

NC School District/300 Davie County/Middle School

South Davie Middle

Final

Campus Assessment Report

March 10, 2017



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Campus Executive Summary

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

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

| | |
|--------------------|----------------|
| Gross Area (SF): | 80,770 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | \$19,894,690 |
| Repair Cost: | \$7,739,577.44 |
| Total FCI: | 38.90 % |
| Total RSLI: | 31.67 % |
| FCA Score: | 61.10 |



Description:

GENERAL

South Davie Middle School campus is located at 700 Hardison Street, Mocksville, NC. The campus consists of a 72,865 square foot one-story building constructed in 1980. There has been one addition, a 1997 classroom addition of 6,215 square feet. There is also a baseball concessions stand constructed in 1980, a 500 square foot tractor shed built in 2010, and a 90 square foot press box built in 2011..

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

Campus Assessment Report - South Davie Middle

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Roof construction is steel frame. The exterior enclosure is composed of walls of brick veneer over CMU. Exterior windows are typically hollow metal framed with fixed insulated panes. Windows at the addition have bronze anodized aluminum frames with dual paned glazing. The main entry and corridor exterior doors are fully glazed aluminum framed storefront type assemblies. Exterior doors at classrooms and service doors are typically hollow metal in hollow metal frames. Roofing is low slope with single ply membrane covering. Roof openings include a roof hatch with stair access and 2x2 skylights. Building entrances appear to comply with ADA requirements

C. INTERIORS

Partitions are typically CMU. Interior doors are typically solid core wood veneer in hollow metal frames with slot lites and lever hardware. Doors at area separations are rated assemblies. Fittings include: building signage; whiteboards, blackboards and tack boards; toilet accessories and toilet partitions; storage shelving; and lockers. Stairs to the roof are steep with open risers and steel treads and handrails. Steps at the auditorium are concrete.

Wall finishes are typically paint. There is ceramic tile in locker rooms. Floor finishes include; terrazzo in corridors; VCT in typical classrooms; carpet in the media center, music rooms, auditorium aisles, and offices; wood in the gym and the stage; synthetic flooring in the wrestling room; painted concrete in locker rooms; ceramic/quarry tile in toilet rooms, kitchen and main entrance; and sealed concrete in utility rooms. Ceiling finishes are typically suspended acoustical tiles with vinyl faced tiles in the kitchen. Other ceiling finishes include painted gypboard in restrooms and locker rooms and exposed painted structure in the gym.

D. SERVICES

CONVEYING:

The building has no conveying systems and none are required.

PLUMBING:

Plumbing fixtures are typically white porcelain. Water closets are floor mounted with lever handle flush valves. Urinals are wall-hung with lever handle flush valves. Lavatories are wall hung with single faucets. Domestic water supply piping is soldered copper. Gas fired water heaters provide domestic hot water. Sanitary drain/vent piping is cast iron. Floor drains are provided in toilet rooms. Storm water drainage is typically cast iron. Other plumbing systems is natural gas piping.

HVAC:

Heating and cooling is typically provided by roof mounted package units utilizing natural gas for heating and chilled water coils for cooling. Chilled water is provided by an air cooled Trane 125 ton chiller. The gym and multi-purpose rooms utilize rooftop package units with mechanical cooling. The addition is heated and cooled with roof mounted heat pumps. Sheet metal ductwork is typically internally insulated, distributing air to ceiling mounted registers. Toilet and locker rooms have ceiling mounted exhaust grilles ducted to fans discharging above the roof. Electronic controls are centrally monitored and controlled.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have a dry chemical fire protection at the kitchen hood. Fire extinguishers and cabinets are distributed near fire exits, in corridors, and in other required areas.

ELECTRICAL:

The electrical system is fed from a pad mounted transformer with 2000 amps of 277/480 volt, 3-phase, 4-wire power. Classroom and media center lighting is typically T8 fluorescent bulbs in r lay-in lighting fixtures. The building

Campus Assessment Report - South Davie Middle

has battery back-up emergency lighting and illuminated exit signs. There is no emergency generator.

COMMUNICATIONS AND SECURITY:

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

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service; residential appliances; library equipment; a kiln; gym backstops and other gym equipment; telescoping bleachers in the gym; audio-visual equipment; theater equipment; upholstered auditorium seating; Smartboards; window blinds; and fixed plastic laminate casework.

G. SITE

Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavement; covered walkways; a covered patio; fencing; a flag pole; landscaping; a monument sign; a football field and track, and a ball field. Site mechanical and electrical features include water, sewer, natural gas piping, communications cabling, and site lighting.

Attributes:

General Attributes:

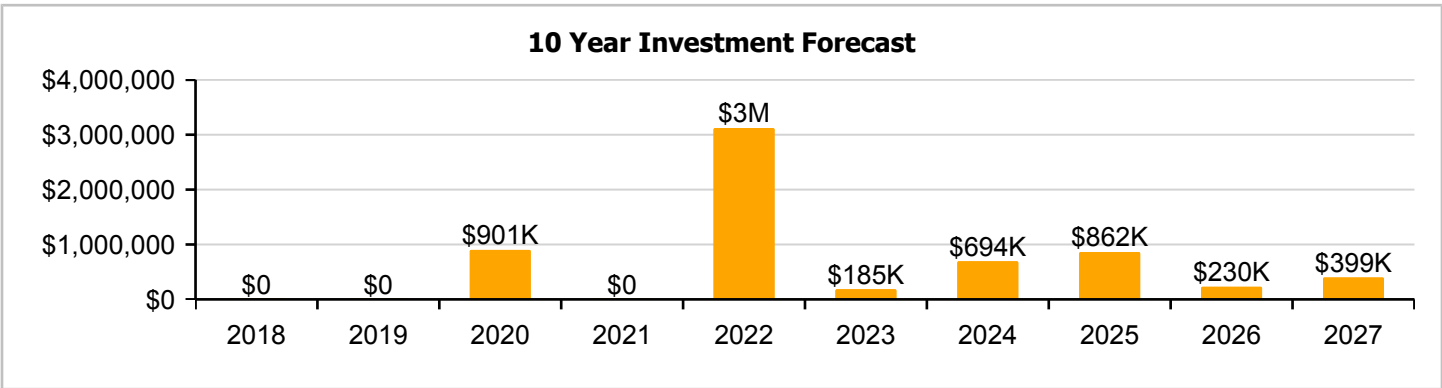
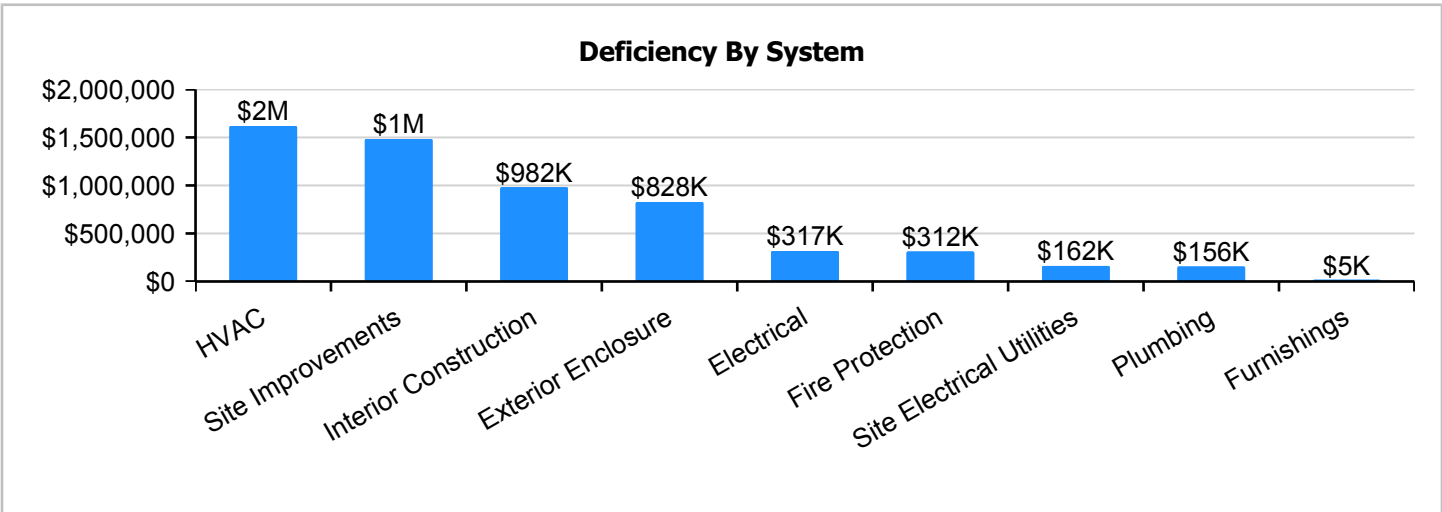
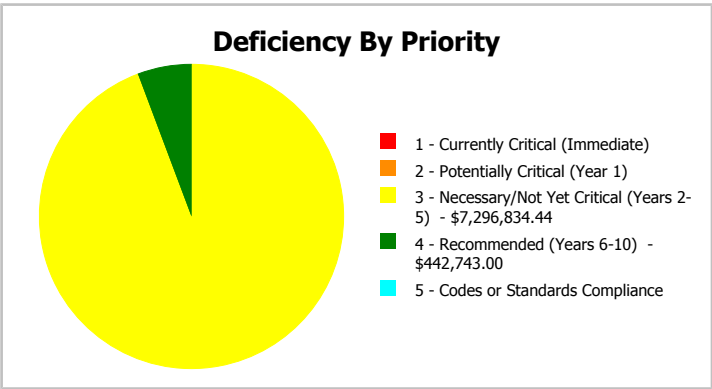
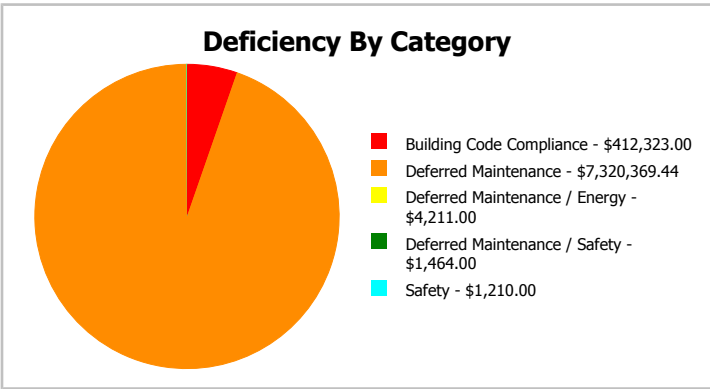
| | | | |
|-----------------------|--------------------|------------------|--|
| Condition Assessor: | Ann Buerger Linden | Assessment Date: | |
| Suitability Assessor: | | | |

School Information:

| | | | |
|----------------------|-------------------------|-----------------|--------|
| HS Attendance Area: | Davie - Davie County HS | LEA School No.: | |
| No. of Mobile Units: | 0 | No. of Bldgs.: | 1 |
| SF of Mobile Units: | Active | Status: | Active |
| School Grades: | 61.02 | Site Acreage: | 61.02 |

Campus Dashboard Summary

| | | | |
|--------------|-------------|--------------------|--------------|
| Gross Area: | 80,770 | Last Renovation: | |
| Year Built: | 1980 | Replacement Value: | \$19,894,690 |
| Repair Cost: | \$7,739,577 | RSLI%: | 31.67 % |
| FCI: | 38.90 % | | |



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.

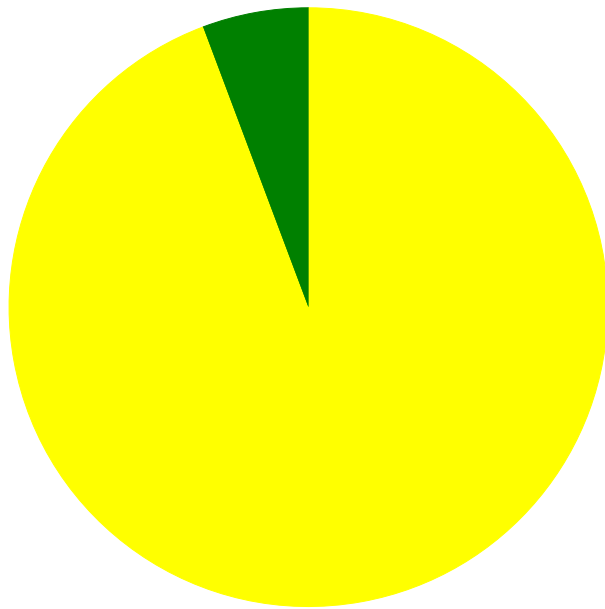
Current Investment Requirement and Condition by Uniformat Classification

| UNIFORMAT Classification | RSLI% | FCI % | Current Repair |
|---------------------------------|----------------|----------------|-----------------------|
| A10 - Foundations | 65.02 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 64.53 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 30.71 % | 63.21 % | \$1,092,618.44 |
| B30 - Roofing | 74.95 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 16.35 % | 72.62 % | \$1,295,077.00 |
| C20 - Stairs | 63.00 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 24.15 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 54.86 % | 19.10 % | \$206,803.00 |
| D30 - HVAC | 6.60 % | 72.83 % | \$2,135,630.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$412,323.00 |
| D50 - Electrical | 51.80 % | 16.87 % | \$418,672.00 |
| E10 - Equipment | 40.45 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 52.38 % | 1.37 % | \$6,147.00 |
| G20 - Site Improvements | 6.87 % | 93.50 % | \$1,959,075.00 |
| G30 - Site Mechanical Utilities | 24.02 % | 0.00 % | \$0.00 |
| G40 - Site Electrical Utilities | 13.50 % | 52.91 % | \$213,232.00 |
| Totals: | 31.67 % | 38.90 % | \$7,739,577.44 |

Condition Deficiency Priority

| Facility Name | Gross Area (S.F.) | FCI % | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance |
|---------------------|-------------------|--------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|
| 1980 Concessions/RR | 1,100 | 57.91 | \$0.00 | \$0.00 | \$65,669.00 | \$30,420.00 | \$0.00 |
| 1980 Main | 72,865 | 34.88 | \$0.00 | \$0.00 | \$4,902,917.44 | \$379,918.00 | \$0.00 |
| 1997 Addition | 6,215 | 15.21 | \$0.00 | \$0.00 | \$155,941.00 | \$32,405.00 | \$0.00 |
| 2010 Tractor Shed | 500 | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 Press Box | 90 | 0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Site | 80,770 | 66.29 | \$0.00 | \$0.00 | \$2,172,307.00 | \$0.00 | \$0.00 |
| Total: | | 38.90 | \$0.00 | \$0.00 | \$7,296,834.44 | \$442,743.00 | \$0.00 |

Deficiencies By Priority



Budget Estimate Total: \$7,739,577.44

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.

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| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 1,100 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | \$165,935 |
| Repair Cost: | \$96,089.00 |
| Total FCI: | 57.91 % |
| Total RSLI: | 27.16 % |
| FCA Score: | 42.09 |



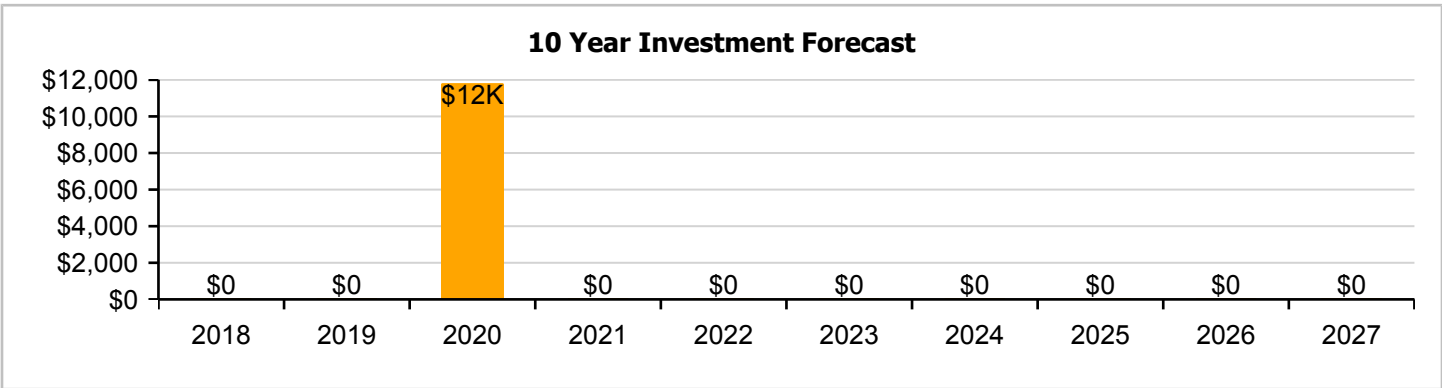
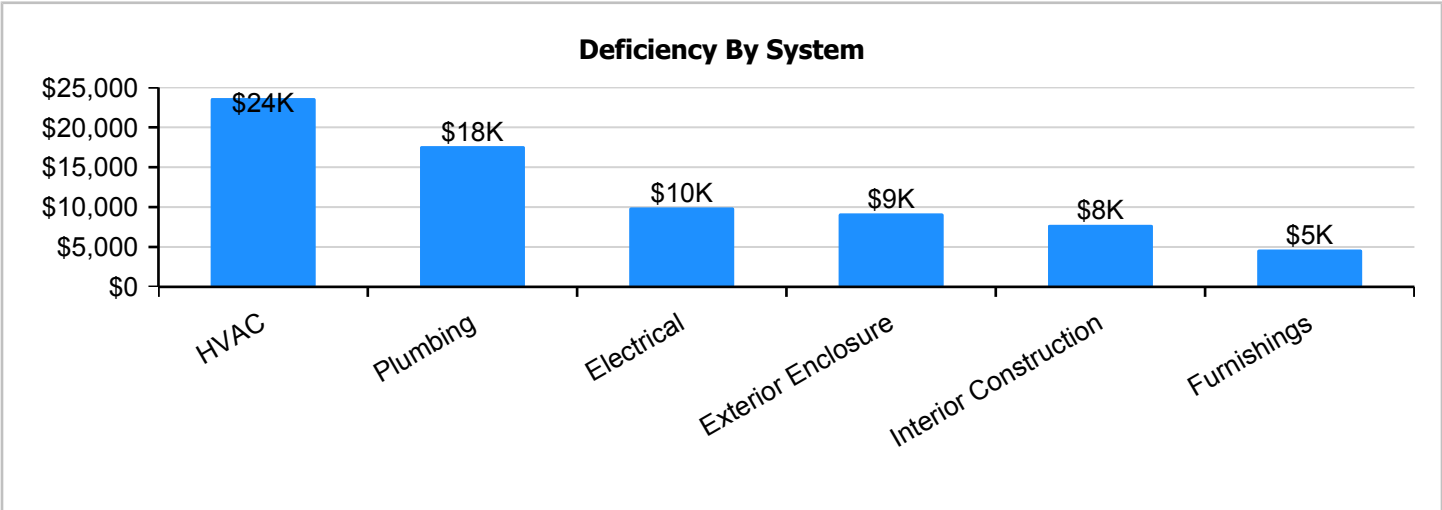
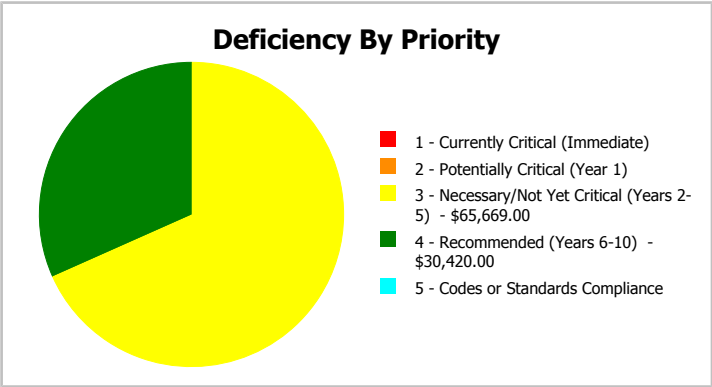
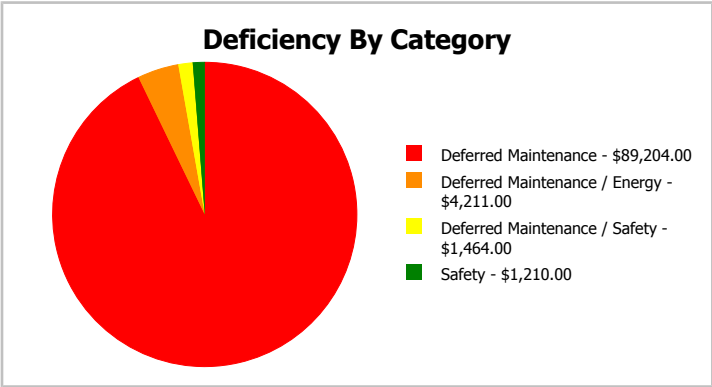
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-------------------|--------------------|-----------|
| Function: | MS -Middle School | Gross Area: | 1,100 |
| Year Built: | 1980 | Last Renovation: | |
| Repair Cost: | \$96,089 | Replacement Value: | \$165,935 |
| FCI: | 57.91 % | RSLI%: | 27.16 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|----------------|---------------------|
| A10 - Foundations | 63.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 63.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 40.50 % | 39.28 % | \$12,125.00 |
| B30 - Roofing | 55.00 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 27.85 % | 49.53 % | \$10,249.00 |
| C30 - Interior Finishes | 53.56 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 0.00 % | 110.00 % | \$23,256.00 |
| D30 - HVAC | 0.00 % | 110.00 % | \$31,207.00 |
| D50 - Electrical | 0.90 % | 96.86 % | \$13,105.00 |
| E20 - Furnishings | 0.00 % | 110.00 % | \$6,147.00 |
| Totals: | 27.16 % | 57.91 % | \$96,089.00 |

Photo Album

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

1). Northwest Elevation - Jan 23, 2017



2). Northeast Elevation - Jan 23, 2017



3). Southeast Elevation - Jan 23, 2017



4). Southwest 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 | \$6.93 | S.F. | 1,100 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$7,623 |
| A1030 | Slab on Grade | \$7.37 | S.F. | 1,100 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$8,107 |
| B1020 | Roof Construction | \$5.98 | S.F. | 1,100 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$6,578 |
| B2010 | Exterior Walls | \$18.04 | S.F. | 1,100 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$19,844 |
| B2020 | Exterior Windows | \$5.15 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.01 % | -7 | | \$6,232.00 | \$5,665 |
| B2030 | Exterior Doors | \$4.87 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.01 % | -7 | | \$5,893.00 | \$5,357 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 1,100 | 20 | 2008 | 2028 | | 55.00 % | 0.00 % | 11 | | | \$4,752 |
| C1010 | Partitions | \$10.34 | S.F. | 1,100 | 75 | 1980 | 2055 | | 50.67 % | 0.00 % | 38 | | | \$11,374 |
| C1030 | Fittings | \$8.47 | S.F. | 1,100 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$10,249.00 | \$9,317 |
| C3010 | Wall Finishes | \$7.46 | S.F. | 1,100 | 10 | 2010 | 2020 | | 30.00 % | 0.00 % | 3 | | | \$8,206 |
| C3030 | Ceiling Finishes | \$9.53 | S.F. | 1,100 | 25 | 2010 | 2035 | | 72.00 % | 0.00 % | 18 | | | \$10,483 |
| D2010 | Plumbing Fixtures | \$9.98 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$12,076.00 | \$10,978 |
| D2020 | Domestic Water Distribution | \$3.30 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$3,993.00 | \$3,630 |
| D2030 | Sanitary Waste | \$5.94 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 109.99 % | -7 | | \$7,187.00 | \$6,534 |
| D3040 | Distribution Systems | \$5.35 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.01 % | -7 | | \$6,474.00 | \$5,885 |
| D3050 | Terminal & Package Units | \$16.96 | S.F. | 1,100 | 15 | 1980 | 1995 | | 0.00 % | 110.00 % | -22 | | \$20,522.00 | \$18,656 |
| D3060 | Controls & Instrumentation | \$3.48 | S.F. | 1,100 | 20 | 1980 | 2000 | | 0.00 % | 110.01 % | -17 | | \$4,211.00 | \$3,828 |
| D5010 | Electrical Service/Distribution | \$1.47 | S.F. | 1,100 | 40 | 1980 | 2020 | | 7.50 % | 0.00 % | 3 | | | \$1,617 |
| D5020 | Branch Wiring | \$2.55 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.02 % | -7 | | \$3,086.00 | \$2,805 |
| D5020 | Lighting | \$3.58 | S.F. | 1,100 | 30 | 1980 | 2010 | | 0.00 % | 110.01 % | -7 | | \$4,332.00 | \$3,938 |
| D5030810 | Security & Detection Systems | \$1.00 | Ea. | 1,100 | 15 | 1980 | 1995 | | 0.00 % | 110.00 % | -22 | | \$1,210.00 | \$1,100 |
| D5030910 | Fire Alarm Systems | \$1.21 | S.F. | 1,100 | 15 | 1980 | 1995 | | 0.00 % | 109.99 % | -22 | | \$1,464.00 | \$1,331 |
| D5030920 | Data Communication | \$2.49 | S.F. | 1,100 | 15 | 1980 | 1995 | | 0.00 % | 110.00 % | -22 | | \$3,013.00 | \$2,739 |
| E2010 | Fixed Furnishings | \$5.08 | S.F. | 1,100 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$6,147.00 | \$5,588 |
| Total | | | | | | | | | 27.16 % | 57.91 % | | | \$96,089.00 | \$165,935 |

System Notes

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

System: A1030 - Slab on Grade



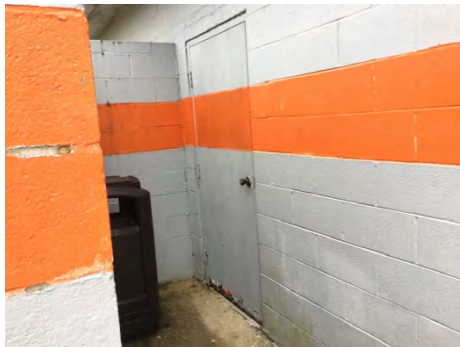
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Concessions/RR

System: B2020 - Exterior Windows



Note: Service counter windows.

