

NC School District/430 Harnett County/Elementary School

South Harnett Elementary

Final

Campus Assessment Report

March 11, 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):	75,757
Year Built:	1956
Last Renovation:	
Replacement Value:	\$15,920,420
Repair Cost:	\$3,199,527.90
Total FCI:	20.10 %
Total RSLI:	36.39 %
FCA Score:	79.90



Description:

GENERAL:

South Harnett Elementary is located at 8335 NC 210 South in Bunnlevel, North Carolina. The 1 story, 75,757 square foot building was originally constructed in 1956 There have been 2 additions. In addition to the main building, the campus contains a 1974 classroom addition and a 1996 multi-purpose addition.

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

A. SUBSTRUCTURE

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

Campus Assessment Report - South Harnett Elementary

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Roof opening include skylights and roof hatch doors. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

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

CONVEYING:

The building does not include conveying equipment. Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

D. SERVICES

PLUMBING:

Plumbing fixtures are typically non-low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with gas hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external with roof drains.

HVAC:

Heating is provided by 2 gas fired boilers. Cooling is supplied by 1 air cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Fresh air is supplied by air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building does not have a locally controlled Building Automation System.

FIRE PROTECTION:

The building does not have a fire sprinkler system. The building does have additional fire suppression system in the kitchen. Standpipes are not included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

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

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is not centrally monitored; this building has a public address and paging system separate from the telephone system.

OTHER ELECTRICAL SYSTEMS:

This building does not have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, vehicle equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G.

SITE

Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, propane, natural gas, and site lighting.

Campus Assessment Report - South Harnett Elementary

Attributes:

General Attributes:

Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

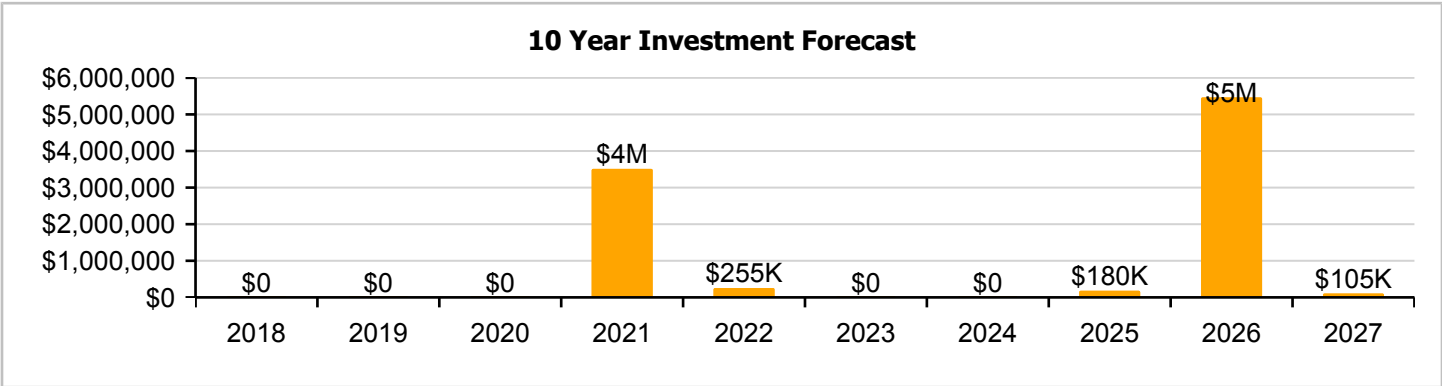
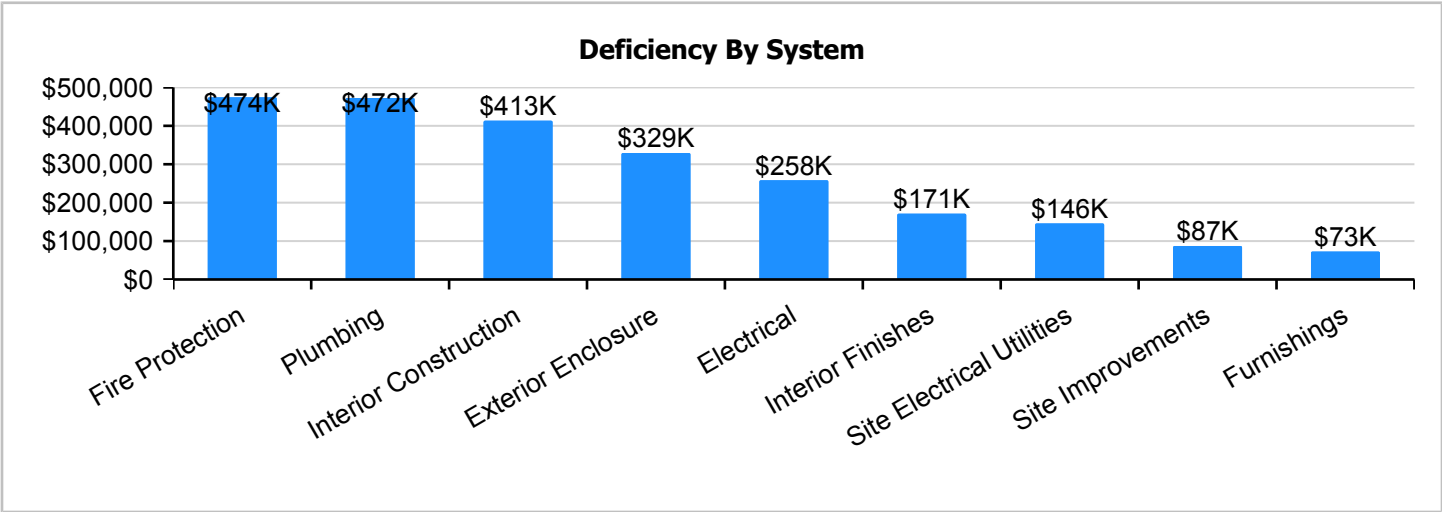
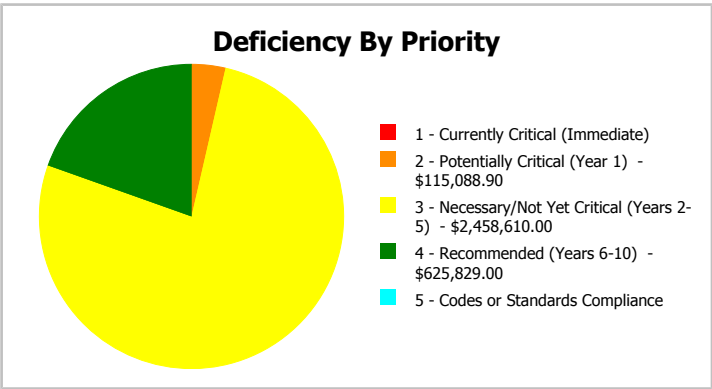
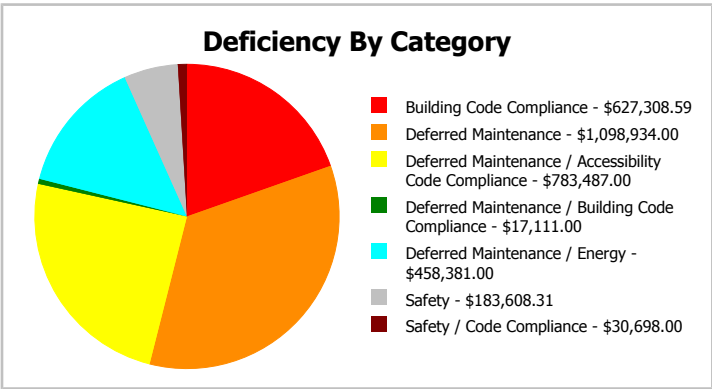
School Information:

HS Attendance Area:	Harnett - Overhills HS	LEA School No.:	430-376
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	3-5	Site Acreage:	18.8

Campus Dashboard Summary

Gross Area: 75,757
 Year Built: 1956
 Repair Cost: \$3,199,528
 FCI: 20.10 %

Last Renovation:
 Replacement Value: \$15,920,420
 RSLI%: 36.39 %



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.

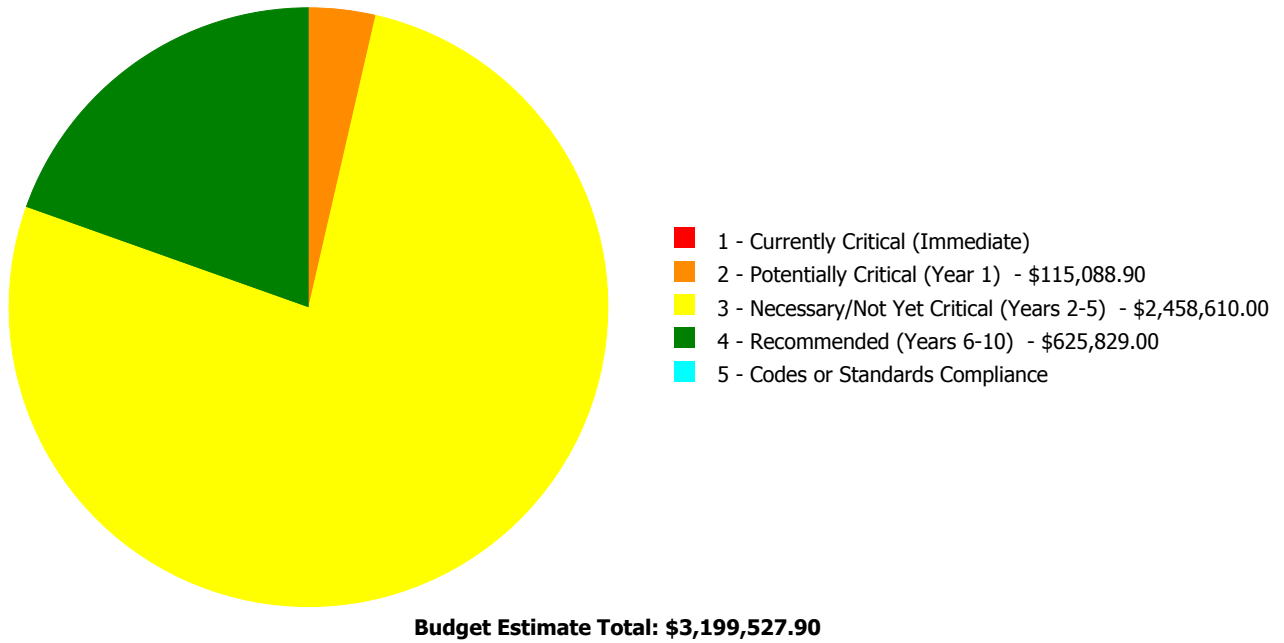
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	60.84 %	0.00 %	\$0.00
B10 - Superstructure	60.84 %	0.00 %	\$0.00
B20 - Exterior Enclosure	36.61 %	29.48 %	\$434,561.00
B30 - Roofing	44.71 %	0.00 %	\$0.00
C10 - Interior Construction	27.73 %	31.84 %	\$545,408.00
C30 - Interior Finishes	34.20 %	12.11 %	\$225,960.00
D20 - Plumbing	15.29 %	56.24 %	\$623,453.00
D30 - HVAC	38.83 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$625,829.00
D50 - Electrical	43.17 %	16.17 %	\$340,777.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	15.97 %	22.14 %	\$95,953.00
G20 - Site Improvements	23.67 %	9.37 %	\$115,088.90
G30 - Site Mechanical Utilities	58.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	29.25 %	54.53 %	\$192,498.00
Totals:	36.39 %	20.10 %	\$3,199,527.90

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
1956 Main	26,000	25.79	\$0.00	\$0.00	\$1,003,288.00	\$214,786.00	\$0.00
1974 Classrooms	15,250	50.30	\$0.00	\$0.00	\$1,262,824.00	\$125,981.00	\$0.00
1996 Multi-purpose	34,507	4.58	\$0.00	\$0.00	\$0.00	\$285,062.00	\$0.00
Site	75,757	13.90	\$0.00	\$115,088.90	\$192,498.00	\$0.00	\$0.00
Total:		20.10	\$0.00	\$115,088.90	\$2,458,610.00	\$625,829.00	\$0.00

Deficiencies By Priority



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:	ES -Elementary School
Gross Area (SF):	26,000
Year Built:	1956
Last Renovation:	
Replacement Value:	\$4,723,420
Repair Cost:	\$1,218,074.00
Total FCI:	25.79 %
Total RSLI:	34.05 %
FCA Score:	74.21



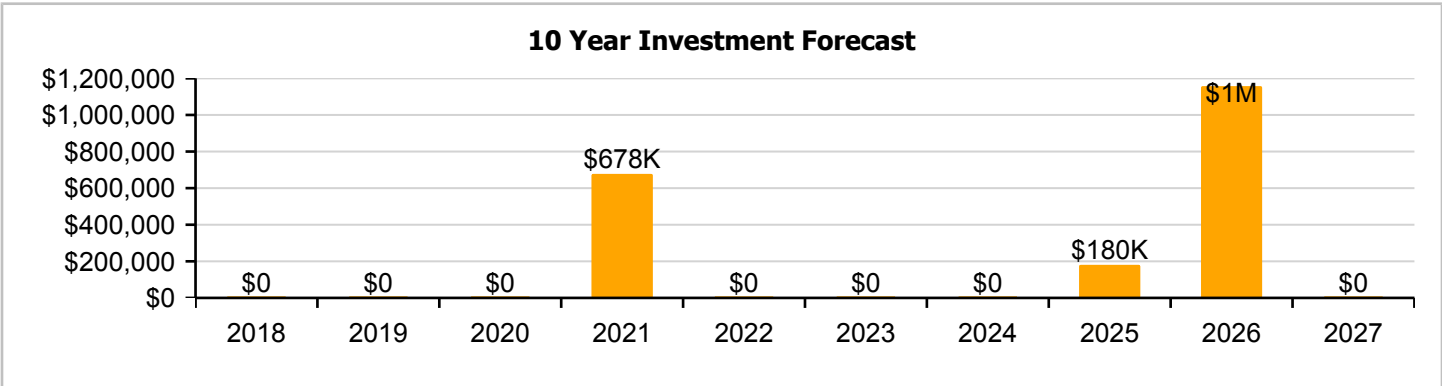
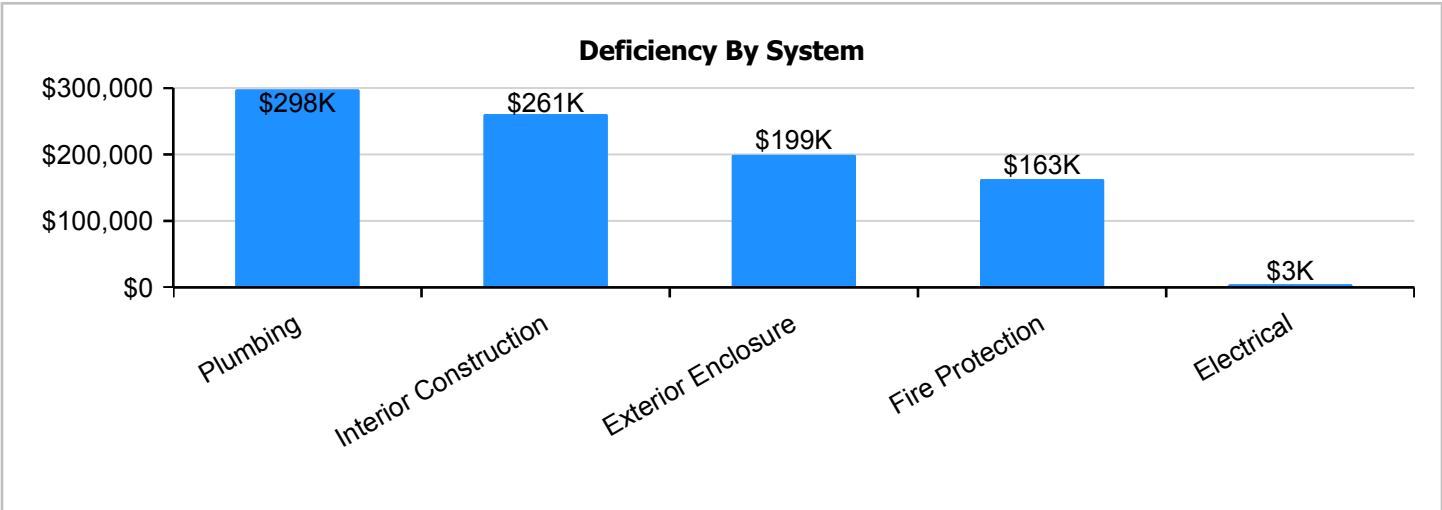
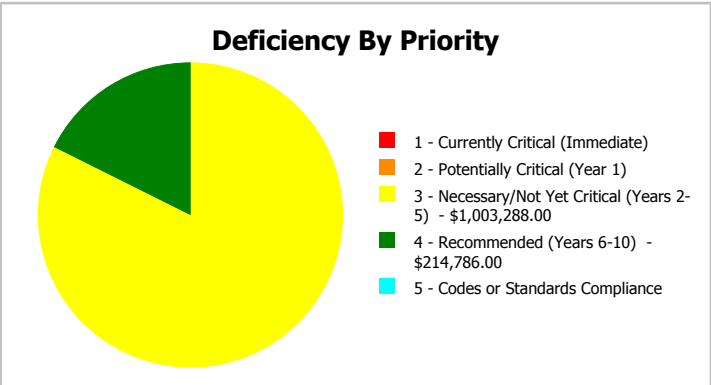
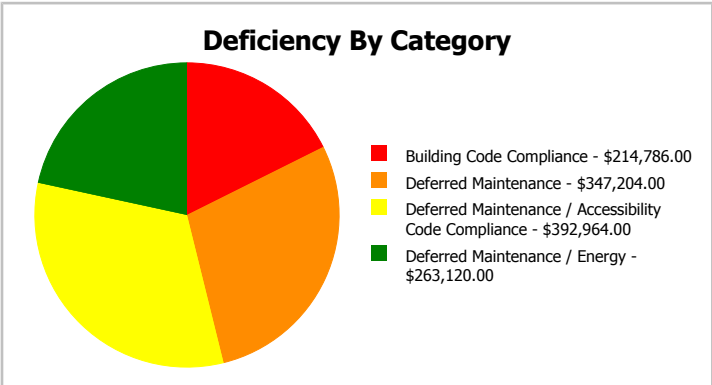
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	26,000
Year Built:	1956	Last Renovation:	
Repair Cost:	\$1,218,074	Replacement Value:	\$4,723,420
FCI:	25.79 %	RSLI%:	34.05 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00 %	0.00 %	\$0.00
B10 - Superstructure	39.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.09 %	52.00 %	\$263,120.00
B30 - Roofing	45.44 %	0.00 %	\$0.00
C10 - Interior Construction	8.74 %	58.48 %	\$343,772.00
C30 - Interior Finishes	43.12 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$392,964.00
D30 - HVAC	51.39 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$214,786.00
D50 - Electrical	64.77 %	0.47 %	\$3,432.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	34.05 %	25.79 %	\$1,218,074.00

