

NC School District/430 Harnett County/High School

Star Academy

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):	37,309
Year Built:	1915
Last Renovation:	
Replacement Value:	\$8,093,869
Repair Cost:	\$2,447,498.12
Total FCI:	30.24 %
Total RSLI:	26.14 %
FCA Score:	69.76



Description:

GENERAL:

Star Academy is located at 900 11th St. in Lillington, North Carolina. The 2 story, 37,309 square foot building was originally constructed in 1915 and is utilized as the county alternative high school. There have been 2 additions. A gym constructed in 1948 and a cafeteria constructed in 1957.

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 wall and column foundations and is assumed to have standard cast-in-place concrete foundations. The building has a basement .

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is wood. The exterior envelope is composed of walls of brick veneer over hollow ceramic brick. Exterior windows are wood frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically pitched asphalt composition shingles. Most building entrances appear not to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically hollow ceramic brick. Interior doors are generally solid core wood with wood 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 plaster. Floor finishes in common areas are typically hardwood. Floor finishes in assignable spaces is typically hardwood. Ceiling finishes in common areas are typically attached acoustical tile. Ceiling finishes in assignable areas are typically attached 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 electric hot water heating. Sanitary waste system is cast iron and plastic. Rain water drainage system is external.

HVAC:

Heating and cooling is provided by 10 pad mounted package units. The heating/cooling distribution system is a duct work 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 remote 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 surface mounted 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 do not 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 key and locks; entry doors are secured with lock sets. 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.

Attributes:

General Attributes:

Condition Assessor:	Matt Mahaffey	Assessment Date:	
Suitability Assessor:			

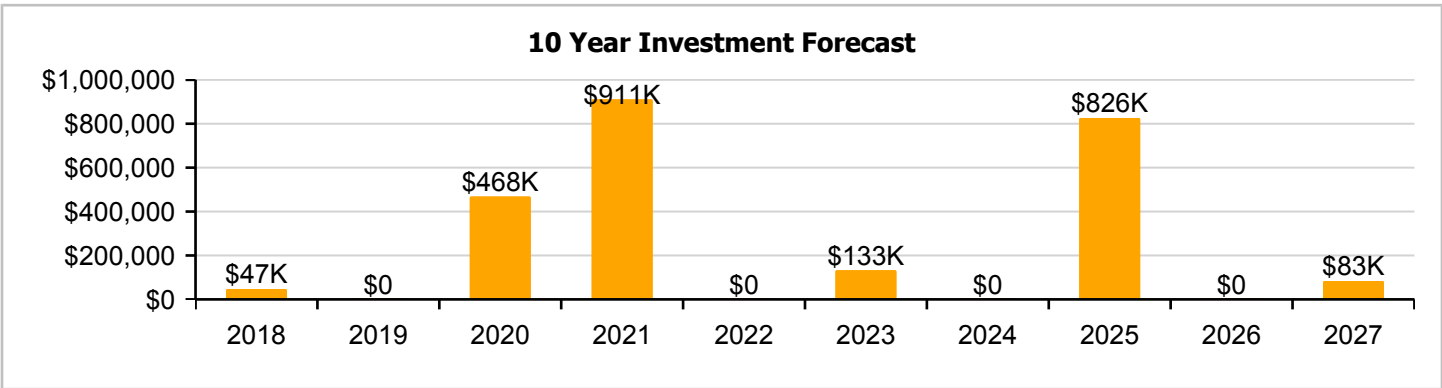
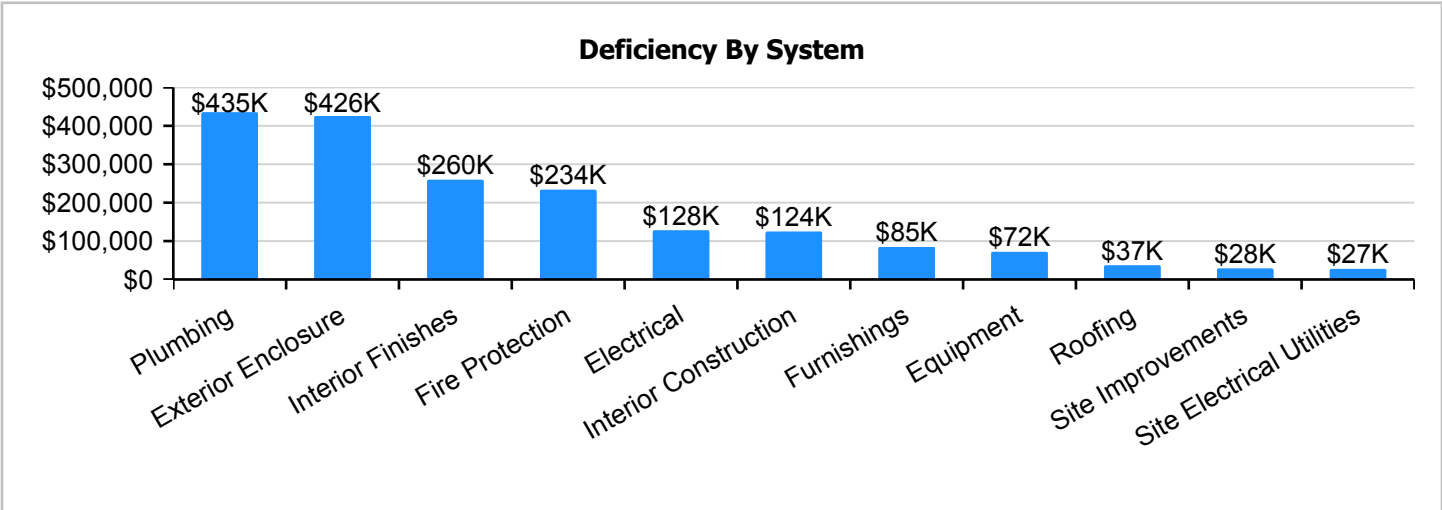
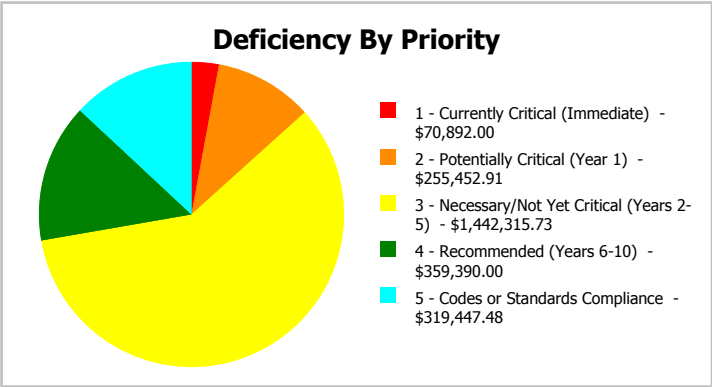
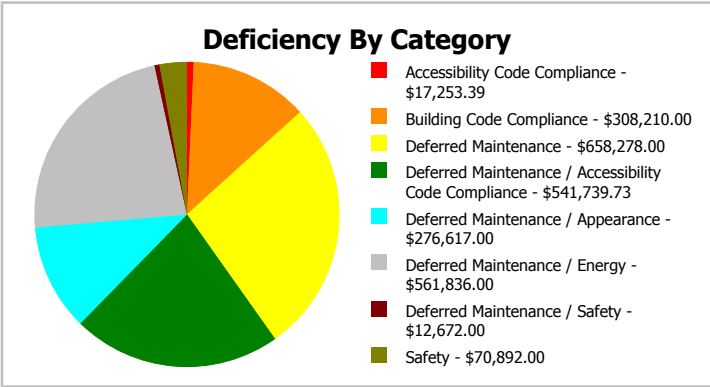
School Information:

HS Attendance Area:	Harnett - Star Academy	LEA School No.:	430-345
No. of Mobile Units:	0	No. of Bldgs.:	3
SF of Mobile Units:	0	Status:	Active
School Grades:	6-12	Site Acreage:	3.6

Campus Dashboard Summary

Gross Area: 37,309
 Year Built: 1915
 Repair Cost: \$2,447,498
 FCI: 30.24 %

Last Renovation:
 Replacement Value: \$8,093,869
 RSLI%: 26.14 %



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.

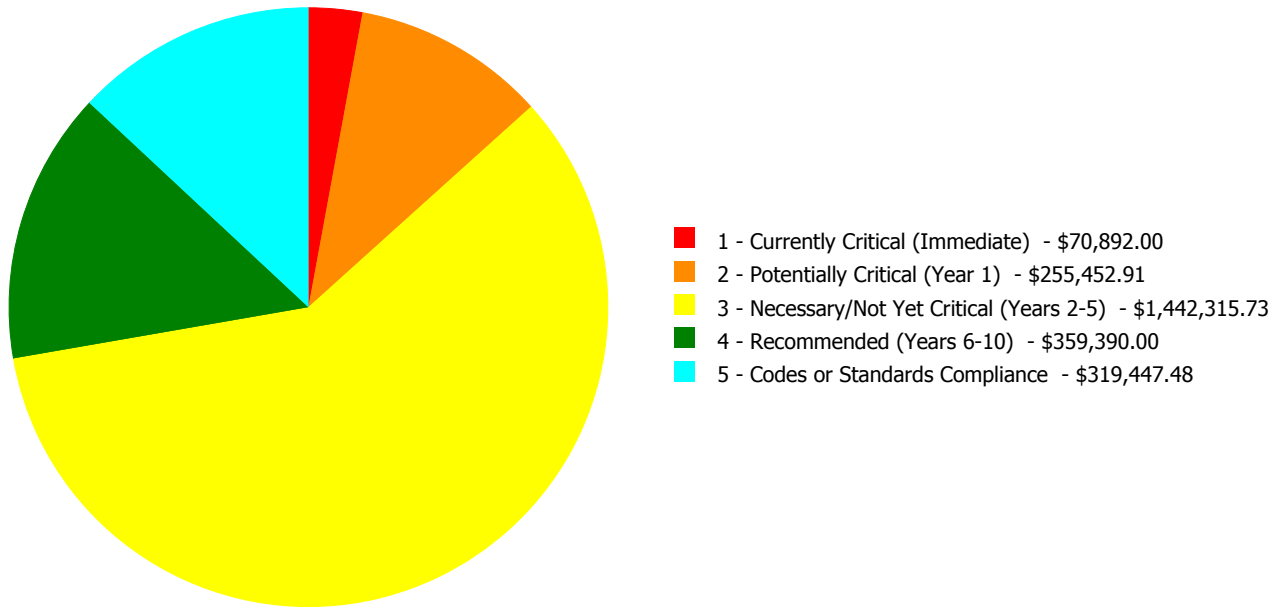
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	18.87 %	0.00 %	\$0.00
A20 - Basement Construction	15.89 %	0.00 %	\$0.00
B10 - Superstructure	18.87 %	0.00 %	\$0.00
B20 - Exterior Enclosure	8.40 %	62.67 %	\$561,836.00
B30 - Roofing	50.51 %	17.25 %	\$48,214.00
C10 - Interior Construction	3.18 %	48.69 %	\$163,954.00
C20 - Stairs	21.92 %	0.00 %	\$0.00
C30 - Interior Finishes	20.43 %	35.64 %	\$342,677.00
D20 - Plumbing	0.16 %	109.35 %	\$574,147.00
D30 - HVAC	71.71 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$308,210.00
D50 - Electrical	37.04 %	15.29 %	\$168,498.00
E10 - Equipment	16.66 %	44.39 %	\$94,892.00
E20 - Furnishings	0.00 %	110.00 %	\$111,479.00
G20 - Site Improvements	25.37 %	6.52 %	\$37,476.12
G30 - Site Mechanical Utilities	26.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	21.54 %	19.80 %	\$36,115.00
Totals:	26.14 %	30.24 %	\$2,447,498.12

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
1914 Main	17,649	35.20	\$0.00	\$183,655.00	\$834,073.00	\$145,799.00	\$30,674.00
1948 Gym	15,055	28.08	\$34,777.00	\$0.00	\$367,478.00	\$153,515.00	\$226,051.00
1957 Cafeteria	4,605	47.46	\$0.00	\$69,347.00	\$220,542.00	\$60,076.00	\$47,920.00
Site	37,309	6.82	\$36,115.00	\$2,450.91	\$20,222.73	\$0.00	\$14,802.48
Total:		30.24	\$70,892.00	\$255,452.91	\$1,442,315.73	\$359,390.00	\$319,447.48

Deficiencies By Priority



Budget Estimate Total: \$2,447,498.12

Executive Summary

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Function:	HS -High School
Gross Area (SF):	17,649
Year Built:	1914
Last Renovation:	
Replacement Value:	\$3,392,846
Repair Cost:	\$1,194,201.00
Total FCI:	35.20 %
Total RSLI:	20.72 %
FCA Score:	64.80



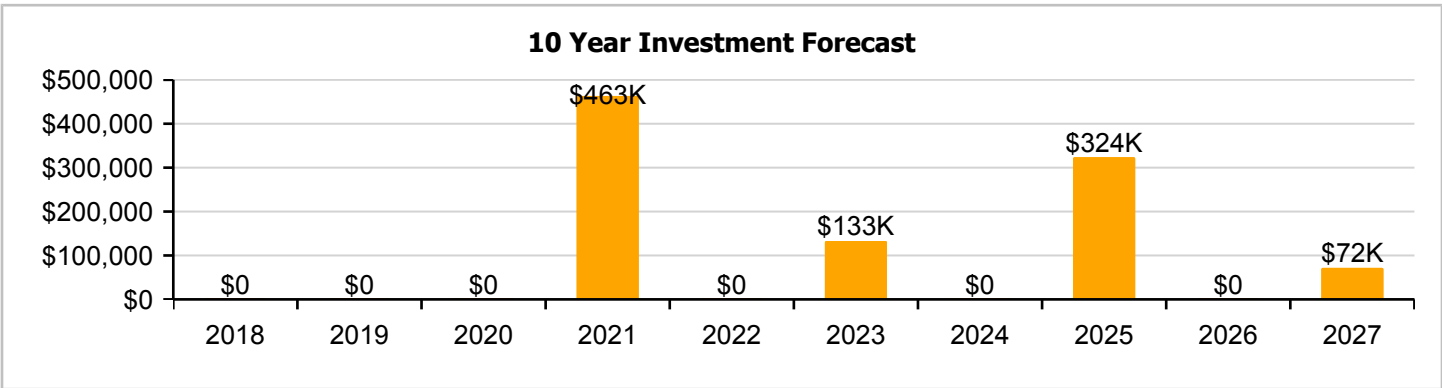
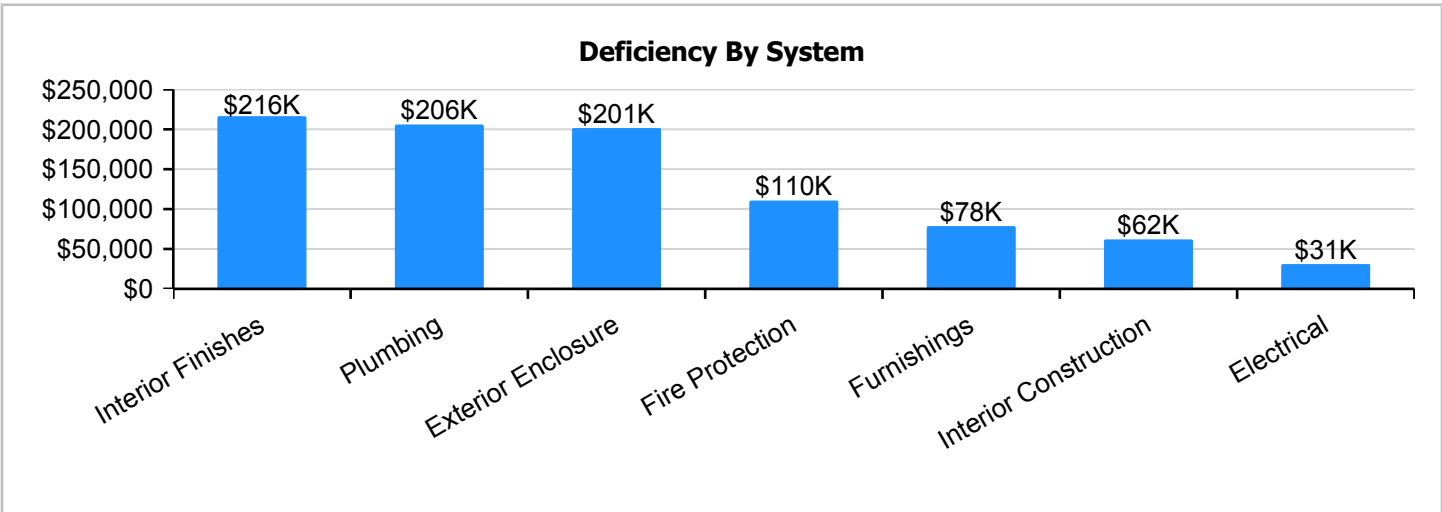
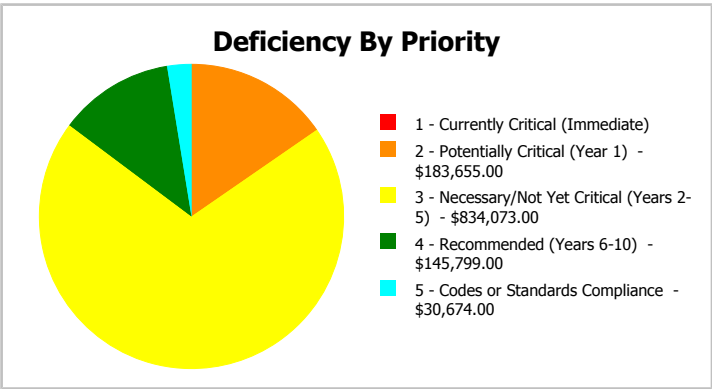
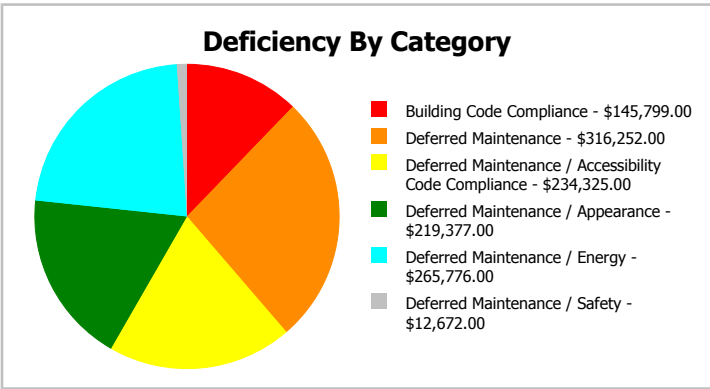
Description:

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:	HS -High School	Gross Area:	17,649
Year Built:	1914	Last Renovation:	
Repair Cost:	\$1,194,201	Replacement Value:	\$3,392,846
FCI:	35.20 %	RSLI%:	20.72 %



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	3.00 %	0.00 %	\$0.00
A20 - Basement Construction	3.00 %	0.00 %	\$0.00
B10 - Superstructure	3.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	2.14 %	62.67 %	\$265,776.00
B30 - Roofing	40.00 %	0.00 %	\$0.00
C10 - Interior Construction	0.00 %	49.99 %	\$81,344.00
C20 - Stairs	14.17 %	0.00 %	\$0.00
C30 - Interior Finishes	9.10 %	62.76 %	\$285,437.00
D20 - Plumbing	0.00 %	110.00 %	\$271,600.00
D30 - HVAC	72.98 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$145,799.00
D50 - Electrical	31.93 %	7.82 %	\$40,769.00
E10 - Equipment	30.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$103,476.00
Totals:	20.72 %	35.20 %	\$1,194,201.00

Photo Album

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

1). East Elevation - Nov 23, 2016



2). South Elevation - Nov 23, 2016



3). North Elevation - Nov 23, 2016



4). West Elevation - Nov 23, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 1914 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	\$2.32	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$40,946
A1030	Slab on Grade	\$4.36	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$76,950
A2010	Basement Excavation	\$0.88	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$15,531
A2020	Basement Walls	\$6.15	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$108,541
B1010	Floor Construction	\$12.22	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$215,671
B1020	Roof Construction	\$8.14	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$143,663
B2010	Exterior Walls	\$9.48	S.F.	17,649	100	1914	2014	2020	3.00 %	0.00 %	3			\$167,313
B2020	Exterior Windows	\$13.69	S.F.	17,649	30	1914	1944		0.00 %	110.00 %	-73		\$265,776.00	\$241,615
B2030	Exterior Doors	\$0.86	S.F.	17,649	30	1995	2025		26.67 %	0.00 %	8			\$15,178
B3010140	Asphalt Shingles	\$4.32	S.F.	17,649	20	2005	2025		40.00 %	0.00 %	8			\$76,244
C1010	Partitions	\$5.03	S.F.	17,649	75	1914	1989		0.00 %	0.00 %	-28			\$88,774
C1020	Interior Doors	\$2.61	S.F.	17,649	30	1914	1944		0.00 %	110.00 %	-73		\$50,670.00	\$46,064
C1030	Fittings	\$1.58	S.F.	17,649	20	1914	1934		0.00 %	110.00 %	-83		\$30,674.00	\$27,885
C2010	Stair Construction	\$1.39	S.F.	17,649	120	1914	2034		14.17 %	0.00 %	17			\$24,532
C3010	Wall Finishes	\$2.75	S.F.	17,649	10	1995	2005		0.00 %	110.00 %	-12		\$53,388.00	\$48,535
C3020	Floor Finishes	\$11.72	S.F.	17,649	20	1995	2015	2021	20.00 %	6.13 %	4		\$12,672.00	\$206,846
C3030	Ceiling Finishes	\$11.30	S.F.	17,649	25	1980	2005		0.00 %	110.00 %	-12		\$219,377.00	\$199,434
D2010	Plumbing Fixtures	\$9.46	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		\$183,655.00	\$166,960
D2020	Domestic Water Distribution	\$1.76	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		\$34,168.00	\$31,062
D2030	Sanitary Waste	\$2.77	S.F.	17,649	30	1985	2015		0.00 %	110.00 %	-2		\$53,777.00	\$48,888
D3040	Distribution Systems	\$8.96	S.F.	17,649	30	2008	2038		70.00 %	0.00 %	21			\$158,135
D3050	Terminal & Package Units	\$19.55	S.F.	17,649	15	2013	2028		73.33 %	0.00 %	11			\$345,038
D3060	Controls & Instrumentation	\$2.84	S.F.	17,649	20	2013	2033		80.00 %	0.00 %	16			\$50,123
D4010	Sprinklers	\$4.14	S.F.	17,649	20			2016	0.00 %	110.00 %	-1		\$80,374.00	\$73,067
D4020	Standpipes	\$3.37	S.F.	17,649	20			2016	0.00 %	110.00 %	-1		\$65,425.00	\$59,477
D5010	Electrical Service/Distribution	\$1.70	S.F.	17,649	40	1985	2025		20.00 %	0.00 %	8			\$30,003
D5020	Branch Wiring	\$4.87	S.F.	17,649	30	1995	2025		26.67 %	0.00 %	8			\$85,951
D5020	Lighting	\$11.38	S.F.	17,649	30	2001	2031		46.67 %	0.00 %	14			\$200,846
D5030810	Security & Detection Systems	\$2.10	S.F.	17,649	15	2001	2016		0.00 %	110.00 %	-1		\$40,769.00	\$37,063
D5030910	Fire Alarm Systems	\$3.83	S.F.	17,649	15	2001	2016	2021	26.67 %	0.00 %	4			\$67,596
D5030920	Data Communication	\$4.92	S.F.	17,649	15	2001	2016	2021	26.67 %	0.00 %	4			\$86,833
D5090	Other Electrical Systems	\$0.73	S.F.	17,649	20	2001	2021		20.00 %	0.00 %	4			\$12,884
E1090	Other Equipment	\$5.73	S.F.	17,649	20	2003	2023		30.00 %	0.00 %	6			\$101,129
E2010	Fixed Furnishings	\$5.33	S.F.	17,649	20	1914	1934		0.00 %	110.00 %	-83		\$103,476.00	\$94,069
Total									20.72 %	35.20 %			\$1,194,201.00	\$3,392,846

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: A2020 - Basement Walls



Note:

System: B2010 - Exterior Walls



Note:

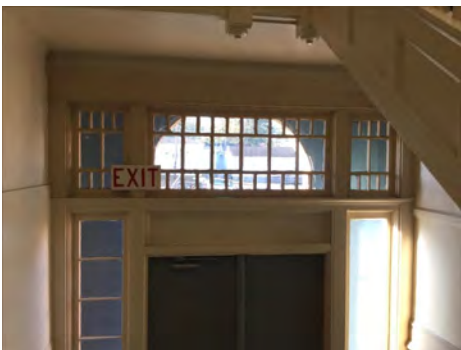
Campus Assessment Report - 1914 Main

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

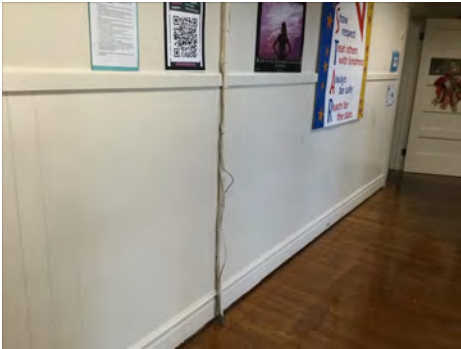
Campus Assessment Report - 1914 Main

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

Campus Assessment Report - 1914 Main

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

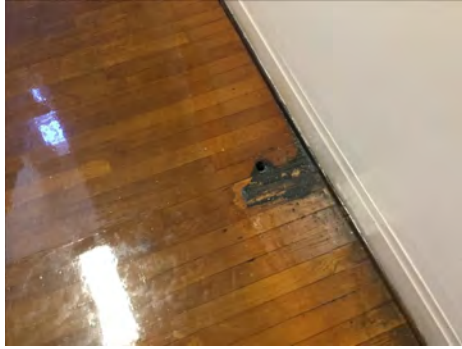
System: C3010 - Wall Finishes



Note:

Campus Assessment Report - 1914 Main

System: C3020 - Floor Finishes



Note:

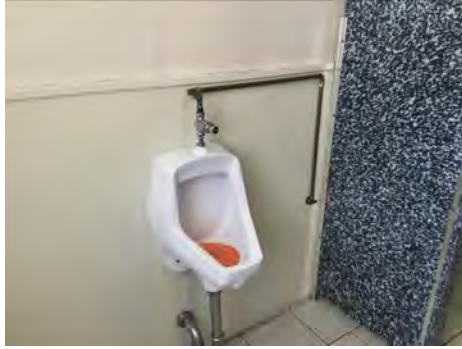
System: C3030 - Ceiling Finishes



Note:

Campus Assessment Report - 1914 Main

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

Campus Assessment Report - 1914 Main

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

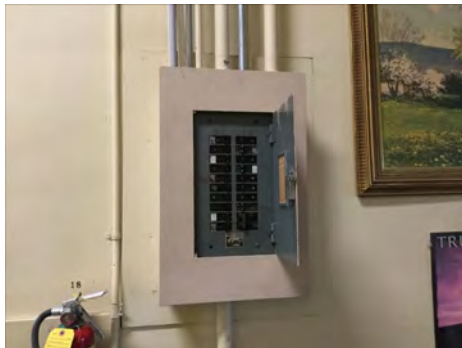
Campus Assessment Report - 1914 Main

System: D5010 - Electrical Service/Distribution



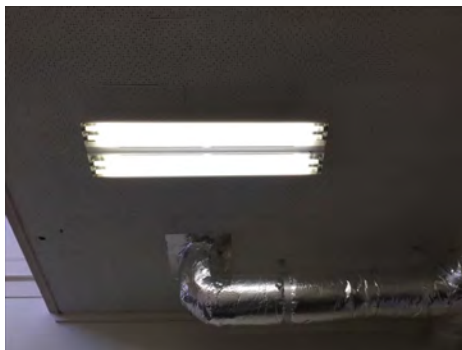
Note:

System: D5020 - Branch Wiring



Note:

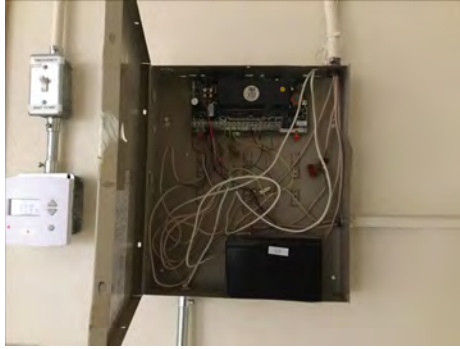
System: D5020 - Lighting



Note:

Campus Assessment Report - 1914 Main

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Campus Assessment Report - 1914 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:	\$1,194,201	\$0	\$0	\$0	\$463,230	\$0	\$132,829	\$0	\$323,738	\$0	\$71,749	\$2,185,747
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$265,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,776
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,150	\$0	\$0	\$21,150
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,012	\$0	\$0	\$141,012
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$50,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,670
C1030 - Fittings	\$30,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,674
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

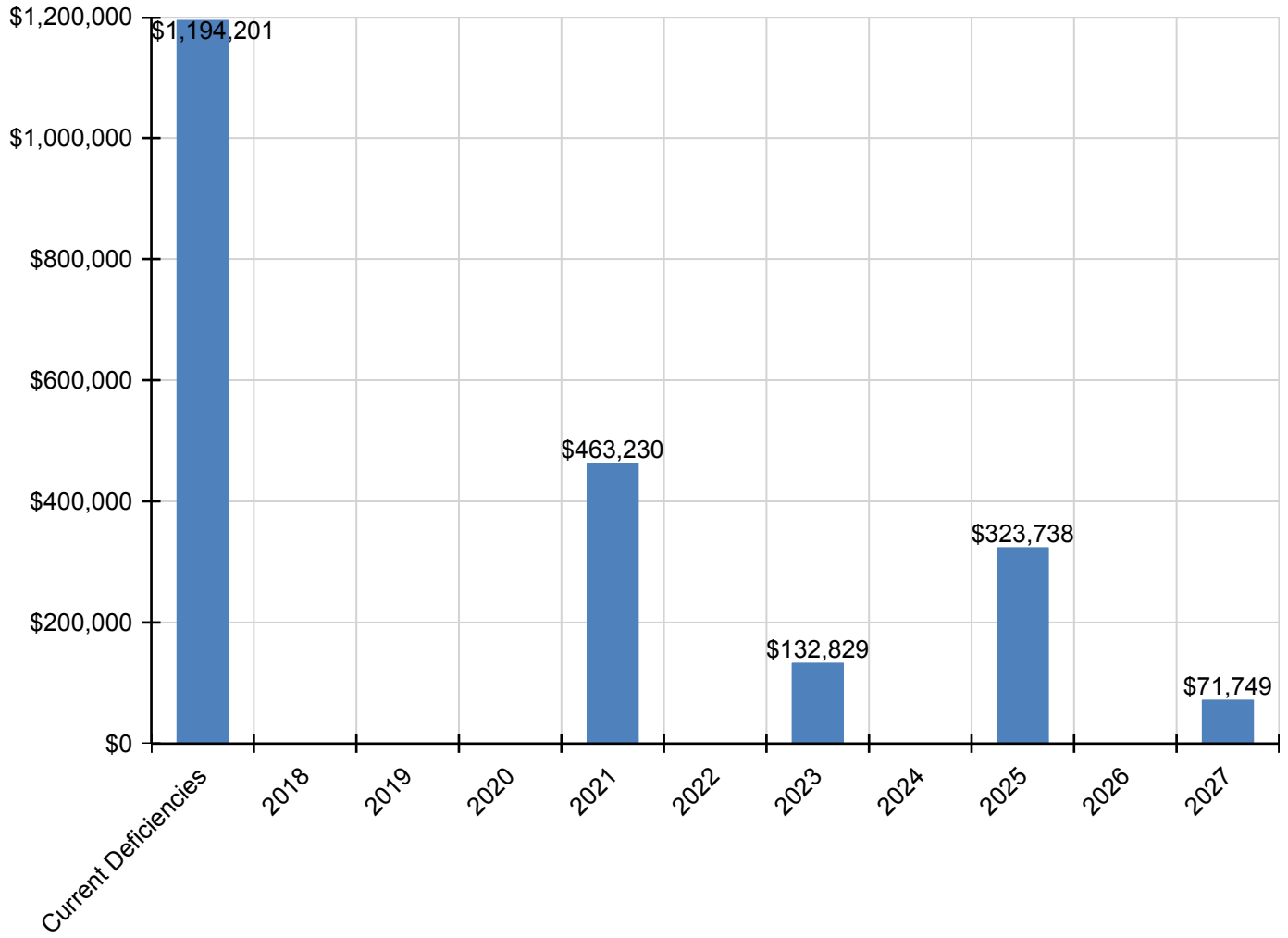
Campus Assessment Report - 1914 Main

C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$53,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,749	\$125,137
C3020 - Floor Finishes	\$12,672	\$0	\$0	\$0	\$256,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268,760
C3030 - Ceiling Finishes	\$219,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,377
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	\$183,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,655
D2020 - Domestic Water Distribution	\$34,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,168
D2030 - Sanitary Waste	\$53,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,777
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	\$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	\$80,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,374
D4020 - Standpipes	\$65,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,425
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	\$41,808	\$0	\$0	\$41,808
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,768	\$0	\$0	\$119,768
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	\$40,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,769
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$83,687	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,687
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$107,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,504
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$15,951	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,951
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	\$0	\$0	\$132,829	\$0	\$0	\$0	\$0	\$0	\$132,829
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$103,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,476

* Indicates non-renewable system

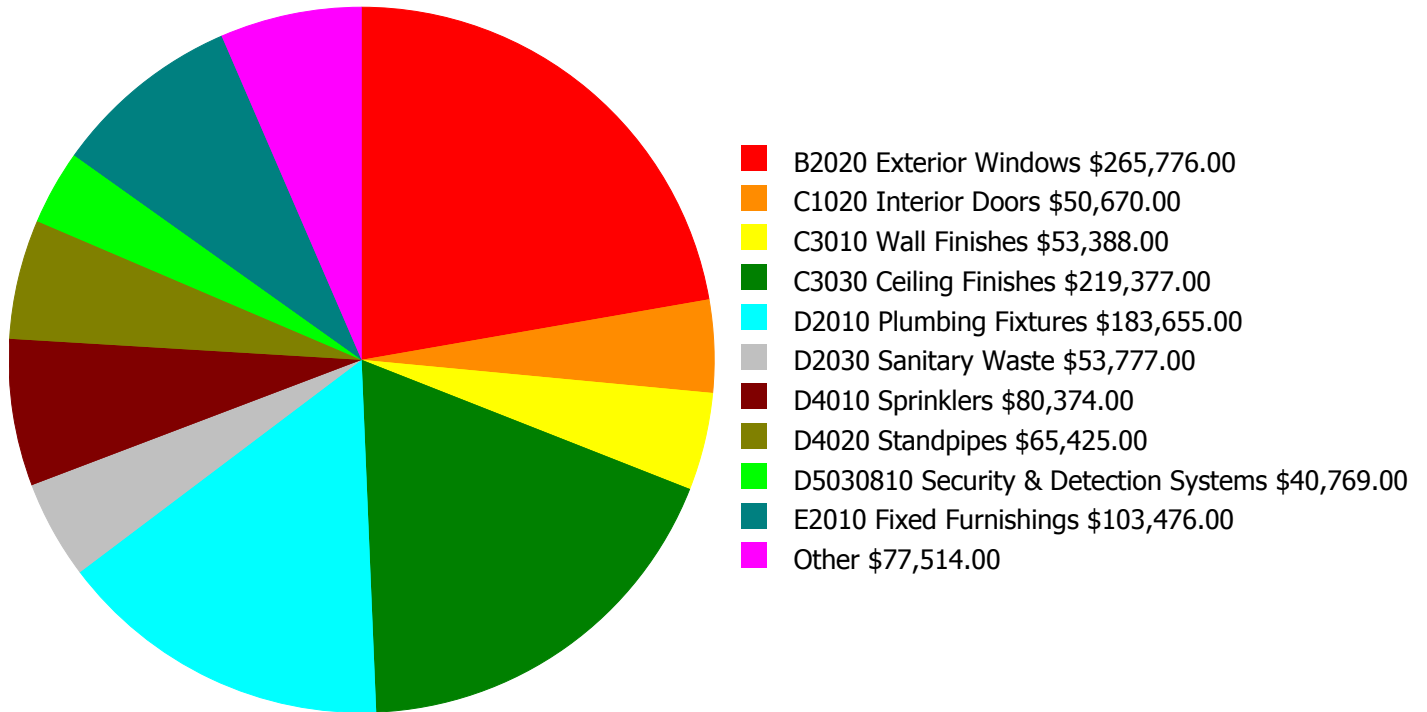
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