System: B2030 - Exterior Doors



Note:

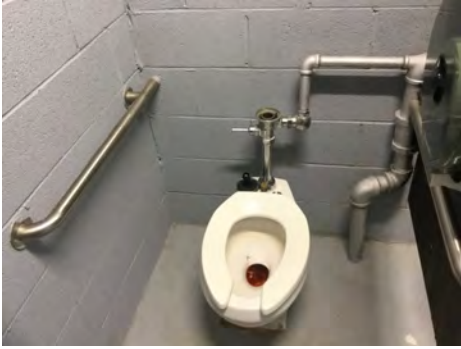
System: B3010140 - Asphalt Shingles



Note:

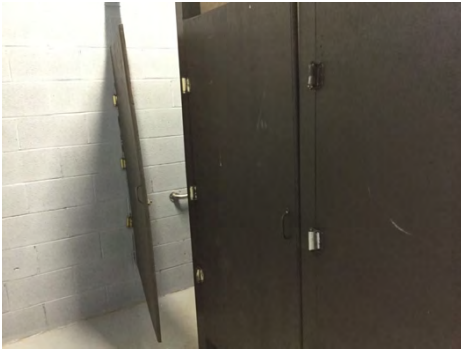
Campus Assessment Report - 1980 Concessions/RR

System: C1010 - Partitions



Note:

System: C1030 - Fittings



Note:

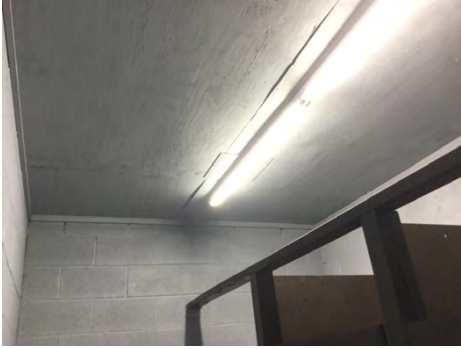
System: C3010 - Wall Finishes



Note:

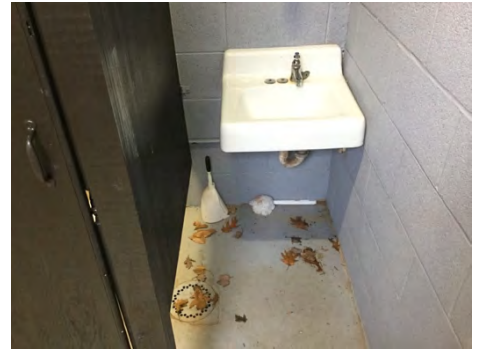
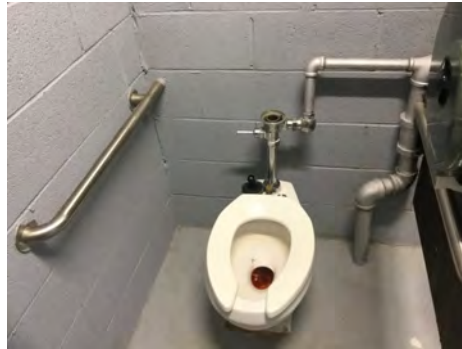
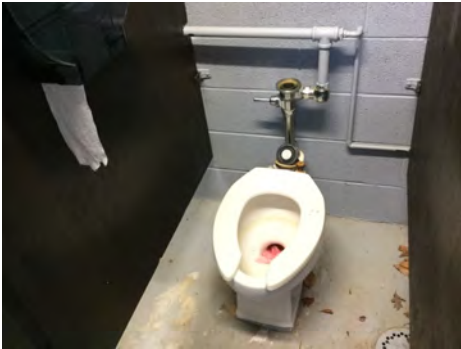
Campus Assessment Report - 1980 Concessions/RR

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1980 Concessions/RR

System: D2030 - Sanitary Waste



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1980 Concessions/RR

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|--|----------------------|------------|------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| Total: | \$96,089 | \$0 | \$0 | \$11,808 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$107,897 |
| * 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 | \$6,232 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,232 |
| B2030 - Exterior Doors | \$5,893 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,893 |
| 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 |
| C1030 - Fittings | \$10,249 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,249 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$9,864 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,864 |
| 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 | \$12,076 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,076 |
| D2020 - Domestic Water Distribution | \$3,993 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,993 |

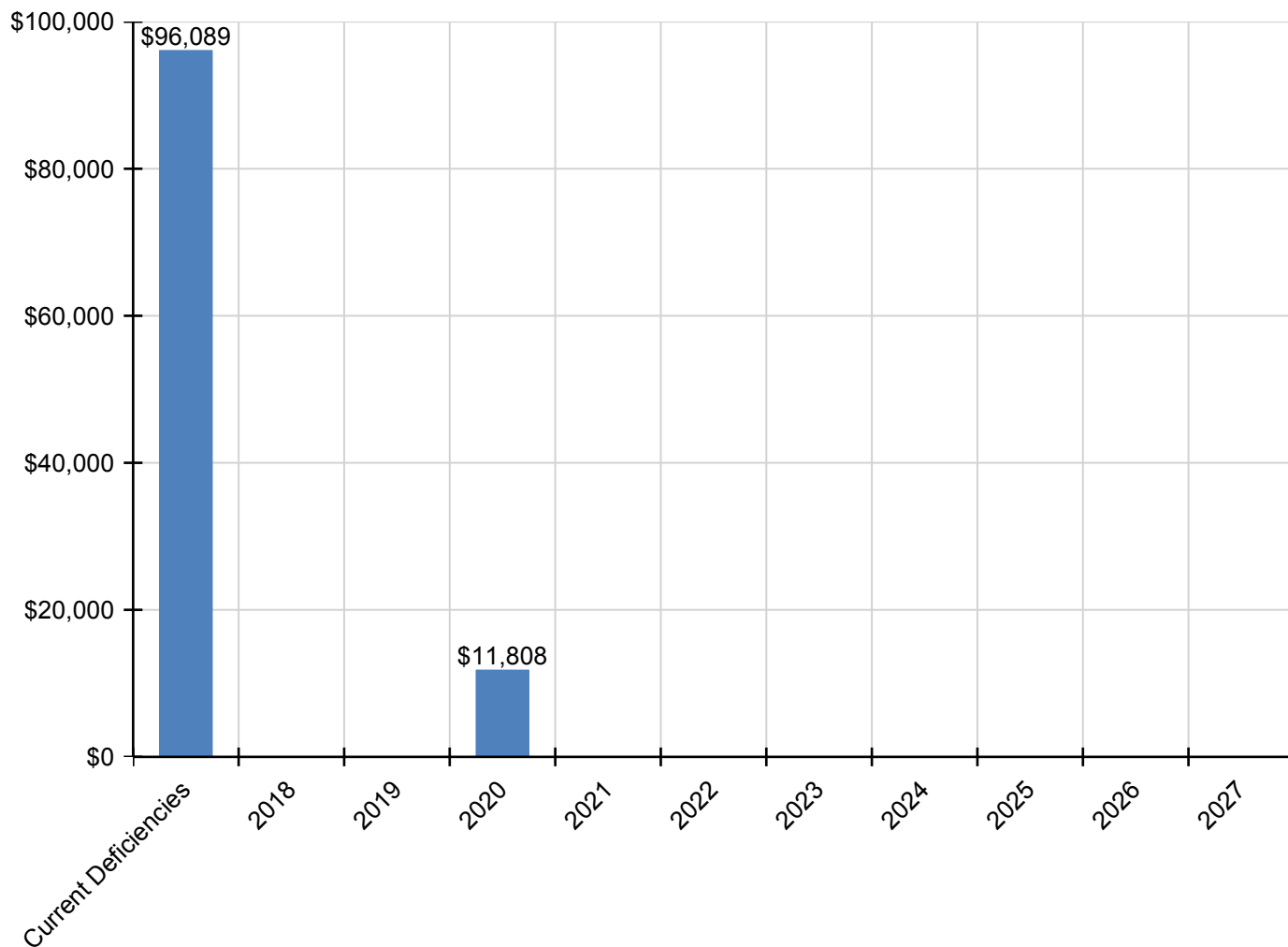
Campus Assessment Report - 1980 Concessions/RR

| | | | | | | | | | | | | | |
|---|----------|-----|-----|---------|-----|-----|-----|-----|-----|-----|-----|-----|----------|
| D2030 - Sanitary Waste | \$7,187 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,187 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$6,474 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,474 |
| D3050 - Terminal & Package Units | \$20,522 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,522 |
| D3060 - Controls & Instrumentation | \$4,211 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,211 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$0 | \$0 | \$0 | \$1,944 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,944 |
| D5020 - Branch Wiring | \$3,086 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,086 |
| D5020 - Lighting | \$4,332 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,332 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$1,210 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,210 |
| D5030910 - Fire Alarm Systems | \$1,464 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,464 |
| D5030920 - Data Communication | \$3,013 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,013 |
| E - Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$6,147 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,147 |

* Indicates non-renewable system

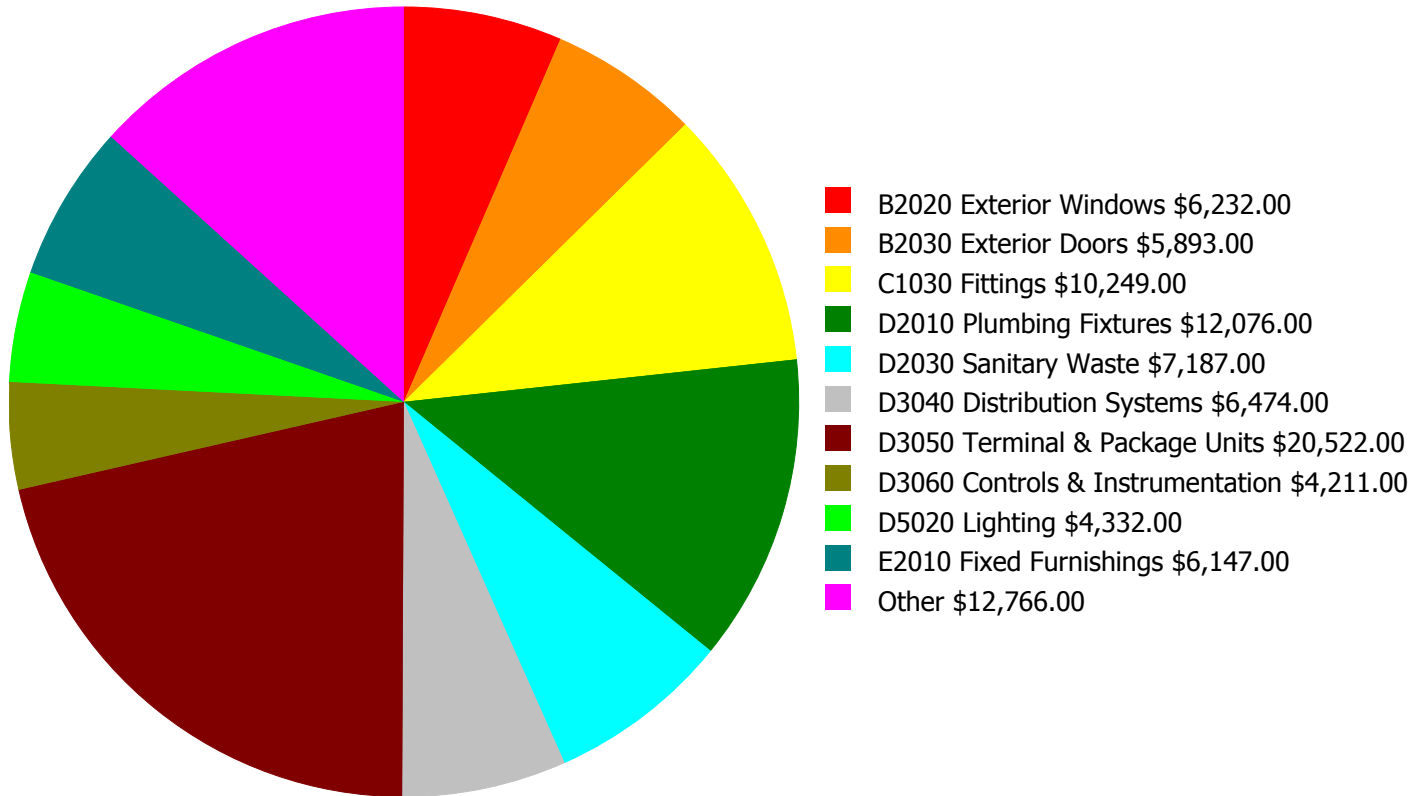
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

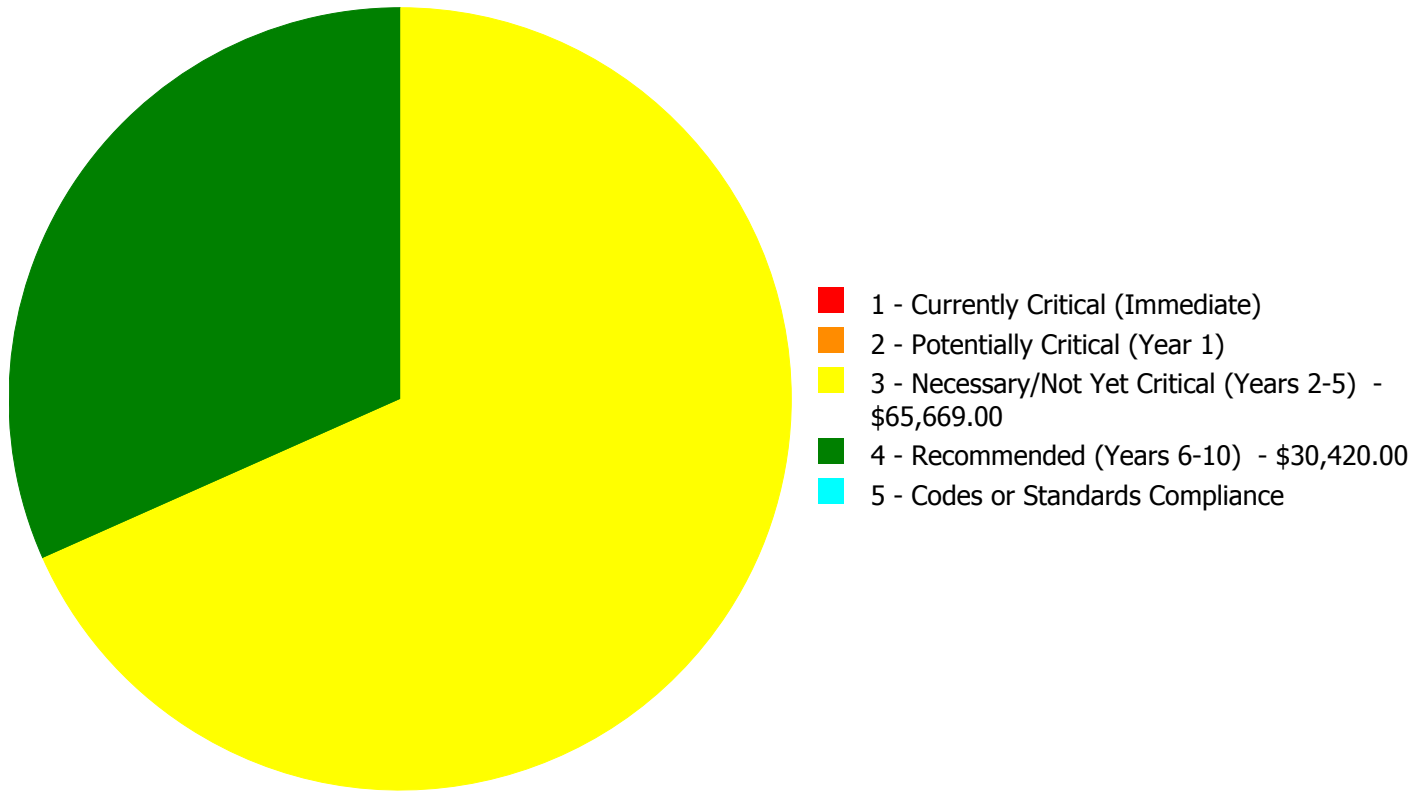
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$96,089.00

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: \$96,089.00

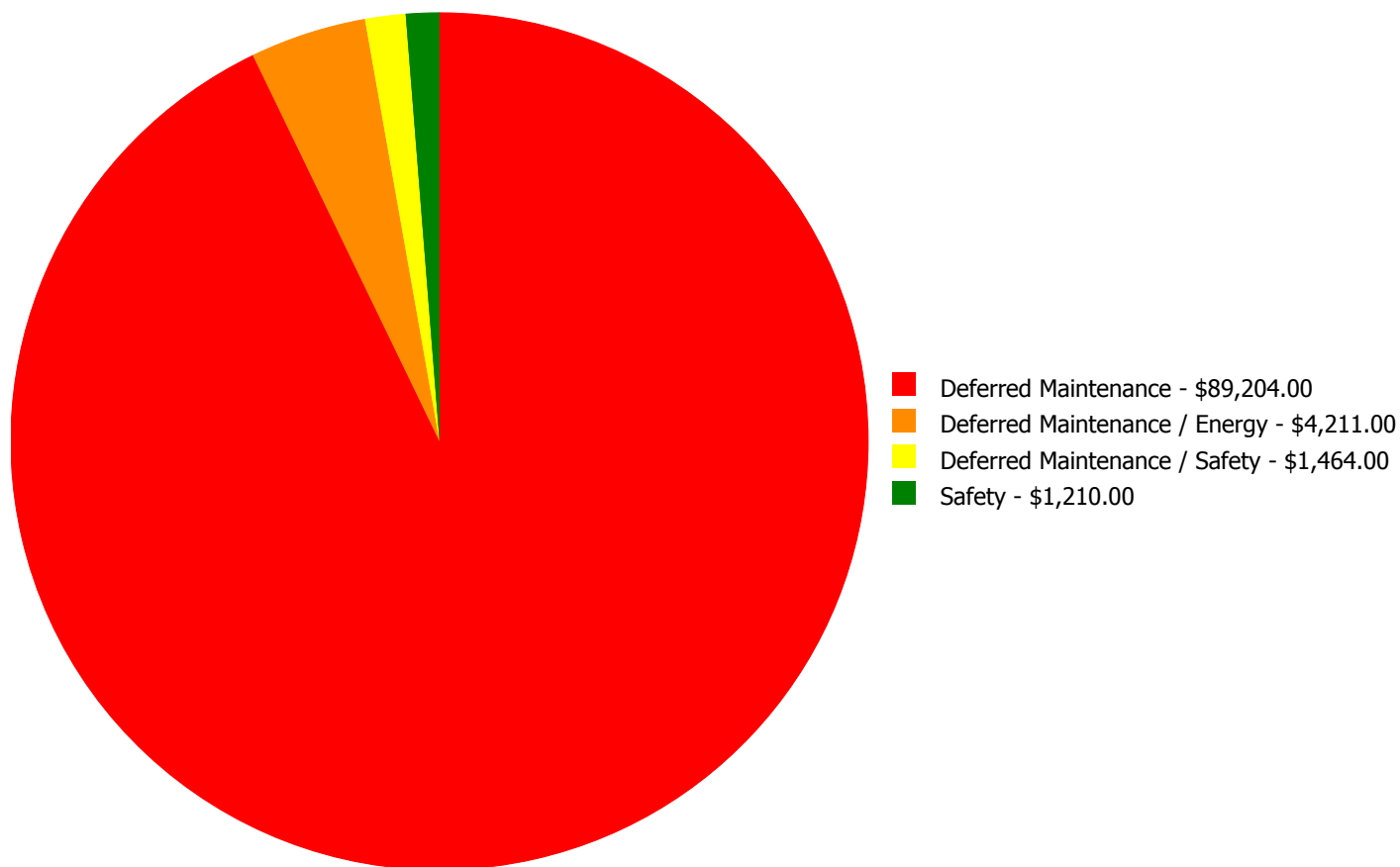
Deficiency By Priority Investment Table

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

| System Code | System Description | 1 - Currently Critical (Immediate) | 2 - Potentially Critical (Year 1) | 3 - Necessary/Not Yet Critical (Years 2-5) | 4 - Recommended (Years 6-10) | 5 - Codes or Standards Compliance | Total |
|-------------|------------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|-------------|
| B2020 | Exterior Windows | \$0.00 | \$0.00 | \$6,232.00 | \$0.00 | \$0.00 | \$6,232.00 |
| B2030 | Exterior Doors | \$0.00 | \$0.00 | \$5,893.00 | \$0.00 | \$0.00 | \$5,893.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$10,249.00 | \$0.00 | \$0.00 | \$10,249.00 |
| D2010 | Plumbing Fixtures | \$0.00 | \$0.00 | \$12,076.00 | \$0.00 | \$0.00 | \$12,076.00 |
| D2020 | Domestic Water Distribution | \$0.00 | \$0.00 | \$3,993.00 | \$0.00 | \$0.00 | \$3,993.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$7,187.00 | \$0.00 | \$0.00 | \$7,187.00 |
| D3040 | Distribution Systems | \$0.00 | \$0.00 | \$6,474.00 | \$0.00 | \$0.00 | \$6,474.00 |
| D3050 | Terminal & Package Units | \$0.00 | \$0.00 | \$0.00 | \$20,522.00 | \$0.00 | \$20,522.00 |
| D3060 | Controls & Instrumentation | \$0.00 | \$0.00 | \$0.00 | \$4,211.00 | \$0.00 | \$4,211.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$3,086.00 | \$0.00 | \$0.00 | \$3,086.00 |
| D5020 | Lighting | \$0.00 | \$0.00 | \$4,332.00 | \$0.00 | \$0.00 | \$4,332.00 |
| D5030810 | Security & Detection Systems | \$0.00 | \$0.00 | \$0.00 | \$1,210.00 | \$0.00 | \$1,210.00 |
| D5030910 | Fire Alarm Systems | \$0.00 | \$0.00 | \$0.00 | \$1,464.00 | \$0.00 | \$1,464.00 |
| D5030920 | Data Communication | \$0.00 | \$0.00 | \$0.00 | \$3,013.00 | \$0.00 | \$3,013.00 |
| E2010 | Fixed Furnishings | \$0.00 | \$0.00 | \$6,147.00 | \$0.00 | \$0.00 | \$6,147.00 |
| | Total: | \$0.00 | \$0.00 | \$65,669.00 | \$30,420.00 | \$0.00 | \$96,089.00 |

