 %	110.00 %	-10		\$168,432.00	\$153,120
D5090	Other Electrical Systems	\$0.12	S.F.	34,800	20	1992	2012		0.00 %	110.01 %	-5		\$4,594.00	\$4,176
E1020	Institutional Equipment	\$0.30	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$11,484.00	\$10,440
E1090	Other Equipment	\$1.90	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$72,732.00	\$66,120
E2010	Fixed Furnishings	\$5.83	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$223,172.00	\$202,884
Total									35.54 %	31.35 %			\$2,020,953.67	\$6,447,048

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

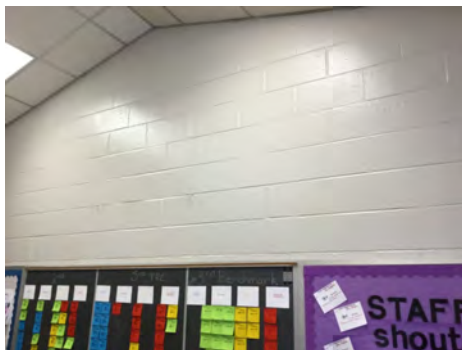
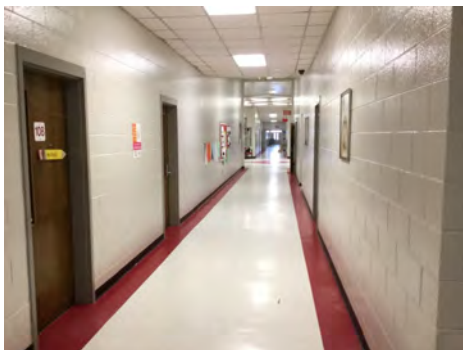
Campus Assessment Report - 1992 Main

System: B3010130 - Preformed Metal Roofing



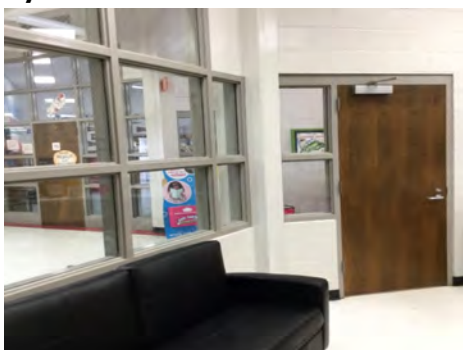
Note:

System: C1010 - Partitions



Note:

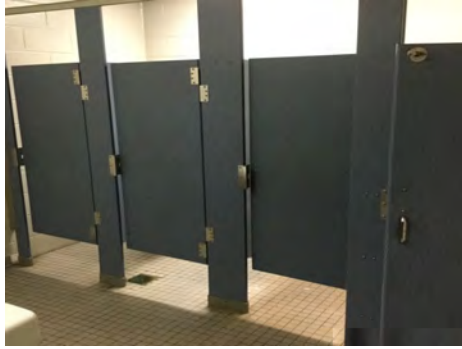
System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1992 Main

System: C1030 - Fittings



Note:

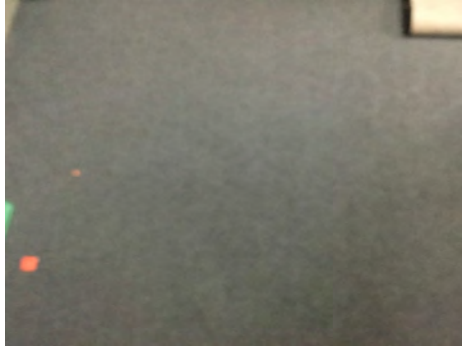
System: C3010 - Wall Finishes



Note:

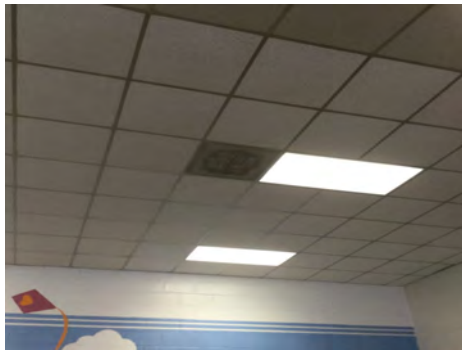
Campus Assessment Report - 1992 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1992 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1992 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note: Classrooms, media center, cafeteria, and halls replaced 2014.

System: D3060 - Controls & Instrumentation



Note:

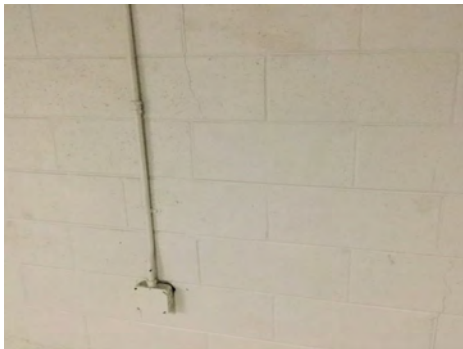
Campus Assessment Report - 1992 Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note: Lighting upgraded to T-8 lamps and ballasts in existing fixtures, 2011.

Campus Assessment Report - 1992 Main

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

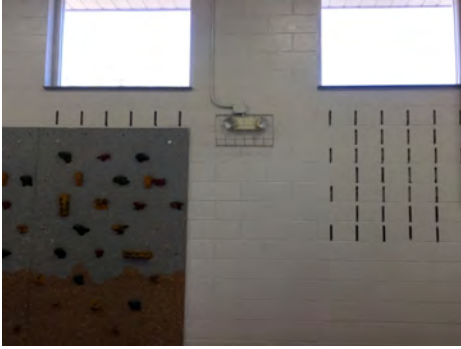
System: D5030920 - Data Communication



Note:

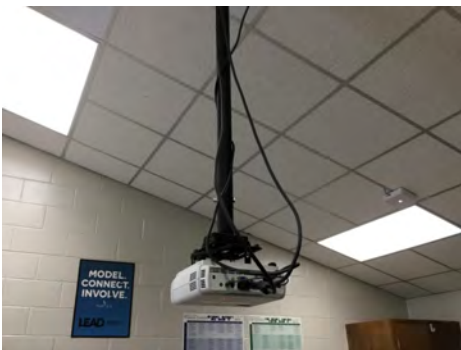
Campus Assessment Report - 1992 Main

System: D5090 - Other Electrical Systems



Note:

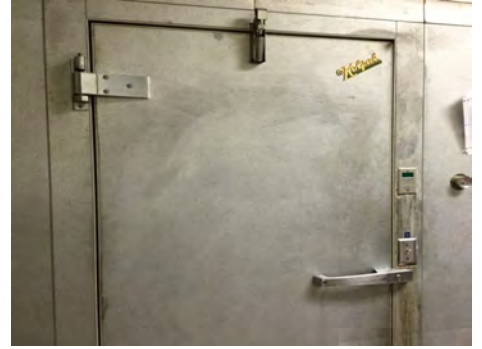
System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1992 Main