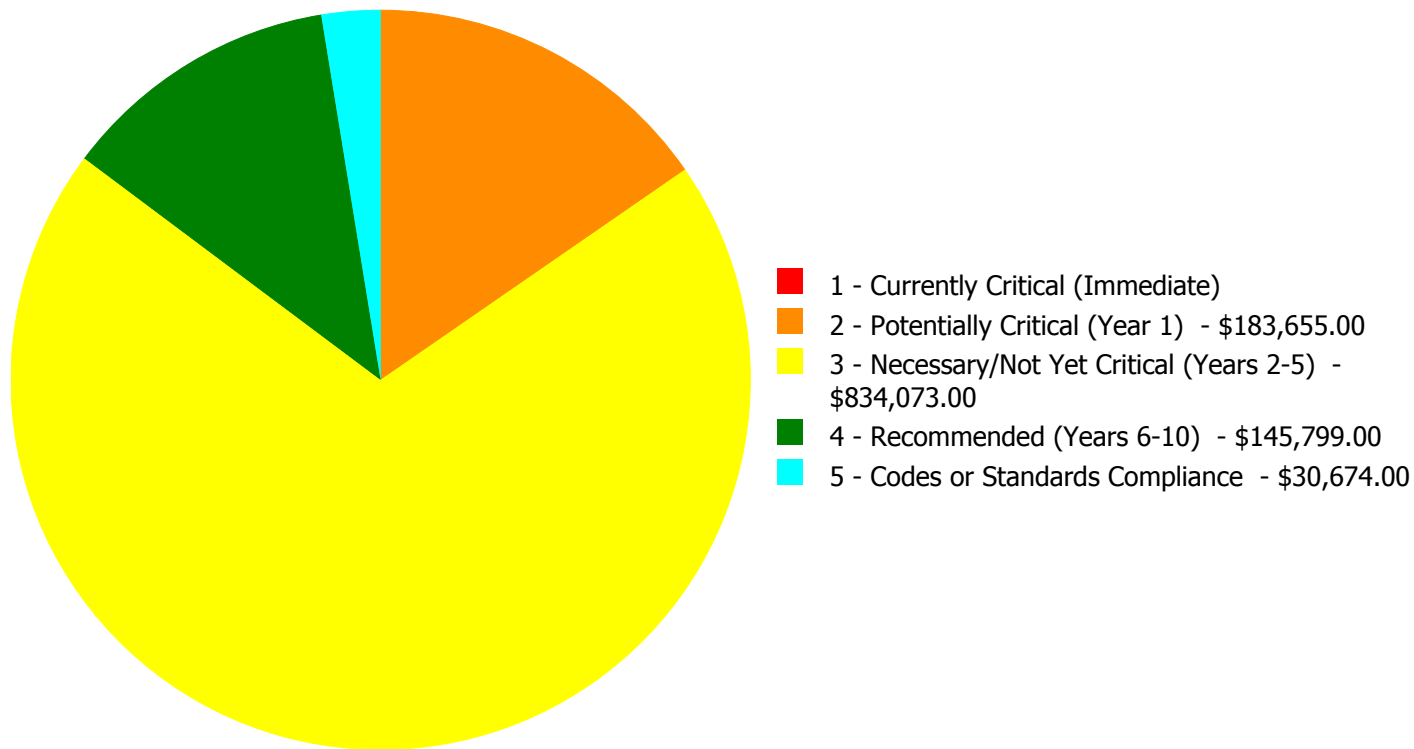
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,194,201.00

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: \$1,194,201.00

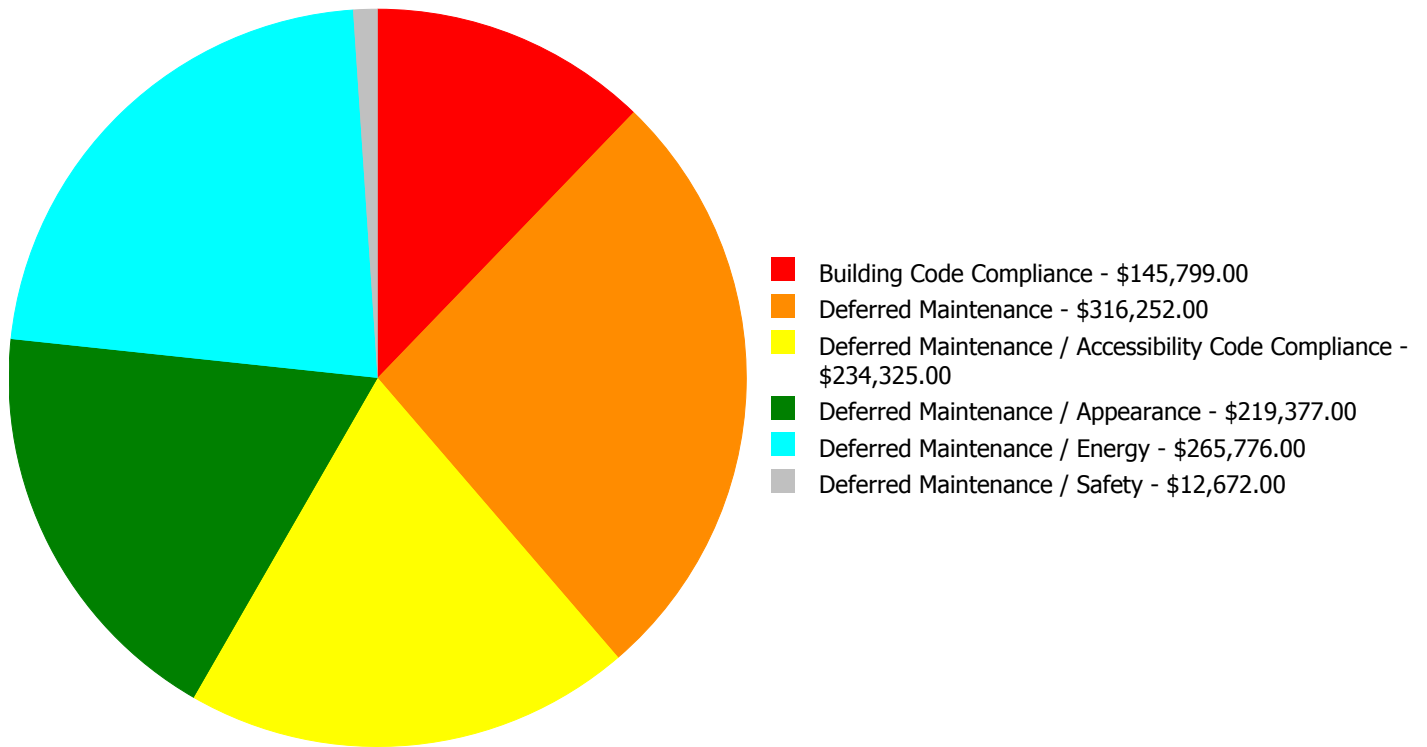
Deficiency By Priority Investment Table

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	\$265,776.00	\$0.00	\$0.00	\$265,776.00
C1020	Interior Doors	\$0.00	\$0.00	\$50,670.00	\$0.00	\$0.00	\$50,670.00
C1030	Fittings	\$0.00	\$0.00	\$0.00	\$0.00	\$30,674.00	\$30,674.00
C3010	Wall Finishes	\$0.00	\$0.00	\$53,388.00	\$0.00	\$0.00	\$53,388.00
C3020	Floor Finishes	\$0.00	\$0.00	\$12,672.00	\$0.00	\$0.00	\$12,672.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$219,377.00	\$0.00	\$0.00	\$219,377.00
D2010	Plumbing Fixtures	\$0.00	\$183,655.00	\$0.00	\$0.00	\$0.00	\$183,655.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$34,168.00	\$0.00	\$0.00	\$34,168.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$53,777.00	\$0.00	\$0.00	\$53,777.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$80,374.00	\$0.00	\$80,374.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$65,425.00	\$0.00	\$65,425.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$40,769.00	\$0.00	\$0.00	\$40,769.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$103,476.00	\$0.00	\$0.00	\$103,476.00
	Total:	\$0.00	\$183,655.00	\$834,073.00	\$145,799.00	\$30,674.00	\$1,194,201.00

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: \$1,194,201.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: \$183,655.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

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: 17,649.00
Unit of Measure: S.F.
Estimate: \$265,776.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The wood frame, operable, single pane windows are aged, damaged, 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: 17,649.00
Unit of Measure: S.F.
Estimate: \$50,670.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

System: C3010 - Wall Finishes



Location: Basement, restrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: \$53,388.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

System: C3020 - Floor Finishes



Location: Toilets
Distress: Failing
Category: Deferred Maintenance / Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace ceramic tiles
Qty: 800.00
Unit of Measure: S.F.
Estimate: \$12,672.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: Ceramic tile in toilets are failing and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: \$219,377.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The acoustic ceiling tiles are aged, failing and should be replaced.

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: 17,649.00
Unit of Measure: S.F.
Estimate: \$34,168.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: The domestic water distribution system is aged, does not include back flow preventer and should be replaced.
Hot water heaters are aged and failing.

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: 17,649.00
Unit of Measure: S.F.
Estimate: \$53,777.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: \$40,769.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: Security system is analog and aging and should be replaced. Security cameras are beginning to fail.

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: 17,649.00
Unit of Measure: S.F.
Estimate: \$103,476.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

Notes: Fixed casework is aged and beginning to fail 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: 17,649.00
Unit of Measure: S.F.
Estimate: \$80,374.00
Assessor Name: Terence Davis
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: 17,649.00
Unit of Measure: S.F.
Estimate: \$65,425.00
Assessor Name: Terence Davis
Date Created: 12/20/2016

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

Priority 5 - Codes or Standards Compliance:

System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 17,649.00
Unit of Measure: S.F.
Estimate: \$30,674.00
Assessor Name: Terence Davis
Date Created: 11/22/2016

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

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	15,055
Year Built:	1948
Last Renovation:	
Replacement Value:	\$2,784,123
Repair Cost:	\$781,821.00
Total FCI:	28.08 %
Total RSLI:	33.40 %
FCA Score:	71.92



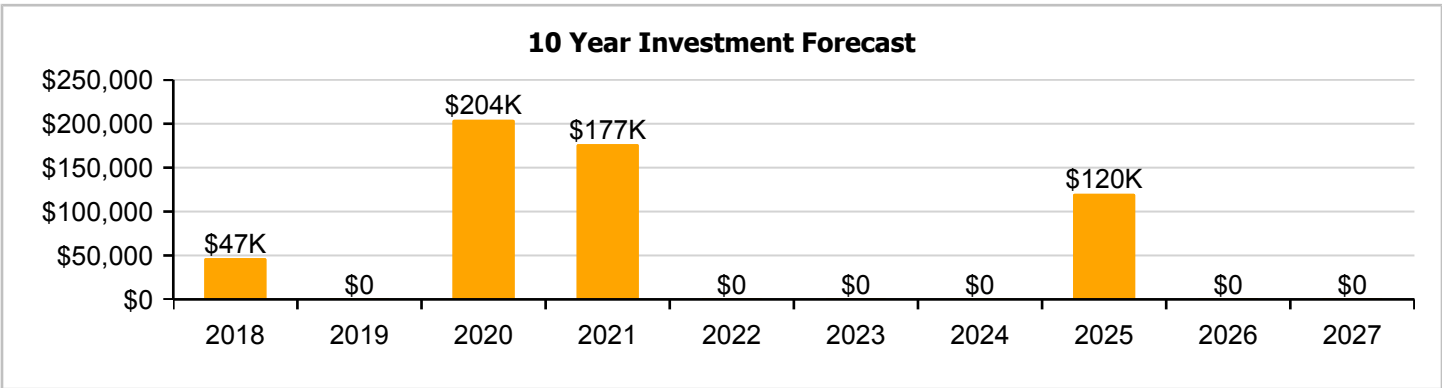
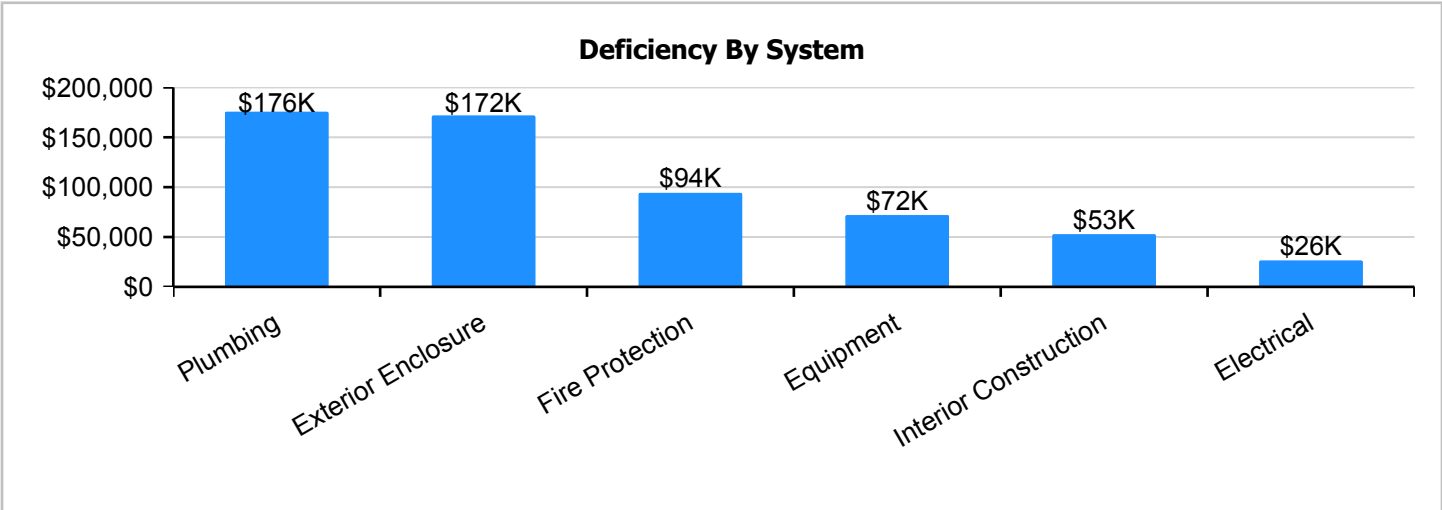
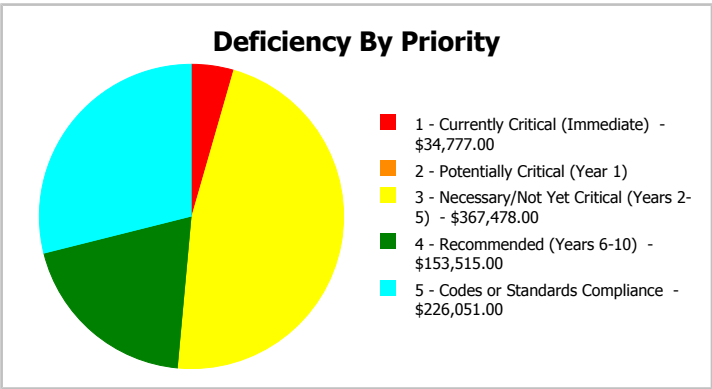
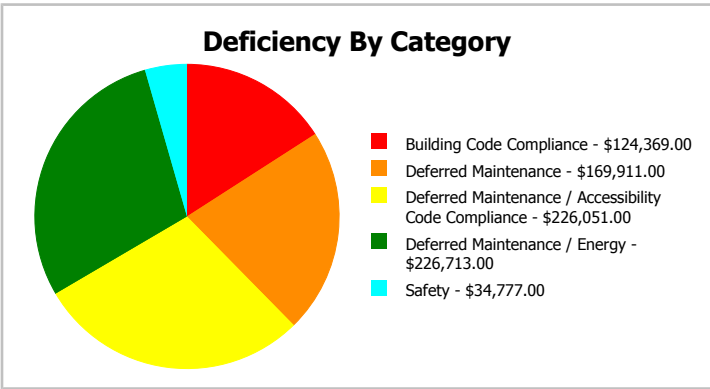
Description:

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:	HS -High School	Gross Area:	15,055
Year Built:	1948	Last Renovation:	
Repair Cost:	\$781,821	Replacement Value:	\$2,784,123
FCI:	28.08 %	RSLI%:	33.40 %



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	31.00 %	0.00 %	\$0.00
A20 - Basement Construction	31.00 %	0.00 %	\$0.00
B10 - Superstructure	31.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	13.18 %	62.67 %	\$226,713.00
B30 - Roofing	65.00 %	0.00 %	\$0.00
C10 - Interior Construction	4.36 %	49.99 %	\$69,389.00
C20 - Stairs	31.00 %	0.00 %	\$0.00
C30 - Interior Finishes	31.34 %	0.00 %	\$0.00
D20 - Plumbing	0.00 %	110.00 %	\$231,681.00
D30 - HVAC	74.18 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$124,369.00
D50 - Electrical	51.35 %	7.82 %	\$34,777.00
E10 - Equipment	0.00 %	110.00 %	\$94,892.00
Totals:	33.40 %	28.08 %	\$781,821.00