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: \$96,089.00

Deficiency Details by Priority

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

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

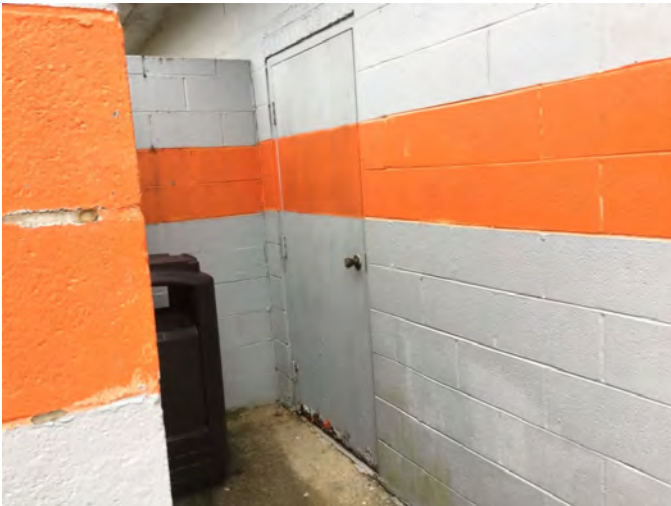
System: B2020 - Exterior Windows



Location: Concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,232.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: Service counter windows are beyond their expected useful life.

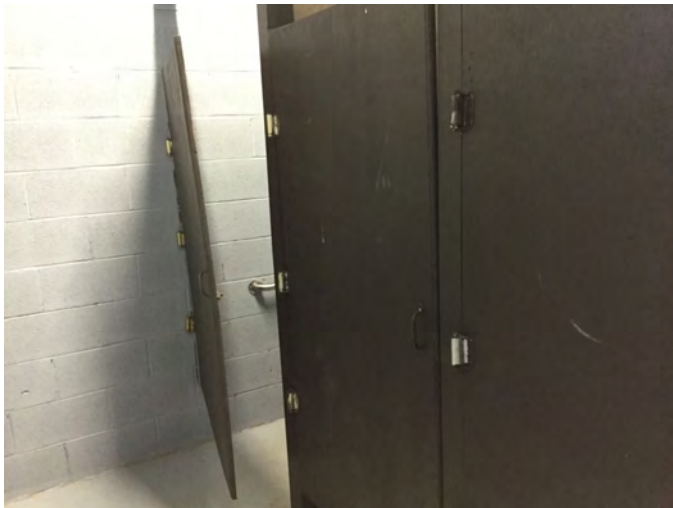
System: B2030 - Exterior Doors



Location: Concessions and restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$5,893.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Exterior doors to concessions and restrooms are in worn condition with considerable rust. Lever hardware for ADA compliance is not provided. System renewal is recommended.

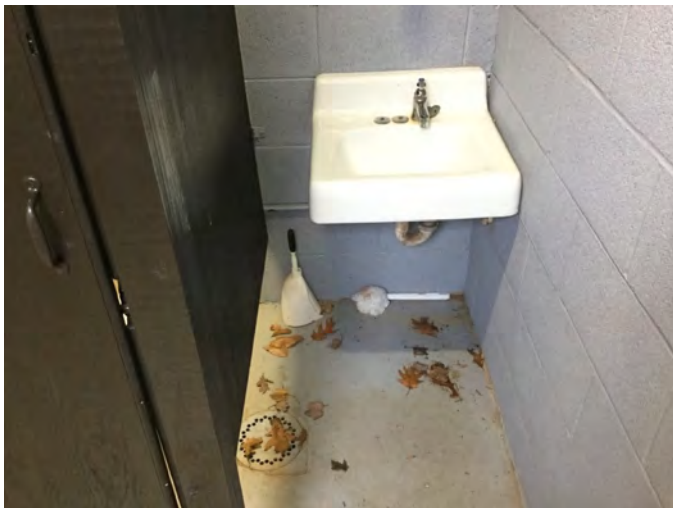
System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$10,249.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Building fittings including toilet partitions and accessories are in marginal condition. Building signage is inadequate. System renewal is recommended.

System: D2010 - Plumbing Fixtures



Location: Concessions and Toilet rooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$12,076.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Plumbing fixtures are beyond their expected service life. System renewal is recommended.

System: D2020 - Domestic Water Distribution



Location: Toilet rooms and concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,993.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Domestic water supply systems are beyond their expected life. They are a combination of copper and galvanized piping. Replacement with all copper is recommended.

System: D2030 - Sanitary Waste



Location: Toilet rooms and concessions
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$7,187.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: The sanitary waste systems has exceeded its expected life. System renewal is recommended.

System: D3040 - Distribution Systems

This deficiency has no image.

Location: Toilet rooms and Concessions
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,474.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: . Add exhaust to toilet rooms and concessions. Provide distributions systems in concert with other HVAC systems

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,086.00
Assessor Name: Eduardo Lopez
Date Created: 01/24/2017

Notes: The branch wiring system has exceeded its expected useful life. system renewal is recommended with attention to current codes for GFI outlets etc.

System: D5020 - Lighting



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$4,332.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Lighting systems are assumed to be original and are beyond their expected life. System renewal is recommended.

System: E2010 - Fixed Furnishings

This deficiency has no image.

Location: Concession room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$6,147.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Concession room not accessed at time of assessment - doors locked w/o key available. It is assumed that any fixed furnishings such as built-in counters are original and beyond their expected life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D3050 - Terminal & Package Units

This deficiency has no image.

Location: Toilet rooms and Concessions
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$20,522.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding HVAC to the building for user comfort.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance / Energy
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$4,211.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding a controls system for energy efficiency if an HVAC system is added to the building.

System: D5030810 - Security & Detection Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: Ea.
Estimate: \$1,210.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding security devices to the building.

System: D5030910 - Fire Alarm Systems

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Deferred Maintenance / Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$1,464.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: Consider adding fire alarm systems for Life Safety

System: D5030920 - Data Communication

This deficiency has no image.

Location: Concession room
Distress: Missing
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: \$3,013.00
Assessor Name: Eduardo Lopez
Date Created: 01/23/2017

Notes: No evidence of data services observed in building (no access to concessions room). Consider adding data capability for POS, Wi-Fi, etc.

Executive Summary

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

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

| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 72,865 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | \$15,146,448 |
| Repair Cost: | \$5,282,835.44 |
| Total FCI: | 34.88 % |
| Total RSLI: | 34.87 % |
| FCA Score: | 65.12 |



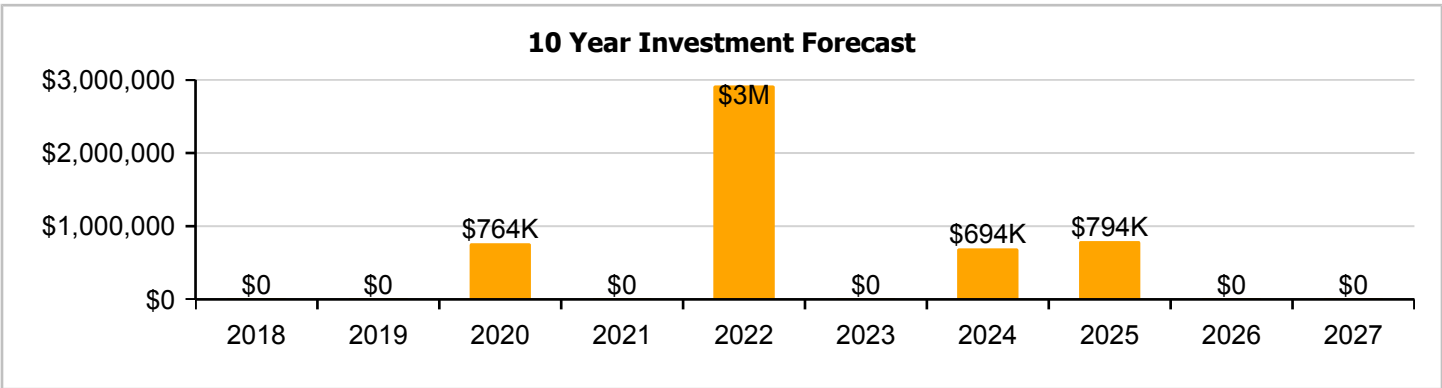
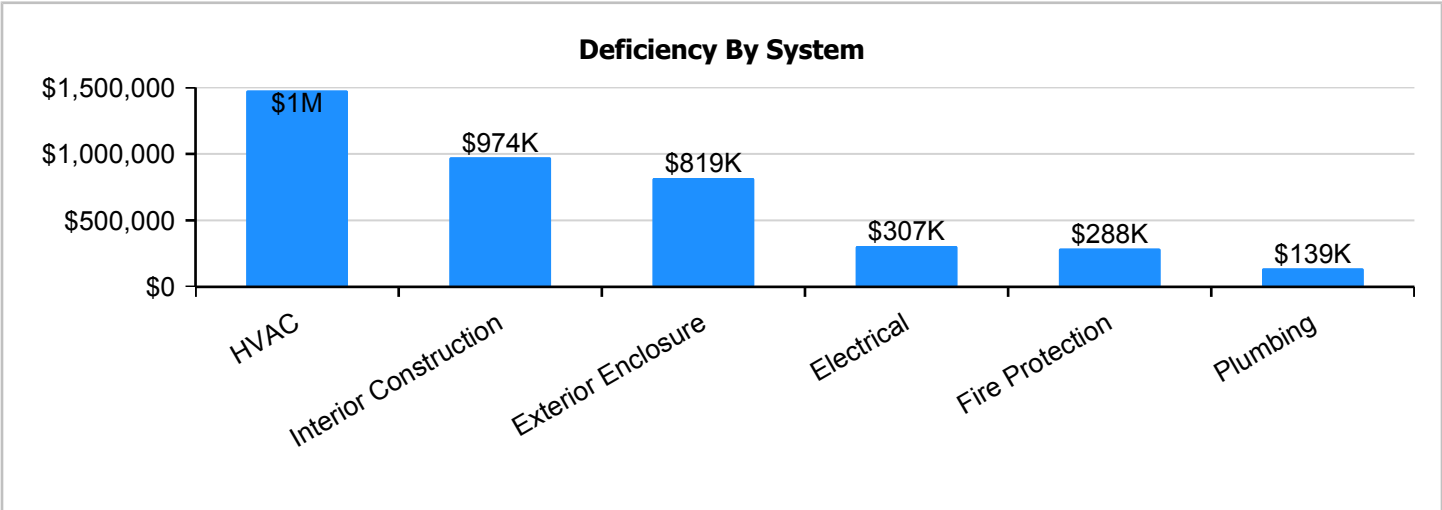
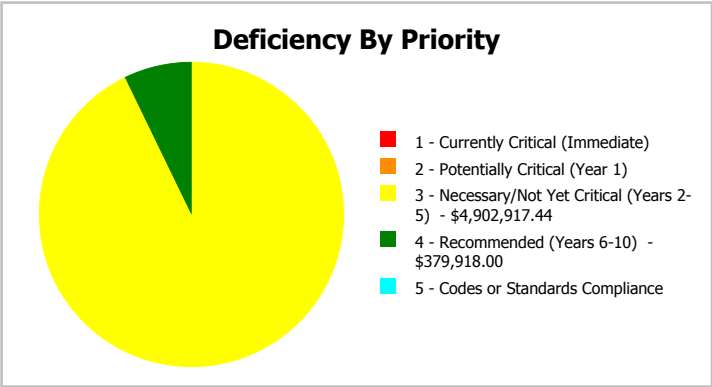
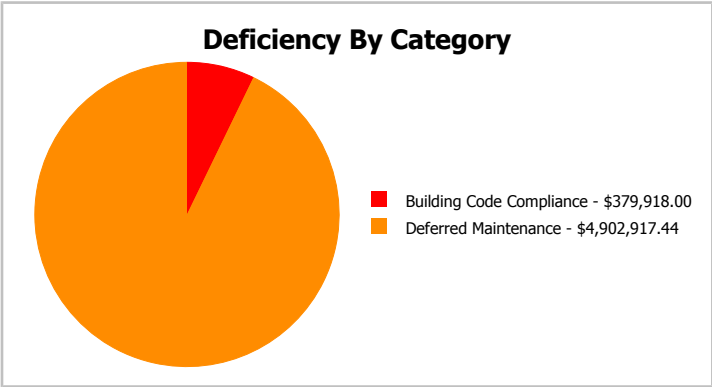
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-------------------|--------------------|--------------|
| Function: | MS -Middle School | Gross Area: | 72,865 |
| Year Built: | 1980 | Last Renovation: | |
| Repair Cost: | \$5,282,835 | Replacement Value: | \$15,146,448 |
| FCI: | 34.88 % | RSLI%: | 34.87 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|----------------|-----------------------|
| A10 - Foundations | 63.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 63.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 27.63 % | 70.08 % | \$1,080,493.44 |
| B30 - Roofing | 75.17 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 14.23 % | 79.11 % | \$1,284,828.00 |
| C20 - Stairs | 63.00 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 23.41 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 57.85 % | 18.74 % | \$183,547.00 |
| D30 - HVAC | 6.29 % | 72.84 % | \$1,948,482.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$379,918.00 |
| D50 - Electrical | 51.40 % | 17.89 % | \$405,567.00 |
| E10 - Equipment | 40.71 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 55.00 % | 0.00 % | \$0.00 |
| Totals: | 34.87 % | 34.88 % | \$5,282,835.44 |

Photo Album

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

1). Southeast Elevation - Jan 25, 2017



2). East Elevation - Jan 25, 2017



3). Northeast Elevation - Jan 25, 2017



4). Northwest Elevation - Jan 25, 2017



Condition Detail

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

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

System Listing

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

Campus Assessment Report - 1980 Main

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|---------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| A1010 | Standard Foundations | \$1.56 | S.F. | 72,865 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$113,669 |
| A1030 | Slab on Grade | \$10.07 | S.F. | 72,865 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$733,751 |
| B1020 | Roof Construction | \$16.84 | S.F. | 72,865 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$1,227,047 |
| B2010 | Exterior Walls | \$9.28 | S.F. | 72,865 | 100 | 1980 | 2080 | | 63.00 % | 18.97 % | 63 | | \$128,293.44 | \$676,187 |
| B2020 | Exterior Windows | \$10.84 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$868,842.00 | \$789,857 |
| B2030 | Exterior Doors | \$1.04 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$83,358.00 | \$75,780 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 72,865 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | \$508,598 |
| B3020 | Roof Openings | \$0.25 | S.F. | 72,865 | 25 | 2012 | 2037 | | 80.00 % | 0.00 % | 20 | | | \$18,216 |
| C1010 | Partitions | \$6.26 | S.F. | 72,865 | 75 | 1980 | 2055 | | 50.67 % | 0.00 % | 38 | | | \$456,135 |
| C1020 | Interior Doors | \$2.53 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$202,783.00 | \$184,348 |
| C1030 | Fittings | \$13.50 | S.F. | 72,865 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$1,082,045.00 | \$983,678 |
| C2010 | Stair Construction | \$1.36 | S.F. | 72,865 | 100 | 1980 | 2080 | | 63.00 % | 0.00 % | 63 | | | \$99,096 |
| C3010 | Wall Finishes | \$3.46 | S.F. | 72,865 | 10 | 2010 | 2020 | | 30.00 % | 0.00 % | 3 | | | \$252,113 |
| C3020 | Floor Finishes | \$10.73 | S.F. | 72,865 | 20 | 1990 | 2010 | 2022 | 25.00 % | 0.00 % | 5 | | | \$781,841 |
| C3030 | Ceiling Finishes | \$11.71 | S.F. | 72,865 | 25 | 1980 | 2005 | 2022 | 20.00 % | 0.00 % | 5 | | | \$853,249 |
| D2010 | Plumbing Fixtures | \$9.93 | S.F. | 72,865 | 30 | 2008 | 2038 | | 70.00 % | 0.00 % | 21 | | | \$723,549 |
| D2020 | Domestic Water Distribution | \$1.06 | S.F. | 72,865 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | \$77,237 |
| D2030 | Sanitary Waste | \$1.68 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$134,655.00 | \$122,413 |
| D2040 | Rain Water Drainage | \$0.61 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$48,892.00 | \$44,448 |
| D2090 | Other Plumbing Systems | \$0.16 | S.F. | 72,865 | 40 | 1980 | 2020 | | 7.50 % | 0.00 % | 3 | | | \$11,658 |
| D3030 | Cooling Generating Systems | \$8.99 | S.F. | 72,865 | 25 | 1997 | 2022 | | 20.00 % | 0.00 % | 5 | | | \$655,056 |
| D3040 | Distribution Systems | \$10.65 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$853,613.00 | \$776,012 |
| D3050 | Terminal & Package Units | \$13.66 | S.F. | 72,865 | 15 | 2000 | 2015 | | 0.00 % | 110.00 % | -2 | | \$1,094,869.00 | \$995,336 |
| D3060 | Controls & Instrumentation | \$3.41 | S.F. | 72,865 | 20 | 2000 | 2020 | | 15.00 % | 0.00 % | 3 | | | \$248,470 |
| D4010 | Sprinklers | \$4.04 | S.F. | 72,865 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | \$323,812.00 | \$294,375 |
| D4020 | Standpipes | \$0.70 | S.F. | 72,865 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | \$56,106.00 | \$51,006 |
| D5010 | Electrical Service/Distribution | \$1.69 | S.F. | 72,865 | 40 | 1980 | 2020 | | 7.50 % | 0.00 % | 3 | | | \$123,142 |
| D5020 | Branch Wiring | \$5.06 | S.F. | 72,865 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$405,567.00 | \$368,697 |
| D5020 | Lighting | \$11.79 | S.F. | 72,865 | 30 | 2008 | 2038 | | 70.00 % | 0.00 % | 21 | | | \$859,078 |
| D5030810 | Security & Detection Systems | \$2.34 | S.F. | 72,865 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | \$170,504 |
| D5030910 | Fire Alarm Systems | \$4.22 | S.F. | 72,865 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | \$307,490 |
| D5030920 | Data Communication | \$5.48 | S.F. | 72,865 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | \$399,300 |
| D5090 | Other Electrical Systems | \$0.53 | S.F. | 72,865 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | \$38,618 |
| E1020 | Institutional Equipment | \$2.81 | S.F. | 72,865 | 20 | 2008 | 2028 | | 55.00 % | 0.00 % | 11 | | | \$204,751 |
| E1090 | Other Equipment | \$7.04 | S.F. | 72,865 | 20 | 2004 | 2024 | | 35.00 % | 0.00 % | 7 | | | \$512,970 |
| E2010 | Fixed Furnishings | \$5.61 | S.F. | 72,865 | 20 | 2008 | 2028 | | 55.00 % | 0.00 % | 11 | | | \$408,773 |
| Total | | | | | | | | | 34.87 % | 34.88 % | | | \$5,282,835.44 | \$15,146,448 |

System Notes

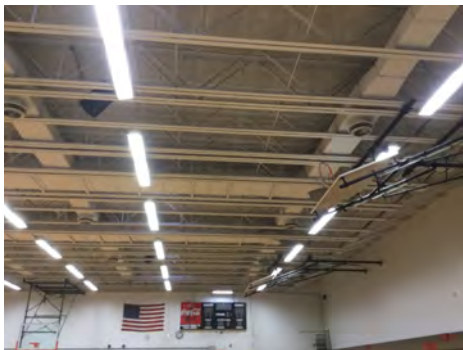
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: A1030 - Slab on Grade



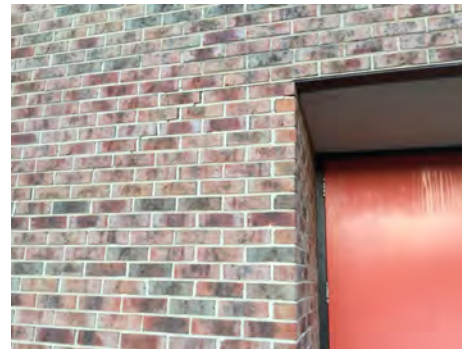
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 1980 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

