NC School District/520 Jones County/Elementary School

Trenton Elementary

Final

Campus Assessment Report

March 11, 2017

PARSONS

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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.

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Gross Area (SF):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	$8,010,220
Repair Cost:	$4,892,580.00
Total FCI:	61.08 %
Total RSLI:	18.81 %
FCA Score:	38.92

Description:

GENERAL
Trenton Elementary School is located at 188 Elementary School Lane in Trenton, North Carolina. The 1 story, 35,500 square foot building was originally constructed in 1958. A 2000 square foot kitchen addition was constructed in 1970. For assessment purposes, this addition is considered together with the original building. In 1991, the HVAC system was renovated to wall/window mounted heat pumps along with the necessary electrical upgrade. In 2002 the roof structure was re-engineered to a sloped profile accommodating a metal roof covering. Also on site is a portable classroom building that is not assessed in this project.

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

A. SUBSTRUCTURE

The building rests on slab on grade and is assumed to have standard cast-in-place concrete foundations. The building has a small basement area that housed a boiler in the past.

B. SUPERSTRUCTURE
Floor construction over the basement is wood frame. Roof construction is steel. The original building roof was reframed in 2002 to accommodate the preformed metal roof. Exterior walls are painted CMU. Exterior windows are painted aluminum frame with fixed and operable dual panes. Exterior doors are aluminum framed fully glazed storefront style at the main entry and corridor exits. Secondary/utility doors are hollow metal in hollow metal frames. Roofing is steep preformed metal with painted finish. There are gutters and downspouts at the front entry eave edge only. Most building entrances do not appear to comply with ADA requirements, though the front entry is compliant.

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

D. SERVICES
CONVEYING: The building does not include conveying equipment.

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

HVAC:
Heating is provided by wall mounted heat pumps. Exposed ductwork distributes conditioned air to rooms without heat pumps. Fresh air is supplied by infiltration. Wall mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are local.

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

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

COMMUNICATIONS & SECURITY:
The fire alarm system consists of audible/visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors. The system is centrally monitored. The telephone and data systems are integrated and include equipment closets shared with other building functions. This building has a local area network (LAN). The building includes an internal security system that is actuated by contacts. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is locally monitored; this building has a public address and paging system separate from the telephone system.

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

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

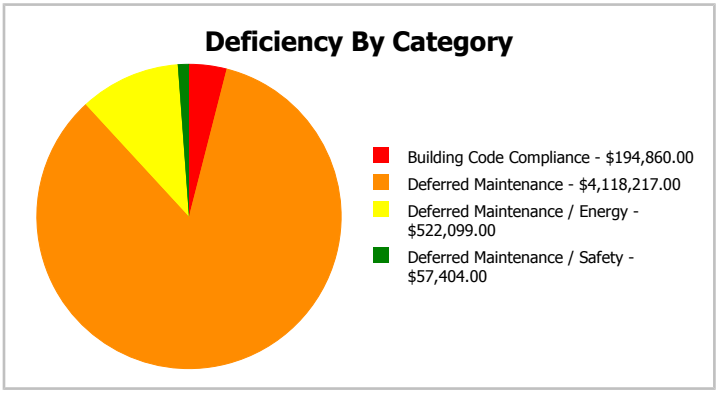
G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; a flag pole; monument signage; landscaping; play areas with equipment; and covered walkways. Site mechanical and electrical features include: city water and sanitary sewer systems; storm sewer system that discharges to surface water features; fiber optic cables; and site lighting.

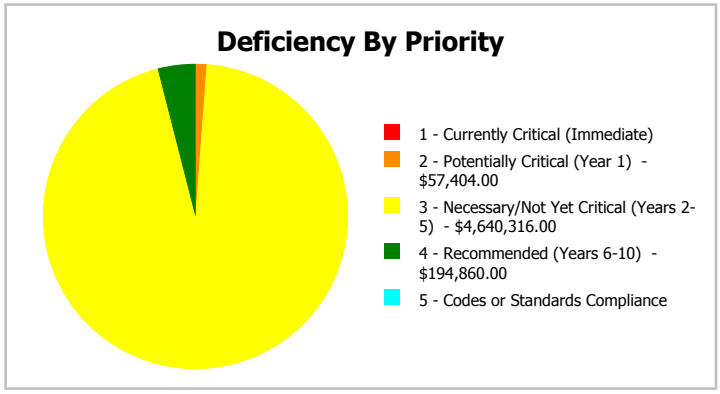
Attributes:

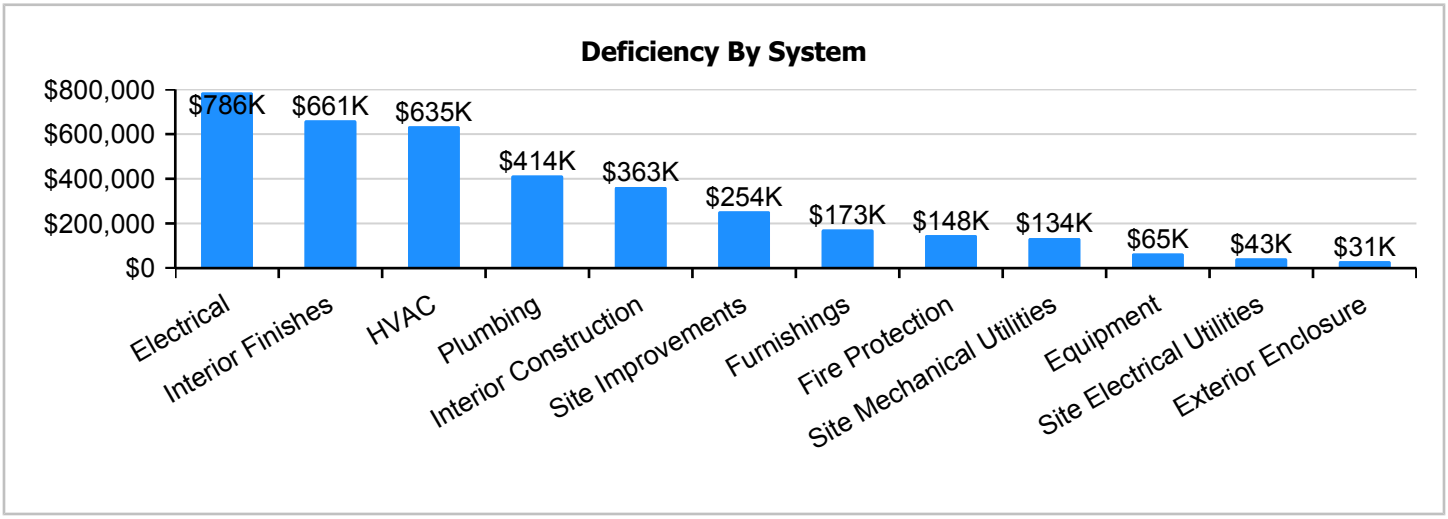
General Attributes:			
Condition Assessor:	Ann Buerger Linden	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:		LEA School No.:	
No. of Mobile Units:	0	No. of Bldgs.:	1
SF of Mobile Units:		Status:	
School Grades:	16	Site Acreage:	16

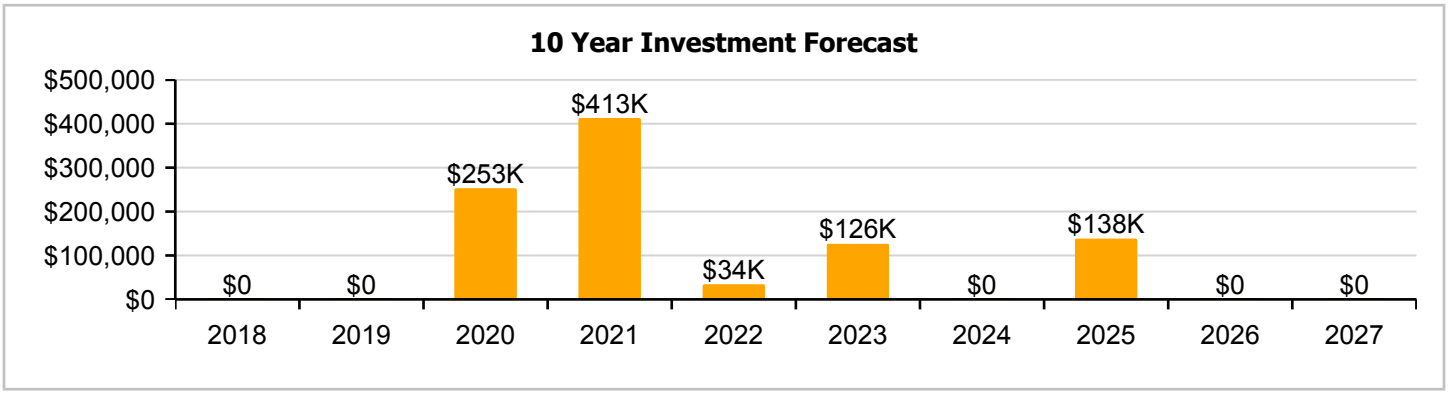
Campus Dashboard Summary

Gross Area:	35,500		
Year Built:	1958	Last Renovation:	
Repair Cost:	$4,892,580	Replacement Value:	$8,010,220
FCI:	61.08 %	RSLI%:	18.81 %









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.

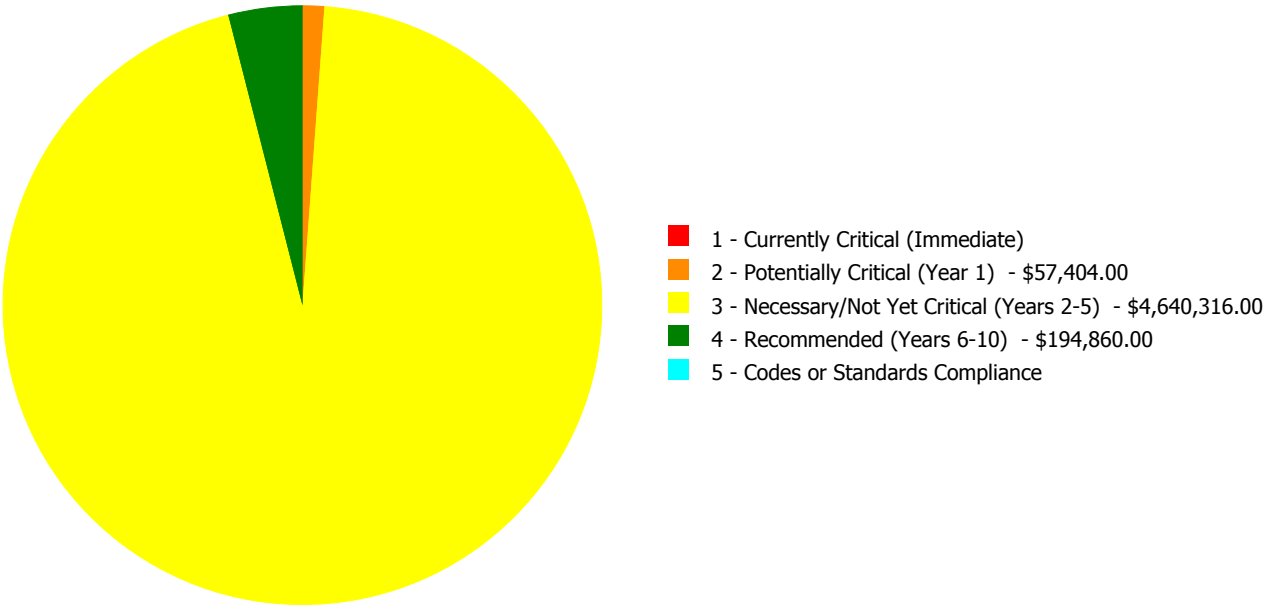
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	80.85 %	0.00 %	$0.00
B20 - Exterior Enclosure	25.76 %	5.76 %	$40,612.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	9.99 %	58.50 %	$479,144.00
C30 - Interior Finishes	8.88 %	97.79 %	$872,768.00
D20 - Plumbing	0.00 %	110.00 %	$546,700.00
D30 - HVAC	0.00 %	110.00 %	$837,623.00
D40 - Fire Protection	0.00 %	110.00 %	$194,860.00
D50 - Electrical	2.63 %	102.77 %	$1,037,950.00
E10 - Equipment	0.00 %	110.00 %	$85,910.00
E20 - Furnishings	0.00 %	110.00 %	$227,662.00
G20 - Site Improvements	2.50 %	75.90 %	$334,660.00
G30 - Site Mechanical Utilities	9.69 %	59.95 %	$177,287.00
G40 - Site Electrical Utilities	10.24 %	34.70 %	$57,404.00
Totals:	**18.81 %**	**61.08 %**	**$4,892,580.00**

