NC School District/300 Davie County/Elementary School

Shady Grove Elementary

Final

Campus Assessment Report

March 10, 2017

PARSONS

Table of Contents

Campus Executive Summary

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

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

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Gross Area (SF):	77,984
Year Built:	1950
Last Renovation:	
Replacement Value:	$16,374,015
Repair Cost:	$4,070,848.80
Total FCI:	24.86 %
Total RSLI:	37.70 %
FCA Score:	75.14

Description:

GENERAL:
Shady Grove Elementary School is located at 3179 Cornatzer Road, Advance, NC. The campus consists of a total of 86,624 square foot of multiple one-story buildings constructed in 1950, 1970 and 2008. There have been four additions in 1989, 1997, 2004 and 2008 with no major renovations.
This report contains condition and adequacy data collected during the 2016 Facility Condition Assessment (FCA). Detailed condition and deficiency statements are contained in this report for the site and building elements.

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

B. SUPERSTRUCTURE
Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel and aluminum mostly with glazing. Roofing is typically low slope single-ply membrane and asphalt composition shingles over the Pre-K building.

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

CONVEYING:
Buildings do not include conveying system.

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

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

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

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

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

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

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

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

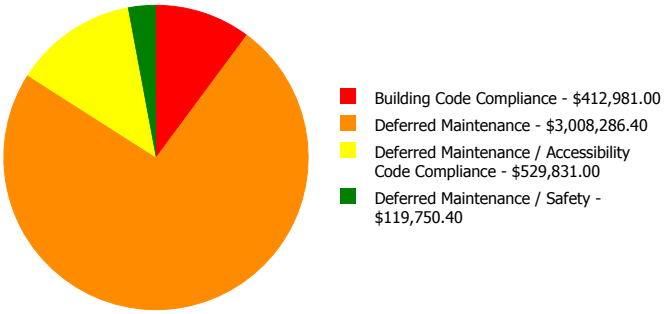
Attributes:

General Attributes:			
Condition Assessor:	Eduardo Lopez	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Davie - Davie County HS	LEA School No.:	328
No. of Mobile Units:	2	No. of Bldgs.:	2
SF of Mobile Units:	1728	Status:	Active
School Grades:	KG-5	Site Acreage:	16.3

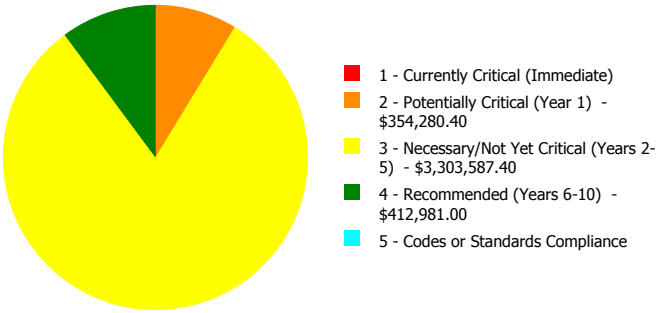
Campus Dashboard Summary

Gross Area:	77,984		
Year Built:	1950	Last Renovation:	
Repair Cost:	$4,070,849	Replacement Value:	$16,374,015
FCI:	24.86 %	RSLI%:	37.70 %

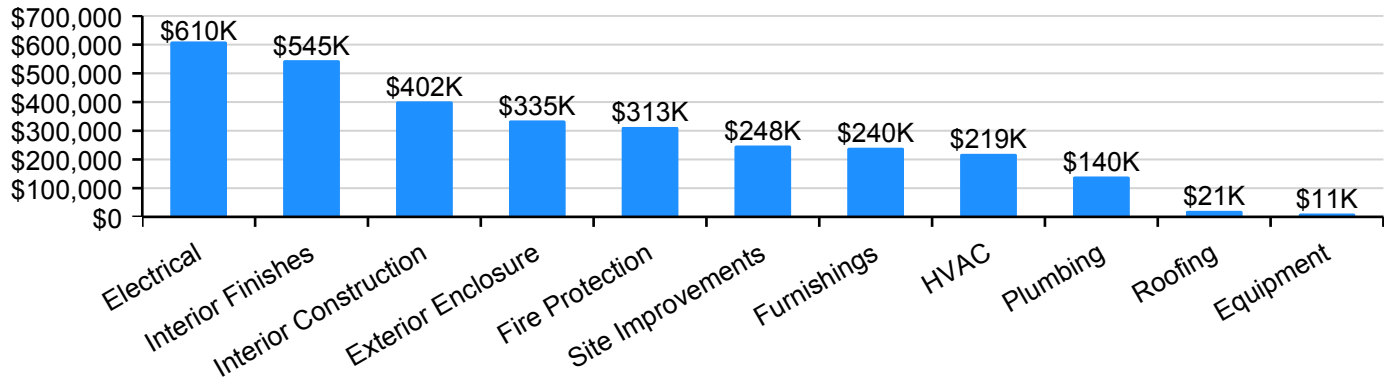
Deficiency By Category



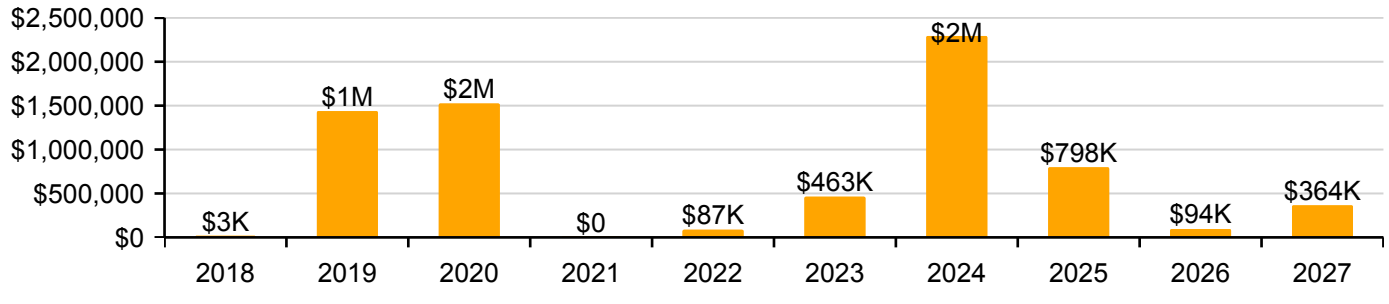
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

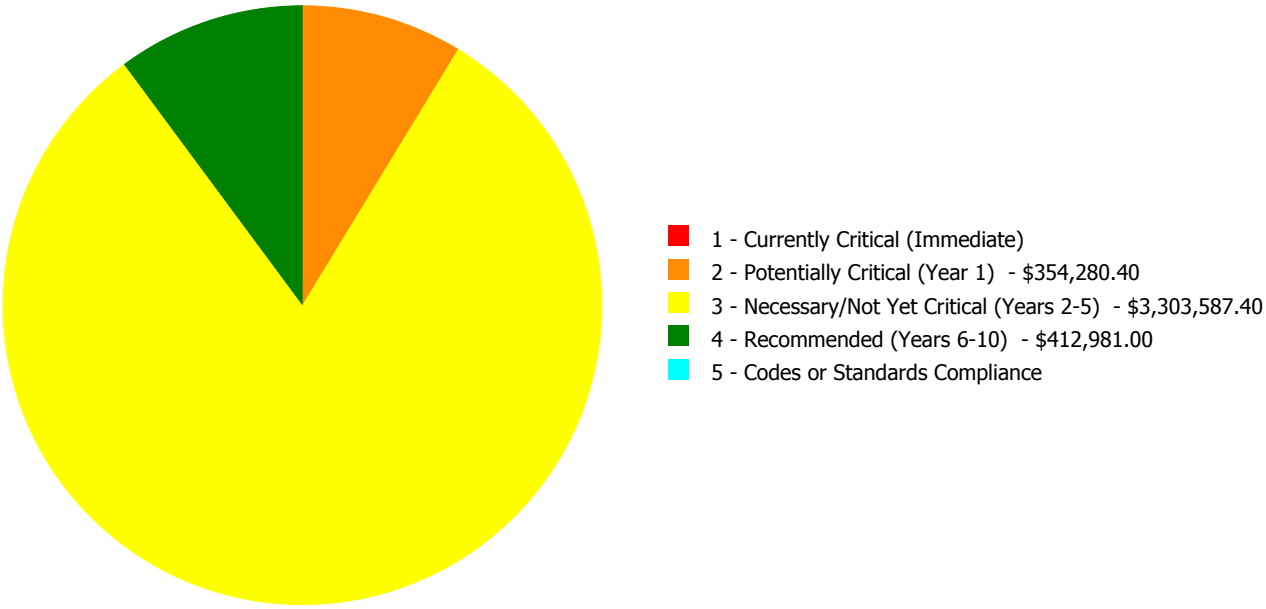
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	66.12 %	0.00 %	$0.00
B10 - Superstructure	66.12 %	0.00 %	$0.00
B20 - Exterior Enclosure	42.95 %	29.16 %	$442,497.00
B30 - Roofing	33.53 %	5.07 %	$27,449.40
C10 - Interior Construction	40.85 %	30.05 %	$529,831.00
C30 - Interior Finishes	26.19 %	37.46 %	$719,277.40
D20 - Plumbing	48.08 %	15.70 %	$184,695.00
D30 - HVAC	38.36 %	17.66 %	$289,547.00
D40 - Fire Protection	0.00 %	110.00 %	$412,981.00
D50 - Electrical	26.88 %	38.10 %	$805,634.00
E10 - Equipment	33.86 %	7.68 %	$14,429.00
E20 - Furnishings	10.98 %	71.22 %	$317,677.00
G20 - Site Improvements	25.28 %	21.32 %	$326,831.00
G30 - Site Mechanical Utilities	31.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.75 %	0.00 %	$0.00
Totals:	**37.70 %**	**24.86 %**	**$4,070,848.80**

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
1950, 1970 Main Building	43,725	43.10	$0.00	$27,449.40	$3,107,087.40	$234,715.00	$0.00
1989 Addition	6,764	19.37	$0.00	$0.00	$196,500.00	$36,309.00	$0.00
1997 Addition	6,350	3.02	$0.00	$0.00	$0.00	$34,087.00	$0.00
2004, 2008 Addition	20,095	3.02	$0.00	$0.00	$0.00	$107,870.00	$0.00
2008 PreK Building	1,050	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	77,984	13.19	$0.00	$326,831.00	$0.00	$0.00	$0.00
Total:		**24.86**	**$0.00**	**$354,280.40**	**$3,303,587.40**	**$412,981.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,070,848.80

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	43,725
Year Built:	1950
Last Renovation:	
Replacement Value:	$7,817,600
Repair Cost:	$3,369,251.80
Total FCI:	43.10 %
Total RSLI:	29.71 %
FCA Score:	56.90

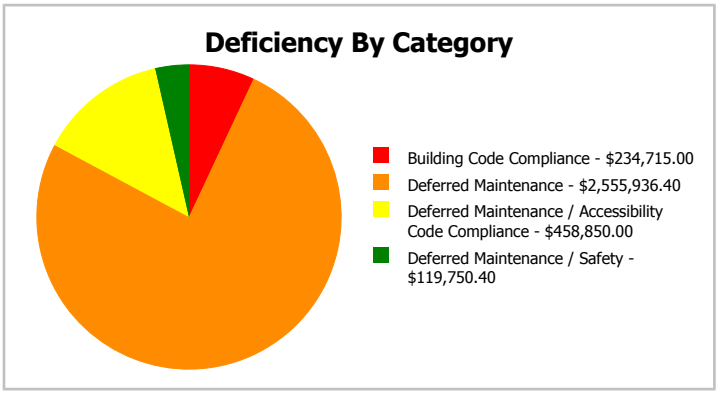
Description:

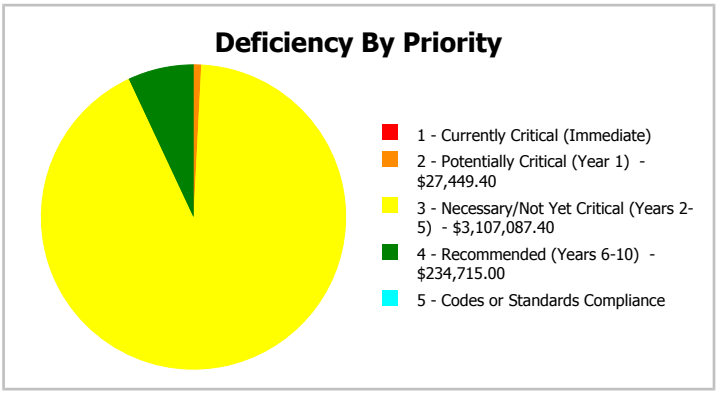
The narrative for this building is included in the Executive Summary Description at the front of this report.

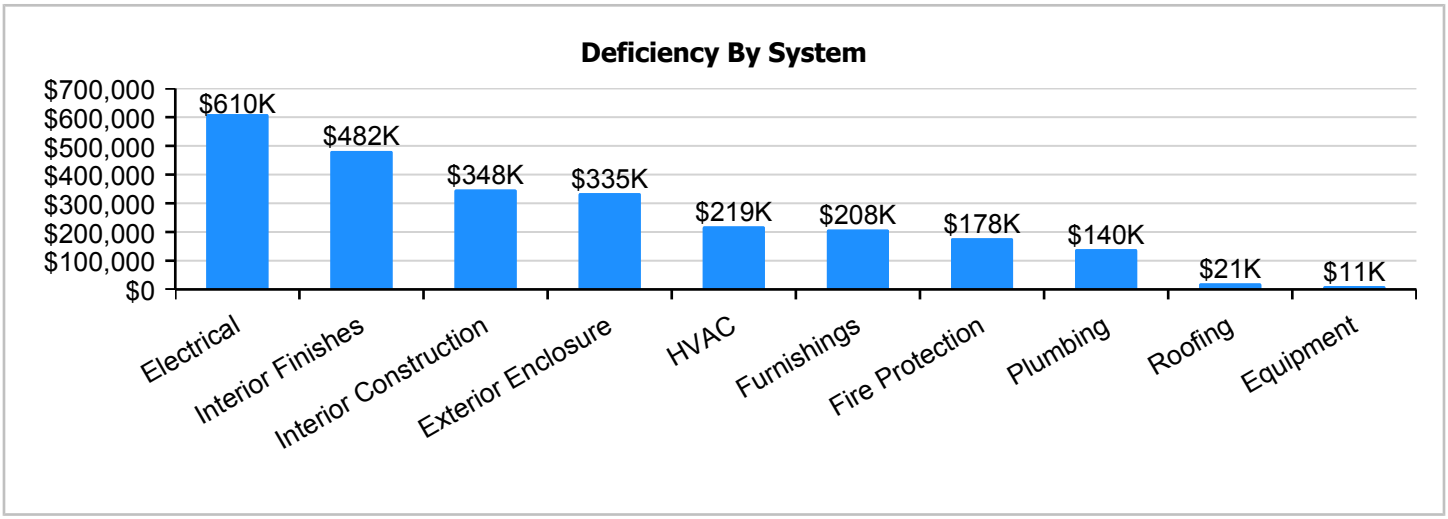
Attributes: This asset has no attributes.

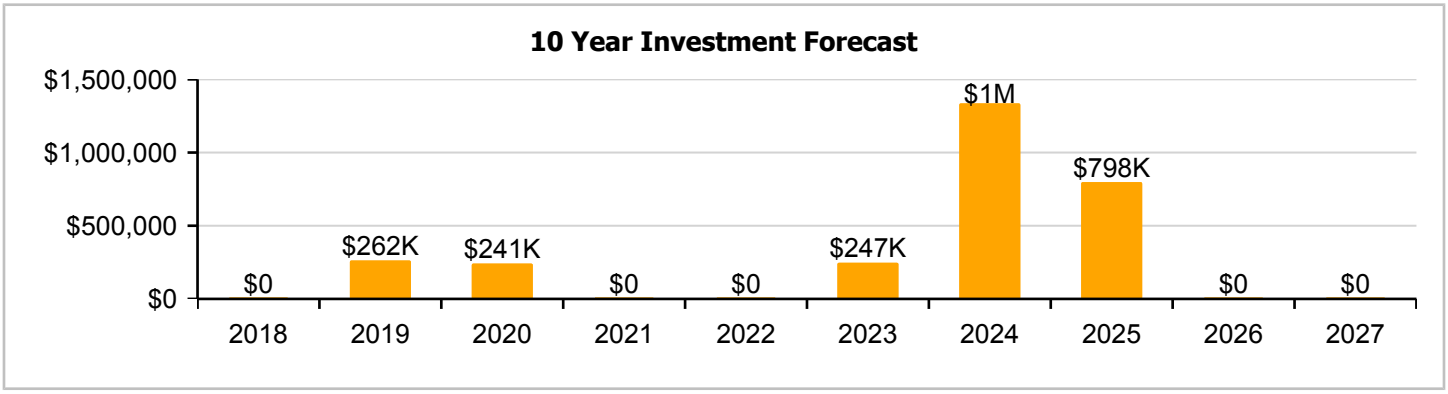
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	43,725
Year Built:	1950	Last Renovation:	
Repair Cost:	$3,369,252	Replacement Value:	$7,817,600
FCI:	43.10 %	RSLI%:	29.71 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.14 %	52.00 %	$442,497.00
B30 - Roofing	35.00 %	8.99 %	$27,449.40
C10 - Interior Construction	26.26 %	46.41 %	$458,850.00
C30 - Interior Finishes	19.18 %	59.11 %	$636,317.40
D20 - Plumbing	52.20 %	27.97 %	$184,695.00
D30 - HVAC	36.39 %	31.50 %	$289,547.00
D40 - Fire Protection	0.00 %	110.00 %	$234,715.00
D50 - Electrical	13.23 %	66.18 %	$805,634.00
E10 - Equipment	12.92 %	15.28 %	$14,429.00
E20 - Furnishings	0.00 %	110.00 %	$275,118.00
Totals:	**29.71 %**	**43.10 %**	**$3,369,251.80**

Photo Album

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

1). South Elevation - Jan 23, 2017

2). South Elevation - Jan 23, 2017

3). South Elevation - Jan 23, 2017

4). West Elevation - Jan 23, 2017

5). North Elevation - Jan 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			$205,508
A1030	Slab on Grade	$8.26	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			$361,169
B1020	Roof Construction	$15.44	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			$675,114
B2010	Exterior Walls	$9.24	S.F.	43,725	100	1970	2070		53.00 %	0.00 %	53			$404,019
B2020	Exterior Windows	$9.20	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$442,497.00	$402,270
B2030	Exterior Doors	$1.02	S.F.	43,725	30	2004	2034		56.67 %	0.00 %	17			$44,600
B3010120	Single Ply Membrane	$6.98	S.F.	43,725	20	2004	2024		35.00 %	8.99 %	7		$27,449.40	$305,201
C1010	Partitions	$10.59	S.F.	43,725	75	1970	2045		37.33 %	0.00 %	28			$463,048
C1020	Interior Doors	$2.48	S.F.	43,725	30	2011	2041		80.00 %	0.00 %	24			$108,438
C1030	Fittings	$9.54	S.F.	43,725	20	1989	2009		0.00 %	110.00 %	-8		$458,850.00	$417,137
C3010	Wall Finishes	$2.73	S.F.	43,725	10	2004	2014	2020	30.00 %	0.00 %	3			$119,369
C3020	Floor Finishes	$11.15	S.F.	43,725	20	2004	2024		35.00 %	24.56 %	7		$119,750.40	$487,534
C3030	Ceiling Finishes	$10.74	S.F.	43,725	25	1970	1995		0.00 %	110.00 %	-22		$516,567.00	$469,607
D2010	Plumbing Fixtures	$11.26	S.F.	43,725	30	2008	2038		70.00 %	0.00 %	21			$492,344
D2020	Domestic Water Distribution	$0.96	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$46,174.00	$41,976
D2030	Sanitary Waste	$1.52	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$73,108.00	$66,462
D2040	Rain Water Drainage	$1.36	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$65,413.00	$59,466
D3040	Distribution Systems	$6.02	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$289,547.00	$263,225
D3050	Terminal & Package Units	$13.09	S.F.	43,725	15	2010	2025		53.33 %	0.00 %	8			$572,360
D3060	Controls & Instrumentation	$1.91	S.F.	43,725	20	2004	2024		35.00 %	0.00 %	7			$83,515
D4010	Sprinklers	$4.22	S.F.	43,725	30			2016	0.00 %	110.00 %	-1		$202,971.00	$184,520
D4020	Standpipes	$0.66	S.F.	43,725	30			2016	0.00 %	110.00 %	-1		$31,744.00	$28,859
D5010	Electrical Service/Distribution	$1.65	S.F.	43,725	40	2008	2048		77.50 %	0.00 %	31			$72,146
D5020	Branch Wiring	$4.99	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$240,007.00	$218,188
D5020	Lighting	$11.64	S.F.	43,725	30	1970	2000		0.00 %	110.00 %	-17		$559,855.00	$508,959
D5030810	Security & Detection Systems	$1.83	S.F.	43,725	15	2004	2019		13.33 %	0.00 %	2			$80,017
D5030910	Fire Alarm Systems	$3.31	S.F.	43,725	15	2004	2019		13.33 %	0.00 %	2			$144,730
D5030920	Data Communication	$4.30	S.F.	43,725	15	2008	2023		40.00 %	0.00 %	6			$188,018
D5090	Other Electrical Systems	$0.12	S.F.	43,725	20	1950	1970		0.00 %	110.01 %	-47		$5,772.00	$5,247
E1020	Institutional Equipment	$0.30	S.F.	43,725	20	1989	2009		0.00 %	109.99 %	-8		$14,429.00	$13,118
E1090	Other Equipment	$1.86	S.F.	43,725	20	1997	2017	2020	15.00 %	0.00 %	3			$81,329
E2010	Fixed Furnishings	$5.72	S.F.	43,725	20	1970	1990		0.00 %	110.00 %	-27		$275,118.00	$250,107
								Total	**29.71 %**	**43.10 %**			**$3,369,251.80**	**$7,817,600**

System Notes

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

System: B2010 - Exterior Walls



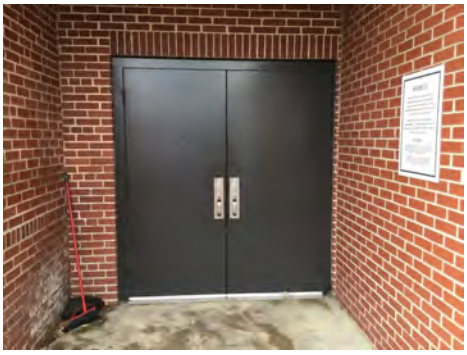
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



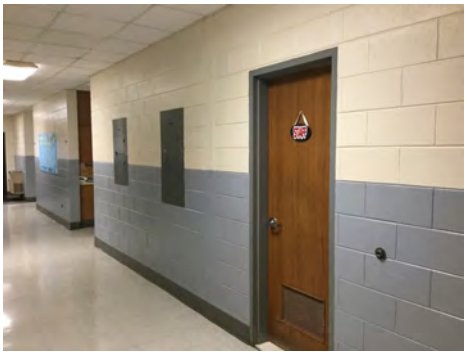
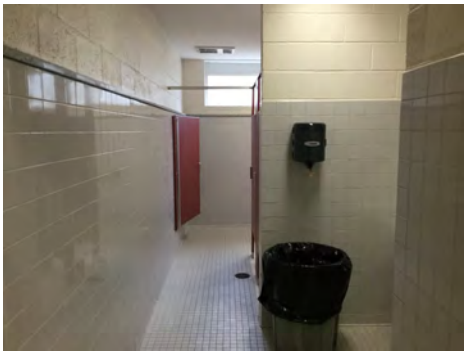
Note:

System: B3010120 - Single Ply Membrane



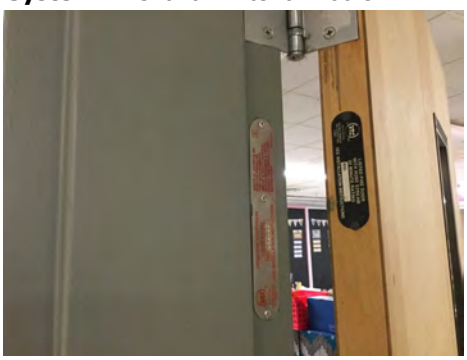
Note:

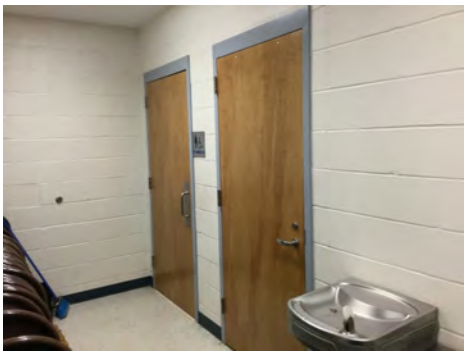
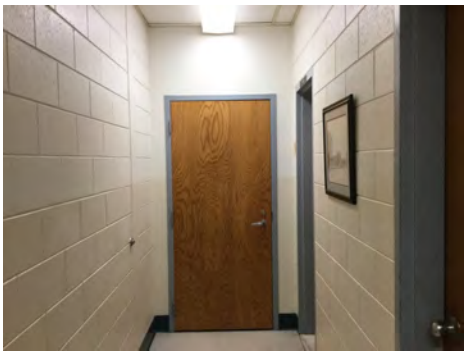
System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

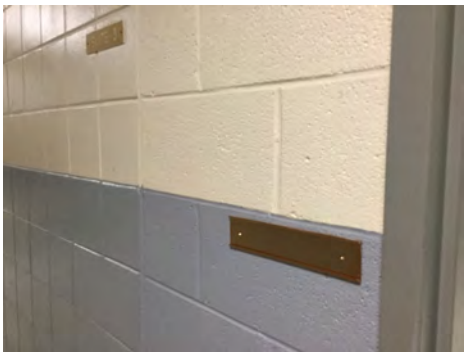


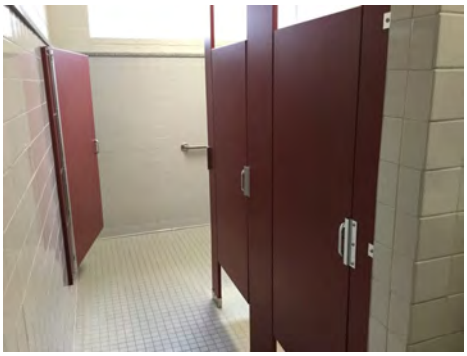




Note:

System: C1030 - Fittings

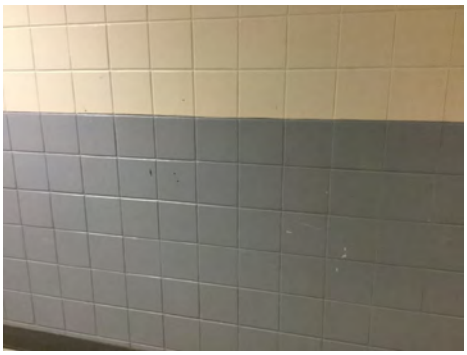


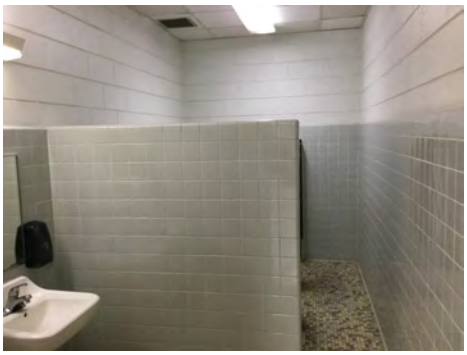


Note:

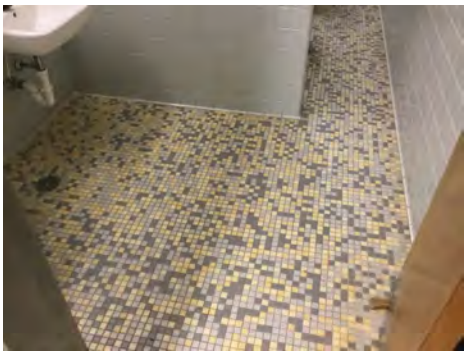
System: C3010 - Wall Finishes





Note:

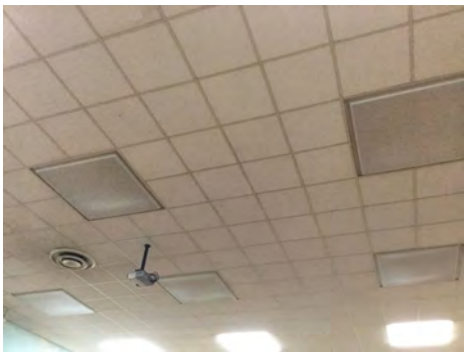
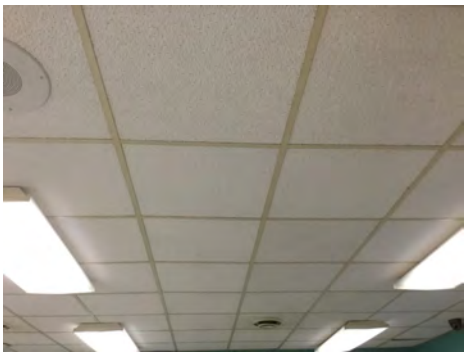
System: C3020 - Floor Finishes

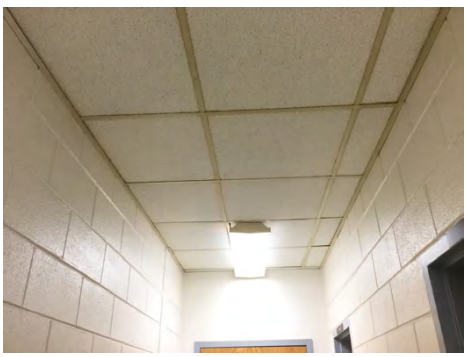





Note:

System: C3030 - Ceiling Finishes

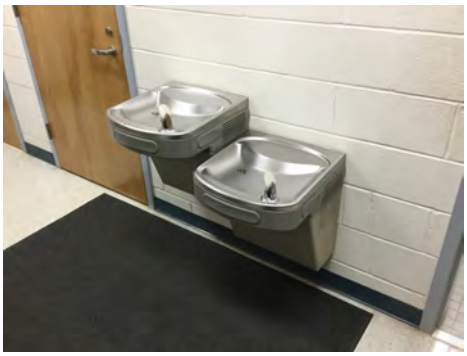
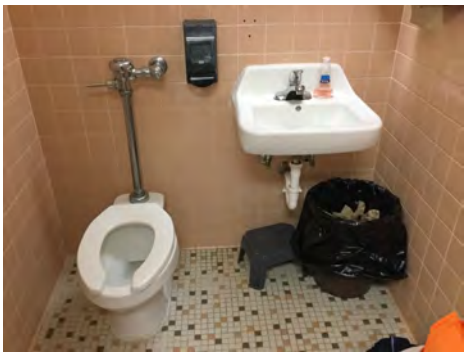



Note:

System: D2010 - Plumbing Fixtures



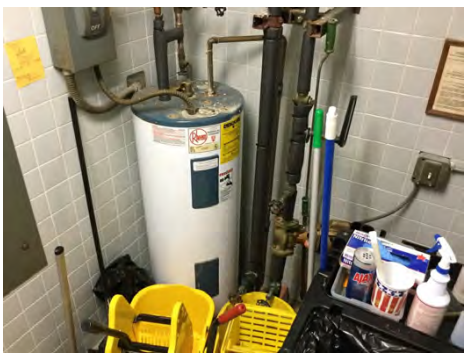


Note:

System: D2020 - Domestic Water Distribution



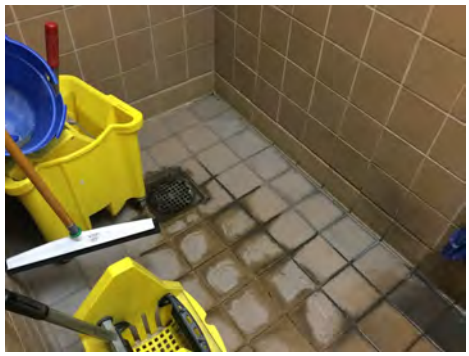
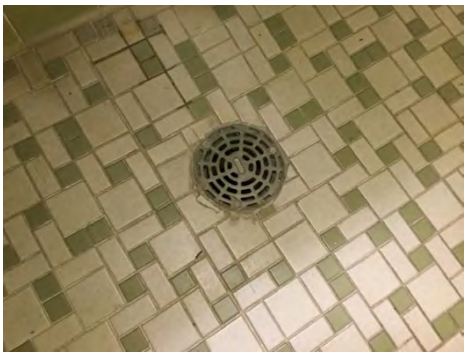



Note:

System: D2030 - Sanitary Waste

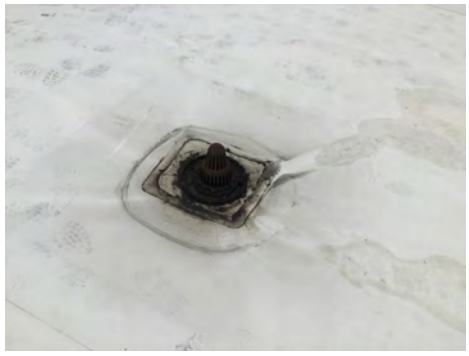




Note:

System: D2040 - Rain Water Drainage


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units






Note: Different dates between 2003 and 2016

System: D3060 - Controls & Instrumentation

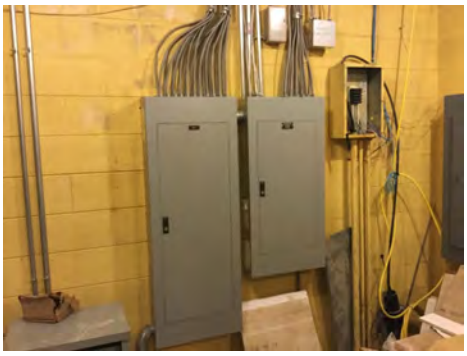


Note:

System: D5010 - Electrical Service/Distribution

Note:

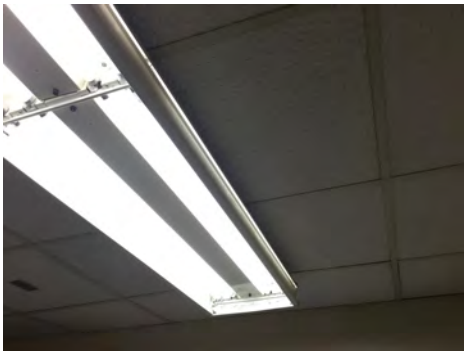
System: D5020 - Branch Wiring


Note:

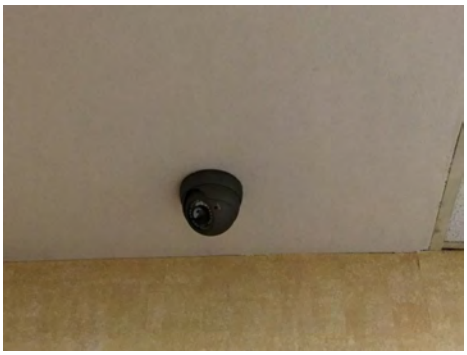
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems




Note:

System: D5030920 - Data Communication

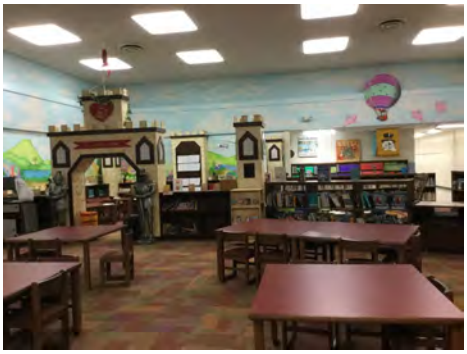


Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment

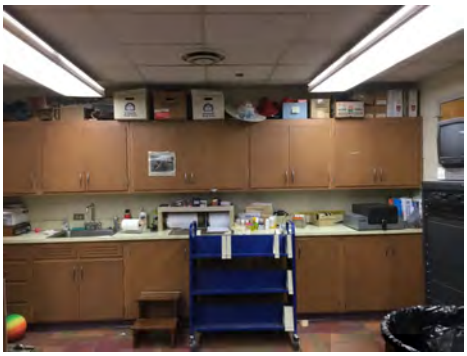




Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

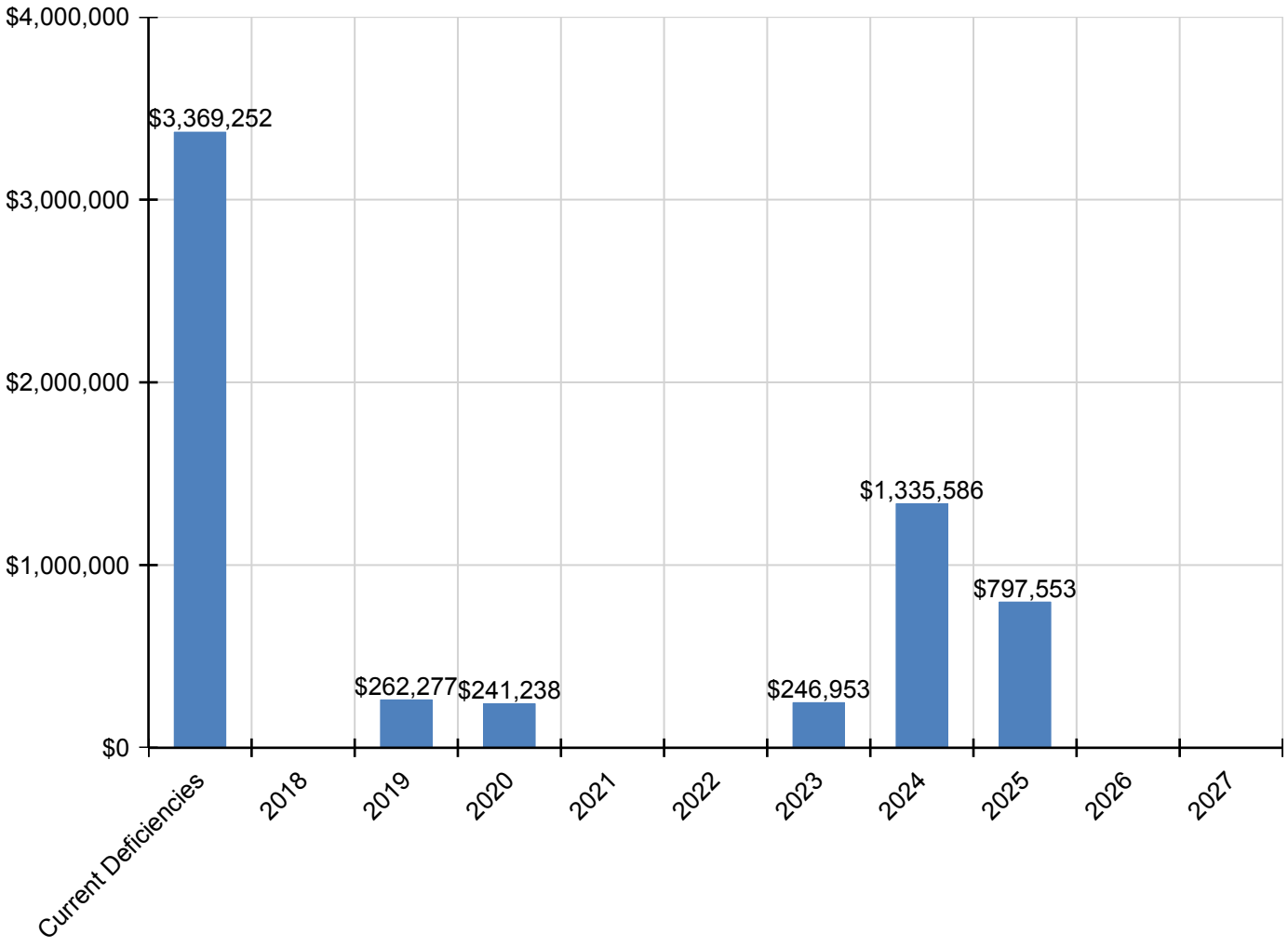
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$3,369,252**	**$0**	**$262,277**	**$241,238**	**$0**	**$0**	**$246,953**	**$1,335,586**	**$797,553**	**$0**	**$0**	**$6,252,859**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$442,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$442,497**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$27,449	$0	$0	$0	$0	$0	$0	$563,037	$0	$0	$0	**$590,487**
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	$458,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$458,850**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$143,482	$0	$0	$0	$0	$0	$0	$0	**$143,482**
C3020 - Floor Finishes	$119,750	$0	$0	$0	$0	$0	$0	$659,565	$0	$0	$0	**$779,316**
C3030 - Ceiling Finishes	$516,567	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$516,567**
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	$46,174	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,174**
D2030 - Sanitary Waste	$73,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,108**
D2040 - Rain Water Drainage	$65,413	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,413**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$289,547	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$289,547**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$797,553	$0	$0	**$797,553**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$112,984	$0	$0	$0	**$112,984**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$202,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$202,971**
D4020 - Standpipes	$31,744	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,744**
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	$240,007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$240,007**
D5020 - Lighting	$559,855	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$559,855**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$93,378	$0	$0	$0	$0	$0	$0	$0	$0	**$93,378**
D5030910 - Fire Alarm Systems	$0	$0	$168,898	$0	$0	$0	$0	$0	$0	$0	$0	**$168,898**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$246,953	$0	$0	$0	$0	**$246,953**
D5090 - Other Electrical Systems	$5,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,772**
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	$14,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,429**
E1090 - Other Equipment	$0	$0	$0	$97,756	$0	$0	$0	$0	$0	$0	$0	**$97,756**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$275,118	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$275,118**

** Indicates non-renewable system*

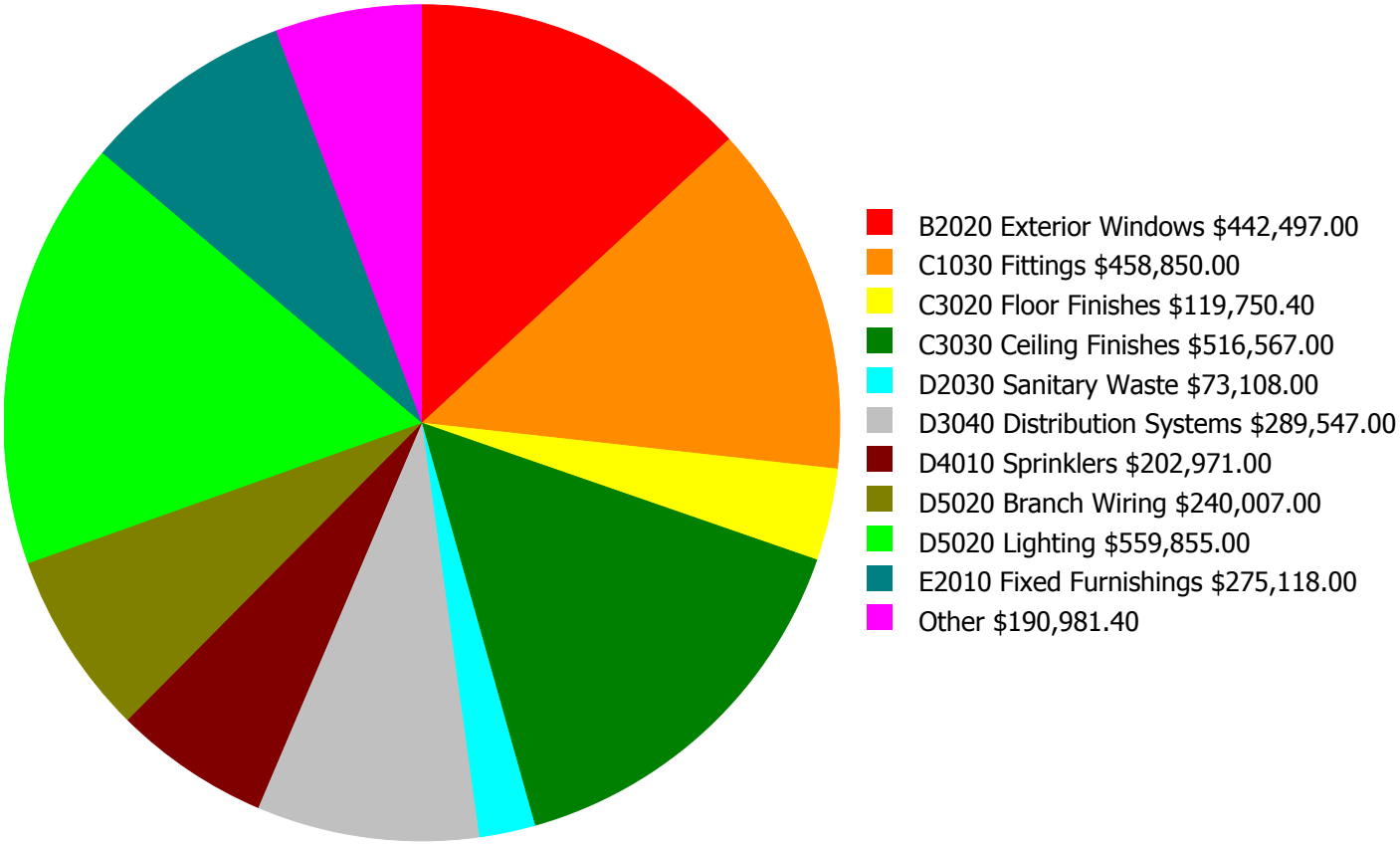
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

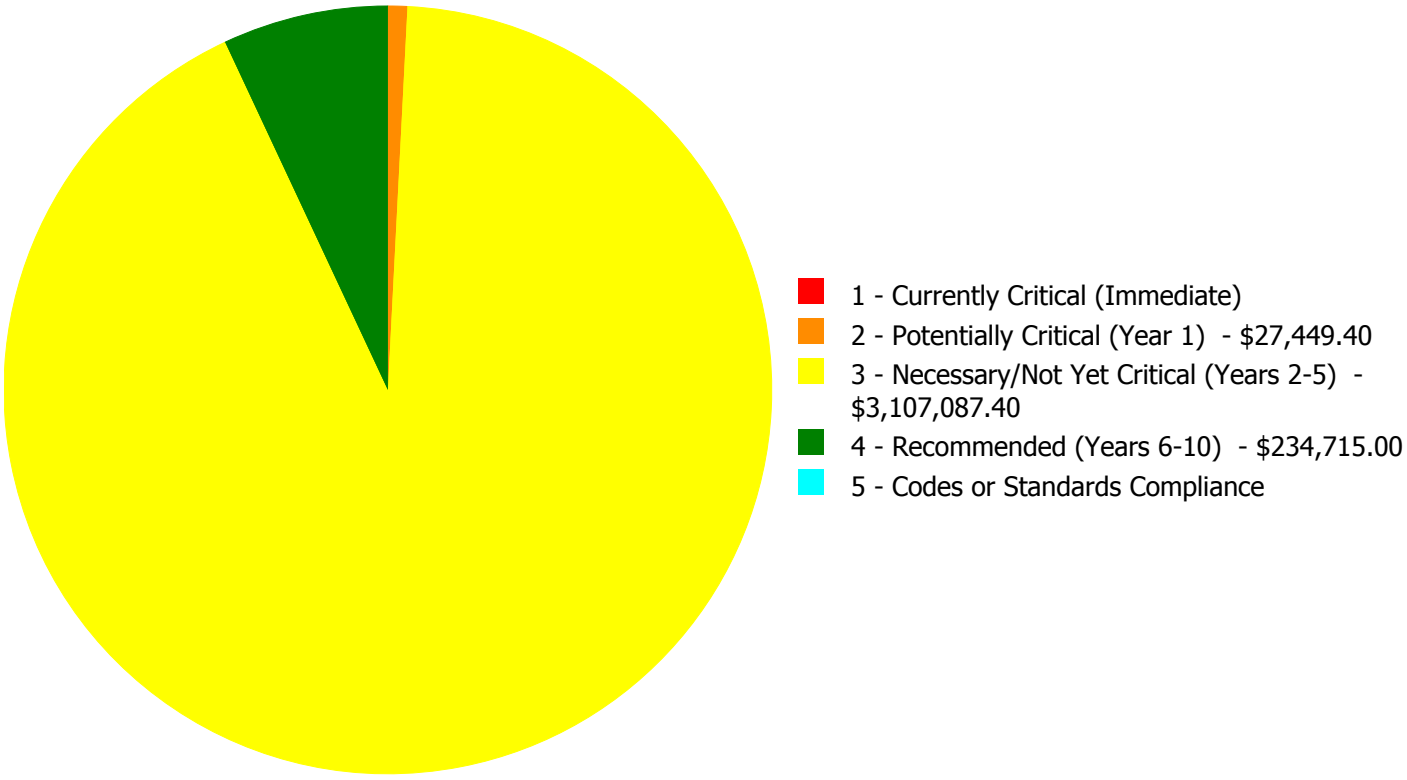
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,369,251.80

Deficiency Summary by Priority

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



Budget Estimate Total: $3,369,251.80

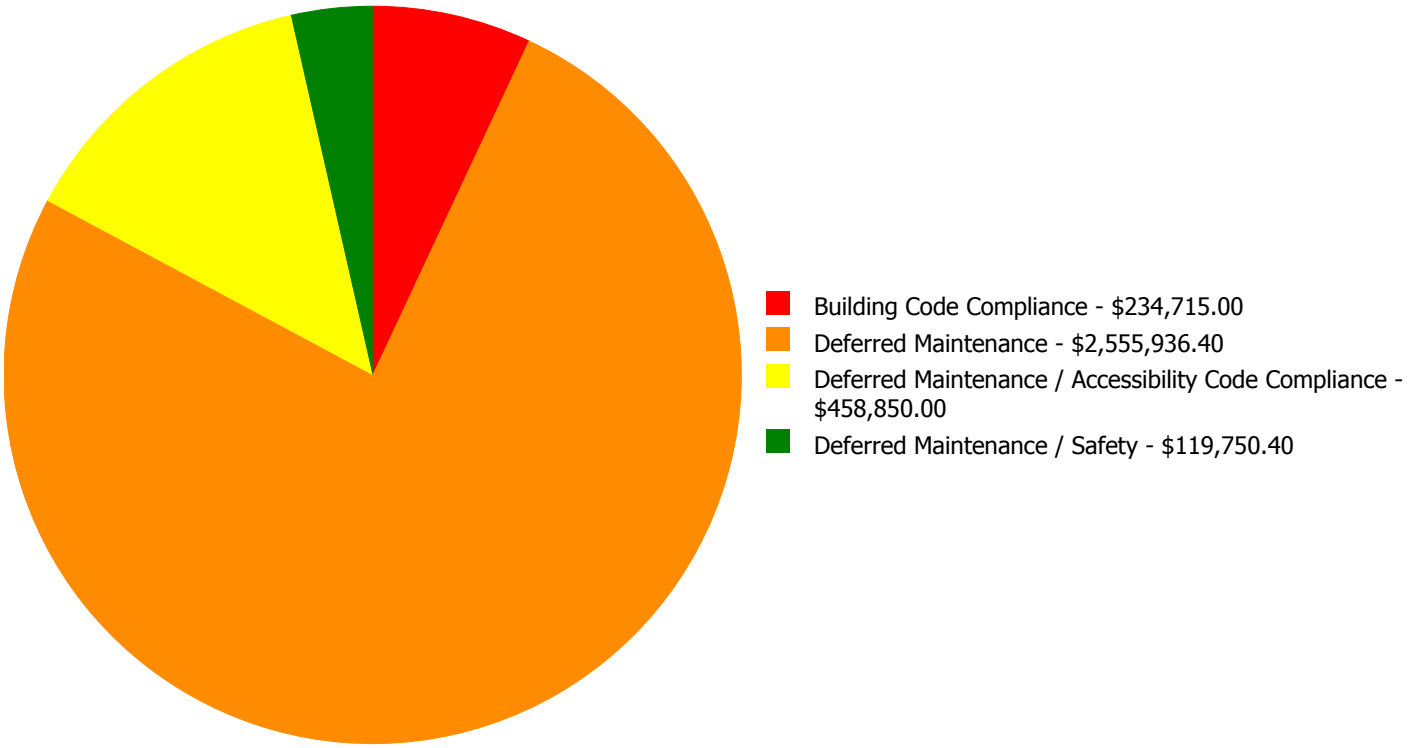
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2020	Exterior Windows	$0.00	$0.00	$442,497.00	$0.00	$0.00	$442,497.00
B3010120	Single Ply Membrane	$0.00	$27,449.40	$0.00	$0.00	$0.00	$27,449.40
C1030	Fittings	$0.00	$0.00	$458,850.00	$0.00	$0.00	$458,850.00
C3020	Floor Finishes	$0.00	$0.00	$119,750.40	$0.00	$0.00	$119,750.40
C3030	Ceiling Finishes	$0.00	$0.00	$516,567.00	$0.00	$0.00	$516,567.00
D2020	Domestic Water Distribution	$0.00	$0.00	$46,174.00	$0.00	$0.00	$46,174.00
D2030	Sanitary Waste	$0.00	$0.00	$73,108.00	$0.00	$0.00	$73,108.00
D2040	Rain Water Drainage	$0.00	$0.00	$65,413.00	$0.00	$0.00	$65,413.00
D3040	Distribution Systems	$0.00	$0.00	$289,547.00	$0.00	$0.00	$289,547.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$202,971.00	$0.00	$202,971.00
D4020	Standpipes	$0.00	$0.00	$0.00	$31,744.00	$0.00	$31,744.00
D5020	Branch Wiring	$0.00	$0.00	$240,007.00	$0.00	$0.00	$240,007.00
D5020	Lighting	$0.00	$0.00	$559,855.00	$0.00	$0.00	$559,855.00
D5090	Other Electrical Systems	$0.00	$0.00	$5,772.00	$0.00	$0.00	$5,772.00
E1020	Institutional Equipment	$0.00	$0.00	$14,429.00	$0.00	$0.00	$14,429.00
E2010	Fixed Furnishings	$0.00	$0.00	$275,118.00	$0.00	$0.00	$275,118.00
	Total:	$0.00	$27,449.40	$3,107,087.40	$234,715.00	$0.00	$3,369,251.80

Deficiency Summary by Category

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



Budget Estimate Total: $3,369,251.80

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: B3010120 - Single Ply Membrane

Location:	Above Cafeteria and Kitchen
Distress:	Inadequate
Category:	Deferred Maintenance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Minor thermoplastic membrane repairs, 2% of roof area
Qty:	50.00
Unit of Measure:	Sq.
Estimate:	$27,449.40
Assessor Name:	Eduardo Lopez
Date Created:	01/24/2017

Notes: The low-slope roof deck is not adequate for rain water to drain toward roof drains, creating ponding and eventually seeping into the building. Provide effective cricket design in areas around roof drains.