Photo Album

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

1). North Elevation - Mar 03, 2017



2). East Elevation - Mar 03, 2017



3). South Elevation - Mar 03, 2017



4). West Elevation - 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

Campus Assessment Report - 1956 Main

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			\$122,200
A1030	Slab on Grade	\$8.26	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			\$214,760
B1010	Floor Construction	\$1.61	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			\$41,860
B1020	Roof Construction	\$15.44	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			\$401,440
B2010	Exterior Walls	\$9.24	S.F.	26,000	100	1956	2056		39.00 %	0.00 %	39			\$240,240
B2020	Exterior Windows	\$9.20	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		\$263,120.00	\$239,200
B2030	Exterior Doors	\$1.02	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			\$26,520
B3010120	Single Ply Membrane	\$6.98	S.F.	26,000	20	2006	2026		45.00 %	0.00 %	9			\$181,480
B3020	Roof Openings	\$0.29	S.F.	26,000	25	2006	2031		56.00 %	0.00 %	14			\$7,540
C1010	Partitions	\$10.59	S.F.	26,000	75	1956	2031		18.67 %	0.00 %	14			\$275,340
C1020	Interior Doors	\$2.48	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		\$70,928.00	\$64,480
C1030	Fittings	\$9.54	S.F.	26,000	20	1996	2016		0.00 %	110.00 %	-1		\$272,844.00	\$248,040
C3010	Wall Finishes	\$2.73	S.F.	26,000	10	2011	2021		40.00 %	0.00 %	4			\$70,980
C3020	Floor Finishes	\$11.15	S.F.	26,000	20	2011	2031		70.00 %	0.00 %	14			\$289,900
C3030	Ceiling Finishes	\$10.74	S.F.	26,000	25	1996	2021		16.00 %	0.00 %	4			\$279,240
D2010	Plumbing Fixtures	\$11.26	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		\$322,036.00	\$292,760
D2020	Domestic Water Distribution	\$0.96	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		\$27,456.00	\$24,960
D2030	Sanitary Waste	\$1.52	S.F.	26,000	30	1956	1986		0.00 %	110.00 %	-31		\$43,472.00	\$39,520
D3020	Heat Generating Systems	\$4.98	S.F.	26,000	30	1995	2025		26.67 %	0.00 %	8			\$129,480
D3030	Cooling Generating Systems	\$5.16	S.F.	26,000	25	2007	2032		60.00 %	0.00 %	15			\$134,160
D3040	Distribution Systems	\$6.02	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			\$156,520
D3050	Terminal & Package Units	\$2.96	S.F.	26,000	15	2016	2031		93.33 %	0.00 %	14			\$76,960
D3060	Controls & Instrumentation	\$1.91	S.F.	26,000	20	2016	2036		95.00 %	0.00 %	19			\$49,660
D4010	Sprinklers	\$4.14	S.F.	26,000	20			2016	0.00 %	110.00 %	-1		\$118,404.00	\$107,640
D4020	Standpipes	\$3.37	S.F.	26,000	20			2016	0.00 %	110.00 %	-1		\$96,382.00	\$87,620
D5010	Electrical Service/Distribution	\$1.65	S.F.	26,000	40	1996	2036		47.50 %	0.00 %	19			\$42,900
D5020	Branch Wiring	\$4.99	S.F.	26,000	30	1996	2026		30.00 %	0.00 %	9			\$129,740
D5020	Lighting	\$11.64	S.F.	26,000	30	2013	2043		86.67 %	0.00 %	26			\$302,640
D5030810	Security & Detection Systems	\$1.83	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			\$47,580
D5030910	Fire Alarm Systems	\$3.31	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			\$86,060
D5030920	Data Communication	\$4.30	S.F.	26,000	15	2011	2026		60.00 %	0.00 %	9			\$111,800
D5090	Other Electrical Systems	\$0.12	S.F.	26,000	20	1996	2016		0.00 %	110.00 %	-1		\$3,432.00	\$3,120
E1090	Other Equipment	\$1.86	S.F.	26,000	20	2001	2021		20.00 %	0.00 %	4			\$48,360
E2010	Fixed Furnishings	\$5.72	S.F.	26,000	20	1996	2016	2021	20.00 %	0.00 %	4			\$148,720
Total									34.05 %	25.79 %			\$1,218,074.00	\$4,723,420

System Notes

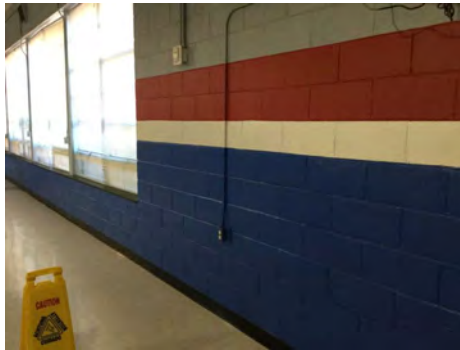
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

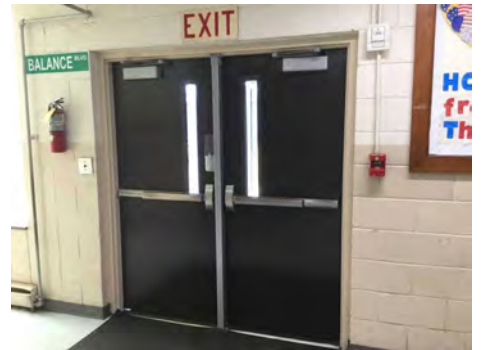
Campus Assessment Report - 1956 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

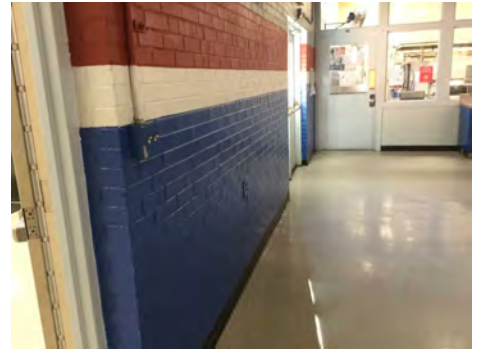
Campus Assessment Report - 1956 Main

System: B3020 - Roof Openings



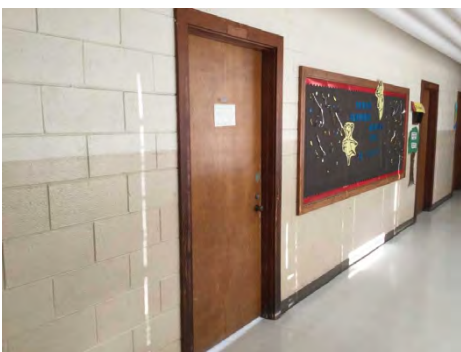
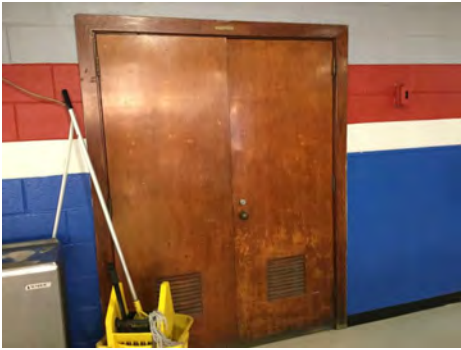
Note:

System: C1010 - Partitions



Note:

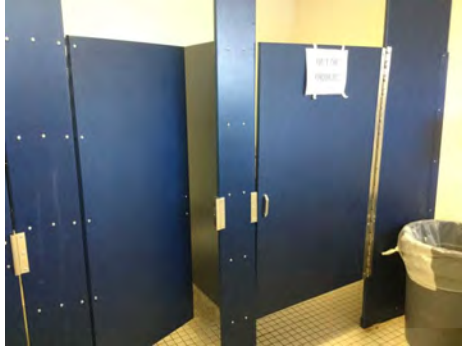
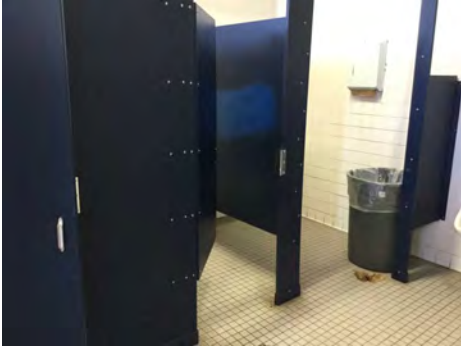
System: C1020 - Interior Doors



Note:

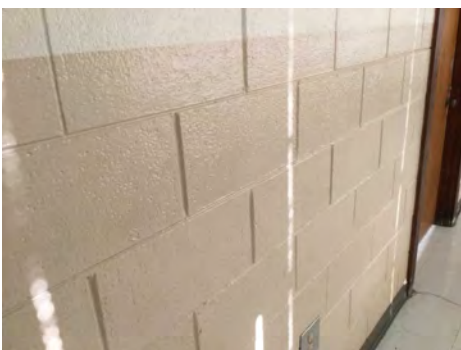
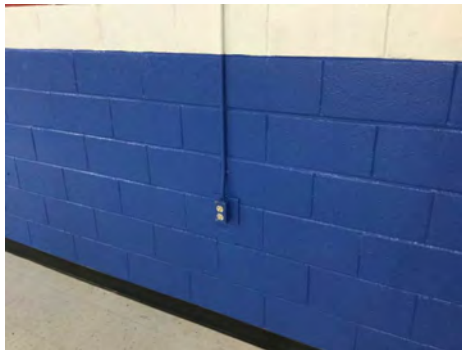
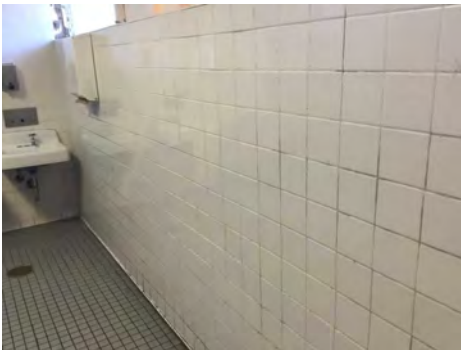
Campus Assessment Report - 1956 Main

System: C1030 - Fittings



Note:

System: C3010 - Wall Finishes



Note:

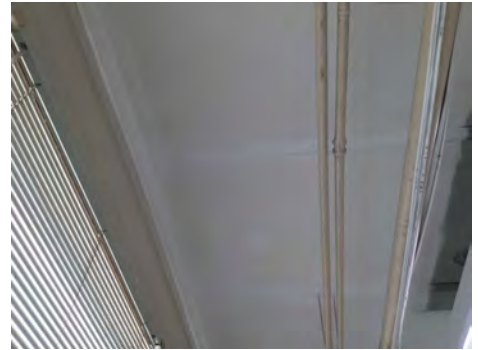
Campus Assessment Report - 1956 Main

System: C3020 - Floor Finishes



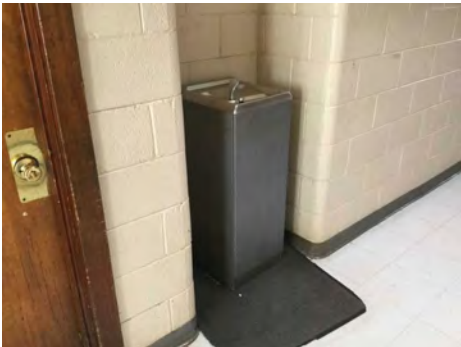
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1956 Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

Campus Assessment Report - 1956 Main

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1956 Main

System: D3060 - Controls & Instrumentation



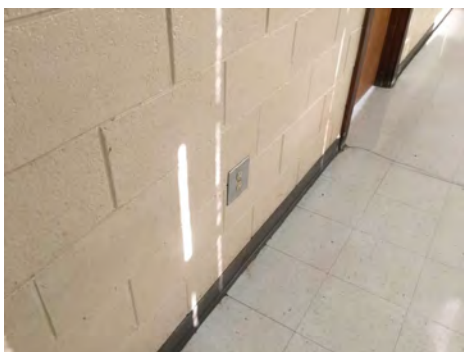
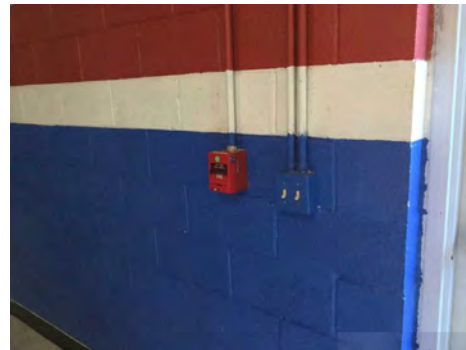
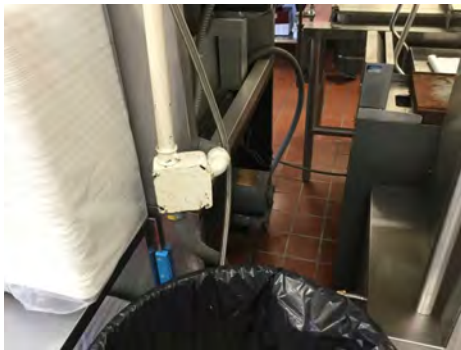
Note:

System: D5010 - Electrical Service/Distribution



Note:

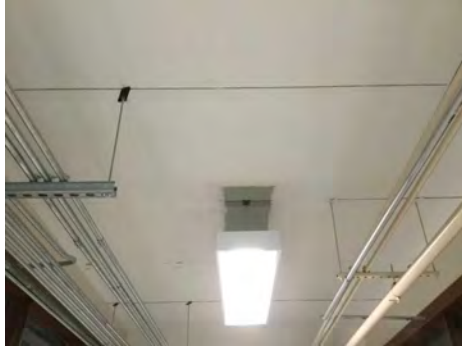
System: D5020 - Branch Wiring



Note:

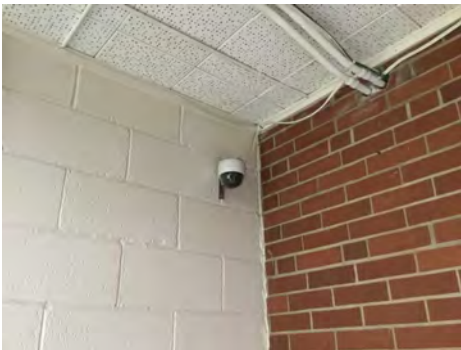
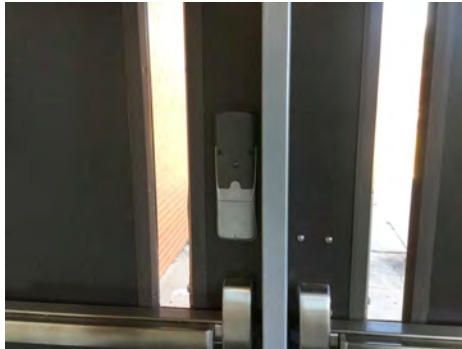
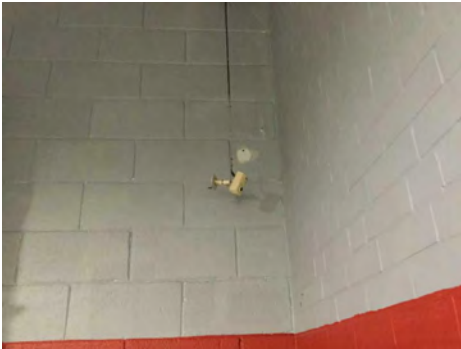
Campus Assessment Report - 1956 Main

System: D5020 - Lighting



Note:

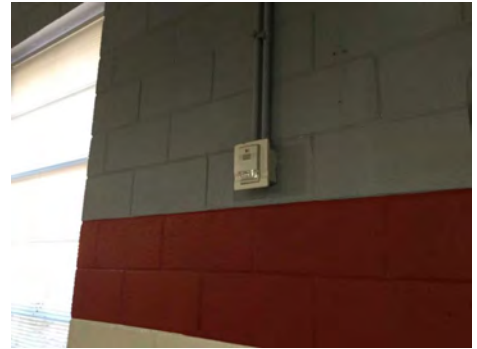
System: D5030810 - Security & Detection Systems



Note:

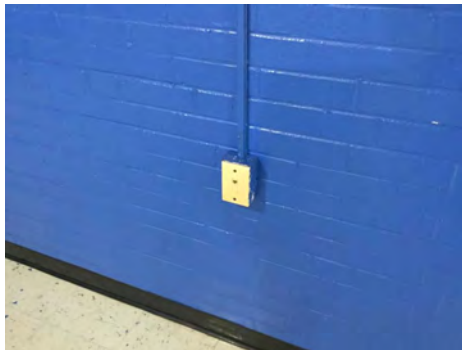
Campus Assessment Report - 1956 Main

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1956 Main

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,218,074	\$0	\$0	\$0	\$677,590	\$0	\$0	\$0	\$180,424	\$1,156,371	\$0	\$3,232,458
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$263,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263,120
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,063	\$0	\$38,063
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	\$355,185	\$0	\$355,185
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	\$70,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,928
C1030 - Fittings	\$272,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,844
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$87,877	\$0	\$0	\$0	\$0	\$0	\$0	\$87,877
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$345,716	\$0	\$0	\$0	\$0	\$0	\$0	\$345,716

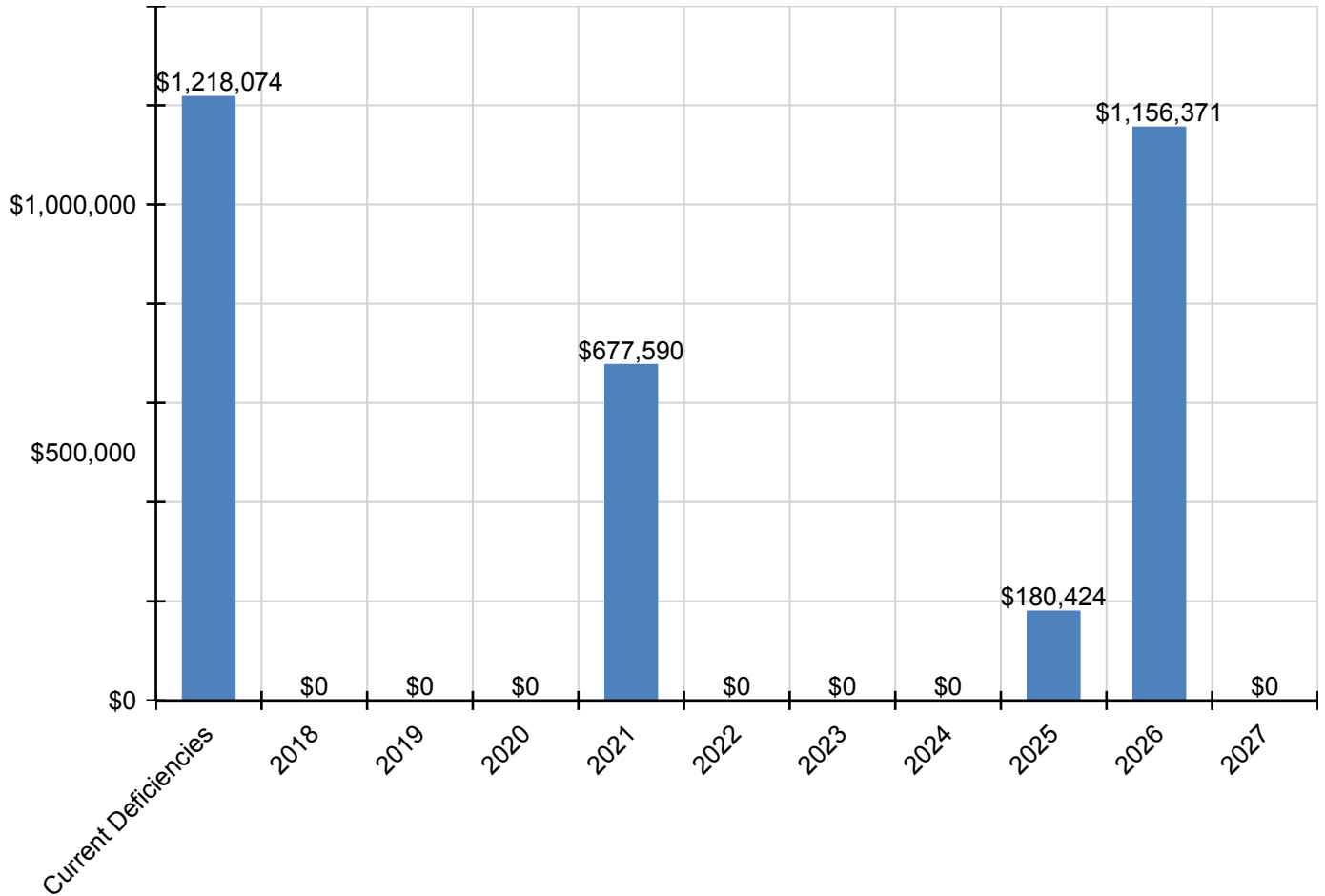
Campus Assessment Report - 1956 Main

D - Services	\$0	\$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	\$0
D2010 - Plumbing Fixtures	\$322,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,036
D2020 - Domestic Water Distribution	\$27,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,456
D2030 - Sanitary Waste	\$43,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,472
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,424	\$0	\$0	\$0	\$180,424
D3030 - Cooling Generating Systems	\$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	\$224,645	\$0	\$0	\$224,645
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$118,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,404
D4020 - Standpipes	\$96,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,382
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	\$186,209	\$0	\$0	\$186,209
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	\$0	\$68,289	\$0	\$0	\$68,289
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,518	\$0	\$0	\$123,518
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,461	\$0	\$0	\$160,461
D5090 - Other Electrical Systems	\$3,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,432
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
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$59,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,873
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$184,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,124