Photo Album

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

1). West Elevation - Nov 23, 2016



2). East Elevation - Nov 23, 2016



3). North Elevation - Nov 23, 2016



4). South Elevation - Nov 23, 2016



Condition Detail

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

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

System Listing

Campus Assessment Report - 1948 Gym

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	\$2.32	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$34,928
A1030	Slab on Grade	\$4.36	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$65,640
A2010	Basement Excavation	\$0.88	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$13,248
A2020	Basement Walls	\$6.15	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$92,588
B1010	Floor Construction	\$12.22	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$183,972
B1020	Roof Construction	\$8.14	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$122,548
B2010	Exterior Walls	\$9.48	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$142,721
B2020	Exterior Windows	\$13.69	S.F.	15,055	30	1948	1978		0.00 %	110.00 %	-39		\$226,713.00	\$206,103
B2030	Exterior Doors	\$0.86	S.F.	15,055	30	1995	2025		26.67 %	0.00 %	8			\$12,947
B3010120	Single Ply Membrane	\$6.98	S.F.	15,055	20	2010	2030		65.00 %	0.00 %	13			\$105,084
B3010140	Asphalt Shingles	\$4.32	S.F.	15,055	20	2010	2030		65.00 %	0.00 %	13			\$65,038
C1010	Partitions	\$5.03	S.F.	15,055	75	1948	2023		8.00 %	0.00 %	6			\$75,727
C1020	Interior Doors	\$2.61	S.F.	15,055	30	1948	1978		0.00 %	110.00 %	-39		\$43,223.00	\$39,294
C1030	Fittings	\$1.58	S.F.	15,055	20	1948	1968		0.00 %	110.00 %	-49		\$26,166.00	\$23,787
C2010	Stair Construction	\$1.39	S.F.	15,055	100	1948	2048		31.00 %	0.00 %	31			\$20,926
C3010	Wall Finishes	\$2.75	S.F.	15,055	10	2008	2018		10.00 %	0.00 %	1			\$41,401
C3020	Floor Finishes	\$11.72	S.F.	15,055	20	2008	2028		55.00 %	0.00 %	11			\$176,445
C3030	Ceiling Finishes	\$11.30	S.F.	15,055	25	1995	2020		12.00 %	0.00 %	3			\$170,122
D2010	Plumbing Fixtures	\$9.46	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		\$156,662.00	\$142,420
D2020	Domestic Water Distribution	\$1.76	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		\$29,146.00	\$26,497
D2030	Sanitary Waste	\$2.77	S.F.	15,055	30	1980	2010		0.00 %	110.00 %	-7		\$45,873.00	\$41,702
D3050	Terminal & Package Units	\$19.55	S.F.	15,055	15	2013	2028		73.33 %	0.00 %	11			\$294,325
D3060	Controls & Instrumentation	\$2.84	S.F.	15,055	20	2013	2033		80.00 %	0.00 %	16			\$42,756
D4010	Sprinklers	\$4.14	S.F.	15,055	20			2016	0.00 %	110.00 %	-1		\$68,560.00	\$62,328
D4020	Standpipes	\$3.37	S.F.	15,055	20			2016	0.00 %	110.00 %	-1		\$55,809.00	\$50,735
D5010	Electrical Service/Distribution	\$1.70	S.F.	15,055	40	1995	2035		45.00 %	0.00 %	18			\$25,594
D5020	Branch Wiring	\$4.87	S.F.	15,055	30	1995	2025		26.67 %	0.00 %	8			\$73,318
D5020	Lighting	\$11.38	S.F.	15,055	30	2015	2045		93.33 %	0.00 %	28			\$171,326
D5030810	Security & Detection Systems	\$2.10	S.F.	15,055	15	2001	2016		0.00 %	110.00 %	-1		\$34,777.00	\$31,616
D5030910	Fire Alarm Systems	\$3.83	S.F.	15,055	15	2001	2016	2021	26.67 %	0.00 %	4			\$57,661
D5030920	Data Communication	\$4.92	S.F.	15,055	15	2001	2016	2021	26.67 %	0.00 %	4			\$74,071
D5090	Other Electrical Systems	\$0.73	S.F.	15,055	20	2001	2021		20.00 %	0.00 %	4			\$10,990
E1090	Other Equipment	\$5.73	S.F.	15,055	20	1995	2015		0.00 %	110.00 %	-2		\$94,892.00	\$86,265
Total									33.40 %	28.08 %			\$781,821.00	\$2,784,123

System Notes

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

System: B1010 - Floor Construction



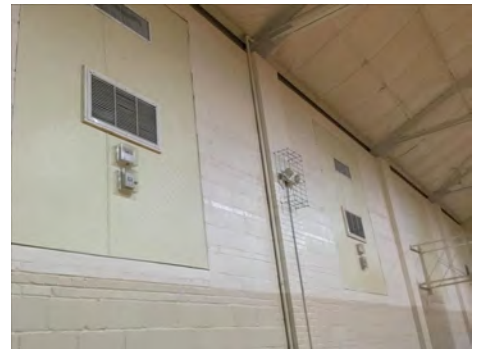
Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

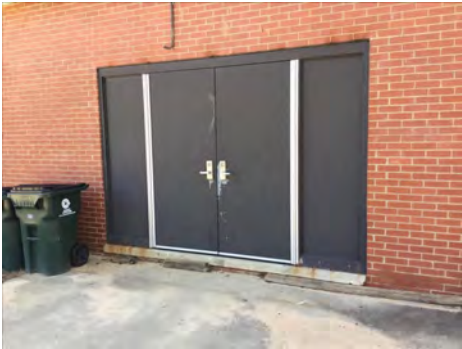
Campus Assessment Report - 1948 Gym

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

Campus Assessment Report - 1948 Gym

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

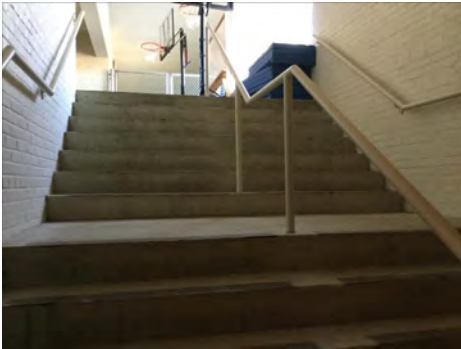
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System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

System: C3010 - Wall Finishes



Note:

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System: C3020 - Floor Finishes



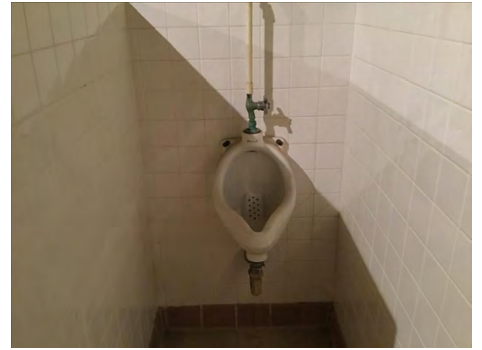
Note:

System: C3030 - Ceiling Finishes



Note:

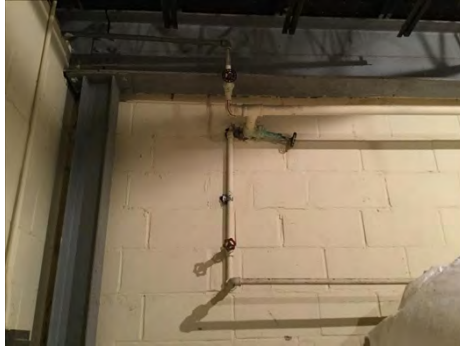
System: D2010 - Plumbing Fixtures



Note:

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System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3050 - Terminal & Package Units



Note:

Campus Assessment Report - 1948 Gym

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

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System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



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:	\$781,821	\$46,907	\$0	\$204,486	\$176,698	\$0	\$0	\$0	\$120,206	\$0	\$0	\$1,330,119
* 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
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$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	\$226,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,713
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,041	\$0	\$0	\$18,041
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010140 - Asphalt Shingles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$43,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,223
C1030 - Fittings	\$26,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,166
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

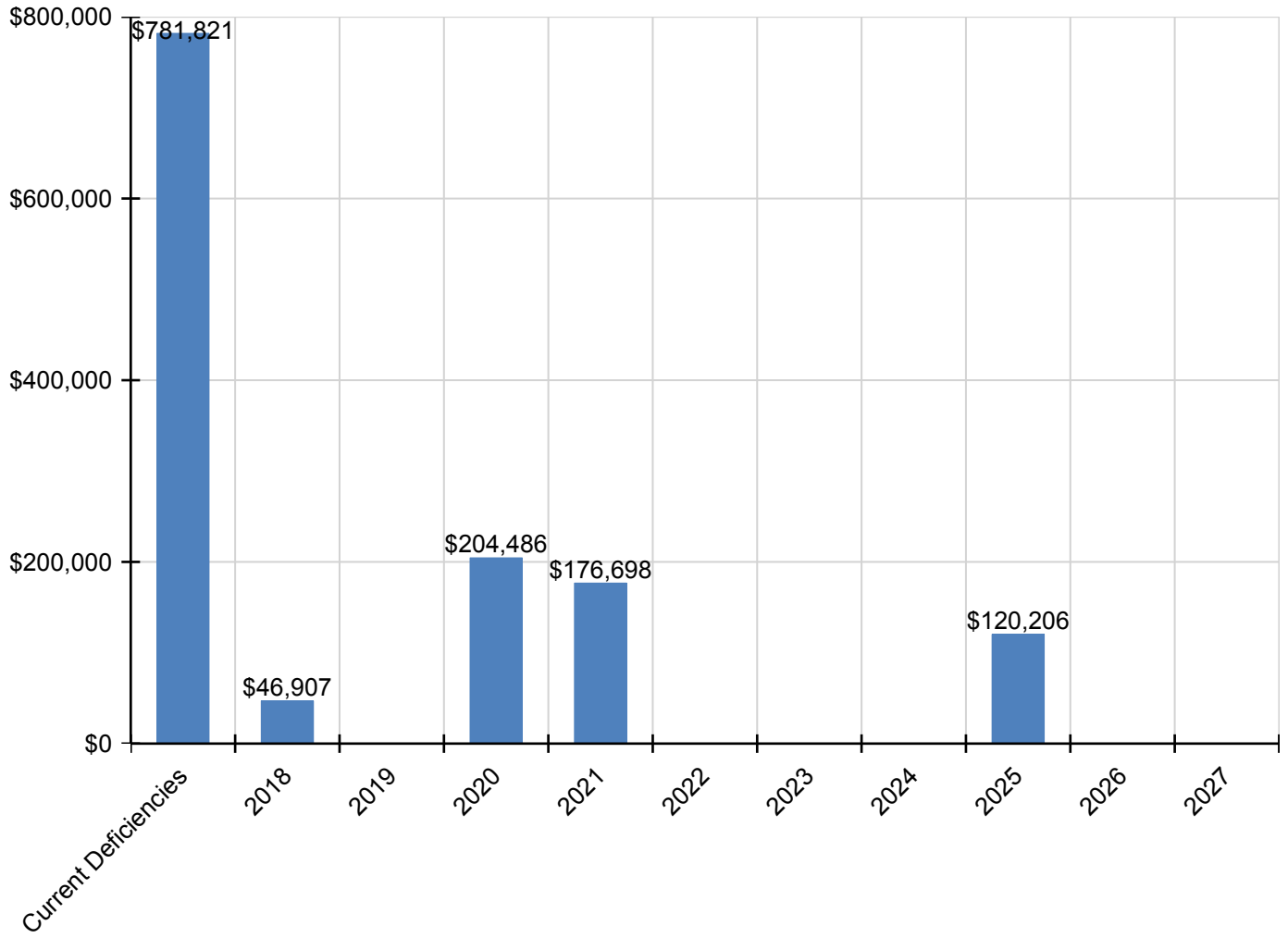
Campus Assessment Report - 1948 Gym

* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$46,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,907
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$204,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,486
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	\$156,662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,662
D2020 - Domestic Water Distribution	\$29,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,146
D2030 - Sanitary Waste	\$45,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,873
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$68,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,560
D4020 - Standpipes	\$55,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,809
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	\$102,165	\$0	\$0	\$102,165
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	\$34,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,777
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$71,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,388
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$91,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,704
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$13,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,606
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	\$94,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,892

* Indicates non-renewable system

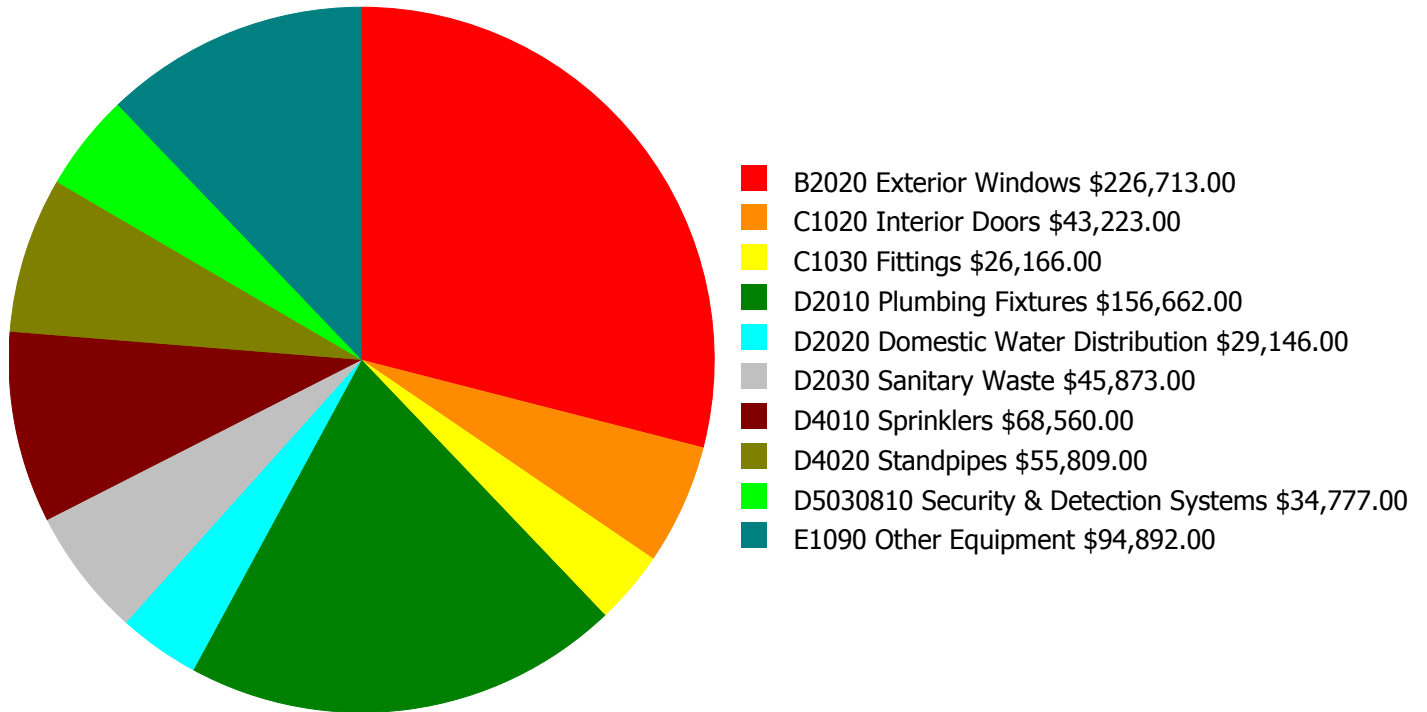
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

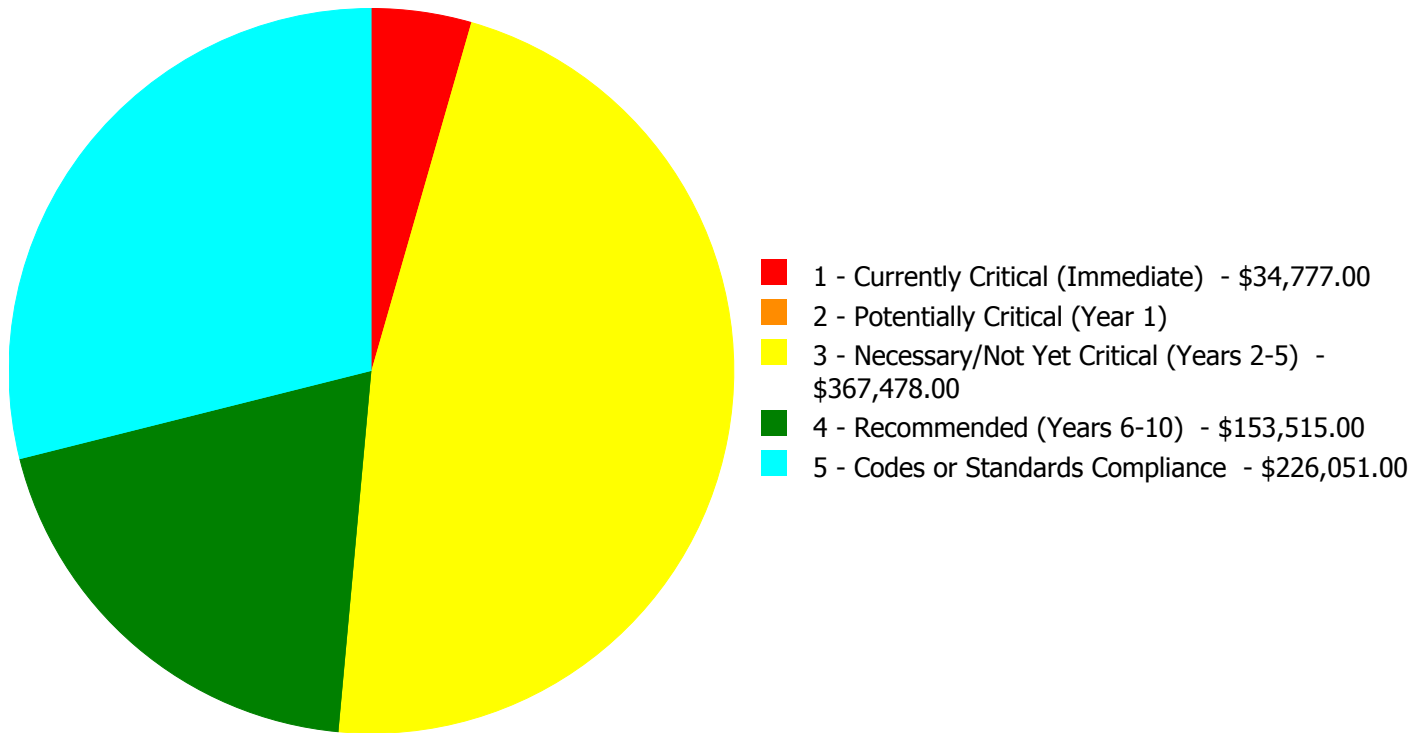
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$781,821.00