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:	\$2,020,954	\$0	\$0	\$0	\$0	\$2,760,200	\$0	\$0	\$0	\$139,351	\$0	\$4,920,505
* 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	\$416,700	\$0	\$0	\$0	\$0	\$0	\$416,700
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$46,152	\$0	\$0	\$0	\$0	\$0	\$46,152
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	\$21,211	\$0	\$0	\$0	\$0	\$537,801	\$0	\$0	\$0	\$0	\$0	\$559,012
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	\$112,273	\$0	\$0	\$0	\$0	\$0	\$112,273
C1030 - Fittings	\$372,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$372,847
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,351	\$0	\$139,351
C3020 - Floor Finishes	\$435,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$435,626
C3030 - Ceiling Finishes	\$419,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$419,932
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

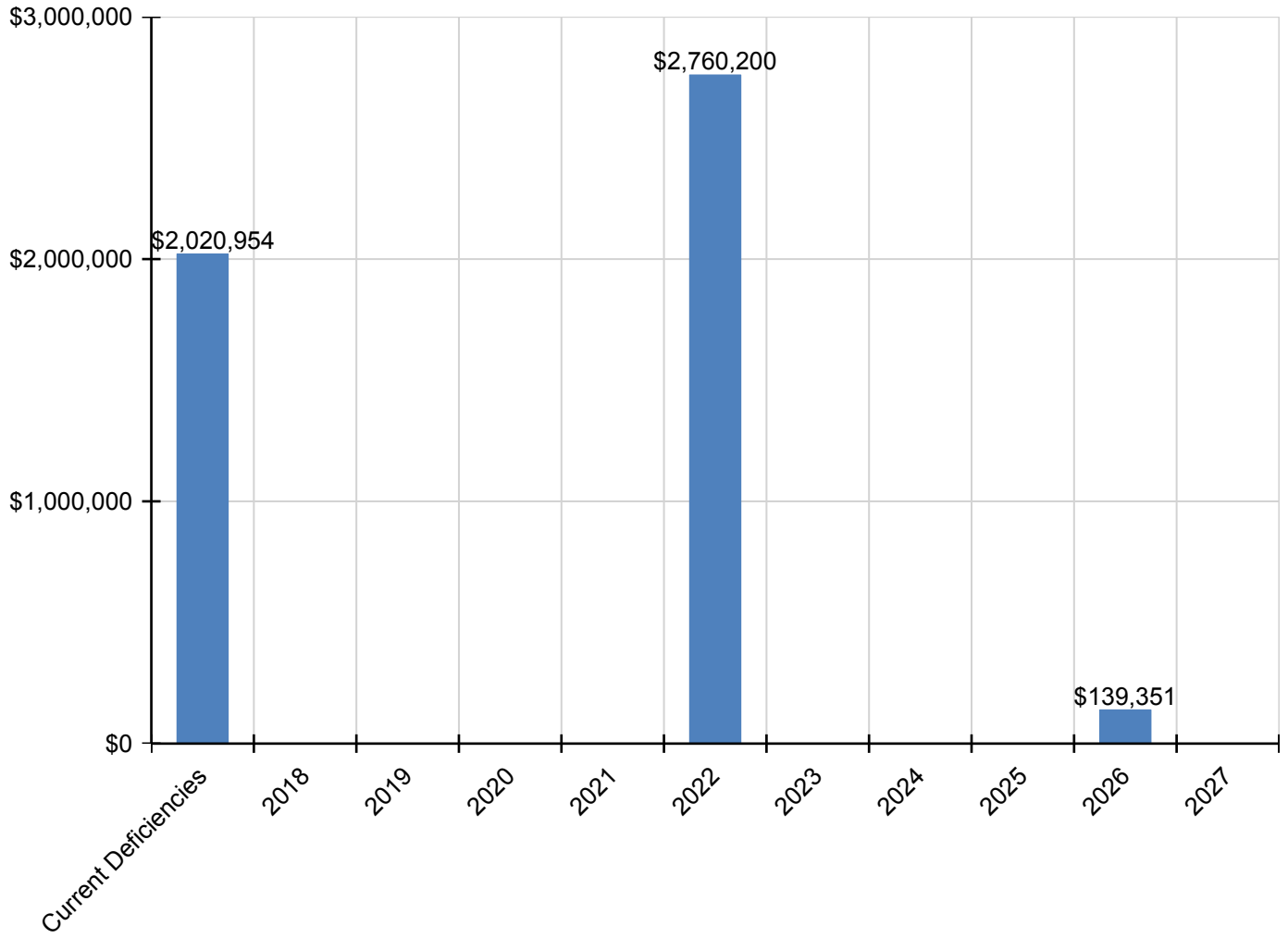
Campus Assessment Report - 1992 Main

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$509,448	\$0	\$0	\$0	\$0	\$0	\$0	\$509,448
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$43,489	\$0	\$0	\$0	\$0	\$0	\$0	\$43,489
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$68,340	\$0	\$0	\$0	\$0	\$0	\$0	\$68,340
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$28,322	\$0	\$0	\$0	\$0	\$272,475	\$0	\$0	\$0	\$0	\$0	\$0	\$300,797
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$165,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,370
D4020 - Standpipes	\$25,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,648
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$224,548	\$0	\$0	\$0	\$0	\$0	\$0	\$224,548
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$528,974	\$0	\$0	\$0	\$0	\$0	\$0	\$528,974
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$71,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,584
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030920 - Data Communication	\$168,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,432
D5090 - Other Electrical Systems	\$4,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,594
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$11,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,484
E1090 - Other Equipment	\$72,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,732
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$223,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,172