* Indicates non-renewable system

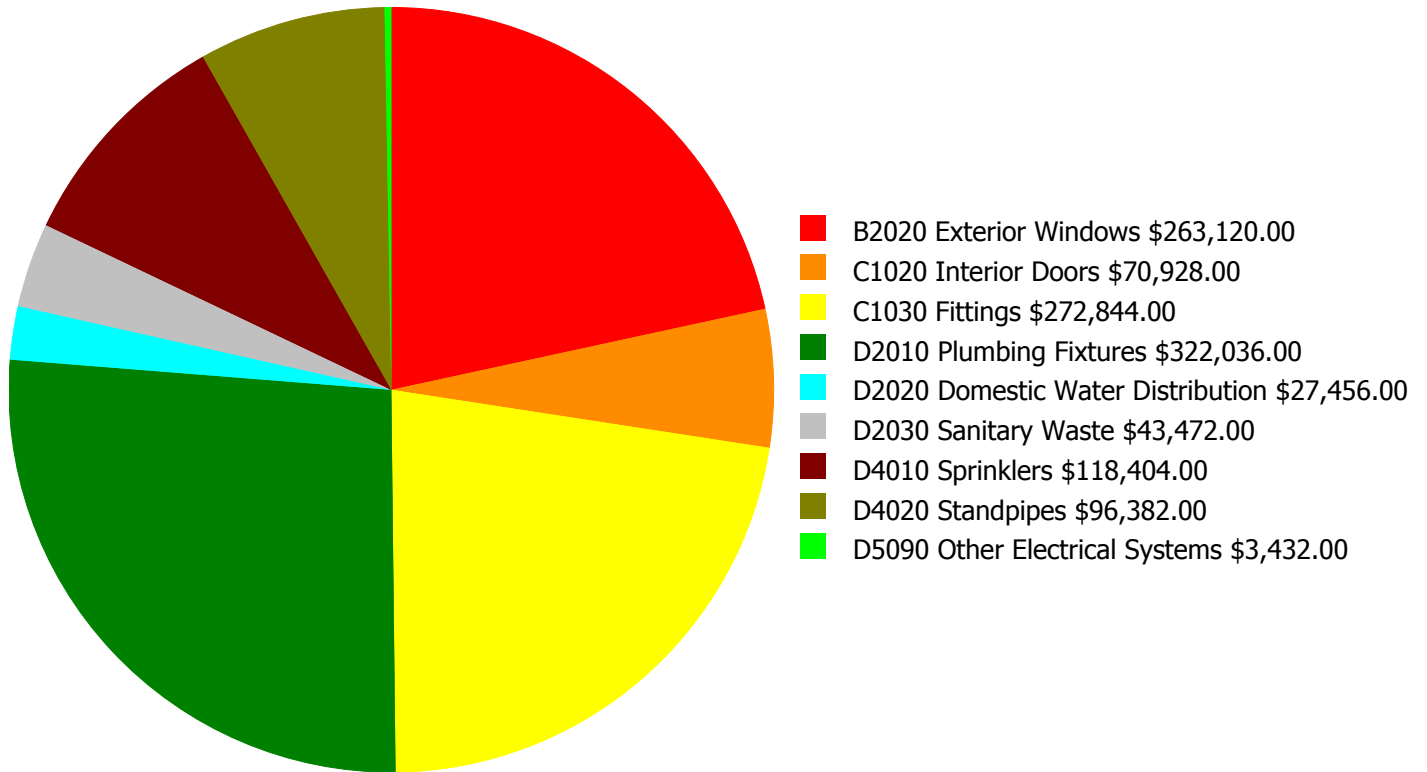
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

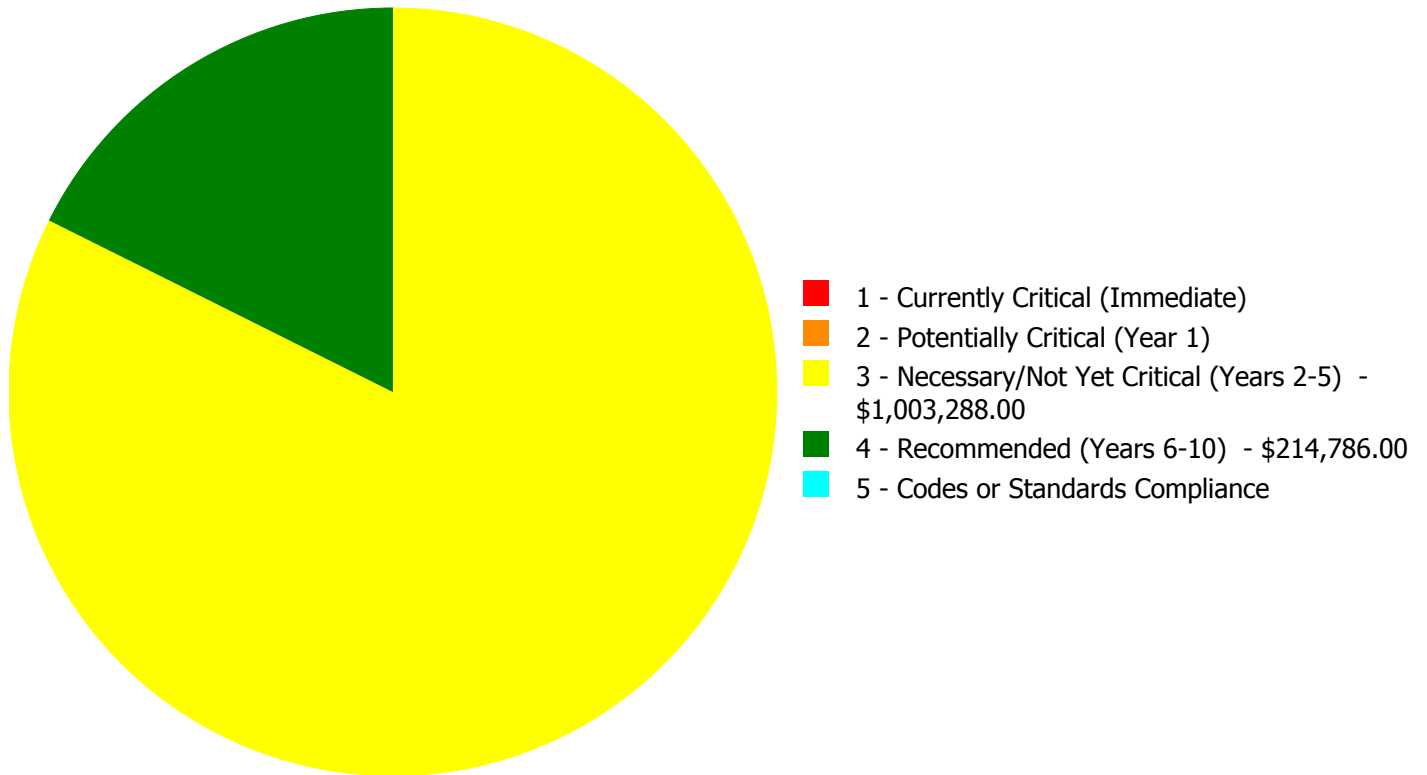
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,218,074.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,218,074.00

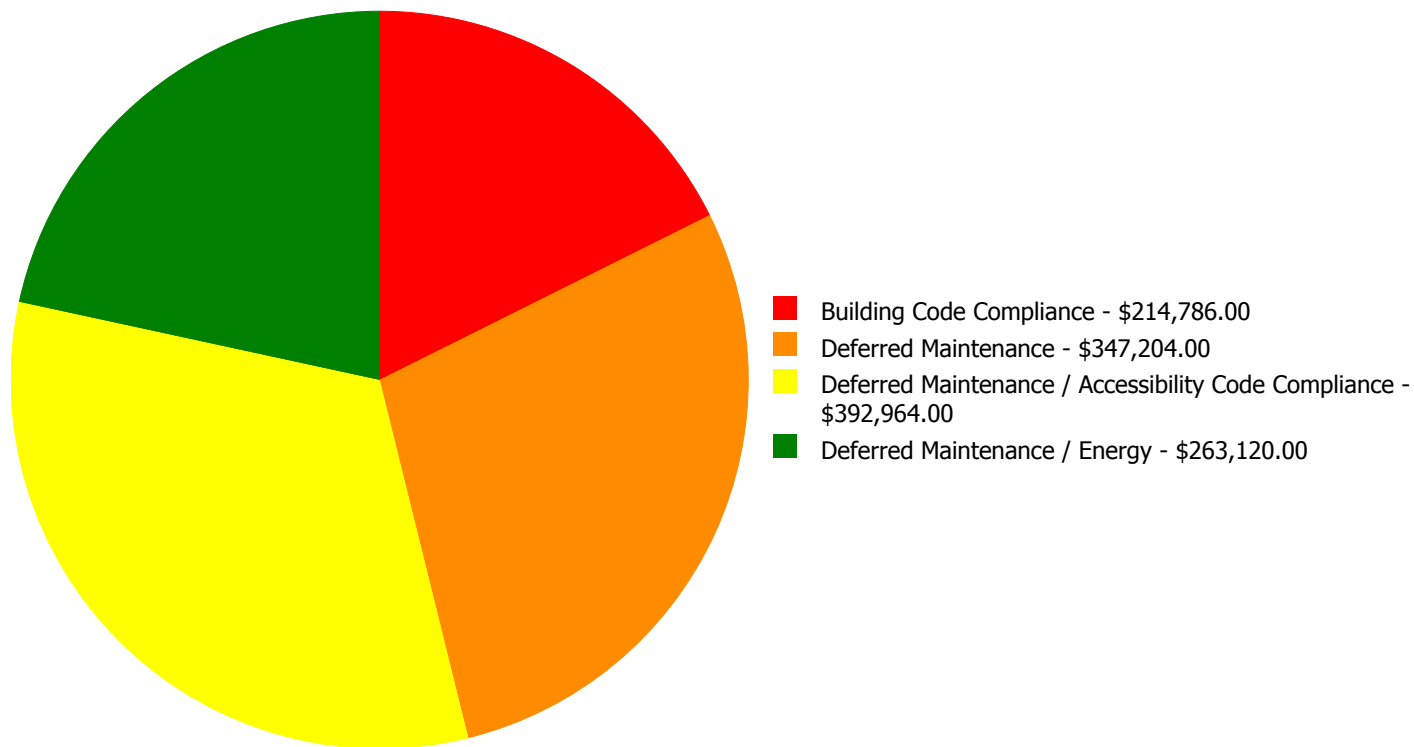
Deficiency By Priority Investment Table

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	\$263,120.00	\$0.00	\$0.00	\$263,120.00
C1020	Interior Doors	\$0.00	\$0.00	\$70,928.00	\$0.00	\$0.00	\$70,928.00
C1030	Fittings	\$0.00	\$0.00	\$272,844.00	\$0.00	\$0.00	\$272,844.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$322,036.00	\$0.00	\$0.00	\$322,036.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$27,456.00	\$0.00	\$0.00	\$27,456.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$43,472.00	\$0.00	\$0.00	\$43,472.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$118,404.00	\$0.00	\$118,404.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$96,382.00	\$0.00	\$96,382.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$3,432.00	\$0.00	\$0.00	\$3,432.00
	Total:	\$0.00	\$0.00	\$1,003,288.00	\$214,786.00	\$0.00	\$1,218,074.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,218,074.00

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):

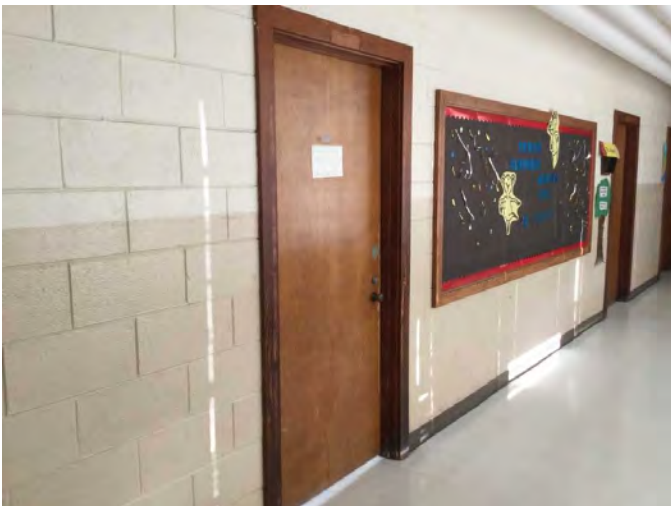
System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$263,120.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The steel frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$70,928.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$272,844.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are ADA non-compliance and system should be replaced.

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$322,036.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$27,456.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$43,472.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5090 - Other Electrical Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$3,432.00
Assessor Name: Matt Mahaffey
Date Created: 12/08/2016

Notes: Emergency lighting system is aged and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$118,404.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 26,000.00
Unit of Measure: S.F.
Estimate: \$96,382.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	15,250
Year Built:	1974
Last Renovation:	
Replacement Value:	\$2,760,866
Repair Cost:	\$1,388,805.00
Total FCI:	50.30 %
Total RSLI:	25.11 %
FCA Score:	49.70



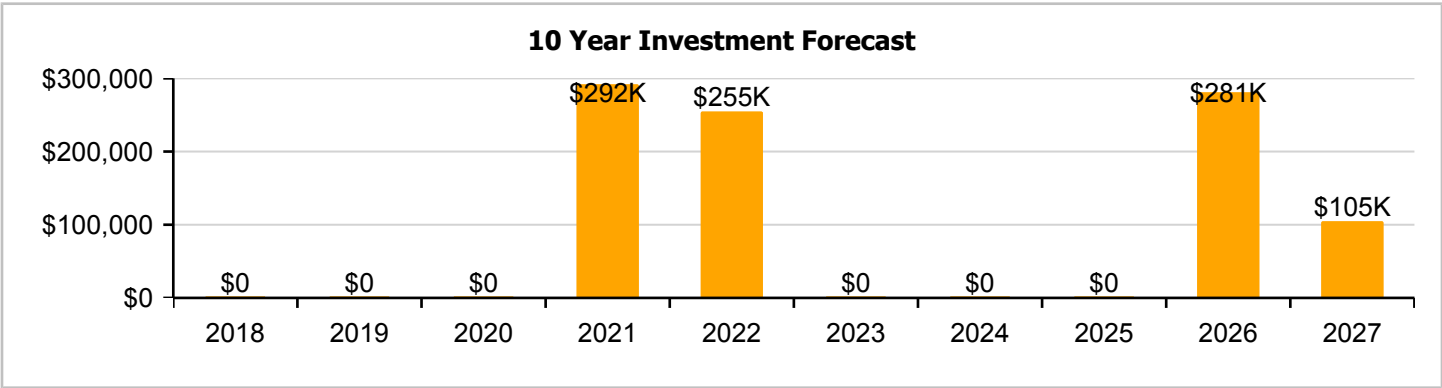
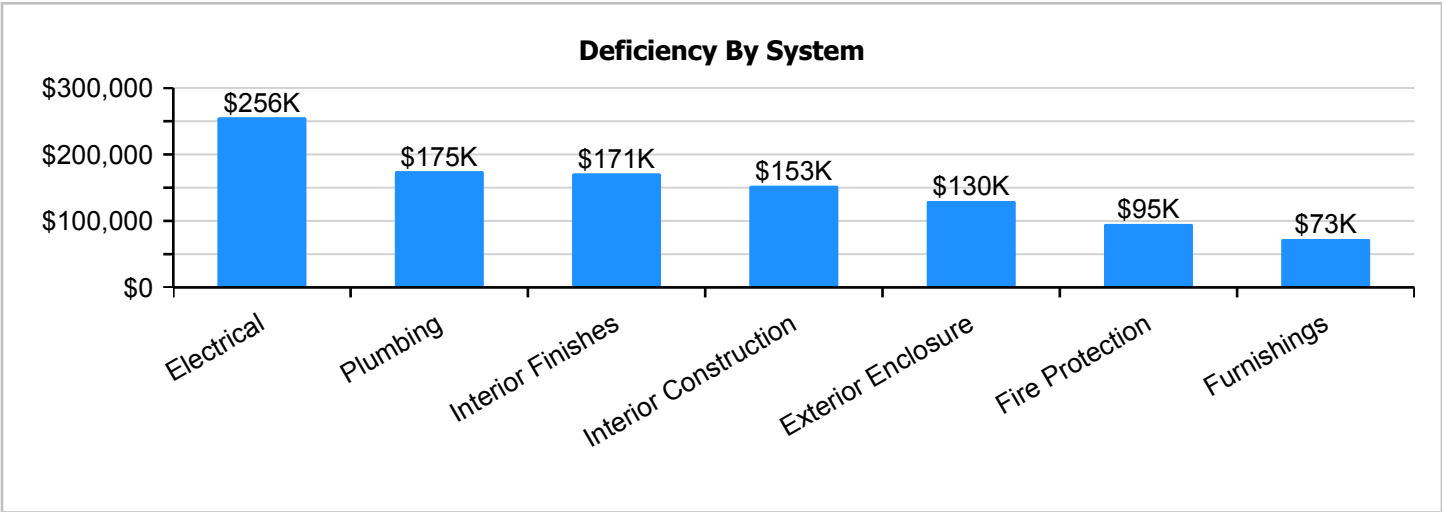
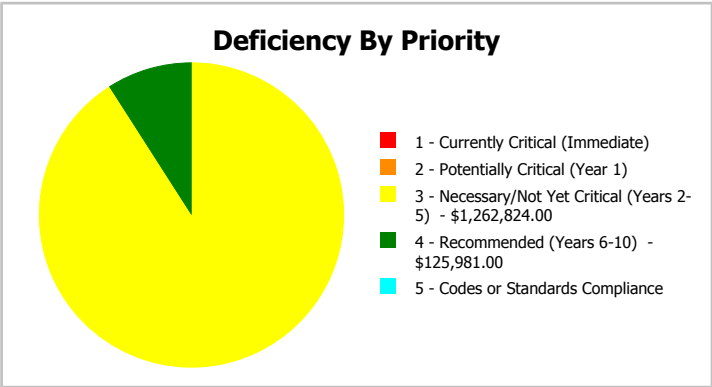
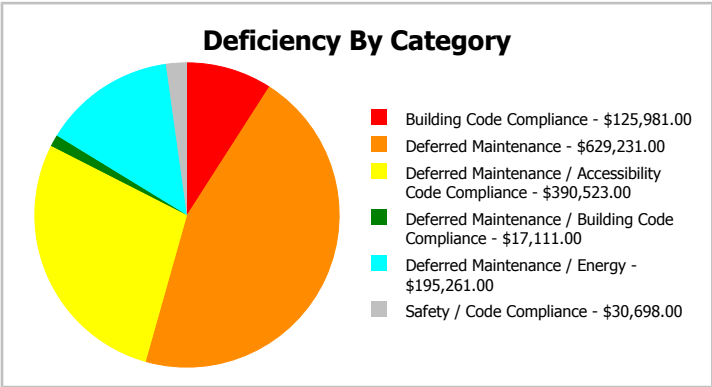
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	15,250
Year Built:	1974	Last Renovation:	
Repair Cost:	\$1,388,805	Replacement Value:	\$2,760,866
FCI:	50.30 %	RSLI%:	25.11 %



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	57.00 %	0.00 %	\$0.00
B10 - Superstructure	57.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	27.06 %	57.77 %	\$171,441.00
B30 - Roofing	45.44 %	0.00 %	\$0.00
C10 - Interior Construction	19.98 %	58.48 %	\$201,636.00
C30 - Interior Finishes	9.06 %	60.18 %	\$225,960.00
D20 - Plumbing	5.70 %	100.09 %	\$230,489.00
D30 - HVAC	44.39 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$125,981.00
D50 - Electrical	10.27 %	79.80 %	\$337,345.00
E20 - Furnishings	0.00 %	110.00 %	\$95,953.00
Totals:	25.11 %	50.30 %	\$1,388,805.00

Photo Album

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

1). East Elevation - Mar 03, 2017



2). South Elevation - Mar 03, 2017



3). West Elevation - Mar 03, 2017



4). North Elevation - 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.