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

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $442,497.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

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

System: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $458,850.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

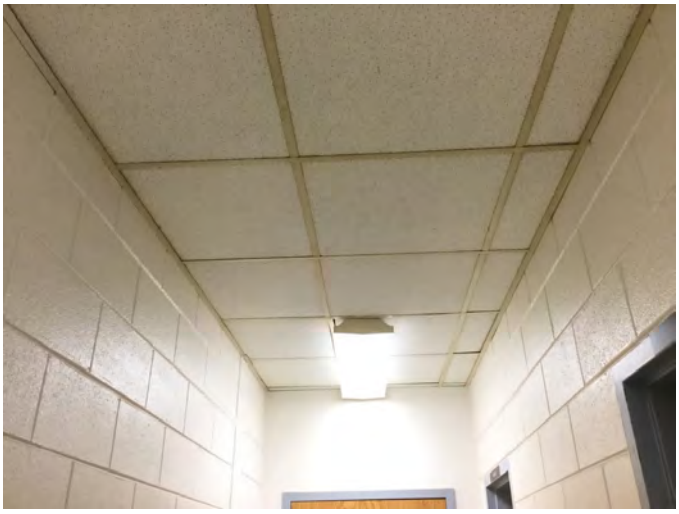
Notes: The fittings throughout the building are aged, in marginal condition, room signage are not ADA compliant and should be replaced.

System: C3020 - Floor Finishes

Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl sheet flooring
Qty: 700.00
Unit of Measure: S.Y.
Estimate: $119,750.40
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

Notes: Gym flooring has moisture seeping and tiles are uneven causing a trip hazard and should be replaced.

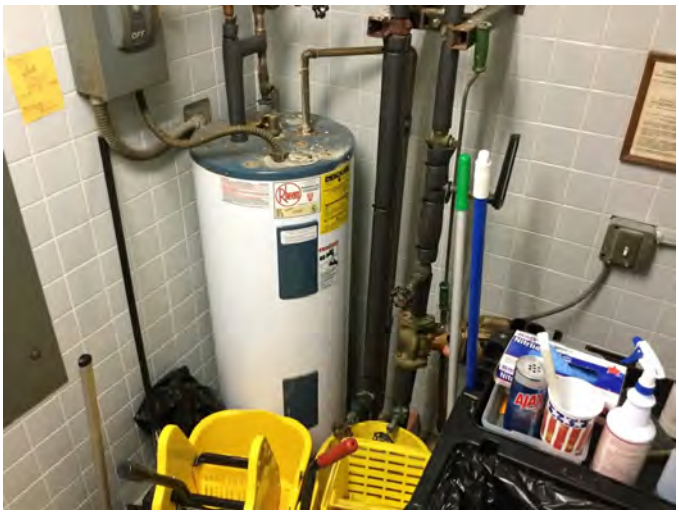
System: C3030 - Ceiling Finishes



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $516,567.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

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

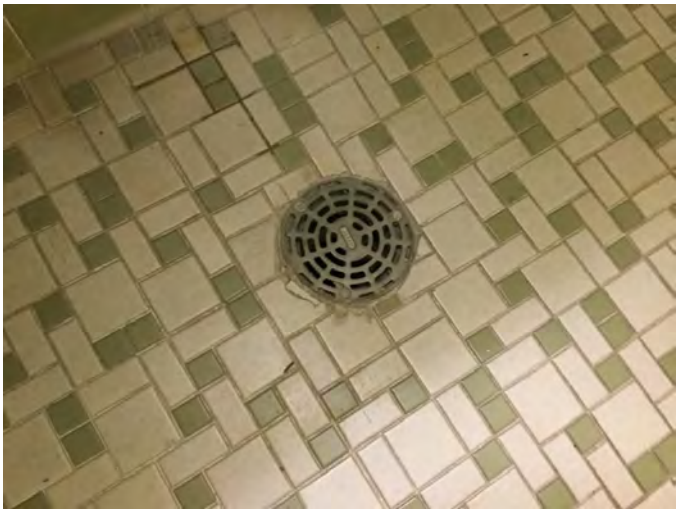
System: D2020 - Domestic Water Distribution



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $46,174.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2030 - Sanitary Waste



Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $73,108.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $65,413.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

Notes: The rain water drainage system is aged and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $289,547.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Branch Wiring

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $240,007.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5020 - Lighting

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $559,855.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: D5090 - Other Electrical Systems

Location: 1950, 1970 Main Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $5,772.00
Assessor Name: Eduardo Lopez
Date Created: 02/27/2017

Notes:

System: E1020 - Institutional Equipment

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $14,429.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $275,118.00
Assessor Name: Eduardo Lopez
Date Created: 01/19/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $202,971.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,725.00
Unit of Measure: S.F.
Estimate: $31,744.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	6,764
Year Built:	1989
Last Renovation:	
Replacement Value:	$1,202,031
Repair Cost:	$232,809.00
Total FCI:	19.37 %
Total RSLI:	37.98 %
FCA Score:	80.63

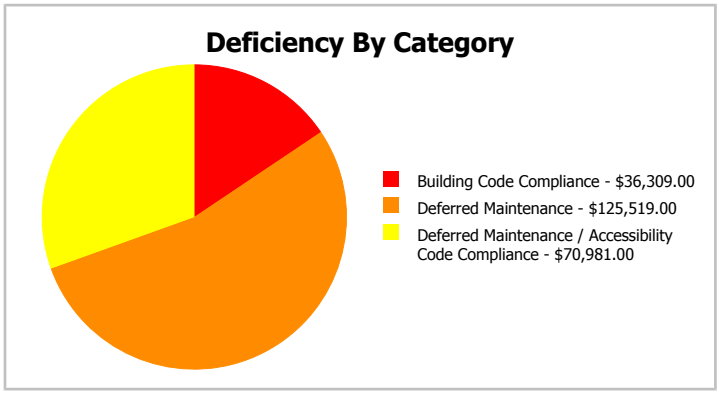
Description:

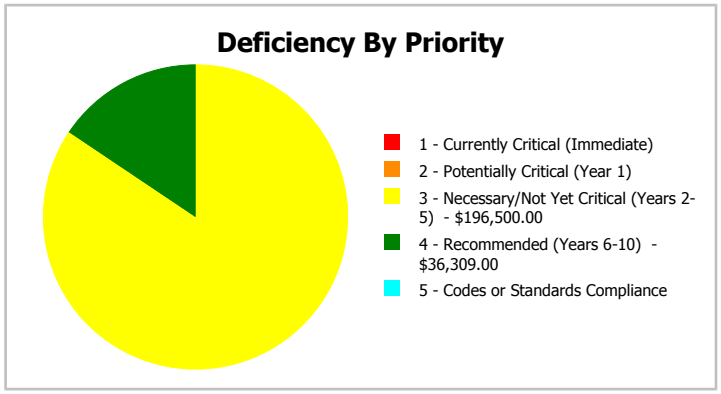
The narrative for this building is included in the Executive Summary Description at the front of this report.

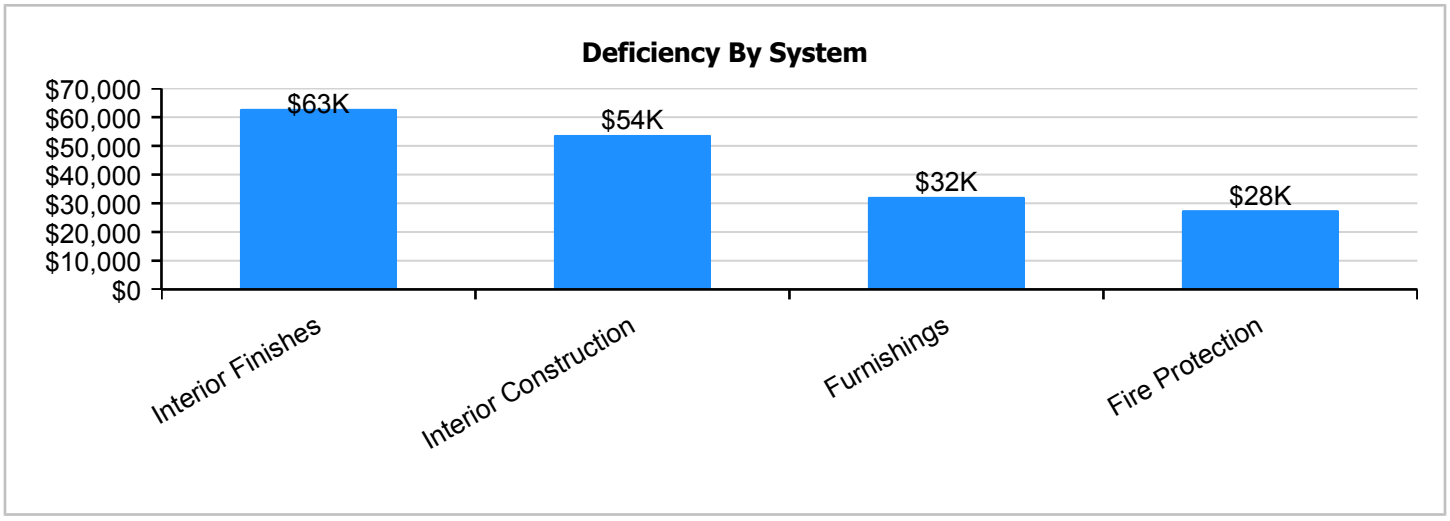
Attributes: This asset has no attributes.

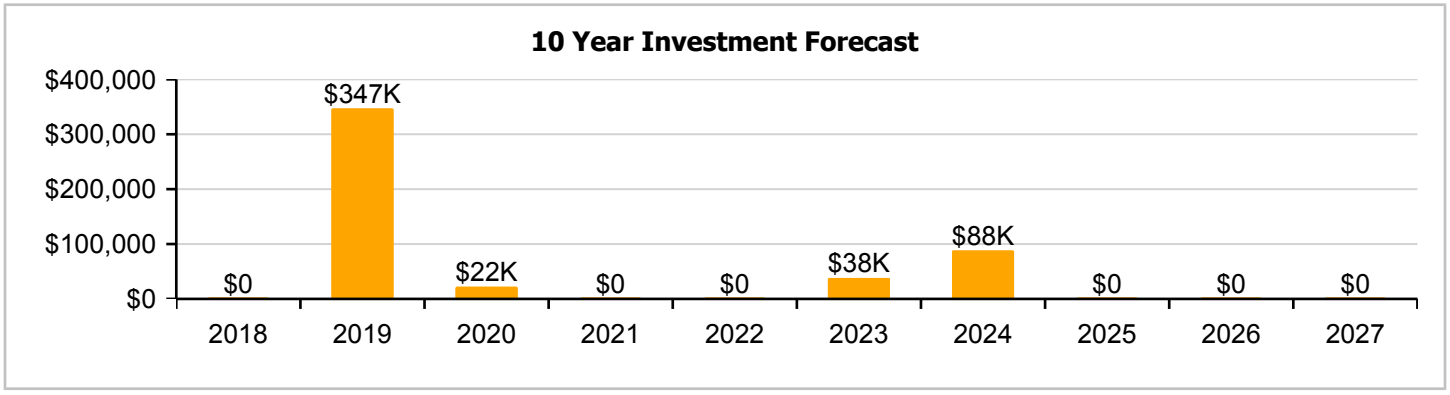
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,764
Year Built:	1989	Last Renovation:	
Repair Cost:	$232,809	Replacement Value:	$1,202,031
FCI:	19.37 %	RSLI%:	37.98 %









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	72.00 %	0.00 %	$0.00
B10 - Superstructure	72.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.69 %	0.00 %	$0.00
B30 - Roofing	35.00 %	0.00 %	$0.00
C10 - Interior Construction	30.08 %	46.41 %	$70,981.00
C30 - Interior Finishes	24.27 %	49.82 %	$82,960.00
D20 - Plumbing	6.67 %	0.00 %	$0.00
D30 - HVAC	52.57 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$36,309.00
D50 - Electrical	41.73 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$42,559.00
Totals:	**37.98 %**	**19.37 %**	**$232,809.00**

Photo Album

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

1). East Elevation - Jan 23, 2017

2). Northeast Elevation - Jan 23, 2017

3). Southeast Elevation - Jan 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			$31,791
A1030	Slab on Grade	$8.26	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			$55,871
B1020	Roof Construction	$15.44	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			$104,436
B2010	Exterior Walls	$9.24	S.F.	6,764	100	1989	2089		72.00 %	0.00 %	72			$62,499
B2020	Exterior Windows	$9.20	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$62,229
B2030	Exterior Doors	$1.02	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$6,899
B3010120	Single Ply Membrane	$6.98	S.F.	6,764	20	2004	2024		35.00 %	0.00 %	7			$47,213
C1010	Partitions	$10.59	S.F.	6,764	75	1989	2064		62.67 %	0.00 %	47			$71,631
C1020	Interior Doors	$2.48	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$16,775
C1030	Fittings	$9.54	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		$70,981.00	$64,529
C3010	Wall Finishes	$2.73	S.F.	6,764	10	2004	2014	2020	30.00 %	0.00 %	3			$18,466
C3020	Floor Finishes	$11.15	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		$82,960.00	$75,419
C3030	Ceiling Finishes	$10.74	S.F.	6,764	25	2004	2029		48.00 %	0.00 %	12			$72,645
D2010	Plumbing Fixtures	$11.26	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$76,163
D2020	Domestic Water Distribution	$0.96	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$6,493
D2030	Sanitary Waste	$1.52	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$10,281
D2040	Rain Water Drainage	$1.36	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$9,199
D3040	Distribution Systems	$6.02	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$40,719
D3050	Terminal & Package Units	$13.09	S.F.	6,764	15	2013	2028		73.33 %	0.00 %	11			$88,541
D3060	Controls & Instrumentation	$1.91	S.F.	6,764	20	2008	2028		55.00 %	0.00 %	11			$12,919
D4010	Sprinklers	$4.22	S.F.	6,764	30			2016	0.00 %	110.00 %	-1		$31,398.00	$28,544
D4020	Standpipes	$0.66	S.F.	6,764	30			2016	0.00 %	110.01 %	-1		$4,911.00	$4,464
D5020	Branch Wiring	$4.99	S.F.	6,764	30	1989	2019		6.67 %	0.00 %	2			$33,752
D5020	Lighting	$11.64	S.F.	6,764	30	2008	2038		70.00 %	0.00 %	21			$78,733
D5030810	Security & Detection Systems	$1.83	S.F.	6,764	15	2004	2019		13.33 %	0.00 %	2			$12,378
D5030910	Fire Alarm Systems	$3.31	S.F.	6,764	15	2004	2019		13.33 %	0.00 %	2			$22,389
D5030920	Data Communication	$4.30	S.F.	6,764	15	2008	2023		40.00 %	0.00 %	6			$29,085
D5090	Other Electrical Systems	$0.12	S.F.	6,764	20	2004	2024		35.00 %	0.00 %	7			$812
E1020	Institutional Equipment	$2.73	S.F.	6,764	20	2008	2028		55.00 %	0.00 %	11			$18,466
E2010	Fixed Furnishings	$5.72	S.F.	6,764	20	1989	2009		0.00 %	110.00 %	-8		$42,559.00	$38,690
								Total	**37.98 %**	**19.37 %**			**$232,809.00**	**$1,202,031**

System Notes

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

System: B2010 - Exterior Walls


Note:

System: B2020 - Exterior Windows

Note:

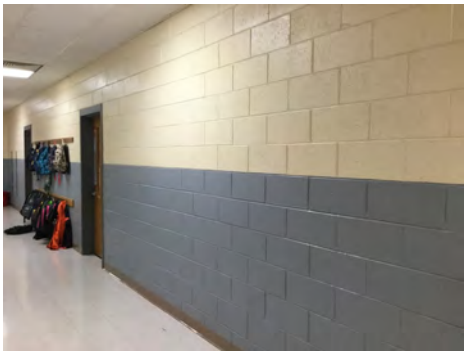
System: B2030 - Exterior Doors

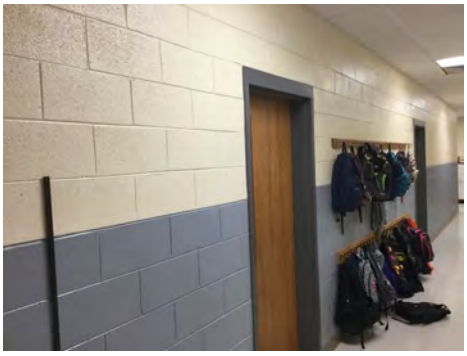
Note:

System: B3010120 - Single Ply Membrane

Note:

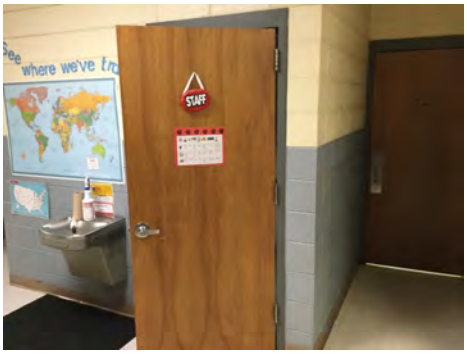
System: C1010 - Partitions

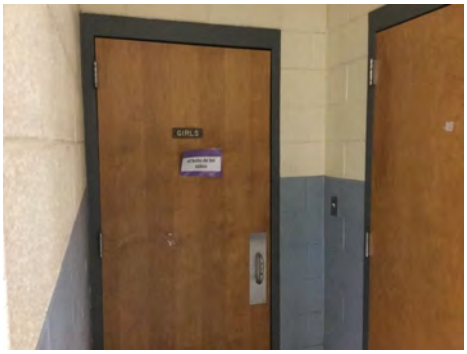




Note:

System: C1020 - Interior Doors



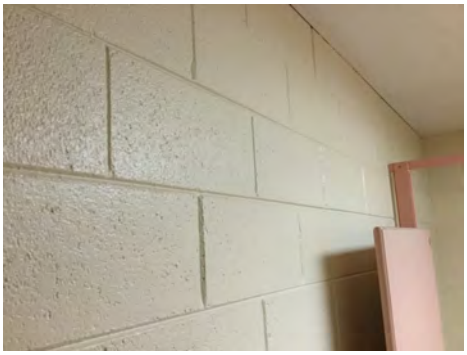


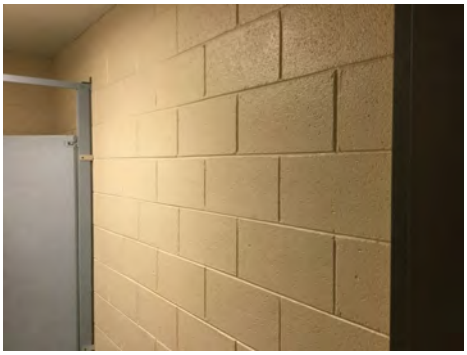
Note:

System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes



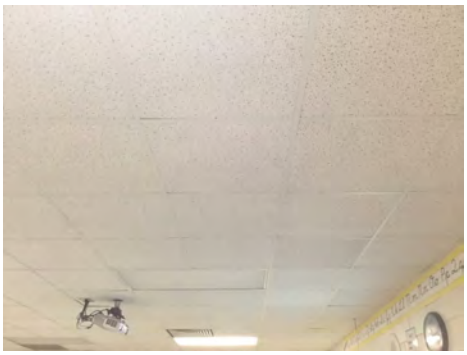
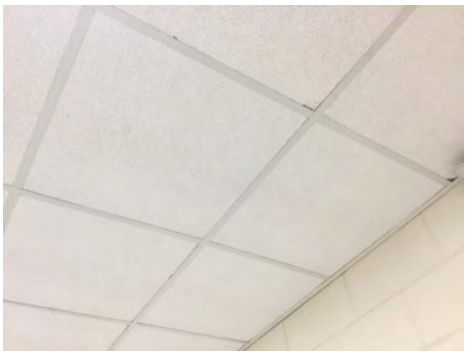
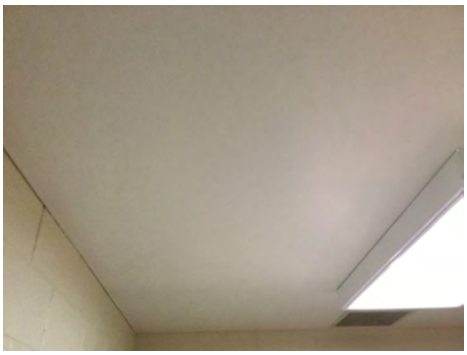


Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

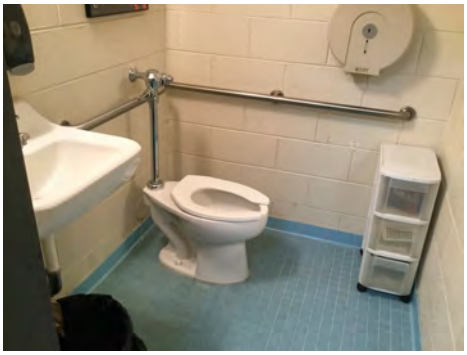




Note:

System: D2010 - Plumbing Fixtures

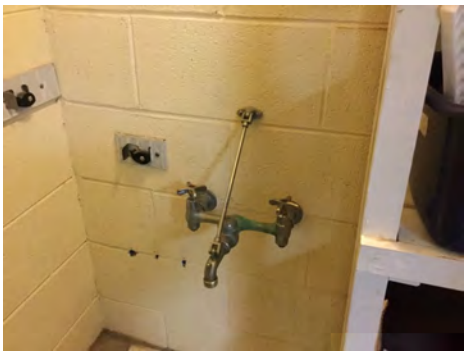




Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

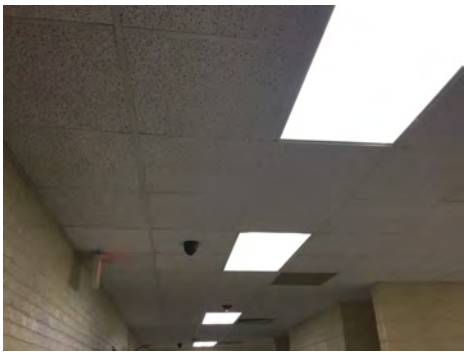
Note:

System: D5020 - Branch Wiring



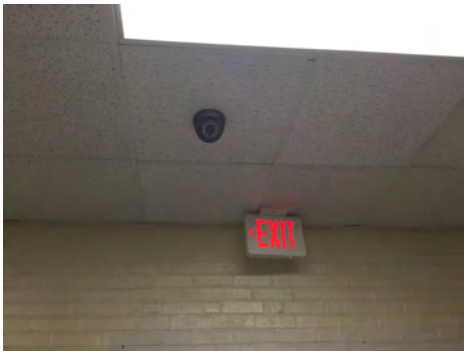
Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems

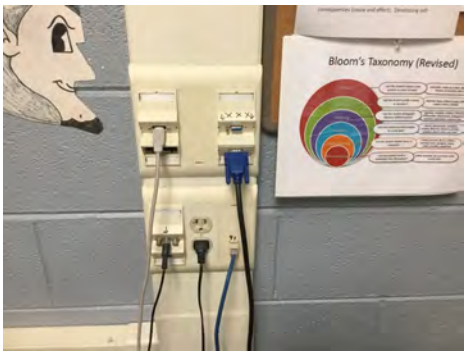


Note:

System: D5030910 - Fire Alarm Systems

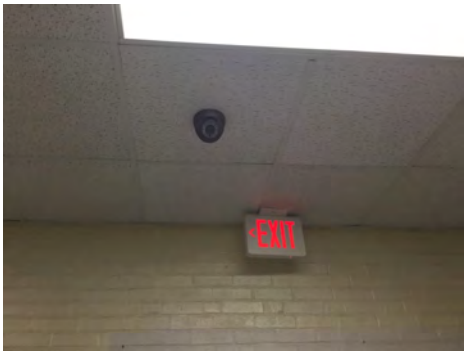

Note:

System: D5030920 - Data Communication



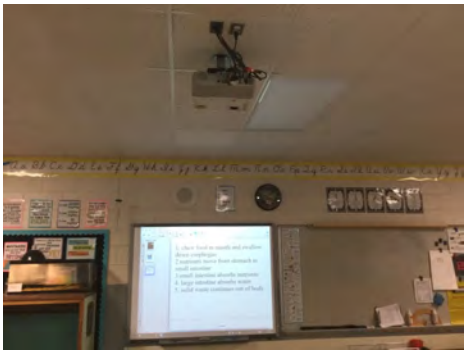
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