* Indicates non-renewable system

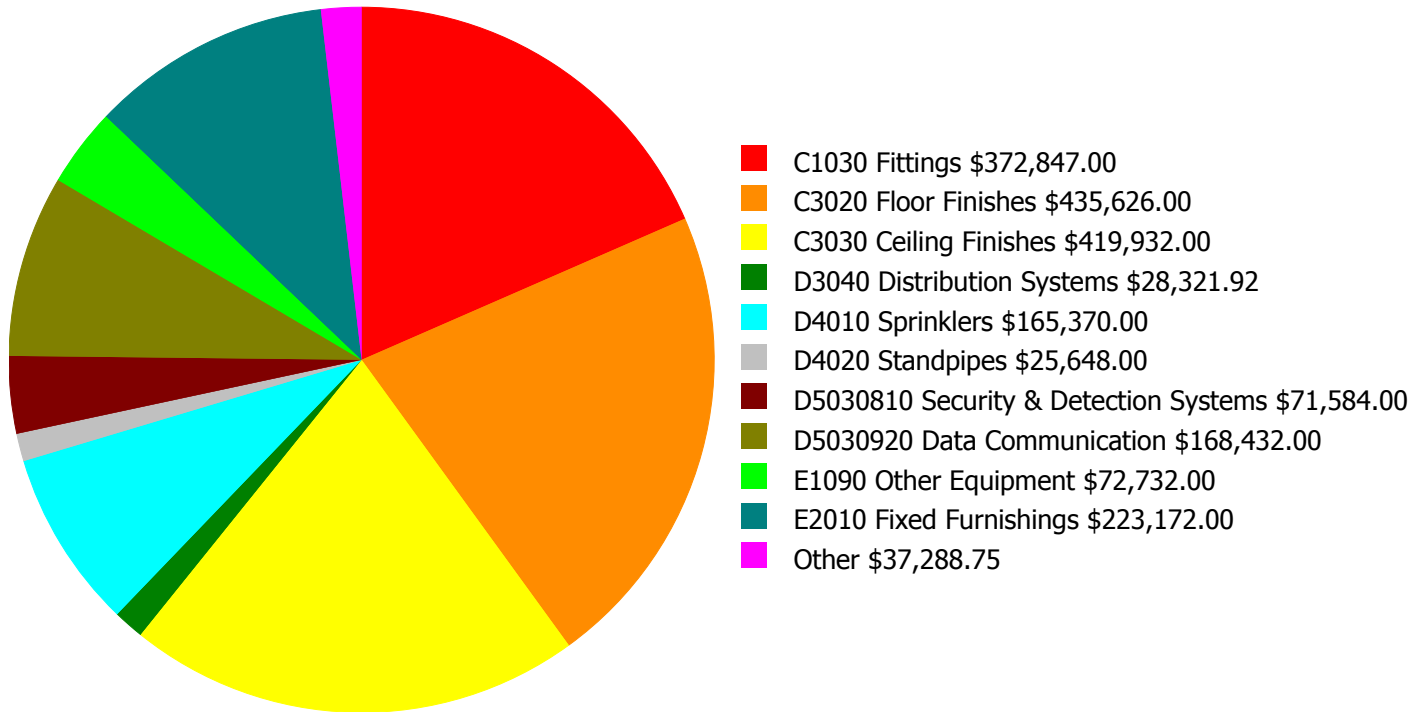
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

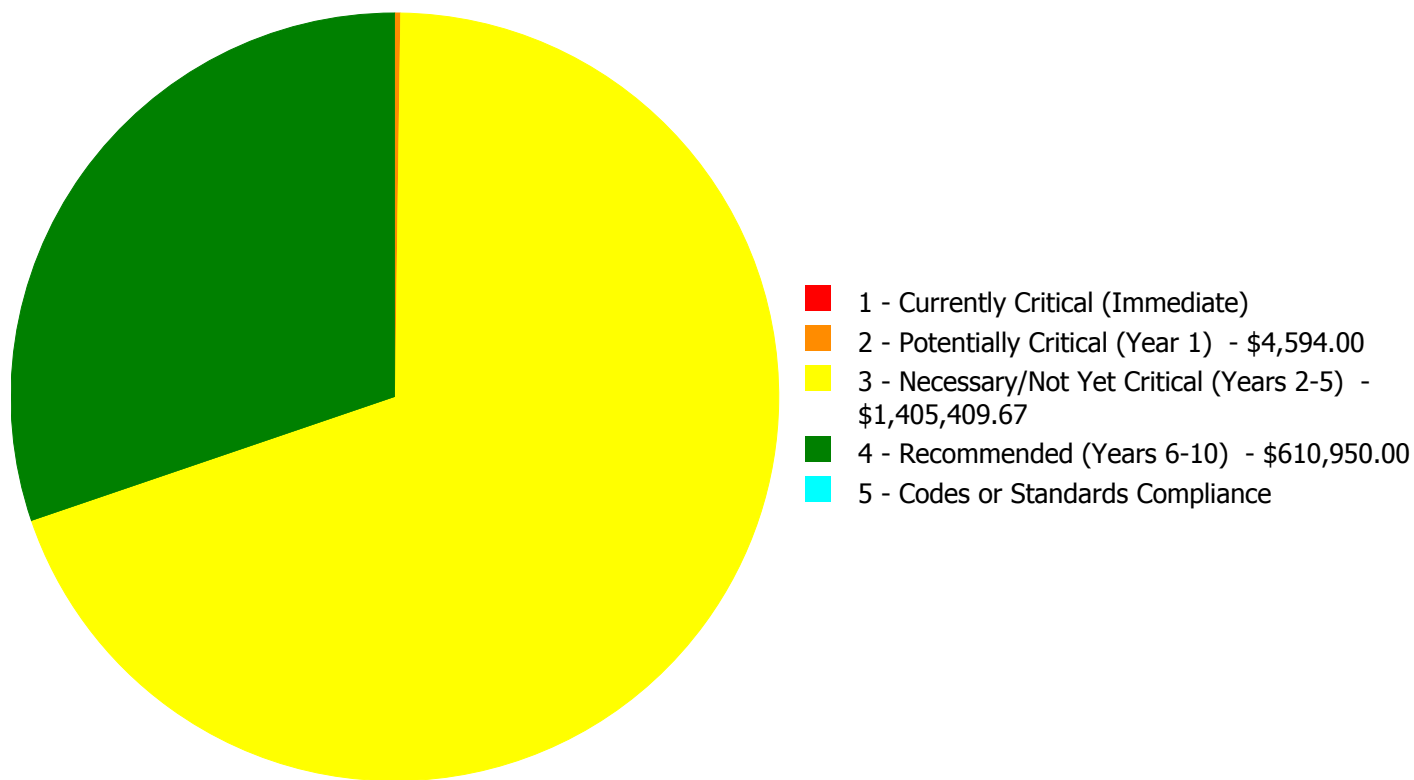
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,020,953.67