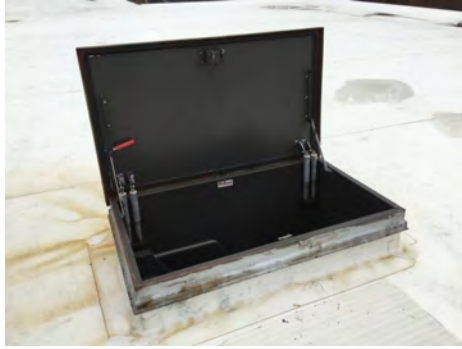
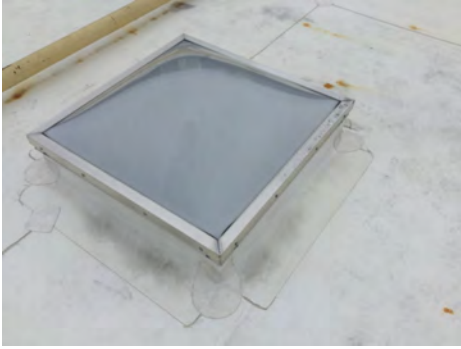
System: B3010120 - Single Ply Membrane



Note:

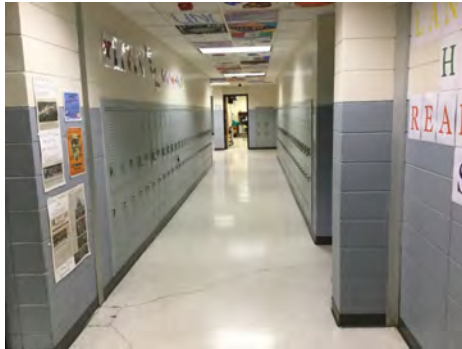
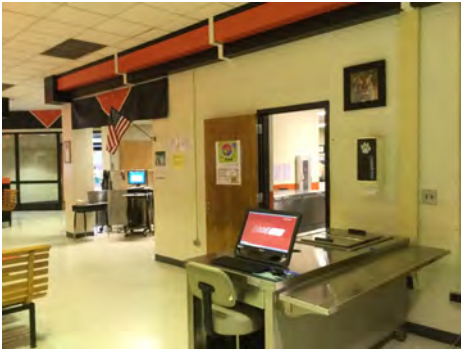
Campus Assessment Report - 1980 Main

System: B3020 - Roof Openings



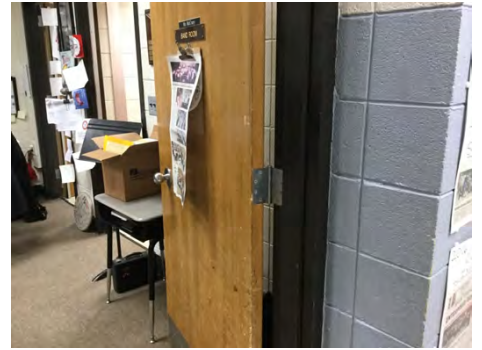
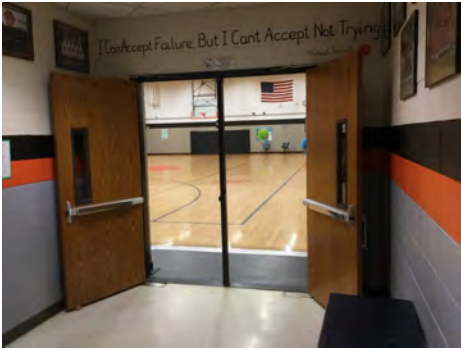
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

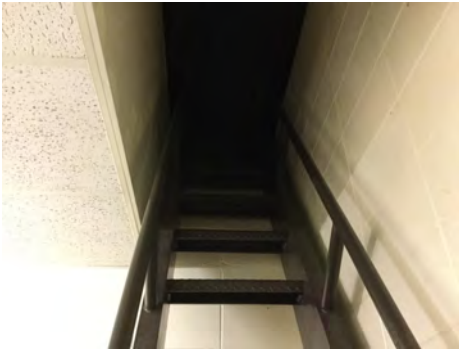
Campus Assessment Report - 1980 Main

System: C1030 - Fittings



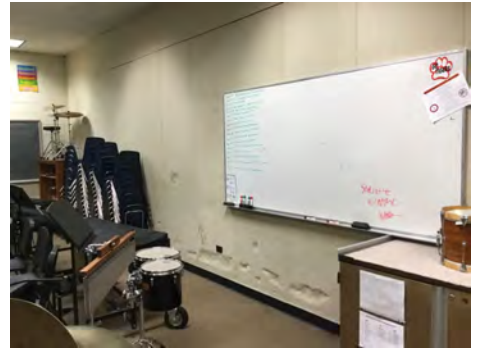
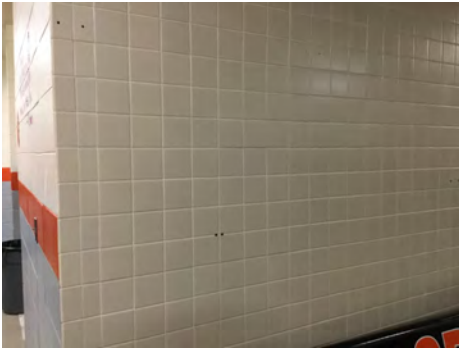
Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

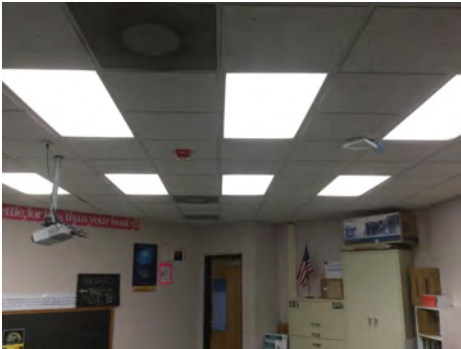
Campus Assessment Report - 1980 Main

System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note: Ceiling finishes are generally well maintained in fair to good condition. A few water stained tiles noted should be replaced on a maintenance basis. System renewal put at 5 years hence.

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1980 Main

System: D2020 - Domestic Water Distribution



Note: Water heater manufacture dates are 2010 and 2012.

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1980 Main

System: D2090 - Other Plumbing Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Campus Assessment Report - 1980 Main

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

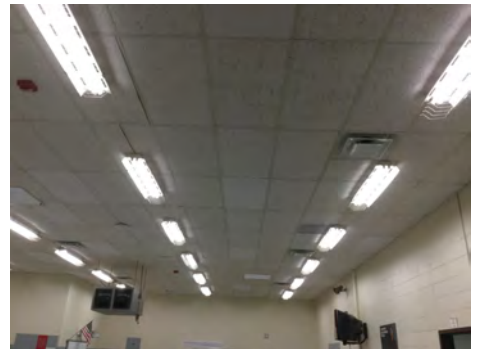
Campus Assessment Report - 1980 Main

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1980 Main

System: D5030910 - Fire Alarm Systems



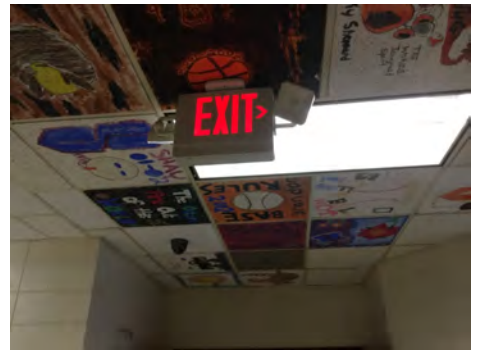
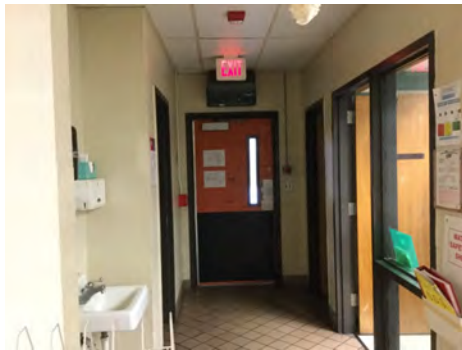
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

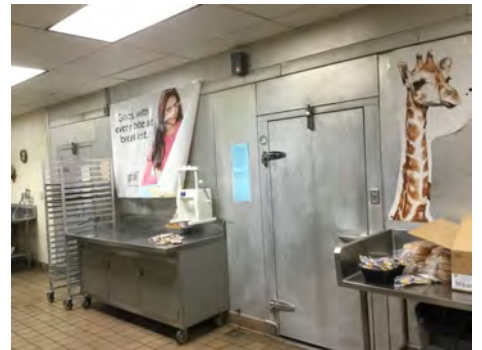
Campus Assessment Report - 1980 Main

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1980 Main

System: E2010 - Fixed Furnishings



Note: Auditorium seating looks new/not original. Estimated install date.

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: | \$5,282,835 | \$0 | \$0 | \$763,730 | \$0 | \$2,920,399 | \$0 | \$693,977 | \$793,992 | \$0 | \$0 | \$10,454,934 |
| * 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 | \$128,293 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$128,293 |
| B2020 - Exterior Windows | \$868,842 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$868,842 |
| B2030 - Exterior Doors | \$83,358 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,358 |
| B30 - Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010 - Roof Coverings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010120 - Single Ply Membrane | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3020 - Roof Openings | \$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 | \$202,783 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$202,783 |
| C1030 - Fittings | \$1,082,045 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,082,045 |
| C20 - Stairs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * C2010 - Stair Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$303,039 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$303,039 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$997,006 | \$0 | \$0 | \$0 | \$0 | \$0 | \$997,006 |

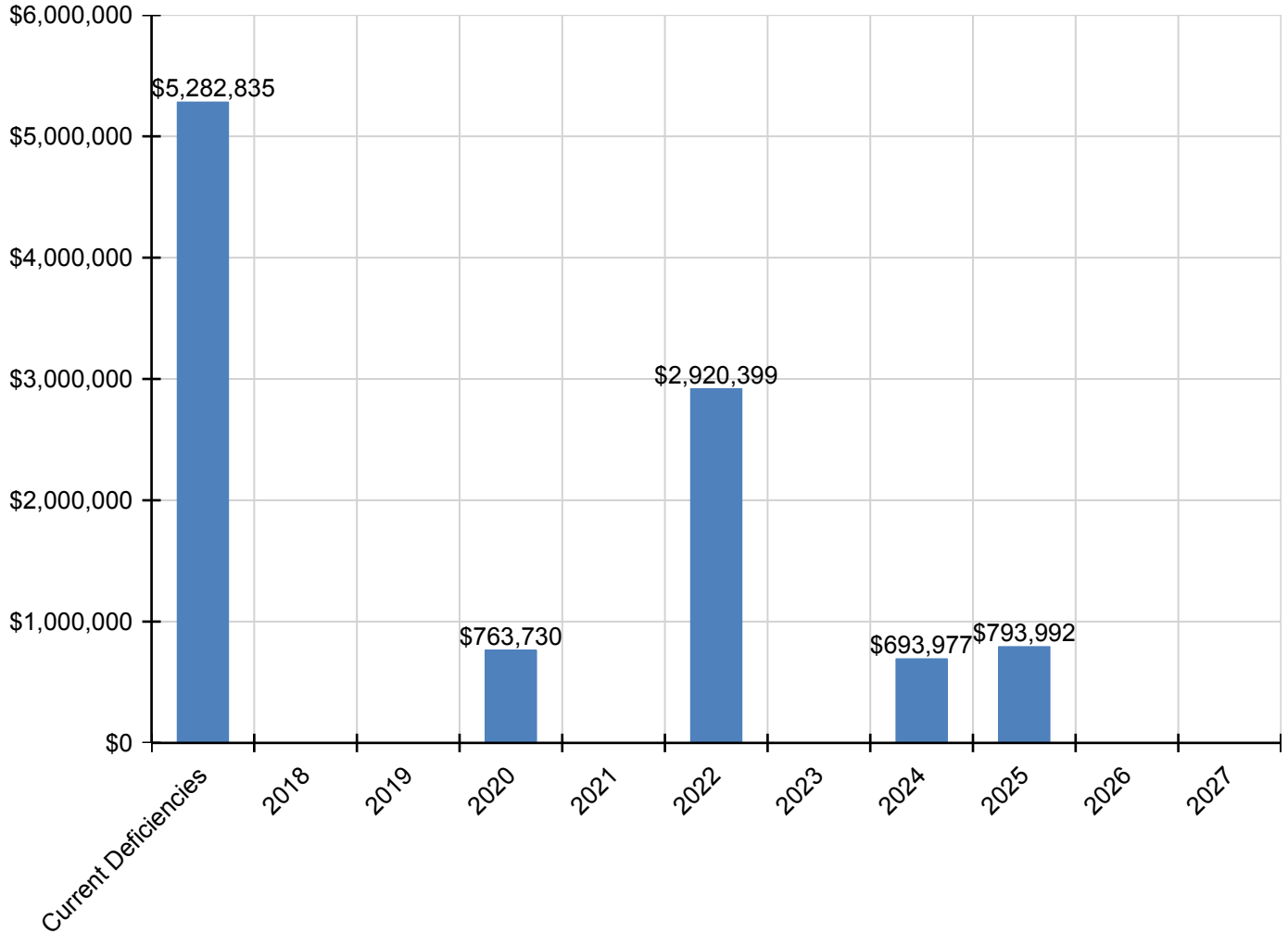
Campus Assessment Report - 1980 Main

| | | | | | | | | | | | | |
|---|-------------|-----|-----|-----------|-----|-------------|-----|-----------|-----------|-----|-----|-------------|
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,088,065 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,088,065 |
| 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 | \$134,655 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$134,655 |
| D2040 - Rain Water Drainage | \$48,892 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$48,892 |
| D2090 - Other Plumbing Systems | \$0 | \$0 | \$0 | \$14,013 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,013 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3030 - Cooling Generating Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$835,329 | \$0 | \$0 | \$0 | \$0 | \$0 | \$835,329 |
| D3040 - Distribution Systems | \$853,613 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$853,613 |
| D3050 - Terminal & Package Units | \$1,094,869 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,094,869 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$298,661 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$298,661 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$323,812 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$323,812 |
| D4020 - Standpipes | \$56,106 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56,106 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$0 | \$0 | \$0 | \$148,016 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$148,016 |
| D5020 - Branch Wiring | \$405,567 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$405,567 |
| 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 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$237,589 | \$0 | \$0 | \$237,589 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$556,403 | \$0 | \$0 | \$556,403 |
| 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 |
| E1090 - Other Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$693,977 | \$0 | \$0 | \$0 | \$693,977 |
| 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

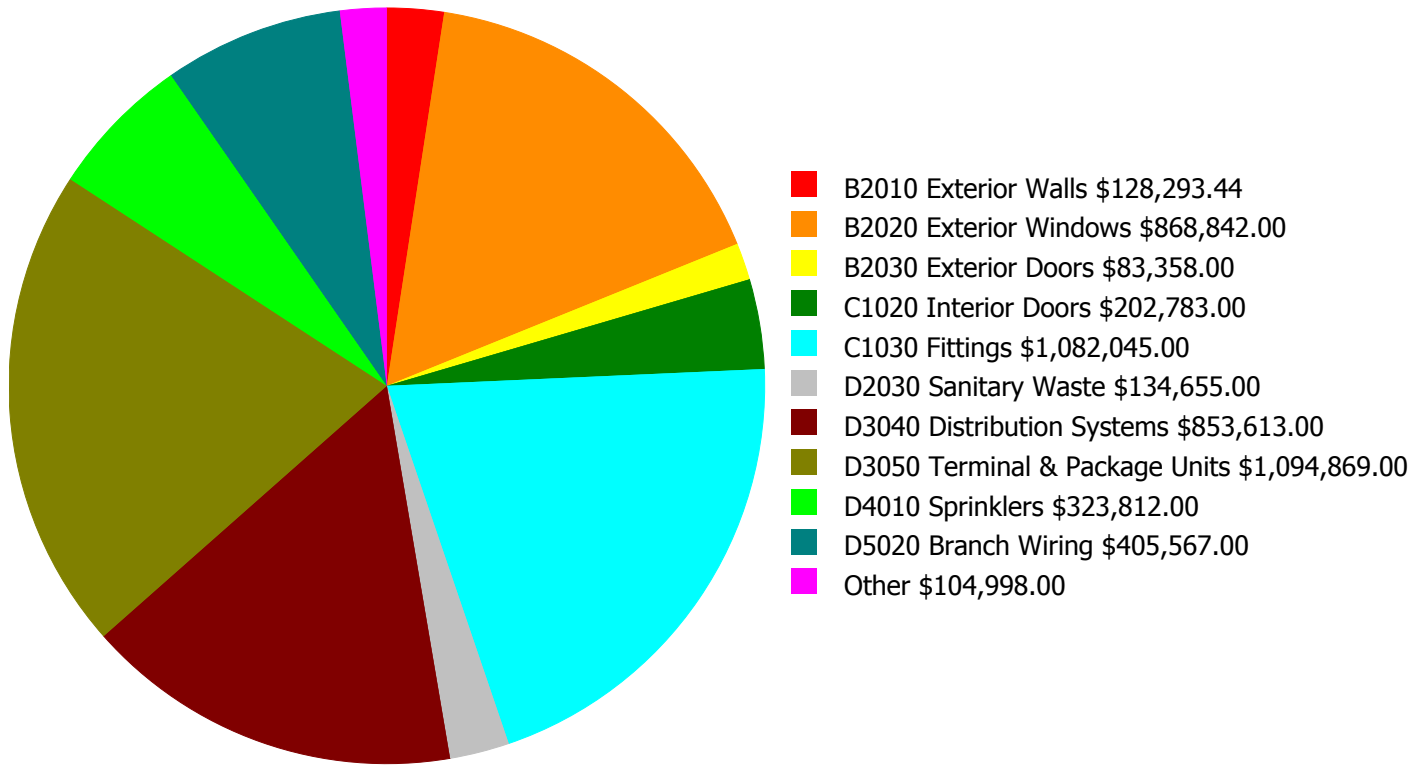
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

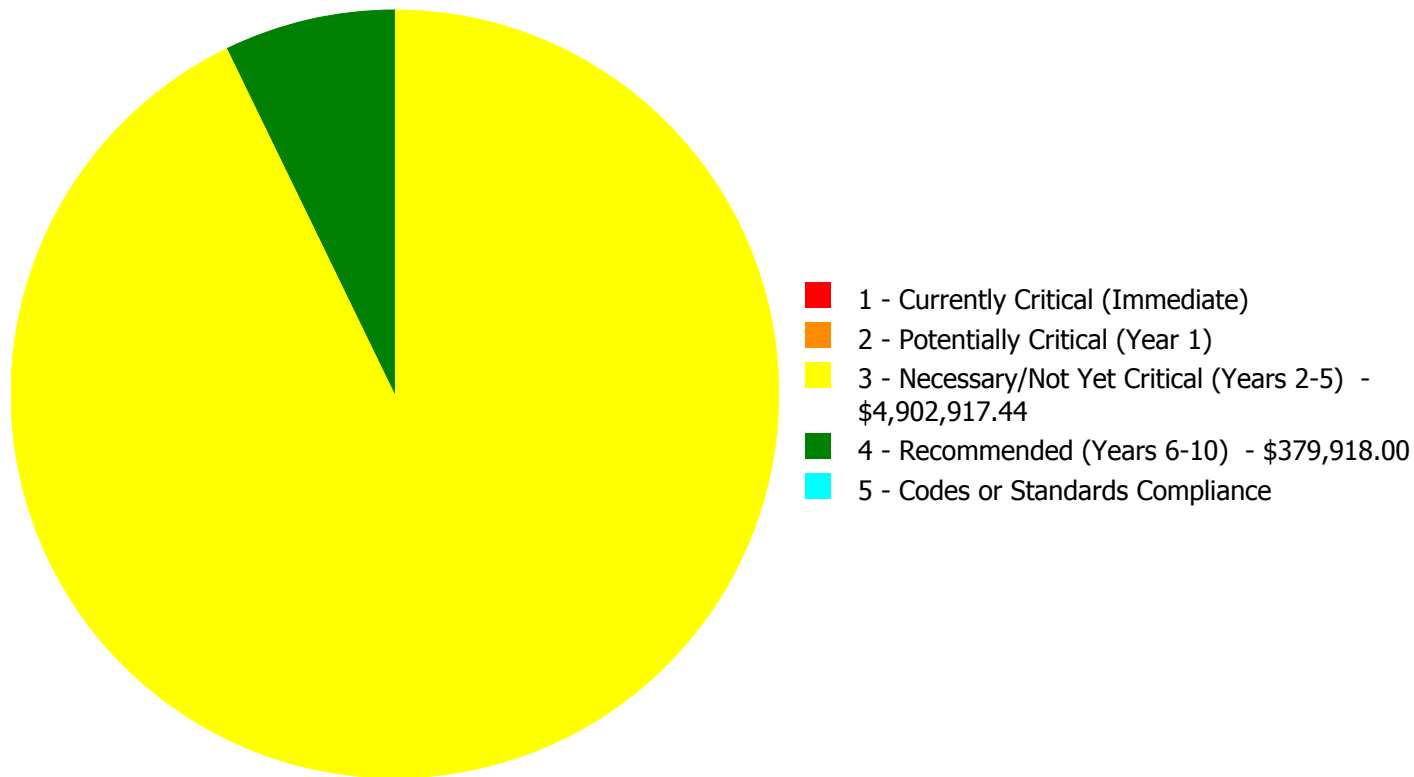
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$5,282,835.44