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
1958 Main	35,500	60.82	$0.00	$0.00	$4,128,369.00	$194,860.00	$0.00
Site	35,500	63.12	$0.00	$57,404.00	$511,947.00	$0.00	$0.00
Total:		**61.08**	**$0.00**	**$57,404.00**	**$4,640,316.00**	**$194,860.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,892,580.00

Executive Summary

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Function:	ES -Elementary School
Gross Area (SF):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	$7,108,165
Repair Cost:	$4,323,229.00
Total FCI:	60.82 %
Total RSLI:	20.40 %
FCA Score:	39.18

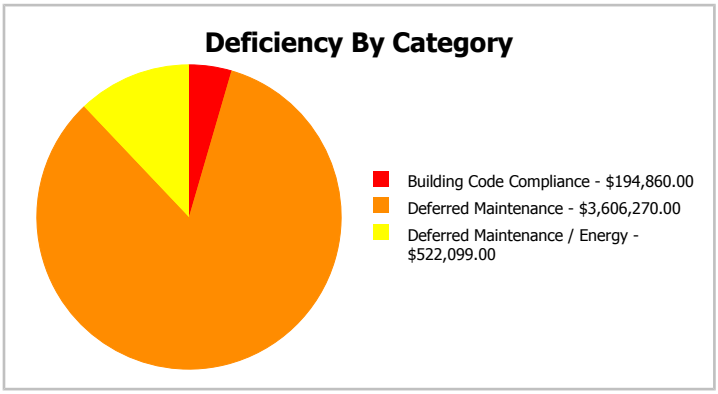
Description:

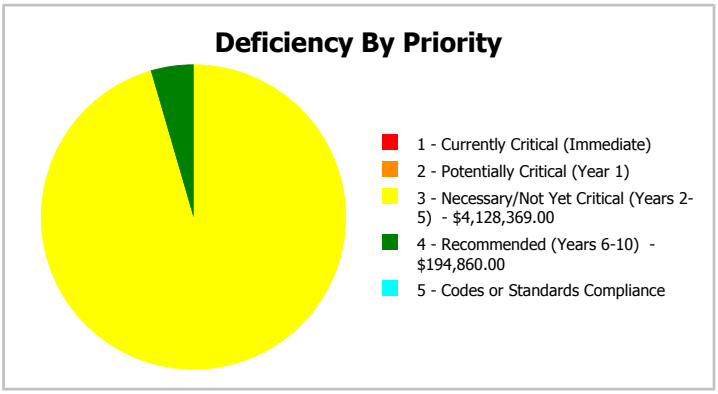
The narrative for this building is included in the Executive Summary Description at the front of this report.

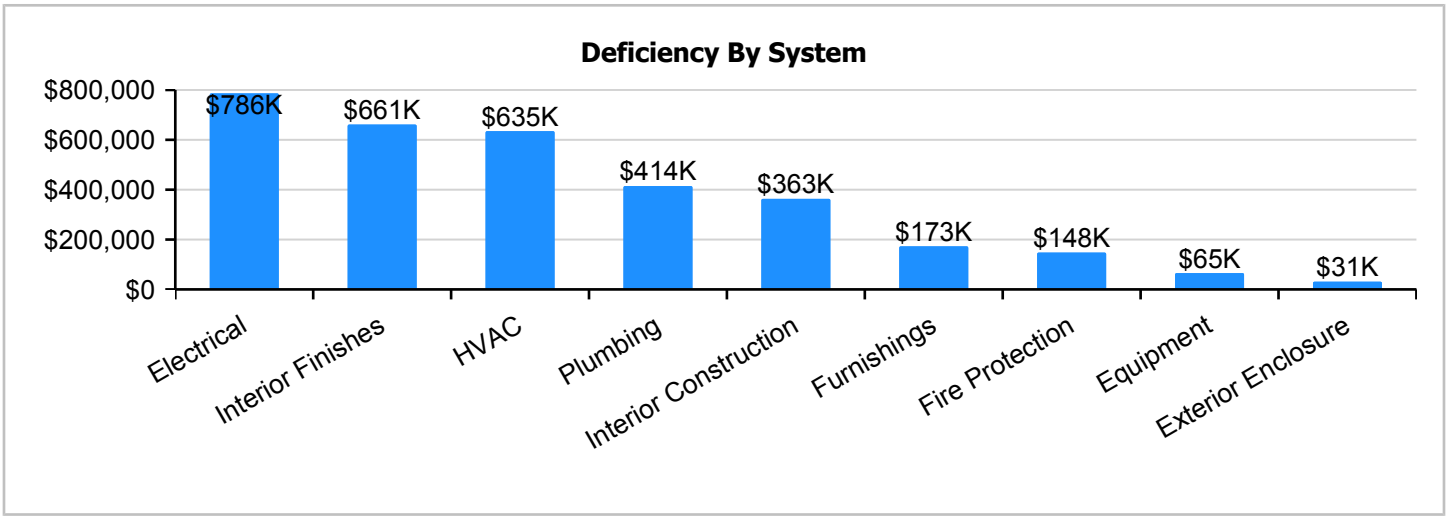
Attributes: This asset has no attributes.

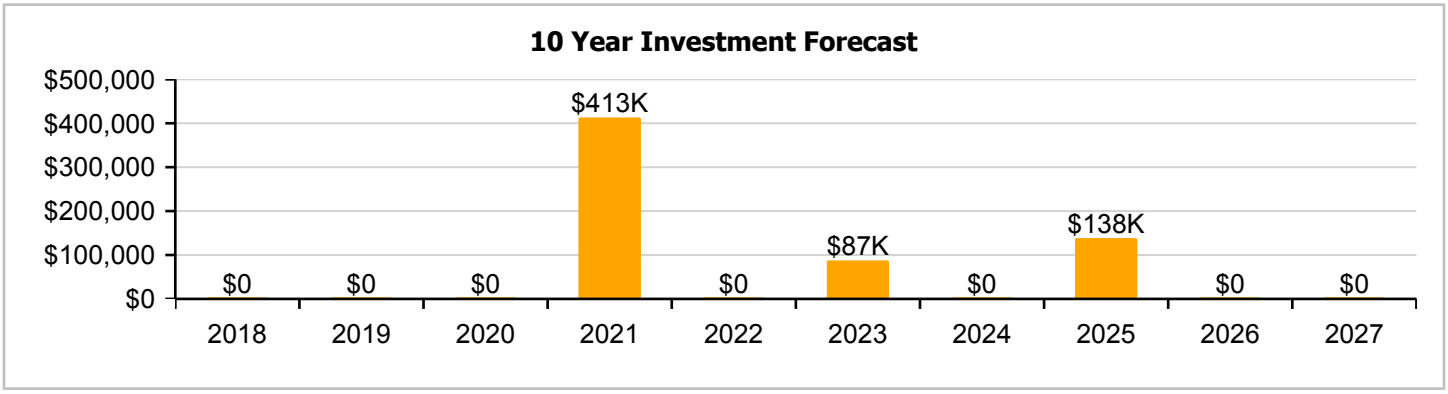
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	35,500
Year Built:	1958	Last Renovation:	
Repair Cost:	$4,323,229	Replacement Value:	$7,108,165
FCI:	60.82 %	RSLI%:	20.40 %









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	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	80.85 %	0.00 %	$0.00
B20 - Exterior Enclosure	25.76 %	5.76 %	$40,612.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	9.99 %	58.50 %	$479,144.00
C30 - Interior Finishes	8.88 %	97.79 %	$872,768.00
D20 - Plumbing	0.00 %	110.00 %	$546,700.00
D30 - HVAC	0.00 %	110.00 %	$837,623.00
D40 - Fire Protection	0.00 %	110.00 %	$194,860.00
D50 - Electrical	2.63 %	102.77 %	$1,037,950.00
E10 - Equipment	0.00 %	110.00 %	$85,910.00
E20 - Furnishings	0.00 %	110.00 %	$227,662.00
Totals:	**20.40 %**	**60.82 %**	**$4,323,229.00**

Photo Album

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

1). Northeast Elevation - Feb 21, 2017

2). Northwest Elevation - Feb 21, 2017

3). Southwest Elevation - Feb 21, 2017

4). Southeast Elevation - Feb 21, 2017

Condition Detail

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

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

System Listing

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

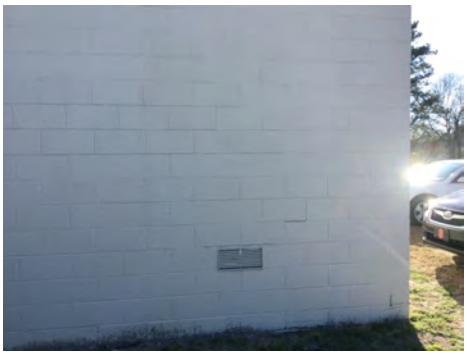
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$4.79	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$170,045
A1030	Slab on Grade	$8.43	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$299,265
A2010	Basement Excavation	$1.90	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$67,450
A2020	Basement Walls	$13.07	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$463,985
B1010	Floor Construction	$1.64	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$58,220
B1020	Roof Construction	$15.76	S.F.	35,500	100	2002	2102		85.00 %	0.00 %	85			$559,480
B2010	Exterior Walls	$9.42	S.F.	35,500	100	1958	2058		41.00 %	0.00 %	41			$334,410
B2020	Exterior Windows	$9.39	S.F.	35,500	30	1991	2021		13.33 %	0.00 %	4			$333,345
B2030	Exterior Doors	$1.04	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$40,612.00	$36,920
B3010130	Preformed Metal Roofing	$9.66	S.F.	35,500	30	2002	2032		50.00 %	0.00 %	15			$342,930
C1010	Partitions	$10.80	S.F.	35,500	75	1958	2033		21.33 %	0.00 %	16			$383,400
C1020	Interior Doors	$2.53	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$98,797.00	$89,815
C1030	Fittings	$9.74	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		$380,347.00	$345,770
C3010	Wall Finishes	$2.79	S.F.	35,500	10	2015	2025		80.00 %	0.00 %	8			$99,045
C3020	Floor Finishes	$11.38	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		$444,389.00	$403,990
C3030	Ceiling Finishes	$10.97	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		$428,379.00	$389,435
D2010	Plumbing Fixtures	$11.48	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$448,294.00	$407,540
D2020	Domestic Water Distribution	$0.98	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$38,269.00	$34,790
D2030	Sanitary Waste	$1.54	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$60,137.00	$54,670
D3040	Distribution Systems	$6.14	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$239,767.00	$217,970
D3050	Terminal & Package Units	$13.37	S.F.	35,500	15	1991	2006		0.00 %	110.00 %	-11		$522,099.00	$474,635
D3060	Controls & Instrumentation	$1.94	S.F.	35,500	20	1991	2011		0.00 %	110.00 %	-6		$75,757.00	$68,870
D4010	Sprinklers	$4.32	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$168,696.00	$153,360
D4020	Standpipes	$0.67	S.F.	35,500	30	1958	1988		0.00 %	110.00 %	-29		$26,164.00	$23,785
D5010	Electrical Service/Distribution	$1.69	S.F.	35,500	40	1970	2010		0.00 %	110.00 %	-7		$65,995.00	$59,995
D5020	Branch Wiring	$5.06	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		$197,593.00	$179,630
D5020	Lighting	$11.92	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		$465,476.00	$423,160
D5030810	Security & Detection Systems	$1.87	S.F.	35,500	15	2008	2023		40.00 %	0.00 %	6			$66,385
D5030910	Fire Alarm Systems	$3.39	S.F.	35,500	15	1991	2006		0.00 %	110.00 %	-11		$132,380.00	$120,345
D5030920	Data Communication	$4.40	S.F.	35,500	15	2000	2015		0.00 %	110.00 %	-2		$171,820.00	$156,200
D5090	Other Electrical Systems	$0.12	S.F.	35,500	20	1991	2011		0.00 %	110.00 %	-6		$4,686.00	$4,260
E1020	Institutional Equipment	$0.30	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		$11,715.00	$10,650
E1090	Other Equipment	$1.90	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		$74,195.00	$67,450
E2010	Fixed Furnishings	$5.83	S.F.	35,500	20	1958	1978		0.00 %	110.00 %	-39		$227,662.00	$206,965
								Total	**20.40 %**	**60.82 %**			**$4,323,229.00**	**$7,108,165**