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: \$2,020,953.67

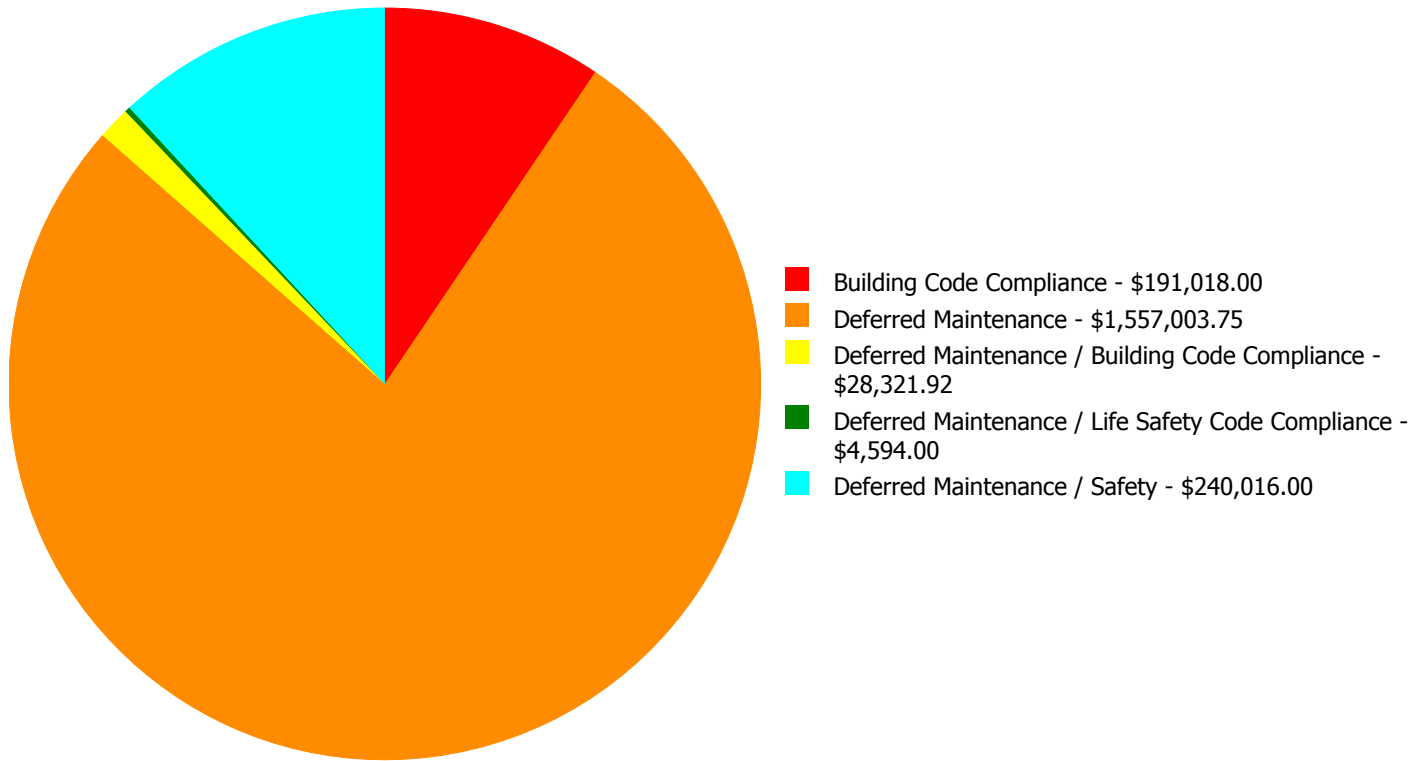
Deficiency By Priority Investment Table

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
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$21,210.75	\$0.00	\$0.00	\$21,210.75
C1030	Fittings	\$0.00	\$0.00	\$372,847.00	\$0.00	\$0.00	\$372,847.00
C3020	Floor Finishes	\$0.00	\$0.00	\$435,626.00	\$0.00	\$0.00	\$435,626.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$0.00	\$419,932.00	\$0.00	\$419,932.00
D3040	Distribution Systems	\$0.00	\$0.00	\$28,321.92	\$0.00	\$0.00	\$28,321.92
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$165,370.00	\$0.00	\$165,370.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$25,648.00	\$0.00	\$25,648.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$71,584.00	\$0.00	\$0.00	\$71,584.00
D5030920	Data Communication	\$0.00	\$0.00	\$168,432.00	\$0.00	\$0.00	\$168,432.00
D5090	Other Electrical Systems	\$0.00	\$4,594.00	\$0.00	\$0.00	\$0.00	\$4,594.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$11,484.00	\$0.00	\$0.00	\$11,484.00
E1090	Other Equipment	\$0.00	\$0.00	\$72,732.00	\$0.00	\$0.00	\$72,732.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$223,172.00	\$0.00	\$0.00	\$223,172.00
	Total:	\$0.00	\$4,594.00	\$1,405,409.67	\$610,950.00	\$0.00	\$2,020,953.67

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: \$2,020,953.67

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: D5090 - Other Electrical Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Life Safety Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$4,594.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Emergency lighting is typically original, obsolete, and beyond its expected life. Repair parts are difficult to obtain. System renewal is recommended.

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

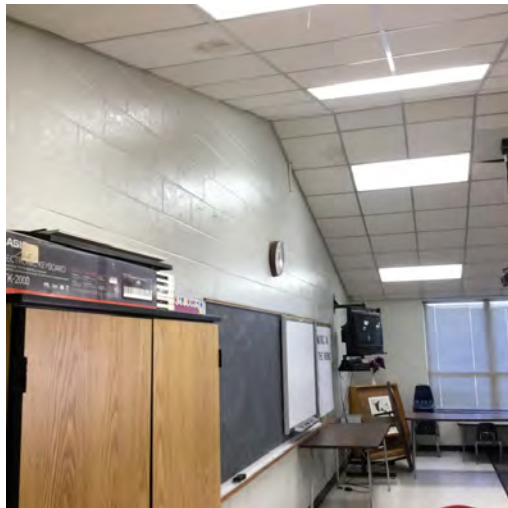
System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Install gutters and downspouts
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: \$21,210.75
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: The roof does not typically have gutters and downspouts at the roof edge, creating localized flooding problems and dumping water onto ground mounted HVAC equipment. Addition of gutters and downspouts is recommended.

System: C1030 - Fittings



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$372,847.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Most fittings in the building are original and beyond their expected life. Some blackboards are present. Whiteboards are beginning to be stained. Room signage is not up to code. Toilet partitions do look newer. System renewal is recommended.

System: C3020 - Floor Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$435,626.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Floor finishes are typically original and are in fair condition. Joints in VCT are separating. Cracks and control joints in concrete are telegraphing through tile. Carpeting is worn. System renewal, with attention to floor prep, is recommended.

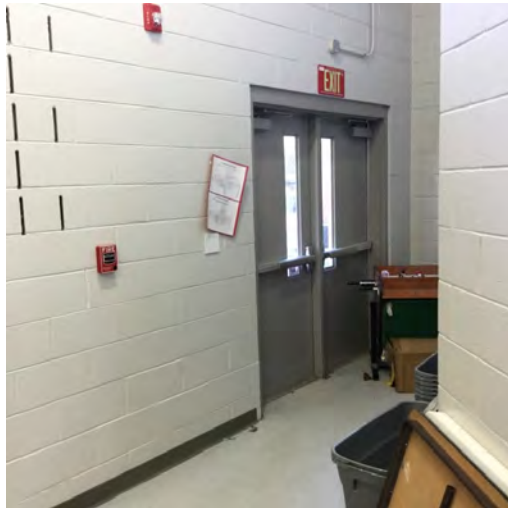
System: D3040 - Distribution Systems



Location: Toilet rooms
Distress: Failing
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace roof mounted exhaust fan, 800 CFM exhaust fan
Qty: 12.00
Unit of Measure: Ea.
Estimate: \$28,321.92
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Exhaust fans reportedly do not work. Replace fans in toilet rooms.

System: D5030810 - Security & Detection Systems



Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$71,584.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Security cameras do not cover all areas of the building (gym is not covered) or building exterior. Improvements in camera range are needed. System renewal is recommended.

System: D5030920 - Data Communication



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$168,432.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The PA system does not function. Announcements need to be made on a room by room basis via telephone. System renewal is recommended.