Campus Assessment Report - 1974 Classrooms

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			\$71,675
A1030	Slab on Grade	\$8.26	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			\$125,965
B1010	Floor Construction	\$1.61	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			\$24,553
B1020	Roof Construction	\$15.44	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			\$235,460
B2010	Exterior Walls	\$9.24	S.F.	15,250	100	1974	2074		57.00 %	0.00 %	57			\$140,910
B2020	Exterior Windows	\$9.20	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$154,330.00	\$140,300
B2030	Exterior Doors	\$1.02	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$17,111.00	\$15,555
B3010120	Single Ply Membrane	\$6.98	S.F.	15,250	20	2006	2026		45.00 %	0.00 %	9			\$106,445
B3020	Roof Openings	\$0.29	S.F.	15,250	25	2006	2031		56.00 %	0.00 %	14			\$4,423
C1010	Partitions	\$10.59	S.F.	15,250	75	1974	2049		42.67 %	0.00 %	32			\$161,498
C1020	Interior Doors	\$2.48	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$41,602.00	\$37,820
C1030	Fittings	\$9.54	S.F.	15,250	20	1974	1994		0.00 %	110.00 %	-23		\$160,034.00	\$145,485
C3010	Wall Finishes	\$2.73	S.F.	15,250	10	1996	2006		0.00 %	110.00 %	-11		\$45,796.00	\$41,633
C3020	Floor Finishes	\$11.15	S.F.	15,250	20	2001	2021		20.00 %	0.00 %	4			\$170,038
C3030	Ceiling Finishes	\$10.74	S.F.	15,250	25	1974	1999		0.00 %	110.00 %	-18		\$180,164.00	\$163,785
D2010	Plumbing Fixtures	\$11.26	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$188,887.00	\$171,715
D2020	Domestic Water Distribution	\$0.96	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$16,104.00	\$14,640
D2030	Sanitary Waste	\$1.52	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$25,498.00	\$23,180
D2040	Rain Water Drainage	\$1.36	S.F.	15,250	30	2006	2036		63.33 %	0.00 %	19			\$20,740
D3040	Distribution Systems	\$6.02	S.F.	15,250	30	2007	2037		66.67 %	0.00 %	20			\$91,805
D3050	Terminal & Package Units	\$13.09	S.F.	15,250	15	2007	2022		33.33 %	0.00 %	5			\$199,623
D3060	Controls & Instrumentation	\$1.91	S.F.	15,250	20	2007	2027		50.00 %	0.00 %	10			\$29,128
D4010	Sprinklers	\$4.14	S.F.	15,250	20			2016	0.00 %	110.00 %	-1		\$69,449.00	\$63,135
D4020	Standpipes	\$3.37	S.F.	15,250	20			2016	0.00 %	110.00 %	-1		\$56,532.00	\$51,393
D5010	Electrical Service/Distribution	\$1.65	S.F.	15,250	40	1974	2014		0.00 %	110.00 %	-3		\$27,679.00	\$25,163
D5020	Branch Wiring	\$4.99	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$83,707.00	\$76,098
D5020	Lighting	\$11.64	S.F.	15,250	30	1974	2004		0.00 %	110.00 %	-13		\$195,261.00	\$177,510
D5030810	Security & Detection Systems	\$1.83	S.F.	15,250	15	1974	1989		0.00 %	110.00 %	-28		\$30,698.00	\$27,908
D5030910	Fire Alarm Systems	\$3.31	S.F.	15,250	15	2011	2026		60.00 %	0.00 %	9			\$50,478
D5030920	Data Communication	\$4.30	S.F.	15,250	20	2001	2021		20.00 %	0.00 %	4			\$65,575
E2010	Fixed Furnishings	\$5.72	S.F.	15,250	20	1974	1994		0.00 %	110.00 %	-23		\$95,953.00	\$87,230
Total									25.11 %	50.30 %			\$1,388,805.00	\$2,760,866

System Notes

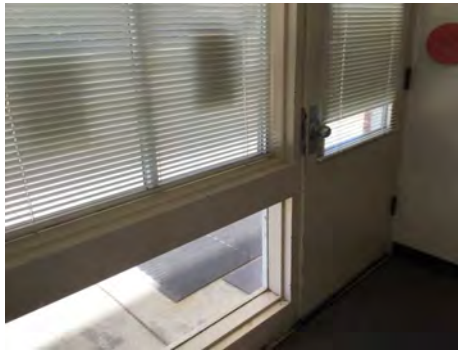
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



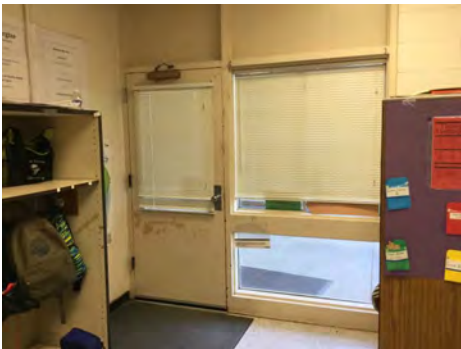
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Campus Assessment Report - 1974 Classrooms

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

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System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

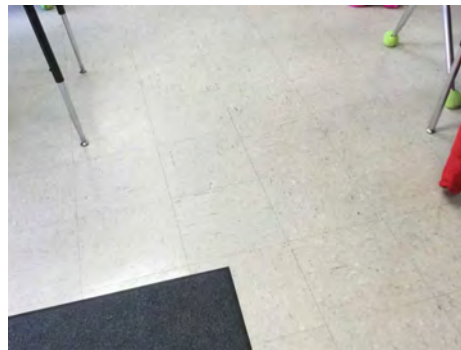
System: C3010 - Wall Finishes



Note:

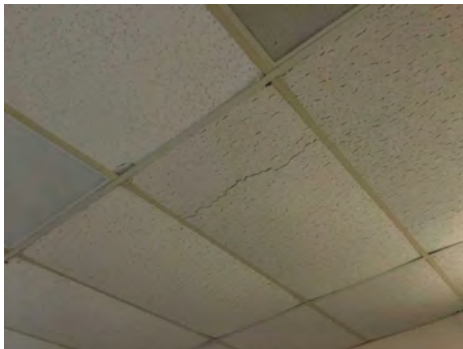
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System: C3020 - Floor Finishes



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



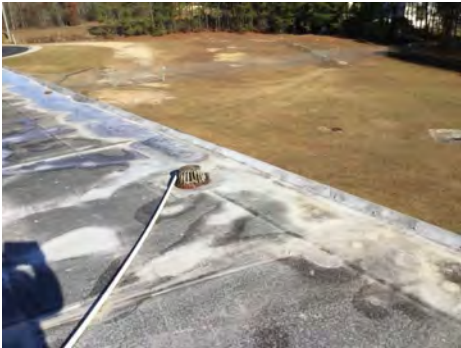
Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

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System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

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System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

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System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$1,388,805	\$0	\$0	\$0	\$291,703	\$254,559	\$0	\$0	\$0	\$280,778	\$104,605	\$2,320,450
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$154,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,330
B2030 - Exterior Doors	\$17,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,111
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	\$208,331	\$0	\$208,331
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	\$41,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,602
C1030 - Fittings	\$160,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,034
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$45,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,546	\$107,342
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$210,516	\$0	\$0	\$0	\$0	\$0	\$0	\$210,516
C3030 - Ceiling Finishes	\$180,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,164

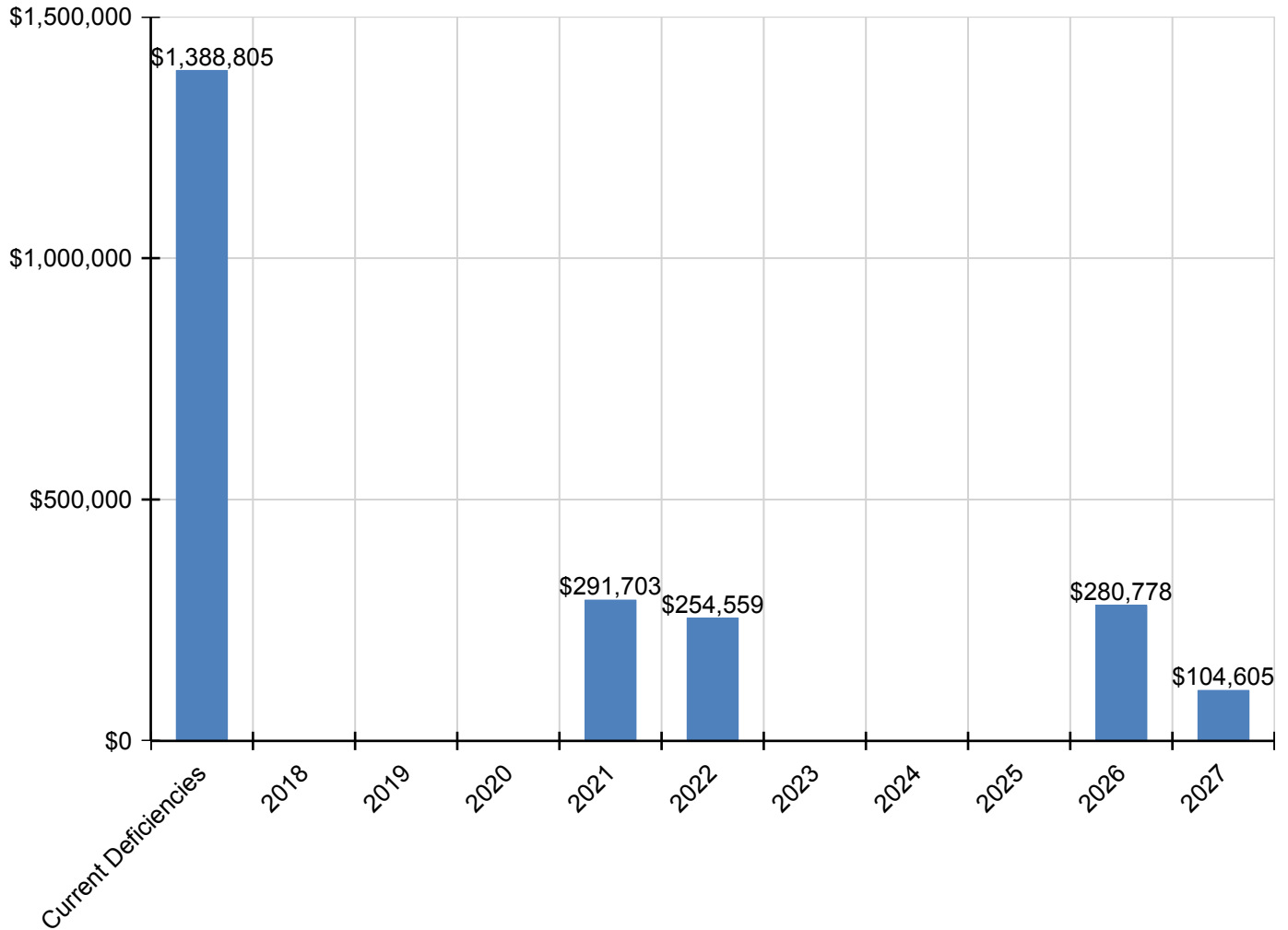
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D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$188,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,887
D2020 - Domestic Water Distribution	\$16,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,104
D2030 - Sanitary Waste	\$25,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,498
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$254,559	\$0	\$0	\$0	\$0	\$0	\$0	\$254,559
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,059	\$43,059
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$69,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,449
D4020 - Standpipes	\$56,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,532
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$27,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,679
D5020 - Branch Wiring	\$83,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,707
D5020 - Lighting	\$195,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,261
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$30,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,698
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,448	\$0	\$0	\$72,448
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$81,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,186
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	\$95,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,953

* Indicates non-renewable system

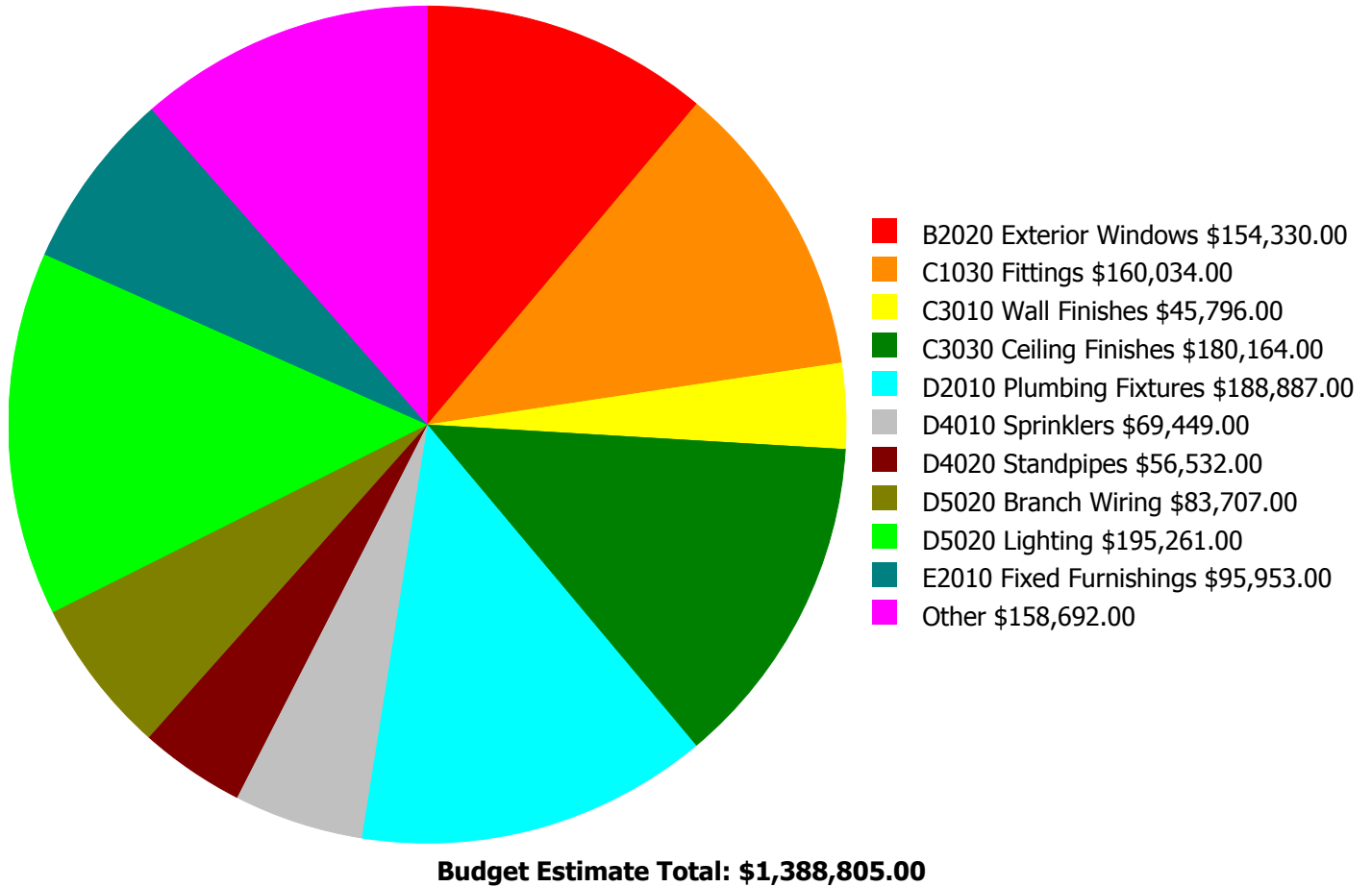
Forecasted Capital Renewal Requirement

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



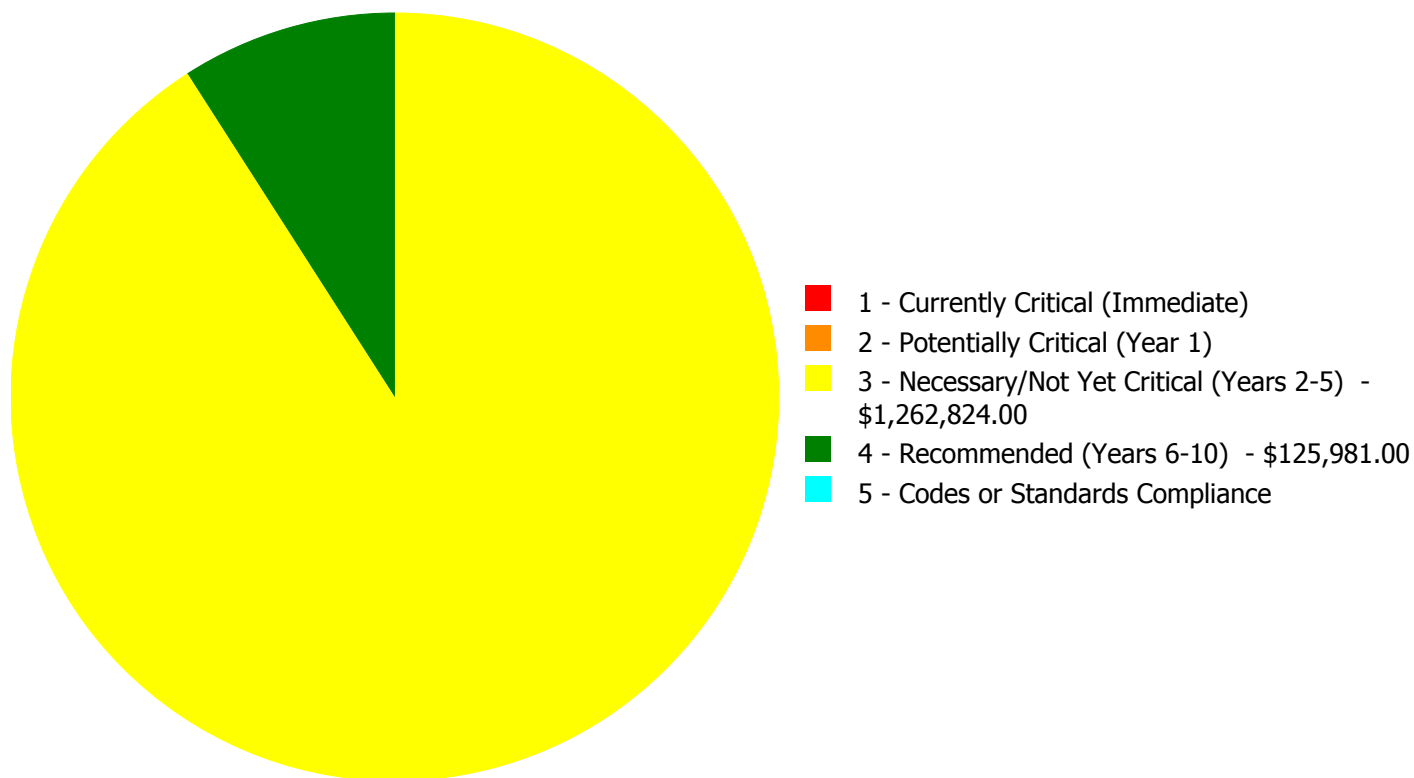
Deficiency Summary by System

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.