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

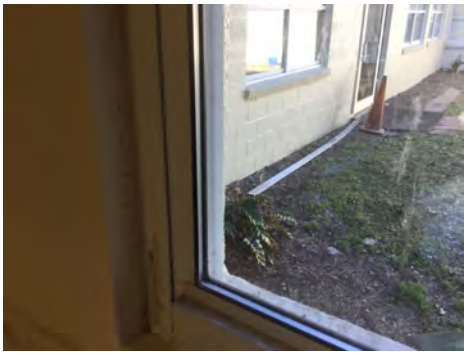
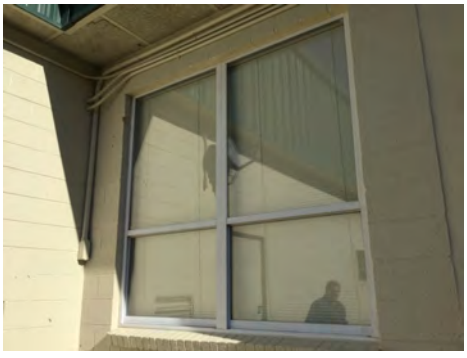




Note:

System: B2020 - Exterior Windows

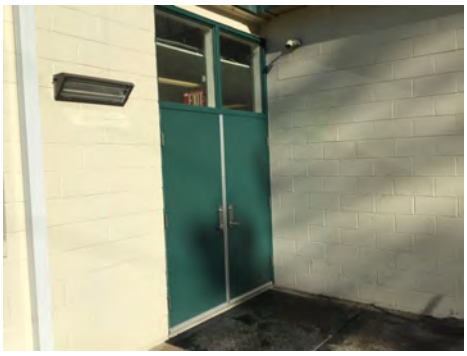


Note: Assumed install date with installation of Bard HVAC units.

System: B2030 - Exterior Doors



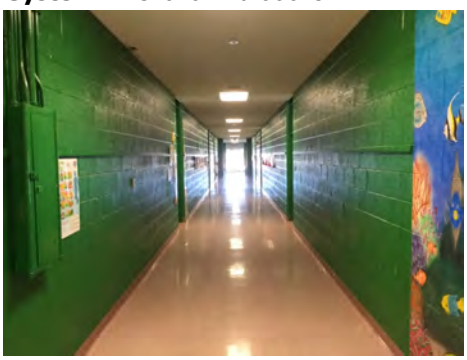
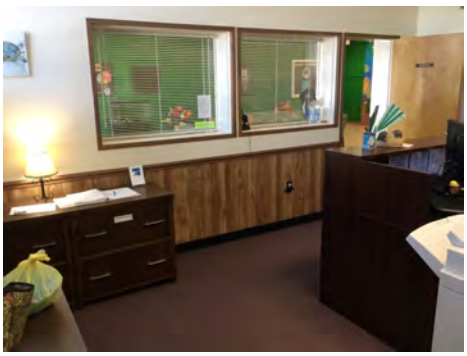
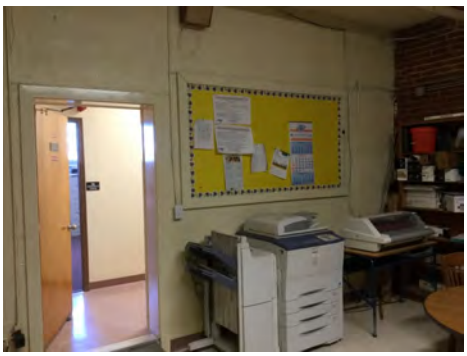


Note:

System: B3010130 - Preformed Metal Roofing

Note:

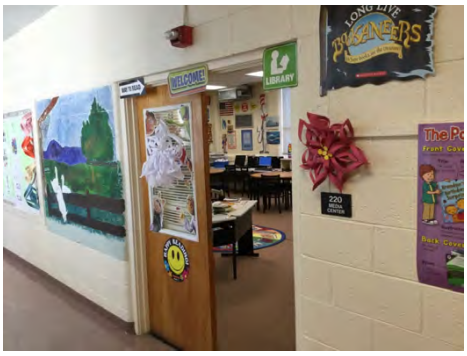
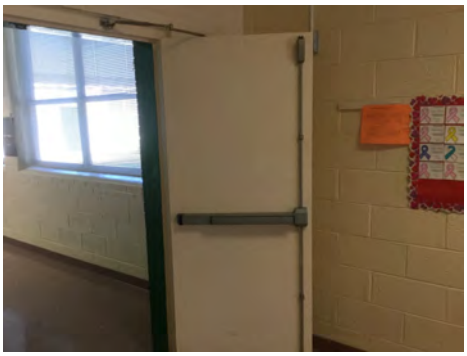
System: C1010 - Partitions

Note:

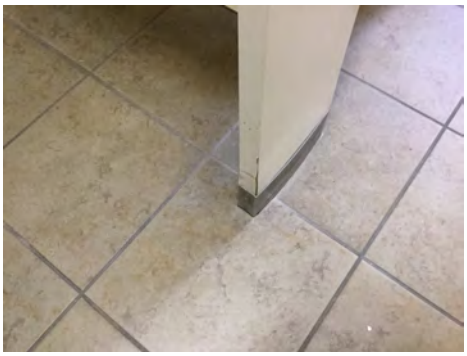
System: C1020 - Interior Doors



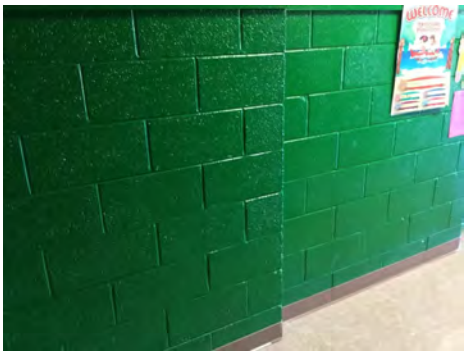
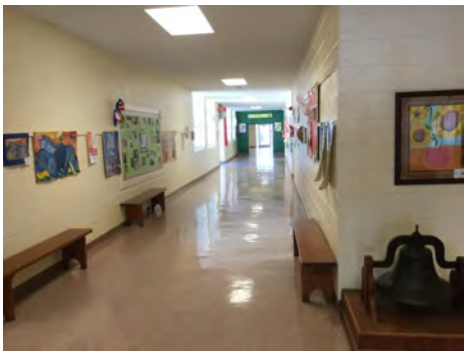
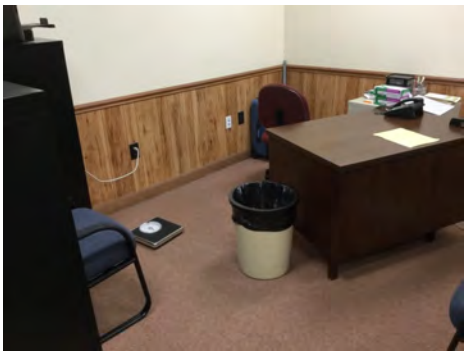

Note:

System: C1030 - Fittings



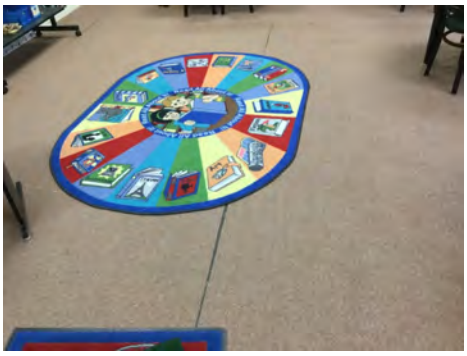
Note:

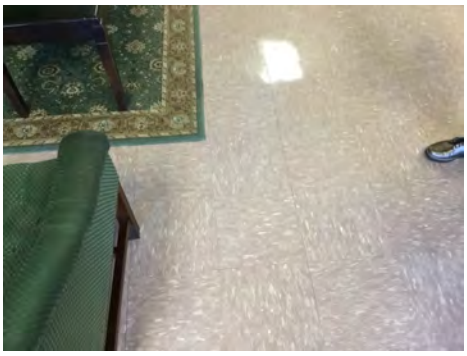
System: C3010 - Wall Finishes

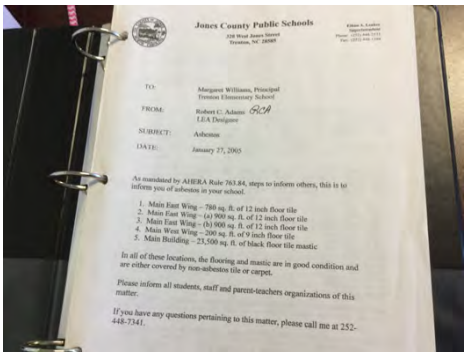




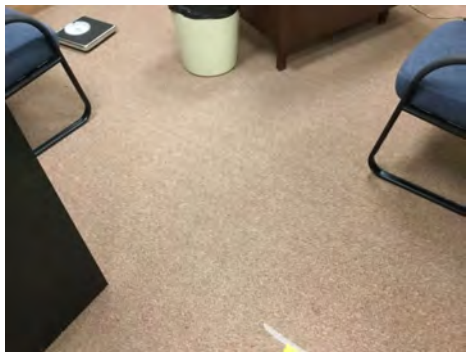
Note:

System: C3020 - Floor Finishes



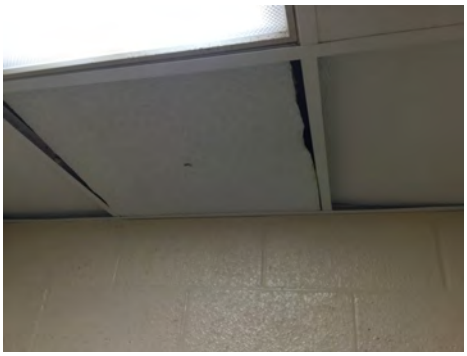


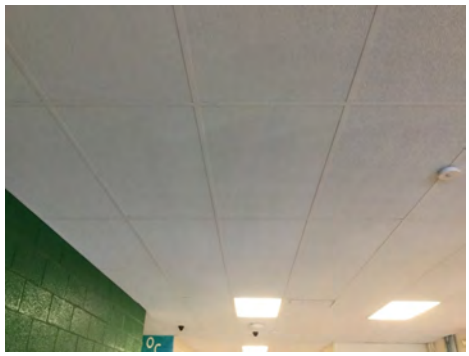


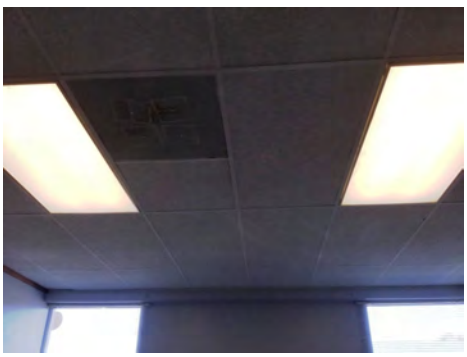


Note:

System: C3030 - Ceiling Finishes



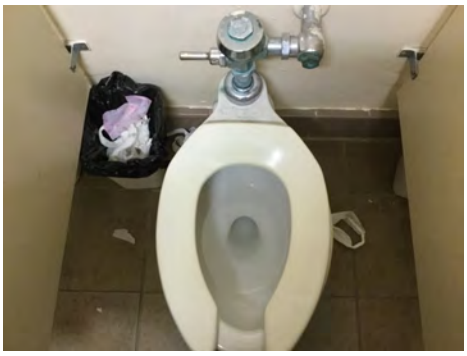
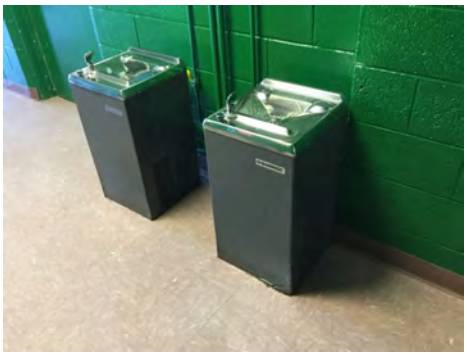
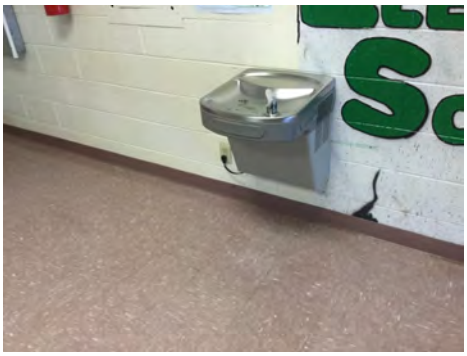




Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



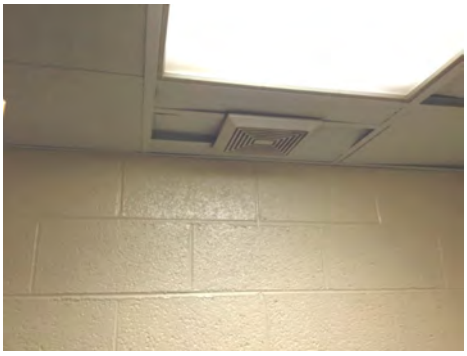
Note:

System: D2030 - Sanitary Waste



Note:

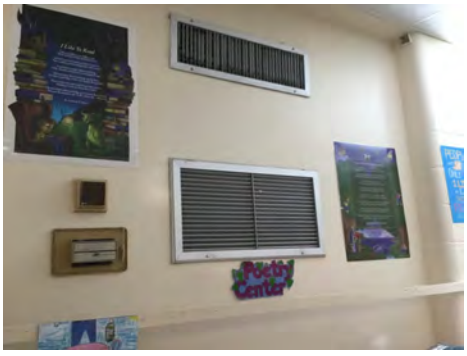
System: D3040 - Distribution Systems



Note:

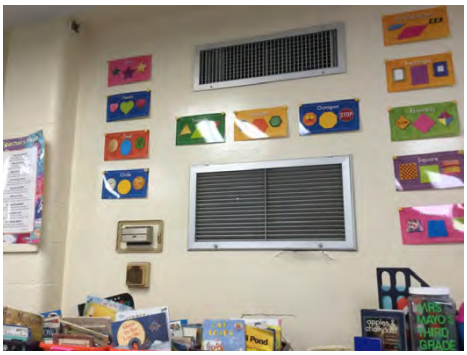
System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation



Note:

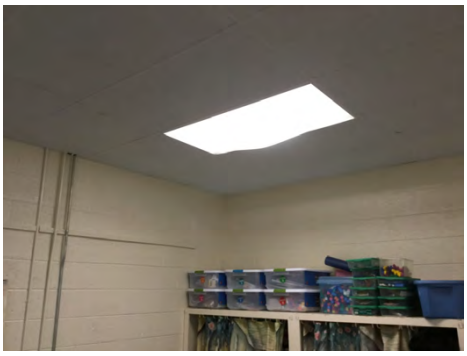
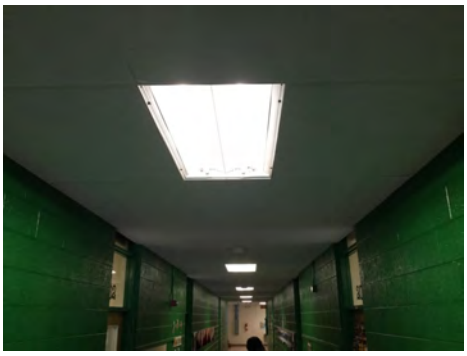
System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems

Note:

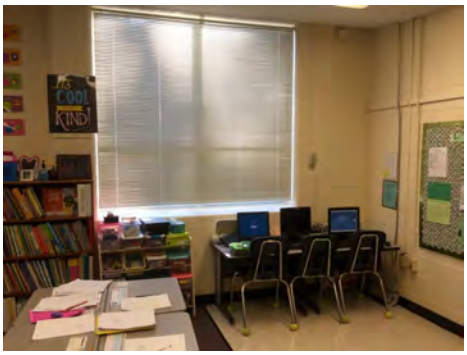
System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

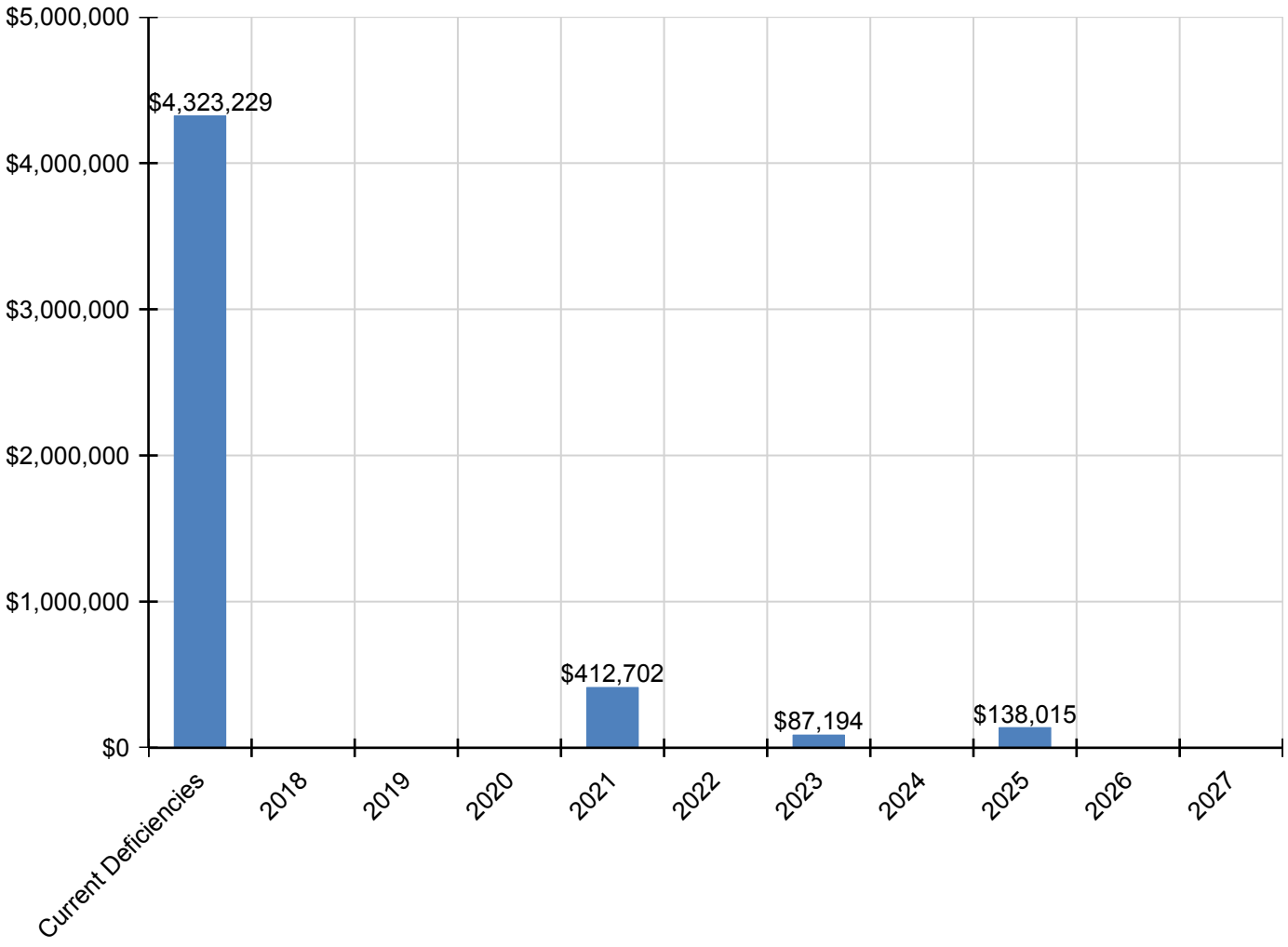
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,323,229**	**$0**	**$0**	**$0**	**$412,702**	**$0**	**$87,194**	**$0**	**$138,015**	**$0**	**$0**	**$4,961,140**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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	$0	$0	$0	$0	$412,702	$0	$0	$0	$0	$0	$0	**$412,702**
B2030 - Exterior Doors	$40,612	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,612**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$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	$98,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,797**
C1030 - Fittings	$380,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$380,347**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$138,015	$0	$0	**$138,015**

C3020 - Floor Finishes	$444,389	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$444,389**
C3030 - Ceiling Finishes	$428,379	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$428,379**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$448,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$448,294**
D2020 - Domestic Water Distribution	$38,269	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,269**
D2030 - Sanitary Waste	$60,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$60,137**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$239,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$239,767**
D3050 - Terminal & Package Units	$522,099	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$522,099**
D3060 - Controls & Instrumentation	$75,757	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,757**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$168,696	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,696**
D4020 - Standpipes	$26,164	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,164**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$65,995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,995**
D5020 - Branch Wiring	$197,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,593**
D5020 - Lighting	$465,476	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$465,476**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$87,194	$0	$0	$0	$0	**$87,194**
D5030910 - Fire Alarm Systems	$132,380	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,380**
D5030920 - Data Communication	$171,820	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$171,820**
D5090 - Other Electrical Systems	$4,686	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,686**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$11,715	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,715**
E1090 - Other Equipment	$74,195	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,195**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$227,662	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$227,662**

** Indicates non-renewable system*

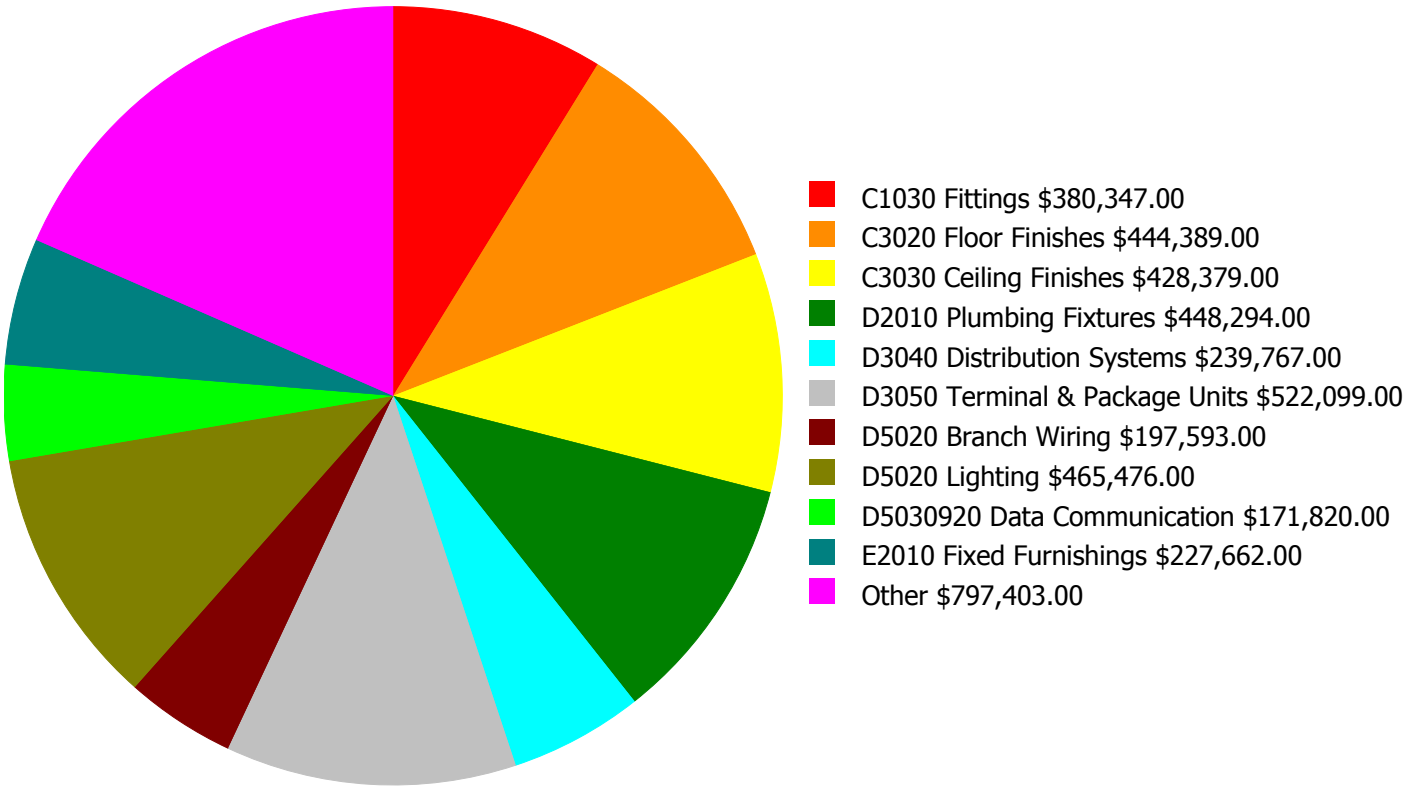
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