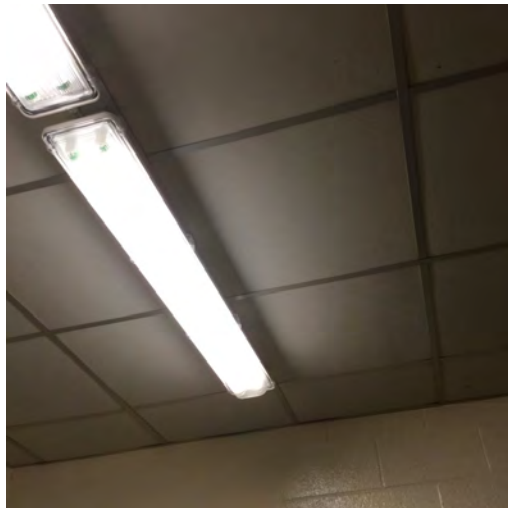
System: E1020 - Institutional Equipment



Location: Throughout the bulding
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$11,484.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Library equipment and other institutional equipment is typically original and in fair condition. System renewal is recommended.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$72,732.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Kitchen equipment is typically original and beyond its expected useful life. Walk-in compressors are near failure. system renewal is recommended.

System: E2010 - Fixed Furnishings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$223,172.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Classroom millwork and other fixed furnishing throughout the building is original and in well maintained but worn condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: C3030 - Ceiling Finishes



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$419,932.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Although well maintained in fair to good condition, the ceiling system is beyond its expected useful life and system renewal is recommended.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$165,370.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$25,648.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	34,800
Year Built:	1992
Last Renovation:	
Replacement Value:	\$1,042,260
Repair Cost:	\$530,818.60
Total FCI:	50.93 %
Total RSLI:	20.70 %
FCA Score:	49.07



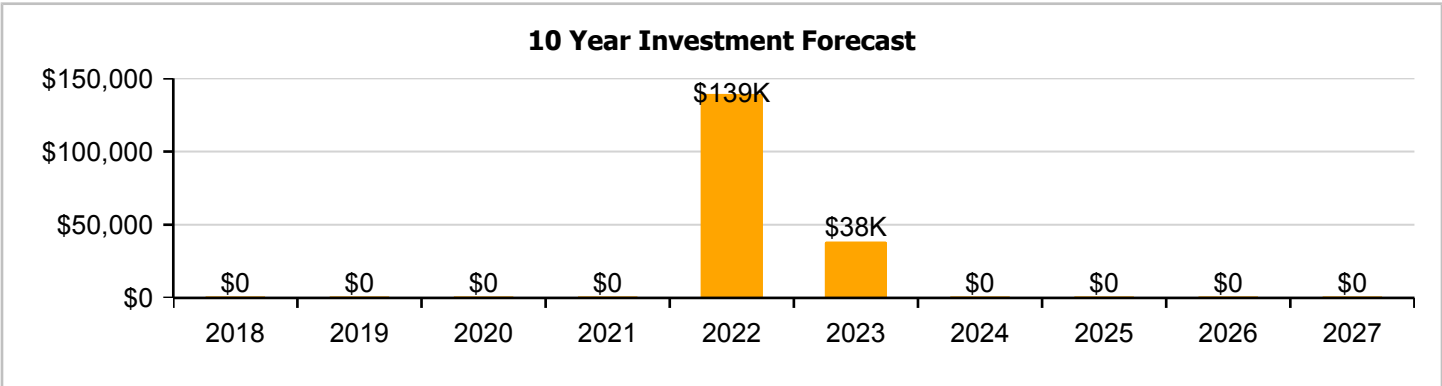
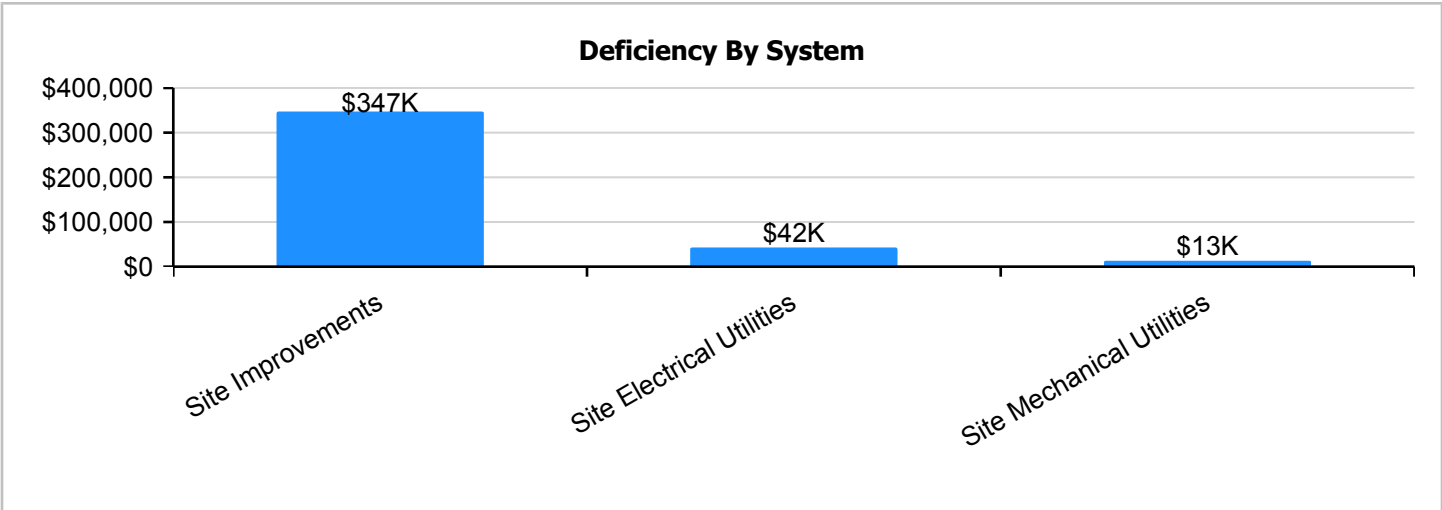
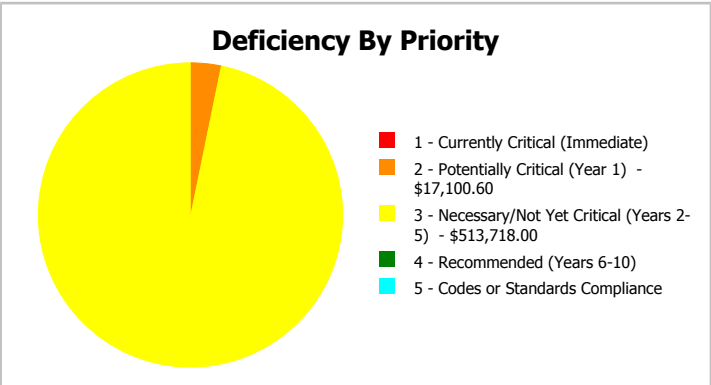
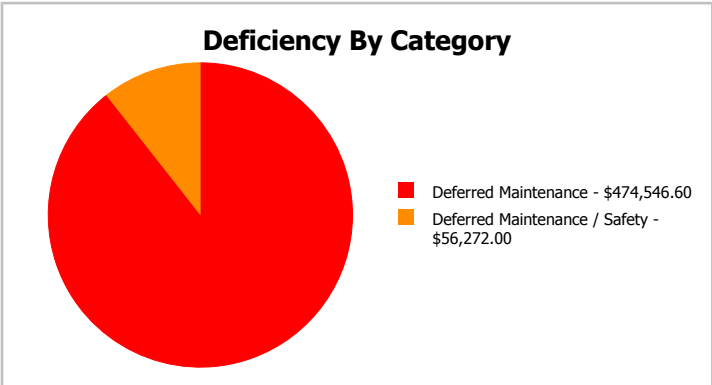
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	34,800
Year Built:	1992	Last Renovation:	
Repair Cost:	\$530,819	Replacement Value:	\$1,042,260
FCI:	50.93 %	RSLI%:	20.70 %