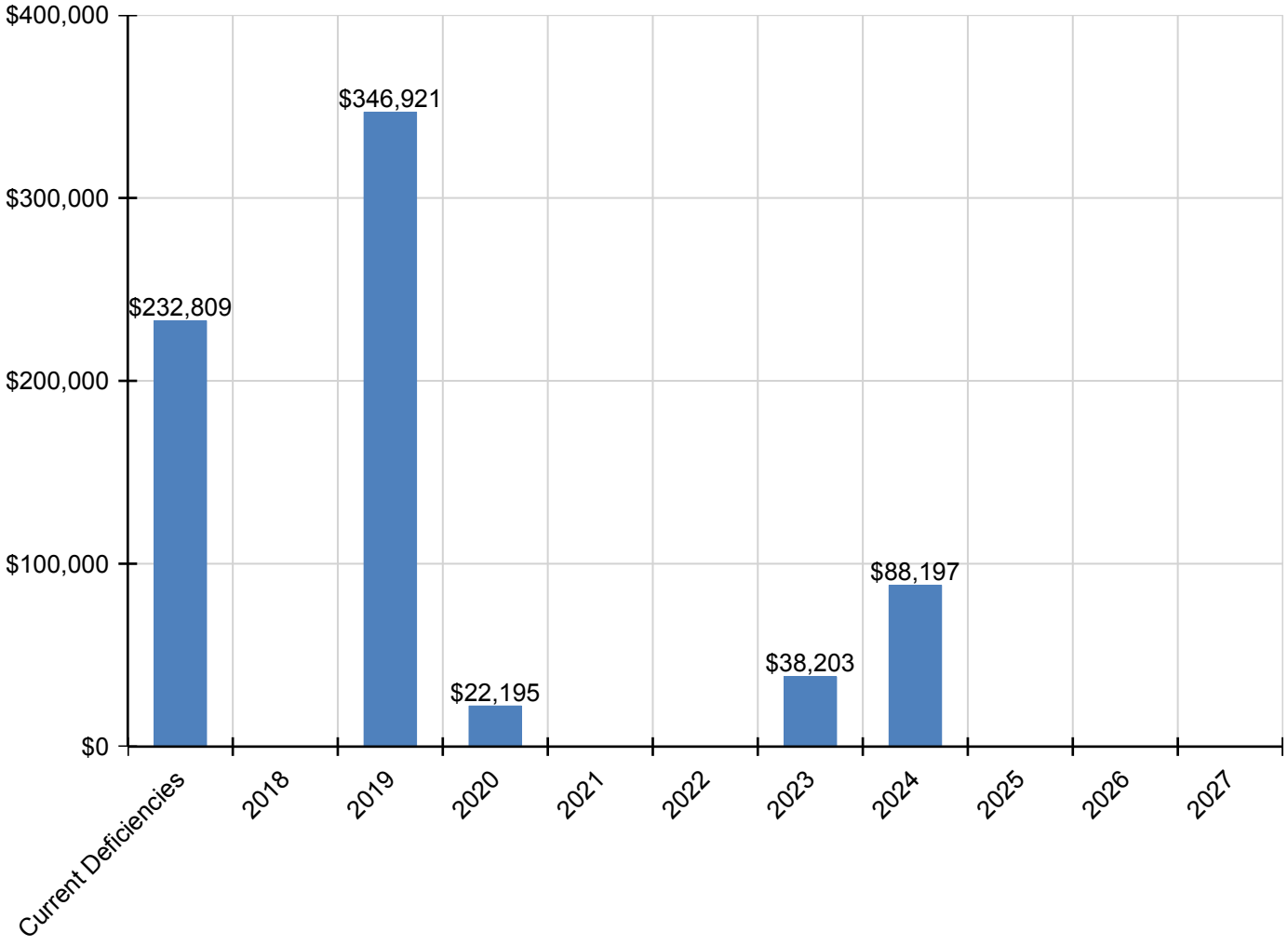
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$232,809**	**$0**	**$346,921**	**$22,195**	**$0**	**$0**	**$38,203**	**$88,197**	**$0**	**$0**	**$0**	**$728,324**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$72,621	$0	$0	$0	$0	$0	$0	$0	$0	**$72,621**
B2030 - Exterior Doors	$0	$0	$8,051	$0	$0	$0	$0	$0	$0	$0	$0	**$8,051**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$87,098	$0	$0	$0	**$87,098**
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	$19,576	$0	$0	$0	$0	$0	$0	$0	$0	**$19,576**
C1030 - Fittings	$70,981	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,981**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$22,195	$0	$0	$0	$0	$0	$0	$0	**$22,195**
C3020 - Floor Finishes	$82,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$82,960**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$88,881	$0	$0	$0	$0	$0	$0	$0	$0	**$88,881**
D2020 - Domestic Water Distribution	$0	$0	$7,578	$0	$0	$0	$0	$0	$0	$0	$0	**$7,578**
D2030 - Sanitary Waste	$0	$0	$11,998	$0	$0	$0	$0	$0	$0	$0	$0	**$11,998**
D2040 - Rain Water Drainage	$0	$0	$10,735	$0	$0	$0	$0	$0	$0	$0	$0	**$10,735**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$47,519	$0	$0	$0	$0	$0	$0	$0	$0	**$47,519**
D3050 - Terminal & Package Units	$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**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$31,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,398**
D4020 - Standpipes	$4,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,911**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$39,389	$0	$0	$0	$0	$0	$0	$0	$0	**$39,389**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$14,445	$0	$0	$0	$0	$0	$0	$0	$0	**$14,445**
D5030910 - Fire Alarm Systems	$0	$0	$26,128	$0	$0	$0	$0	$0	$0	$0	$0	**$26,128**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$38,203	$0	$0	$0	$0	**$38,203**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$1,098	$0	$0	$0	**$1,098**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$42,559	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,559**

** Indicates non-renewable system*

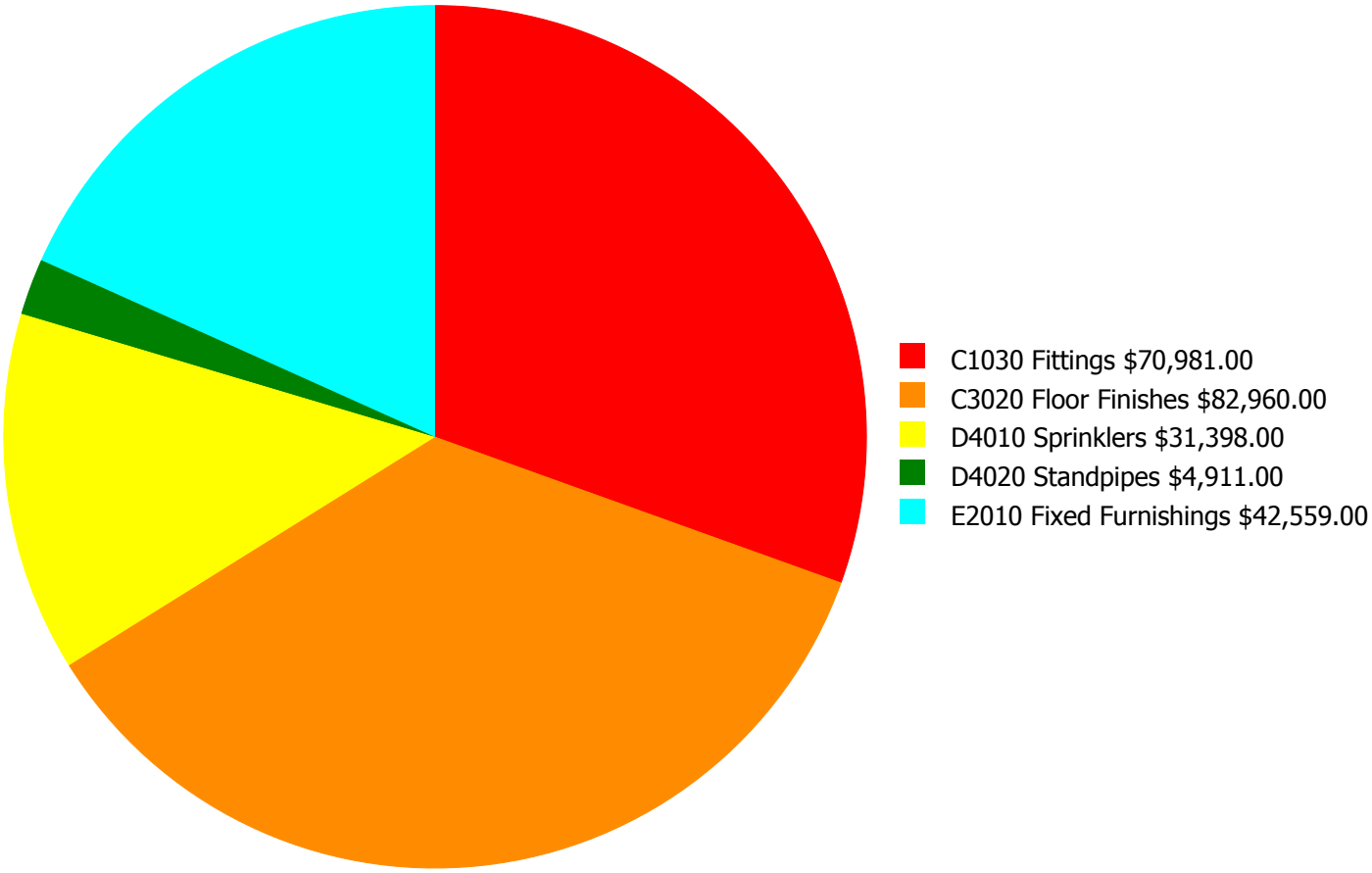
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

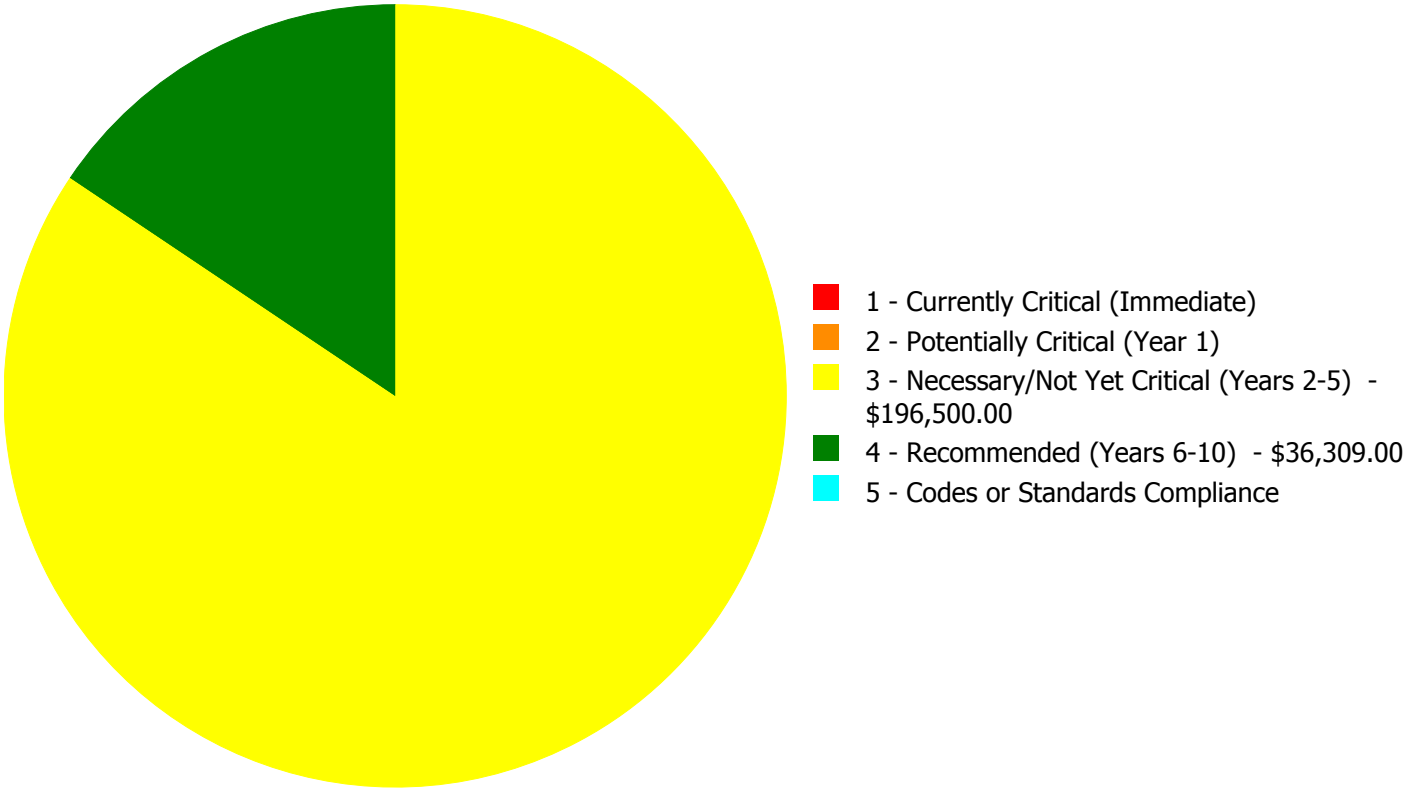
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $232,809.00

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: $232,809.00

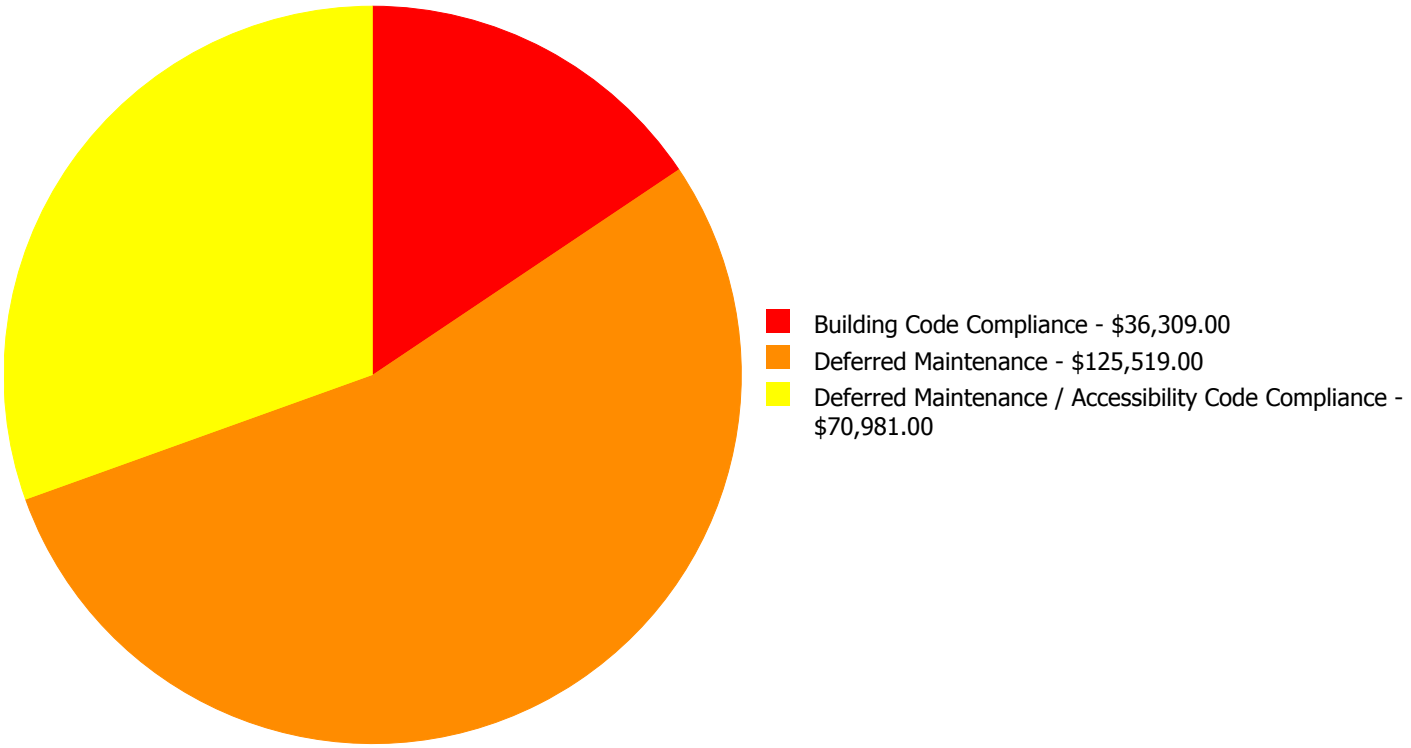
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$70,981.00	$0.00	$0.00	$70,981.00
C3020	Floor Finishes	$0.00	$0.00	$82,960.00	$0.00	$0.00	$82,960.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$31,398.00	$0.00	$31,398.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,911.00	$0.00	$4,911.00
E2010	Fixed Furnishings	$0.00	$0.00	$42,559.00	$0.00	$0.00	$42,559.00
	Total:	$0.00	$0.00	$196,500.00	$36,309.00	$0.00	$232,809.00

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: $232,809.00

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: C1030 - Fittings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: $70,981.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

System: C3020 - Floor Finishes

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: $82,960.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

System: E2010 - Fixed Furnishings

Location: Throughout the Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: $42,559.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: $31,398.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,764.00
Unit of Measure: S.F.
Estimate: $4,911.00
Assessor Name: Eduardo Lopez
Date Created: 02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	6,350
Year Built:	1997
Last Renovation:	
Replacement Value:	$1,128,463
Repair Cost:	$34,087.00
Total FCI:	3.02 %
Total RSLI:	50.27 %
FCA Score:	96.98

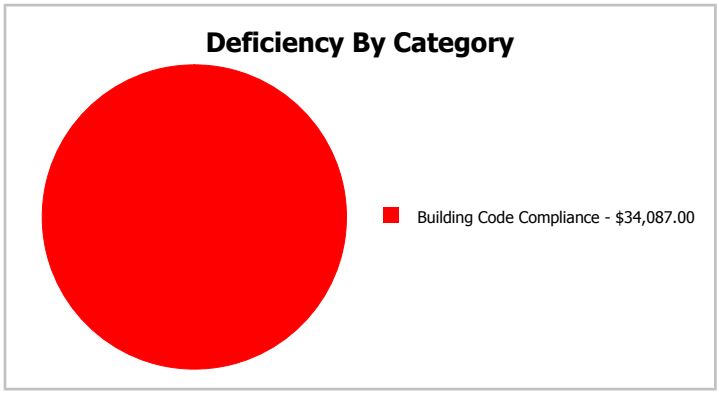
Description:

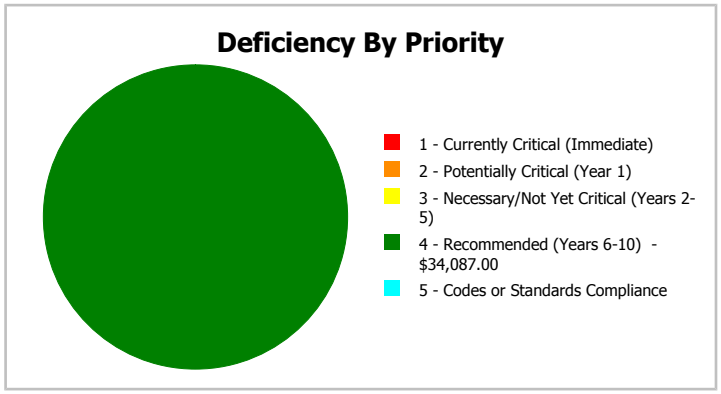
The narrative for this building is included in the Executive Summary Description at the front of this report.

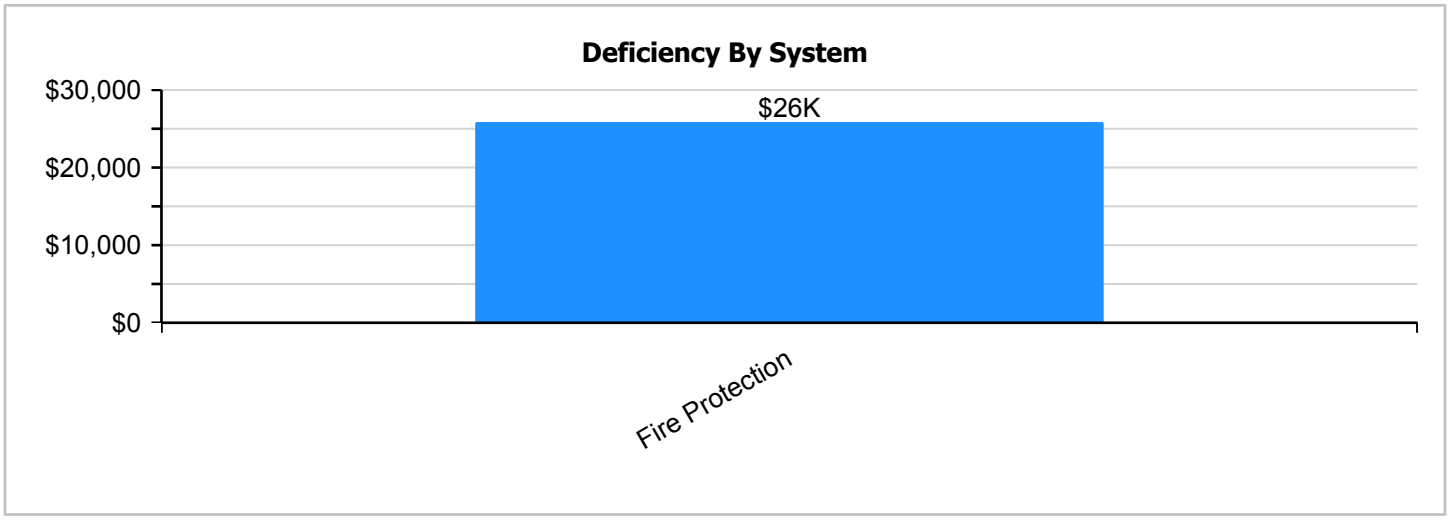
Attributes: This asset has no attributes.

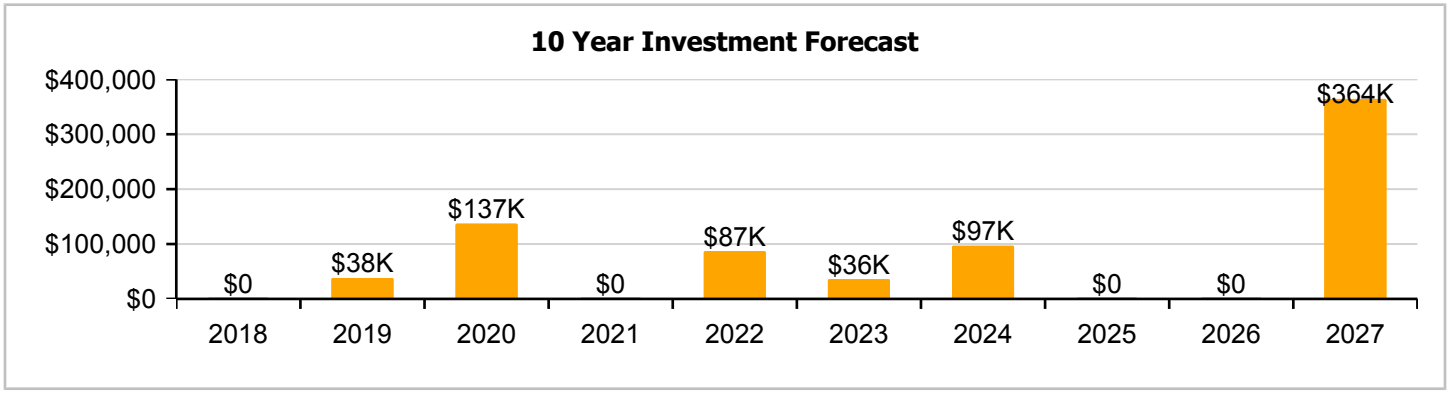
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	6,350
Year Built:	1997	Last Renovation:	
Repair Cost:	$34,087	Replacement Value:	$1,128,463
FCI:	3.02 %	RSLI%:	50.27 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	55.49 %	0.00 %	$0.00
B30 - Roofing	15.00 %	0.00 %	$0.00
C10 - Interior Construction	61.21 %	0.00 %	$0.00
C30 - Interior Finishes	27.90 %	0.00 %	$0.00
D20 - Plumbing	33.33 %	0.00 %	$0.00
D30 - HVAC	68.51 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$34,087.00
D50 - Electrical	46.81 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**50.27 %**	**3.02 %**	**$34,087.00**

Photo Album

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

1). Southeast Elevation - Jan 23, 2017

2). North Elevation - Jan 23, 2017

3). South Elevation - Jan 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			$29,845
A1030	Slab on Grade	$8.26	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			$52,451
B1020	Roof Construction	$15.44	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			$98,044
B2010	Exterior Walls	$9.24	S.F.	6,350	100	1997	2097		80.00 %	0.00 %	80			$58,674
B2020	Exterior Windows	$9.20	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$58,420
B2030	Exterior Doors	$1.02	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$6,477
B3010120	Single Ply Membrane	$6.98	S.F.	6,350	20	1997	2017	2020	15.00 %	0.00 %	3			$44,323
C1010	Partitions	$10.59	S.F.	6,350	75	1997	2072		73.33 %	0.00 %	55			$67,247
C1020	Interior Doors	$2.48	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$15,748
C1030	Fittings	$9.54	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			$60,579
C3010	Wall Finishes	$2.73	S.F.	6,350	10	2004	2014	2020	30.00 %	0.00 %	3			$17,336
C3020	Floor Finishes	$11.15	S.F.	6,350	20	2004	2024		35.00 %	0.00 %	7			$70,803
C3030	Ceiling Finishes	$10.74	S.F.	6,350	25	1997	2022		20.00 %	0.00 %	5			$68,199
D2010	Plumbing Fixtures	$11.26	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$71,501
D2020	Domestic Water Distribution	$0.96	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$6,096
D2030	Sanitary Waste	$1.52	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$9,652
D2040	Rain Water Drainage	$1.36	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$8,636
D3040	Distribution Systems	$6.02	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$38,227
D3050	Terminal & Package Units	$13.09	S.F.	6,350	15	2015	2030		86.67 %	0.00 %	13			$83,122
D3060	Controls & Instrumentation	$1.91	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			$12,129
D4010	Sprinklers	$4.22	S.F.	6,350	30			2016	0.00 %	110.00 %	-1		$29,477.00	$26,797
D4020	Standpipes	$0.66	S.F.	6,350	30			2016	0.00 %	110.00 %	-1		$4,610.00	$4,191
D5020	Branch Wiring	$4.99	S.F.	6,350	30	1997	2027		33.33 %	0.00 %	10			$31,687
D5020	Lighting	$11.64	S.F.	6,350	30	2008	2038		70.00 %	0.00 %	21			$73,914
D5030810	Security & Detection Systems	$1.83	S.F.	6,350	15	2004	2019		13.33 %	0.00 %	2			$11,621
D5030910	Fire Alarm Systems	$3.31	S.F.	6,350	15	2004	2019		13.33 %	0.00 %	2			$21,019
D5030920	Data Communication	$4.30	S.F.	6,350	15	2008	2023		40.00 %	0.00 %	6			$27,305
D5090	Other Electrical Systems	$0.12	S.F.	6,350	20	2004	2024		35.00 %	0.00 %	7			$762
E1020	Institutional Equipment	$2.73	S.F.	6,350	20	2008	2028		55.00 %	0.00 %	11			$17,336
E2010	Fixed Furnishings	$5.72	S.F.	6,350	20	1997	2017	2020	15.00 %	0.00 %	3			$36,322
								Total	**50.27 %**	**3.02 %**			**$34,087.00**	**$1,128,463**

System Notes

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

System: B2010 - Exterior Walls

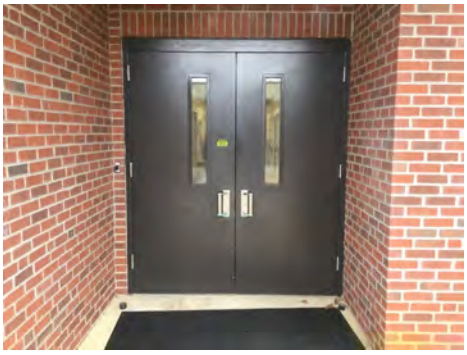
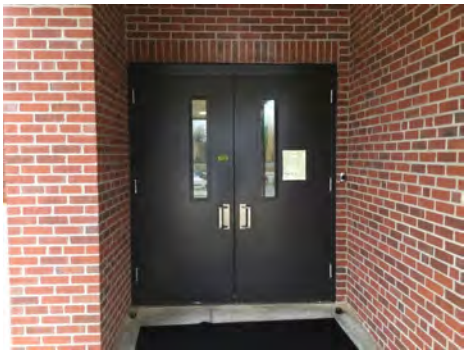


Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

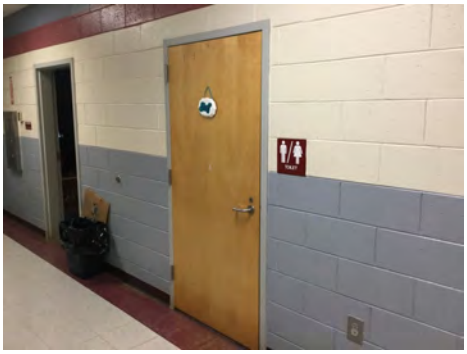
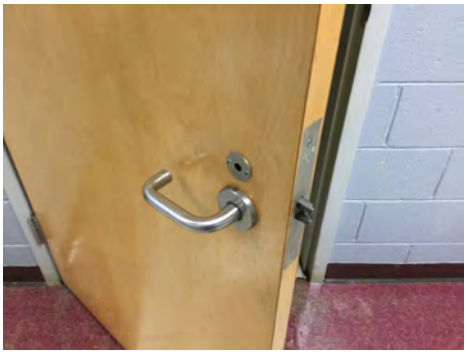
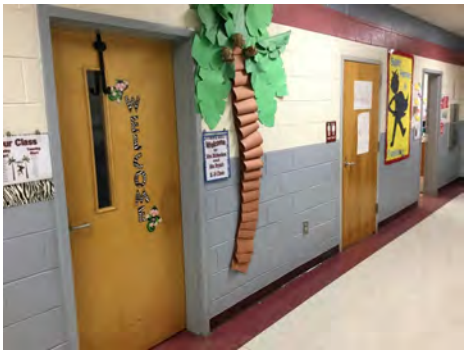


Note:

System: C1010 - Partitions

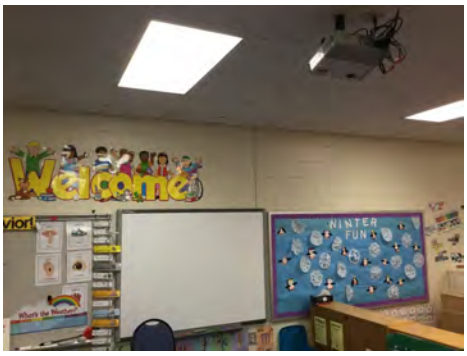

Note:

System: C1020 - Interior Doors

Note:

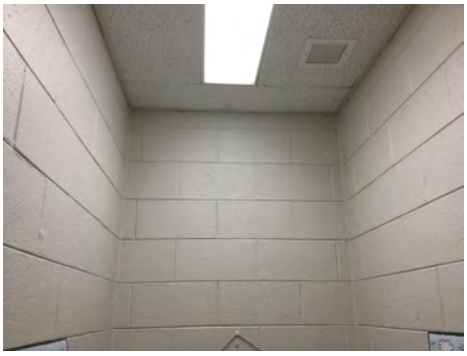
System: C1030 - Fittings



Note:

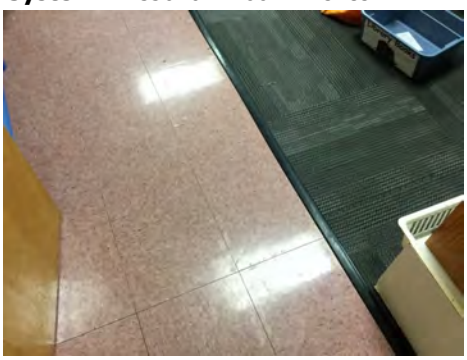
System: C3010 - Wall Finishes

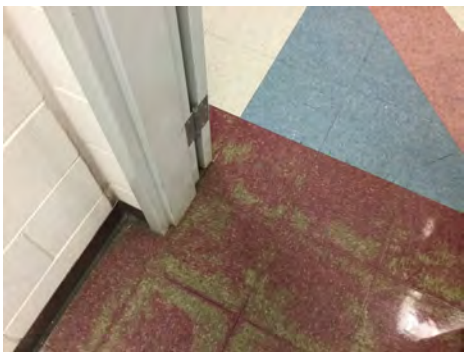




Note:

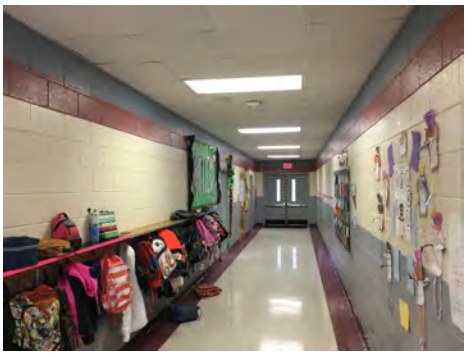
System: C3020 - Floor Finishes





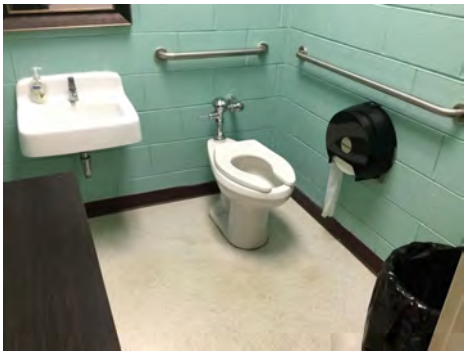
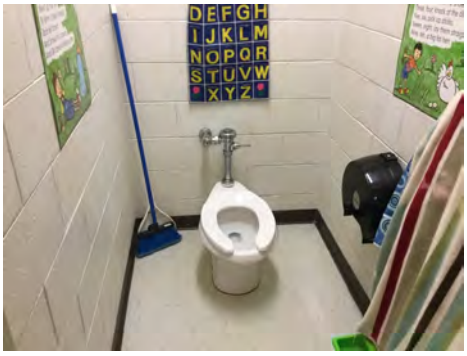
Note: Carpet replaced in 2016

System: C3030 - Ceiling Finishes



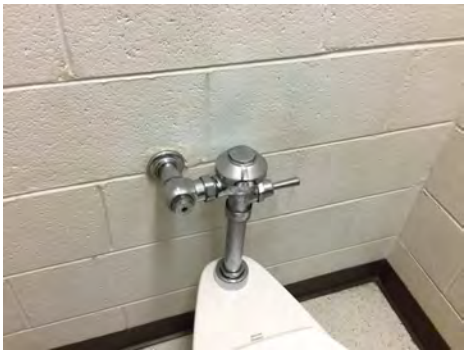
Note:

System: D2010 - Plumbing Fixtures

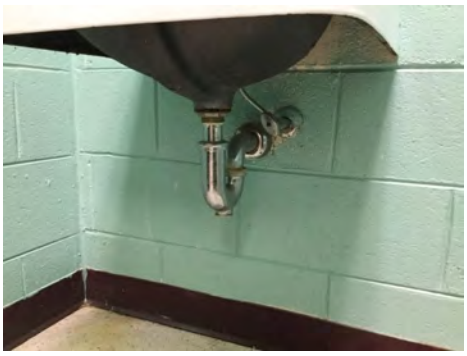
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

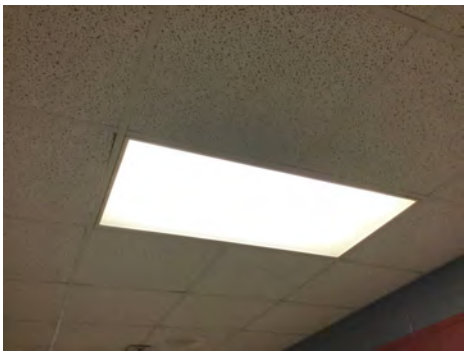
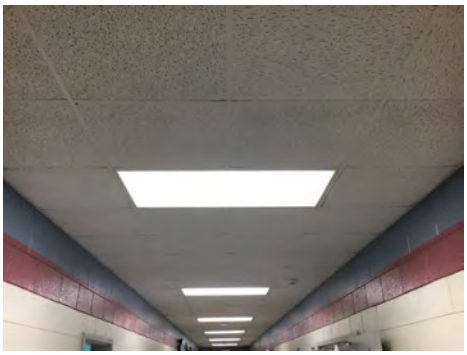

Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

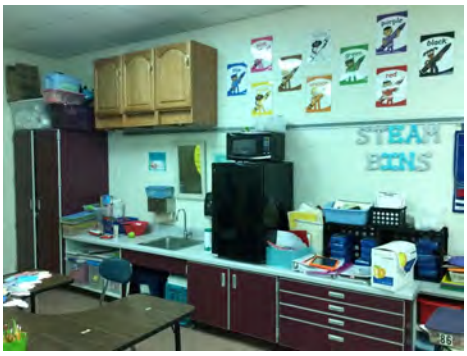
System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

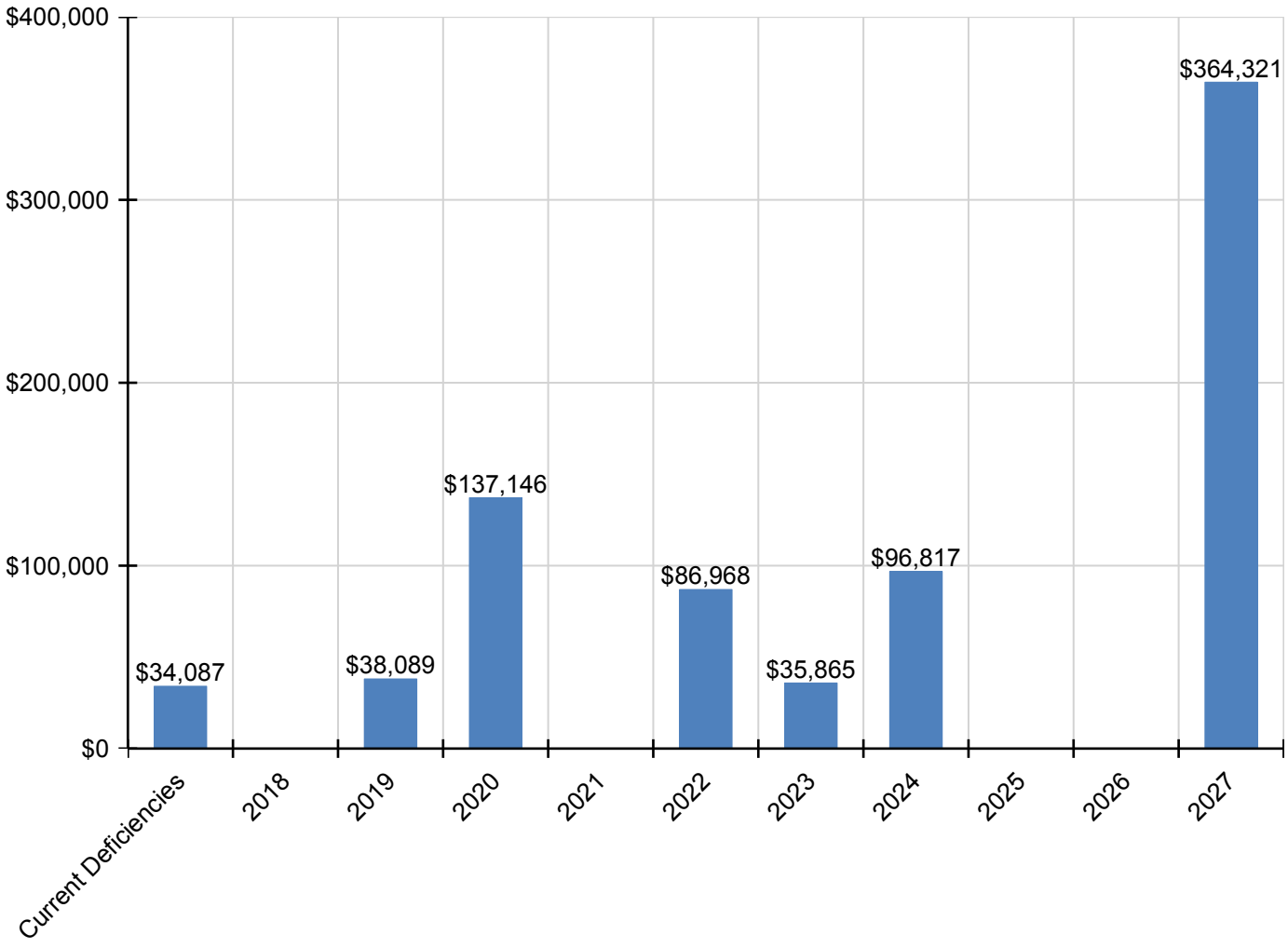
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$34,087**	**$0**	**$38,089**	**$137,146**	**$0**	**$86,968**	**$35,865**	**$96,817**	**$0**	**$0**	**$364,321**	**$793,292**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,363	**$86,363**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,575	**$9,575**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$72,650	$0	$0	$0	$0	$0	$0	$0	**$72,650**
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	$23,281	**$23,281**
C1030 - Fittings	$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	$20,837	$0	$0	$0	$0	$0	$0	$0	**$20,837**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$95,786	$0	$0	$0	**$95,786**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$86,968	$0	$0	$0	$0	$0	**$86,968**
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	$105,700	**$105,700**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,012	**$9,012**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,268	**$14,268**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,767	**$12,767**
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	$56,512	**$56,512**
D3050 - Terminal & Package Units	$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**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$29,477	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,477**
D4020 - Standpipes	$4,610	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,610**
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	$46,842	**$46,842**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$13,561	$0	$0	$0	$0	$0	$0	$0	$0	**$13,561**
D5030910 - Fire Alarm Systems	$0	$0	$24,528	$0	$0	$0	$0	$0	$0	$0	$0	**$24,528**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$35,865	$0	$0	$0	$0	**$35,865**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$1,031	$0	$0	$0	**$1,031**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$43,659	$0	$0	$0	$0	$0	$0	$0	**$43,659**

** Indicates non-renewable system*

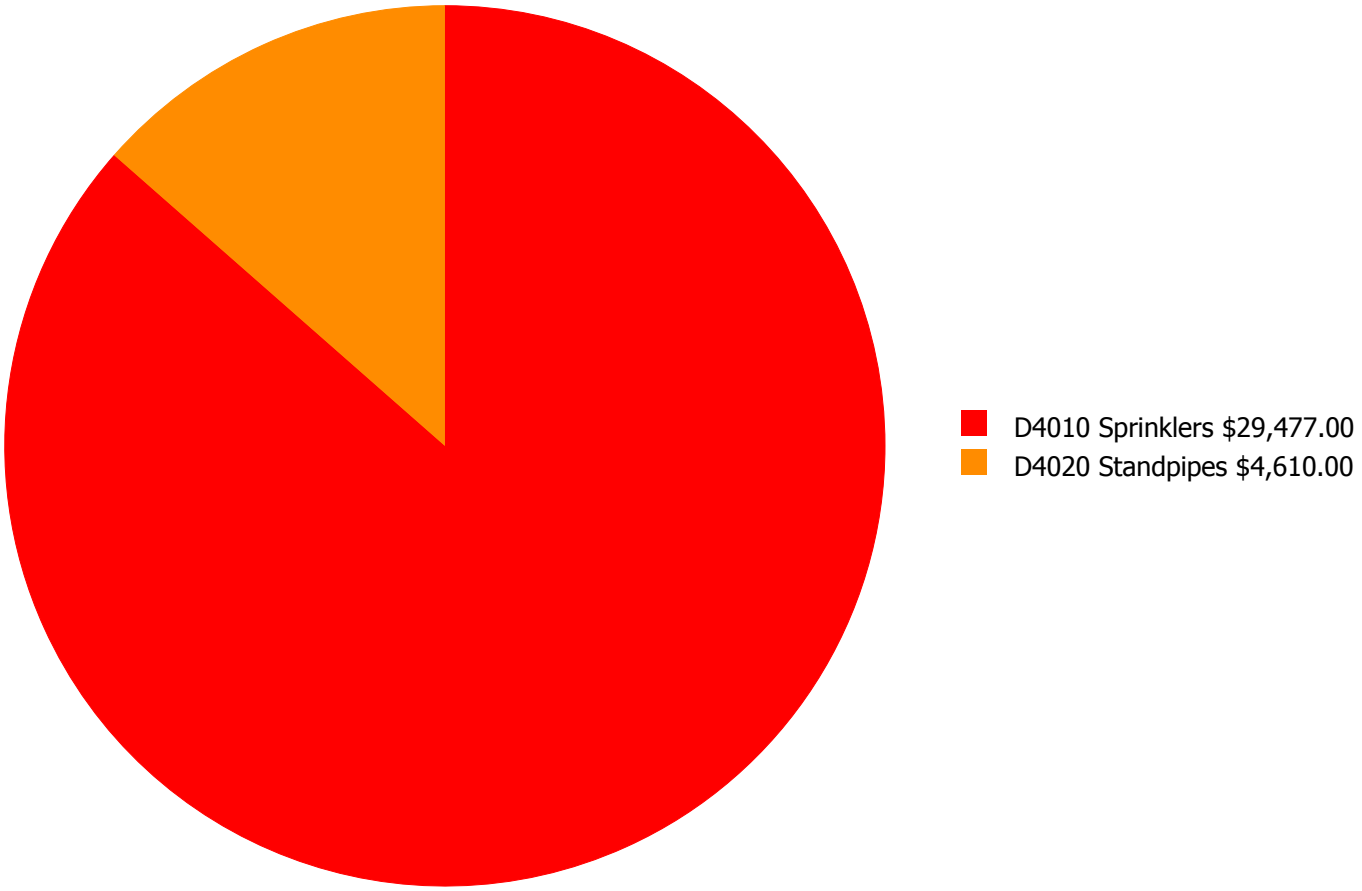
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

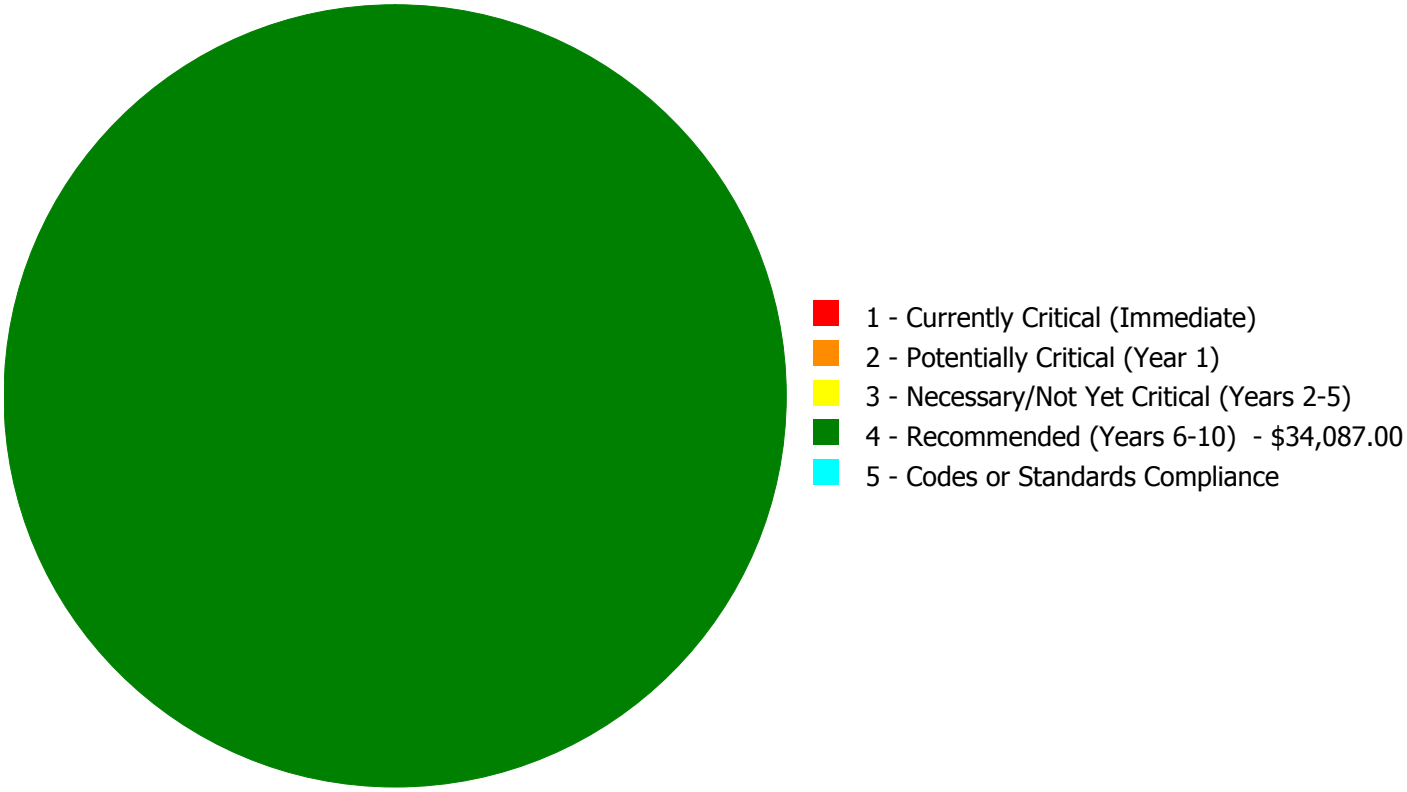
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $34,087.00

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: $34,087.00

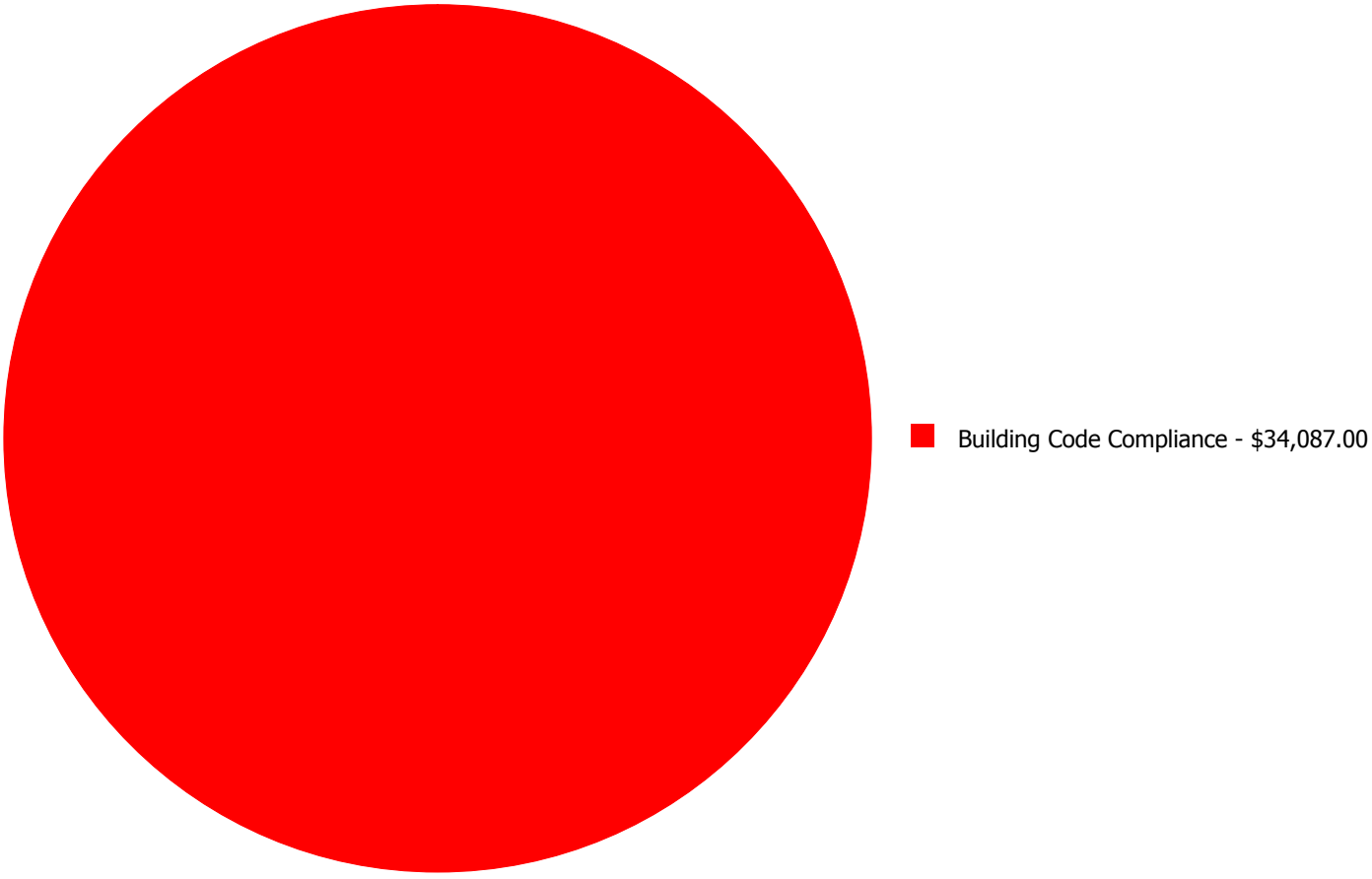
Deficiency By Priority Investment Table

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
D4010	Sprinklers	$0.00	$0.00	$0.00	$29,477.00	$0.00	$29,477.00
D4020	Standpipes	$0.00	$0.00	$0.00	$4,610.00	$0.00	$4,610.00
	Total:	$0.00	$0.00	$0.00	$34,087.00	$0.00	$34,087.00

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: $34,087.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	6,350.00
Unit of Measure:	S.F.
Estimate:	$29,477.00
Assessor Name:	Eduardo Lopez
Date Created:	02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	6,350.00
Unit of Measure:	S.F.
Estimate:	$4,610.00
Assessor Name:	Eduardo Lopez
Date Created:	02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	20,095
Year Built:	2004
Last Renovation:	
Replacement Value:	$3,571,082
Repair Cost:	$107,870.00
Total FCI:	3.02 %
Total RSLI:	54.03 %
FCA Score:	96.98

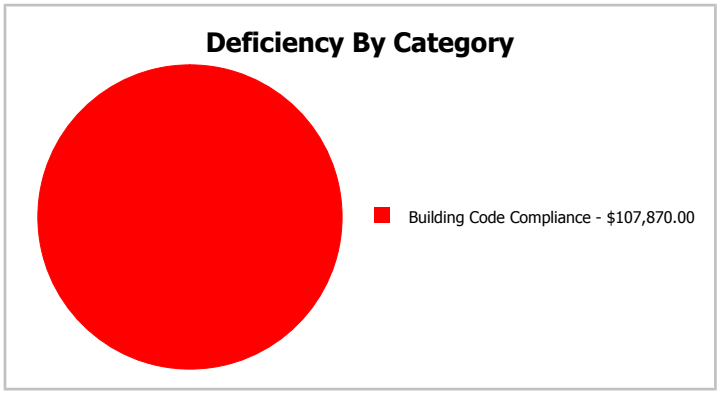
Description:

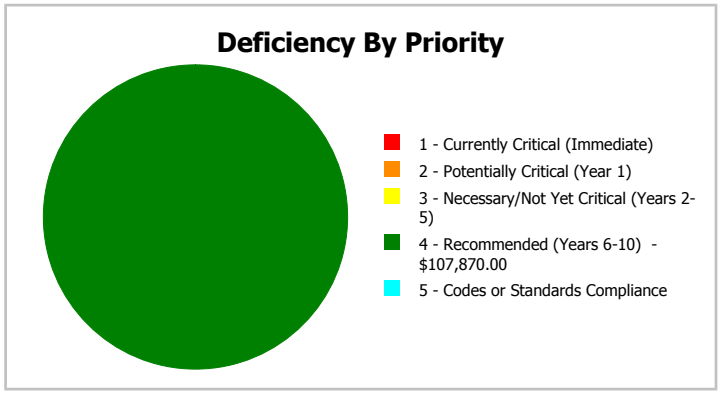
The narrative for this building is included in the Executive Summary Description at the front of this report.