Deficiency Summary by Priority

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



Budget Estimate Total: \$1,388,805.00

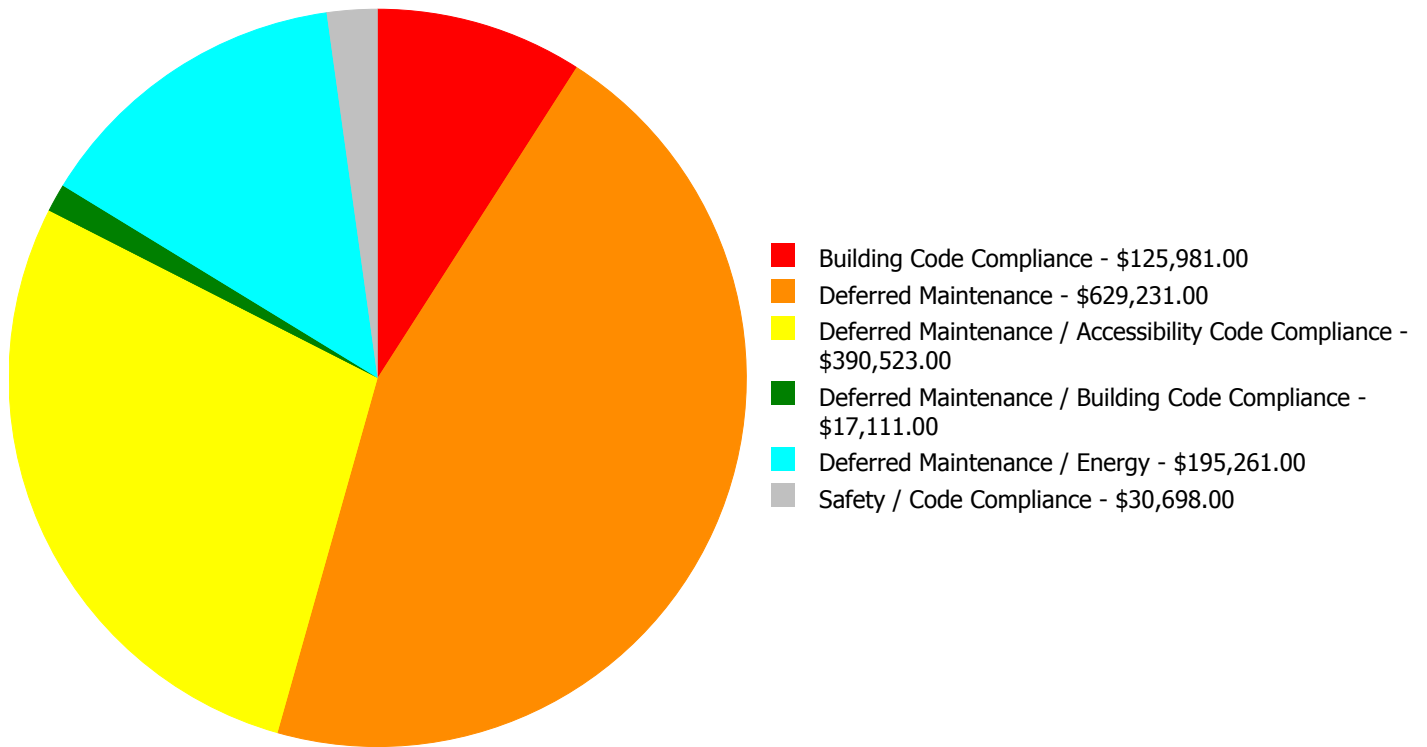
Deficiency By Priority Investment Table

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	\$154,330.00	\$0.00	\$0.00	\$154,330.00
B2030	Exterior Doors	\$0.00	\$0.00	\$17,111.00	\$0.00	\$0.00	\$17,111.00
C1020	Interior Doors	\$0.00	\$0.00	\$41,602.00	\$0.00	\$0.00	\$41,602.00
C1030	Fittings	\$0.00	\$0.00	\$160,034.00	\$0.00	\$0.00	\$160,034.00
C3010	Wall Finishes	\$0.00	\$0.00	\$45,796.00	\$0.00	\$0.00	\$45,796.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$180,164.00	\$0.00	\$0.00	\$180,164.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$188,887.00	\$0.00	\$0.00	\$188,887.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$16,104.00	\$0.00	\$0.00	\$16,104.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$25,498.00	\$0.00	\$0.00	\$25,498.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$69,449.00	\$0.00	\$69,449.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$56,532.00	\$0.00	\$56,532.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$27,679.00	\$0.00	\$0.00	\$27,679.00
D5020	Branch Wiring	\$0.00	\$0.00	\$83,707.00	\$0.00	\$0.00	\$83,707.00
D5020	Lighting	\$0.00	\$0.00	\$195,261.00	\$0.00	\$0.00	\$195,261.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$30,698.00	\$0.00	\$0.00	\$30,698.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$95,953.00	\$0.00	\$0.00	\$95,953.00
Total:		\$0.00	\$0.00	\$1,262,824.00	\$125,981.00	\$0.00	\$1,388,805.00

Deficiency Summary by Category

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



Budget Estimate Total: \$1,388,805.00

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: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$154,330.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The steel frame, non-operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$17,111.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$41,602.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$160,034.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The fittings throughout the building are missing, handrails and room signage are ADA non-compliance and system should be replaced.

System: C3010 - Wall Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$45,796.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$180,164.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$188,887.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Plumbing fixtures are in operational conditions. However, they are aged, not ADA compliant and should be replaced with a low-flow water fixtures.

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$16,104.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: D2030 - Sanitary Waste



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$25,498.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D5010 - Electrical Service/Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$27,679.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original electrical distribution system is operating properly due to an aggressive maintenance program but is aged, in marginal condition, and should be replaced.

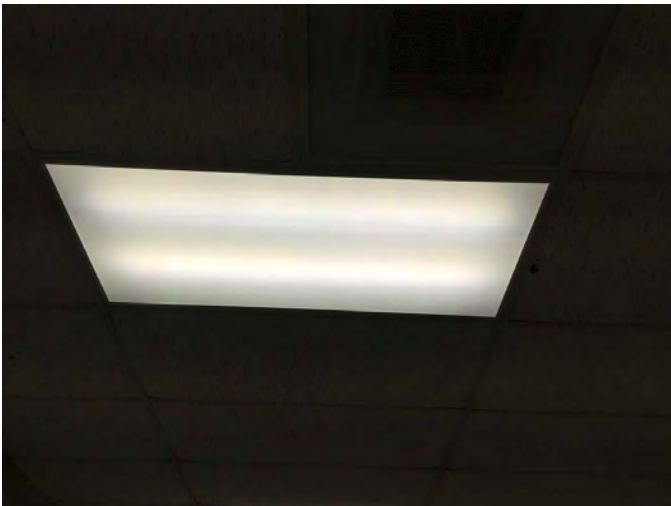
System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$83,707.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

System: D5020 - Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$195,261.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced with energy saving fixtures.

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Inadequate
Category: Safety / Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$30,698.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

Notes: Security system in this building is not up to standard of other buildings on campus. Cameras, motion detection and door access should be added and tied into main building system.

System: E2010 - Fixed Furnishings



Location: Classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$95,953.00
Assessor Name: Eduardo Lopez
Date Created: 12/09/2016

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$69,449.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,250.00
Unit of Measure: S.F.
Estimate: \$56,532.00
Assessor Name: Eduardo Lopez
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	34,507
Year Built:	1996
Last Renovation:	
Replacement Value:	\$6,224,028
Repair Cost:	\$285,062.00
Total FCI:	4.58 %
Total RSLI:	43.89 %
FCA Score:	95.42



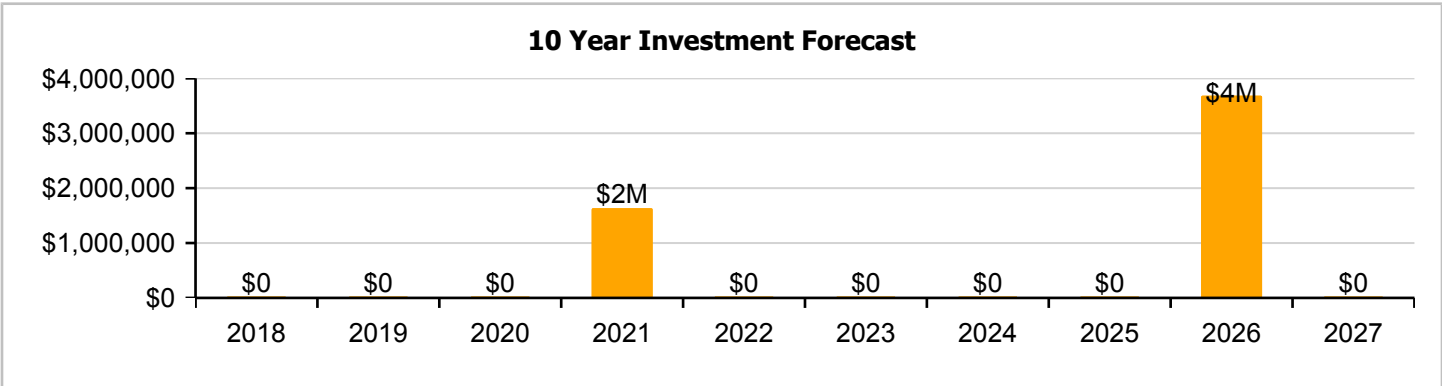
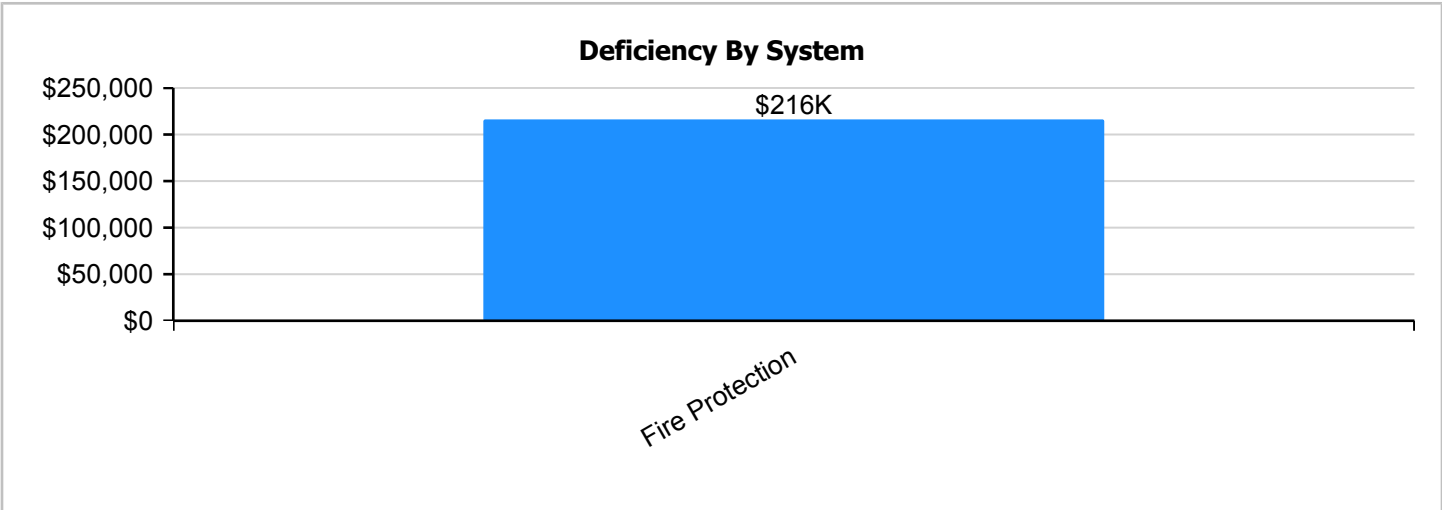
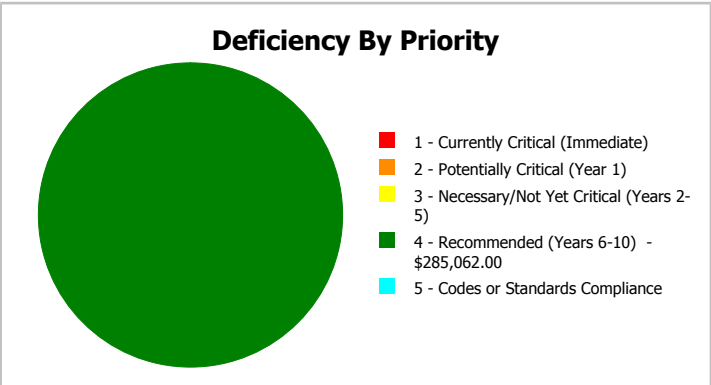
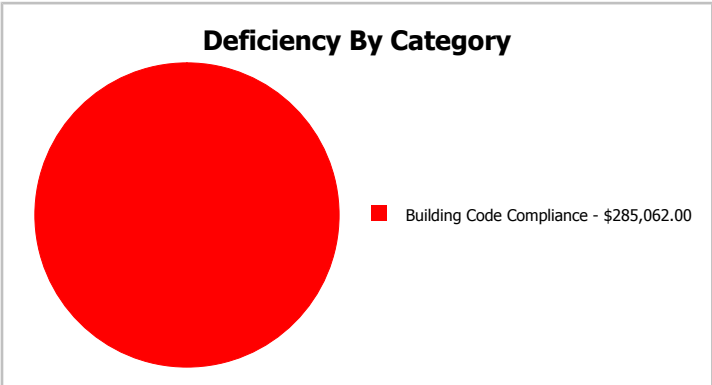
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	34,507
Year Built:	1996	Last Renovation:	
Repair Cost:	\$285,062	Replacement Value:	\$6,224,028
FCI:	4.58 %	RSLI%:	43.89 %



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	79.00 %	0.00 %	\$0.00
B10 - Superstructure	79.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	53.27 %	0.00 %	\$0.00
B30 - Roofing	43.84 %	0.00 %	\$0.00
C10 - Interior Construction	45.45 %	0.00 %	\$0.00
C30 - Interior Finishes	38.59 %	0.00 %	\$0.00
D20 - Plumbing	30.00 %	0.00 %	\$0.00
D30 - HVAC	24.95 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$285,062.00
D50 - Electrical	41.38 %	0.00 %	\$0.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	20.00 %	0.00 %	\$0.00
Totals:	43.89 %	4.58 %	\$285,062.00

Photo Album

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

1). South Elevation - Mar 03, 2017



2). West Elevation - 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.