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: \$781,821.00

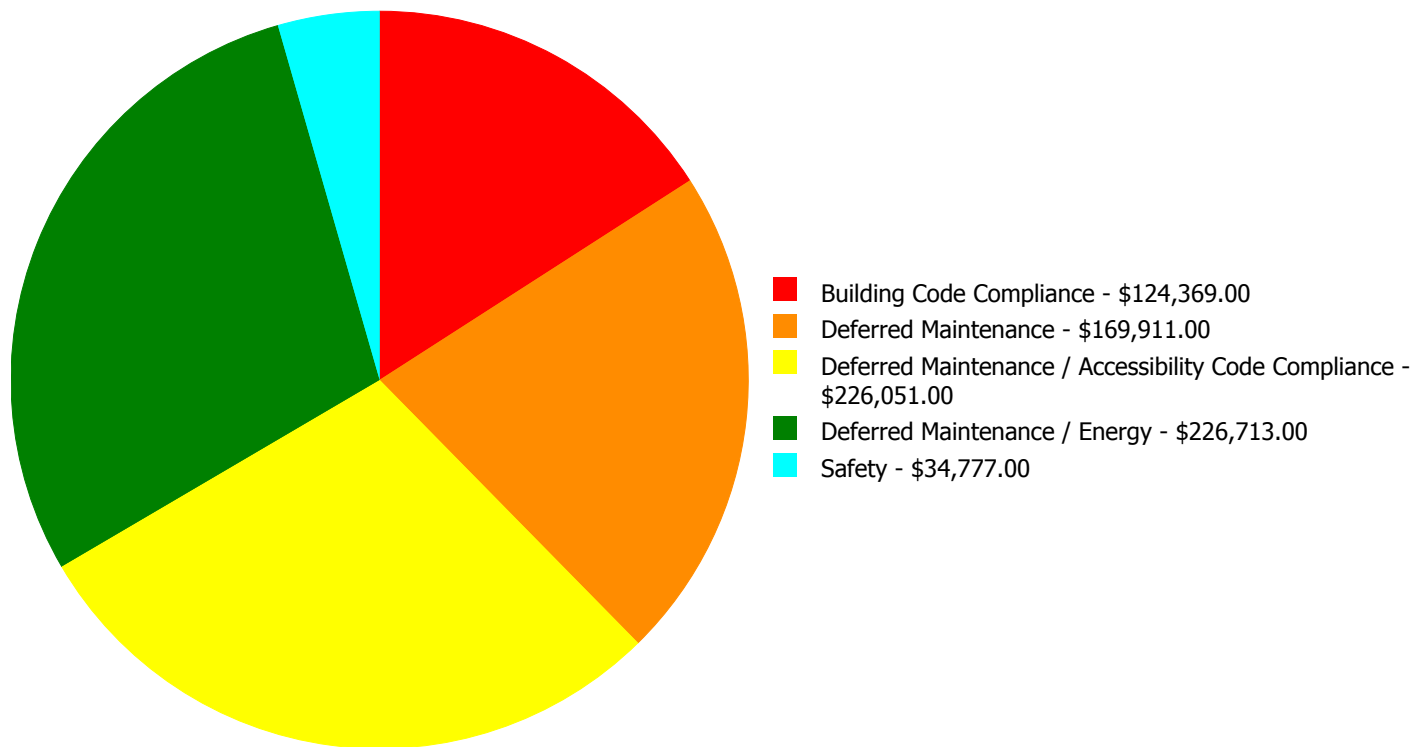
Deficiency By Priority Investment Table

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	\$226,713.00	\$0.00	\$0.00	\$226,713.00
C1020	Interior Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$43,223.00	\$43,223.00
C1030	Fittings	\$0.00	\$0.00	\$0.00	\$0.00	\$26,166.00	\$26,166.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$0.00	\$0.00	\$156,662.00	\$156,662.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$0.00	\$29,146.00	\$0.00	\$29,146.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$45,873.00	\$0.00	\$0.00	\$45,873.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$68,560.00	\$0.00	\$68,560.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$55,809.00	\$0.00	\$55,809.00
D5030810	Security & Detection Systems	\$34,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,777.00
E1090	Other Equipment	\$0.00	\$0.00	\$94,892.00	\$0.00	\$0.00	\$94,892.00
	Total:	\$34,777.00	\$0.00	\$367,478.00	\$153,515.00	\$226,051.00	\$781,821.00

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:



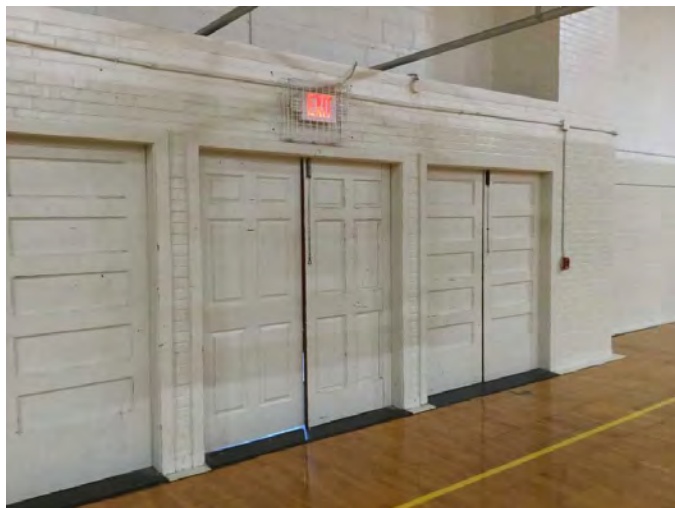
Budget Estimate Total: \$781,821.00

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: D5030810 - Security & Detection Systems



Location: Gym
Distress: Missing
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$34,777.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Security system is missing cameras and door sensors and should be integrated into the main building system.

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: 15,055.00
Unit of Measure: S.F.
Estimate: \$226,713.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The metal frame, operable, single pane windows are aged, rusted, not energy efficient, 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: 15,055.00
Unit of Measure: S.F.
Estimate: \$45,873.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

System: E1090 - Other Equipment



Location: Gym
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$94,892.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Gym athletic equipment is aged and partially failing and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$29,146.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

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: 15,055.00
Unit of Measure: S.F.
Estimate: \$68,560.00
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: 15,055.00
Unit of Measure: S.F.
Estimate: \$55,809.00
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.

Priority 5 - Codes or Standards Compliance:

System: C1020 - Interior Doors



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$43,223.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

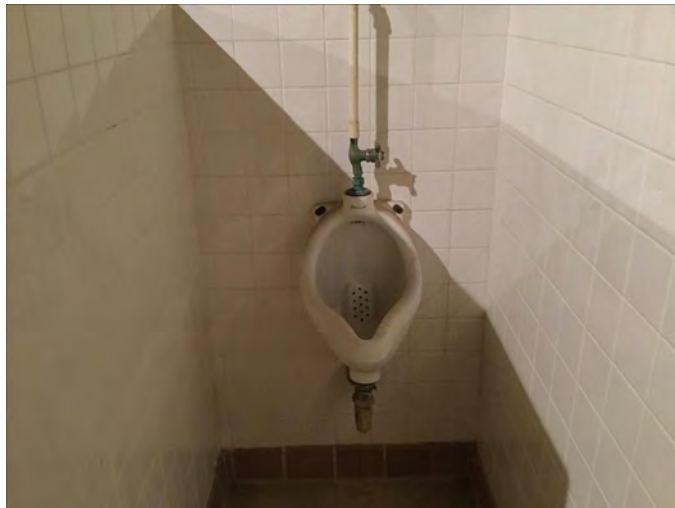
System: C1030 - Fittings



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$26,166.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 15,055.00
Unit of Measure: S.F.
Estimate: \$156,662.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

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:	HS -High School
Gross Area (SF):	4,605
Year Built:	1957
Last Renovation:	
Replacement Value:	\$838,297
Repair Cost:	\$397,885.00
Total FCI:	47.46 %
Total RSLI:	25.55 %
FCA Score:	52.54



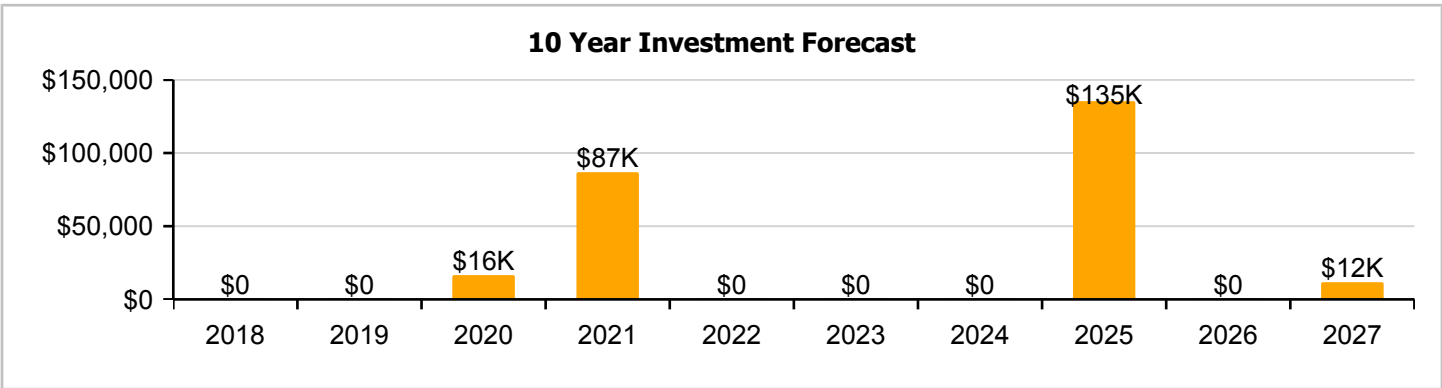
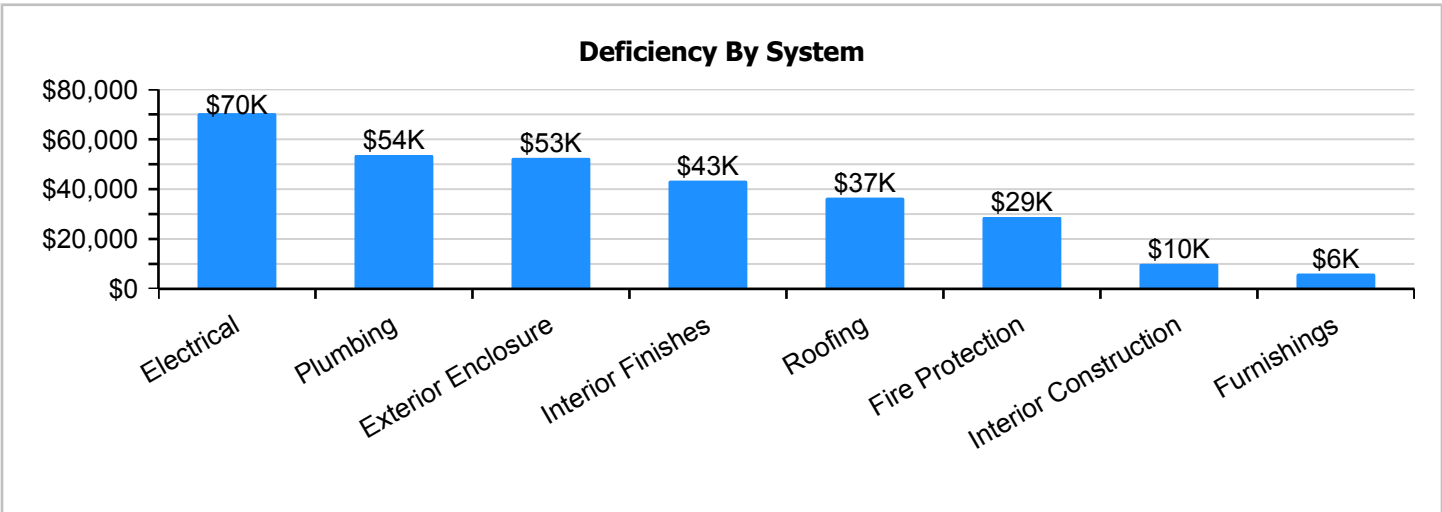
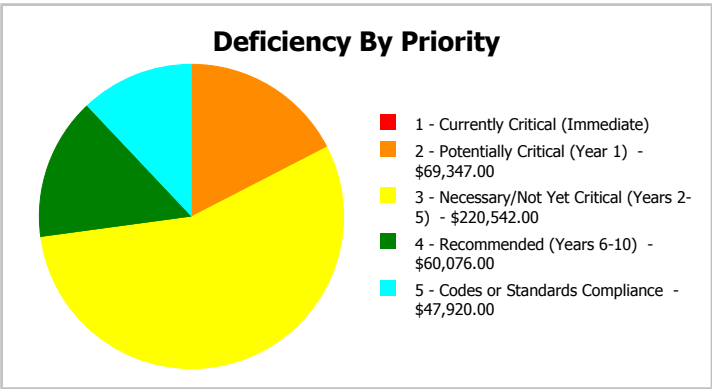
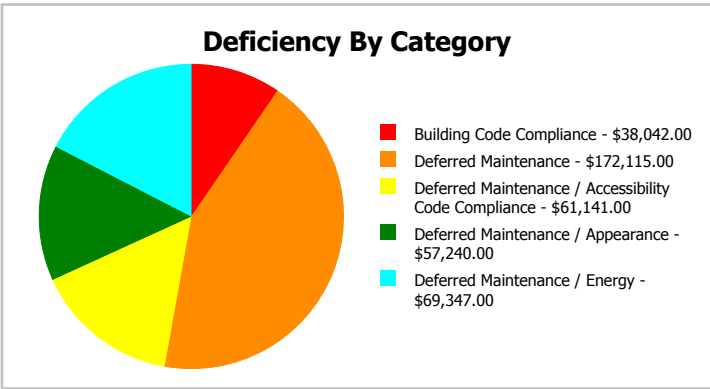
Description:

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:	HS -High School	Gross Area:	4,605
Year Built:	1957	Last Renovation:	
Repair Cost:	\$397,885	Replacement Value:	\$838,297
FCI:	47.46 %	RSLI%:	25.55 %



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	40.00 %	0.00 %	\$0.00
B10 - Superstructure	40.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	16.73 %	62.67 %	\$69,347.00
B30 - Roofing	0.37 %	145.42 %	\$48,214.00
C10 - Interior Construction	13.17 %	37.58 %	\$13,221.00
C30 - Interior Finishes	28.21 %	48.23 %	\$57,240.00
D20 - Plumbing	1.22 %	104.97 %	\$70,866.00
D30 - HVAC	61.06 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$38,042.00
D50 - Electrical	9.84 %	68.35 %	\$92,952.00
E10 - Equipment	20.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	109.99 %	\$8,003.00
Totals:	25.55 %	47.46 %	\$397,885.00

Photo Album

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

1). East Elevation - Nov 23, 2016



2). West Elevation - Nov 23, 2016



3). North Elevation - Nov 23, 2016



4). South Elevation - Nov 23, 2016



Condition Detail

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

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

Campus Assessment Report - 1957 Cafeteria

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	\$2.32	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			\$10,684
A1030	Slab on Grade	\$4.36	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			\$20,078
B1010	Floor Construction	\$12.22	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			\$56,273
B1020	Roof Construction	\$8.14	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			\$37,485
B2010	Exterior Walls	\$9.48	S.F.	4,605	100	1957	2057		40.00 %	0.00 %	40			\$43,655
B2020	Exterior Windows	\$13.69	S.F.	4,605	30	1991	2021	2016	0.00 %	110.00 %	-1		\$69,347.00	\$63,042
B2030	Exterior Doors	\$0.86	S.F.	4,605	30	1995	2025		26.67 %	0.00 %	8			\$3,960
B3010120	Single Ply Membrane	\$6.98	S.F.	4,605	20	1995	2015		0.00 %	150.00 %	-2		\$48,214.00	\$32,143
B3020	Roof Openings	\$0.22	S.F.	4,605	25	1995	2020		12.00 %	0.00 %	3			\$1,013
C1010	Partitions	\$5.03	S.F.	4,605	75	1957	2032		20.00 %	0.00 %	15			\$23,163
C1020	Interior Doors	\$2.61	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		\$13,221.00	\$12,019
C3010	Wall Finishes	\$2.75	S.F.	4,605	10	2010	2020		30.00 %	0.00 %	3			\$12,664
C3020	Floor Finishes	\$11.72	S.F.	4,605	20	2008	2028		55.00 %	0.00 %	11			\$53,971
C3030	Ceiling Finishes	\$11.30	S.F.	4,605	25	1980	2005		0.00 %	110.00 %	-12		\$57,240.00	\$52,037
D2010	Plumbing Fixtures	\$9.46	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		\$47,920.00	\$43,563
D2020	Domestic Water Distribution	\$1.76	S.F.	4,605	30	1957	1987		0.00 %	109.99 %	-30		\$8,915.00	\$8,105
D2030	Sanitary Waste	\$2.77	S.F.	4,605	30	1957	1987		0.00 %	110.00 %	-30		\$14,031.00	\$12,756
D2040	Rain Water Drainage	\$0.67	S.F.	4,605	30	1995	2025		26.67 %	0.00 %	8			\$3,085
D3040	Distribution Systems	\$8.96	S.F.	4,605	30	2010	2040		76.67 %	0.00 %	23			\$41,261
D3050	Terminal & Package Units	\$19.55	S.F.	4,605	15	2010	2025		53.33 %	0.00 %	8			\$90,028
D3060	Controls & Instrumentation	\$2.84	S.F.	4,605	20	2010	2030		65.00 %	0.00 %	13			\$13,078
D4010	Sprinklers	\$4.14	S.F.	4,605	20			2016	0.00 %	110.00 %	-1		\$20,971.00	\$19,065
D4020	Standpipes	\$3.37	S.F.	4,605	20			2016	0.00 %	110.00 %	-1		\$17,071.00	\$15,519
D5010	Electrical Service/Distribution	\$1.70	S.F.	4,605	40	1987	2027		25.00 %	0.00 %	10			\$7,829
D5020	Branch Wiring	\$4.87	S.F.	4,605	30	1987	2017		0.00 %	110.00 %	0		\$24,669.00	\$22,426
D5020	Lighting	\$11.38	S.F.	4,605	30	1987	2017		0.00 %	110.00 %	0		\$57,645.00	\$52,405
D5030810	Security & Detection Systems	\$2.10	S.F.	4,605	15	2001	2016		0.00 %	110.00 %	-1		\$10,638.00	\$9,671
D5030910	Fire Alarm Systems	\$3.83	S.F.	4,605	15	2001	2016	2021	26.67 %	0.00 %	4			\$17,637
D5030920	Data Communication	\$4.92	S.F.	4,605	15	2001	2016	2021	26.67 %	0.00 %	4			\$22,657
D5090	Other Electrical Systems	\$0.73	S.F.	4,605	20	2001	2021		20.00 %	0.00 %	4			\$3,362
E1090	Other Equipment	\$5.73	S.F.	4,605	20	2001	2021		20.00 %	0.00 %	4			\$26,387
E2010	Fixed Furnishings	\$1.58	S.F.	4,605	20	1957	1977		0.00 %	109.99 %	-40		\$8,003.00	\$7,276
Total									25.55 %	47.46 %			\$397,885.00	\$838,297