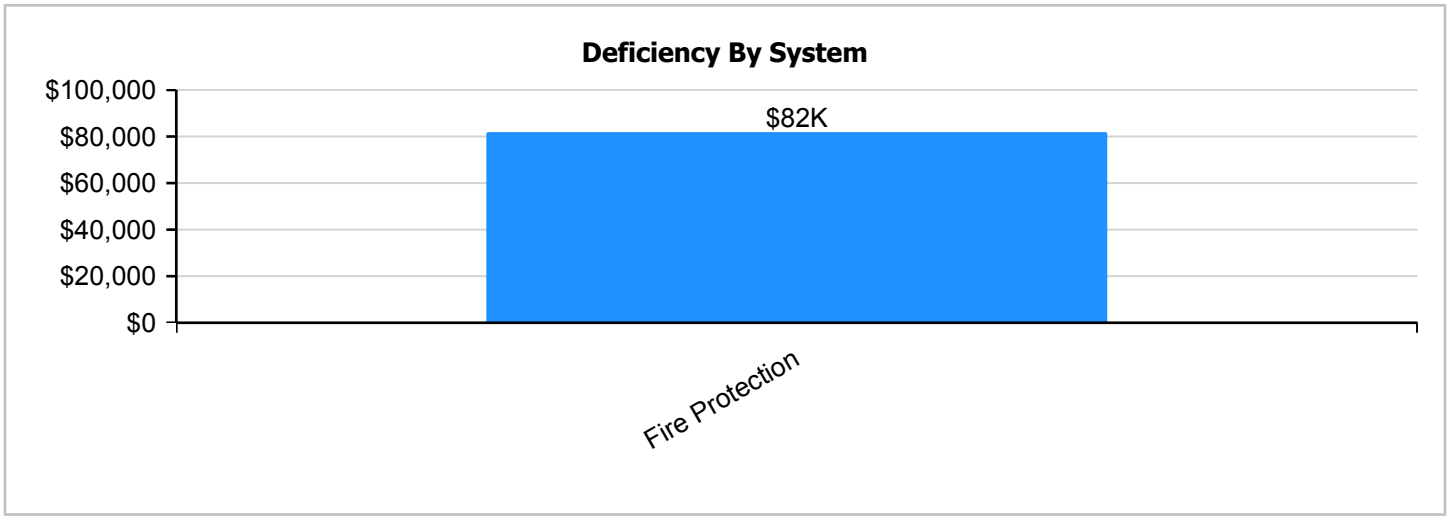
Attributes: This asset has no attributes.

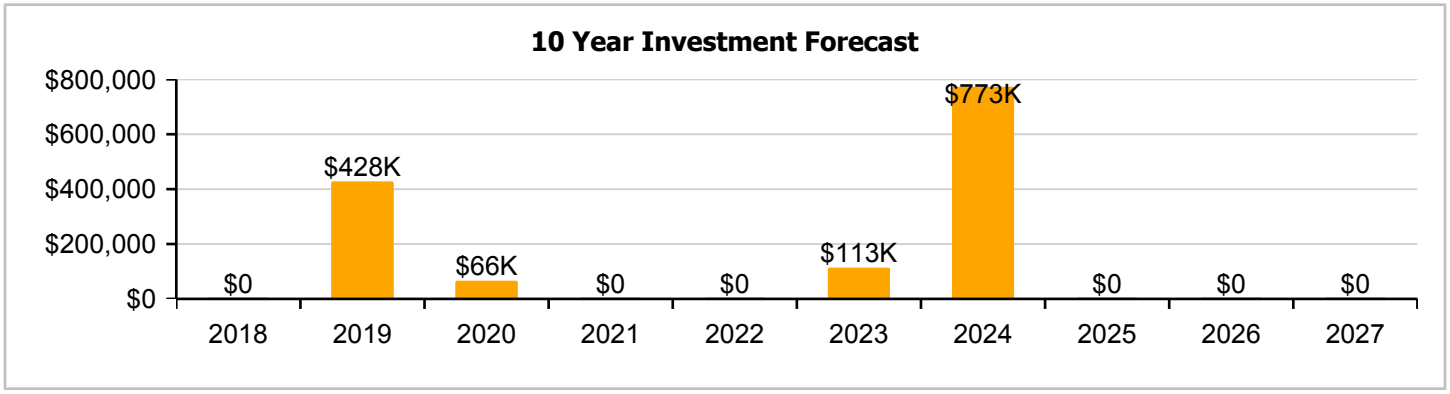
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	20,095
Year Built:	2004	Last Renovation:	
Repair Cost:	$107,870	Replacement Value:	$3,571,082
FCI:	3.02 %	RSLI%:	54.03 %









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	87.00 %	0.00 %	$0.00
B10 - Superstructure	87.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	71.07 %	0.00 %	$0.00
B30 - Roofing	35.00 %	0.00 %	$0.00
C10 - Interior Construction	68.14 %	0.00 %	$0.00
C30 - Interior Finishes	40.12 %	0.00 %	$0.00
D20 - Plumbing	56.67 %	0.00 %	$0.00
D30 - HVAC	27.71 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$107,870.00
D50 - Electrical	45.33 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	35.00 %	0.00 %	$0.00
Totals:	**54.03 %**	**3.02 %**	**$107,870.00**

Photo Album

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

1). Northwest Elevation - Jan 23, 2017

2). Southwest Elevation - Jan 23, 2017

3). East Elevation - Jan 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			$94,447
A1030	Slab on Grade	$8.26	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			$165,985
B1020	Roof Construction	$15.44	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			$310,267
B2010	Exterior Walls	$9.24	S.F.	20,095	100	2004	2104		87.00 %	0.00 %	87			$185,678
B2020	Exterior Windows	$9.20	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$184,874
B2030	Exterior Doors	$1.02	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$20,497
B3010120	Single Ply Membrane	$6.98	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			$140,263
C1010	Partitions	$10.59	S.F.	20,095	75	2004	2079		82.67 %	0.00 %	62			$212,806
C1020	Interior Doors	$2.48	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$49,836
C1030	Fittings	$9.54	S.F.	20,095	20	2008	2028		55.00 %	0.00 %	11			$191,706
C3010	Wall Finishes	$2.73	S.F.	20,095	10	2004	2014	2020	30.00 %	0.00 %	3			$54,859
C3020	Floor Finishes	$11.15	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			$224,059
C3030	Ceiling Finishes	$10.74	S.F.	20,095	25	2004	2029		48.00 %	0.00 %	12			$215,820
D2010	Plumbing Fixtures	$11.26	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$226,270
D2020	Domestic Water Distribution	$0.96	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$19,291
D2030	Sanitary Waste	$1.52	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$30,544
D2040	Rain Water Drainage	$1.36	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$27,329
D3040	Distribution Systems	$6.02	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$120,972
D3050	Terminal & Package Units	$13.09	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			$263,044
D3060	Controls & Instrumentation	$1.91	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			$38,381
D4010	Sprinklers	$4.22	S.F.	20,095	30			2016	0.00 %	110.00 %	-1		$93,281.00	$84,801
D4020	Standpipes	$0.66	S.F.	20,095	30			2016	0.00 %	110.00 %	-1		$14,589.00	$13,263
D5020	Branch Wiring	$4.99	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$100,274
D5020	Lighting	$11.64	S.F.	20,095	30	2004	2034		56.67 %	0.00 %	17			$233,906
D5030810	Security & Detection Systems	$1.83	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			$36,774
D5030910	Fire Alarm Systems	$3.31	S.F.	20,095	15	2004	2019		13.33 %	0.00 %	2			$66,514
D5030920	Data Communication	$4.30	S.F.	20,095	15	2008	2023		40.00 %	0.00 %	6			$86,409
D5090	Other Electrical Systems	$0.12	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			$2,411
E1020	Institutional Equipment	$2.73	S.F.	20,095	20	2008	2028		55.00 %	0.00 %	11			$54,859
E2010	Fixed Furnishings	$5.72	S.F.	20,095	20	2004	2024		35.00 %	0.00 %	7			$114,943
								Total	**54.03 %**	**3.02 %**			**$107,870.00**	**$3,571,082**

System Notes

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

System: B2010 - Exterior Walls

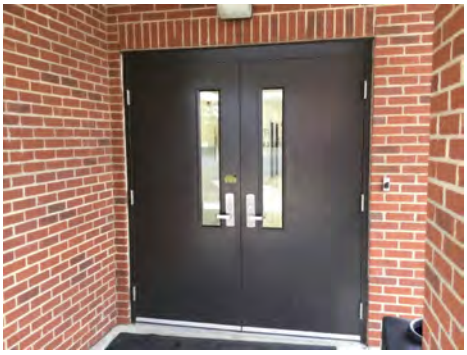


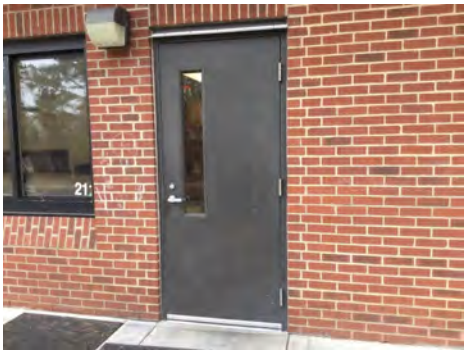
Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



Note:

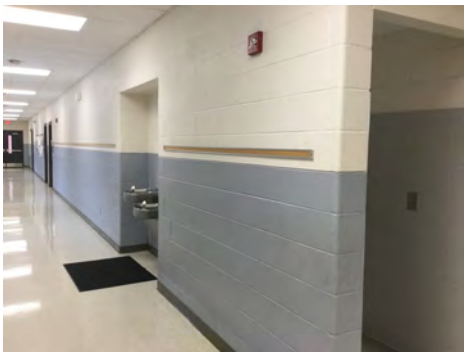
System: B3010120 - Single Ply Membrane

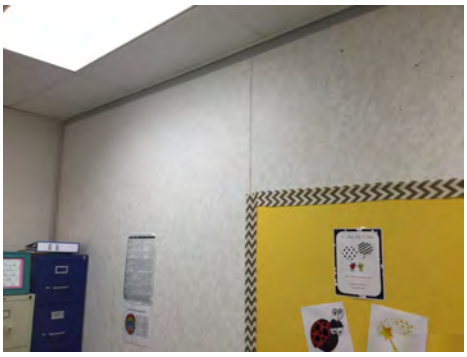





Note:

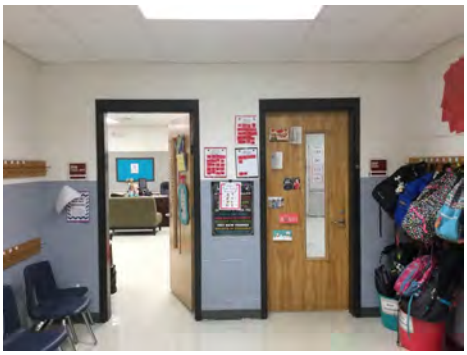
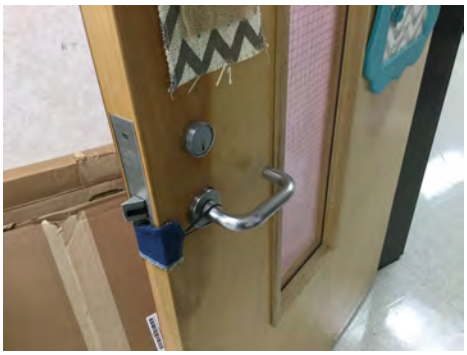
System: C1010 - Partitions





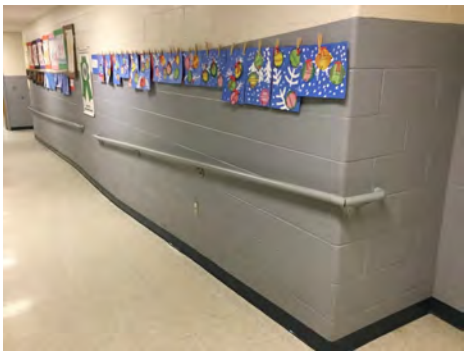
Note:

System: C1020 - Interior Doors

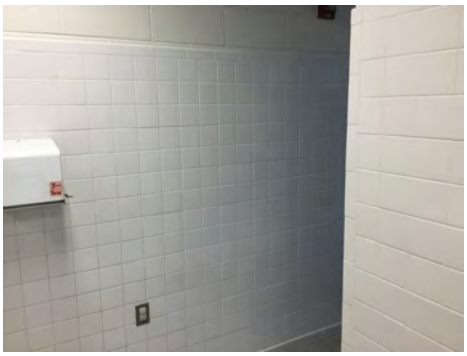

Note:

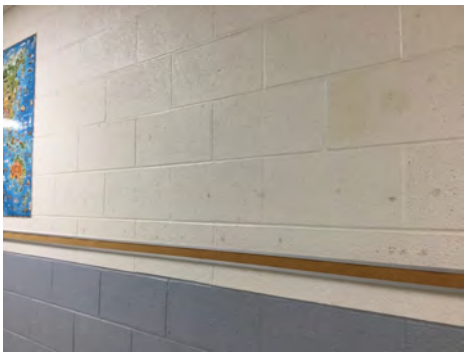
System: C1030 - Fittings

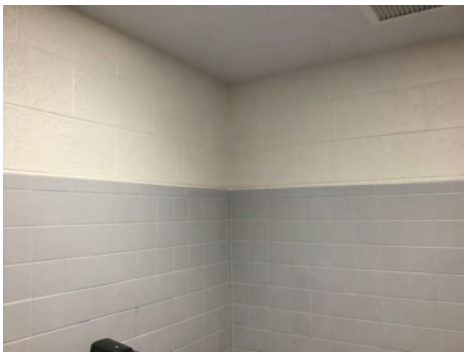


Note:

System: C3010 - Wall Finishes

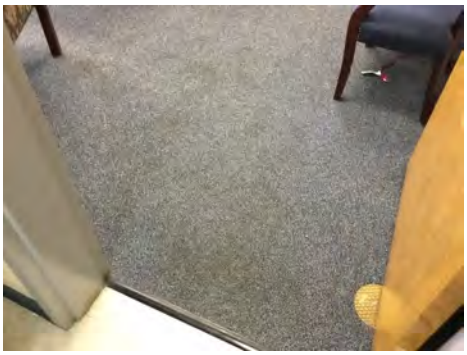


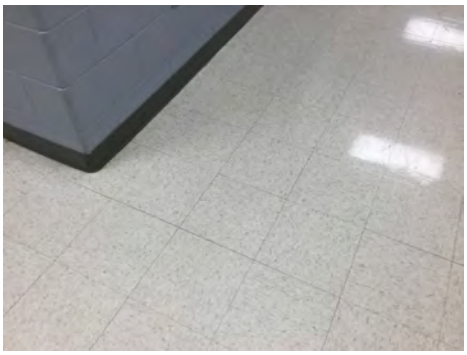




Note:

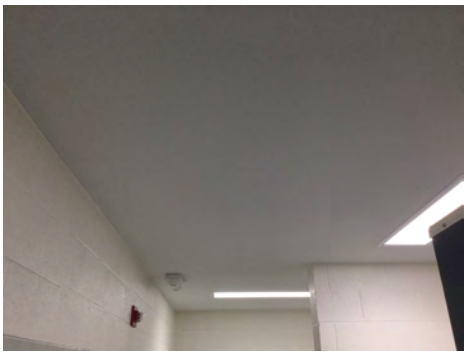
System: C3020 - Floor Finishes





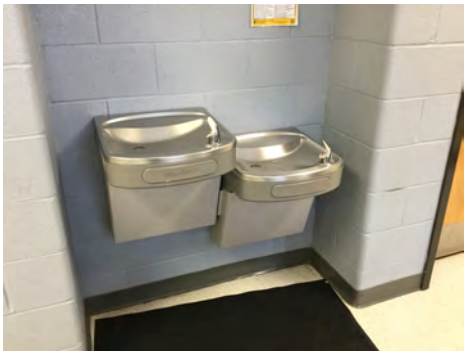
Note:

System: C3030 - Ceiling Finishes


Note:

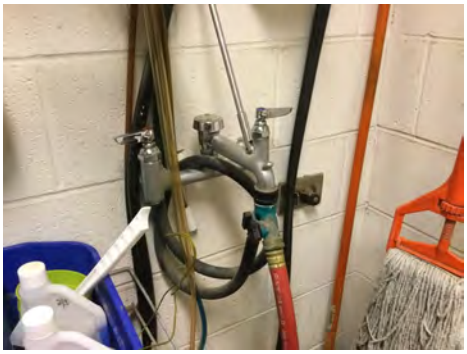
System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution




Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



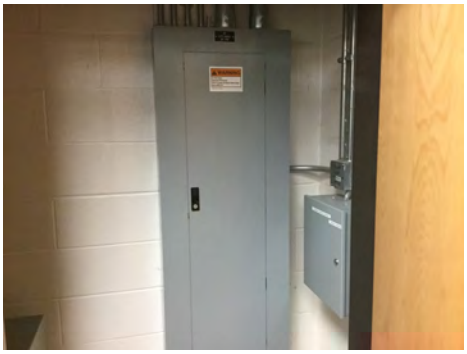
Note:

System: D3060 - Controls & Instrumentation

Note:

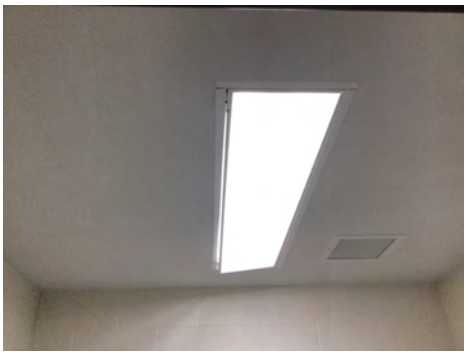
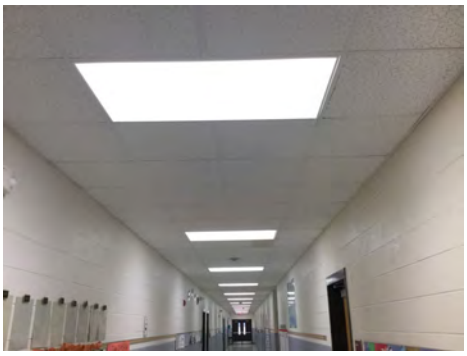
System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting

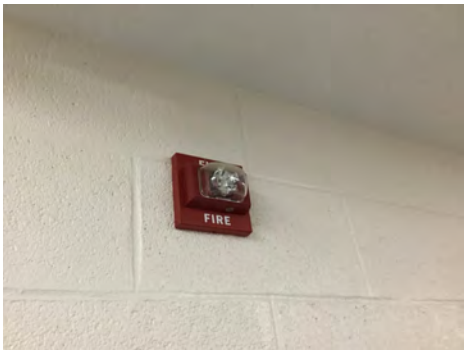



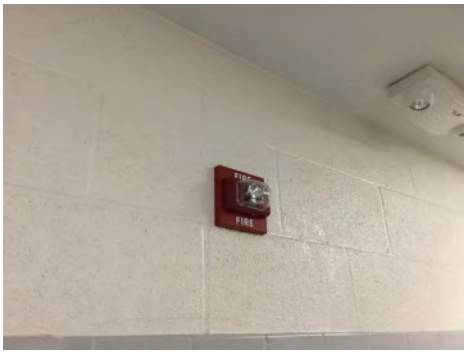

Note:

System: D5030810 - Security & Detection Systems


Note:

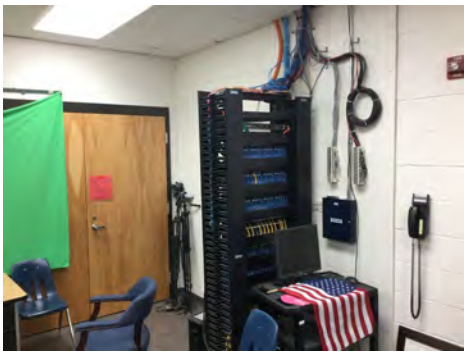
System: D5030910 - Fire Alarm Systems





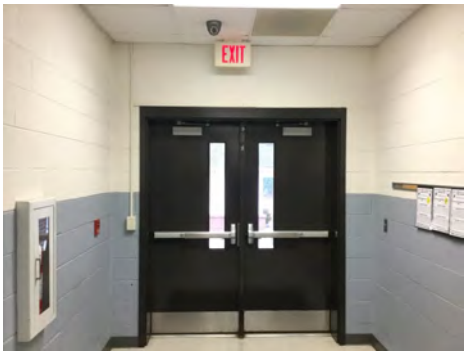
Note:

System: D5030920 - Data Communication



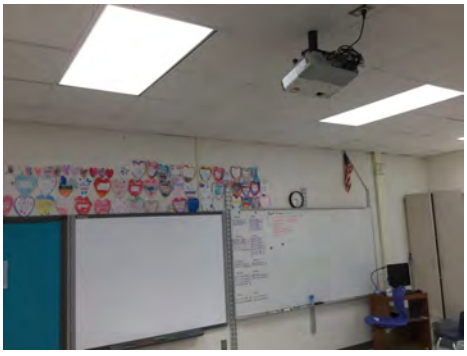
Note:

System: D5090 - Other Electrical Systems



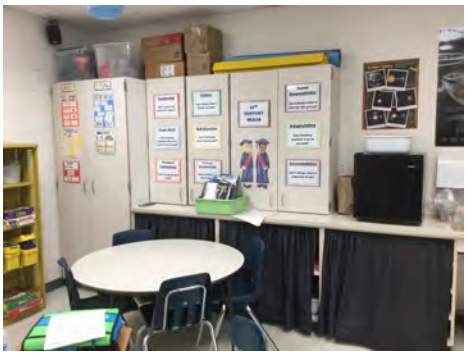
Note:

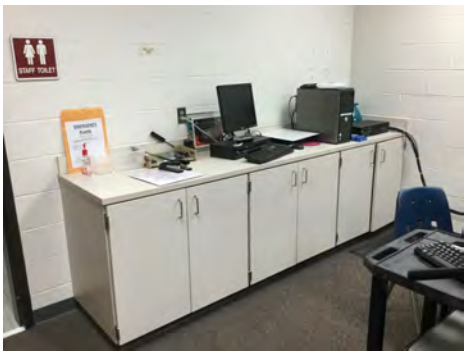
System: E1020 - Institutional Equipment

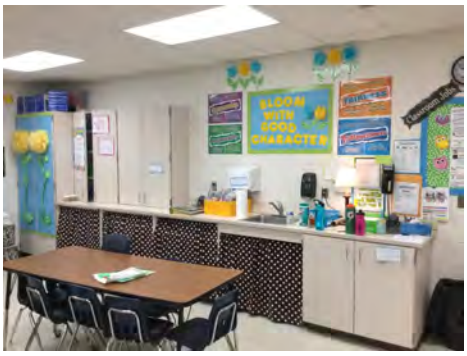



Note:

System: E2010 - Fixed Furnishings







Note:

Renewal Schedule

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

Inflation Rate: 3%

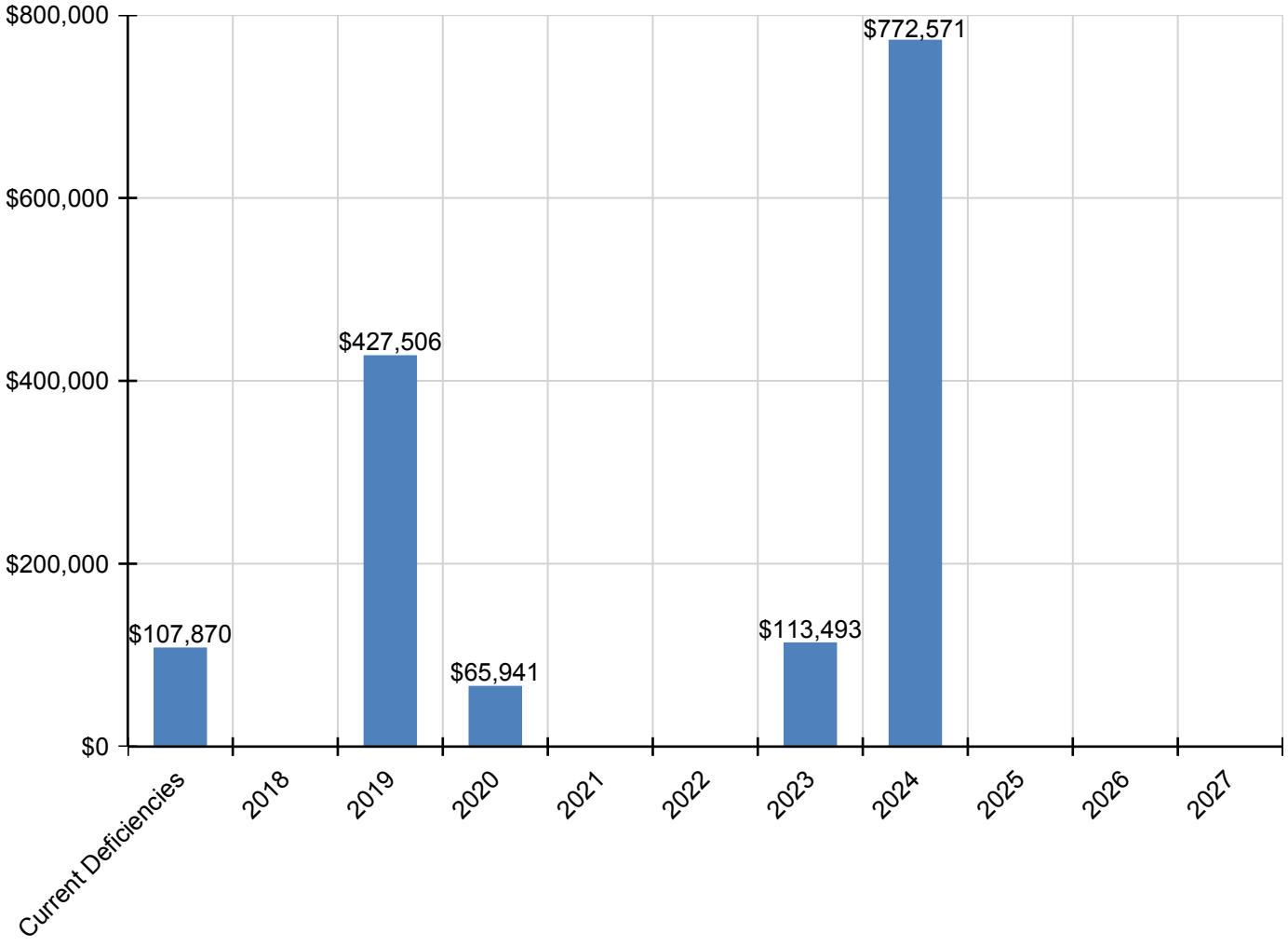
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$107,870**	**$0**	**$427,506**	**$65,941**	**$0**	**$0**	**$113,493**	**$772,571**	**$0**	**$0**	**$0**	**$1,487,381**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$258,759	$0	$0	$0	**$258,759**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$65,941	$0	$0	$0	$0	$0	$0	$0	**$65,941**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$303,121	$0	$0	$0	**$303,121**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