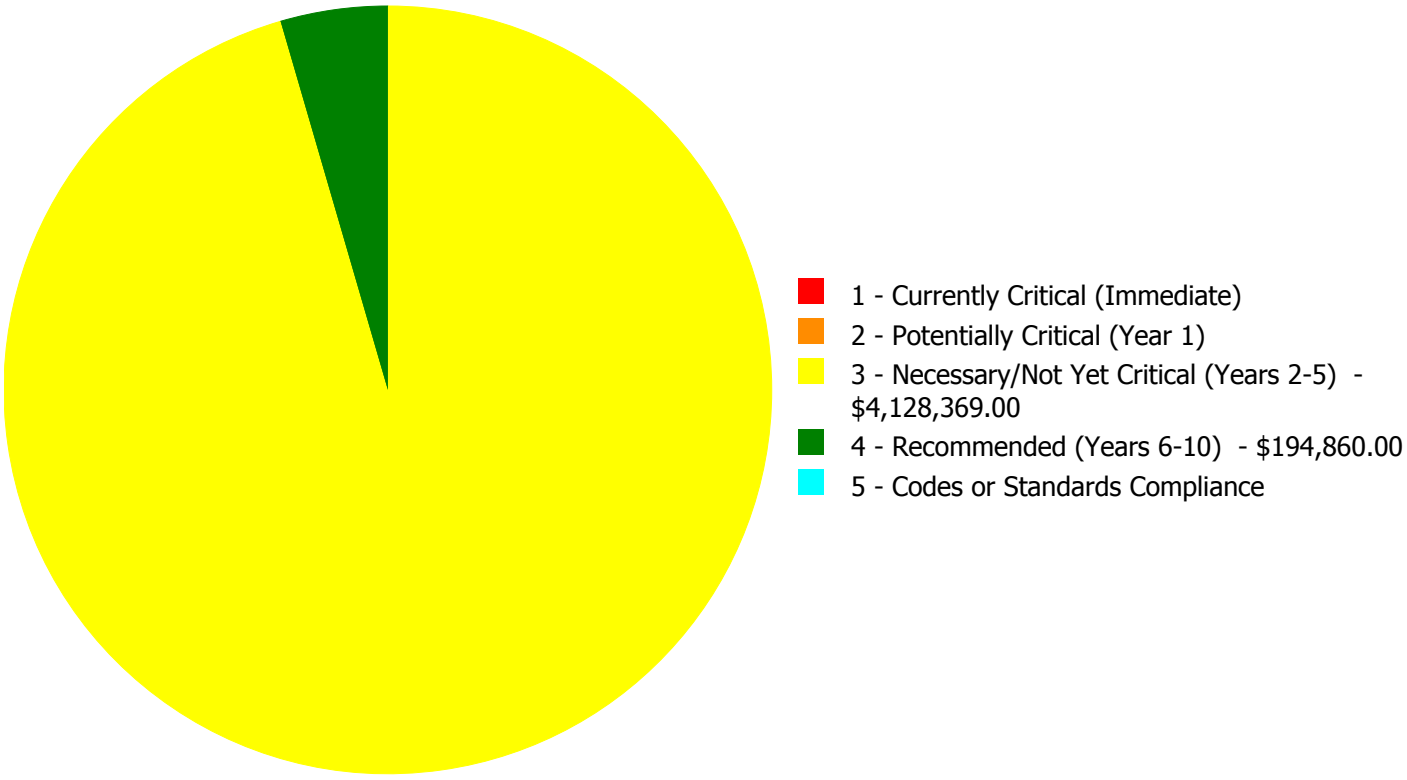
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,323,229.00

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: $4,323,229.00

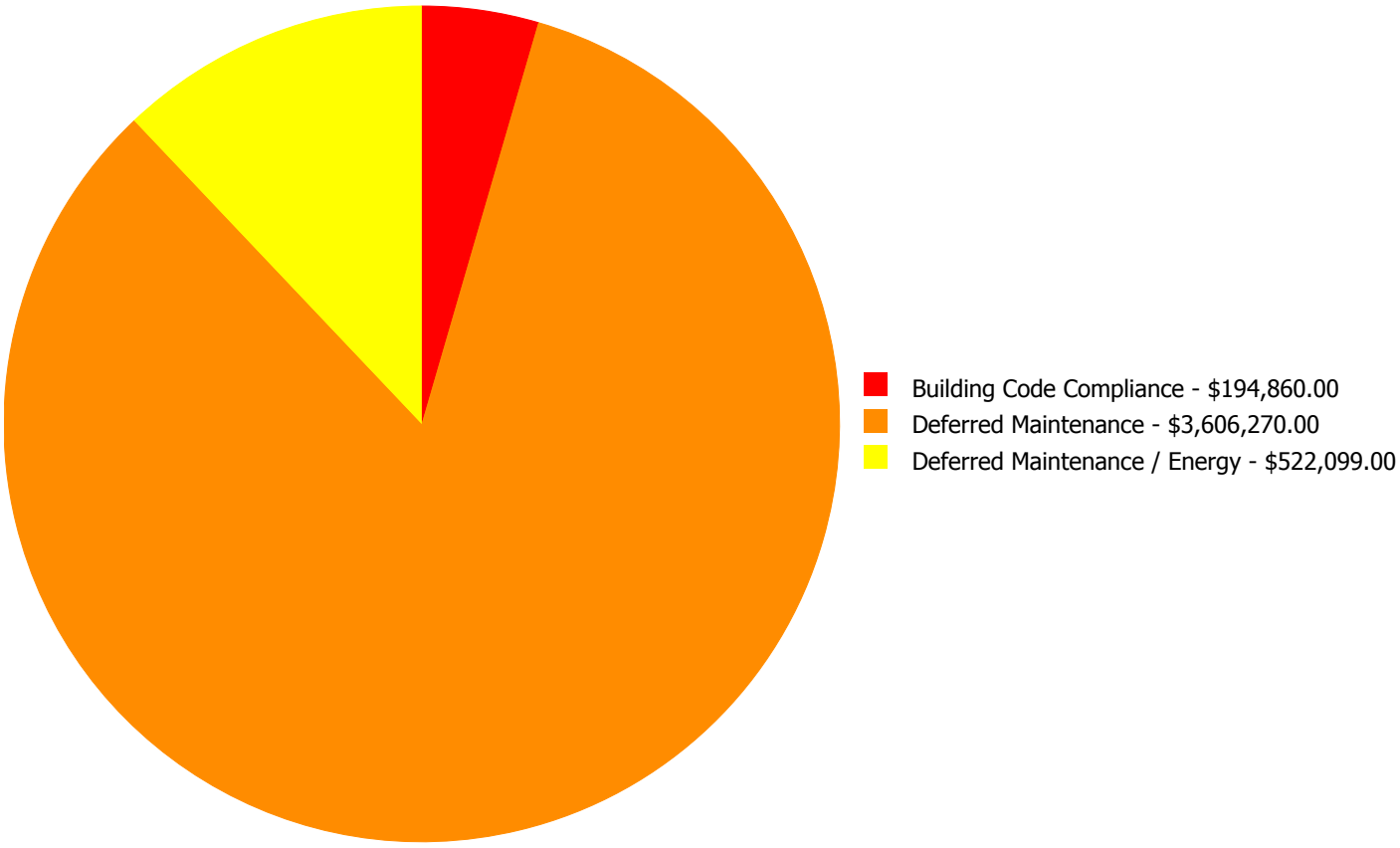
Deficiency By Priority Investment Table

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
B2030	Exterior Doors	$0.00	$0.00	$40,612.00	$0.00	$0.00	$40,612.00
C1020	Interior Doors	$0.00	$0.00	$98,797.00	$0.00	$0.00	$98,797.00
C1030	Fittings	$0.00	$0.00	$380,347.00	$0.00	$0.00	$380,347.00
C3020	Floor Finishes	$0.00	$0.00	$444,389.00	$0.00	$0.00	$444,389.00
C3030	Ceiling Finishes	$0.00	$0.00	$428,379.00	$0.00	$0.00	$428,379.00
D2010	Plumbing Fixtures	$0.00	$0.00	$448,294.00	$0.00	$0.00	$448,294.00
D2020	Domestic Water Distribution	$0.00	$0.00	$38,269.00	$0.00	$0.00	$38,269.00
D2030	Sanitary Waste	$0.00	$0.00	$60,137.00	$0.00	$0.00	$60,137.00
D3040	Distribution Systems	$0.00	$0.00	$239,767.00	$0.00	$0.00	$239,767.00
D3050	Terminal & Package Units	$0.00	$0.00	$522,099.00	$0.00	$0.00	$522,099.00
D3060	Controls & Instrumentation	$0.00	$0.00	$75,757.00	$0.00	$0.00	$75,757.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$168,696.00	$0.00	$168,696.00
D4020	Standpipes	$0.00	$0.00	$0.00	$26,164.00	$0.00	$26,164.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$65,995.00	$0.00	$0.00	$65,995.00
D5020	Branch Wiring	$0.00	$0.00	$197,593.00	$0.00	$0.00	$197,593.00
D5020	Lighting	$0.00	$0.00	$465,476.00	$0.00	$0.00	$465,476.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$132,380.00	$0.00	$0.00	$132,380.00
D5030920	Data Communication	$0.00	$0.00	$171,820.00	$0.00	$0.00	$171,820.00
D5090	Other Electrical Systems	$0.00	$0.00	$4,686.00	$0.00	$0.00	$4,686.00
E1020	Institutional Equipment	$0.00	$0.00	$11,715.00	$0.00	$0.00	$11,715.00
E1090	Other Equipment	$0.00	$0.00	$74,195.00	$0.00	$0.00	$74,195.00
E2010	Fixed Furnishings	$0.00	$0.00	$227,662.00	$0.00	$0.00	$227,662.00
	Total:	$0.00	$0.00	$4,128,369.00	$194,860.00	$0.00	$4,323,229.00

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: $4,323,229.00

Deficiency Details by Priority

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

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

System: B2030 - Exterior Doors

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $40,612.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Exterior doors are generally in fair condition and beyond their expected useful life. Direct exit doors at classrooms have reverse swing. System renewal is recommended.

System: C1020 - Interior Doors

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $98,797.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

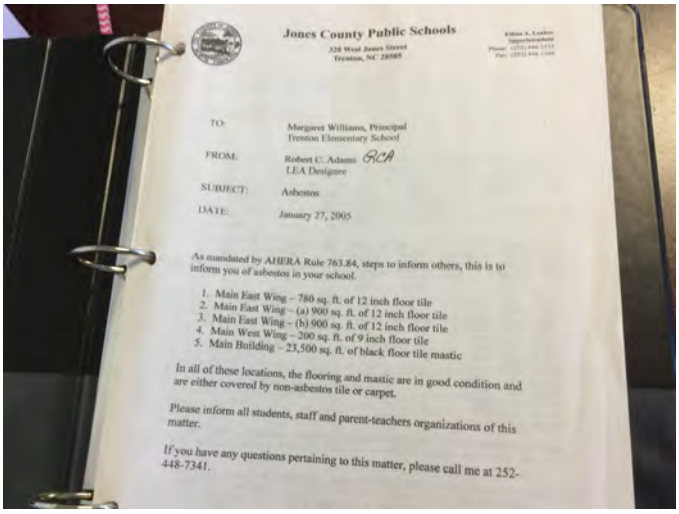
Notes: Interior doors are in aged condition and do not have ADA compliant hardware. System renewal is recommended.