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	3.09 %	77.51 %	\$457,446.00
G30 - Site Mechanical Utilities	50.00 %	5.90 %	\$17,100.60
G40 - Site Electrical Utilities	32.42 %	34.70 %	\$56,272.00
Totals:	20.70 %	50.93 %	\$530,818.60

Photo Album

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

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$3.81	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$145,847.00	\$132,588
G2020	Parking Lots	\$1.33	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$50,912.00	\$46,284
G2030	Pedestrian Paving	\$1.91	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$66,468
G2040105	Fence & Guardrails	\$1.23	S.F.	34,800	30	1992	2022		16.67 %	0.00 %	5			\$42,804
G2040950	Covered Walkways	\$1.52	S.F.	34,800	25	1992	2017		0.00 %	110.00 %	0		\$58,186.00	\$52,896
G2040950	Hard Surface Play Area	\$0.75	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$28,710.00	\$26,100
G2040950	Playing Field	\$4.54	S.F.	34,800	20	1992	2012		0.00 %	110.00 %	-5		\$173,791.00	\$157,992
G2050	Landscaping	\$1.87	S.F.	34,800	15	1992	2007		0.00 %	0.00 %	-10			\$65,076
G3010	Water Supply	\$2.34	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$81,432
G3020	Sanitary Sewer	\$1.45	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$50,460
G3030	Storm Sewer	\$4.54	S.F.	34,800	50	1992	2042		50.00 %	10.82 %	25		\$17,100.60	\$157,992
G4010	Electrical Distribution	\$2.35	S.F.	34,800	50	1992	2042		50.00 %	0.00 %	25			\$81,780
G4020	Site Lighting	\$1.47	S.F.	34,800	30	1992	2022	2017	0.00 %	110.00 %	0		\$56,272.00	\$51,156
G4030	Site Communications & Security	\$0.84	S.F.	34,800	15	2008	2023		40.00 %	0.00 %	6			\$29,232
Total									20.70 %	50.93 %			\$530,818.60	\$1,042,260

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

Campus Assessment Report - Site

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer

This system contains no images

Note: Storm water collection from roof is inadequate.

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

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.

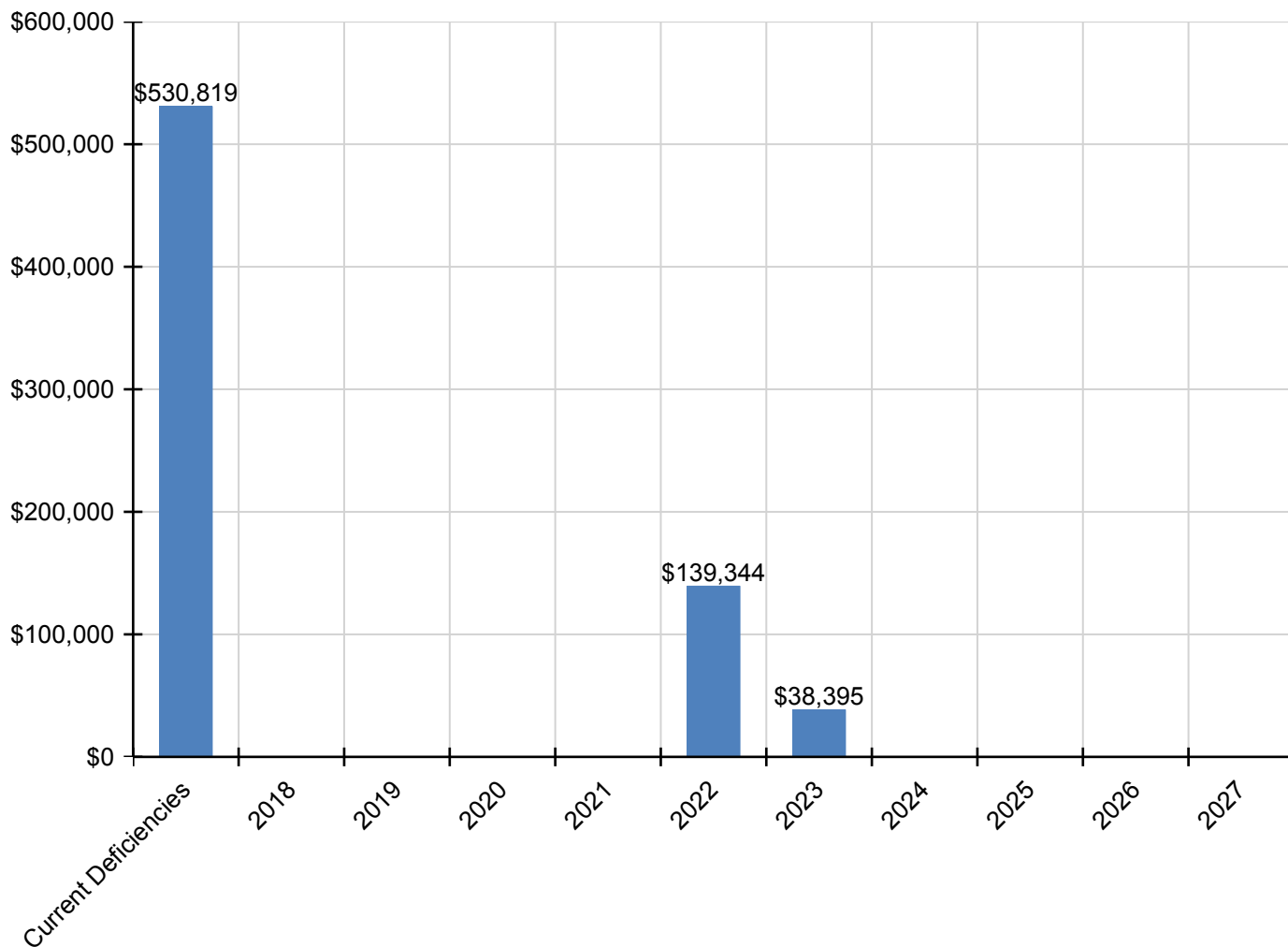
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$530,819	\$0	\$0	\$0	\$0	\$139,344	\$38,395	\$0	\$0	\$0	\$0	\$708,557
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	\$145,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,847
G2020 - Parking Lots	\$50,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,912
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$84,760	\$0	\$0	\$0	\$0	\$0	\$84,760
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$54,583	\$0	\$0	\$0	\$0	\$0	\$54,583
G2040950 - Covered Walkways	\$58,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,186
G2040950 - Hard Surface Play Area	\$28,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,710
G2040950 - Playing Field	\$173,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,791
* 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	\$17,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,101
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	\$56,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,272
G4030 - Site Communications & Security	\$0	\$0	\$0	\$0	\$0	\$0	\$38,395	\$0	\$0	\$0	\$0	\$38,395