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**
D2040 - Rain Water Drainage	$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	$306,969	$0	$0	$0	$0	$0	$0	$0	$0	**$306,969**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$51,925	$0	$0	$0	**$51,925**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$93,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,281**
D4020 - Standpipes	$14,589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,589**
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**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$42,914	$0	$0	$0	$0	$0	$0	$0	$0	**$42,914**
D5030910 - Fire Alarm Systems	$0	$0	$77,622	$0	$0	$0	$0	$0	$0	$0	$0	**$77,622**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$113,493	$0	$0	$0	$0	**$113,493**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$3,263	$0	$0	$0	**$3,263**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$155,503	$0	$0	$0	**$155,503**

** Indicates non-renewable system*

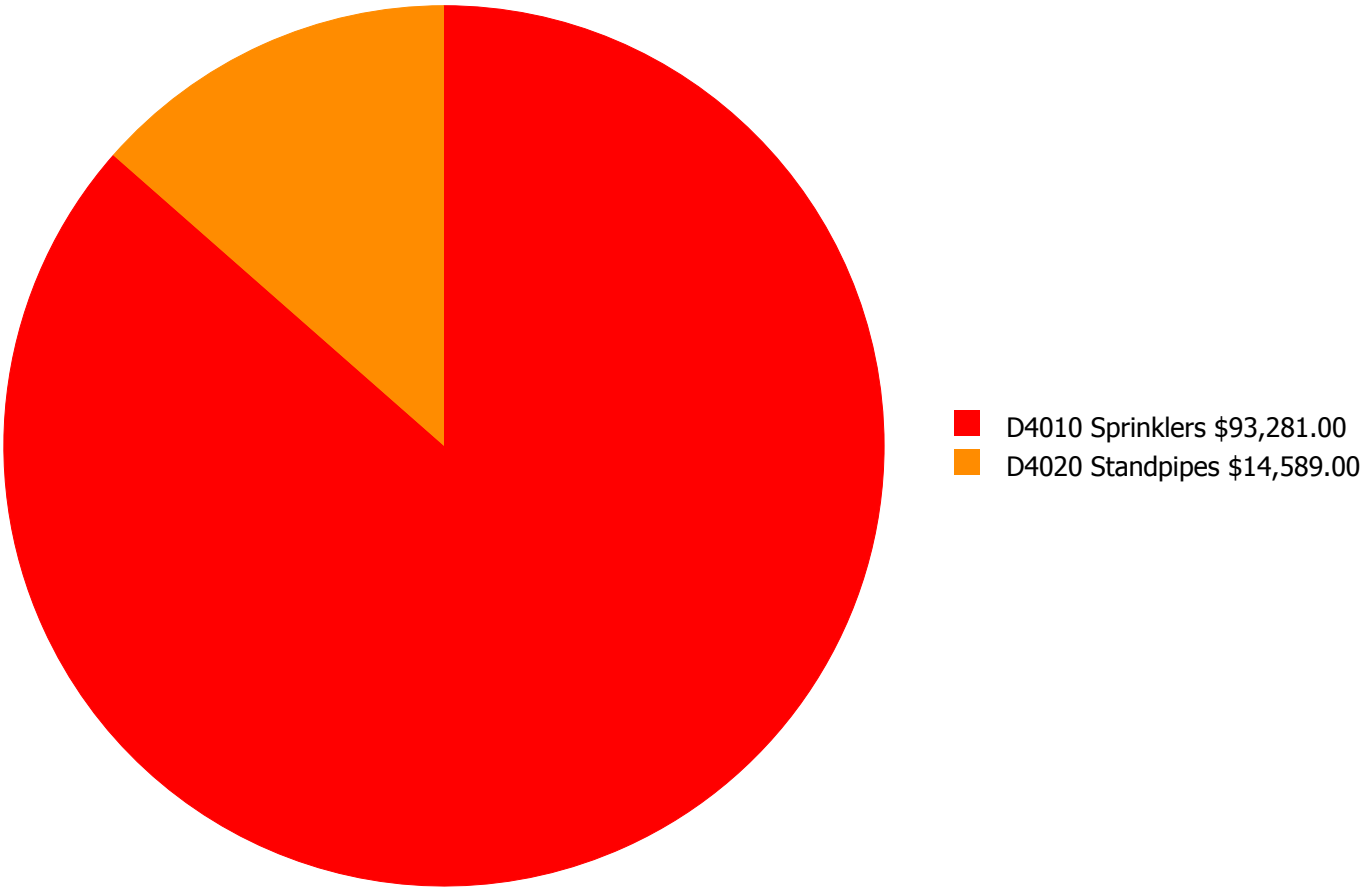
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

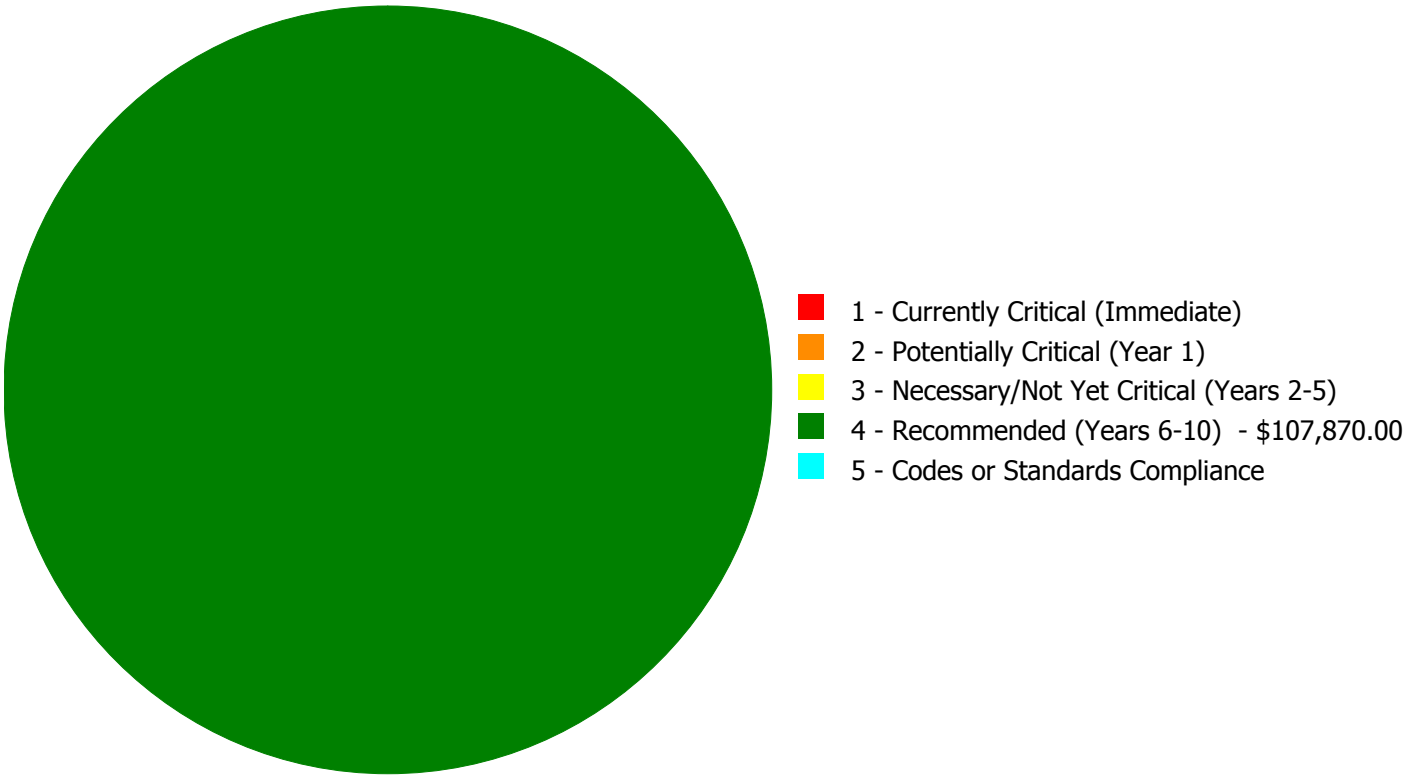
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $107,870.00

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: $107,870.00

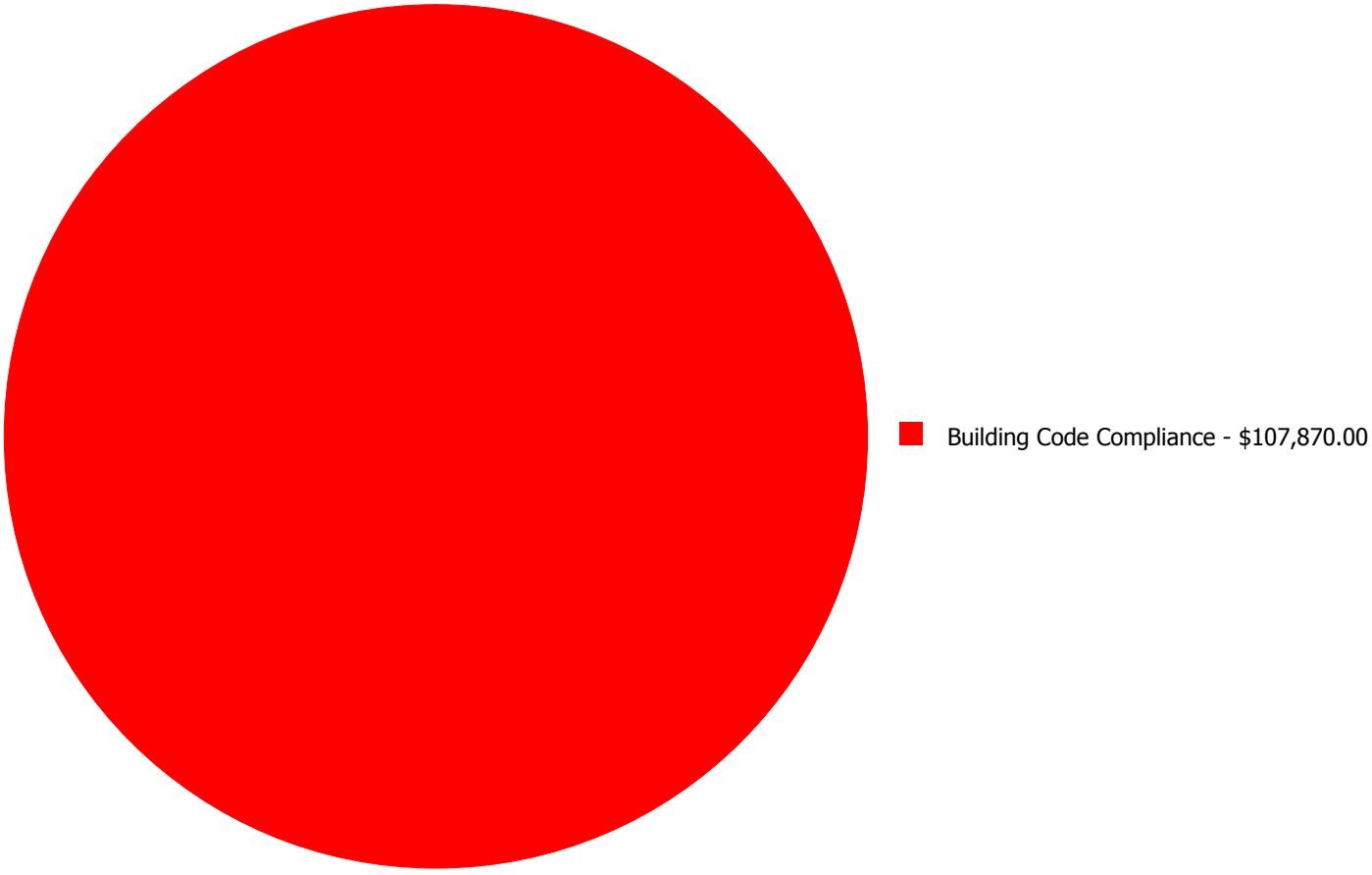
Deficiency By Priority Investment Table

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
D4010	Sprinklers	$0.00	$0.00	$0.00	$93,281.00	$0.00	$93,281.00
D4020	Standpipes	$0.00	$0.00	$0.00	$14,589.00	$0.00	$14,589.00
	Total:	$0.00	$0.00	$0.00	$107,870.00	$0.00	$107,870.00

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: $107,870.00

Deficiency Details by Priority

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	20,095.00
Unit of Measure:	S.F.
Estimate:	$93,281.00
Assessor Name:	Eduardo Lopez
Date Created:	02/13/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	20,095.00
Unit of Measure:	S.F.
Estimate:	$14,589.00
Assessor Name:	Eduardo Lopez
Date Created:	02/13/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	1,050
Year Built:	2008
Last Renovation:	
Replacement Value:	$177,287
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	67.68 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

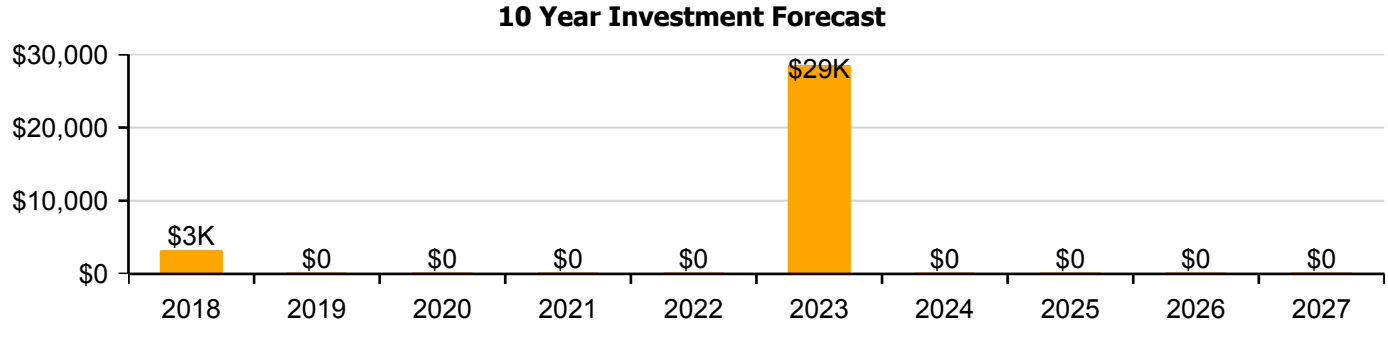
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	1,050
Year Built:	2008	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$177,287
FCI:	0.00 %	RSLI%:	67.68 %

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	91.00 %	0.00 %	$0.00
B10 - Superstructure	91.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	79.97 %	0.00 %	$0.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	72.10 %	0.00 %	$0.00
C30 - Interior Finishes	53.94 %	0.00 %	$0.00
D20 - Plumbing	70.00 %	0.00 %	$0.00
D30 - HVAC	49.95 %	0.00 %	$0.00
D50 - Electrical	61.58 %	0.00 %	$0.00
E10 - Equipment	55.00 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**67.68 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Jan 23, 2017

2). West Elevation - Jan 23, 2017

3). North Elevation - Jan 23, 2017

4). East Elevation - Jan 23, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.70	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			$4,935
A1030	Slab on Grade	$8.26	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			$8,673
B1020	Roof Construction	$15.44	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			$16,212
B2010	Exterior Walls	$9.24	S.F.	1,050	100	2008	2108		91.00 %	0.00 %	91			$9,702
B2020	Exterior Windows	$9.20	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$9,660
B2030	Exterior Doors	$1.02	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$1,071
B3010140	Asphalt Shingles	$4.32	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$4,536
C1010	Partitions	$10.59	S.F.	1,050	75	2008	2083		88.00 %	0.00 %	66			$11,120
C1020	Interior Doors	$2.48	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$2,604
C1030	Fittings	$9.54	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$10,017
C3010	Wall Finishes	$2.73	S.F.	1,050	10	2008	2018		10.00 %	0.00 %	1			$2,867
C3020	Floor Finishes	$11.15	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$11,708
C3030	Ceiling Finishes	$10.74	S.F.	1,050	25	2008	2033		64.00 %	0.00 %	16			$11,277
D2010	Plumbing Fixtures	$11.26	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$11,823
D2020	Domestic Water Distribution	$0.96	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$1,008
D2030	Sanitary Waste	$1.52	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$1,596
D3040	Distribution Systems	$6.02	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$6,321
D3050	Terminal & Package Units	$13.09	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			$13,745
D3060	Controls & Instrumentation	$1.91	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$2,006
D5010	Electrical Service/Distribution	$1.65	S.F.	1,050	40	2008	2048		77.50 %	0.00 %	31			$1,733
D5020	Branch Wiring	$4.99	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$5,240
D5020	Lighting	$11.64	S.F.	1,050	30	2008	2038		70.00 %	0.00 %	21			$12,222
D5030910	Fire Alarm Systems	$3.31	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			$3,476
D5030920	Data Communication	$4.30	S.F.	1,050	15	2008	2023		40.00 %	0.00 %	6			$4,515
D5090	Other Electrical Systems	$0.33	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$347
E1020	Institutional Equipment	$2.73	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$2,867
E2010	Fixed Furnishings	$5.72	S.F.	1,050	20	2008	2028		55.00 %	0.00 %	11			$6,006
								Total	**67.68 %**					**$177,287**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



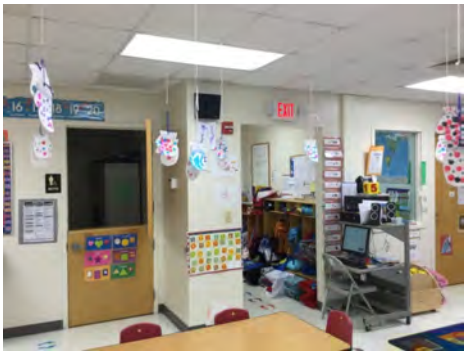
Note:

System: B3010140 - Asphalt Shingles



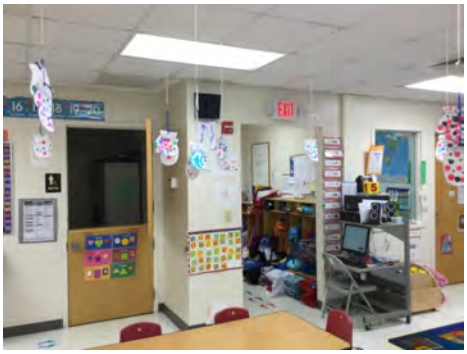
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

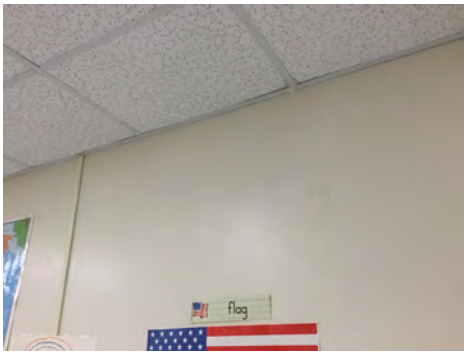


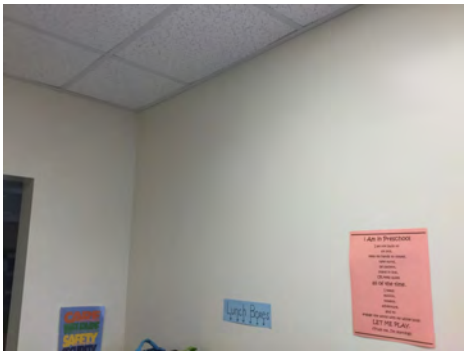

Note:

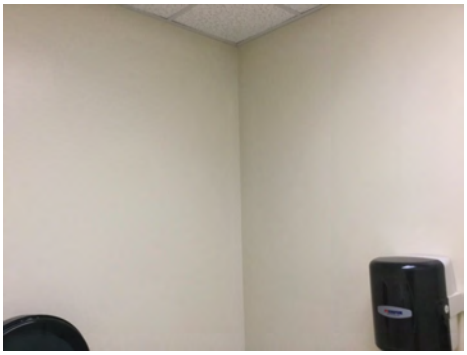
System: C1030 - Fittings

Note:

System: C3010 - Wall Finishes

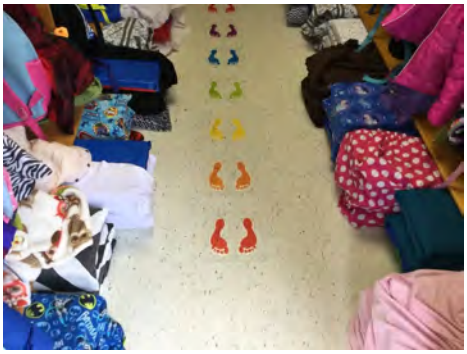






Note:

System: C3020 - Floor Finishes

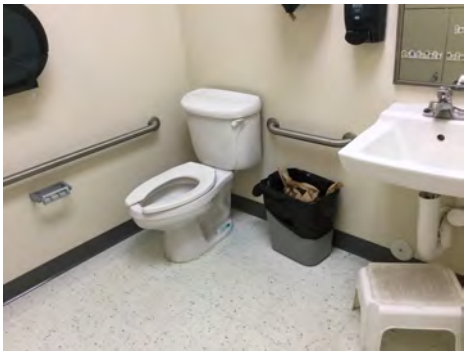


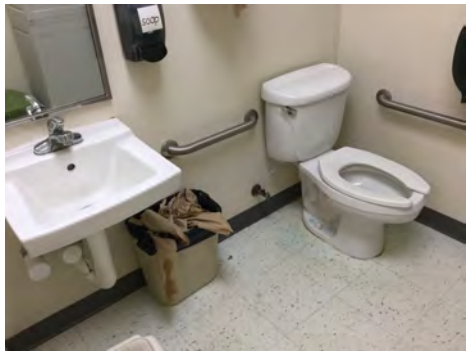
Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures





Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

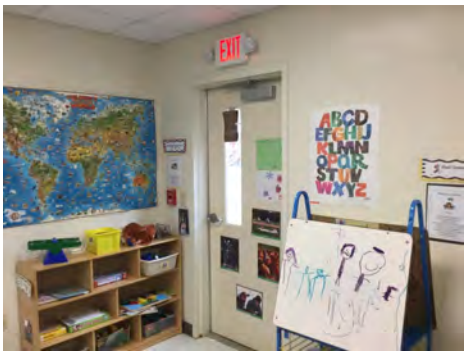
System: D5030910 - Fire Alarm Systems

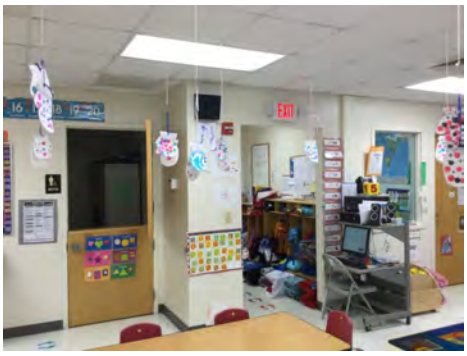
Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

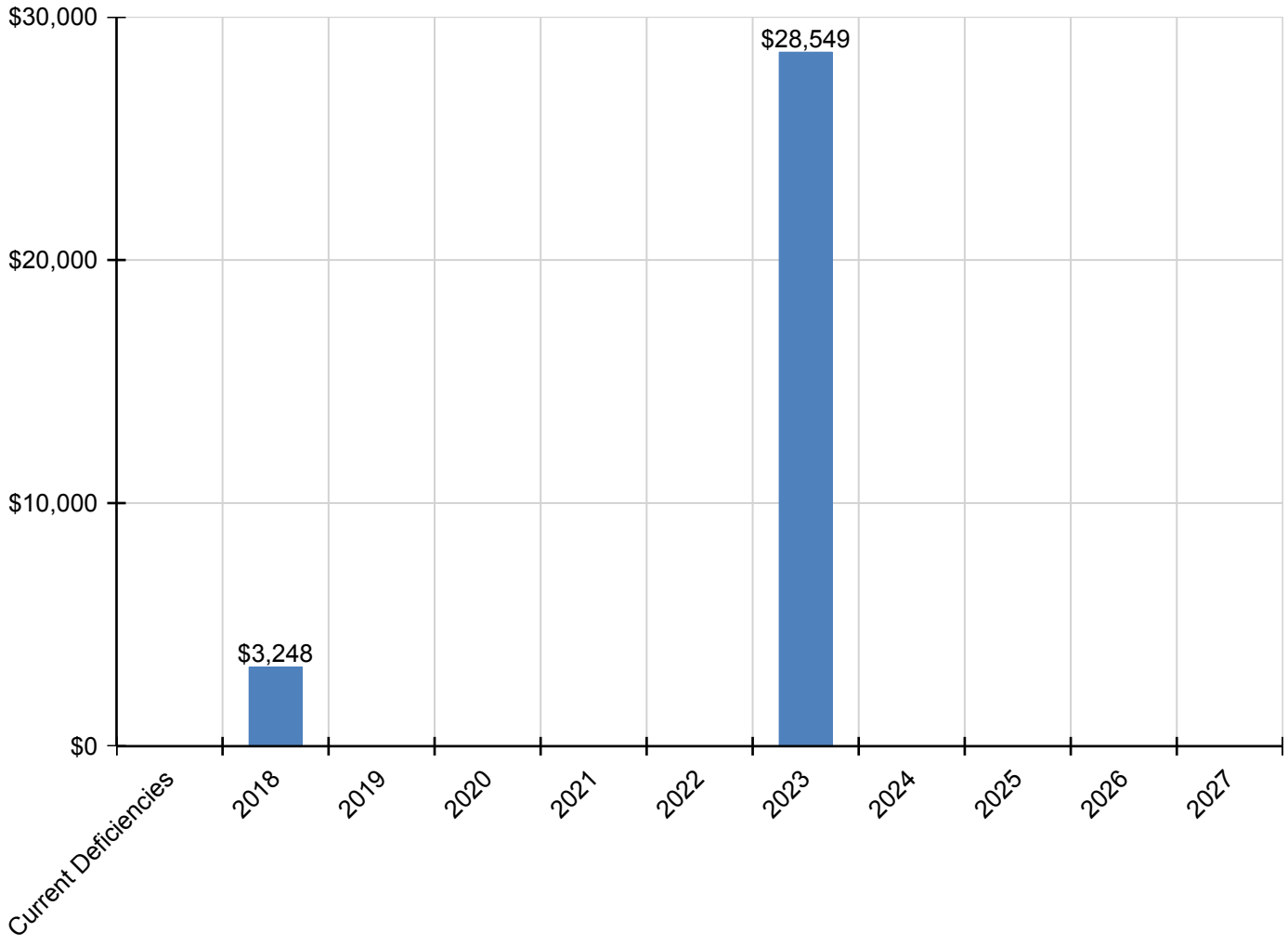
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$3,248**	**$0**	**$0**	**$0**	**$0**	**$28,549**	**$0**	**$0**	**$0**	**$0**	**$31,796**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Asphalt Shingles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$3,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,248**
C3020 - Floor 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**
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**
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	$0	$0	$0	$18,053	$0	$0	$0	$0	**$18,053**
D3060 - Controls & Instrumentation	$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**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$4,565	$0	$0	$0	$0	**$4,565**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$5,931	$0	$0	$0	$0	**$5,931**
D5090 - Other Electrical Systems	$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**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$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:	ES -Elementary School
Gross Area (SF):	77,984
Year Built:	1950
Last Renovation:	
Replacement Value:	$2,477,552
Repair Cost:	$326,831.00
Total FCI:	13.19 %
Total RSLI:	31.34 %
FCA Score:	86.81

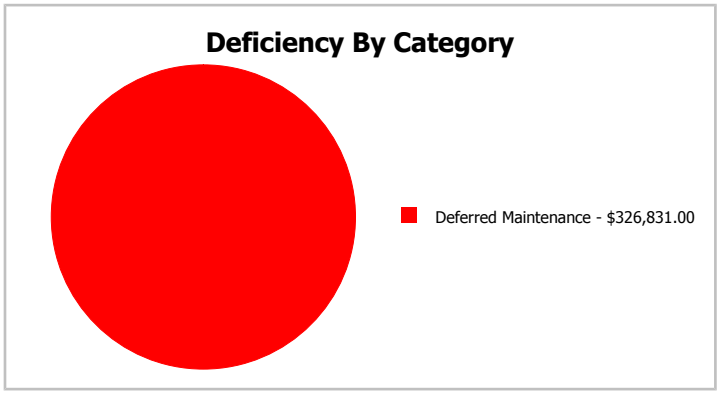
Description:

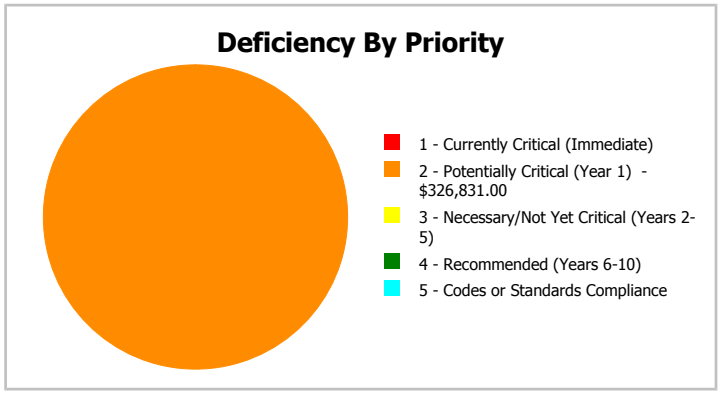
The narrative for this site is included in the Executive Summary Description at the front of this report.