System: C1030 - Fittings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $380,347.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Fittings are generally beyond their expected useful life. Signage is not up to current codes. Toilet partitions are deteriorating.

System: C3020 - Floor Finishes



Jones County Public Schools
328 West Jones Street
Trenton, NC 28585

TO: Margaret Williams, Principal
Trenton Elementary School

FROM: Robert C. Adams RCA
LEA Designee

SUBJECT: Asbestos

DATE: January 27, 2005

As mandated by AHERA Rule 763.84, steps to inform others, this is to inform you of asbestos in your school.

1. Main East Wing – 780 sq. ft. of 12 inch floor tile
2. Main East Wing – (a) 900 sq. ft. of 12 inch floor tile
3. Main East Wing – (b) 900 sq. ft. of 12 inch floor tile
4. Main West Wing – 200 sq. ft. of 9 inch floor tile
5. Main Building – 23,500 sq. ft. of black floor tile mastic

In all of these locations, the flooring and mastic are in good condition and are either covered by non-asbestos tile or carpet.

Please inform all students, staff and parent-teachers organizations of this matter.

If you have any questions pertaining to this matter, please call me at 252-448-7341.

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $444,389.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Floor finishes are generally aged in fair to poor condition. Some asbestos containing tile and mastic remain in the building as it was not fully abated. System renewal including asbestos abatement is recommended.

System: C3030 - Ceiling Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $428,379.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Ceilings are beyond their expected life. It appears that some acoustical tile ceilings have been spray painted. Painting acoustical tiles reduces their acoustical properties. System replacement is recommended.

System: D2010 - Plumbing Fixtures

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $448,294.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Though some fixtures have been updated, there are many obsolete fixtures throughout the building. There are no ADA compliant restrooms in the building. System renewal is recommended.

System: D2020 - Domestic Water Distribution

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $38,269.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

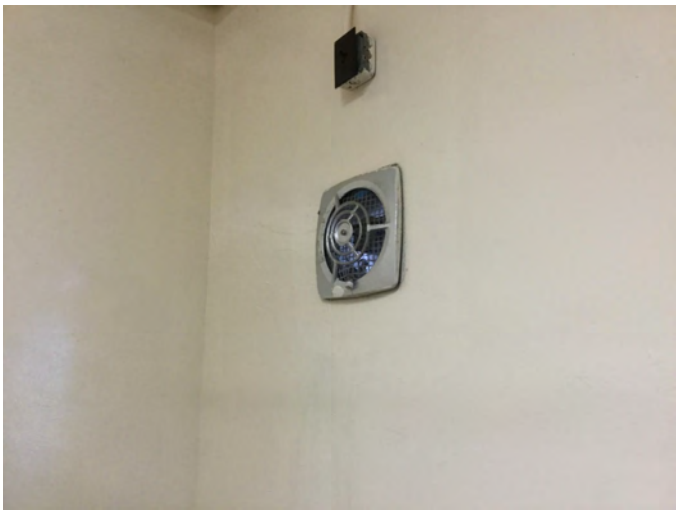
Notes: The domestic water distribution system is well beyond its expected life. System renewal is recommended.

System: D2030 - Sanitary Waste

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $60,137.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The sanitary waste system has not been replaced since original construction, and is therefore beyond its expected useful life. System renewal is recommended.

System: D3040 - Distribution Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $239,767.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

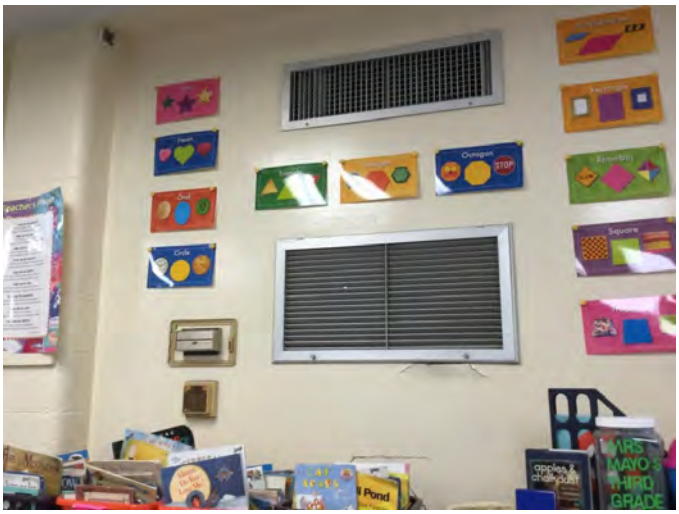
Notes: Toilet exhaust systems are obsolete. Other distribution systems are expired. No air conditioning is provided in corridors. System renewal is recommended.

System: D3050 - Terminal & Package Units

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $522,099.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Window mounted package units are beyond their expected life. There is no independent cooling for the MDF. Corridors are not conditioned. System renewal is recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $75,757.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Building HVAC controls are beyond their expected life. They are locally controlled. Installation of a modern digital system with remote monitoring and control capability for energy conservation is recommended.

System: D5010 - Electrical Service/Distribution

Location: Main electric services
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $65,995.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The main electric distribution system, consisting of two services, is beyond its expected useful life and in need of renewal.

System: D5020 - Branch Wiring

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $197,593.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

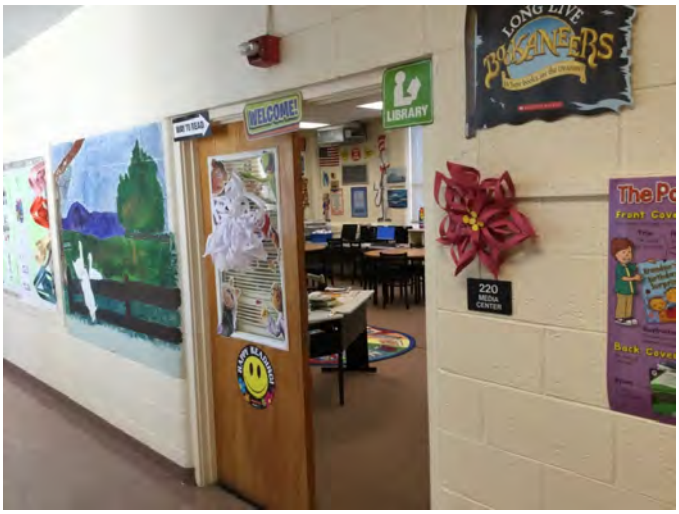
Notes: Branch wiring is expired. There are insufficient outlets throughout the building. System renewal is recommended.

System: D5020 - Lighting

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $465,476.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: A lighting upgrade in 2011 replaced ballasts and lamps, but did not typically replace fixtures and the system is now considered expired with renewal recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $132,380.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: The fire alarm system is of an unknown date, however is assumed to be beyond its expected life. Strobes and annunciators not seen in restrooms. System renewal is recommended.

System: D5030920 - Data Communication

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $171,820.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

System: D5090 - Other Electrical Systems

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $4,686.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Emergency and egress lighting is beyond its expected useful life. System coverage should be reviewed as some exit signage does not appear to be illuminated. System renewal is recommended.

System: E1020 - Institutional Equipment

Location: Library and classrooms
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $11,715.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Institutional equipment is generally beyond its expected life. System renewal is recommended.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $74,195.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Kitchen equipment is generally well beyond its expected service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $227,662.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

Notes: Fixed furnishings are beyond their expected life and are in poor condition. System renewal is recommended.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $168,696.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout the building
Distress: Missing
Category: Building Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $26,164.00
Assessor Name: Terence Davis
Date Created: 02/15/2017

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

Executive Summary

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

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

Function:	ES -Elementary School
Gross Area (SF):	35,500
Year Built:	1958
Last Renovation:	
Replacement Value:	$902,055
Repair Cost:	$569,351.00
Total FCI:	63.12 %
Total RSLI:	6.28 %
FCA Score:	36.88

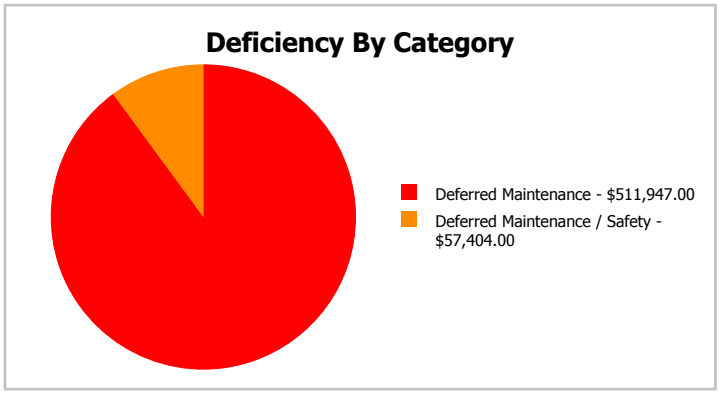
Description:

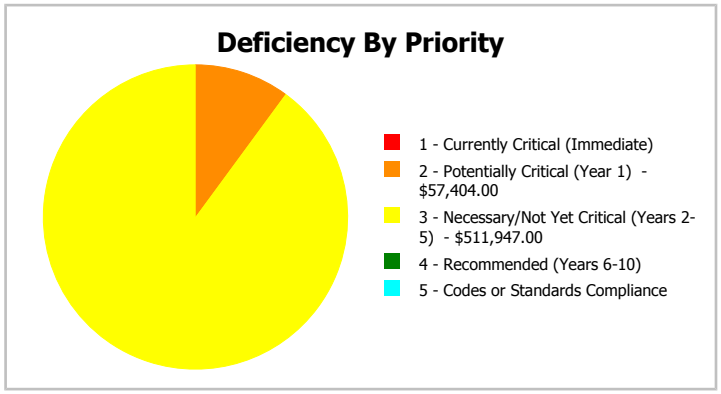
The narrative for this site is included in the Executive Summary Description at the front of this report.

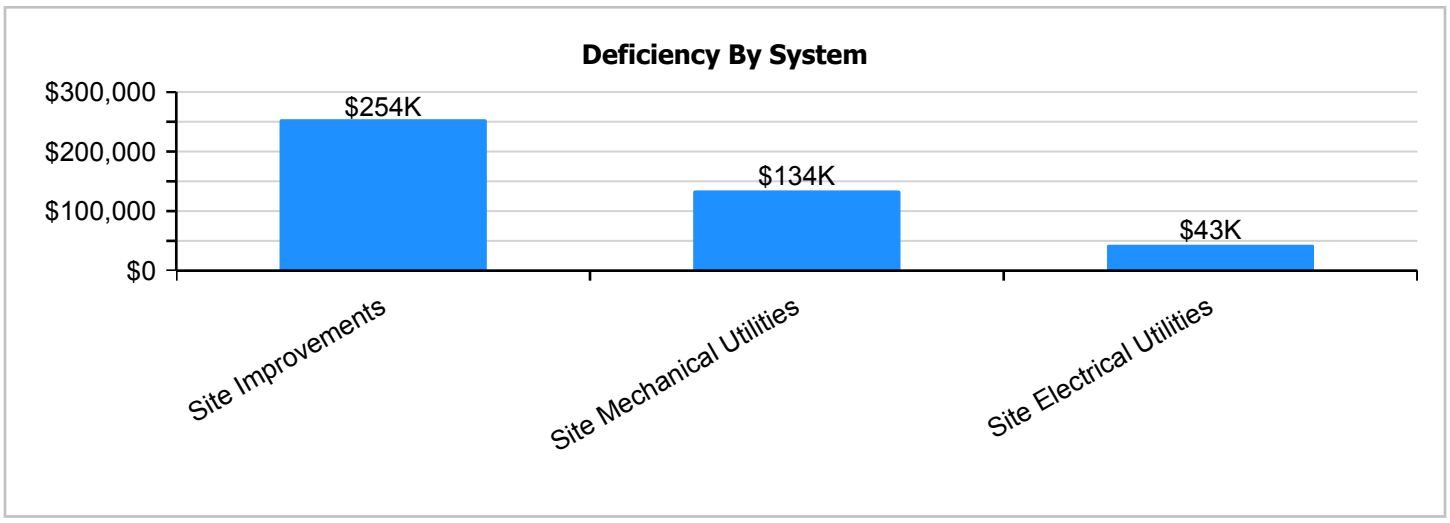
Attributes: This asset has no attributes.