Campus Assessment Report - 1996 Multi-purpose

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.70	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			\$162,183
A1030	Slab on Grade	\$8.26	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			\$285,028
B1010	Floor Construction	\$1.61	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			\$55,556
B1020	Roof Construction	\$15.44	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			\$532,788
B2010	Exterior Walls	\$9.24	S.F.	34,507	100	1996	2096		79.00 %	0.00 %	79			\$318,845
B2020	Exterior Windows	\$9.20	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$317,464
B2030	Exterior Doors	\$1.02	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$35,197
B3010120	Single Ply Membrane	\$6.98	S.F.	34,507	20	2006	2026		45.00 %	0.00 %	9			\$240,859
B3020	Roof Openings	\$0.29	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			\$10,007
C1010	Partitions	\$10.59	S.F.	34,507	75	1996	2071		72.00 %	0.00 %	54			\$365,429
C1020	Interior Doors	\$2.48	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$85,577
C1030	Fittings	\$9.54	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			\$329,197
C3010	Wall Finishes	\$2.73	S.F.	34,507	10	2006	2016	2021	40.00 %	0.00 %	4			\$94,204
C3020	Floor Finishes	\$11.15	S.F.	34,507	20	2009	2029		60.00 %	0.00 %	12			\$384,753
C3030	Ceiling Finishes	\$10.74	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			\$370,605
D2010	Plumbing Fixtures	\$11.26	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$388,549
D2020	Domestic Water Distribution	\$0.96	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$33,127
D2030	Sanitary Waste	\$1.52	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$52,451
D2040	Rain Water Drainage	\$1.36	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$46,930
D3020	Heat Generating Systems	\$4.98	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$171,845
D3030	Cooling Generating Systems	\$5.16	S.F.	34,507	25	1996	2021		16.00 %	0.00 %	4			\$178,056
D3040	Distribution Systems	\$6.02	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$207,732
D3060	Controls & Instrumentation	\$1.91	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			\$65,908
D4010	Sprinklers	\$4.14	S.F.	34,507	20			2016	0.00 %	110.00 %	-1		\$157,145.00	\$142,859
D4020	Standpipes	\$3.37	S.F.	34,507	20			2016	0.00 %	110.00 %	-1		\$127,917.00	\$116,289
D5010	Electrical Service/Distribution	\$1.65	S.F.	34,507	40	1996	2036		47.50 %	0.00 %	19			\$56,937
D5020	Branch Wiring	\$4.99	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$172,190
D5020	Lighting	\$11.64	S.F.	34,507	30	1996	2026		30.00 %	0.00 %	9			\$401,661
D5030810	Security & Detection Systems	\$1.83	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			\$63,148
D5030910	Fire Alarm Systems	\$3.31	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			\$114,218
D5030920	Data Communication	\$4.30	S.F.	34,507	15	2011	2026		60.00 %	0.00 %	9			\$148,380
D5090	Other Electrical Systems	\$0.12	S.F.	34,507	20	2011	2031		70.00 %	0.00 %	14			\$4,141
E1020	Institutional Equipment	\$0.30	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			\$10,352
E1090	Other Equipment	\$1.86	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			\$64,183
E2010	Fixed Furnishings	\$5.72	S.F.	34,507	20	1996	2016	2021	20.00 %	0.00 %	4			\$197,380
Total									43.89 %	4.58 %			\$285,062.00	\$6,224,028

System Notes

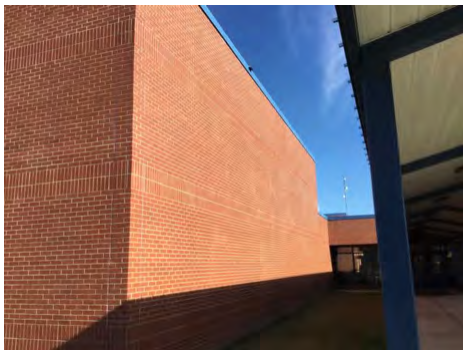
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

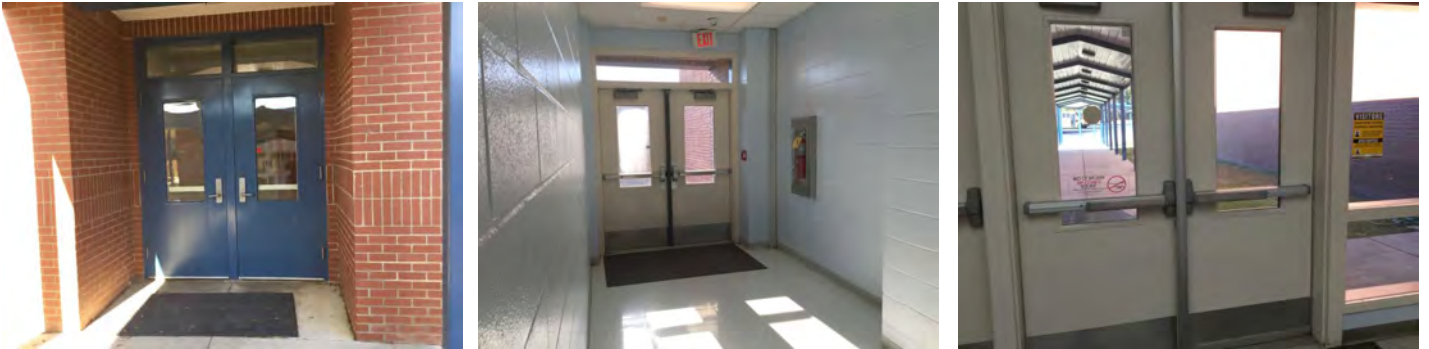
Campus Assessment Report - 1996 Multi-purpose

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

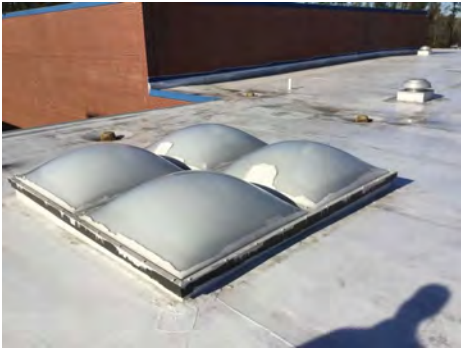
System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1996 Multi-purpose

System: B3020 - Roof Openings



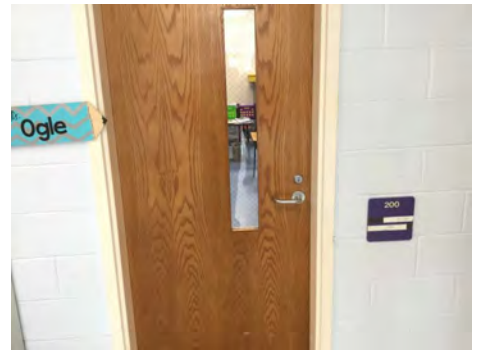
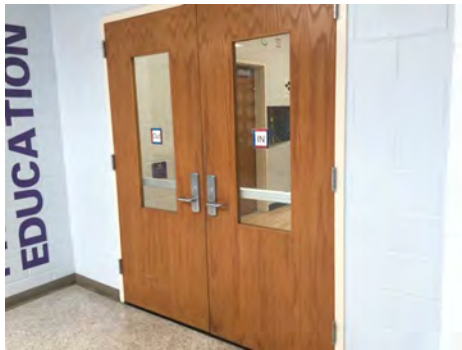
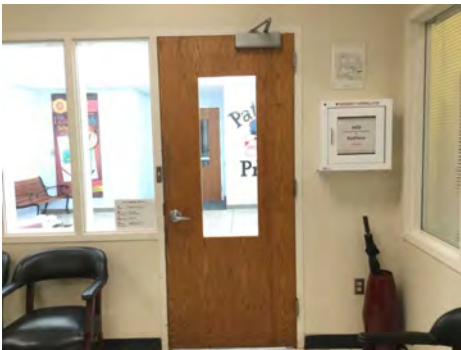
Note:

System: C1010 - Partitions



Note:

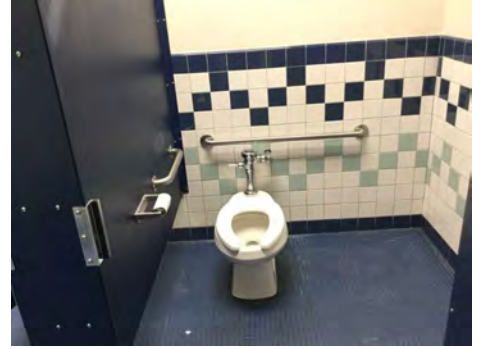
System: C1020 - Interior Doors



Note:

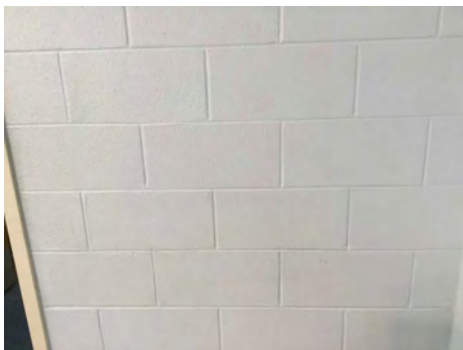
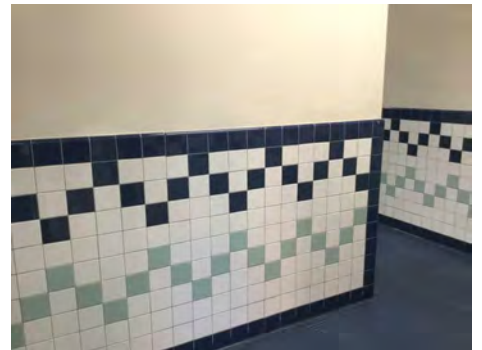
Campus Assessment Report - 1996 Multi-purpose

System: C1030 - Fittings



Note:

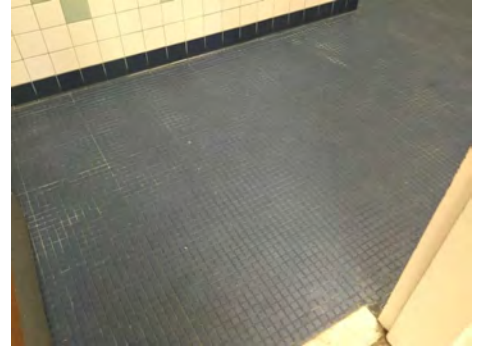
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1996 Multi-purpose

System: C3020 - Floor Finishes



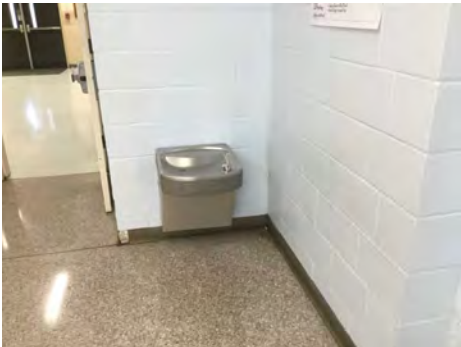
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

Campus Assessment Report - 1996 Multi-purpose

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Campus Assessment Report - 1996 Multi-purpose

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

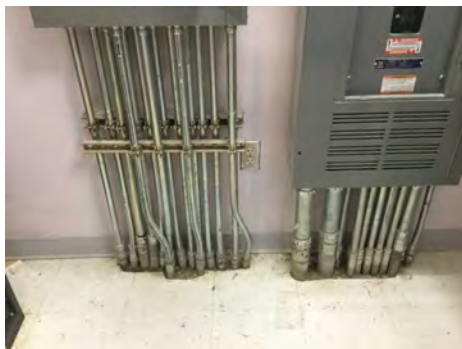
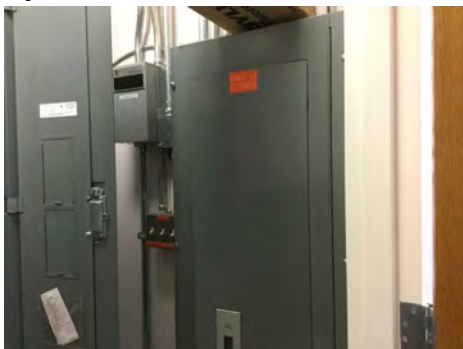
Campus Assessment Report - 1996 Multi-purpose

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Campus Assessment Report - 1996 Multi-purpose

System: D5020 - Lighting



Note:

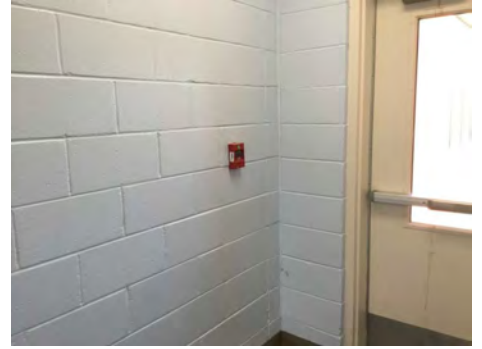
System: D5030810 - Security & Detection Systems



Note:

Campus Assessment Report - 1996 Multi-purpose

System: D5030910 - Fire Alarm Systems



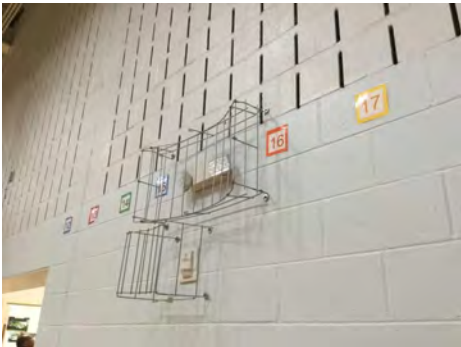
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

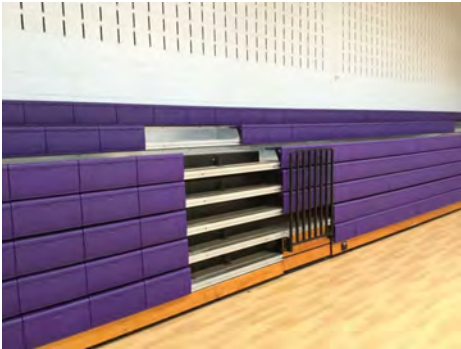
Campus Assessment Report - 1996 Multi-purpose

System: E1020 - Institutional Equipment



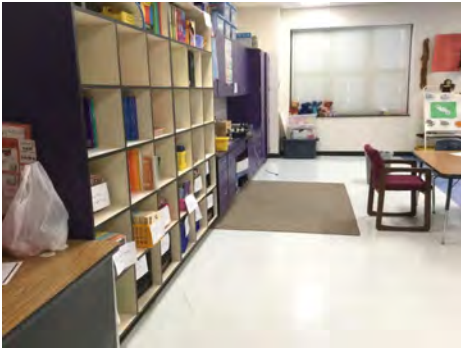
Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$285,062	\$0	\$0	\$0	\$1,634,106	\$0	\$0	\$0	\$0	\$3,684,163	\$0	\$5,603,331
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,641	\$0	\$455,641
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,517	\$0	\$50,517
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	\$471,399	\$0	\$471,399
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$12,390	\$0	\$0	\$0	\$0	\$0	\$0	\$12,390
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	\$122,825	\$0	\$122,825
C1030 - Fittings	\$0	\$0	\$0	\$0	\$407,565	\$0	\$0	\$0	\$0	\$0	\$0	\$407,565
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$116,631	\$0	\$0	\$0	\$0	\$0	\$0	\$116,631
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$458,832	\$0	\$0	\$0	\$0	\$0	\$0	\$458,832

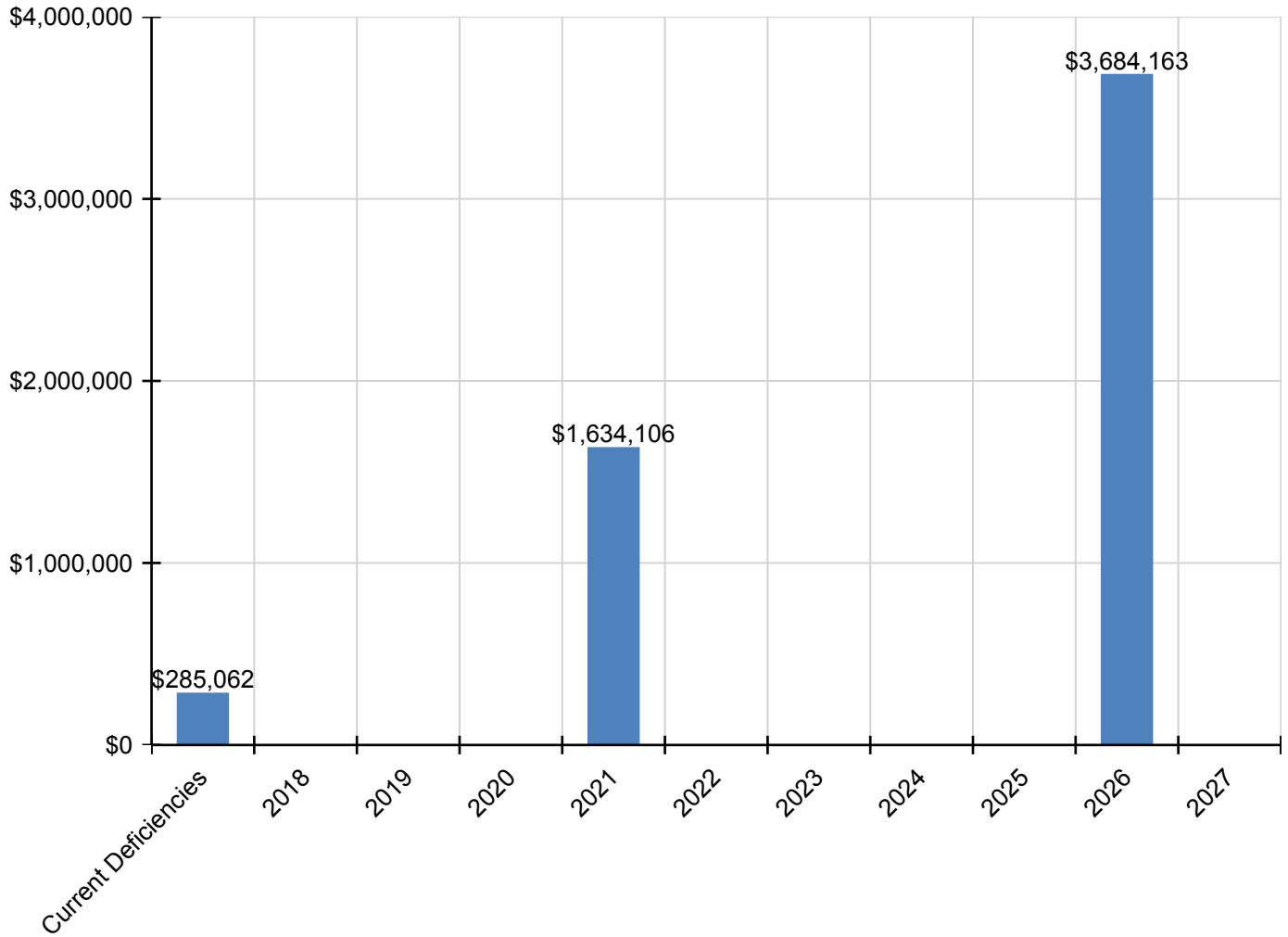
Campus Assessment Report - 1996 Multi-purpose

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	\$557,665	\$0	\$557,665
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,545	\$0	\$47,545
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,280	\$0	\$75,280
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,355	\$0	\$67,355
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,640	\$0	\$246,640
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$220,444	\$0	\$0	\$0	\$0	\$0	\$0	\$220,444
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,147	\$0	\$298,147
D3060 - Controls & Instrumentation	\$0	\$0	\$0	\$0	\$81,598	\$0	\$0	\$0	\$0	\$0	\$0	\$81,598
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$157,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,145
D4020 - Standpipes	\$127,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,917
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,136	\$0	\$247,136
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576,485	\$0	\$576,485
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	\$0	\$90,633	\$0	\$90,633
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,932	\$0	\$163,932
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,962	\$0	\$212,962
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	\$12,816	\$0	\$0	\$0	\$0	\$0	\$0	\$12,816
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$79,462	\$0	\$0	\$0	\$0	\$0	\$0	\$79,462
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$0	\$244,368	\$0	\$0	\$0	\$0	\$0	\$0	\$244,368