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



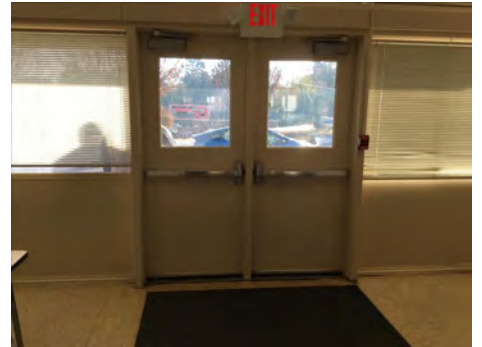
Note:

System: B2020 - Exterior Windows



Note:

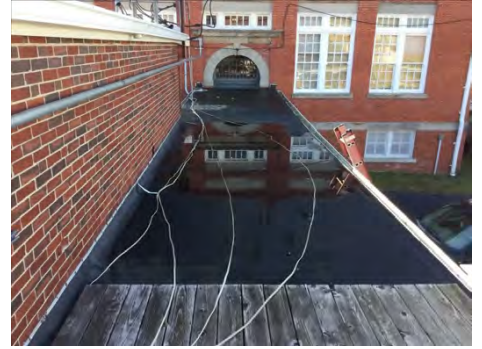
System: B2030 - Exterior Doors



Note:

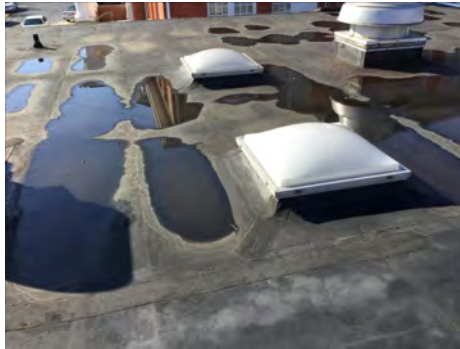
Campus Assessment Report - 1957 Cafeteria

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

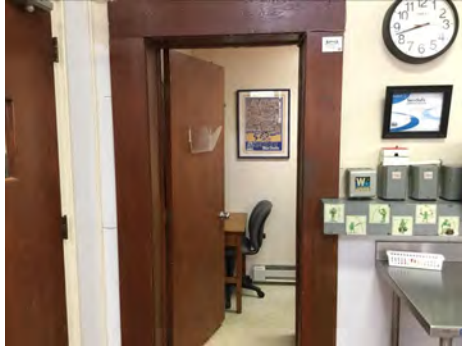
System: C1010 - Partitions



Note:

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System: C1020 - Interior Doors



Note:

System: C3010 - Wall Finishes



Note:

System: C3020 - Floor Finishes



Note:

Campus Assessment Report - 1957 Cafeteria

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Campus Assessment Report - 1957 Cafeteria

System: D2030 - Sanitary Waste



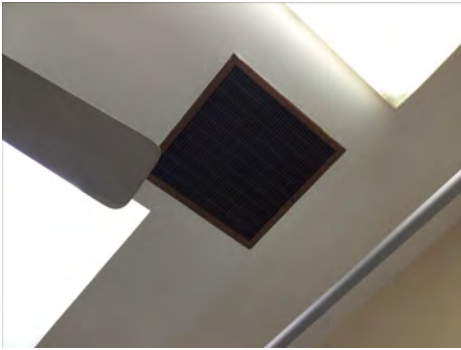
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

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System: D3050 - Terminal & Package Units



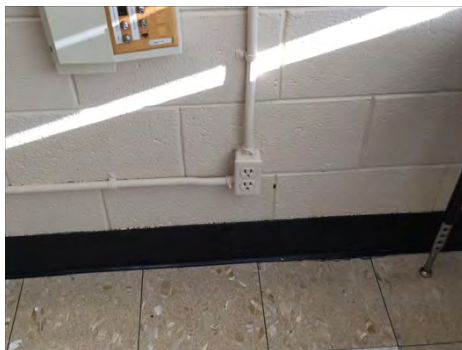
Note:

System: D5010 - Electrical Service/Distribution



Note:

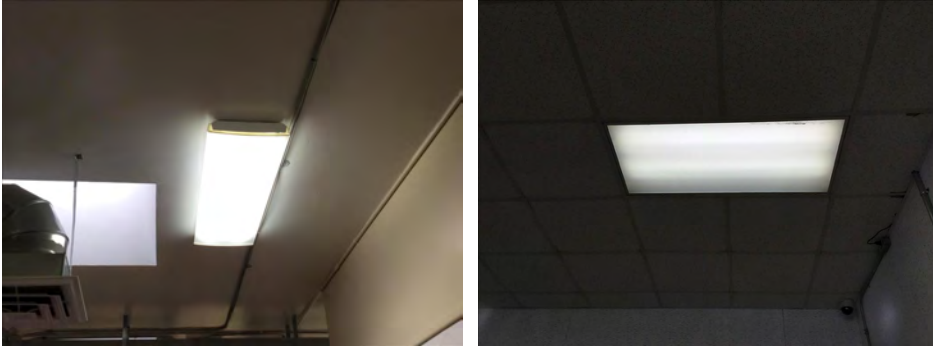
System: D5020 - Branch Wiring



Note:

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System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

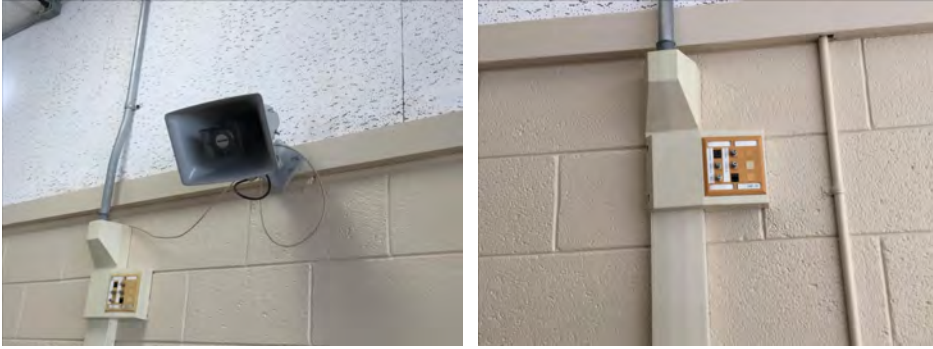
System: D5030910 - Fire Alarm Systems



Note:

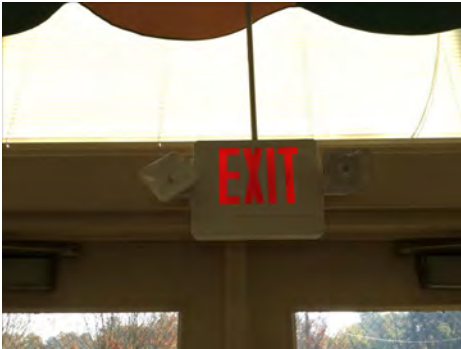
Campus Assessment Report - 1957 Cafeteria

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



Note:

Campus Assessment Report - 1957 Cafeteria

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:	\$397,885	\$0	\$0	\$16,439	\$86,716	\$0	\$0	\$0	\$135,267	\$0	\$11,572	\$647,879
* 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	\$69,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,347
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,518	\$0	\$0	\$5,518
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	\$48,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,214
B3020 - Roof Openings	\$0	\$0	\$0	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
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	\$13,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,221
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$15,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,222
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$57,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,240
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

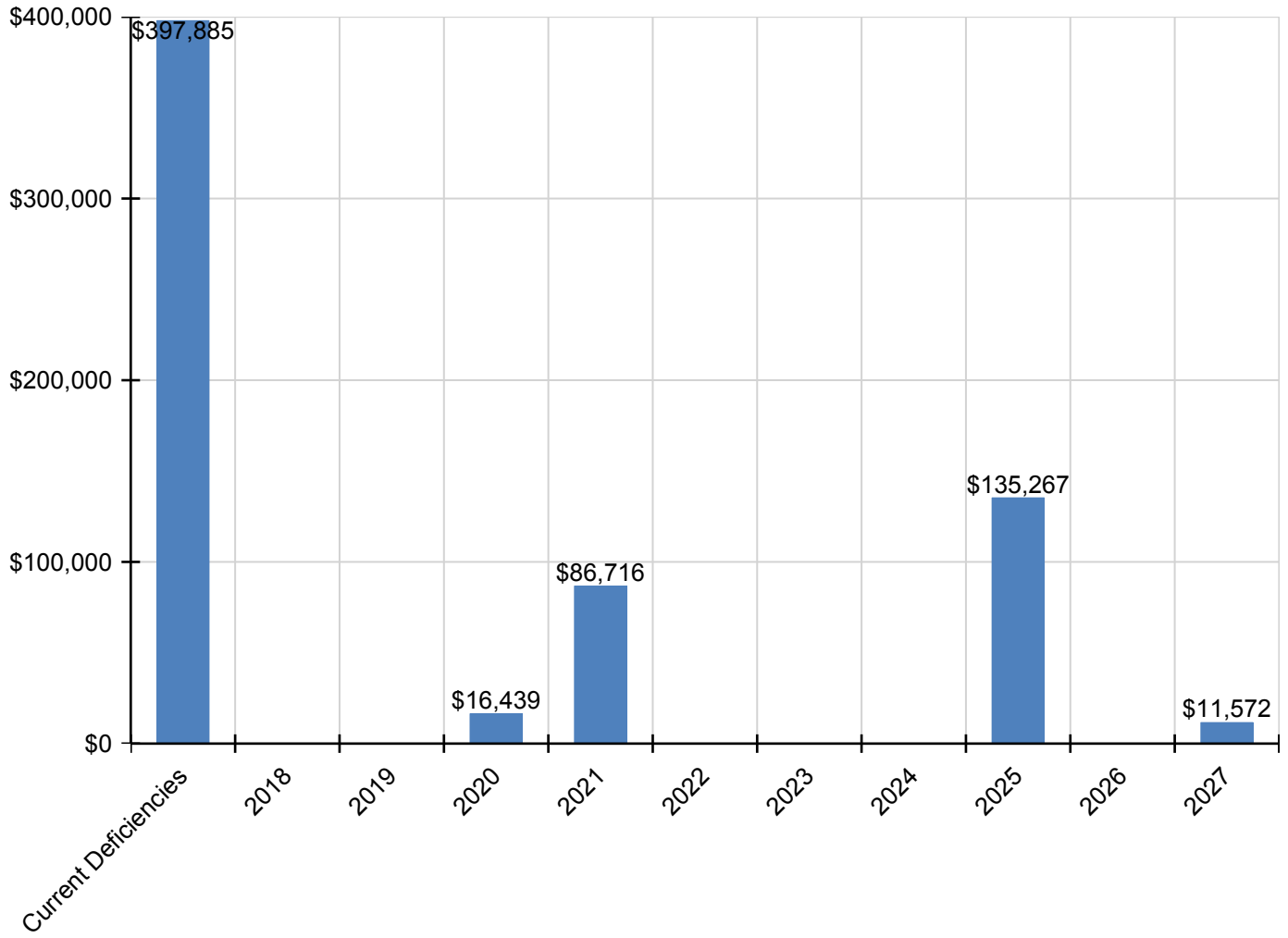
Campus Assessment Report - 1957 Cafeteria

D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$47,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,920
D2020 - Domestic Water Distribution	\$8,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,915
D2030 - Sanitary Waste	\$14,031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,031
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,299	\$0	\$0	\$0	\$4,299
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	\$0	\$0	\$0	\$125,450	\$0	\$0	\$0	\$125,450
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	\$20,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,971
D4020 - Standpipes	\$17,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,071
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	\$11,572	\$11,572
D5020 - Branch Wiring	\$24,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,669
D5020 - Lighting	\$57,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,645
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$10,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,638
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$21,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,836
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$28,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,050
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$4,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,162
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	\$32,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,668
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$8,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,003

* Indicates non-renewable system

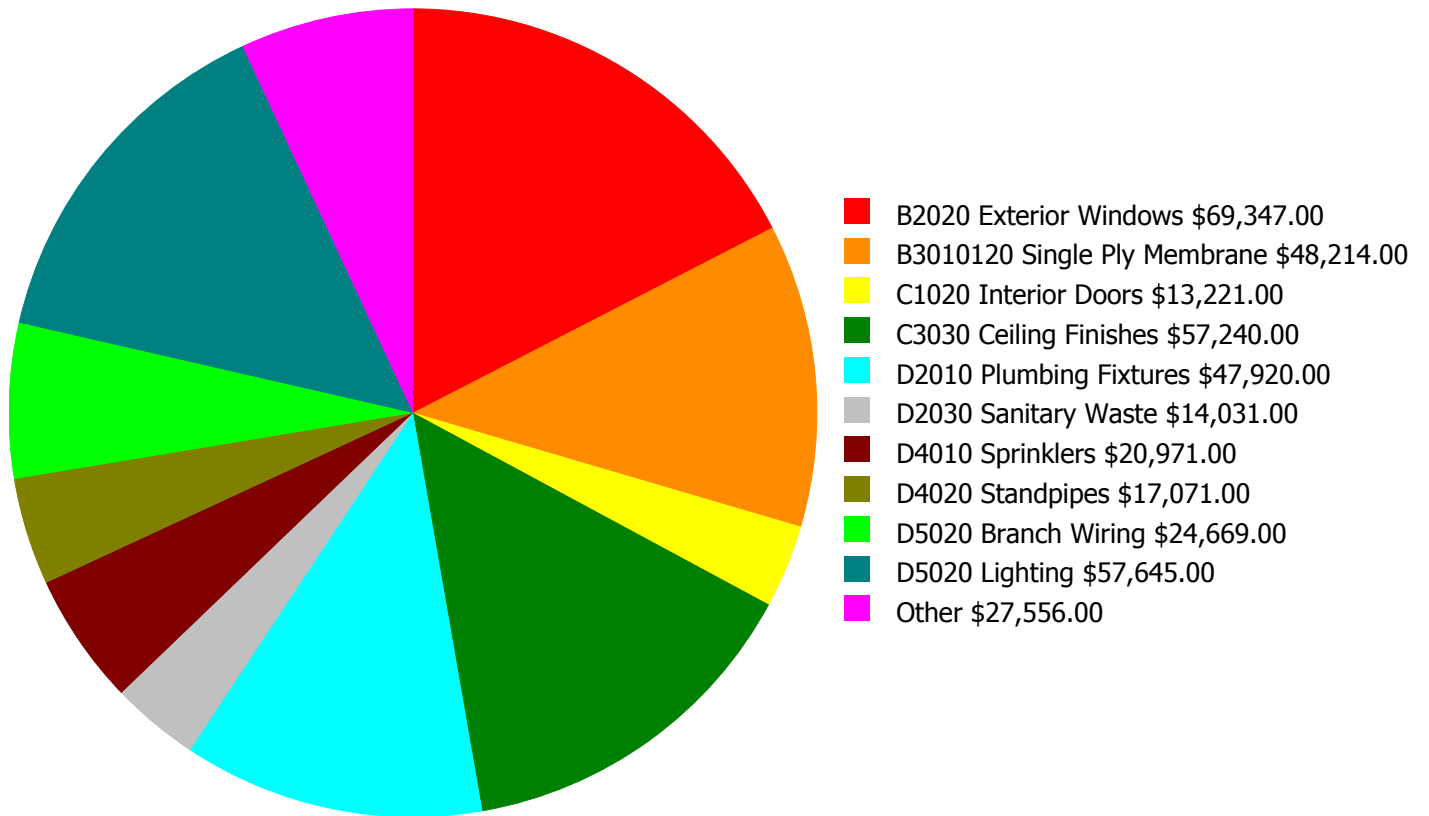
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

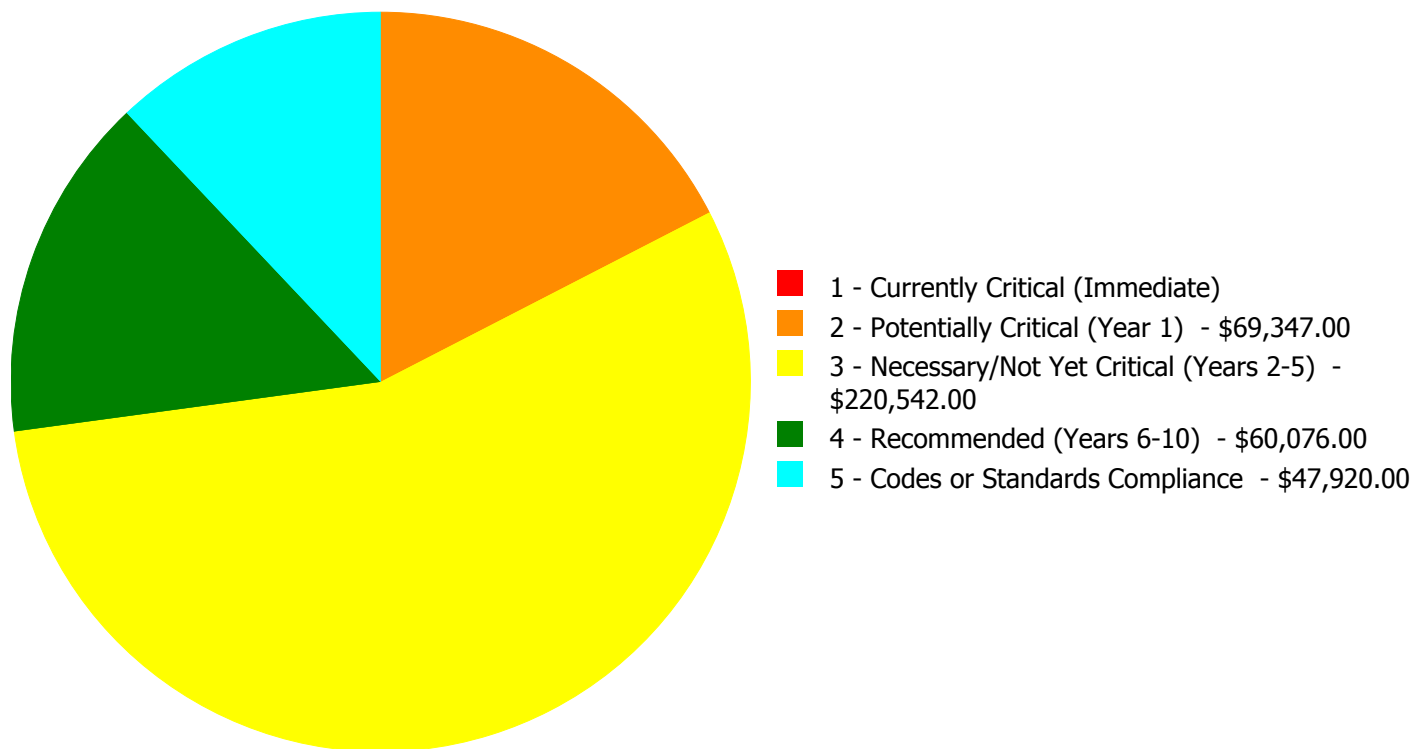
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$397,885.00