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: \$5,282,835.44

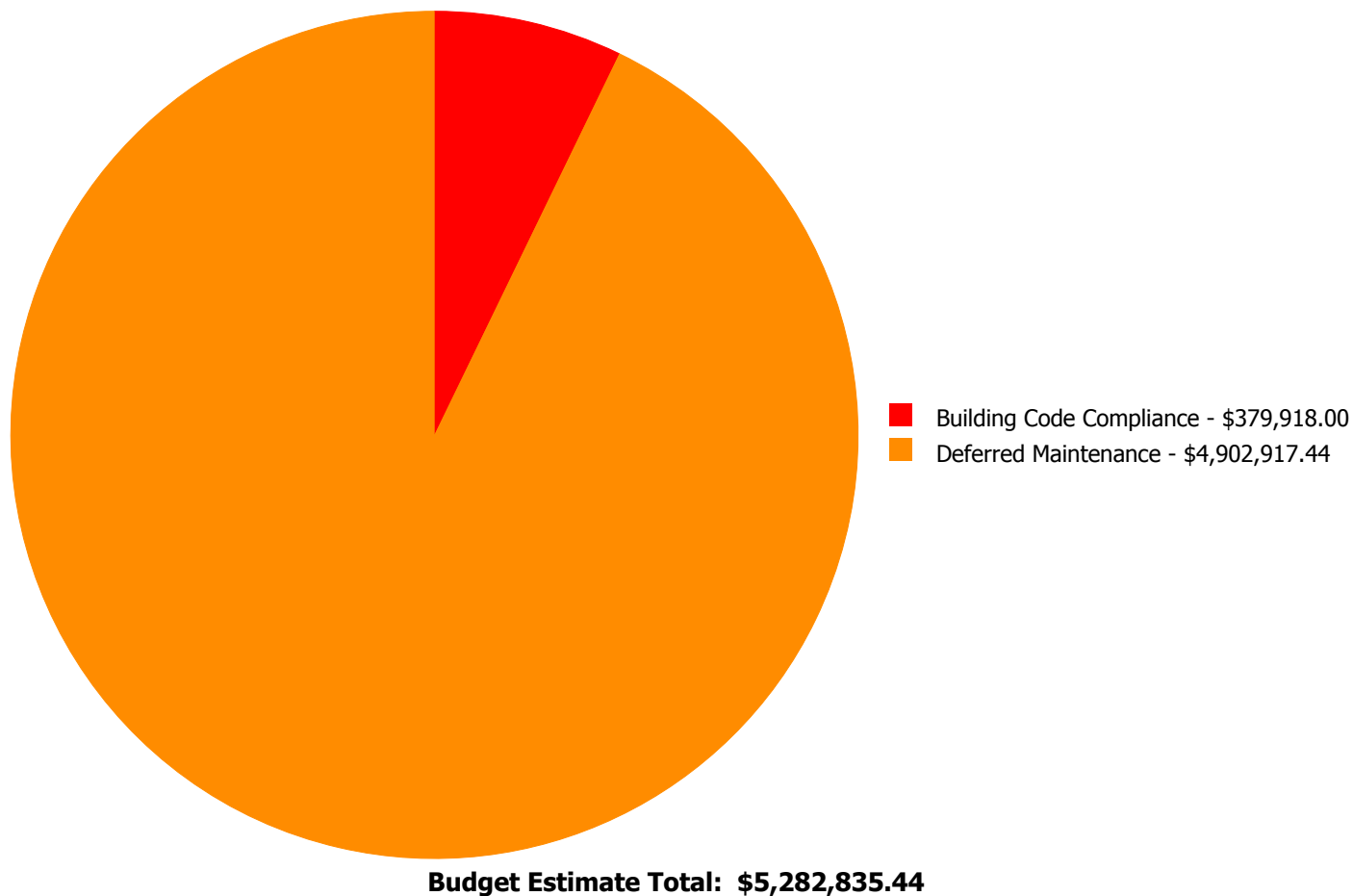
Deficiency By Priority Investment Table

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 |
|-------------|--------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|----------------|
| B2010 | Exterior Walls | \$0.00 | \$0.00 | \$128,293.44 | \$0.00 | \$0.00 | \$128,293.44 |
| B2020 | Exterior Windows | \$0.00 | \$0.00 | \$868,842.00 | \$0.00 | \$0.00 | \$868,842.00 |
| B2030 | Exterior Doors | \$0.00 | \$0.00 | \$83,358.00 | \$0.00 | \$0.00 | \$83,358.00 |
| C1020 | Interior Doors | \$0.00 | \$0.00 | \$202,783.00 | \$0.00 | \$0.00 | \$202,783.00 |
| C1030 | Fittings | \$0.00 | \$0.00 | \$1,082,045.00 | \$0.00 | \$0.00 | \$1,082,045.00 |
| D2030 | Sanitary Waste | \$0.00 | \$0.00 | \$134,655.00 | \$0.00 | \$0.00 | \$134,655.00 |
| D2040 | Rain Water Drainage | \$0.00 | \$0.00 | \$48,892.00 | \$0.00 | \$0.00 | \$48,892.00 |
| D3040 | Distribution Systems | \$0.00 | \$0.00 | \$853,613.00 | \$0.00 | \$0.00 | \$853,613.00 |
| D3050 | Terminal & Package Units | \$0.00 | \$0.00 | \$1,094,869.00 | \$0.00 | \$0.00 | \$1,094,869.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$323,812.00 | \$0.00 | \$323,812.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$56,106.00 | \$0.00 | \$56,106.00 |
| D5020 | Branch Wiring | \$0.00 | \$0.00 | \$405,567.00 | \$0.00 | \$0.00 | \$405,567.00 |
| | Total: | \$0.00 | \$0.00 | \$4,902,917.44 | \$379,918.00 | \$0.00 | \$5,282,835.44 |

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: B2010 - Exterior Walls



Location: Walls around gym roof, various places around building
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Point clay brick wall, 1st floor
Qty: 10,000.00
Unit of Measure: C.S.F.
Estimate: \$128,293.44
Assessor Name: Somnath Das
Date Created: 01/25/2017

Notes: Brick mortar is deteriorated around gym high walls above roof, particularly at shelf angles. Stairstep cracks in brick mortar noted around openings at front of building, e.g. room 110, and some at rear of building in vicinity of the cafeteria. No significant settlement observed. Brick repairs recommended.

System: B2020 - Exterior Windows



Location: Exterior windows throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$868,842.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The hollow metal steel frame, operable and fixed dual pane windows are well maintained in fair condition. As they are beyond their expected service life, system renewal is recommended.

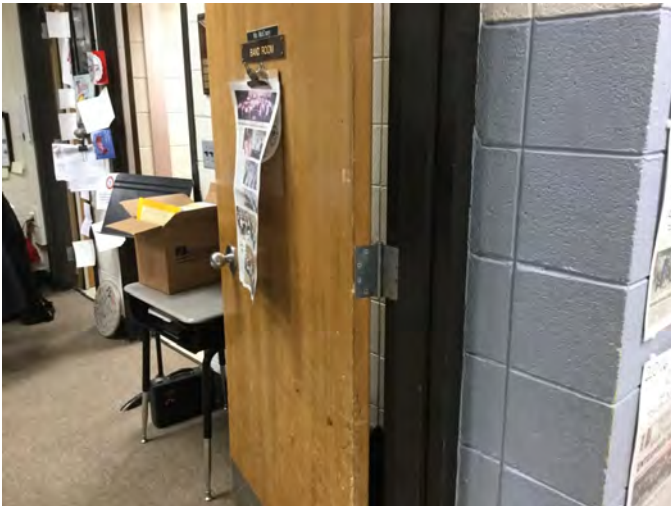
System: B2030 - Exterior Doors



Location: Exterior doors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$83,358.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Exterior doors are maintained in functional condition. Most exterior doors are original and in worn condition. System renewal is recommended.

System: C1020 - Interior Doors



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$202,783.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Though well maintained in functional condition, interior doors are showing signs of age with scuff marks and scratches. Door hardware is not up to ADA code as there are not typically lever latches/locksets installed. System renewal is recommended.

System: C1030 - Fittings



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$1,082,045.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Fittings throughout the building are typically original and beyond their expected useful life. Signage and handrails at the interior ramp are not up to ADA code. Signage mounted on doors cannot be easily read when doors are opened. Lockers are beginning to show wear and tear. System renewal is recommended.

System: D2030 - Sanitary Waste



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$134,655.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The sanitary waste system is beyond its expected life. Though no active problems were observed or reported, renewal to ensure system integrity is recommended.

System: D2040 - Rain Water Drainage



Location: Roof and interiors
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$48,892.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The rain water drainage system is beyond its expected life. Though no active leaks were observed or reported, system renewal to ensure integrity is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$853,613.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: HVAC Distribution systems are typically original and include fiber lined ductwork. System renewal is recommended.

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$1,094,869.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: Terminal and package units, mostly RTUs, have exceeded their expected useful life. System renewal is recommended. Install date of existing system of 2000 provided by district.

System: D5020 - Branch Wiring



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$405,567.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

Notes: The original lighting and branch wiring system is operating, but has exceeded its expected useful life. Not all rooms/areas have sufficient electrical outlets. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$323,812.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: TBD
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 72,865.00
Unit of Measure: S.F.
Estimate: \$56,106.00
Assessor Name: Somnath Das
Date Created: 01/24/2017

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

Executive Summary

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

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

| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 6,215 |
| Year Built: | 1997 |
| Last Renovation: | |
| Replacement Value: | \$1,238,154 |
| Repair Cost: | \$188,346.00 |
| Total FCI: | 15.21 % |
| Total RSLI: | 42.79 % |
| FCA Score: | 84.79 |



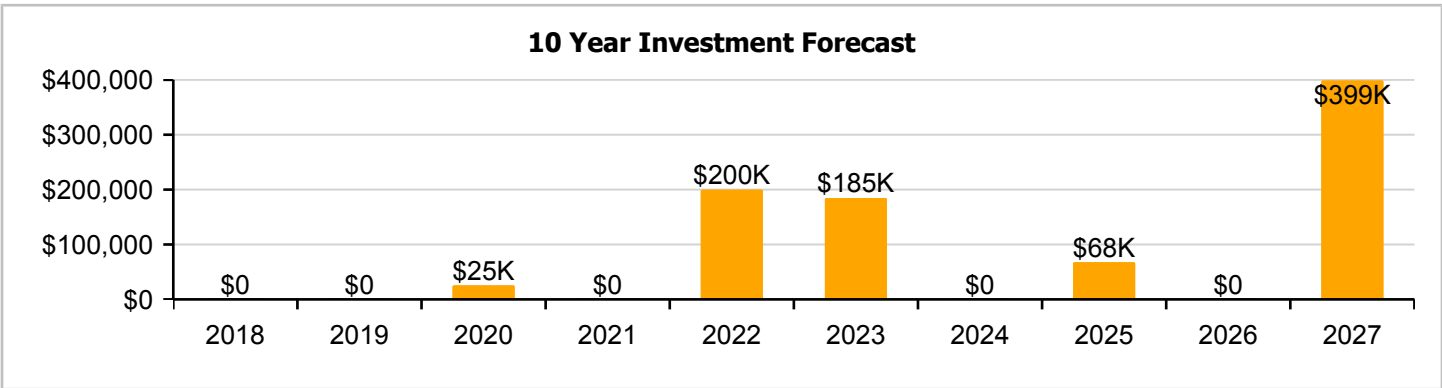
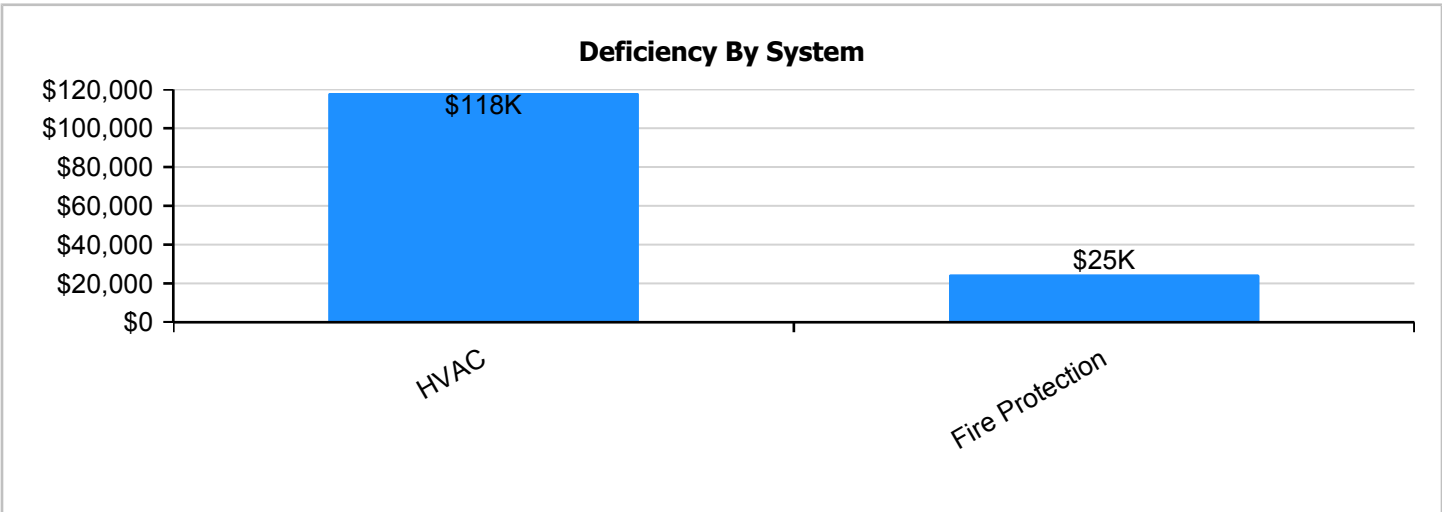
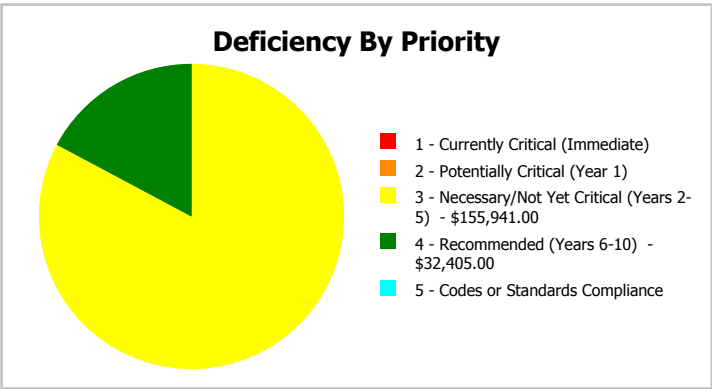
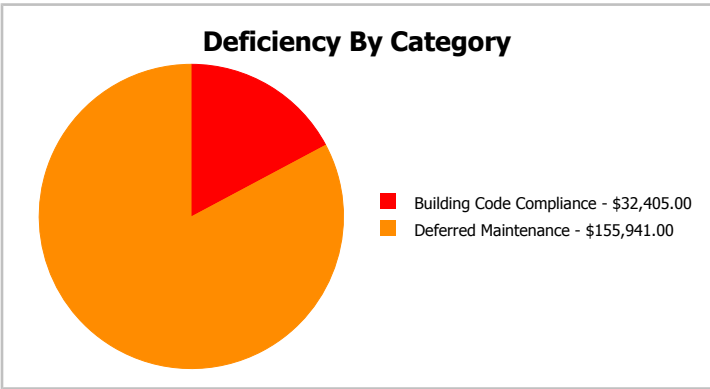
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-------------------|--------------------|-------------|
| Function: | MS -Middle School | Gross Area: | 6,215 |
| Year Built: | 1997 | Last Renovation: | |
| Repair Cost: | \$188,346 | Replacement Value: | \$1,238,154 |
| FCI: | 15.21 % | RSLI%: | 42.79 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|-----------------------------|----------------|----------------|---------------------|
| A10 - Foundations | 80.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 80.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 53.80 % | 0.00 % | \$0.00 |
| B30 - Roofing | 75.00 % | 0.00 % | \$0.00 |
| C10 - Interior Construction | 39.52 % | 0.00 % | \$0.00 |
| C30 - Interior Finishes | 29.49 % | 0.00 % | \$0.00 |
| D20 - Plumbing | 33.33 % | 0.00 % | \$0.00 |
| D30 - HVAC | 11.02 % | 68.05 % | \$155,941.00 |
| D40 - Fire Protection | 0.00 % | 110.00 % | \$32,405.00 |
| D50 - Electrical | 59.13 % | 0.00 % | \$0.00 |
| E10 - Equipment | 30.00 % | 0.00 % | \$0.00 |
| E20 - Furnishings | 30.00 % | 0.00 % | \$0.00 |
| Totals: | 42.79 % | 15.21 % | \$188,346.00 |

Photo Album

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

1). Southeast Elevation - Jan 23, 2017



2). Southwest Elevatio - Jan 23, 2017



3). Northwest 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 | \$1.56 | S.F. | 6,215 | 100 | 1997 | 2097 | | 80.00 % | 0.00 % | 80 | | | \$9,695 |
| A1030 | Slab on Grade | \$10.07 | S.F. | 6,215 | 100 | 1997 | 2097 | | 80.00 % | 0.00 % | 80 | | | \$62,585 |
| B1020 | Roof Construction | \$16.84 | S.F. | 6,215 | 100 | 1997 | 2097 | | 80.00 % | 0.00 % | 80 | | | \$104,661 |
| B2010 | Exterior Walls | \$9.28 | S.F. | 6,215 | 100 | 1997 | 2097 | | 80.00 % | 0.00 % | 80 | | | \$57,675 |
| B2020 | Exterior Windows | \$10.84 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$67,371 |
| B2030 | Exterior Doors | \$1.04 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$6,464 |
| B3010120 | Single Ply Membrane | \$6.98 | S.F. | 6,215 | 20 | 2012 | 2032 | | 75.00 % | 0.00 % | 15 | | | \$43,381 |
| C1010 | Partitions | \$6.26 | S.F. | 6,215 | 75 | 1997 | 2072 | | 73.33 % | 0.00 % | 55 | | | \$38,906 |
| C1020 | Interior Doors | \$2.53 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$15,724 |
| C1030 | Fittings | \$13.50 | S.F. | 6,215 | 20 | 1997 | 2017 | 2022 | 25.00 % | 0.00 % | 5 | | | \$83,903 |
| C3010 | Wall Finishes | \$3.46 | S.F. | 6,215 | 10 | 2010 | 2020 | 2023 | 60.00 % | 0.00 % | 6 | | | \$21,504 |
| C3020 | Floor Finishes | \$10.73 | S.F. | 6,215 | 20 | 1997 | 2017 | 2023 | 30.00 % | 0.00 % | 6 | | | \$66,687 |
| C3030 | Ceiling Finishes | \$11.71 | S.F. | 6,215 | 25 | 1997 | 2022 | | 20.00 % | 0.00 % | 5 | | | \$72,778 |
| D2010 | Plumbing Fixtures | \$9.93 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$61,715 |
| D2020 | Domestic Water Distribution | \$1.06 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$6,588 |
| D2030 | Sanitary Waste | \$1.68 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$10,441 |
| D2040 | Rain Water Drainage | \$0.61 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$3,791 |
| D3040 | Distribution Systems | \$10.65 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$66,190 |
| D3050 | Terminal & Package Units | \$22.81 | S.F. | 6,215 | 15 | 1997 | 2012 | | 0.00 % | 110.00 % | -5 | | \$155,941.00 | \$141,764 |
| D3060 | Controls & Instrumentation | \$3.41 | S.F. | 6,215 | 20 | 2000 | 2020 | | 15.00 % | 0.00 % | 3 | | | \$21,193 |
| D4010 | Sprinklers | \$4.04 | S.F. | 6,215 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | \$27,619.00 | \$25,109 |
| D4020 | Standpipes | \$0.70 | S.F. | 6,215 | 30 | | | 2017 | 0.00 % | 110.00 % | 0 | | \$4,786.00 | \$4,351 |
| D5010 | Electrical Service/Distribution | \$1.69 | S.F. | 6,215 | 40 | 1997 | 2037 | | 50.00 % | 0.00 % | 20 | | | \$10,503 |
| D5020 | Branch Wiring | \$5.06 | S.F. | 6,215 | 30 | 1997 | 2027 | | 33.33 % | 0.00 % | 10 | | | \$31,448 |
| D5020 | Lighting | \$11.79 | S.F. | 6,215 | 30 | 2008 | 2038 | | 70.00 % | 0.00 % | 21 | | | \$73,275 |
| D5030810 | Security & Detection Systems | \$2.34 | S.F. | 6,215 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | \$14,543 |
| D5030910 | Fire Alarm Systems | \$4.22 | S.F. | 6,215 | 15 | 2013 | 2028 | | 73.33 % | 0.00 % | 11 | | | \$26,227 |
| D5030920 | Data Communication | \$5.48 | S.F. | 6,215 | 15 | 2010 | 2025 | | 53.33 % | 0.00 % | 8 | | | \$34,058 |
| D5090 | Other Electrical Systems | \$0.53 | S.F. | 6,215 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | \$3,294 |
| E1020 | Institutional Equipment | \$2.81 | S.F. | 6,215 | 20 | 1997 | 2017 | 2023 | 30.00 % | 0.00 % | 6 | | | \$17,464 |
| E2010 | Fixed Furnishings | \$5.61 | S.F. | 6,215 | 20 | 1997 | 2017 | 2023 | 30.00 % | 0.00 % | 6 | | | \$34,866 |
| Total | | | | | | | | | 42.79 % | 15.21 % | | | \$188,346.00 | \$1,238,154 |

System Notes

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

System: B2010 - Exterior Walls



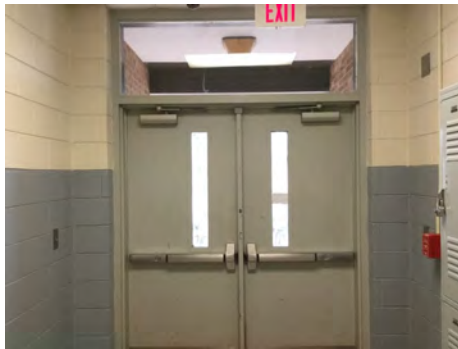
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1997 Addition

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions



Note:

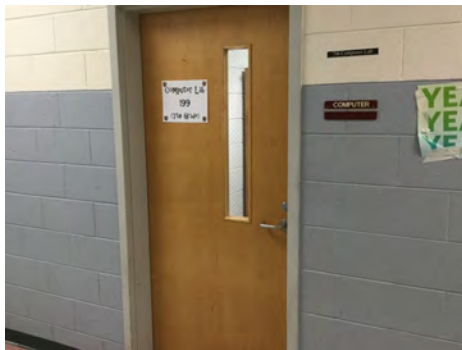
System: C1020 - Interior Doors



Note:

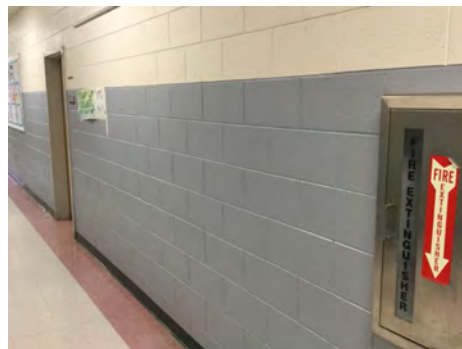
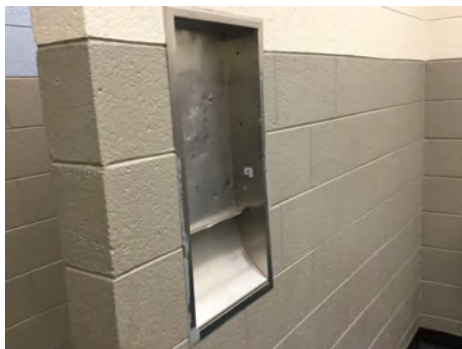
Campus Assessment Report - 1997 Addition

System: C1030 - Fittings



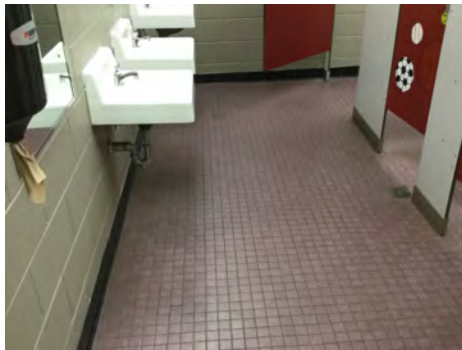
Note: Toilet partitions appear to be newer. Signage is up to code. Lockers are in good condition. System life given 5 more years.