** Indicates non-renewable system*

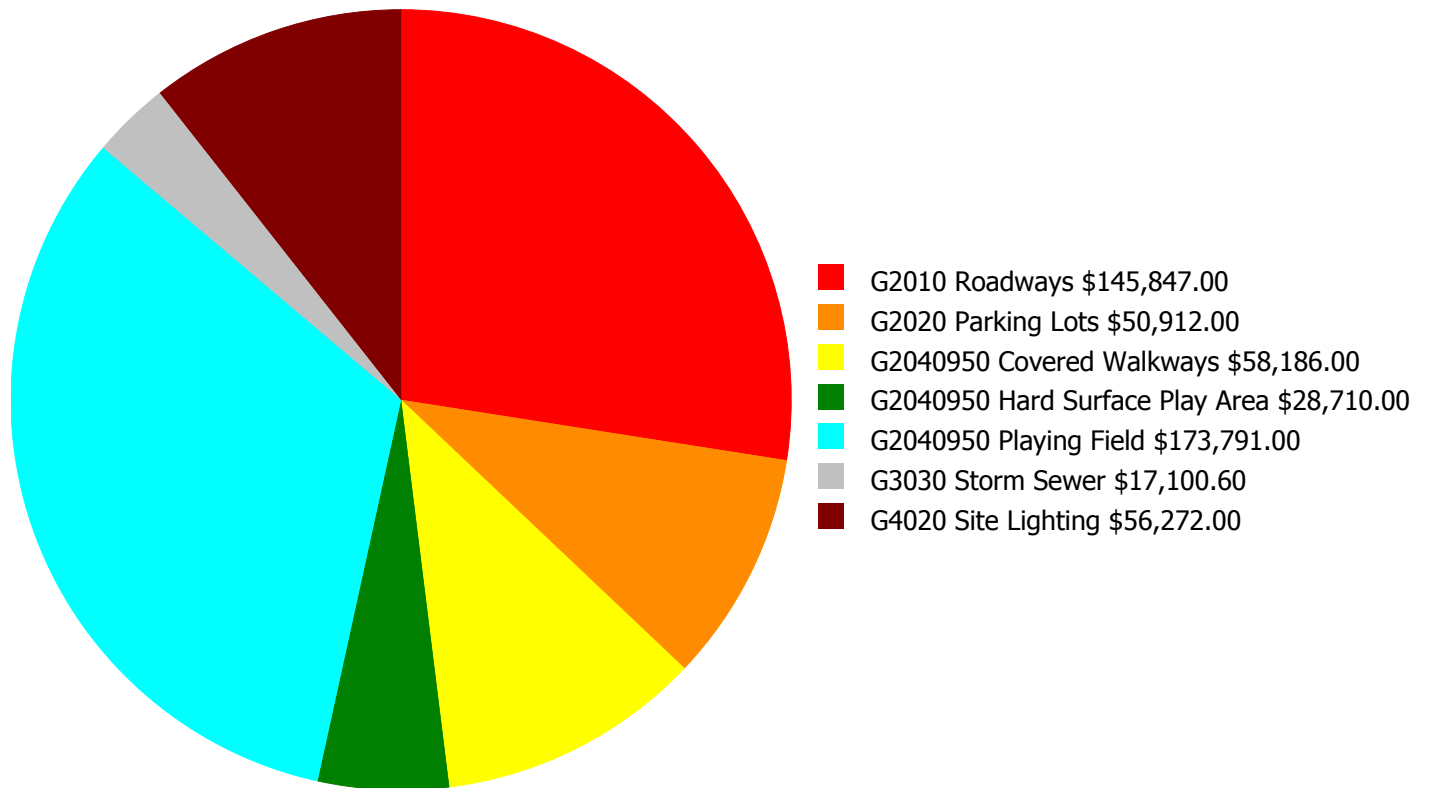
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

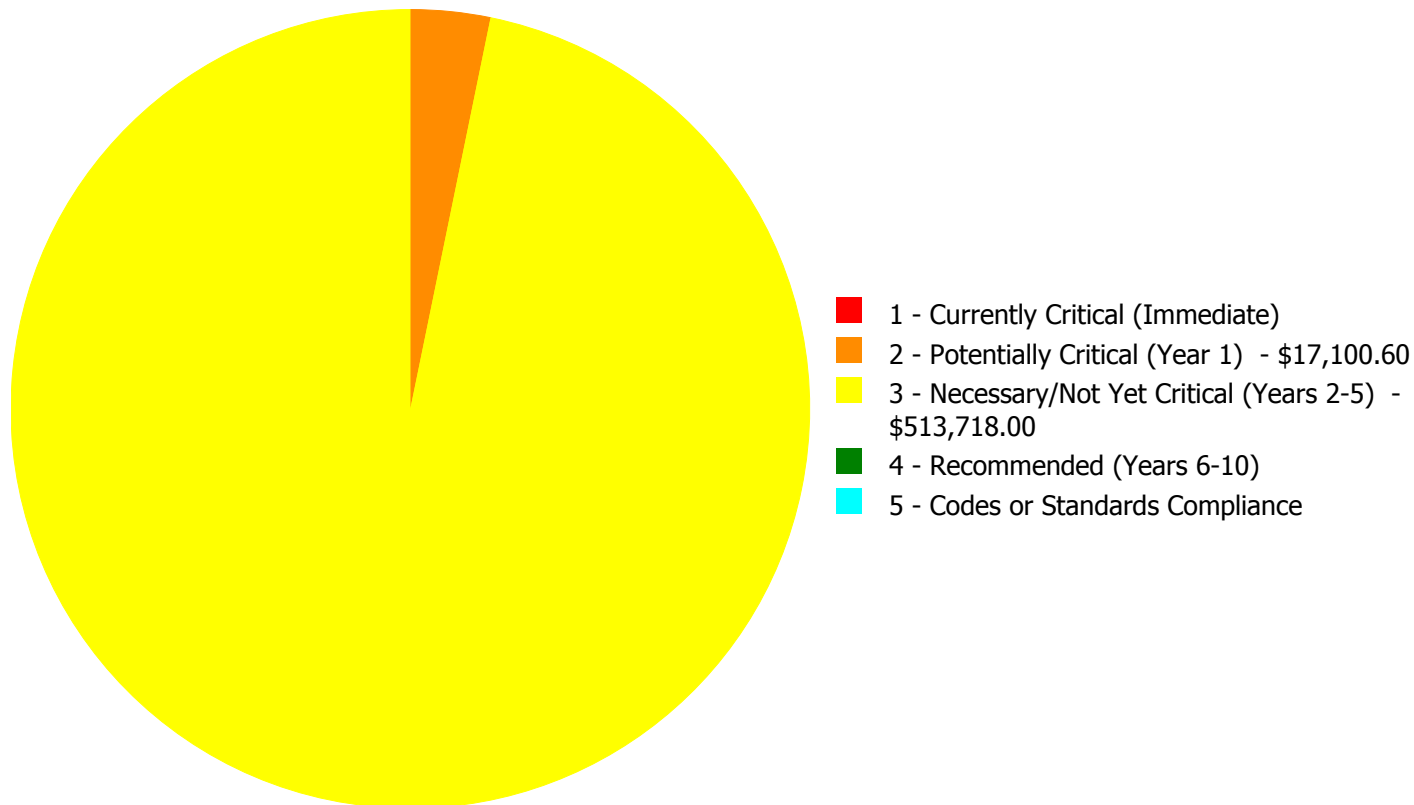
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$530,818.60