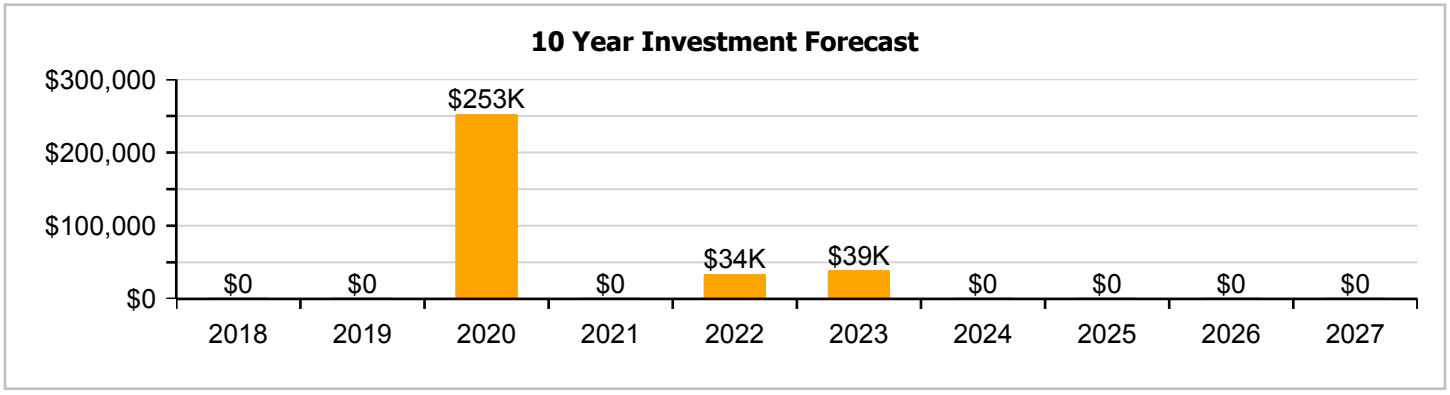
Dashboard Summary

Function:	ES -Elementary School	Gross Area:	35,500
Year Built:	1958	Last Renovation:	
Repair Cost:	$569,351	Replacement Value:	$902,055
FCI:	63.12 %	RSLI%:	6.28 %









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	2.50 %	75.90 %	$334,660.00
G30 - Site Mechanical Utilities	9.69 %	59.95 %	$177,287.00
G40 - Site Electrical Utilities	10.24 %	34.70 %	$57,404.00
Totals:	**6.28 %**	**63.12 %**	**$569,351.00**

Photo Album

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

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$3.81	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		$148,781.00	$135,255
G2020	Parking Lots	$1.33	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		$51,937.00	$47,215
G2030	Pedestrian Paving	$1.91	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		$74,586.00	$67,805
G2040105	Fence & Guardrails	$1.23	S.F.	35,500	30	1990	2020		10.00 %	0.00 %	3			$43,665
G2040950	Covered Walkways	$1.52	S.F.	35,500	25	1970	1995		0.00 %	110.00 %	-22		$59,356.00	$53,960
G2040950	Hard Surface Play Area	$0.75	S.F.	35,500	20	1970	1990	2022	25.00 %	0.00 %	5			$26,625
G2050	Landscaping	$1.87	S.F.	35,500	15	1958	1973		0.00 %	0.00 %	-44			$66,385
G3010	Water Supply	$2.34	S.F.	35,500	50	1970	2020		6.00 %	0.00 %	3			$83,070
G3020	Sanitary Sewer	$1.45	S.F.	35,500	50	1990	2040		46.00 %	0.00 %	23			$51,475
G3030	Storm Sewer	$4.54	S.F.	35,500	50	1958	2008		0.00 %	110.00 %	-9		$177,287.00	$161,170
G4010	Electrical Distribution	$2.35	S.F.	35,500	50	1970	2020		6.00 %	0.00 %	3			$83,425
G4020	Site Lighting	$1.47	S.F.	35,500	30	1970	2000		0.00 %	110.00 %	-17		$57,404.00	$52,185
G4030	Site Communications & Security	$0.84	S.F.	35,500	15	2008	2023		40.00 %	0.00 %	6			$29,820
								Total	**6.28 %**	**63.12 %**			**$569,351.00**	**$902,055**

System Notes

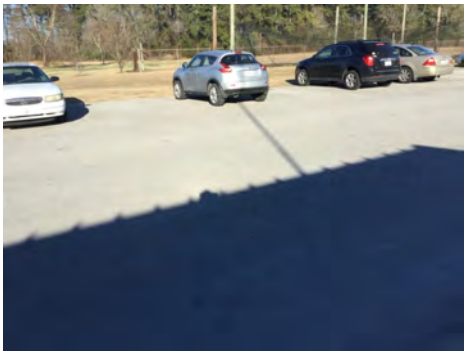
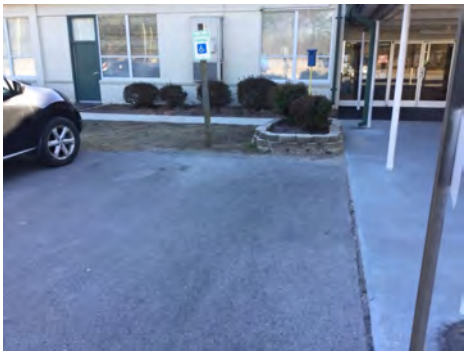
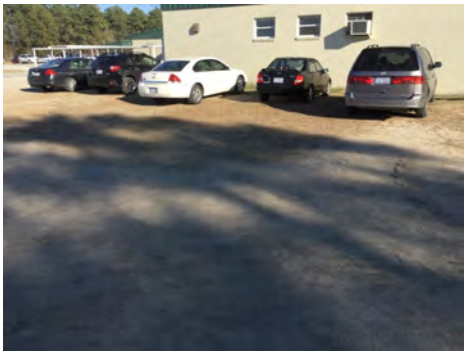
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply


Note: Assumed new lines installed with kitchen addition in 1970. There is a backflow preventer on site.

System: G3020 - Sanitary Sewer

Note: Septic system. Engineered system. Lines added 1990.

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communications & Security

Note:

Renewal Schedule

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

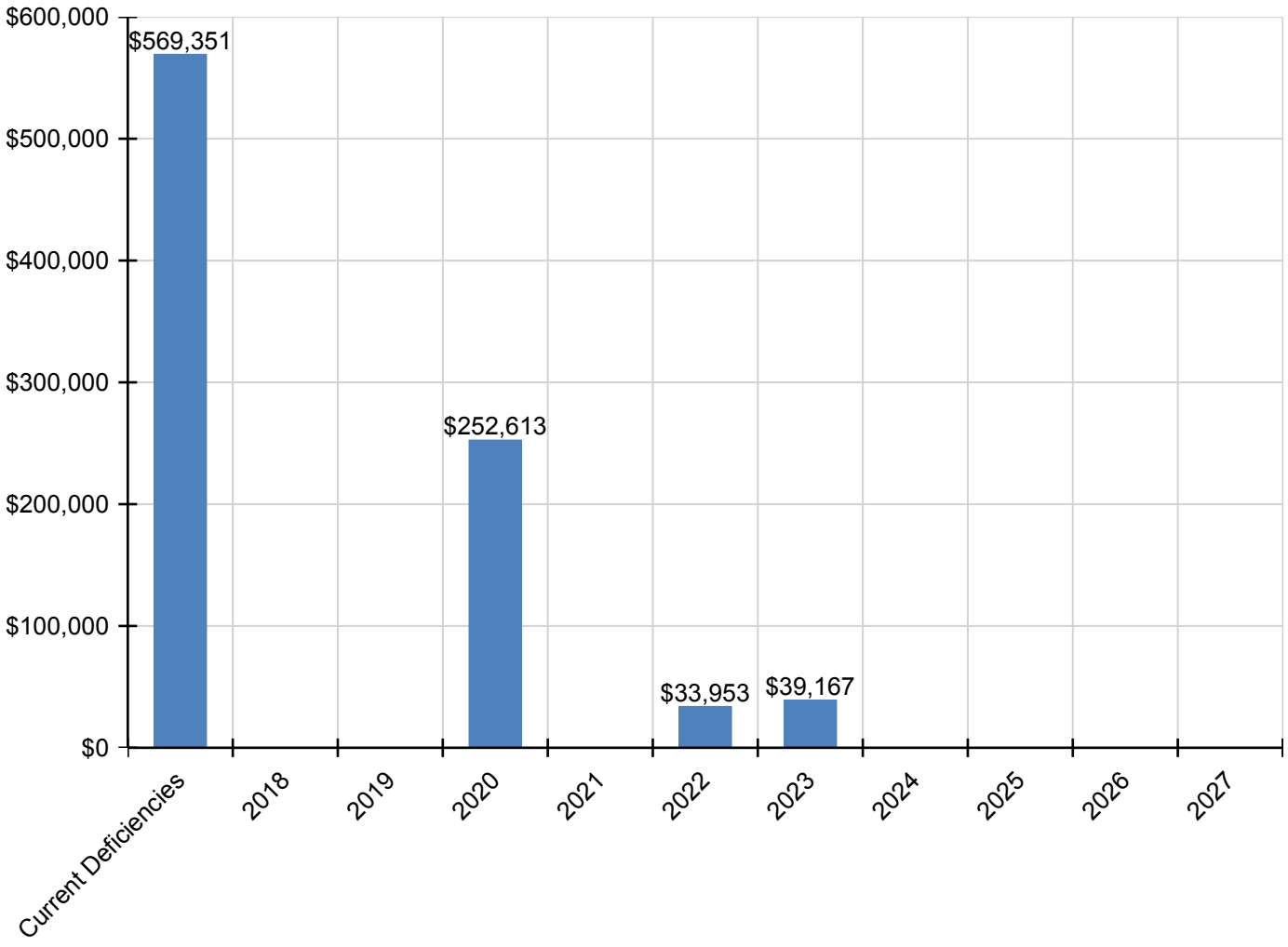
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$569,351**	**$0**	**$0**	**$252,613**	**$0**	**$33,953**	**$39,167**	**$0**	**$0**	**$0**	**$0**	**$895,084**
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	$148,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,781**
G2020 - Parking Lots	$51,937	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,937**
G2030 - Pedestrian Paving	$74,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,586**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$52,486	$0	$0	$0	$0	$0	$0	$0	**$52,486**
G2040950 - Covered Walkways	$59,356	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,356**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$0	$33,953	$0	$0	$0	$0	$0	**$33,953**
*** 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	$99,850	$0	$0	$0	$0	$0	$0	$0	**$99,850**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$177,287	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$177,287**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$100,277	$0	$0	$0	$0	$0	$0	$0	**$100,277**
G4020 - Site Lighting	$57,404	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,404**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$39,167	$0	$0	$0	$0	**$39,167**