* Indicates non-renewable system

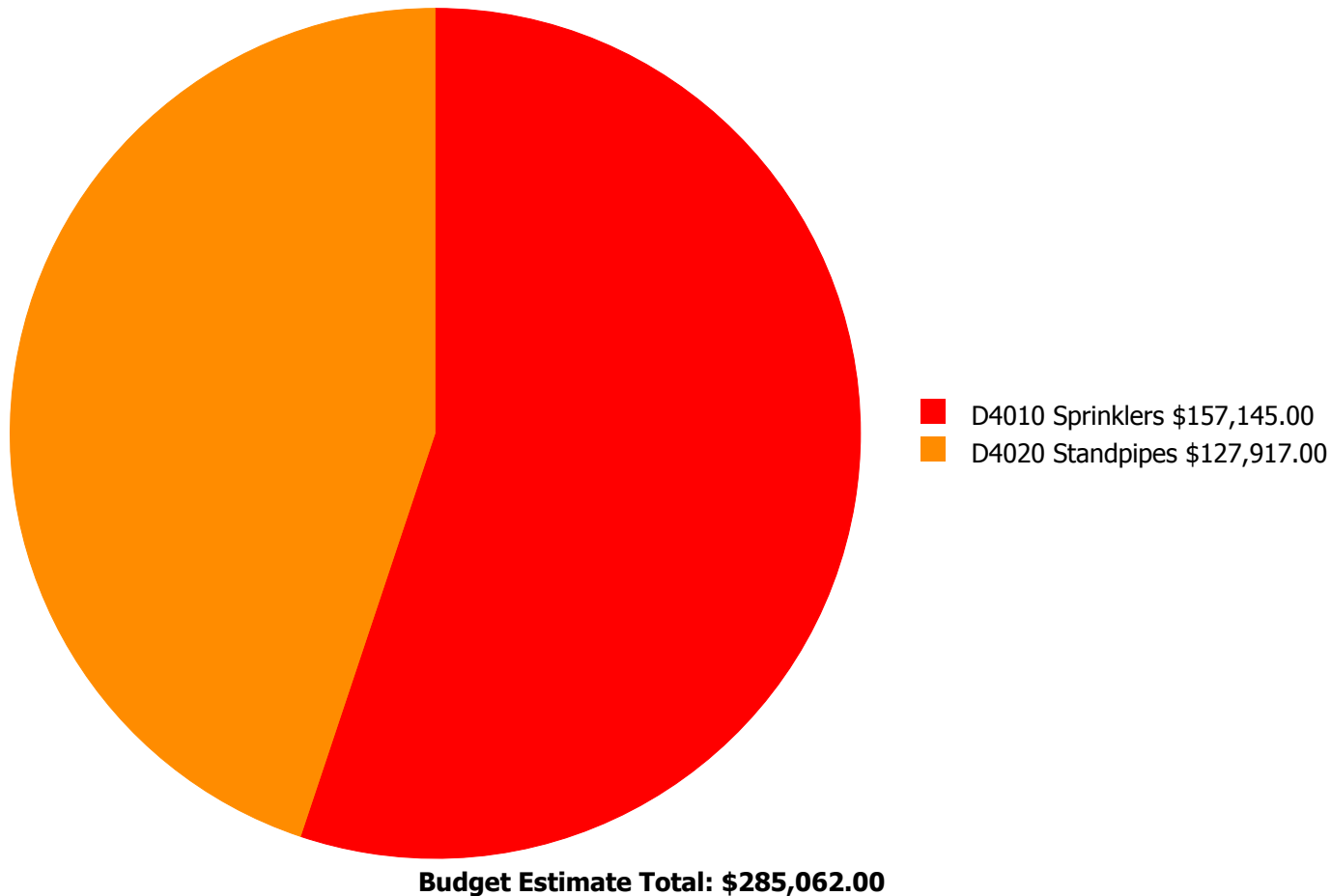
Forecasted Capital Renewal Requirement

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



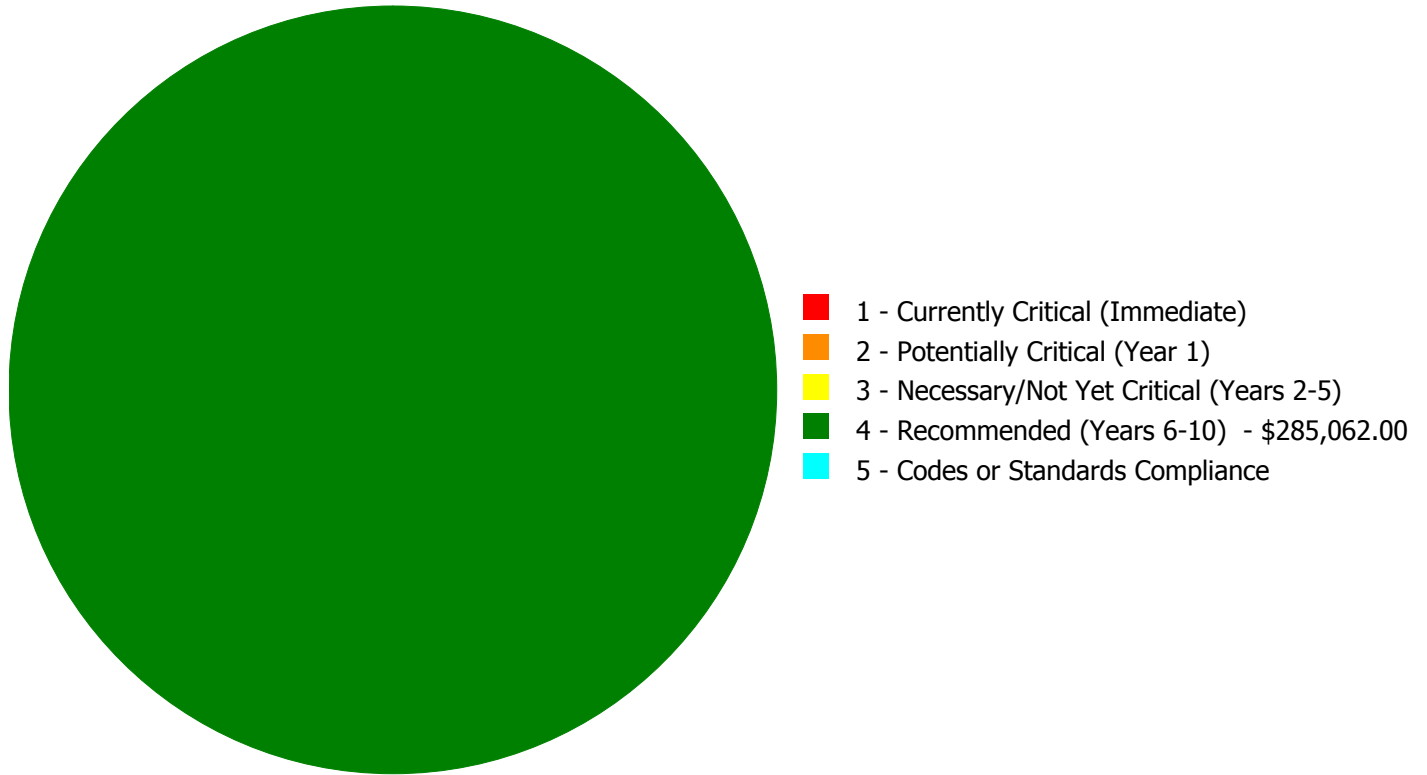
Deficiency Summary by System

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.



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: \$285,062.00

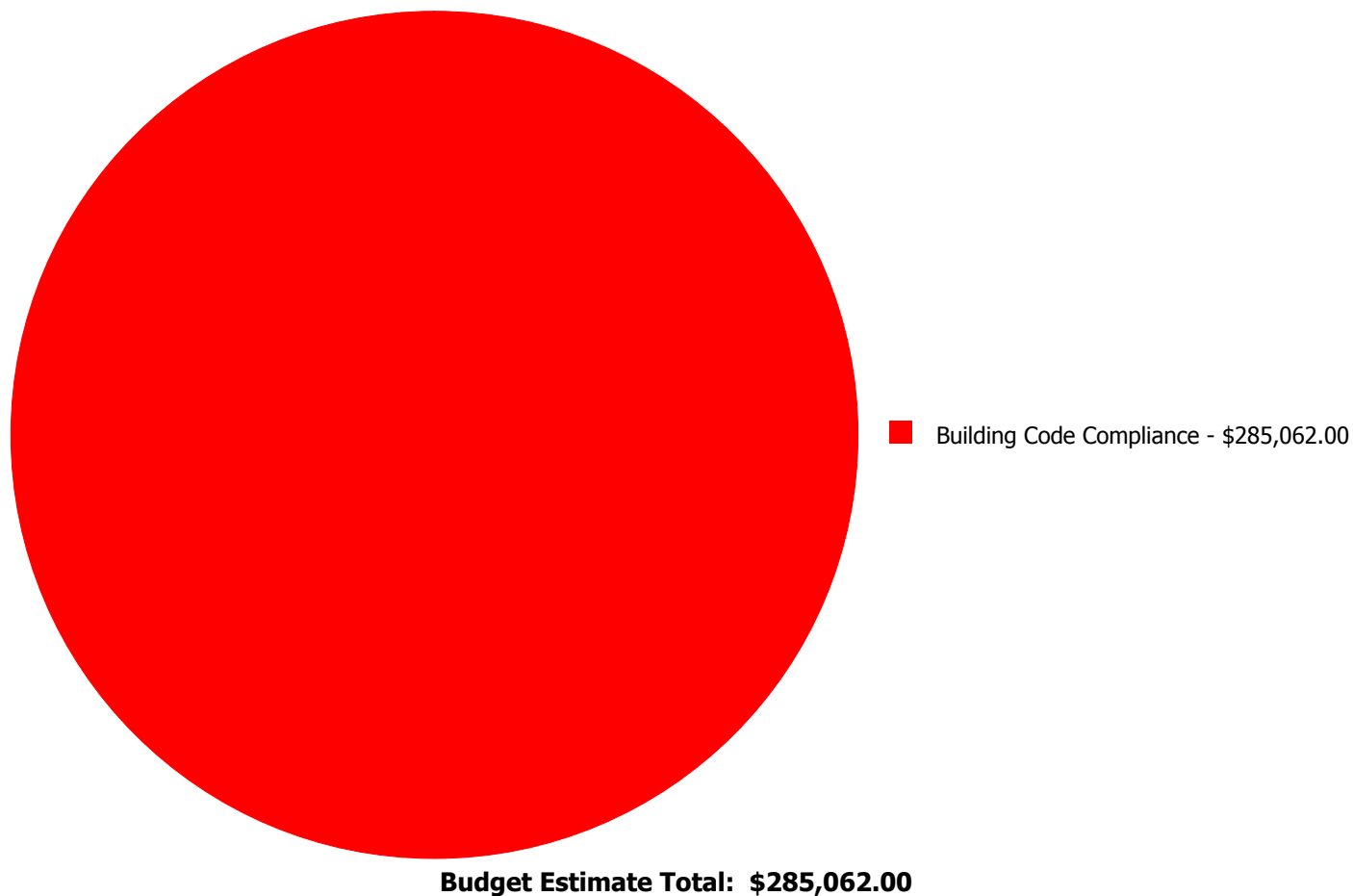
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$157,145.00	\$0.00	\$157,145.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$127,917.00	\$0.00	\$127,917.00
	Total:	\$0.00	\$0.00	\$0.00	\$285,062.00	\$0.00	\$285,062.00

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 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,507.00
Unit of Measure: S.F.
Estimate: \$157,145.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 34,507.00
Unit of Measure: S.F.
Estimate: \$127,917.00
Assessor Name: Matt Mahaffey
Date Created: 12/20/2016

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	75,757
Year Built:	1956
Last Renovation:	
Replacement Value:	\$2,212,106
Repair Cost:	\$307,586.90
Total FCI:	13.90 %
Total RSLI:	34.35 %
FCA Score:	86.10



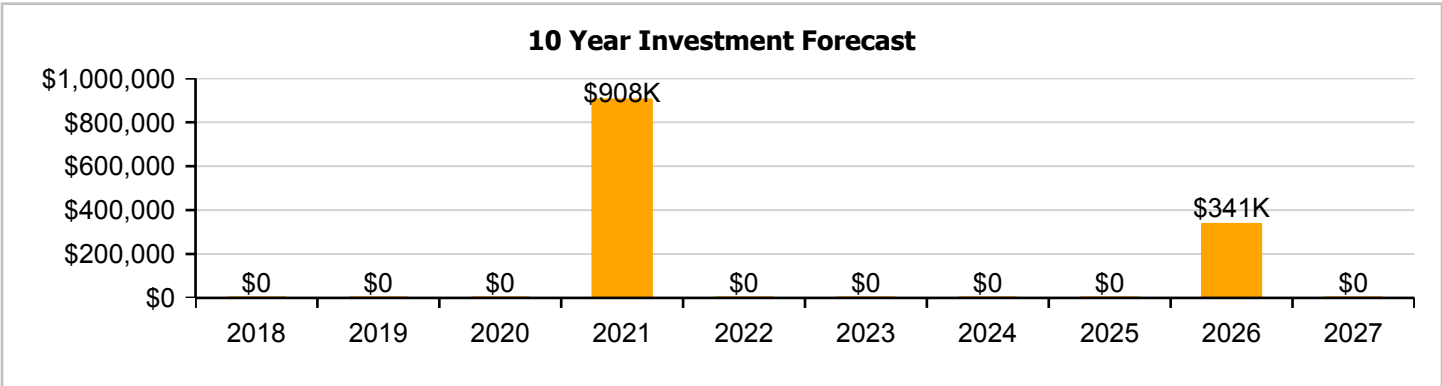
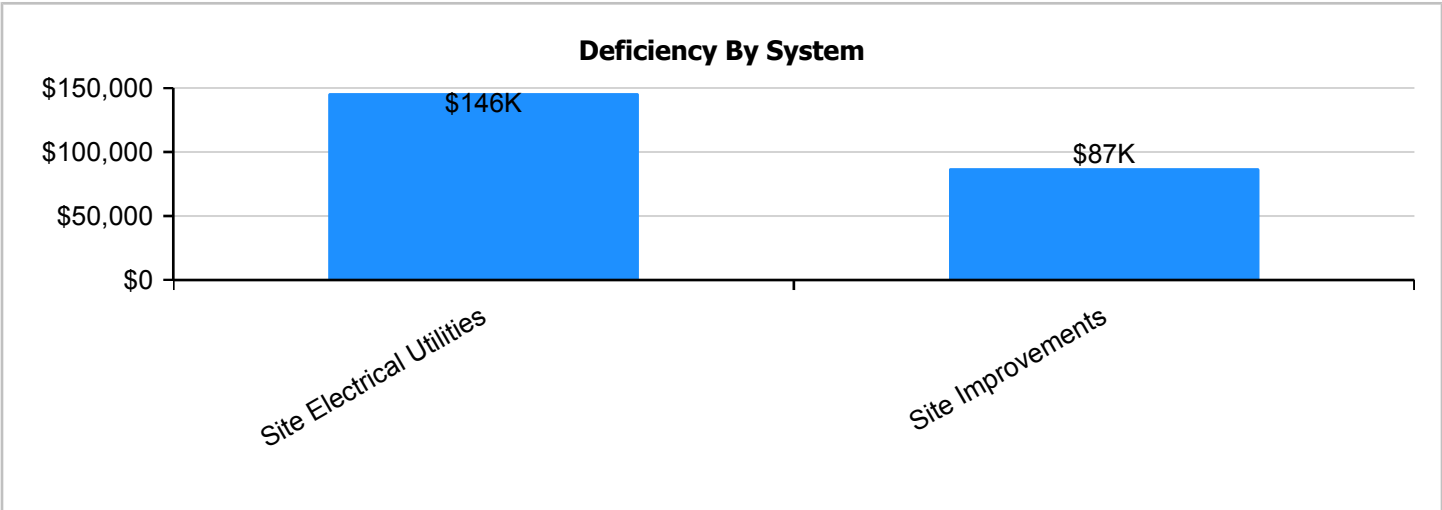
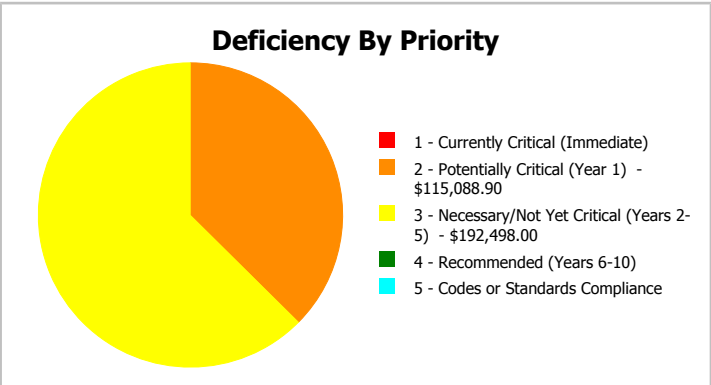
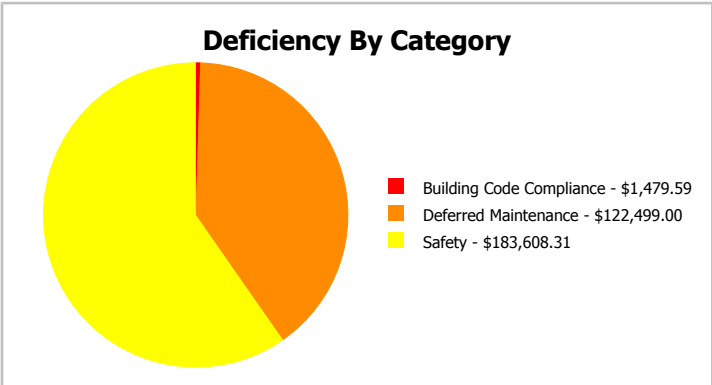
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	ES -Elementary School	Gross Area:	75,757
Year Built:	1956	Last Renovation:	
Repair Cost:	\$307,587	Replacement Value:	\$2,212,106
FCI:	13.90 %	RSLI%:	34.35 %



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	23.67 %	9.37 %	\$115,088.90
G30 - Site Mechanical Utilities	58.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	29.25 %	54.53 %	\$192,498.00
Totals:	34.35 %	13.90 %	\$307,586.90

Photo Album

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

- 1). Aerial Image of South Harnett Elementary 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	\$3.81	S.F.	75,757	25	1996	2021		16.00 %	0.51 %	4		\$1,479.59	\$288,634
G2020	Parking Lots	\$1.33	S.F.	75,757	25	1996	2021		16.00 %	0.00 %	4			\$100,757
G2030	Pedestrian Paving	\$1.91	S.F.	75,757	30	1996	2026		30.00 %	0.00 %	9			\$144,696
G2040105	Fence & Guardrails	\$1.23	S.F.	75,757	30	1996	2026		30.00 %	0.00 %	9			\$93,181
G2040950	Covered Walkways	\$1.52	S.F.	75,757	25	2005	2030		52.00 %	0.00 %	13			\$115,151
G2040950	Playing Field	\$4.54	S.F.	75,757	20	1996	2016	2021	20.00 %	0.00 %	4			\$343,937
G2050	Landscaping	\$1.87	S.F.	75,757	15	2005	2020		20.00 %	80.20 %	3		\$113,609.31	\$141,666
G3010	Water Supply	\$2.34	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			\$177,271
G3020	Sanitary Sewer	\$1.45	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			\$109,848
G3030	Storm Sewer	\$4.54	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			\$343,937
G4010	Electrical Distribution	\$2.35	S.F.	75,757	50	1996	2046		58.00 %	0.00 %	29			\$178,029
G4020	Site Lighting	\$1.47	S.F.	75,757	30	1974	2004		0.00 %	110.00 %	-13		\$122,499.00	\$111,363
G4030	Site Communications & Security	\$0.84	S.F.	75,757	15	1996	2011		0.00 %	110.00 %	-6		\$69,999.00	\$63,636
Total									34.35 %	13.90 %			\$307,586.90	\$2,212,106

System Notes

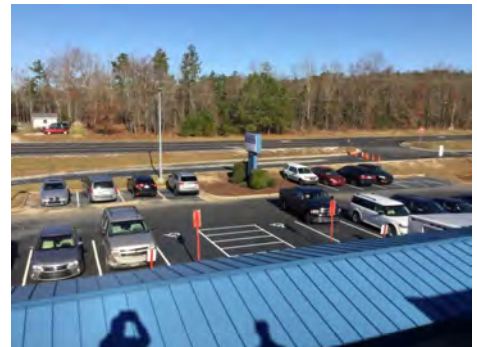
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