System: C3010 - Wall Finishes



Note:

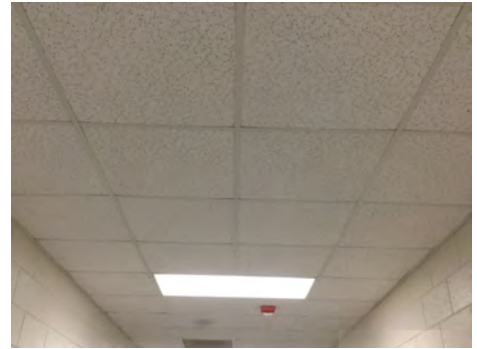
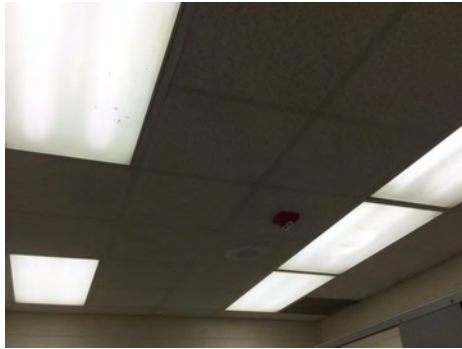
System: C3020 - Floor Finishes



Note:

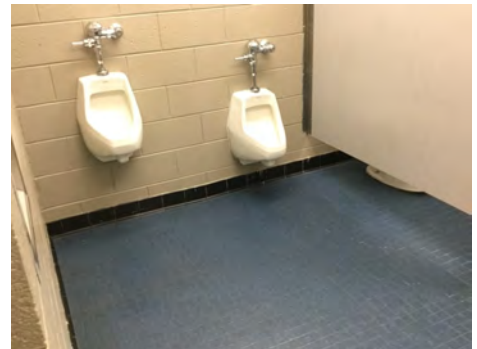
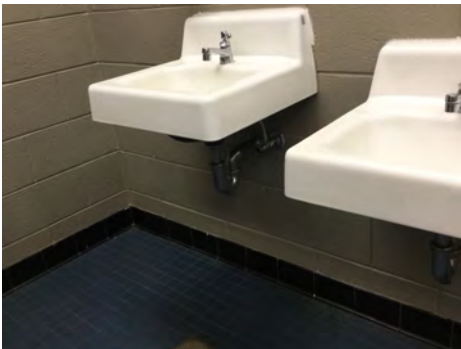
Campus Assessment Report - 1997 Addition

System: C3030 - Ceiling Finishes



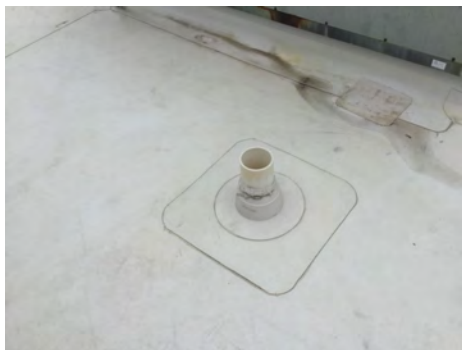
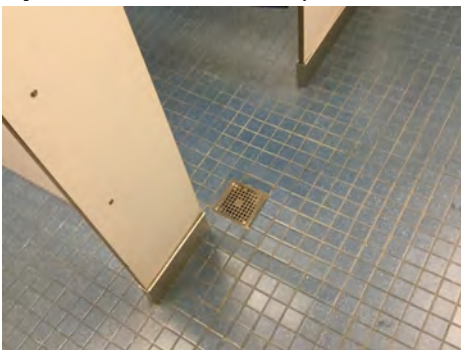
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1997 Addition

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1997 Addition

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1997 Addition

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

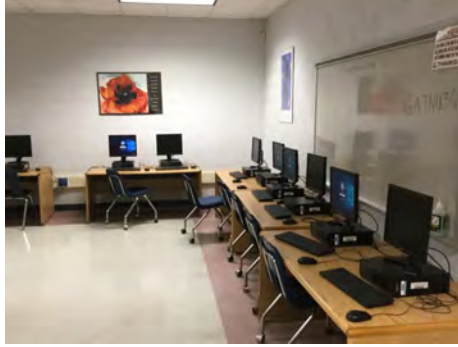
System: D5030910 - Fire Alarm Systems



Note:

Campus Assessment Report - 1997 Addition

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

Campus Assessment Report - 1997 Addition

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: | \$188,346 | \$0 | \$0 | \$25,474 | \$0 | \$199,799 | \$184,569 | \$0 | \$67,723 | \$0 | \$398,745 | \$1,064,656 |
| * 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 | \$99,595 | \$99,595 |
| B2030 - Exterior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,555 | \$9,555 |
| B30 - Roofing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010 - Roof Coverings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B3010120 - Single Ply Membrane | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C - Interiors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C10 - Interior Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * C1010 - Partitions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C1020 - Interior Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,244 | \$23,244 |
| C1030 - Fittings | \$0 | \$0 | \$0 | \$0 | \$0 | \$106,993 | \$0 | \$0 | \$0 | \$0 | \$0 | \$106,993 |
| C30 - Interior Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C3010 - Wall Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$28,244 | \$0 | \$0 | \$0 | \$0 | \$28,244 |
| C3020 - Floor Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$87,591 | \$0 | \$0 | \$0 | \$0 | \$87,591 |
| C3030 - Ceiling Finishes | \$0 | \$0 | \$0 | \$0 | \$0 | \$92,806 | \$0 | \$0 | \$0 | \$0 | \$0 | \$92,806 |
| D - Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D20 - Plumbing | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

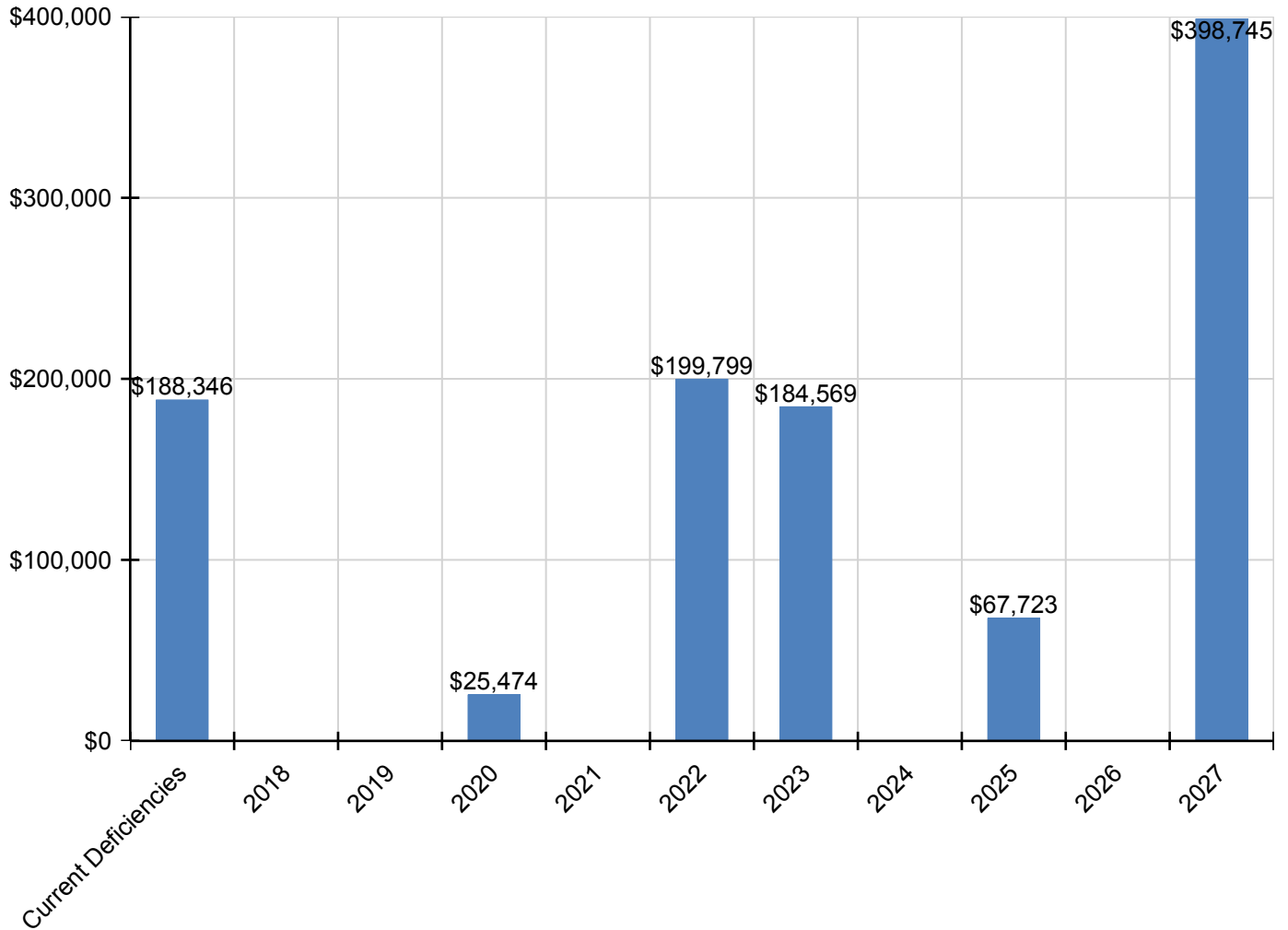
Campus Assessment Report - 1997 Addition

| | | | | | | | | | | | | | |
|---|-----------|-----|-----|----------|-----|-----|----------|-----|----------|-----|-----|----------|------------------|
| D2010 - Plumbing Fixtures | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$91,233 | \$91,233 |
| D2020 - Domestic Water Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,739 | \$9,739 |
| D2030 - Sanitary Waste | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,435 | \$15,435 |
| D2040 - Rain Water Drainage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,604 | \$5,604 |
| D30 - HVAC | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D3040 - Distribution Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$97,849 | \$97,849 |
| D3050 - Terminal & Package Units | \$155,941 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$155,941 |
| D3060 - Controls & Instrumentation | \$0 | \$0 | \$0 | \$25,474 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,474 |
| D40 - Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D4010 - Sprinklers | \$27,619 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$27,619 |
| D4020 - Standpipes | \$4,786 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,786 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5010 - Electrical Service/Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5020 - Branch Wiring | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,490 | \$46,490 |
| D5020 - Lighting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030 - Communications and Security | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030810 - Security & Detection Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,265 | \$0 | \$0 | \$0 | \$20,265 |
| D5030910 - Fire Alarm Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5030920 - Data Communication | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47,458 | \$0 | \$0 | \$0 | \$47,458 |
| D5090 - Other Electrical Systems | \$0 | \$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 | \$0 |
| E10 - Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E1020 - Institutional Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$22,939 | \$0 | \$0 | \$0 | \$0 | \$0 | \$22,939 |
| E20 - Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| E2010 - Fixed Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,795 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45,795 |

* Indicates non-renewable system

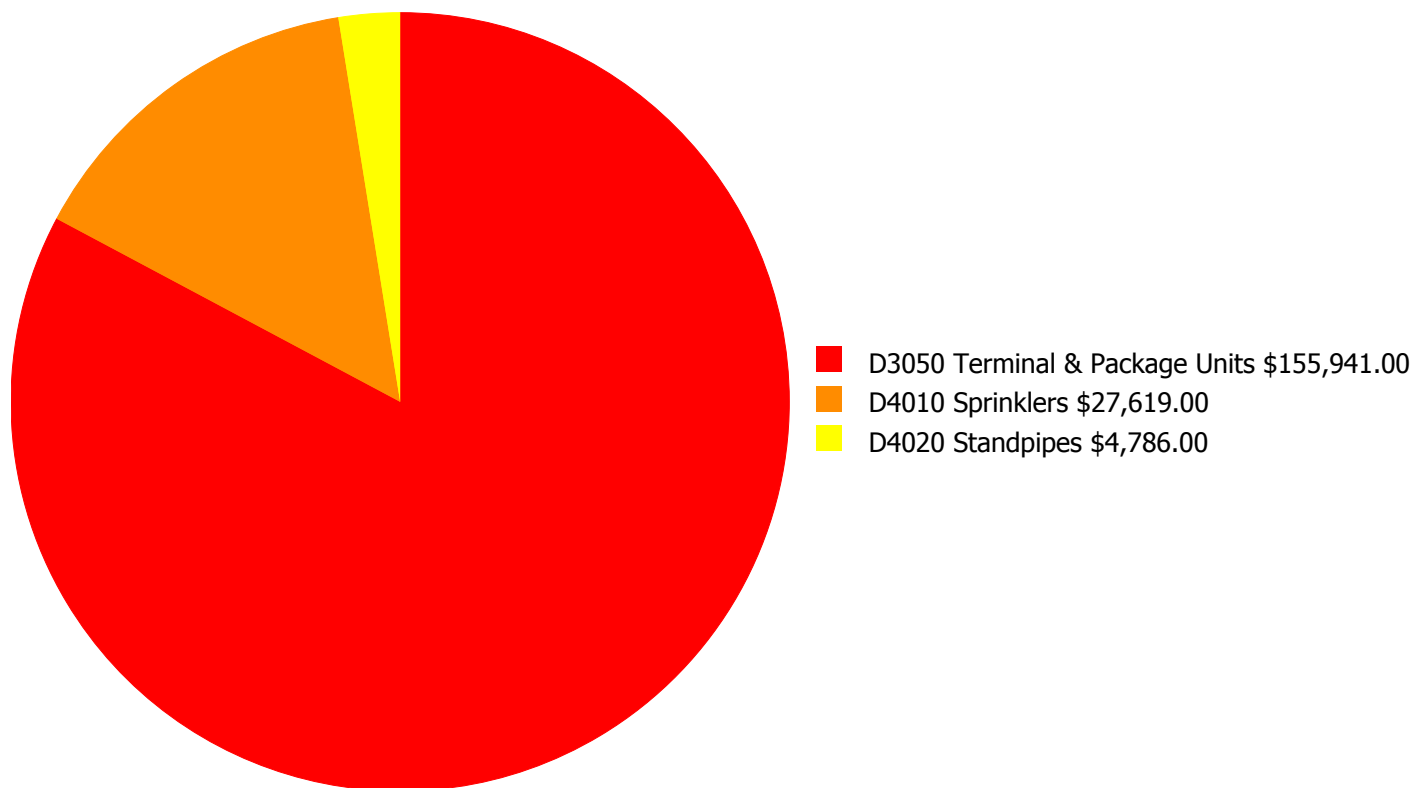
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

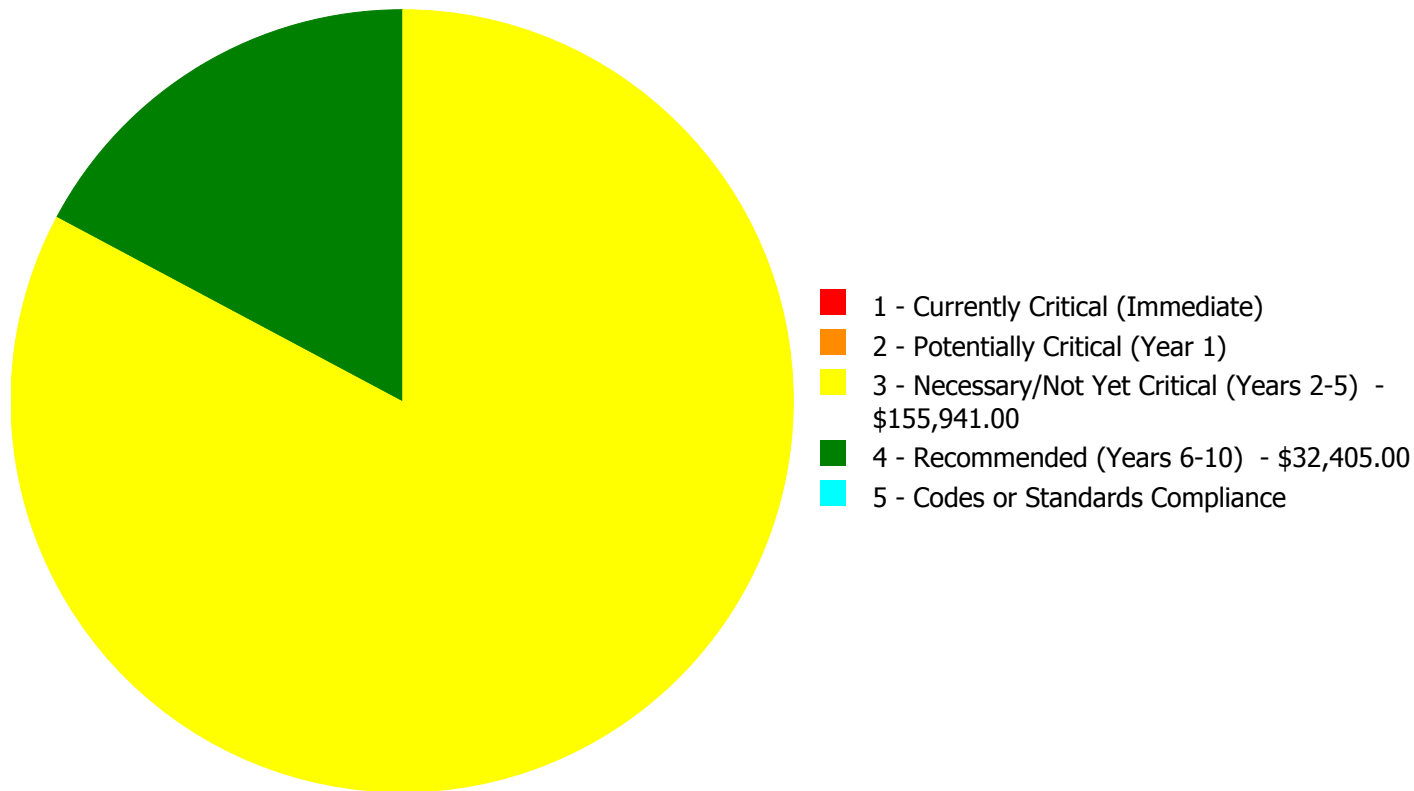
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$188,346.00

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: \$188,346.00

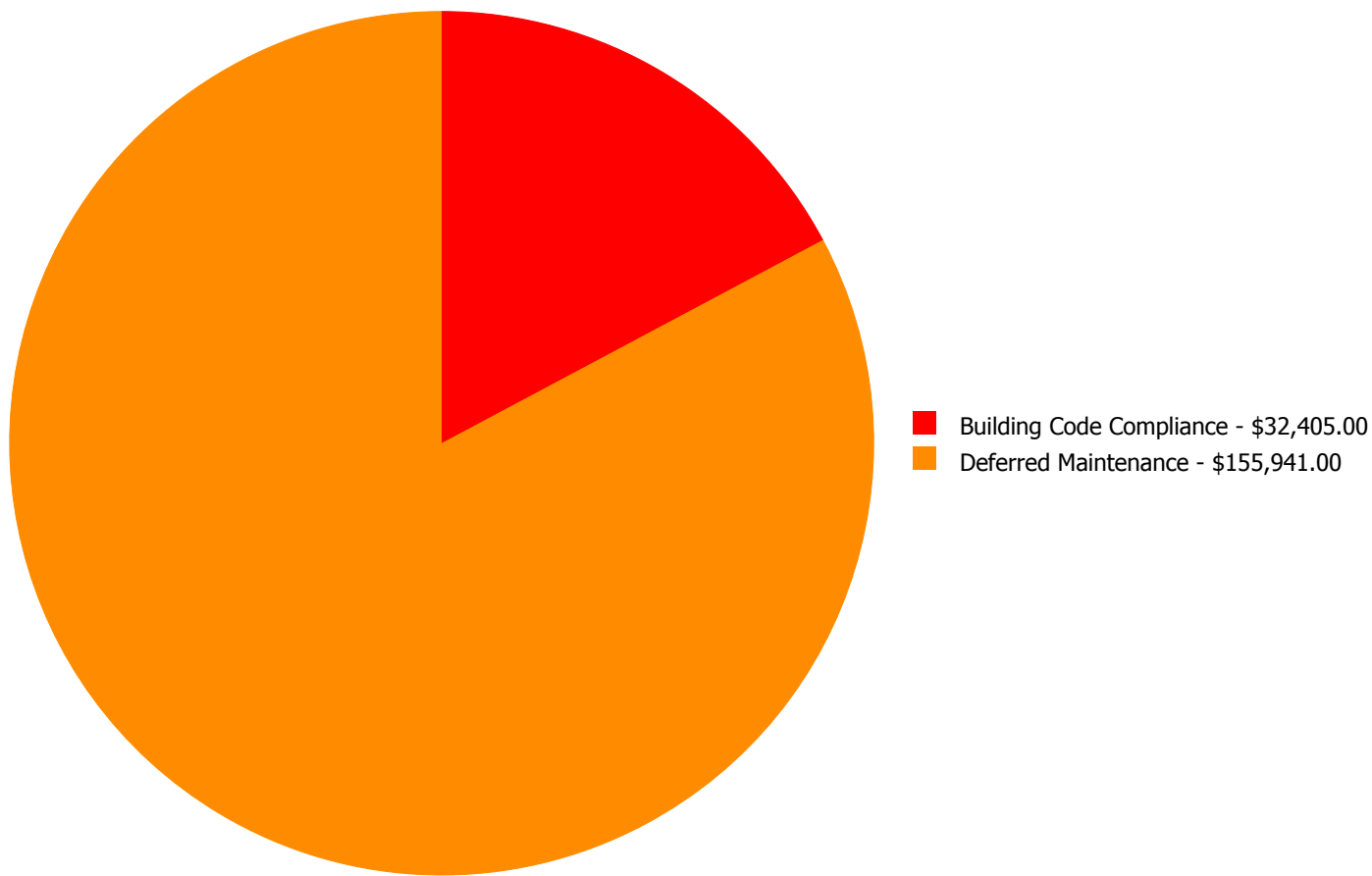
Deficiency By Priority Investment Table

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 |
|-------------|--------------------------|------------------------------------|-----------------------------------|--|------------------------------|-----------------------------------|--------------|
| D3050 | Terminal & Package Units | \$0.00 | \$0.00 | \$155,941.00 | \$0.00 | \$0.00 | \$155,941.00 |
| D4010 | Sprinklers | \$0.00 | \$0.00 | \$0.00 | \$27,619.00 | \$0.00 | \$27,619.00 |
| D4020 | Standpipes | \$0.00 | \$0.00 | \$0.00 | \$4,786.00 | \$0.00 | \$4,786.00 |
| | Total: | \$0.00 | \$0.00 | \$155,941.00 | \$32,405.00 | \$0.00 | \$188,346.00 |

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: \$188,346.00

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: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$155,941.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

Notes: The RTU serving the addition is original and beyond its expected useful life. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$27,619.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,215.00
Unit of Measure: S.F.
Estimate: \$4,786.00
Assessor Name: Somnath Das
Date Created: 01/25/2017

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

Executive Summary

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

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

| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 500 |
| Year Built: | 2010 |
| Last Renovation: | |
| Replacement Value: | \$56,035 |
| Repair Cost: | \$0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 88.74 % |
| FCA Score: | 100.00 |