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: \$397,885.00

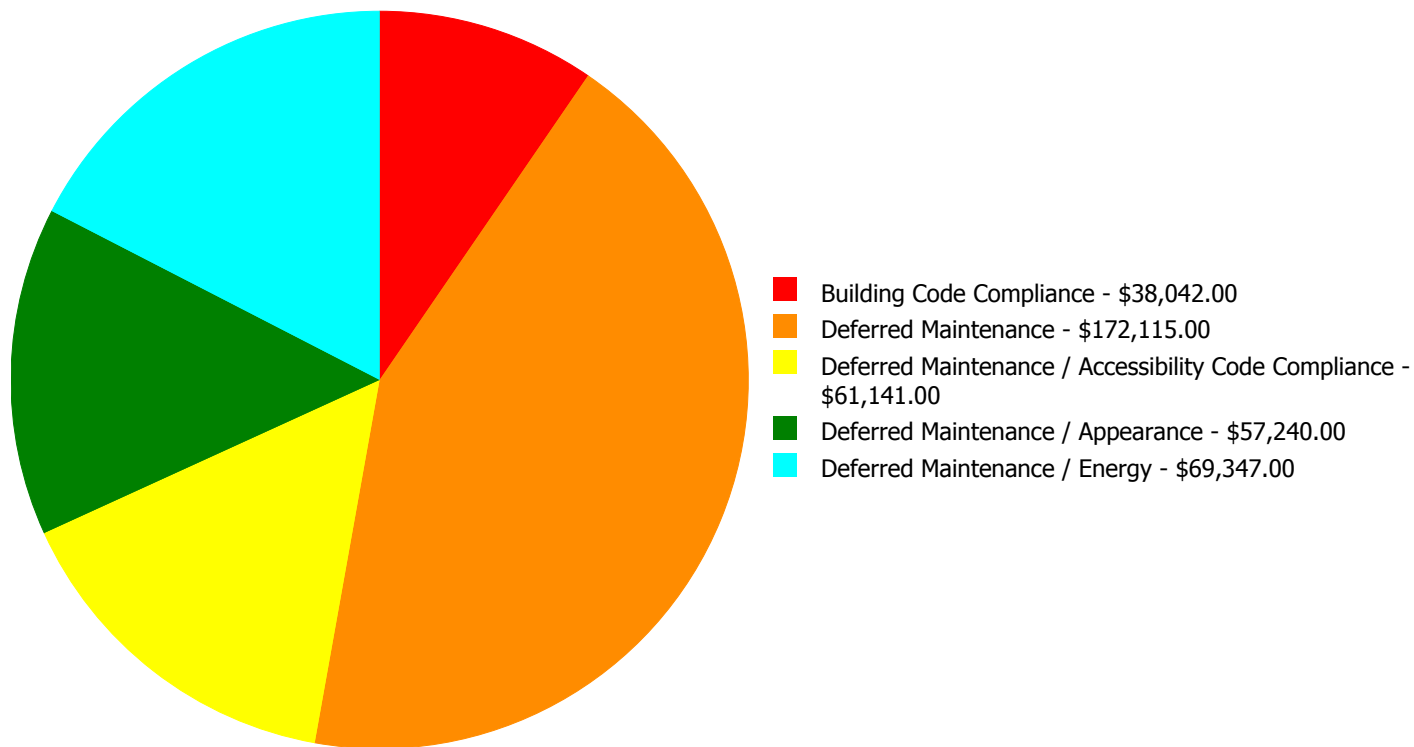
Deficiency By Priority Investment Table

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	\$69,347.00	\$0.00	\$0.00	\$0.00	\$69,347.00
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$48,214.00	\$0.00	\$0.00	\$48,214.00
C1020	Interior Doors	\$0.00	\$0.00	\$13,221.00	\$0.00	\$0.00	\$13,221.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$57,240.00	\$0.00	\$0.00	\$57,240.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$0.00	\$0.00	\$47,920.00	\$47,920.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$8,915.00	\$0.00	\$0.00	\$8,915.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$0.00	\$14,031.00	\$0.00	\$14,031.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$20,971.00	\$0.00	\$20,971.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$17,071.00	\$0.00	\$17,071.00
D5020	Branch Wiring	\$0.00	\$0.00	\$24,669.00	\$0.00	\$0.00	\$24,669.00
D5020	Lighting	\$0.00	\$0.00	\$57,645.00	\$0.00	\$0.00	\$57,645.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$10,638.00	\$0.00	\$0.00	\$10,638.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$0.00	\$8,003.00	\$0.00	\$8,003.00
	Total:	\$0.00	\$69,347.00	\$220,542.00	\$60,076.00	\$47,920.00	\$397,885.00

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: \$397,885.00

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Year 1):

System: B2020 - Exterior Windows



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$69,347.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

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

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$48,214.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The EPDM adhered and ballasted roof coverings are aging, showing signs of failure 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: 4,605.00
Unit of Measure: S.F.
Estimate: \$13,221.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

System: C3030 - Ceiling Finishes



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$57,240.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: The acoustical ceiling tiles and grid system is aged and damaged due to the kitchen environment and should be replaced.

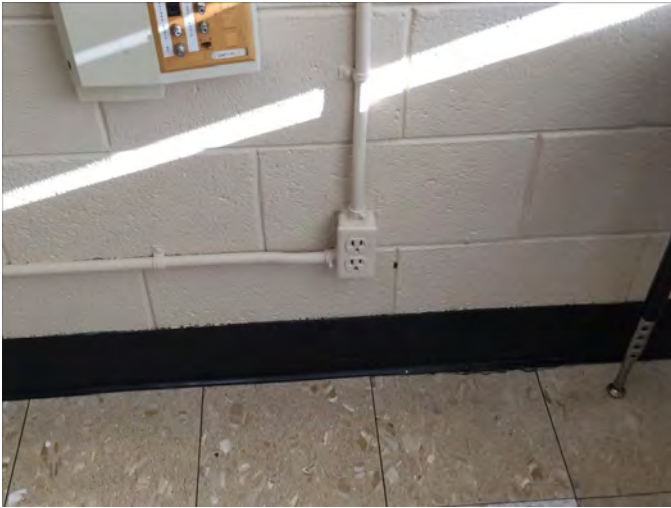
System: D2020 - Domestic Water Distribution



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$8,915.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

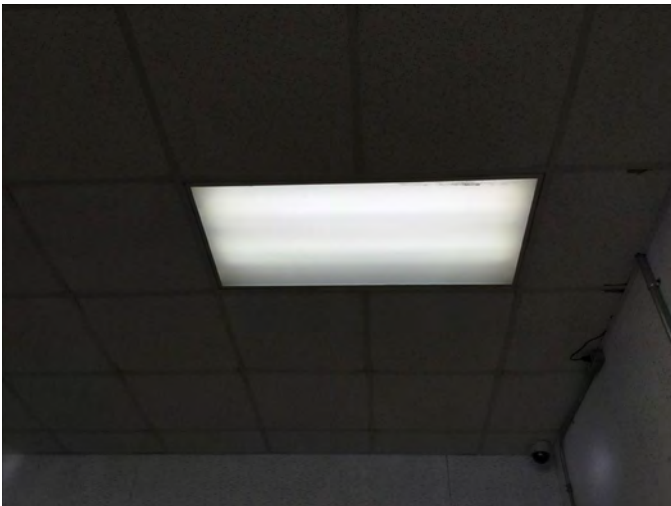
System: D5020 - Branch Wiring



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$24,669.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$57,645.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

System: D5030810 - Security & Detection Systems



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$10,638.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Security cameras are analog and beginning to fail and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D2030 - Sanitary Waste



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$14,031.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

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: 4,605.00
Unit of Measure: S.F.
Estimate: \$20,971.00
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: 4,605.00
Unit of Measure: S.F.
Estimate: \$17,071.00
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: E2010 - Fixed Furnishings



Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$8,003.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Original fixed cabinetry is aged and failing and should be replaced.

Priority 5 - Codes or Standards Compliance:

System: D2010 - Plumbing Fixtures



Location: Throughout
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 4,605.00
Unit of Measure: S.F.
Estimate: \$47,920.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

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

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:	HS -High School
Gross Area (SF):	37,309
Year Built:	1914
Last Renovation:	
Replacement Value:	\$1,078,603
Repair Cost:	\$73,591.12
Total FCI:	6.82 %
Total RSLI:	24.91 %
FCA Score:	93.18



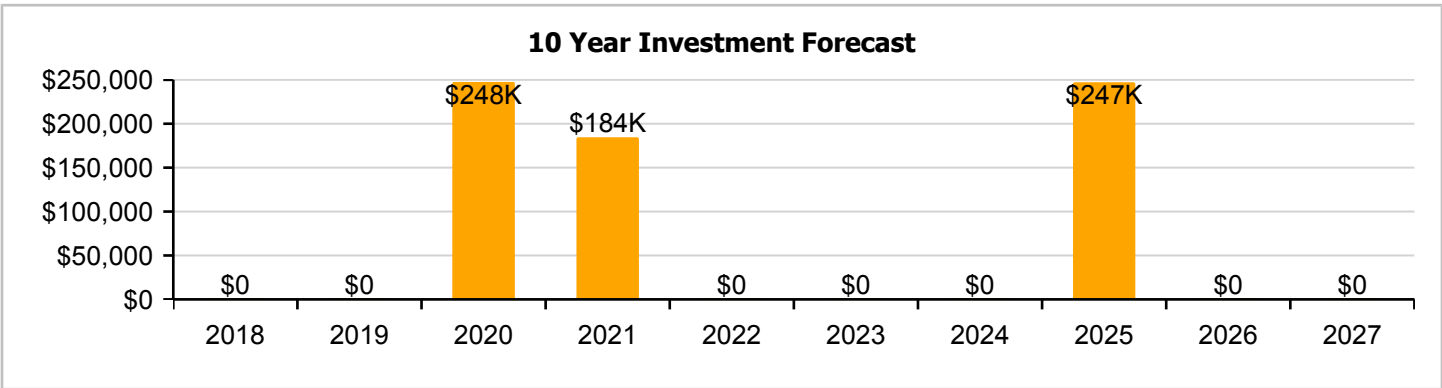
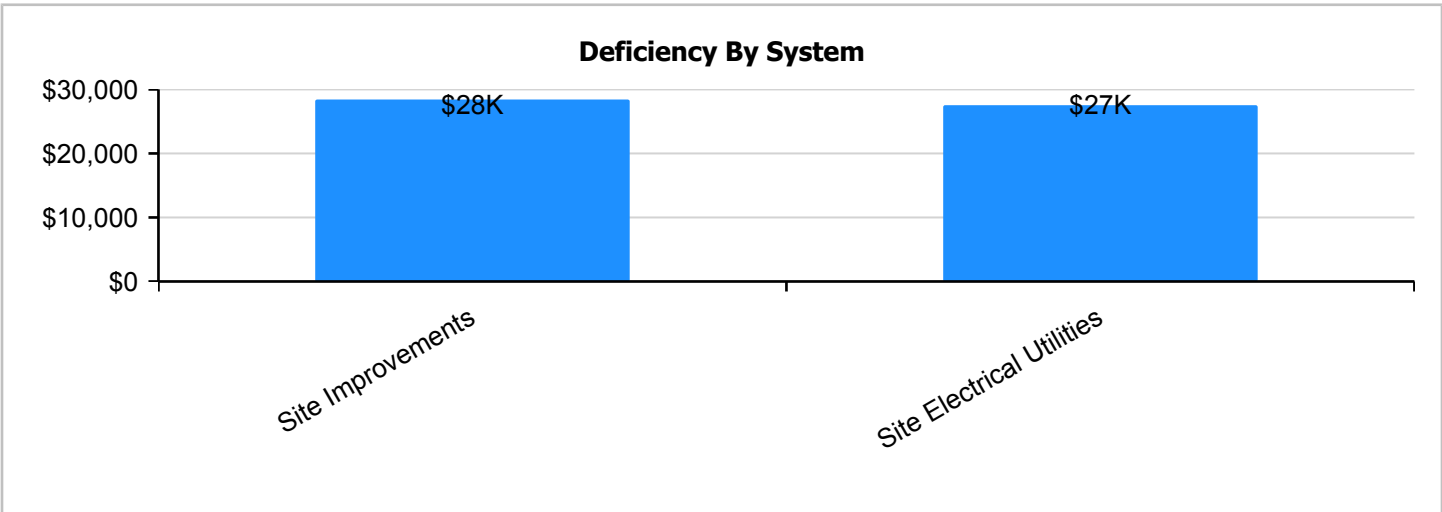
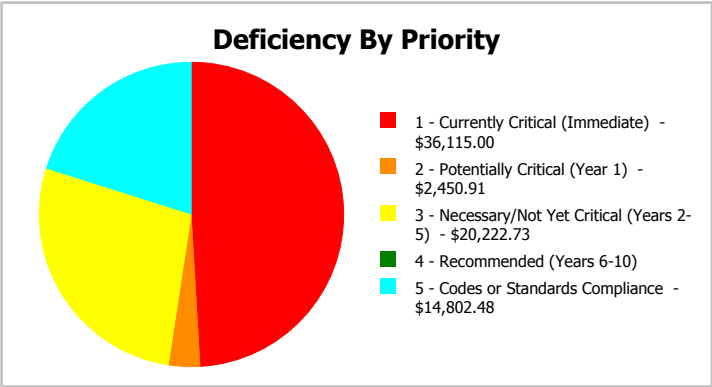
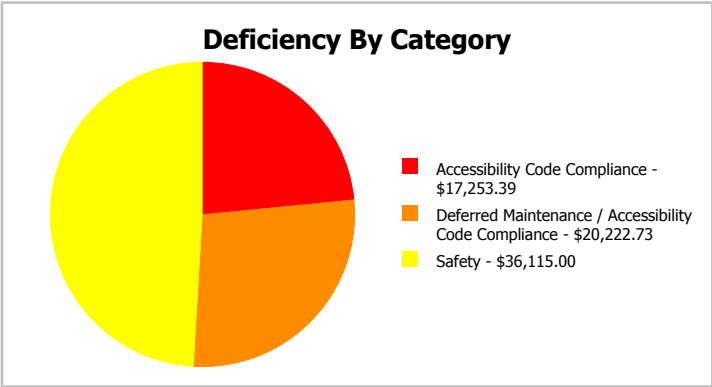
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	HS -High School	Gross Area:	37,309
Year Built:	1914	Last Renovation:	
Repair Cost:	\$73,591	Replacement Value:	\$1,078,603
FCI:	6.82 %	RSLI%:	24.91 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	25.37 %	6.52 %	\$37,476.12
G30 - Site Mechanical Utilities	26.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	21.54 %	19.80 %	\$36,115.00
Totals:	24.91 %	6.82 %	\$73,591.12

Photo Album

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

1). Aerial Image of STAR Academy - 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	\$3.76	S.F.	37,309	25	1995	2020		12.00 %	0.00 %	3			\$140,282
G2020	Parking Lots	\$1.61	S.F.	37,309	25	1995	2020		12.00 %	4.08 %	3		\$2,450.91	\$60,067
G2030	Pedestrian Paving	\$1.98	S.F.	37,309	30	1995	2025		26.67 %	47.41 %	8		\$35,025.21	\$73,872
G2040105	Fence & Guardrails	\$1.20	S.F.	37,309	30	1995	2025		26.67 %	0.00 %	8			\$44,771
G2040950	Canopies	\$0.15	S.F.	37,309	25	1995	2020		12.00 %	0.00 %	3			\$5,596
G2040950	Covered Walkways	\$0.81	S.F.	37,309	25	2010	2035		72.00 %	0.00 %	18			\$30,220
G2040950	Hard Surface Play Area	\$0.48	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			\$17,908
G2040950	Playing Field	\$1.50	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			\$55,964
G2040950	Softball Field	\$2.01	S.F.	37,309	20	1980	2000	2021	20.00 %	0.00 %	4			\$74,991
G2050	Landscaping	\$1.91	S.F.	37,309	15	2010	2025		53.33 %	0.00 %	8			\$71,260
G3010	Water Supply	\$2.42	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			\$90,288
G3020	Sanitary Sewer	\$1.52	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			\$56,710
G3030	Storm Sewer	\$4.67	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			\$174,233
G4010	Electrical Distribution	\$2.44	S.F.	37,309	50	1980	2030		26.00 %	0.00 %	13			\$91,034
G4020	Site Lighting	\$1.57	S.F.	37,309	30	1995	2025		26.67 %	0.00 %	8			\$58,575
G4030	Site Communications & Security	\$0.88	S.F.	37,309	15	2001	2016		0.00 %	110.00 %	-1		\$36,115.00	\$32,832
Total									24.91 %	6.82 %			\$73,591.12	\$1,078,603