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: \$530,818.60

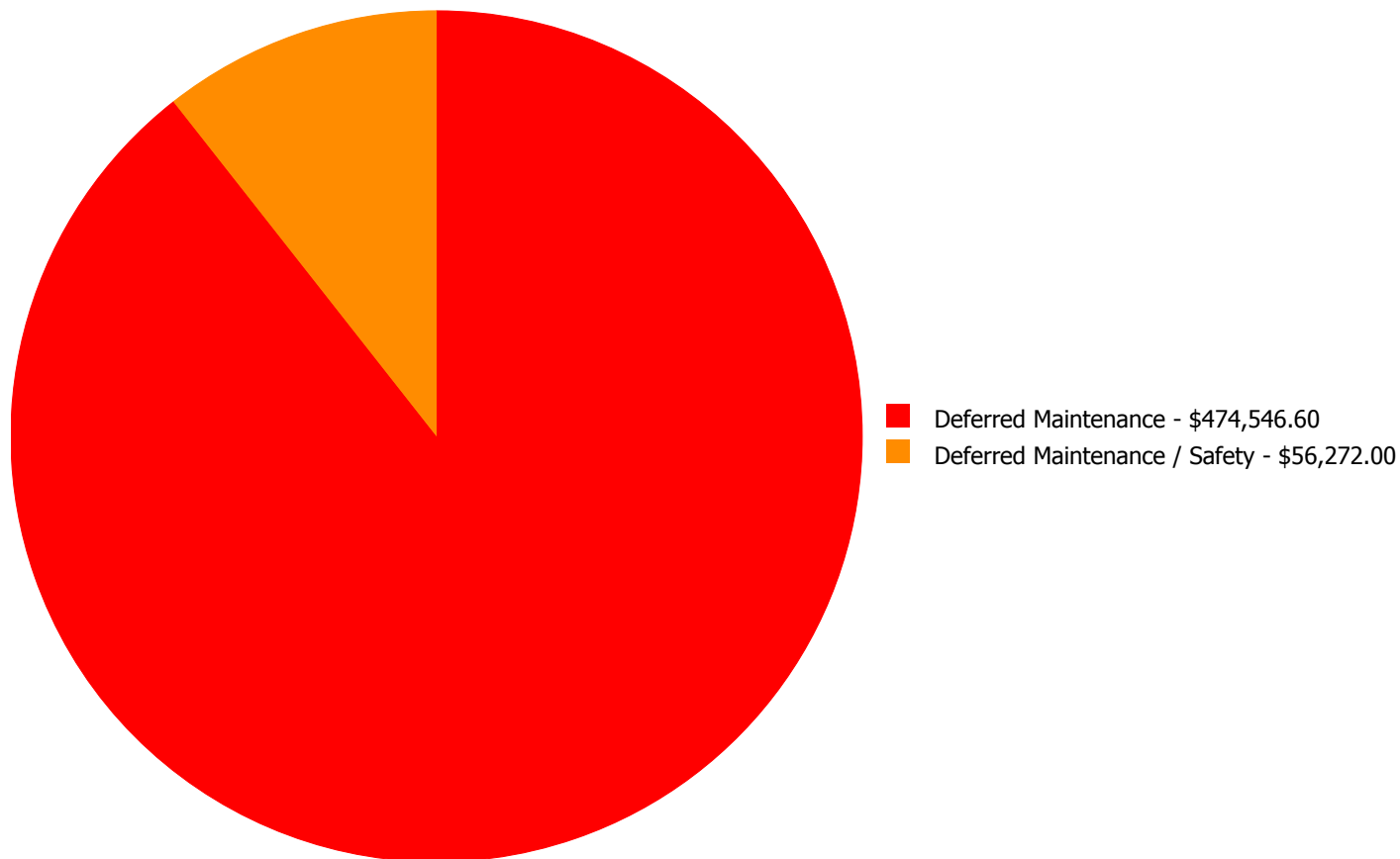
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	\$0.00	\$0.00	\$145,847.00	\$0.00	\$0.00	\$145,847.00
G2020	Parking Lots	\$0.00	\$0.00	\$50,912.00	\$0.00	\$0.00	\$50,912.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$58,186.00	\$0.00	\$0.00	\$58,186.00
G2040950	Hard Surface Play Area	\$0.00	\$0.00	\$28,710.00	\$0.00	\$0.00	\$28,710.00
G2040950	Playing Field	\$0.00	\$0.00	\$173,791.00	\$0.00	\$0.00	\$173,791.00
G3030	Storm Sewer	\$0.00	\$17,100.60	\$0.00	\$0.00	\$0.00	\$17,100.60
G4020	Site Lighting	\$0.00	\$0.00	\$56,272.00	\$0.00	\$0.00	\$56,272.00
	Total:	\$0.00	\$17,100.60	\$513,718.00	\$0.00	\$0.00	\$530,818.60

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: \$530,818.60

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: G3030 - Storm Sewer



Location: Around the building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Repair storm sewer system
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: \$17,100.60
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Storm sewers are not directly connected to roof downspouts, creating localized flooding problems. Extension of the on-site collection system to capture roof downspouts is recommended.

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

System: G2010 - Roadways



Location: Site roads
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$145,847.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Site roads have exceeded their expected useful life with some cracking and grainy surfaces. System renewal is recommended.

System: G2020 - Parking Lots



Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$50,912.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: Parking lots have exceeded their expected life. Surfaces are grainy with some cracking. Striping is faded. System renewal is recommended.

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$58,186.00
Assessor Name: Ann Buerger Linden
Date Created: 02/28/2017

Notes:

System: G2040950 - Hard Surface Play Area



Location: Playground
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$28,710.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The basketball court is cracked. System renewal is recommended.

System: G2040950 - Playing Field



Location: Rear of site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$173,791.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2017

Notes: The playing field is worn and beyond its expected life. Dugouts are poorly constructed. System renewal is recommended.

System: G4020 - Site Lighting



Location: Site, parking lots
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 34,800.00
Unit of Measure: S.F.
Estimate: \$56,272.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site lighting is inadequate for safety. System renewal is recommended.