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

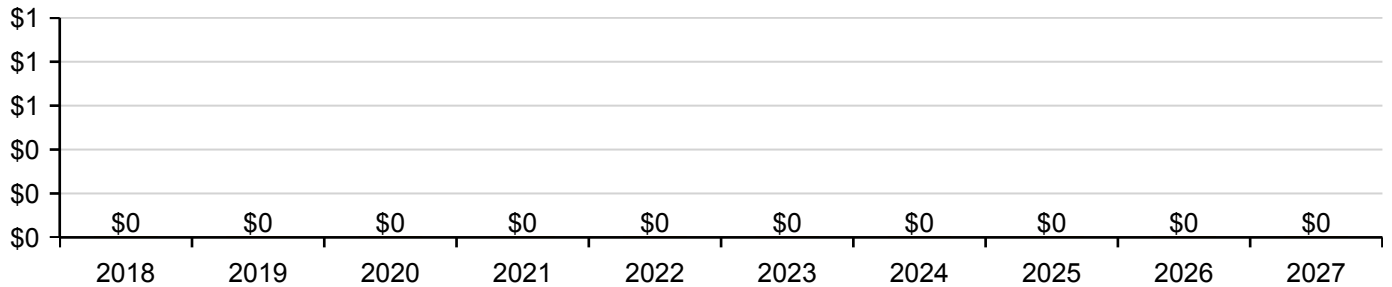
| | | | |
|--------------|-------------------|--------------------|----------|
| Function: | MS -Middle School | Gross Area: | 500 |
| Year Built: | 2010 | Last Renovation: | |
| Repair Cost: | \$0 | Replacement Value: | \$56,035 |
| FCI: | 0.00 % | RSLI%: | 88.74 % |

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|--------------------------|----------------|---------------|---------------------|
| A10 - Foundations | 93.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 93.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 89.32 % | 0.00 % | \$0.00 |
| B30 - Roofing | 65.00 % | 0.00 % | \$0.00 |
| D50 - Electrical | 76.67 % | 0.00 % | \$0.00 |
| Totals: | 88.74 % | 0.00 % | \$0.00 |

Photo Album

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

1). East Elevation - Jan 23, 2017



2). North Elevation - Jan 23, 2017



3). West Elevation - Jan 23, 2017



4). 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 | \$20.13 | S.F. | 500 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | \$10,065 |
| A1030 | Slab on Grade | \$19.75 | S.F. | 500 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | \$9,875 |
| B1020 | Roof Construction | \$16.26 | S.F. | 500 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | \$8,130 |
| B2010 | Exterior Walls | \$29.79 | S.F. | 500 | 100 | 2010 | 2110 | | 93.00 % | 0.00 % | 93 | | | \$14,895 |
| B2030 | Exterior Doors | \$8.66 | S.F. | 500 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | \$4,330 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 500 | 20 | 2010 | 2030 | | 65.00 % | 0.00 % | 13 | | | \$2,160 |
| D5020 | Lighting and Branch Wiring | \$13.16 | S.F. | 500 | 30 | 2010 | 2040 | | 76.67 % | 0.00 % | 23 | | | \$6,580 |
| Total | | | | | | | | | 88.74 % | | | | | \$56,035 |

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

Campus Assessment Report - 2010 Tractor Shed

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Lighting and Branch Wiring



Note:

Renewal Schedule

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

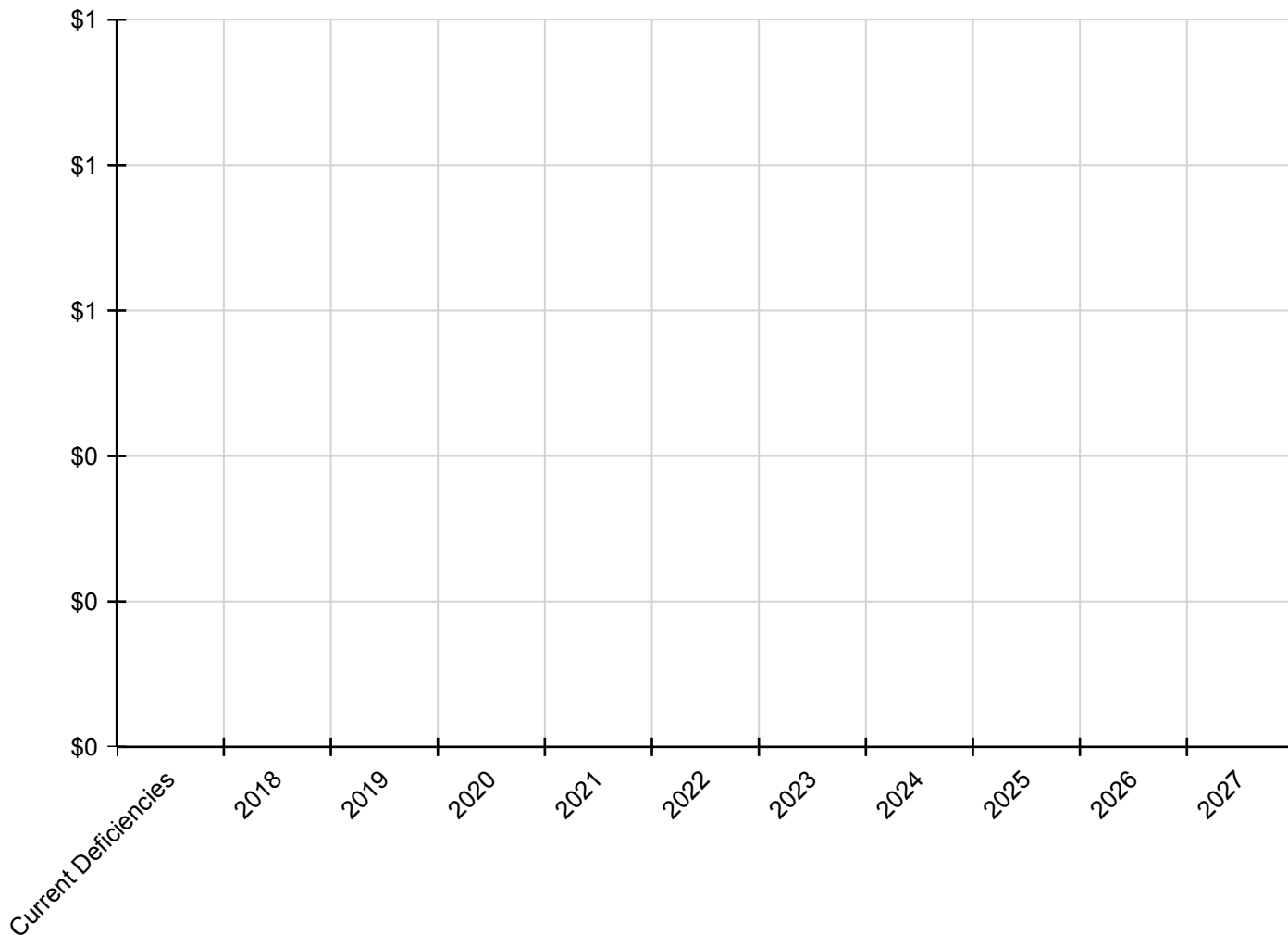
Inflation Rate: 3%

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

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 90 |
| Year Built: | 2011 |
| Last Renovation: | |
| Replacement Value: | \$11,279 |
| Repair Cost: | \$0.00 |
| Total FCI: | 0.00 % |
| Total RSLI: | 89.25 % |
| FCA Score: | 100.00 |



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

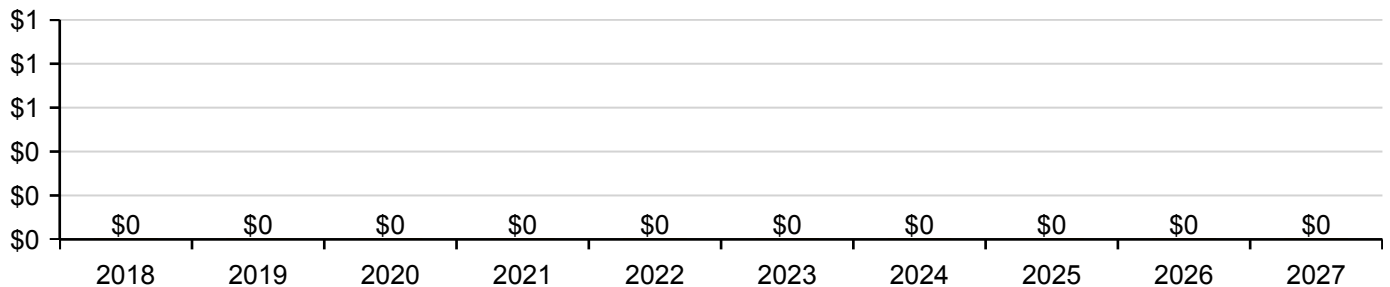
| | | | |
|--------------|-------------------|--------------------|----------|
| Function: | MS -Middle School | Gross Area: | 90 |
| Year Built: | 2011 | Last Renovation: | |
| Repair Cost: | \$0 | Replacement Value: | \$11,279 |
| FCI: | 0.00 % | RSLI%: | 89.25 % |

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|--------------------------|----------------|---------------|---------------------|
| A10 - Foundations | 94.00 % | 0.00 % | \$0.00 |
| B10 - Superstructure | 94.00 % | 0.00 % | \$0.00 |
| B20 - Exterior Enclosure | 87.50 % | 0.00 % | \$0.00 |
| B30 - Roofing | 70.00 % | 0.00 % | \$0.00 |
| D50 - Electrical | 80.00 % | 0.00 % | \$0.00 |
| Totals: | 89.25 % | 0.00 % | \$0.00 |

Photo Album

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

1). East Elevation - Jan 23, 2017



2). South Elevation - Jan 23, 2017



3). West Elevation - Jan 23, 2017



4). 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 | \$20.13 | S.F. | 90 | 100 | 2011 | 2111 | | 94.00 % | 0.00 % | 94 | | | \$1,812 |
| A1030 | Slab on Grade | \$19.75 | S.F. | 90 | 100 | 2011 | 2111 | | 94.00 % | 0.00 % | 94 | | | \$1,778 |
| B1020 | Roof Construction | \$16.26 | S.F. | 90 | 100 | 2011 | 2111 | | 94.00 % | 0.00 % | 94 | | | \$1,463 |
| B2010 | Exterior Walls | \$29.79 | S.F. | 90 | 100 | 2011 | 2111 | | 94.00 % | 0.00 % | 94 | | | \$2,681 |
| B2020 | Exterior Windows | \$17.17 | S.F. | 90 | 30 | 2011 | 2041 | | 80.00 % | 0.00 % | 24 | | | \$1,545 |
| B2030 | Exterior Doors | \$8.66 | S.F. | 90 | 30 | 2011 | 2041 | | 80.00 % | 0.00 % | 24 | | | \$779 |
| B3010140 | Asphalt Shingles | \$4.32 | S.F. | 90 | 20 | 2011 | 2031 | | 70.00 % | 0.00 % | 14 | | | \$389 |
| D5020 | Branch Wiring | \$9.24 | S.F. | 90 | 30 | 2011 | 2041 | | 80.00 % | 0.00 % | 24 | | | \$832 |
| Total | | | | | | | | | 89.25 % | | | | | \$11,279 |

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

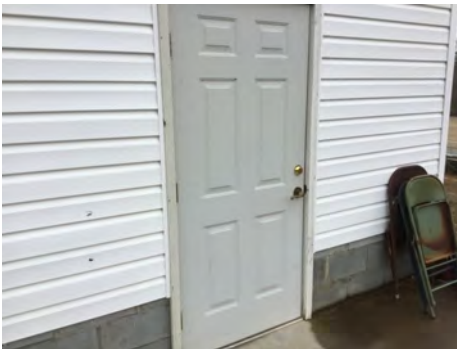
Campus Assessment Report - 2011 Press Box

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

Campus Assessment Report - 2011 Press Box

System: D5020 - Branch Wiring



Note:

Renewal Schedule

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

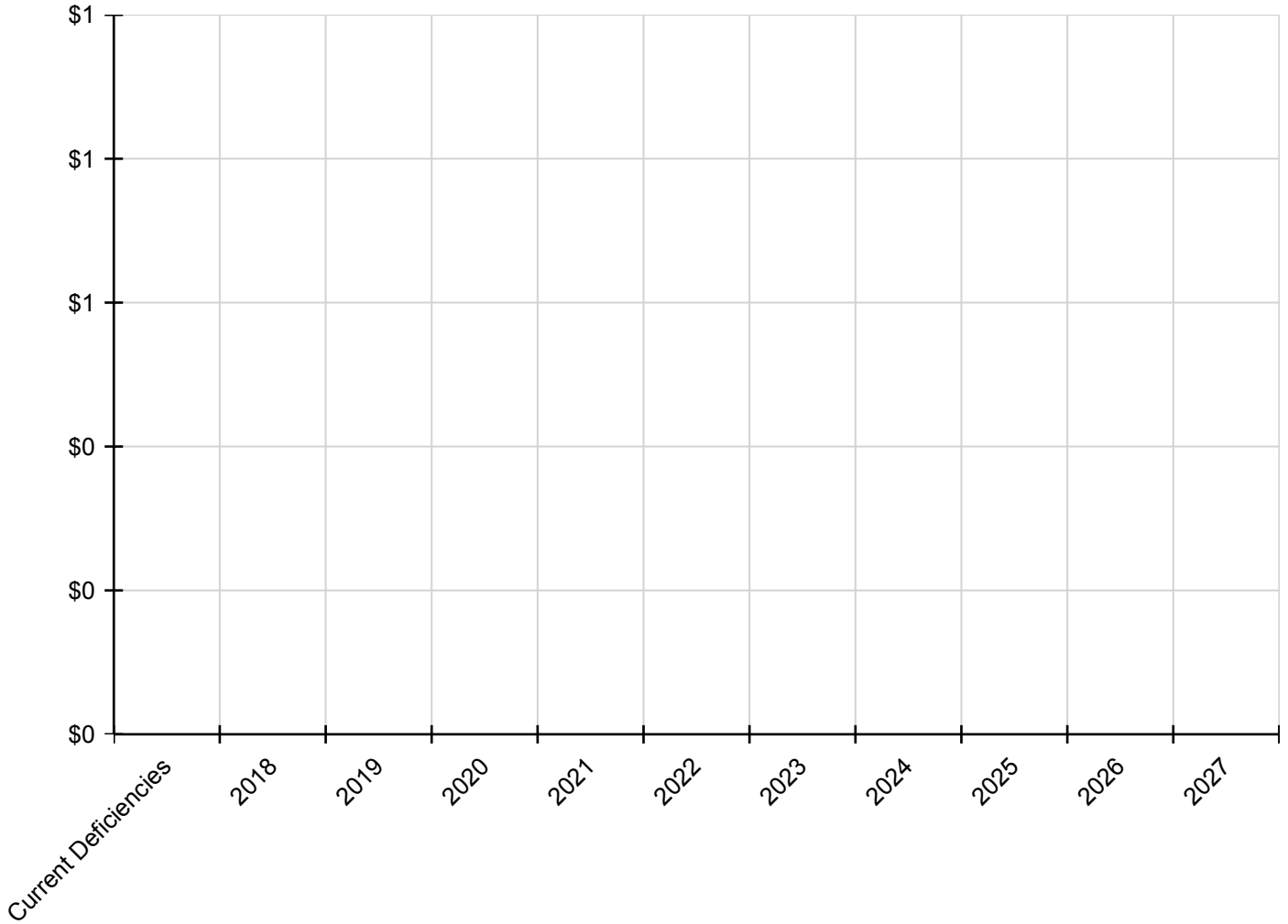
Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---------------------------------------|----------------------|------|------|------|------|------|------|------|------|------|------|-------|
| Total: | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A - Substructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A10 - Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1010 - Standard Foundations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * A1030 - Slab on Grade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B - Shell | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B10 - Superstructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B1020 - Roof Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B20 - Exterior Enclosure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| * B2010 - Exterior Walls | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |
| D - Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D50 - Electrical | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| D5020 - Branch Wiring | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

| | |
|--------------------|-------------------|
| Function: | MS -Middle School |
| Gross Area (SF): | 80,770 |
| Year Built: | 1980 |
| Last Renovation: | |
| Replacement Value: | \$3,276,839 |
| Repair Cost: | \$2,172,307.00 |
| Total FCI: | 66.29 % |
| Total RSLI: | 11.76 % |
| FCA Score: | 33.71 |



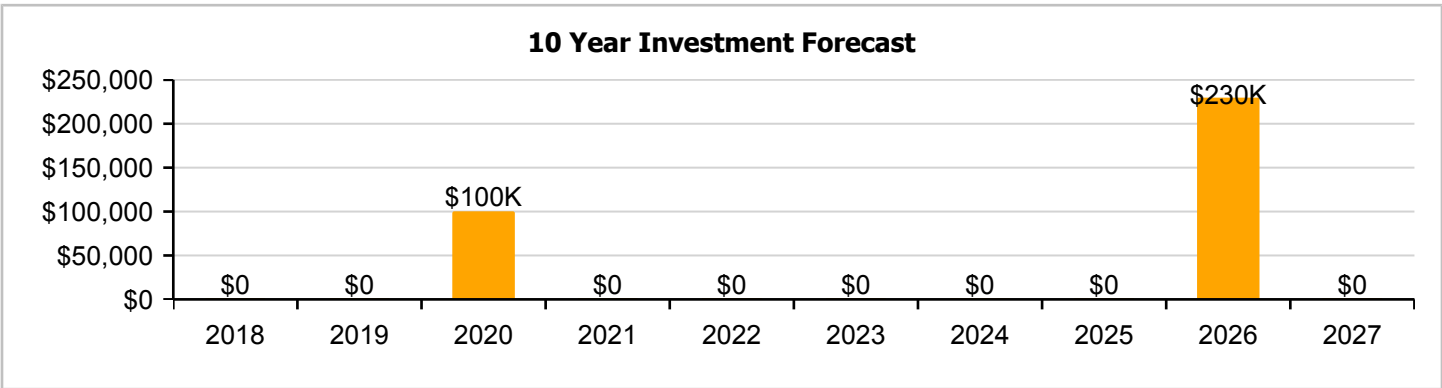
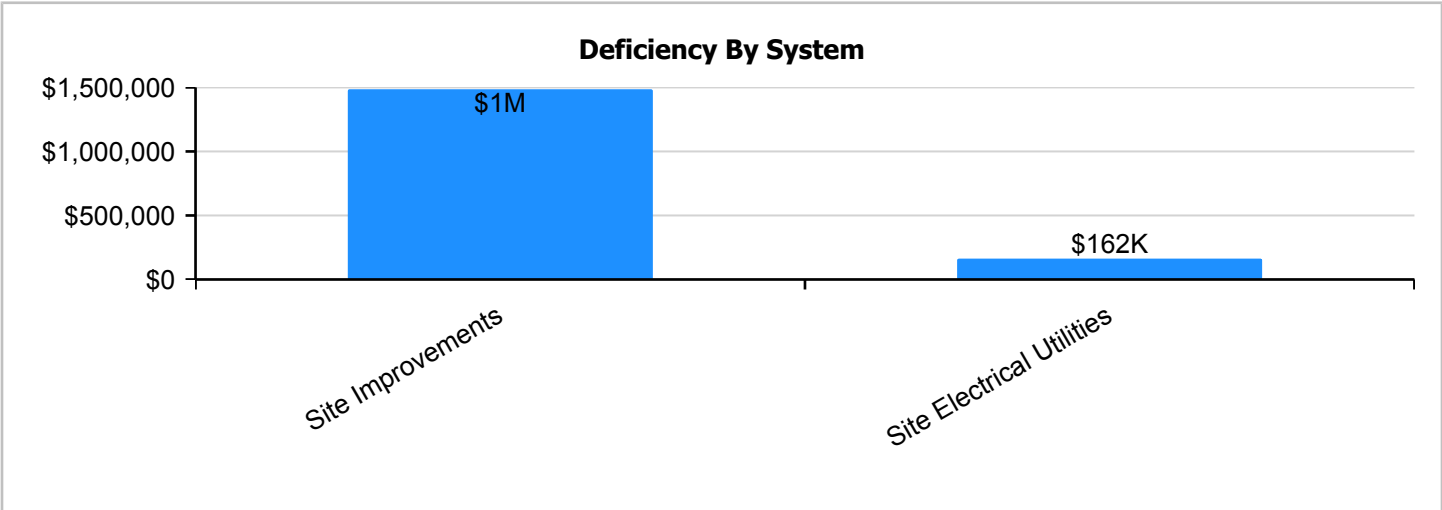
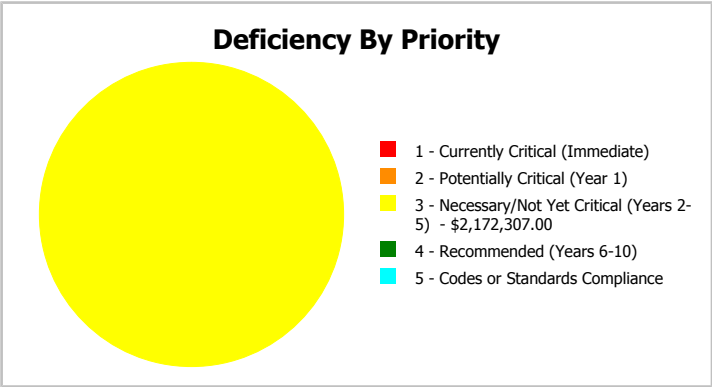
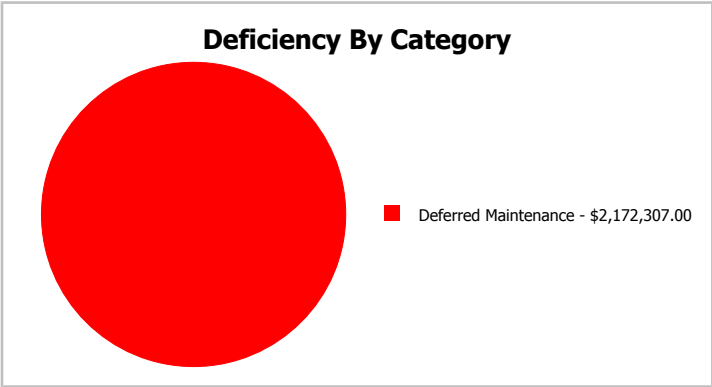
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

| | | | |
|--------------|-------------------|--------------------|-------------|
| Function: | MS -Middle School | Gross Area: | 80,770 |
| Year Built: | 1980 | Last Renovation: | |
| Repair Cost: | \$2,172,307 | Replacement Value: | \$3,276,839 |
| FCI: | 66.29 % | RSLI%: | 11.76 % |