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:

System: G2040950 - Canopies



Note:

Campus Assessment Report - Site

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

Campus Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

Campus Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

Campus Assessment Report - Site

System: G4030 - Site Communications & Security



Note:

Renewal Schedule

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

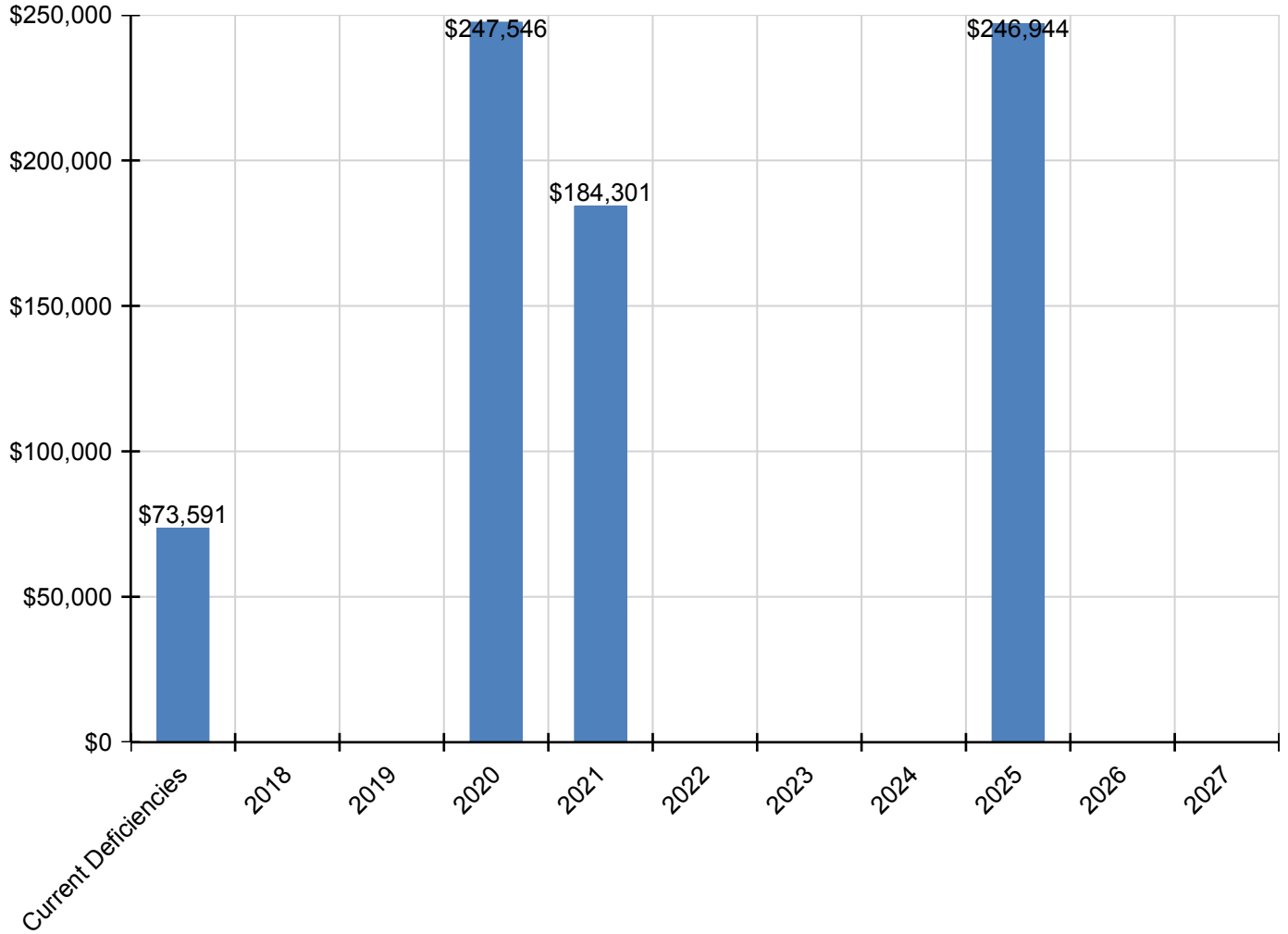
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	\$73,591	\$0	\$0	\$247,546	\$184,301	\$0	\$0	\$0	\$246,944	\$0	\$0	\$752,383
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$168,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,619
G2020 - Parking Lots	\$2,451	\$0	\$0	\$72,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,652
G2030 - Pedestrian Paving	\$35,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,936	\$0	\$0	\$137,962
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	\$62,386	\$0	\$0	\$62,386
G2040950 - Canopies	\$0	\$0	\$0	\$6,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,727
G2040950 - Covered Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$0	\$22,171	\$0	\$0	\$0	\$0	\$0	\$0	\$22,171
G2040950 - Playing Field	\$0	\$0	\$0	\$0	\$69,286	\$0	\$0	\$0	\$0	\$0	\$0	\$69,286
G2040950 - Softball Field	\$0	\$0	\$0	\$0	\$92,843	\$0	\$0	\$0	\$0	\$0	\$0	\$92,843
* G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,622	\$0	\$0	\$81,622
G4030 - Site Communications & Security	\$36,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,115

* Indicates non-renewable system

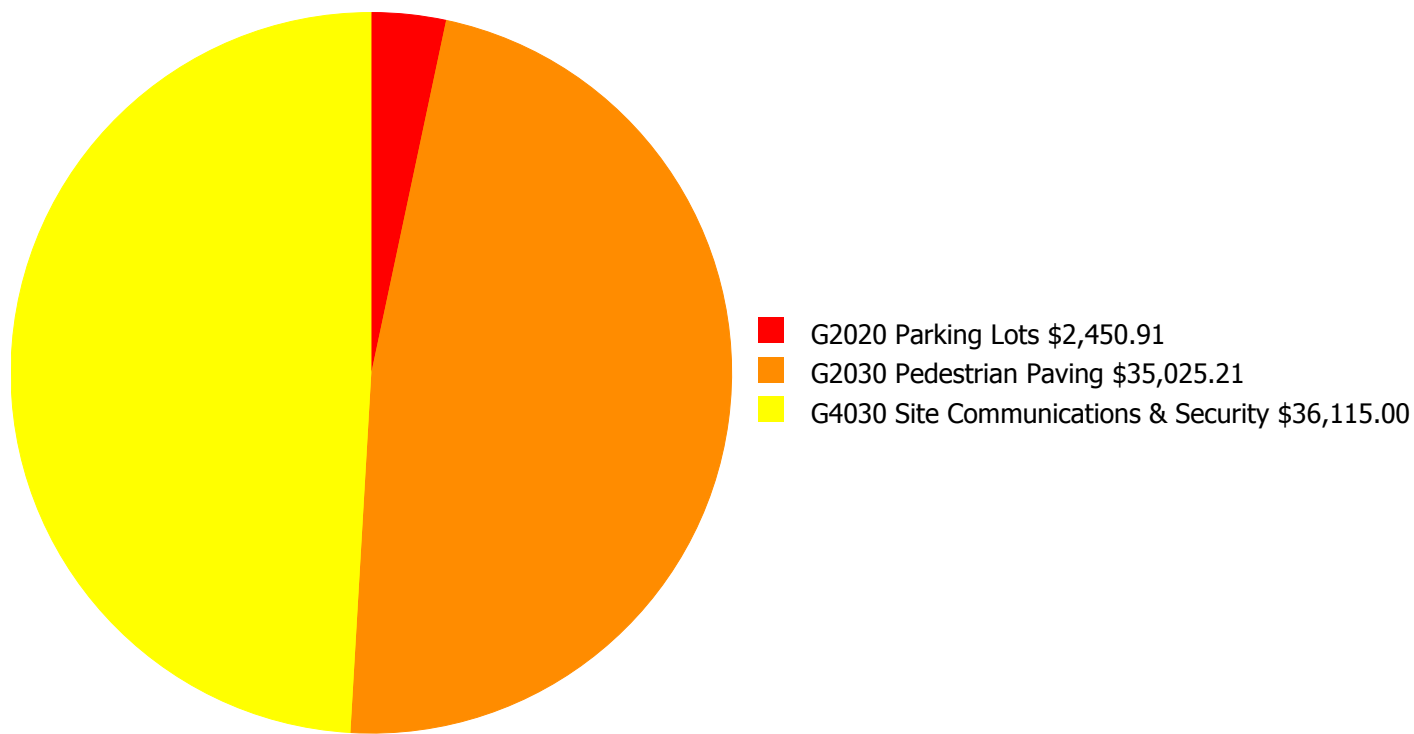
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

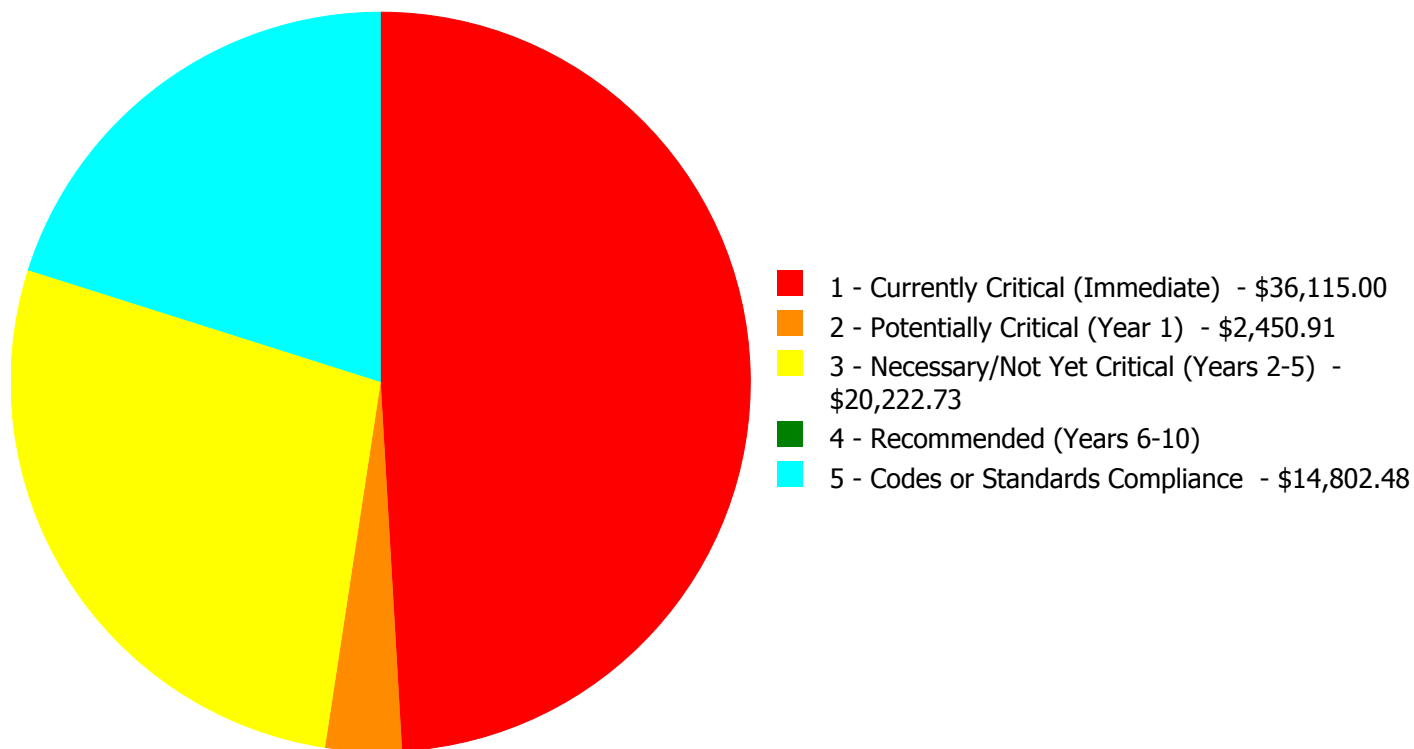
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$73,591.12

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: \$73,591.12

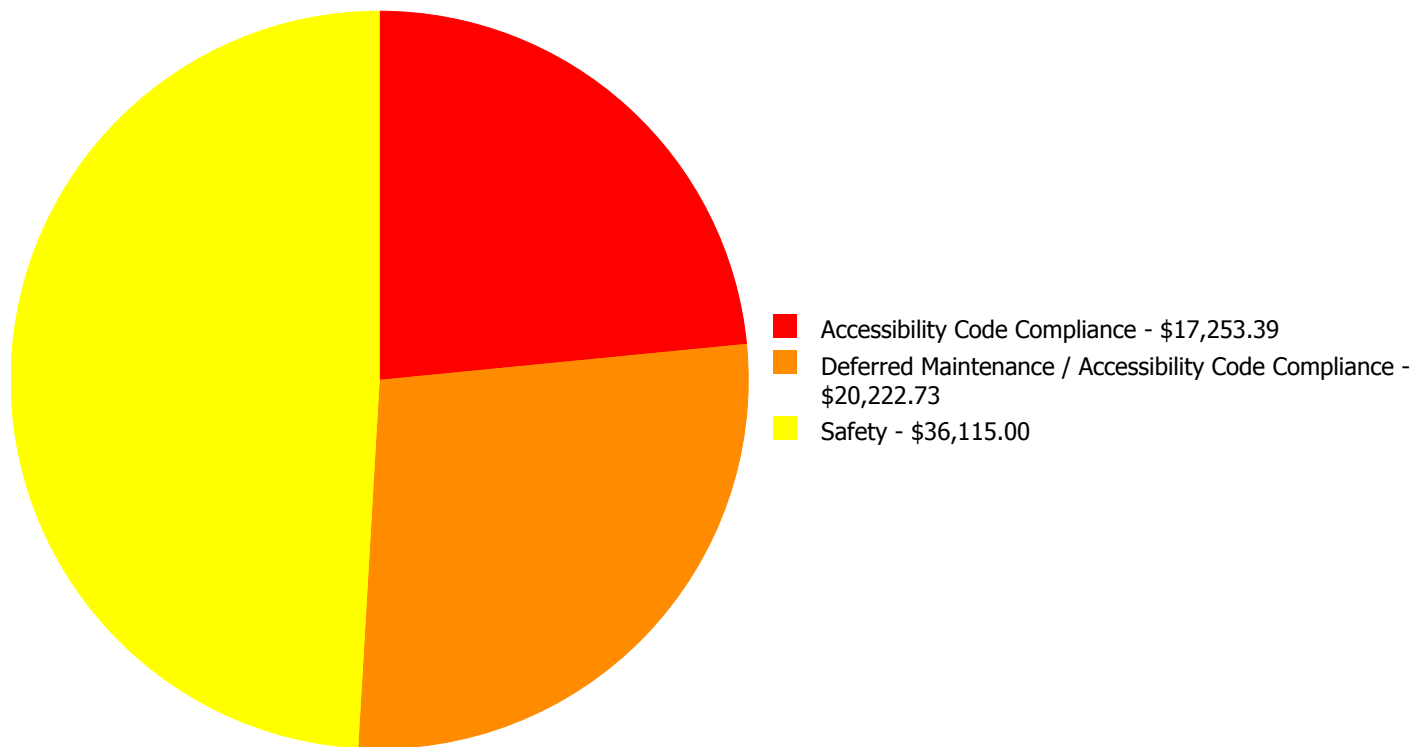
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2020	Parking Lots	\$0.00	\$2,450.91	\$0.00	\$0.00	\$0.00	\$2,450.91
G2030	Pedestrian Paving	\$0.00	\$0.00	\$20,222.73	\$0.00	\$14,802.48	\$35,025.21
G4030	Site Communications & Security	\$36,115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,115.00
	Total:	\$36,115.00	\$2,450.91	\$20,222.73	\$0.00	\$14,802.48	\$73,591.12

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: \$73,591.12

Deficiency Details by Priority

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

Priority 1 - Currently Critical (Immediate):

System: G4030 - Site Communications & Security



Location: Site
Distress: Inadequate
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 37,309.00
Unit of Measure: S.F.
Estimate: \$36,115.00
Assessor Name: Matt Mahaffey
Date Created: 11/22/2016

Notes: Site security system is missing and should be integrated into main building system.

Priority 2 - Potentially Critical (Year 1):

System: G2020 - Parking Lots



Location: Parking
Distress: Inadequate
Category: Accessibility Code Compliance
Priority: 2 - Potentially Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 5.00
Unit of Measure: Ea.
Estimate: \$2,450.91
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: Additional ADA parking spaces needed.

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

System: G2030 - Pedestrian Paving

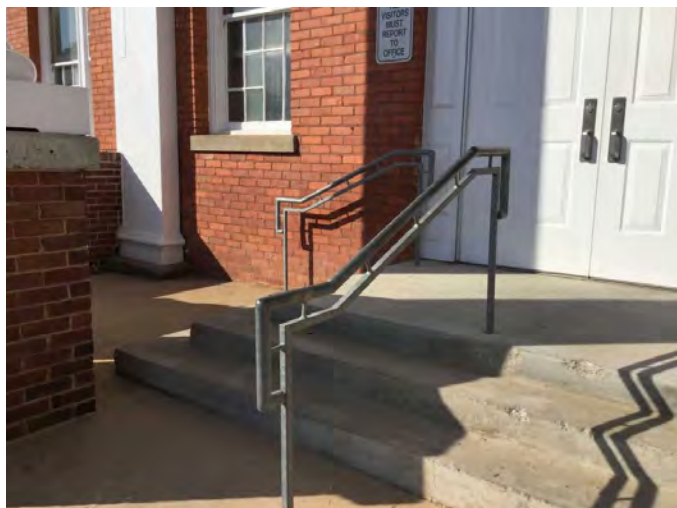


Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Remove and replace sidewalk and ramp railing.
Qty: 110.00
Unit of Measure: L.F.
Estimate: \$20,222.73
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: Site and ramp railing is rusted and failing at attachment points and should be replaced.

Priority 5 - Codes or Standards Compliance:

System: G2030 - Pedestrian Paving



Location: Entrance
Distress: Missing
Category: Accessibility Code Compliance
Priority: 5 - Codes or Standards Compliance
Correction: Add handicap ramp with railings
Qty: 30.00
Unit of Measure: L.F.
Estimate: \$14,802.48
Assessor Name: Matt Mahaffey
Date Created: 11/23/2016

Notes: No ADA access to main building.