** Indicates non-renewable system*

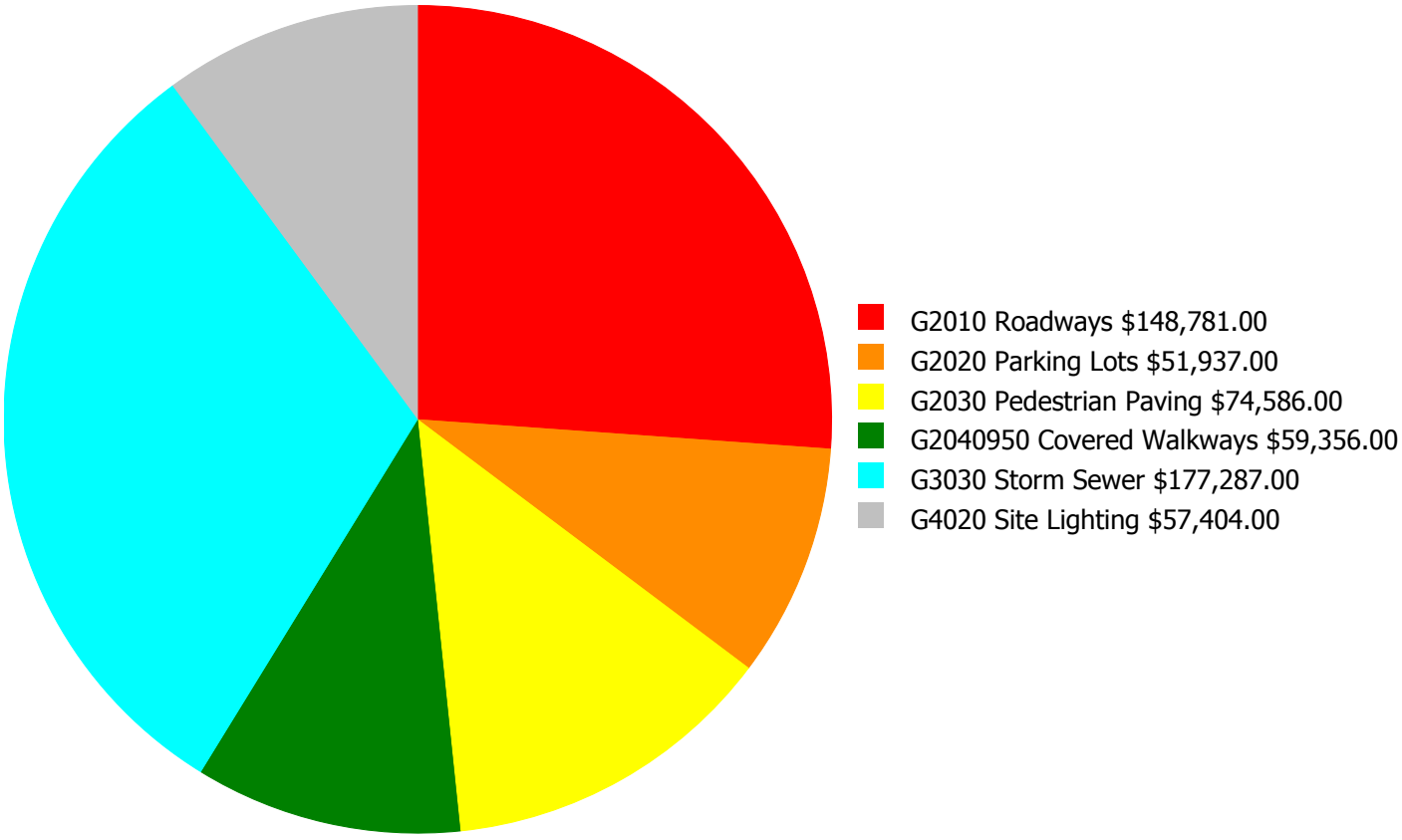
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

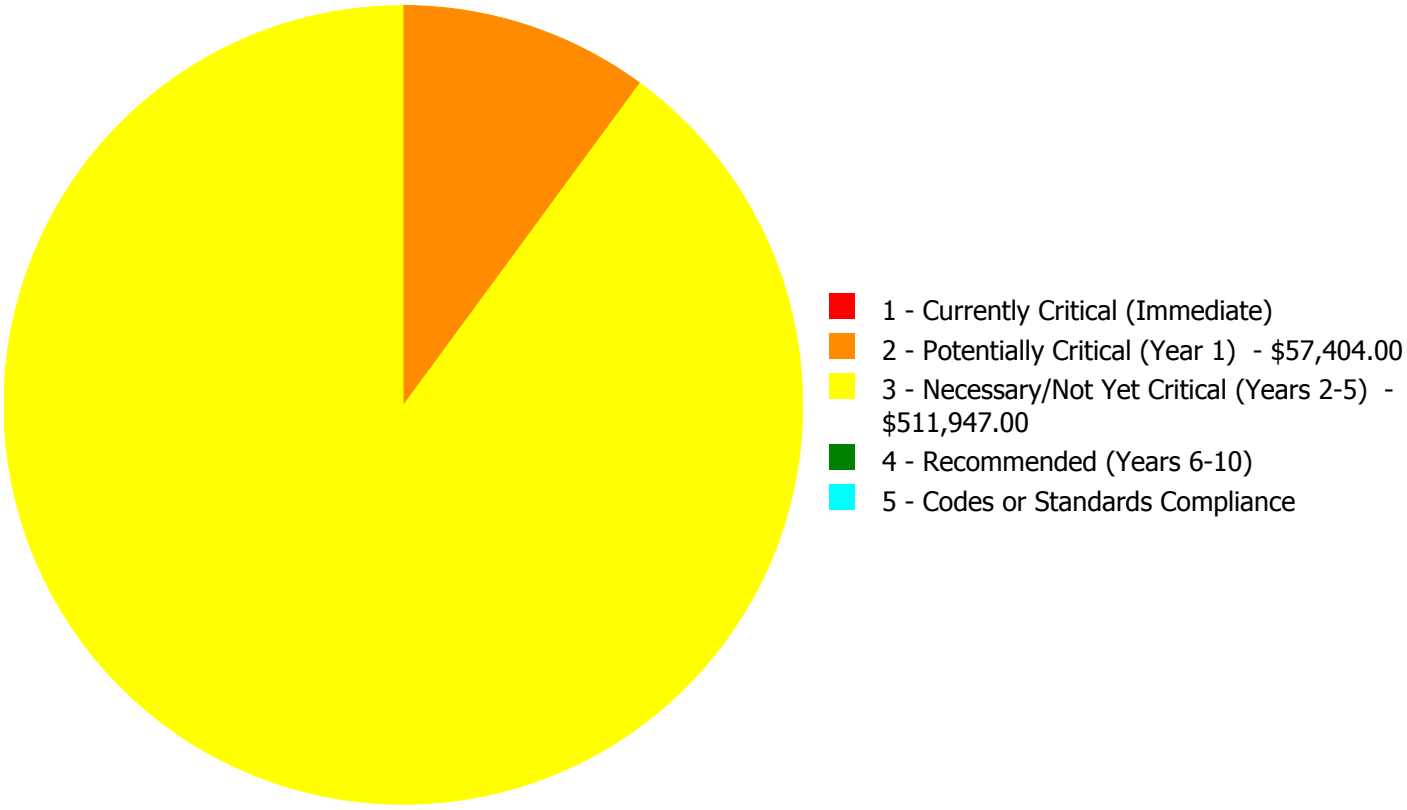
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $569,351.00

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: $569,351.00

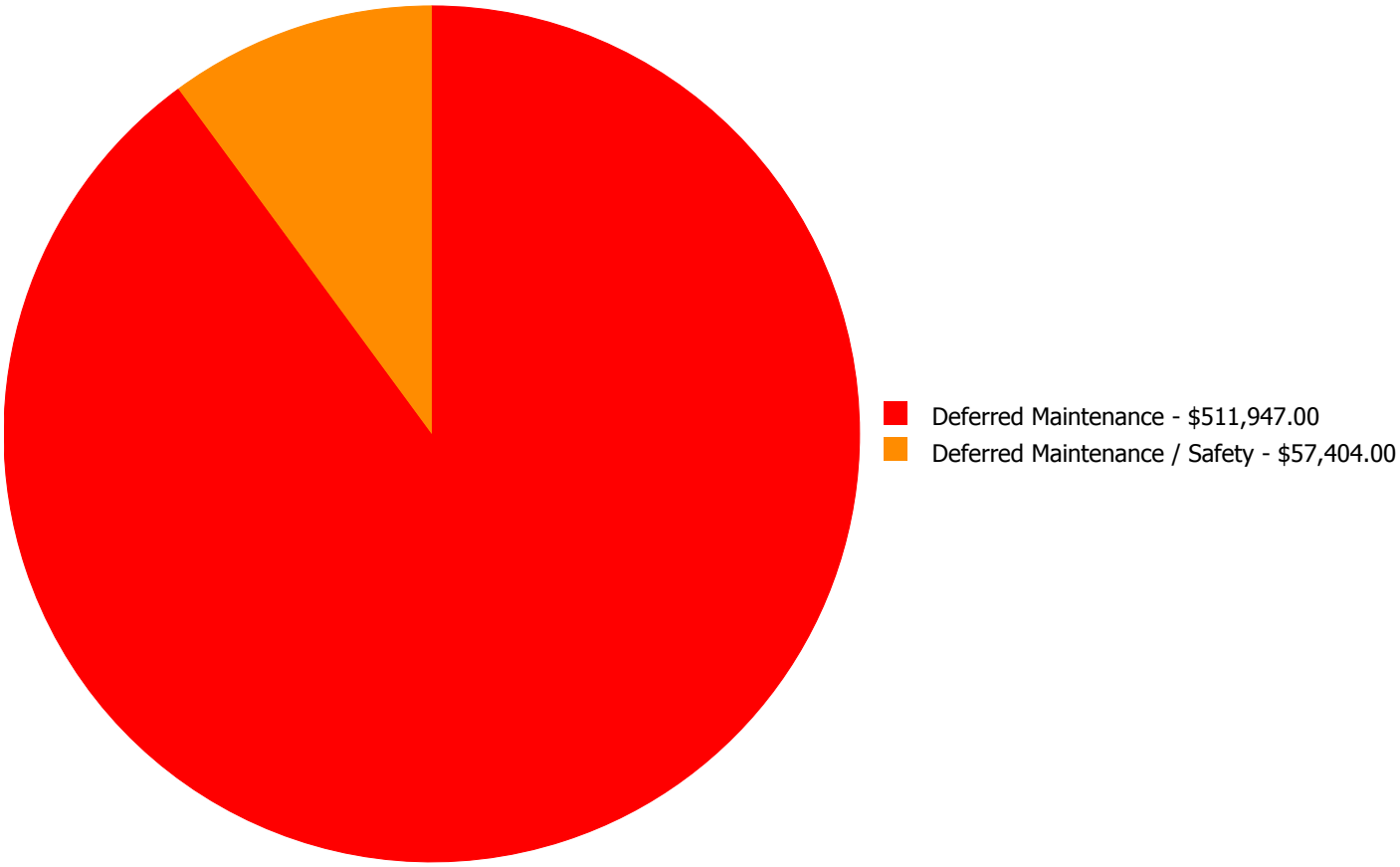
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
G2010	Roadways	$0.00	$0.00	$148,781.00	$0.00	$0.00	$148,781.00
G2020	Parking Lots	$0.00	$0.00	$51,937.00	$0.00	$0.00	$51,937.00
G2030	Pedestrian Paving	$0.00	$0.00	$74,586.00	$0.00	$0.00	$74,586.00
G2040950	Covered Walkways	$0.00	$0.00	$59,356.00	$0.00	$0.00	$59,356.00
G3030	Storm Sewer	$0.00	$0.00	$177,287.00	$0.00	$0.00	$177,287.00
G4020	Site Lighting	$0.00	$57,404.00	$0.00	$0.00	$0.00	$57,404.00
	Total:	$0.00	$57,404.00	$511,947.00	$0.00	$0.00	$569,351.00

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: $569,351.00

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: G4020 - Site Lighting

Location: Site
Distress: Inadequate
Category: Deferred Maintenance / Safety
Priority: 2 - Potentially Critical (Year 1)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $57,404.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site lighting coverage is inadequate. The system is beyond its expected life. System renewal is recommended.

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

System: G2010 - Roadways

Location: Roadways
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $148,781.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Roadways are in fair condition with grainy surface and some cracking. Edges are not curbed and are unraveling.. Pavement markings are faded or non-existent. Directional signage is insufficient.. System renewal is recommended.

System: G2020 - Parking Lots

Location: Parking lots
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $51,937.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Parking lots are in fair condition with grainy surface. There are no curbs. There are insufficient paved spaces to accommodate daily needs Striping is faded or not present. ADA parking is inadequate. Fire lane designation is inadequate. System renewal is recommended.

System: G2030 - Pedestrian Paving

Location: Site sidewalks
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $74,586.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Site sidewalks are in fair condition with some cracking and worn surfaces. The approach to the southeast exit used to access playgrounds is not accessible. System renewal is recommended.

System: G2040950 - Covered Walkways

Location: Site
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $59,356.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Covered walkways are inadequate with no lighting and missing pavement in some locations. System renewal is recommended.

System: G3030 - Storm Sewer

Location: Site
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 35,500.00
Unit of Measure: S.F.
Estimate: $177,287.00
Assessor Name: Ann Buerger Linden
Date Created: 02/15/2017

Notes: Storm drainage on the flat site is inadequate with considerable ponding after storms, and no evidence of a drainage system was found. System installation is recommended, including capturing discharge from roof downspouts.