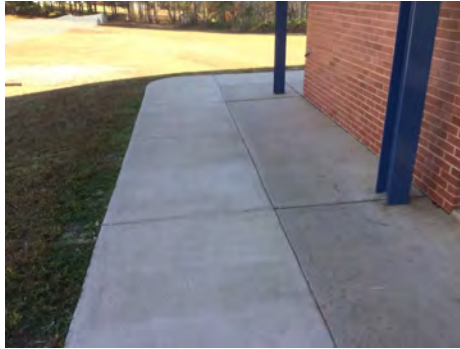
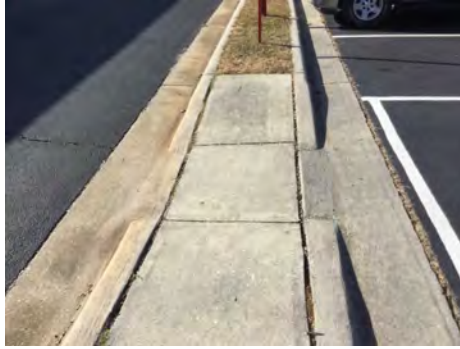
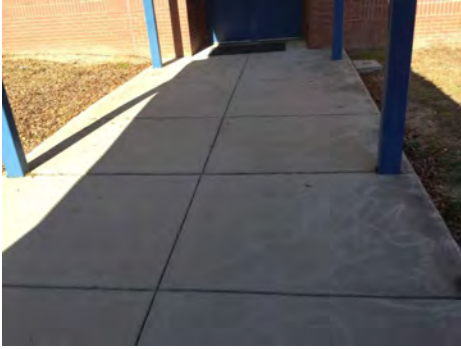
System: G2020 - Parking Lots



Note:

Campus Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

Campus Assessment Report - Site

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

Campus Assessment Report - Site

System: G4010 - Electrical Distribution



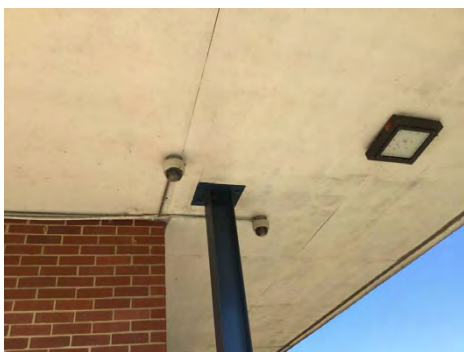
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

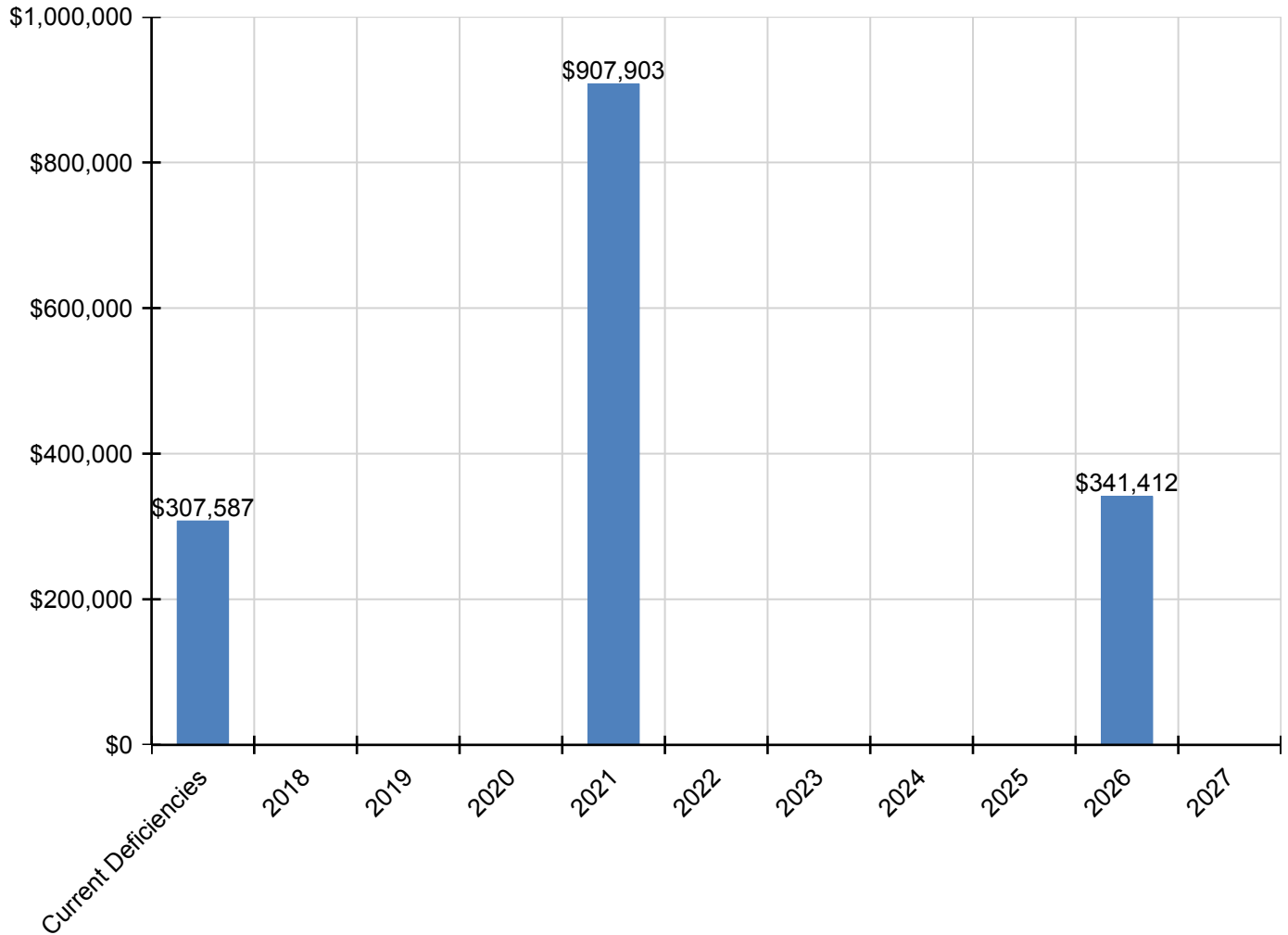
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$307,587	\$0	\$0	\$0	\$907,903	\$0	\$0	\$0	\$0	\$341,412	\$0	\$1,556,902
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	\$1,480	\$0	\$0	\$0	\$357,347	\$0	\$0	\$0	\$0	\$0	\$0	\$358,826
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$124,742	\$0	\$0	\$0	\$0	\$0	\$0	\$124,742
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,674	\$0	\$207,674
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,738	\$0	\$133,738
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$425,814	\$0	\$0	\$0	\$0	\$0	\$0	\$425,814
* G2050 - Landscaping	\$113,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,609
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$122,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,499
G4030 - Site Communications & Security	\$69,999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,999

** Indicates non-renewable system*

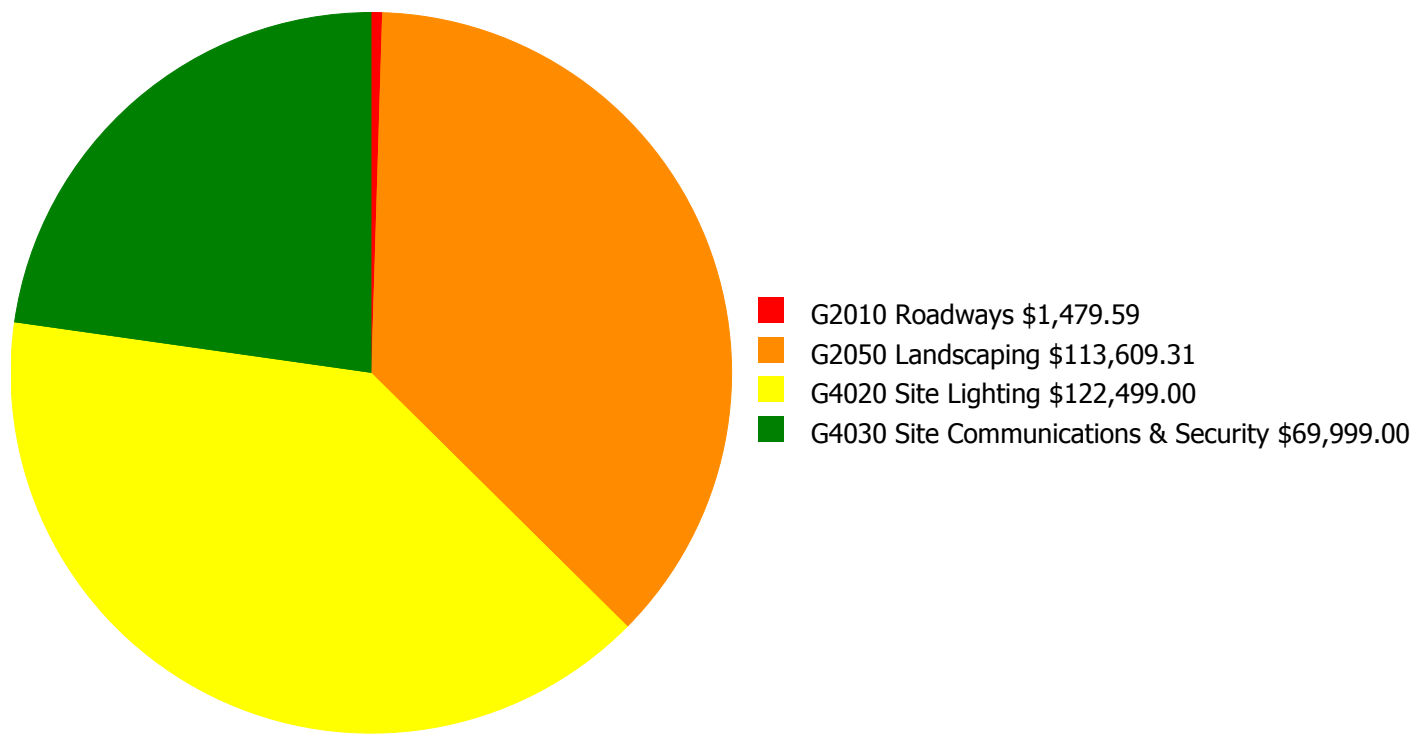
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

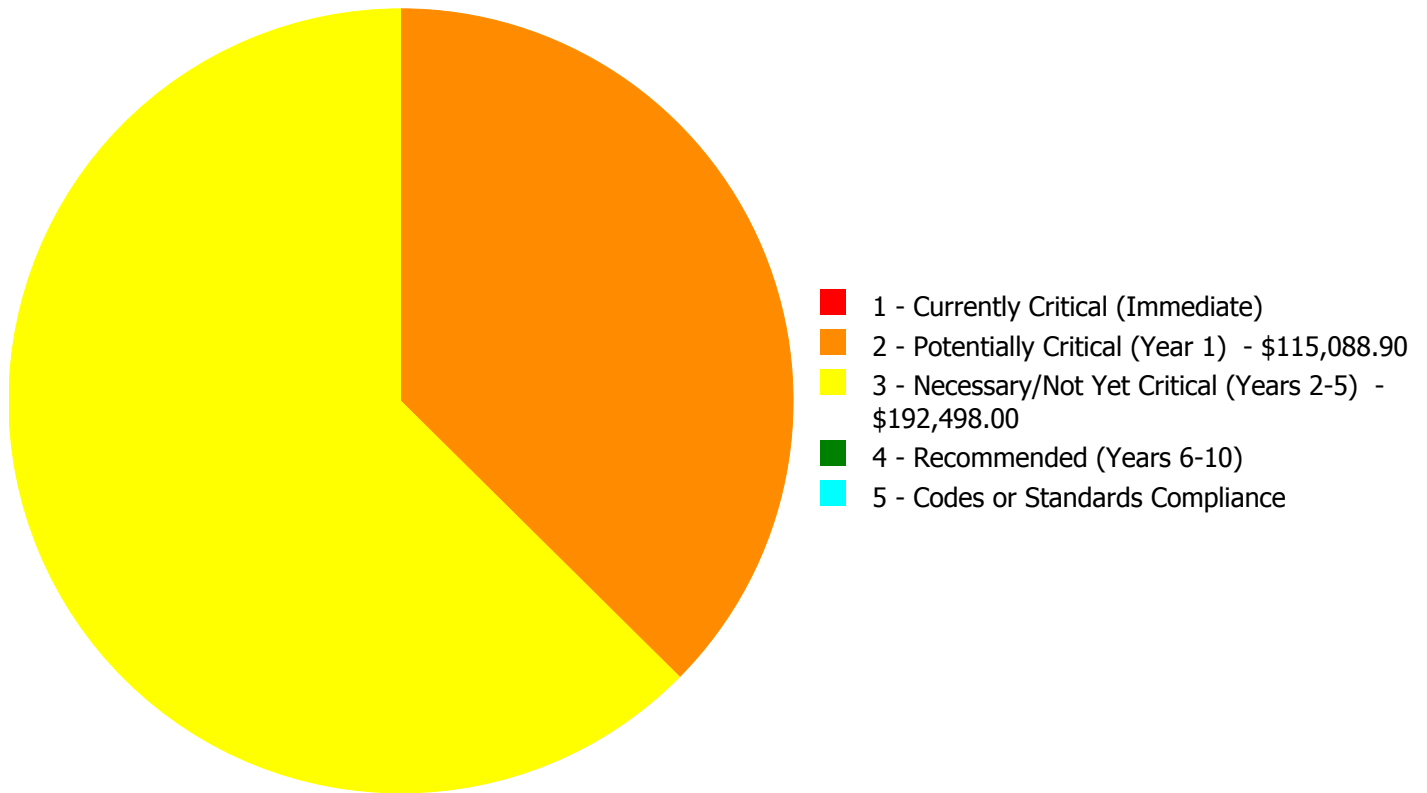
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$307,586.90

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: \$307,586.90

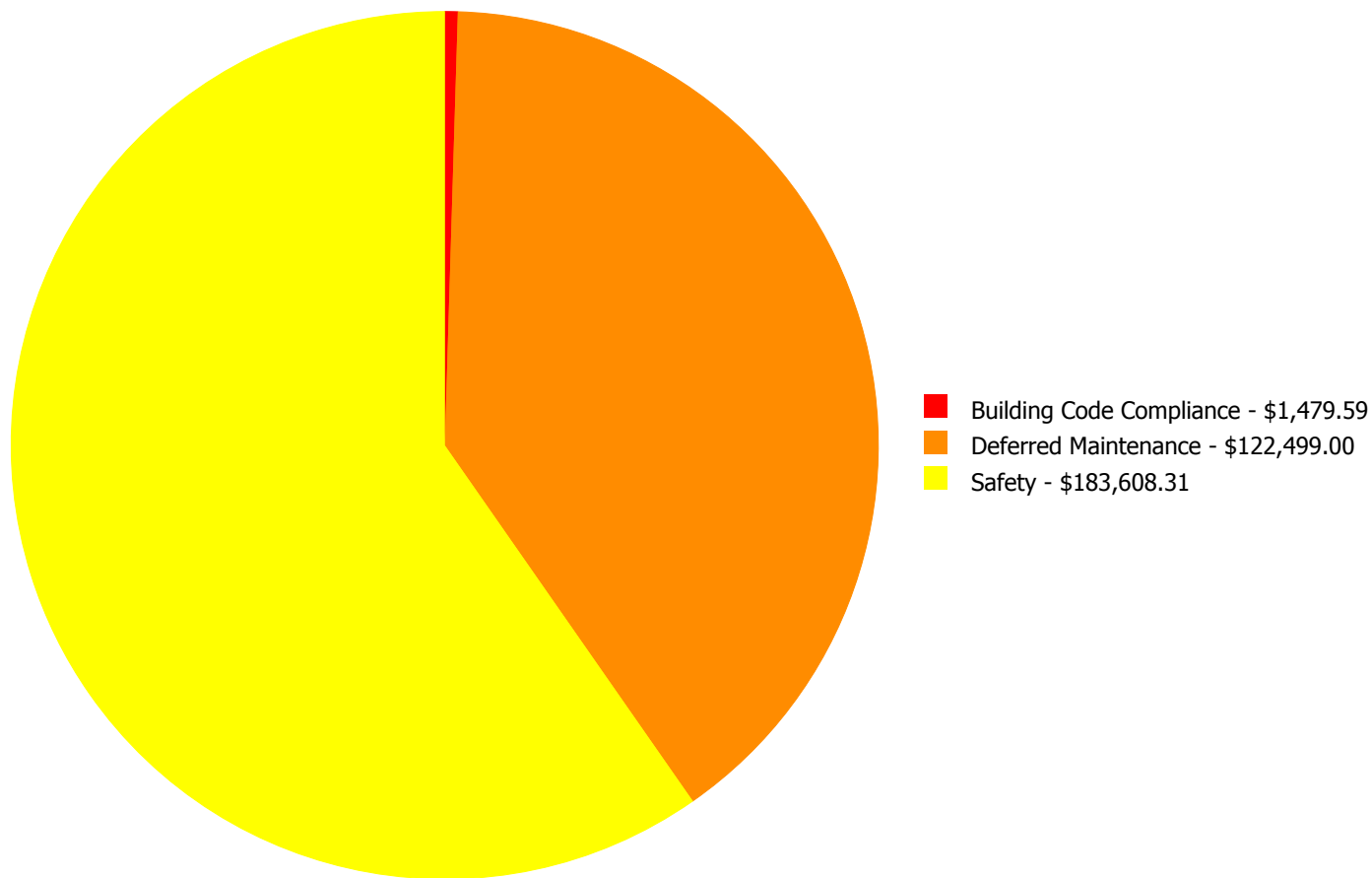
Deficiency By Priority Investment Table

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	\$1,479.59	\$0.00	\$0.00	\$0.00	\$1,479.59
G2050	Landscaping	\$0.00	\$113,609.31	\$0.00	\$0.00	\$0.00	\$113,609.31
G4020	Site Lighting	\$0.00	\$0.00	\$122,499.00	\$0.00	\$0.00	\$122,499.00
G4030	Site Communications & Security	\$0.00	\$0.00	\$69,999.00	\$0.00	\$0.00	\$69,999.00
	Total:	\$0.00	\$115,088.90	\$192,498.00	\$0.00	\$0.00	\$307,586.90

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: \$307,586.90

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: G2010 - Roadways



Location: Front drive
Distress: Missing
Category: Building Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Fire lane marking; incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 500.00
Unit of Measure: L.F.
Estimate: \$1,479.59
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: There is no indication it's a Fire Lane. Fire lane markings must include curb painting and with the words "No Parking, Fire Lane" to maintain it free of obstruction at all times. Provide Fire lane markings per Local Code requirements.

System: G2050 - Landscaping



Location: Front entry drive
Distress: Damaged
Category: Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Erosion control; incl. soil preparation, topsoil and sodding
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: \$113,609.31
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Groundwater is causing erosion into entry roadway and roadway damage. During winter months, driveway is not usable due to ice build-up causing hazard to drivers.

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

System: G4020 - Site Lighting



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 75,757.00
Unit of Measure: S.F.
Estimate: \$122,499.00
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Site lighting is not adequate for the site and parking areas and should be upgraded.

System: G4030 - Site Communications & Security



Location: Site
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 75,757.00
Unit of Measure: S.F.
Estimate: \$69,999.00
Assessor Name: Matt Mahaffey
Date Created: 12/09/2016

Notes: Site security system is aged and not adequate for the site and should be replaced.