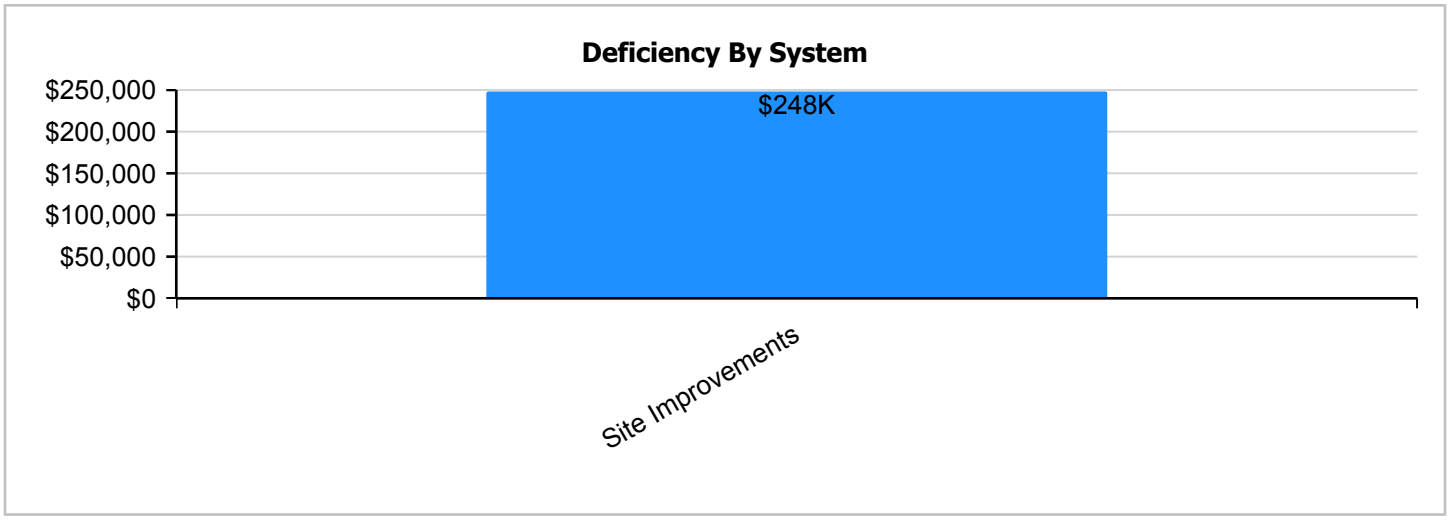
Attributes: This asset has no attributes.

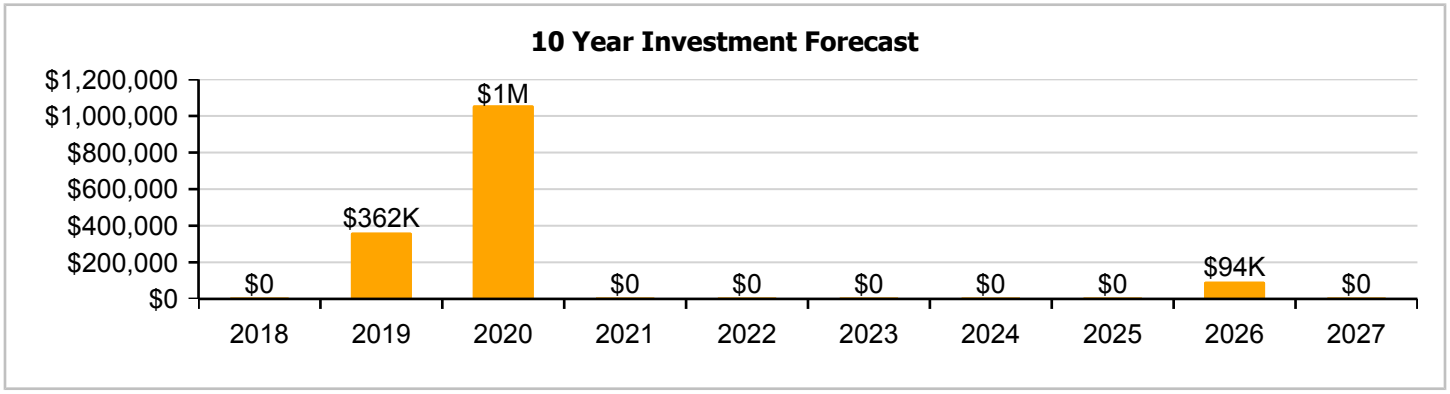
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	77,984
Year Built:	1950	Last Renovation:	
Repair Cost:	$326,831	Replacement Value:	$2,477,552
FCI:	13.19 %	RSLI%:	31.34 %









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	25.28 %	21.32 %	$326,831.00
G30 - Site Mechanical Utilities	31.84 %	0.00 %	$0.00
G40 - Site Electrical Utilities	61.75 %	0.00 %	$0.00
Totals:	**31.34 %**	**13.19 %**	**$326,831.00**

Photo Album

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

1). Aerial Image of Shadey Grove Elementary - Feb 24, 2017

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	77,984	25	1989	2014		0.00 %	110.00 %	-3		$326,831.00	$297,119
G2020	Parking Lots	$1.33	S.F.	77,984	25	2008	2033		64.00 %	0.00 %	16			$103,719
G2030	Pedestrian Paving	$1.91	S.F.	77,984	30	1989	2019		6.67 %	0.00 %	2			$148,949
G2040105	Fence & Guardrails	$1.23	S.F.	77,984	30	1989	2019		6.67 %	0.00 %	2			$95,920
G2040950	Covered Walkways	$1.52	S.F.	77,984	25	2014	2039		88.00 %	0.00 %	22			$118,536
G2040950	Hard Surface Play Area	$0.75	S.F.	77,984	20	1989	2009	2020	15.00 %	0.00 %	3			$58,488
G2040950	Playing Field	$4.54	S.F.	77,984	20	1989	2009	2020	15.00 %	0.00 %	3			$354,047
G2040950	Tennis Courts	$1.86	S.F.	77,984	20	2008	2028		55.00 %	0.00 %	11			$145,050
G2040950	Track	$0.84	S.F.	77,984	10	2016	2026		90.00 %	0.00 %	9			$65,507
G2050	Landscaping	$1.87	S.F.	77,984	15	1989	2004		0.00 %	0.00 %	-13			$145,830
G3010	Water Supply	$2.34	S.F.	77,984	50	2016	2066		98.00 %	0.00 %	49			$182,483
G3020	Sanitary Sewer	$1.45	S.F.	77,984	50	1970	2020		6.00 %	0.00 %	3			$113,077
G3030	Storm Sewer	$4.54	S.F.	77,984	50	1970	2020		6.00 %	0.00 %	3			$354,047
G4010	Electrical Distribution	$2.35	S.F.	77,984	50	2008	2058		82.00 %	0.00 %	41			$183,262
G4030	Site Communications & Security	$0.84	S.F.	77,984	15	2004	2019		13.33 %	0.00 %	2			$65,507
G4040	Other Site Electrical Utilities	$0.59	S.F.	77,984	30	2002	2032		50.00 %	0.00 %	15			$46,011
								Total	**31.34 %**	**13.19 %**			**$326,831.00**	**$2,477,552**

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 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply





Note:

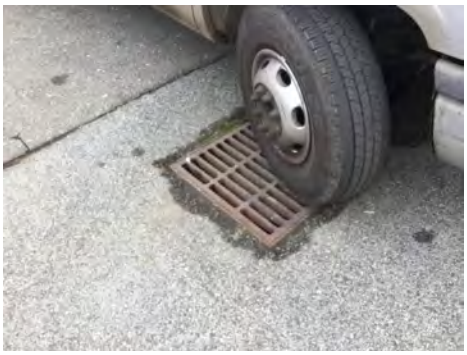
System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer





Note:

System: G4010 - Electrical Distribution

Note:

System: G4030 - Site Communications & Security

Note:

System: G4040 - Other Site Electrical Utilities

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.

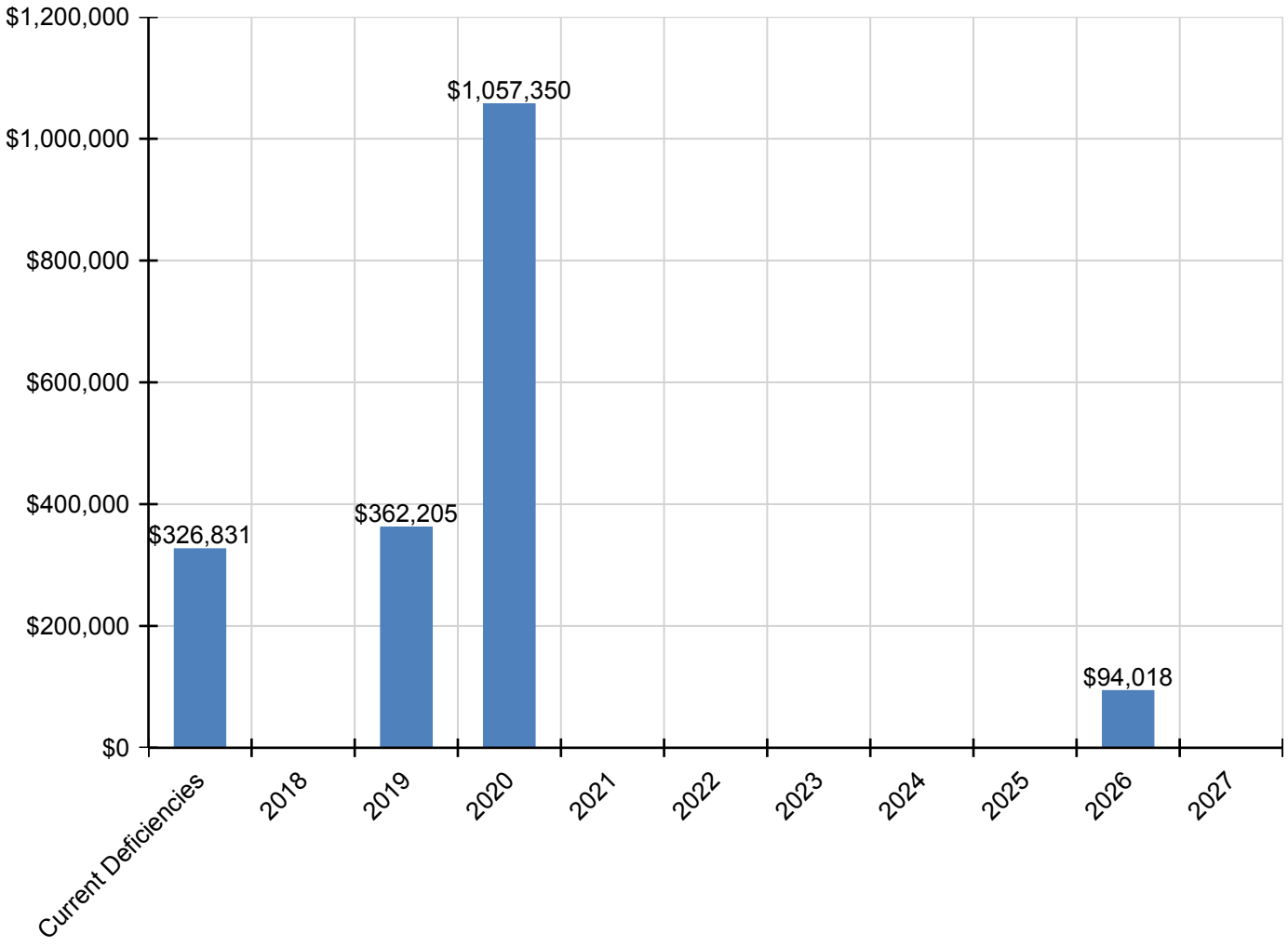
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$326,831**	**$0**	**$362,205**	**$1,057,350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,018**	**$0**	**$1,840,404**
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	$326,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$326,831**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$173,822	$0	$0	$0	$0	$0	$0	$0	$0	**$173,822**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$111,938	$0	$0	$0	$0	$0	$0	$0	$0	**$111,938**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$0	$0	$0	$70,303	$0	$0	$0	$0	$0	$0	$0	**$70,303**
G2040950 - Playing Field	$0	$0	$0	$425,565	$0	$0	$0	$0	$0	$0	$0	**$425,565**
G2040950 - Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,018	$0	**$94,018**
*** 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	$135,918	$0	$0	$0	$0	$0	$0	$0	**$135,918**
G3030 - Storm Sewer	$0	$0	$0	$425,565	$0	$0	$0	$0	$0	$0	$0	**$425,565**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$0	$0	$76,445	$0	$0	$0	$0	$0	$0	$0	$0	**$76,445**
G4040 - Other Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

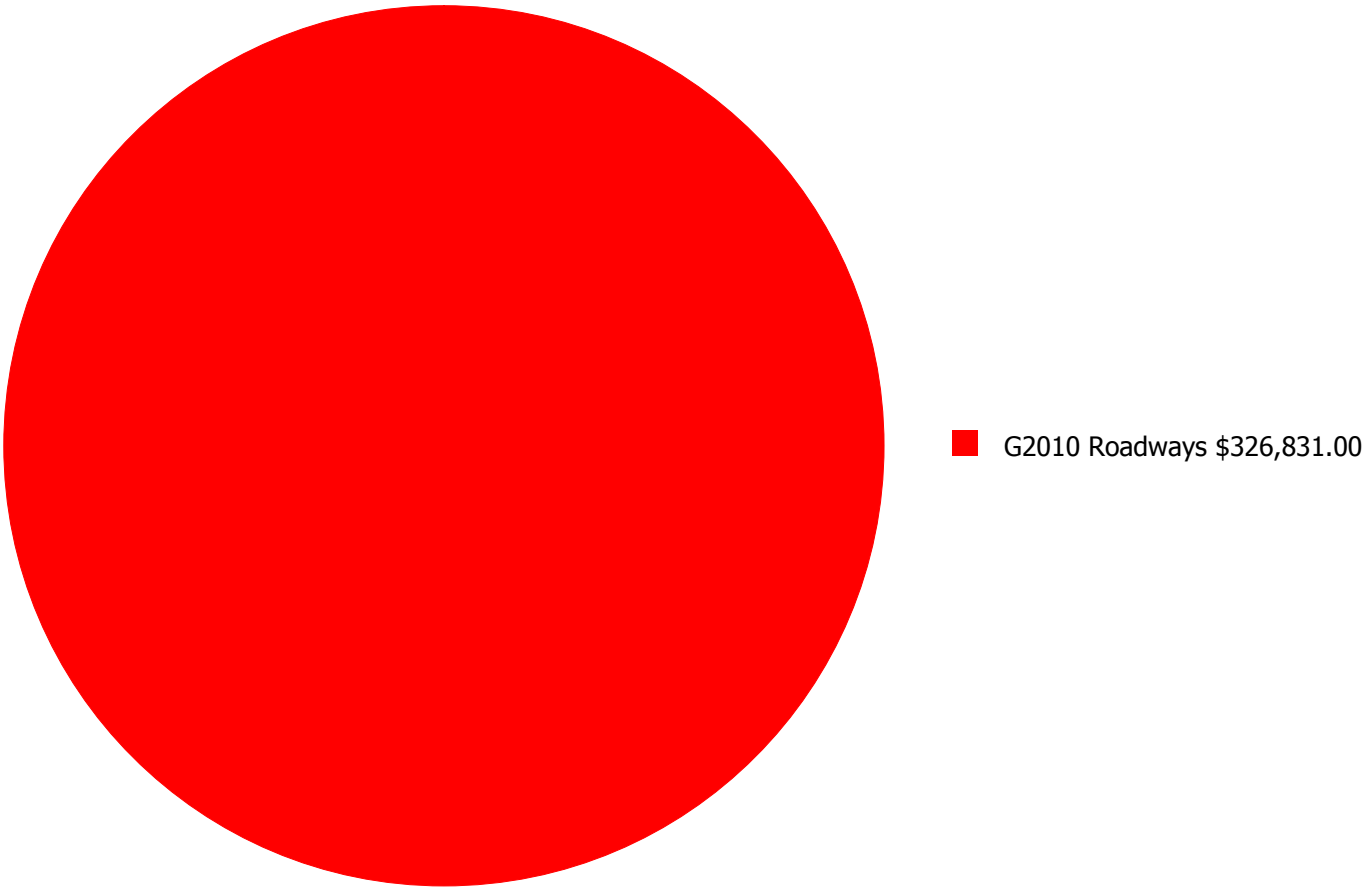
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

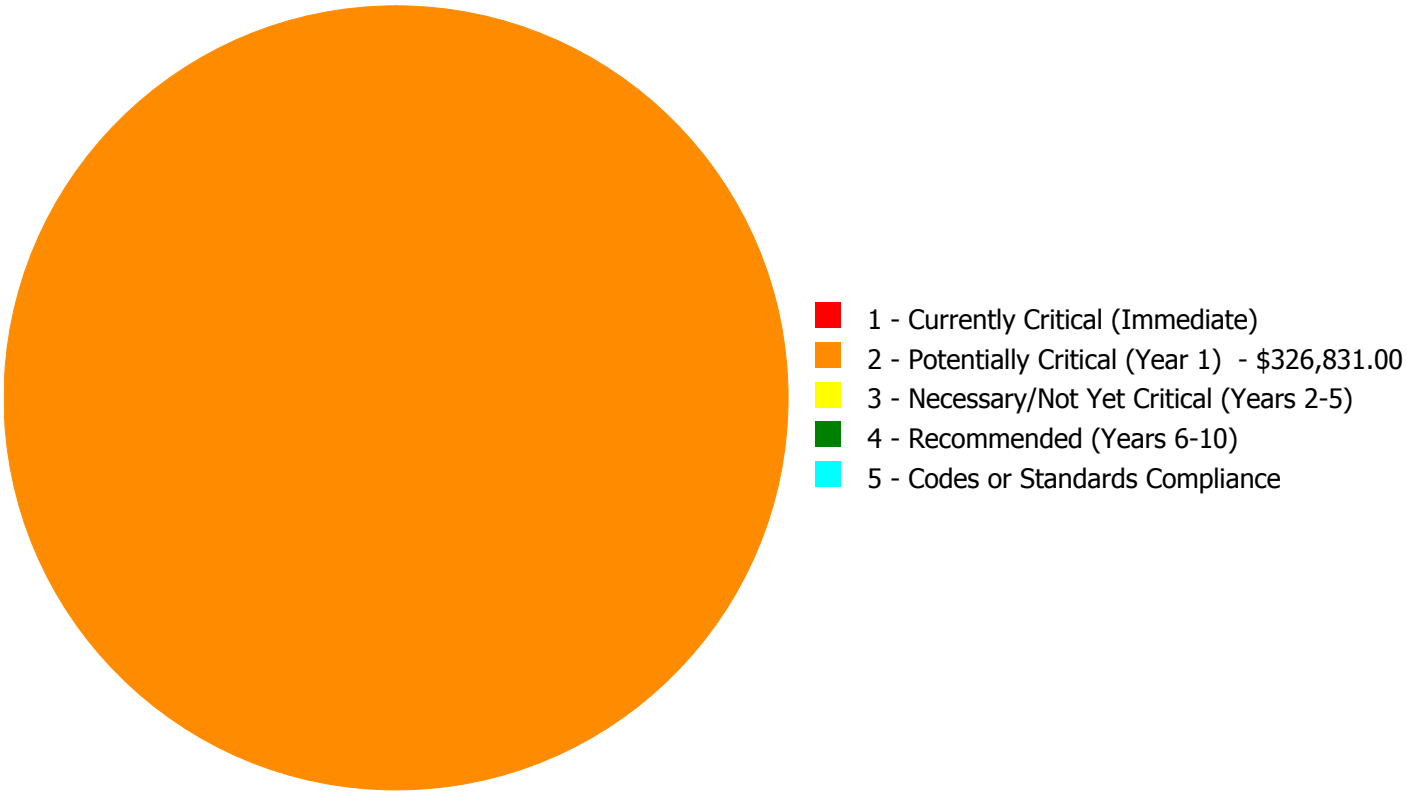
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $326,831.00

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: $326,831.00

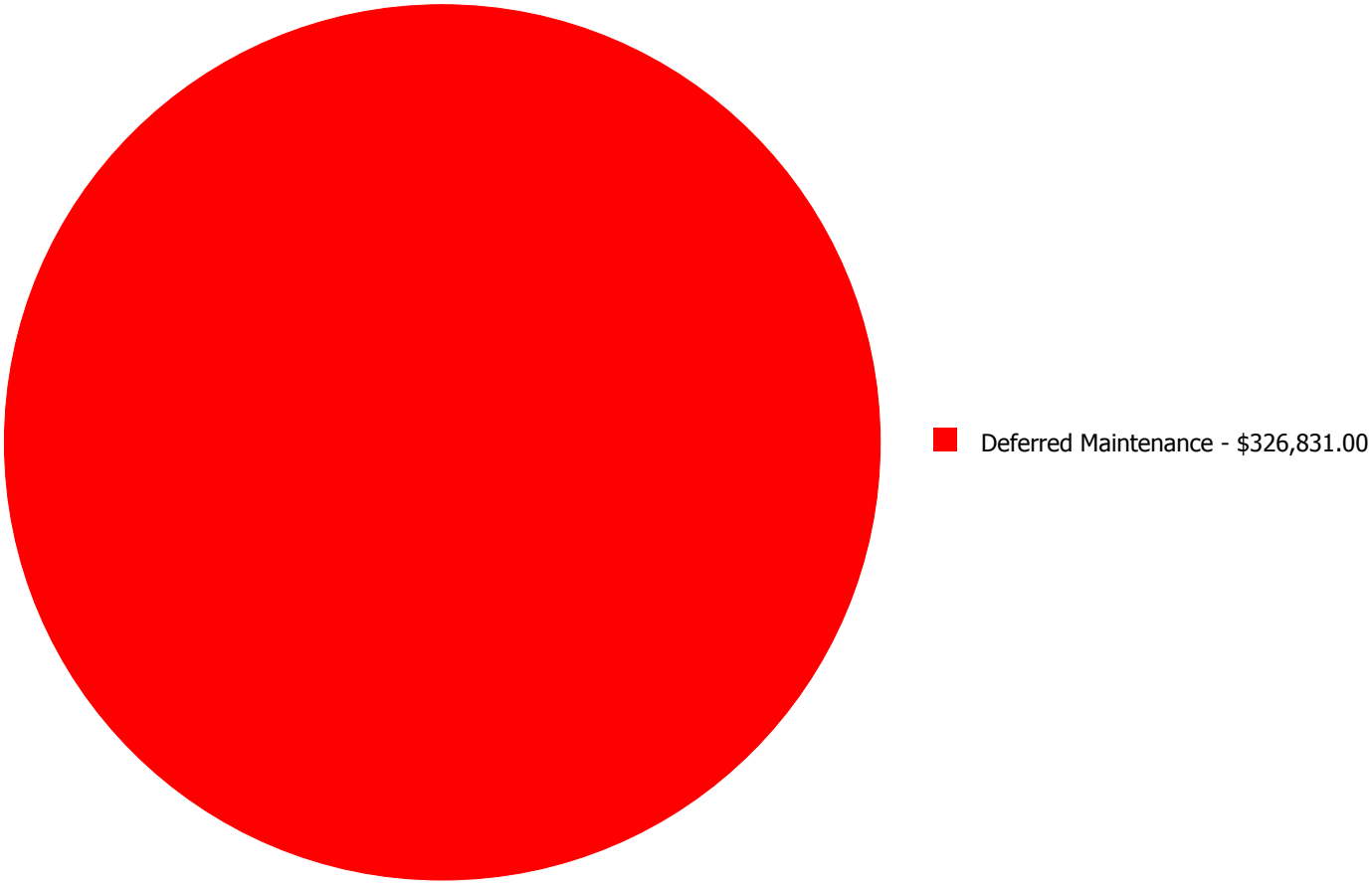
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$326,831.00	$0.00	$0.00	$0.00	$326,831.00
	Total:	$0.00	$326,831.00	$0.00	$0.00	$0.00	$326,831.00

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: $326,831.00

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: G2010 - Roadways

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 77,984.00
Unit of Measure: S.F.
Estimate: $326,831.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The asphalt roadway is aged, has many road cuts, cracks, potholes and repairs, and should be replaced.