Condition Summary

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

| UNIFORMAT Classification | RSLI % | FCI % | Current Repair Cost |
|---------------------------------|----------------|----------------|-----------------------|
| G20 - Site Improvements | 6.87 % | 93.50 % | \$1,959,075.00 |
| G30 - Site Mechanical Utilities | 24.02 % | 0.00 % | \$0.00 |
| G40 - Site Electrical Utilities | 13.49 % | 52.91 % | \$213,232.00 |
| Totals: | 11.76 % | 66.29 % | \$2,172,307.00 |

Photo Album

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

- 1). Aerial Image of South Davie Middle School
- Mar 03, 2017



Condition Detail

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

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

System Listing

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

| System Code | System Description | Unit Price \$ | UoM | Qty | Life | Year Installed | Calc Next Renewal Year | Next Renewal Year | RSLI% | FCI% | RSL | eCR | Deficiency \$ | Replacement Value \$ |
|--------------|--------------------------------|---------------|------|--------|------|----------------|------------------------|-------------------|----------------|----------------|-----|-----|-----------------------|----------------------|
| G2010 | Roadways | \$4.22 | S.F. | 80,770 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$374,934.00 | \$340,849 |
| G2020 | Parking Lots | \$1.39 | S.F. | 80,770 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$123,497.00 | \$112,270 |
| G2030 | Pedestrian Paving | \$1.98 | S.F. | 80,770 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$175,917.00 | \$159,925 |
| G2040105 | Fence & Guardrails | \$1.20 | S.F. | 80,770 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$106,616.00 | \$96,924 |
| G2040950 | Baseball Field | \$7.08 | S.F. | 80,770 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$629,037.00 | \$571,852 |
| G2040950 | Canopies | \$0.24 | S.F. | 80,770 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$21,323.00 | \$19,385 |
| G2040950 | Covered Walkways | \$1.21 | S.F. | 80,770 | 25 | 1980 | 2005 | | 0.00 % | 110.00 % | -12 | | \$107,505.00 | \$97,732 |
| G2040950 | Football Field | \$4.73 | S.F. | 80,770 | 20 | 1980 | 2000 | | 0.00 % | 110.00 % | -17 | | \$420,246.00 | \$382,042 |
| G2040950 | Track | \$1.98 | S.F. | 80,770 | 10 | 2016 | 2026 | | 90.00 % | 0.00 % | 9 | | | \$159,925 |
| G2050 | Landscaping | \$1.91 | S.F. | 80,770 | 15 | 1980 | 1995 | | 0.00 % | 0.00 % | -22 | | | \$154,271 |
| G3010 | Water Supply | \$2.42 | S.F. | 80,770 | 50 | 1980 | 2030 | | 26.00 % | 0.00 % | 13 | | | \$195,463 |
| G3020 | Sanitary Sewer | \$1.52 | S.F. | 80,770 | 50 | 1980 | 2030 | | 26.00 % | 0.00 % | 13 | | | \$122,770 |
| G3030 | Storm Sewer | \$4.67 | S.F. | 80,770 | 50 | 1980 | 2030 | | 26.00 % | 0.00 % | 13 | | | \$377,196 |
| G3060 | Fuel Distribution | \$1.03 | S.F. | 80,770 | 40 | 1980 | 2020 | | 7.50 % | 0.00 % | 3 | | | \$83,193 |
| G4010 | Electrical Distribution | \$2.59 | S.F. | 80,770 | 50 | 1980 | 2030 | | 26.00 % | 0.00 % | 13 | | | \$209,194 |
| G4020 | Site Lighting | \$1.52 | S.F. | 80,770 | 30 | 1980 | 2010 | | 0.00 % | 110.00 % | -7 | | \$135,047.00 | \$122,770 |
| G4030 | Site Communications & Security | \$0.88 | S.F. | 80,770 | 15 | 1980 | 1995 | | 0.00 % | 110.00 % | -22 | | \$78,185.00 | \$71,078 |
| Total | | | | | | | | | 11.76 % | 66.29 % | | | \$2,172,307.00 | \$3,276,839 |

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Canopies



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football Field



Note:

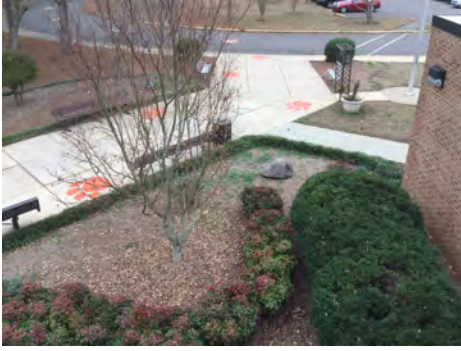
System: G2040950 - Track



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



Note:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

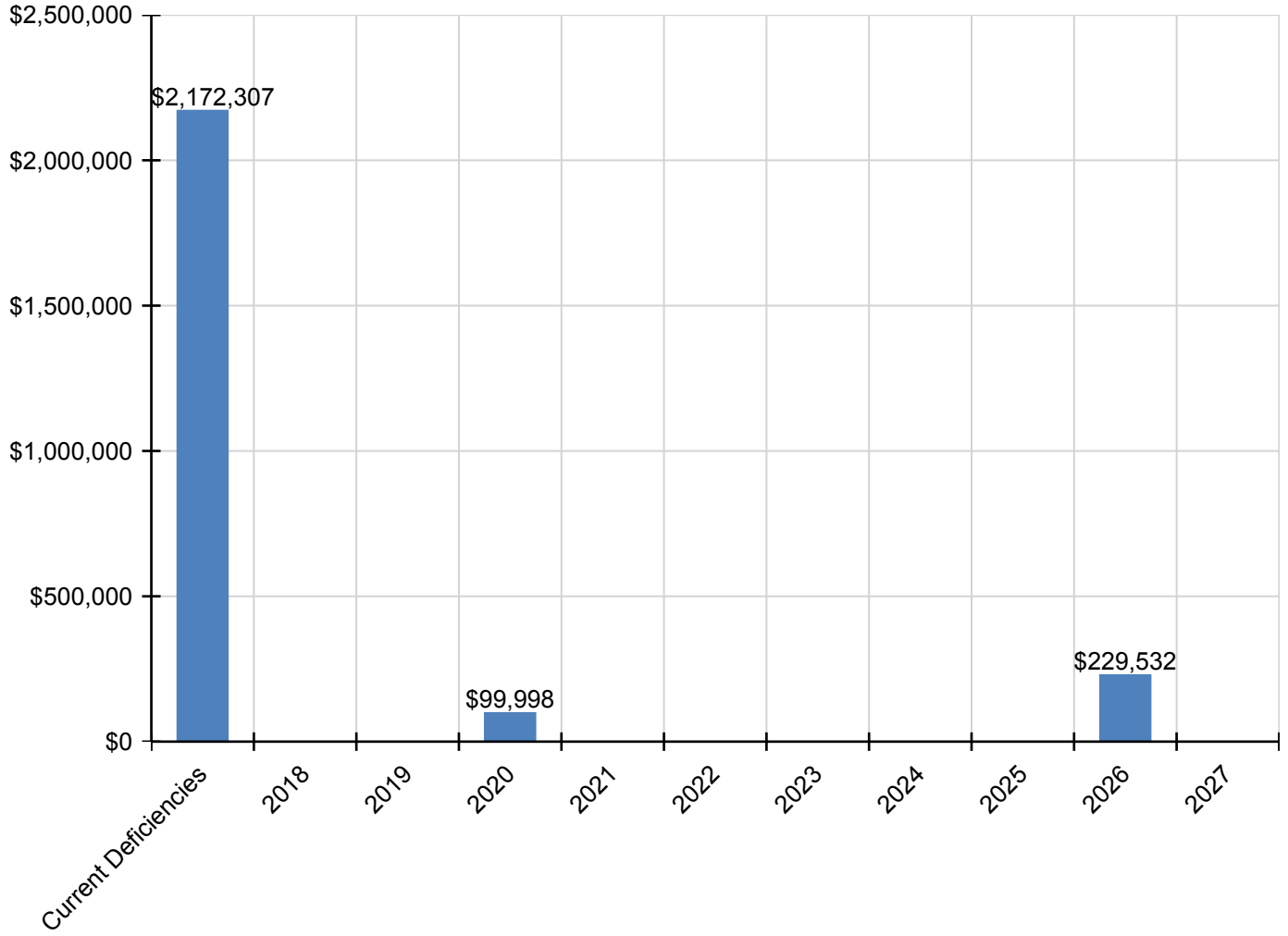
Inflation Rate: 3%

| System | Current Deficiencies | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | Total |
|---|----------------------|------------|------------|-----------------|------------|------------|------------|------------|------------|------------------|------------|--------------------|
| Total: | \$2,172,307 | \$0 | \$0 | \$99,998 | \$0 | \$0 | \$0 | \$0 | \$0 | \$229,532 | \$0 | \$2,501,836 |
| 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 | \$374,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$374,934 |
| G2020 - Parking Lots | \$123,497 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$123,497 |
| G2030 - Pedestrian Paving | \$175,917 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175,917 |
| G2040 - Site Development | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G2040105 - Fence & Guardrails | \$106,616 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$106,616 |
| G2040950 - Baseball Field | \$629,037 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$629,037 |
| G2040950 - Canopies | \$21,323 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,323 |
| G2040950 - Covered Walkways | \$107,505 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$107,505 |
| G2040950 - Football Field | \$420,246 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$420,246 |
| G2040950 - Track | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$229,532 | \$0 | \$229,532 |
| * G2050 - Landscaping | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G30 - Site Mechanical Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3010 - Water Supply | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3020 - Sanitary Sewer | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3030 - Storm Sewer | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G3060 - Fuel Distribution | \$0 | \$0 | \$0 | \$99,998 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$99,998 |
| G40 - Site Electrical Utilities | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4010 - Electrical Distribution | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G4020 - Site Lighting | \$135,047 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$135,047 |
| G4030 - Site Communications & Security | \$78,185 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$78,185 |

* Indicates non-renewable system

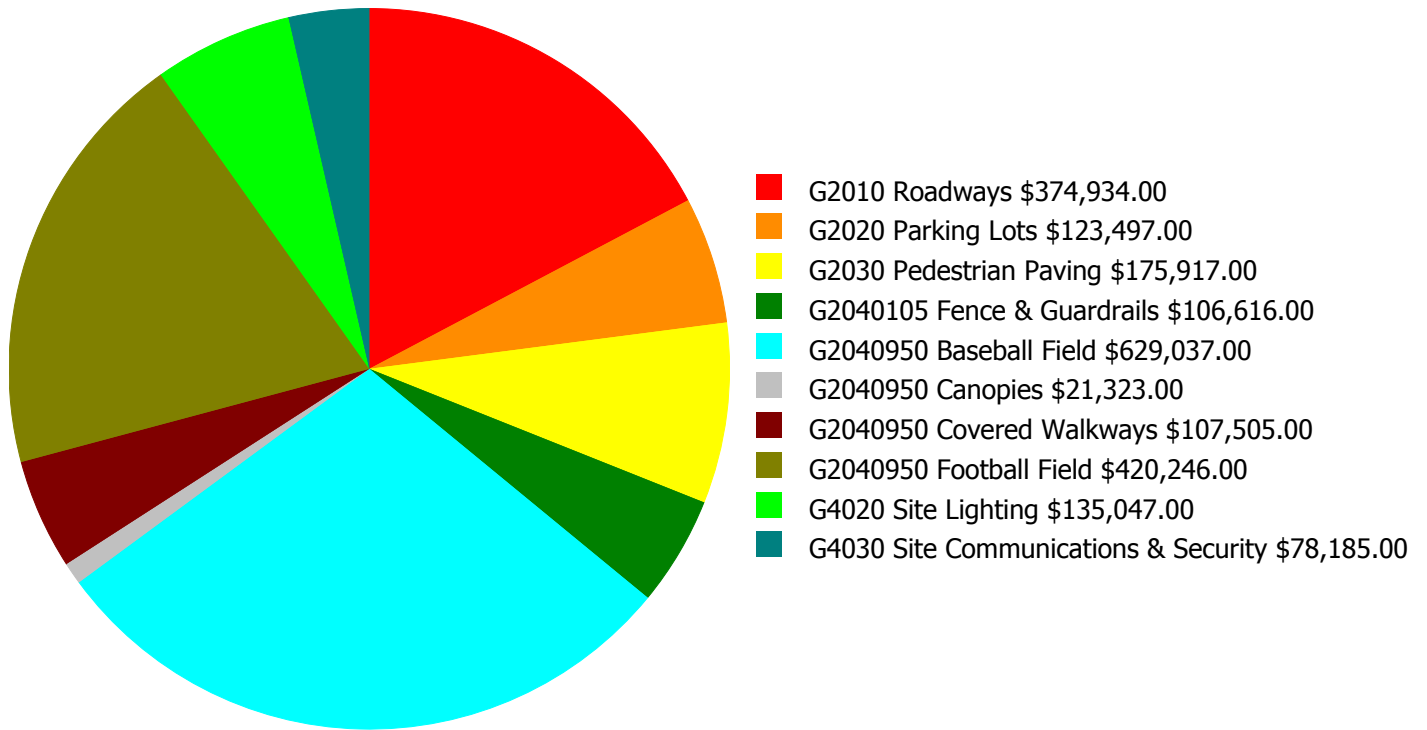
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

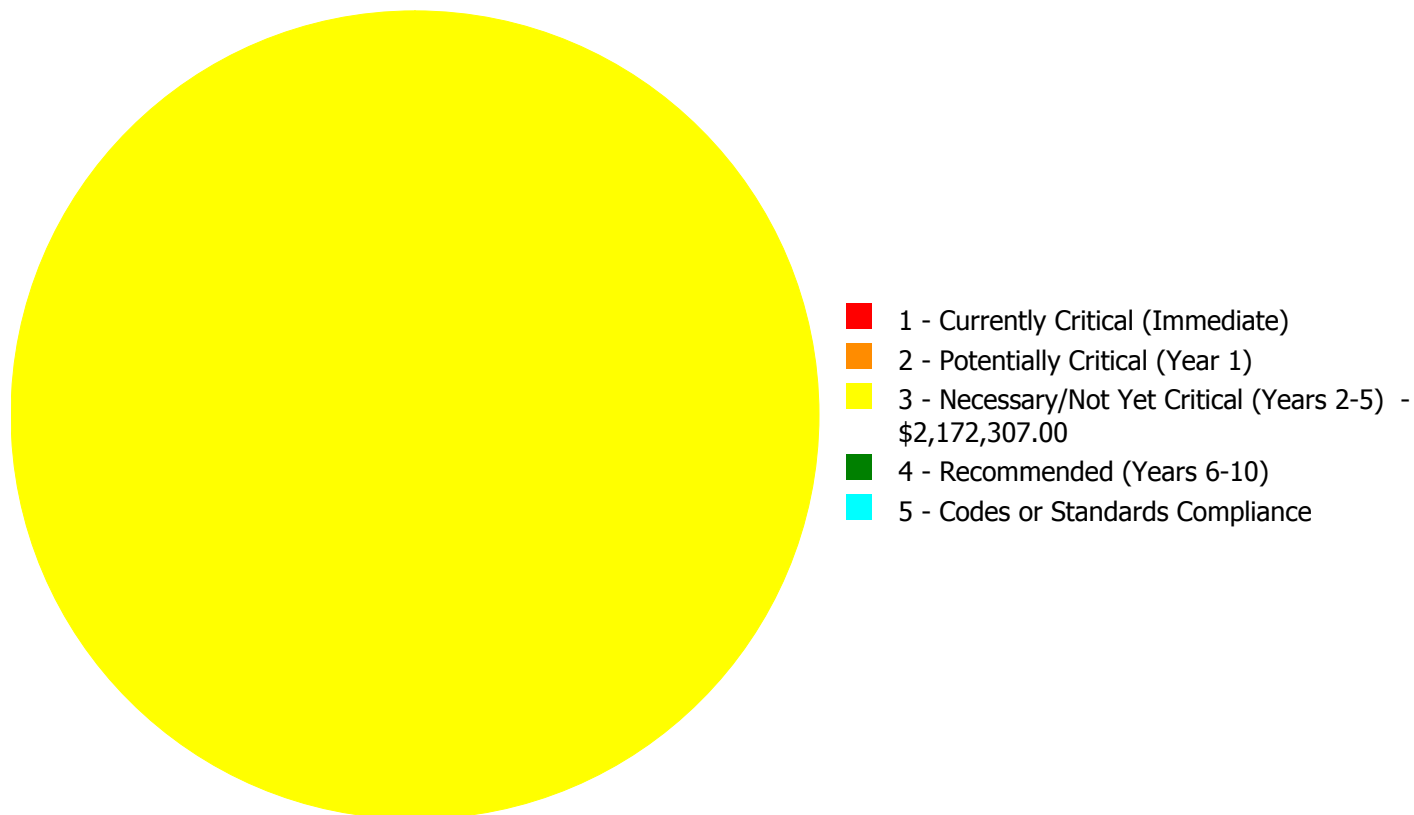
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,172,307.00

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: \$2,172,307.00

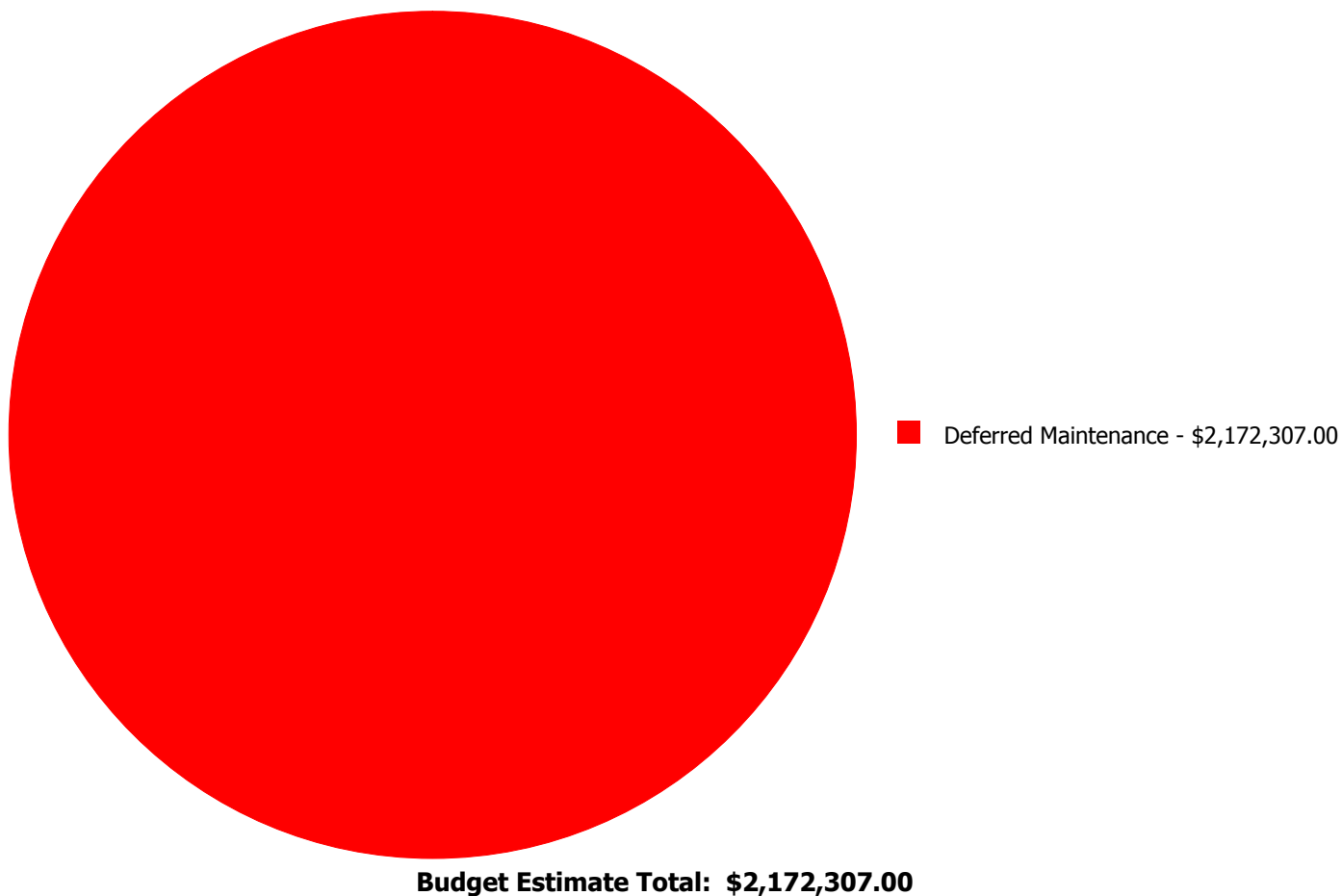
Deficiency By Priority Investment Table

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 | \$0.00 | \$374,934.00 | \$0.00 | \$0.00 | \$374,934.00 |
| G2020 | Parking Lots | \$0.00 | \$0.00 | \$123,497.00 | \$0.00 | \$0.00 | \$123,497.00 |
| G2030 | Pedestrian Paving | \$0.00 | \$0.00 | \$175,917.00 | \$0.00 | \$0.00 | \$175,917.00 |
| G2040105 | Fence & Guardrails | \$0.00 | \$0.00 | \$106,616.00 | \$0.00 | \$0.00 | \$106,616.00 |
| G2040950 | Baseball Field | \$0.00 | \$0.00 | \$629,037.00 | \$0.00 | \$0.00 | \$629,037.00 |
| G2040950 | Canopies | \$0.00 | \$0.00 | \$21,323.00 | \$0.00 | \$0.00 | \$21,323.00 |
| G2040950 | Covered Walkways | \$0.00 | \$0.00 | \$107,505.00 | \$0.00 | \$0.00 | \$107,505.00 |
| G2040950 | Football Field | \$0.00 | \$0.00 | \$420,246.00 | \$0.00 | \$0.00 | \$420,246.00 |
| G4020 | Site Lighting | \$0.00 | \$0.00 | \$135,047.00 | \$0.00 | \$0.00 | \$135,047.00 |
| G4030 | Site Communications & Security | \$0.00 | \$0.00 | \$78,185.00 | \$0.00 | \$0.00 | \$78,185.00 |
| | Total: | \$0.00 | \$0.00 | \$2,172,307.00 | \$0.00 | \$0.00 | \$2,172,307.00 |

Deficiency Summary by Category

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



Deficiency Details by Priority

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

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

System: G2010 - Roadways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$374,934.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2020 - Parking Lots



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$123,497.00
Assessor Name: Terence Davis
Date Created: 12/13/2016

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs height needs to be added per minimum ADA standards.

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$175,917.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$106,616.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G2040950 - Baseball Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$629,037.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040950 - Canopies



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$21,323.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$107,505.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G2040950 - Football Field



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$420,246.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

Campus Assessment Report - Site

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$135,047.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:

System: G4030 - Site Communications & Security



Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 80,770.00
Unit of Measure: S.F.
Estimate: \$78,185.00
Assessor Name: Ann Buerger Linden
Date Created: 12/13/2016

Notes:
