NC School District/430 Harnett County/High School

Triton High

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):	254,932
Year Built:	1985
Last Renovation:	
Replacement Value:	$59,874,250
Repair Cost:	$14,541,595.27
Total FCI:	24.29 %
Total RSLI:	31.87 %
FCA Score:	75.71

Description:

GENERAL:
Triton High School is located at 215 Maynard Lake Road in Erwin, North Carolina. The 2 story, 246,550 square foot building was originally constructed in 1985. There have been no additions or renovations to the building.

SITE:
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, football field, baseball field, softball field, and fencing. Site mechanical and electrical features include water, sewer, propane and natural gas, and site lighting. 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 features.

STRUCTURAL/EXTERIOR CLOSURE:

The building rests on footings and foundation walls. The building does not have a basement. The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope thermos plastic roof. Most building entrances appear to comply with ADA requirements.

INTERIORS:
Interior construction partition wall types include painted CMU and painted drywalls. Interior doors are generally solid core wood with hollow steel frames and mostly without glazing. Interior fittings include the following items: chalk and tack boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes and a wooden staircase. The interior wall finishes are typically paint. Floor finishes in common areas are typically terrazzo. Floor finishes in assignable spaces is typically vinyl composition tile, carpet, wood, and tiles. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

CONVEYING:
The building does include conveying equipment. Conveying equipment includes 1 hydraulic elevators.

PLUMBING:
Domestic water distribution is galvanized steel with gas hot water heating. Sanitary waste system is cast iron. Rain water drainage system is internal with roof drains.

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

FIRE PROTECTION:
The building does not have a fire sprinkler system for the majority of the building, only the Automotive Classroom in the vocational building has a sprinkler system. The building does not have additional fire suppression systems. 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, owned and maintained by the local utility company through a main switchboard/distribution panel located in the building. Lighting is lay-in, recessed and surface type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY:
The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building does not include an internal security system. The building does not have controlled entry doors access. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:
This building does have a separately derived emergency power system. It is provided by 1, emergency generator.

E. EQUIPMENT & FURNISHINGS:
This building does include the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, detention, laboratory, fixed casework, window treatment, and multiple seating furnishings.

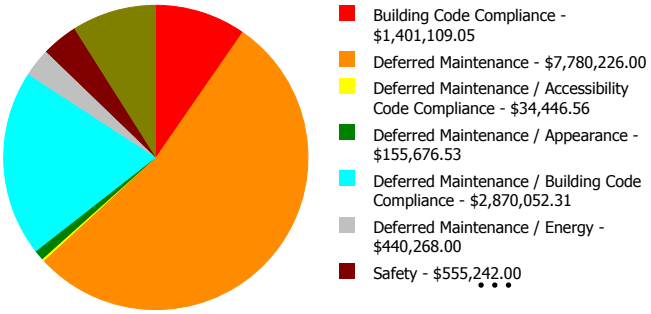
Attributes:

General Attributes:			
Condition Assessor:	Somnath Das	Assessment Date:	
Suitability Assessor:			
School Inofrmation:			
HS Attendance Area:	Harnett - Triton HS	LEA School No.:	430-378
No. of Mobile Units:	7	No. of Bldgs.:	8
SF of Mobile Units:	6048	Status:	Active
School Grades:	9-12	Site Acreage:	77.9

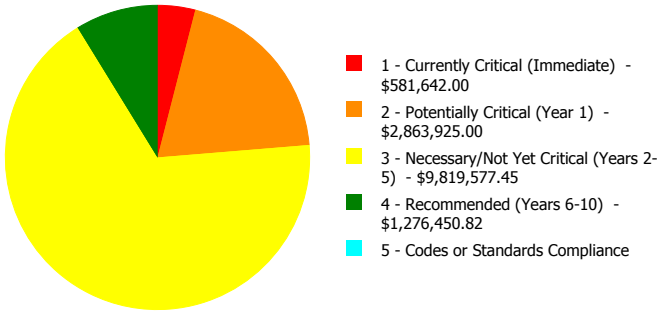
Campus Dashboard Summary

Gross Area:	254,932		
Year Built:	1985	Last Renovation:	
Repair Cost:	$14,541,595	Replacement Value:	$59,874,250
FCI:	24.29 %	RSLI%:	31.87 %

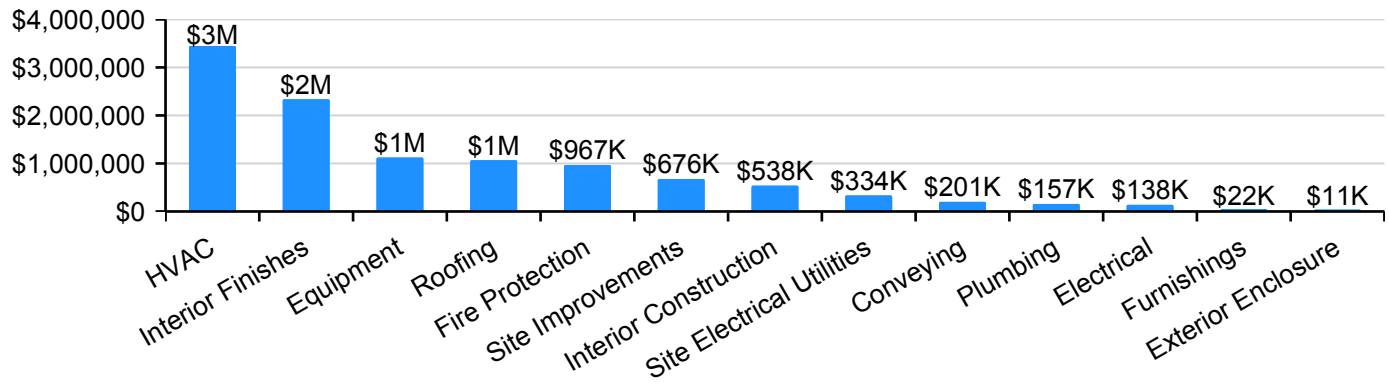
Deficiency By Category



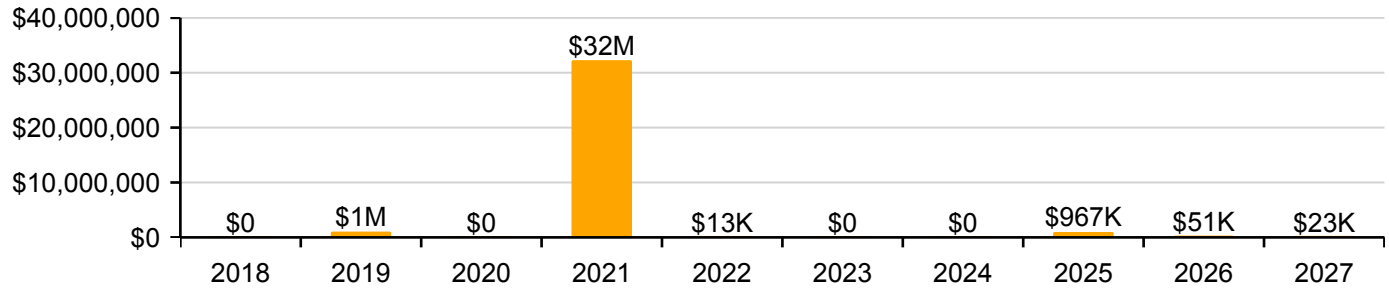
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Campus Condition Summary

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

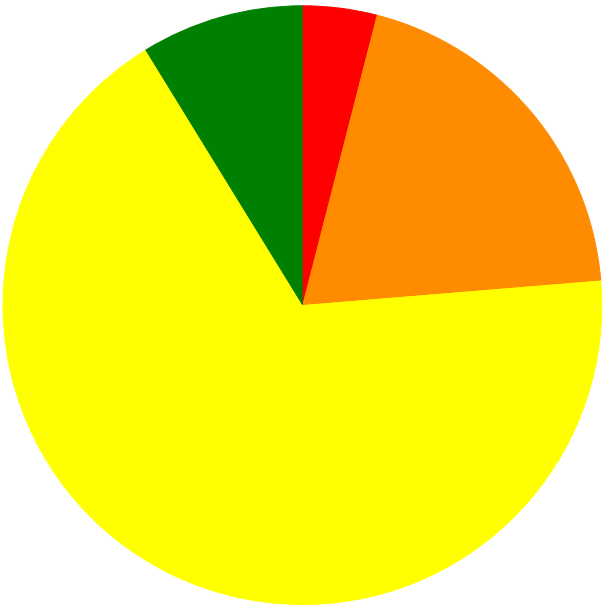
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.73 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.12 %	0.00 %	$0.00
B20 - Exterior Enclosure	36.06 %	0.25 %	$14,834.00
B30 - Roofing	57.08 %	110.66 %	$1,408,960.36
C10 - Interior Construction	34.31 %	31.84 %	$709,386.56
C20 - Stairs	68.01 %	0.00 %	$0.00
C30 - Interior Finishes	13.51 %	50.02 %	$3,084,169.53
D10 - Conveying	0.00 %	110.00 %	$265,781.00
D20 - Plumbing	12.74 %	5.87 %	$205,989.00
D30 - HVAC	27.30 %	59.19 %	$4,550,171.00
D40 - Fire Protection	13.33 %	2,353.25 %	$1,276,450.82
D50 - Electrical	20.41 %	2.63 %	$181,707.00
E10 - Equipment	22.76 %	24.95 %	$1,482,453.00
E20 - Furnishings	19.59 %	2.34 %	$29,673.00
G20 - Site Improvements	32.47 %	13.88 %	$891,752.00
G30 - Site Mechanical Utilities	34.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	22.76 %	35.32 %	$440,268.00
Totals:	**31.87 %**	**24.29 %**	**$14,541,595.27**

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
1985 Main Building	246,550	26.97	$26,400.00	$2,863,925.00	$8,831,629.26	$1,276,450.82	$0.00
1986 Baseball Pressbox	750	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986 Concession	1,100	27.03	$0.00	$0.00	$45,473.19	$0.00	$0.00
1986 Football Fieldhouse	3,200	20.42	$0.00	$0.00	$155,092.00	$0.00	$0.00
1986 Pressbox	250	8.36	$0.00	$0.00	$4,295.00	$0.00	$0.00
1986 Softball Concession	550	8.21	$0.00	$0.00	$6,310.00	$0.00	$0.00
1986 Tractor Building	900	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2002 Metal Building	1,632	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	254,932	13.15	$555,242.00	$0.00	$776,778.00	$0.00	$0.00
Total:		**24.29**	**$581,642.00**	**$2,863,925.00**	**$9,819,577.45**	**$1,276,450.82**	**$0.00**

Deficiencies By Priority



- 1 - Currently Critical (Immediate) - $581,642.00
- 2 - Potentially Critical (Year 1) - $2,863,925.00
- 3 - Necessary/Not Yet Critical (Years 2-5) - $9,819,577.45
- 4 - Recommended (Years 6-10) - $1,276,450.82
- 5 - Codes or Standards Compliance

Budget Estimate Total: $14,541,595.27

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):	246,550
Year Built:	1985
Last Renovation:	
Replacement Value:	$48,201,216
Repair Cost:	$12,998,405.08
Total FCI:	26.97 %
Total RSLI:	31.60 %
FCA Score:	73.03

Description:

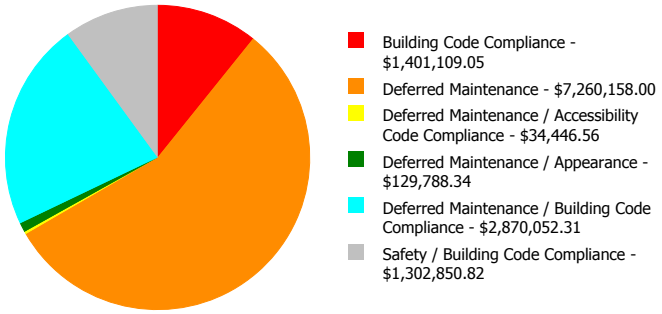
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

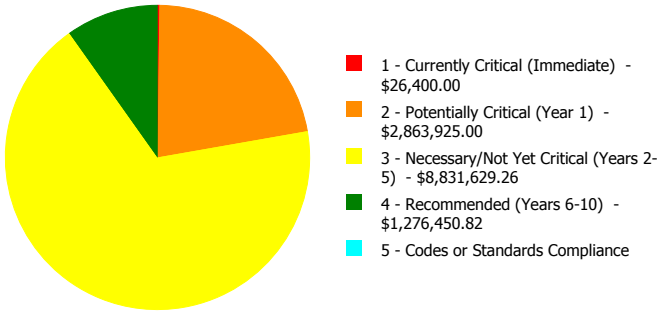
Dashboard Summary

Function:	HS -High School	Gross Area:	246,550
Year Built:	1985	Last Renovation:	
Repair Cost:	$12,998,405	Replacement Value:	$48,201,216
FCI:	26.97 %	RSLI%:	31.60 %

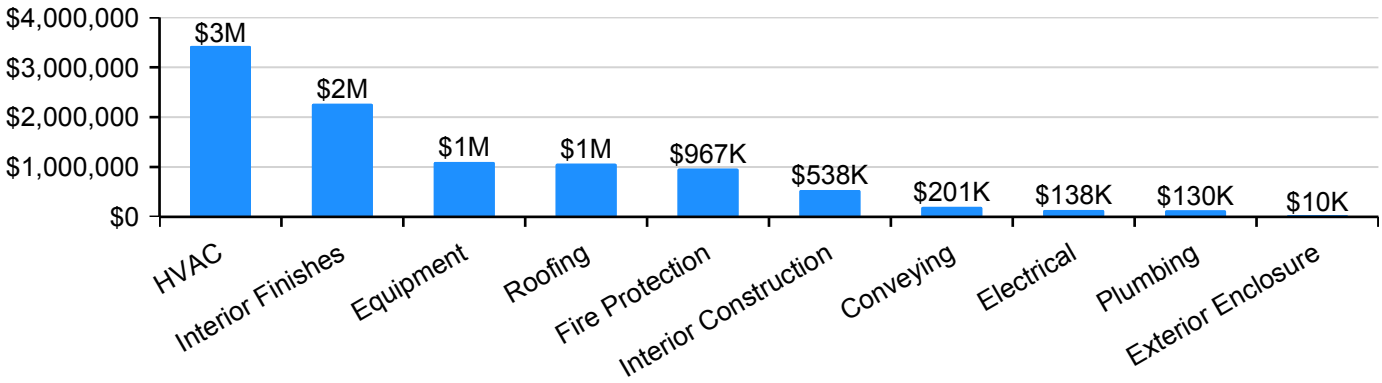
Deficiency By Category



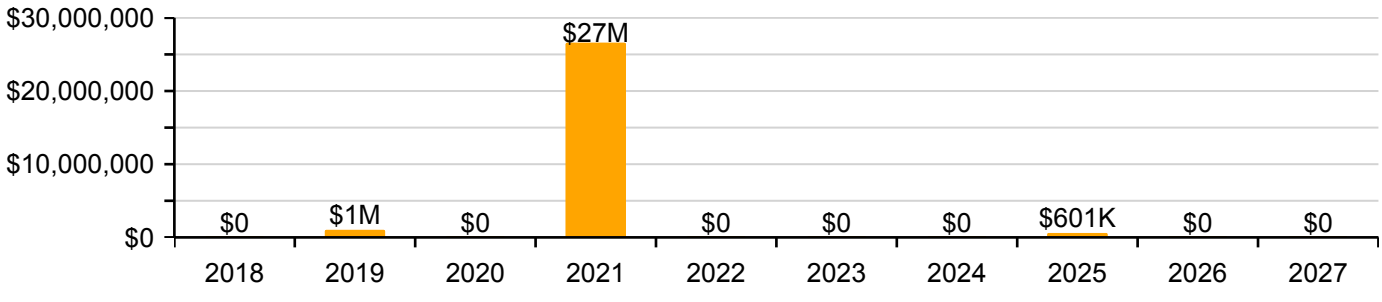
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	68.00 %	0.00 %	$0.00
A20 - Basement Construction	68.00 %	0.00 %	$0.00
B10 - Superstructure	68.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.88 %	0.24 %	$13,200.00
B30 - Roofing	58.14 %	114.78 %	$1,407,236.36
C10 - Interior Construction	34.69 %	33.38 %	$709,386.56
C20 - Stairs	68.00 %	0.00 %	$0.00
C30 - Interior Finishes	13.35 %	50.47 %	$2,993,713.34
D10 - Conveying	0.00 %	110.00 %	$265,781.00
D20 - Plumbing	12.80 %	5.01 %	$170,859.00
D30 - HVAC	27.45 %	59.84 %	$4,526,412.00
D40 - Fire Protection	13.33 %	2,353.25 %	$1,276,450.82
D50 - Electrical	20.38 %	2.67 %	$181,707.00
E10 - Equipment	22.86 %	24.59 %	$1,453,659.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**31.60 %**	**26.97 %**	**$12,998,405.08**

Photo Album

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

1). Southwest Elevation - Dec 05, 2016

2). West Elevation - Dec 05, 2016

3). East Elevation - Dec 05, 2016

4). South Elevation - Dec 05, 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

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	$2.18	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$537,479
A1030	Slab on Grade	$4.08	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,005,924
A2010	Basement Excavation	$0.83	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$204,637
A2020	Basement Walls	$5.74	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,415,197
B1010	Floor Construction	$11.42	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$2,815,601
B1020	Roof Construction	$7.60	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$1,873,780
B2010	Exterior Walls	$8.84	S.F.	246,550	100	1985	2085		68.00 %	0.61 %	68		$13,200.00	$2,179,502
B2020	Exterior Windows	$12.78	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$3,150,909
B2030	Exterior Doors	$0.81	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$199,706
B3010120	Single Ply Membrane	$6.98	S.F.	168,232	20	2009	2029		60.00 %	119.32 %	12		$1,401,109.05	$1,174,259
B3020	Roof Openings	$0.21	S.F.	246,550	25	1985	2010	2021	16.00 %	11.83 %	4		$6,127.31	$51,776
C1010	Partitions	$4.70	S.F.	246,550	75	1985	2060		57.33 %	1.14 %	43		$13,200.00	$1,158,785
C1020	Interior Doors	$2.44	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$661,740.00	$601,582
C1030	Fittings	$1.48	S.F.	246,550	20	1985	2005	2021	20.00 %	9.44 %	4		$34,446.56	$364,894
C2010	Stair Construction	$1.29	S.F.	246,550	100	1985	2085		68.00 %	0.00 %	68			$318,050
C3010	Wall Finishes	$2.56	S.F.	246,550	10	1985	1995	2021	40.00 %	0.00 %	4			$631,168
C3020	Floor Finishes	$10.94	S.F.	246,550	20	1985	2005	2021	20.00 %	4.81 %	4		$129,788.34	$2,697,257
C3030	Ceiling Finishes	$10.56	S.F.	246,550	25	1985	2010		0.00 %	110.00 %	-7		$2,863,925.00	$2,603,568
D1010	Elevators and Lifts	$0.98	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$265,781.00	$241,619
D2010	Plumbing Fixtures	$8.83	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$2,177,037
D2020	Domestic Water Distribution	$1.64	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$404,342
D2030	Sanitary Waste	$2.59	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$638,565
D2040	Rain Water Drainage	$0.63	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$170,859.00	$155,327
D2090	Other Plumbing Systems -Nat Gas	$0.15	S.F.	246,550	40	1985	2025		20.00 %	0.00 %	8			$36,983
D3020	Heat Generating Systems	$6.93	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$1,879,451.00	$1,708,592
D3030	Cooling Generating Systems	$7.18	S.F.	246,550	25	2011	2036		76.00 %	0.00 %	19			$1,770,229
D3040	Distribution Systems	$8.37	S.F.	246,550	30	1985	2015		0.00 %	110.00 %	-2		$2,269,986.00	$2,063,624
D3050	Terminal & Package Units	$4.16	S.F.	246,550	15	1985	2000	2021	26.67 %	0.00 %	4			$1,025,648
D3060	Controls & Instrumentation	$2.65	S.F.	246,550	20	2011	2031		70.00 %	0.00 %	14			$653,358
D3090	Other HVAC Systems/Equip	$1.39	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$376,975.00	$342,705
D4010	Sprinklers	$0.13	S.F.	246,550	30	1985	2015	2021	13.33 %	3,982.44 %	4		$1,276,450.82	$32,052
D4020	Standpipes	$0.09	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$22,190
D5010	Electrical Service/Distribution	$1.60	S.F.	246,550	40	1985	2025		20.00 %	0.00 %	8			$394,480

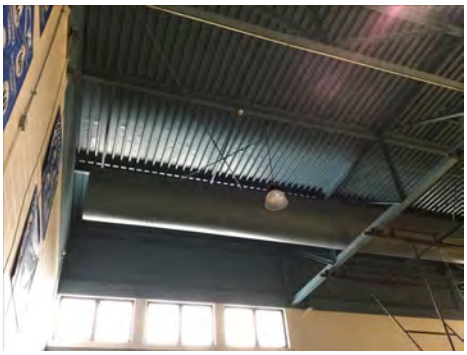
Campus Assessment Report - 1985 Main Building

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 $
D5020	Branch Wiring	$4.55	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$1,121,803
D5020	Lighting	$10.64	S.F.	246,550	30	1985	2015	2021	13.33 %	0.00 %	4			$2,623,292
D5030810	Security & Detection Systems	$1.97	S.F.	246,550	15	2014	2029		80.00 %	0.00 %	12			$485,704
D5030910	Fire Alarm Systems	$3.56	S.F.	246,550	15	2004	2019		13.33 %	0.00 %	2			$877,718
D5030920	Data Communication	$4.61	S.F.	246,550	15	1985	2000	2021	26.67 %	0.00 %	4			$1,136,596
D5090	Other Electrical Systems	$0.67	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$181,707.00	$165,189
E1010	Commercial Equipment	$4.34	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$1,070,027
E1020	Institutional Equipment	$11.77	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$2,901,894
E1030	Vehicular Equipment	$2.51	S.F.	246,550	20	2015	2035		90.00 %	0.00 %	18			$618,841
E1090	Other Equipment	$5.36	S.F.	246,550	20	1985	2005		0.00 %	110.00 %	-12		$1,453,659.00	$1,321,508
E2010	Fixed Furnishings	$4.98	S.F.	246,550	20	1985	2005	2021	20.00 %	0.00 %	4			$1,227,819
								Total	**31.60 %**	**26.97 %**			**$12,998,405.08**	**$48,201,216**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



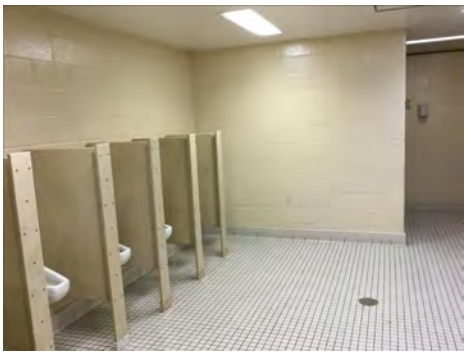
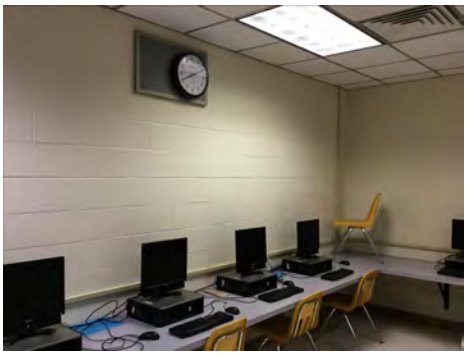
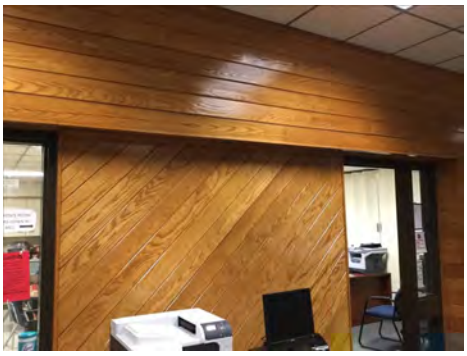
Note: Standing water issues, roof is not properly graded.

System: B3020 - Roof Openings



Note: The roof hatches are beyond their service life and need to be replaced. 3

System: C1010 - Partitions

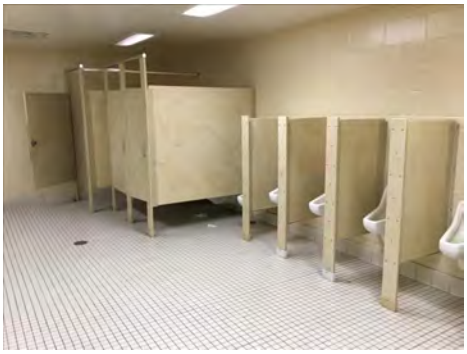
Note:

System: C1020 - Interior Doors


Note: The interior doors are beyond their service life and should be replaced.

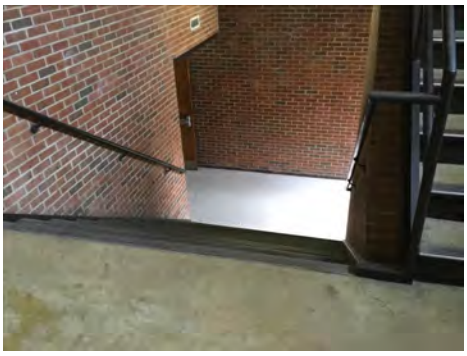
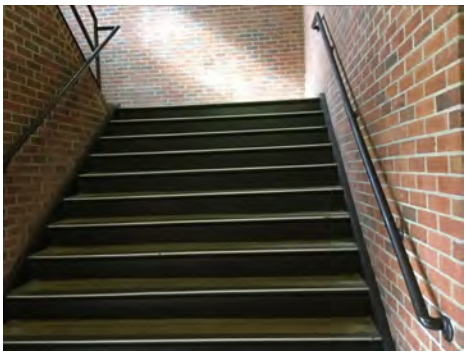
System: C1030 - Fittings





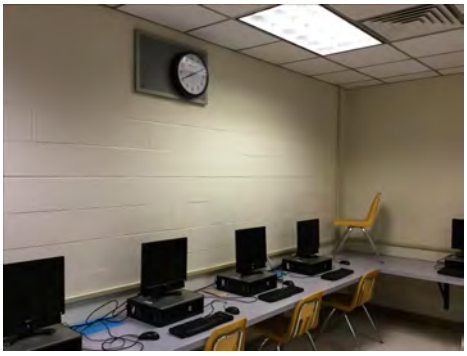
Note:

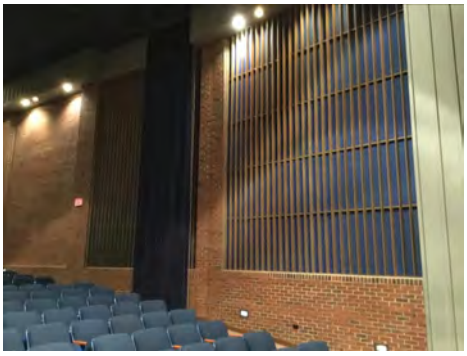
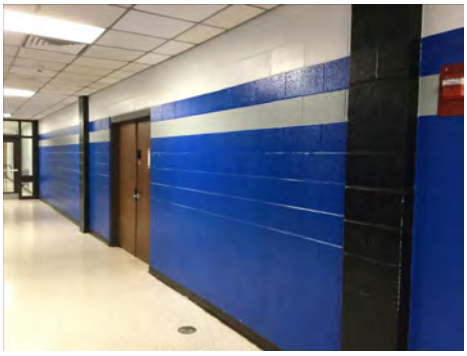
System: C2010 - Stair Construction

Note:

System: C3010 - Wall Finishes

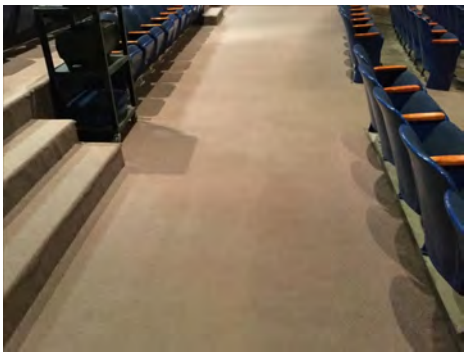



Note:

System: C3020 - Floor Finishes

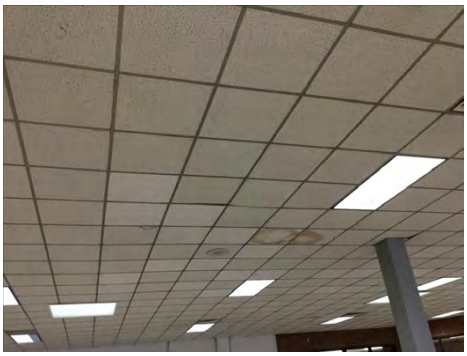


Note: The carpet is beyond its service life and should be replaced.

System: C3030 - Ceiling Finishes





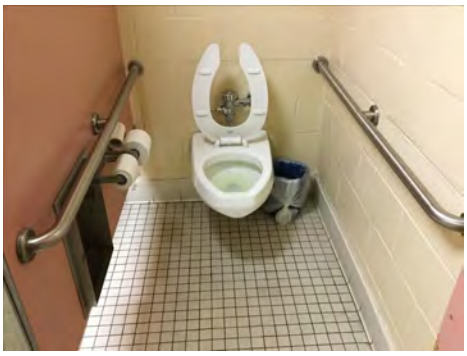
Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures





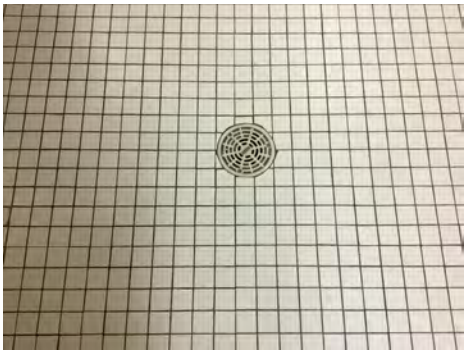
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note: The rain water drainage system is beyond its service life and should be replaced.

System: D2090 - Other Plumbing Systems -Nat Gas



Note:

System: D3020 - Heat Generating Systems



Note: The natural gas boilers are beyond their service life and should be replaced.

System: D3030 - Cooling Generating Systems



Note: 2 chillers 2012

System: D3040 - Distribution Systems



Note: The rooftop units are beyond their service life and should be replaced.

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

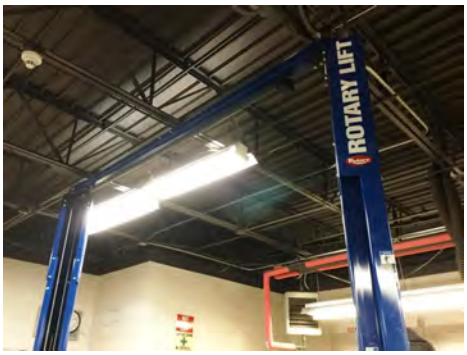
System: D3090 - Other HVAC Systems/Equip

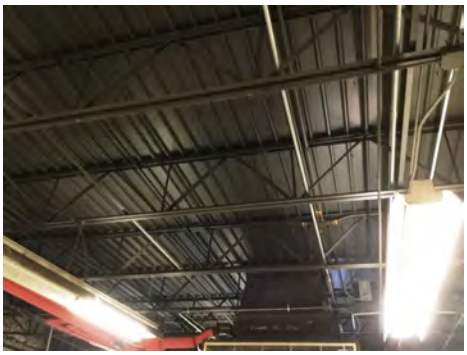





Note:

System: D4010 - Sprinklers

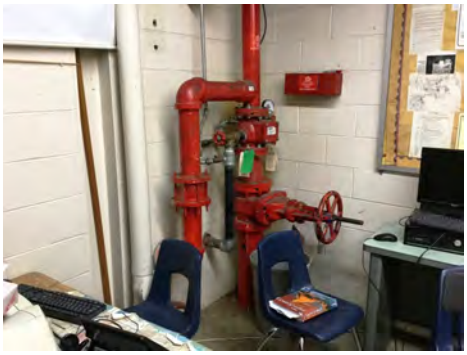





Note:

System: D4020 - Standpipes





Note:

System: D5010 - Electrical Service/Distribution

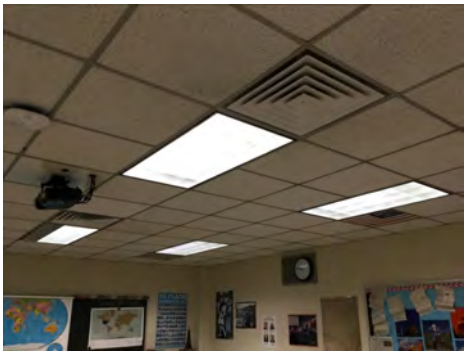


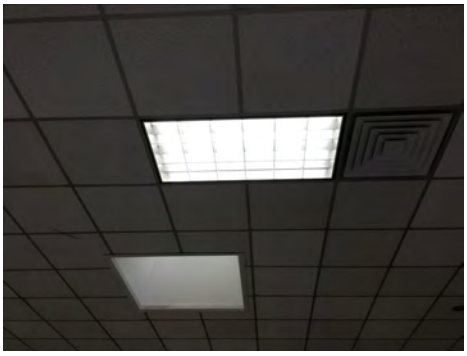
Note: 3000 amps

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

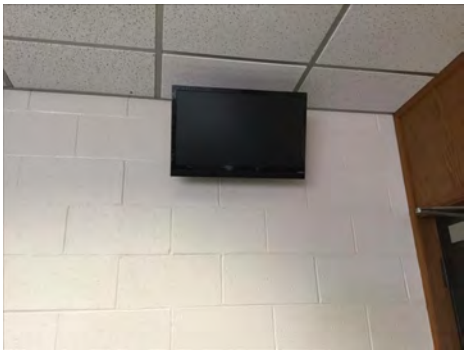




Note:

System: D5030810 - Security & Detection Systems

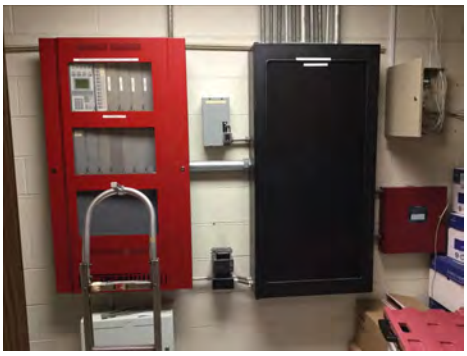




Note:

System: D5030910 - Fire Alarm Systems

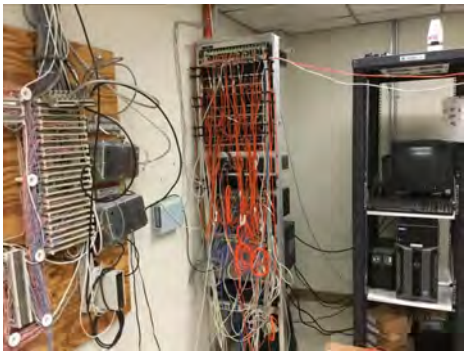




Note:

System: D5030920 - Data Communication





Note:

System: D5090 - Other Electrical Systems

Note: The generator system is beyond its service life and should be replaced.

System: E1010 - Commercial Equipment

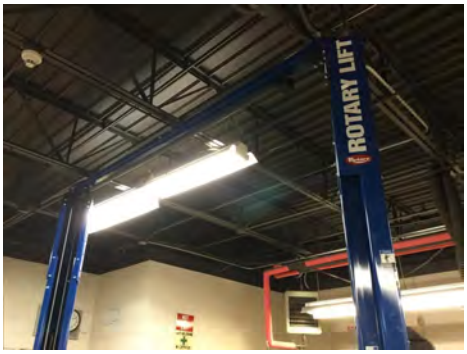


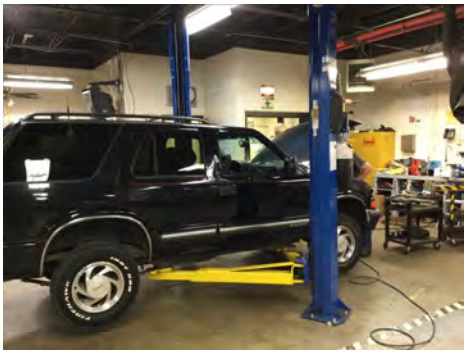
Note:

System: E1020 - Institutional Equipment


Note:

System: E1030 - Vehicular Equipment



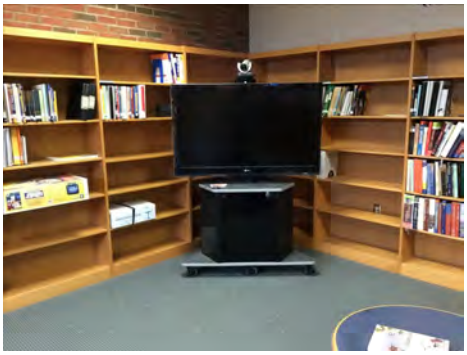
Note:

System: E1090 - Other Equipment



Note: The kitchen equipment is beyond its service life and should be replaced.

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:	**$12,998,405**	**$0**	**$1,024,288**	**$0**	**$26,589,772**	**$0**	**$0**	**$0**	**$601,220**	**$0**	**$0**	**$41,213,686**
*** 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**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
B2020 - Exterior Windows	$0	$0	$0	$0	$3,901,014	$0	$0	$0	$0	$0	$0	**$3,901,014**
B2030 - Exterior Doors	$0	$0	$0	$0	$247,247	$0	$0	$0	$0	$0	$0	**$247,247**
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	$1,401,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,401,109**
B3020 - Roof Openings	$6,127	$0	$0	$0	$64,101	$0	$0	$0	$0	$0	$0	**$70,228**
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**	$13,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,200**
C1020 - Interior Doors	$661,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$661,740**
C1030 - Fittings	$34,447	$0	$0	$0	$451,760	$0	$0	$0	$0	$0	$0	**$486,207**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

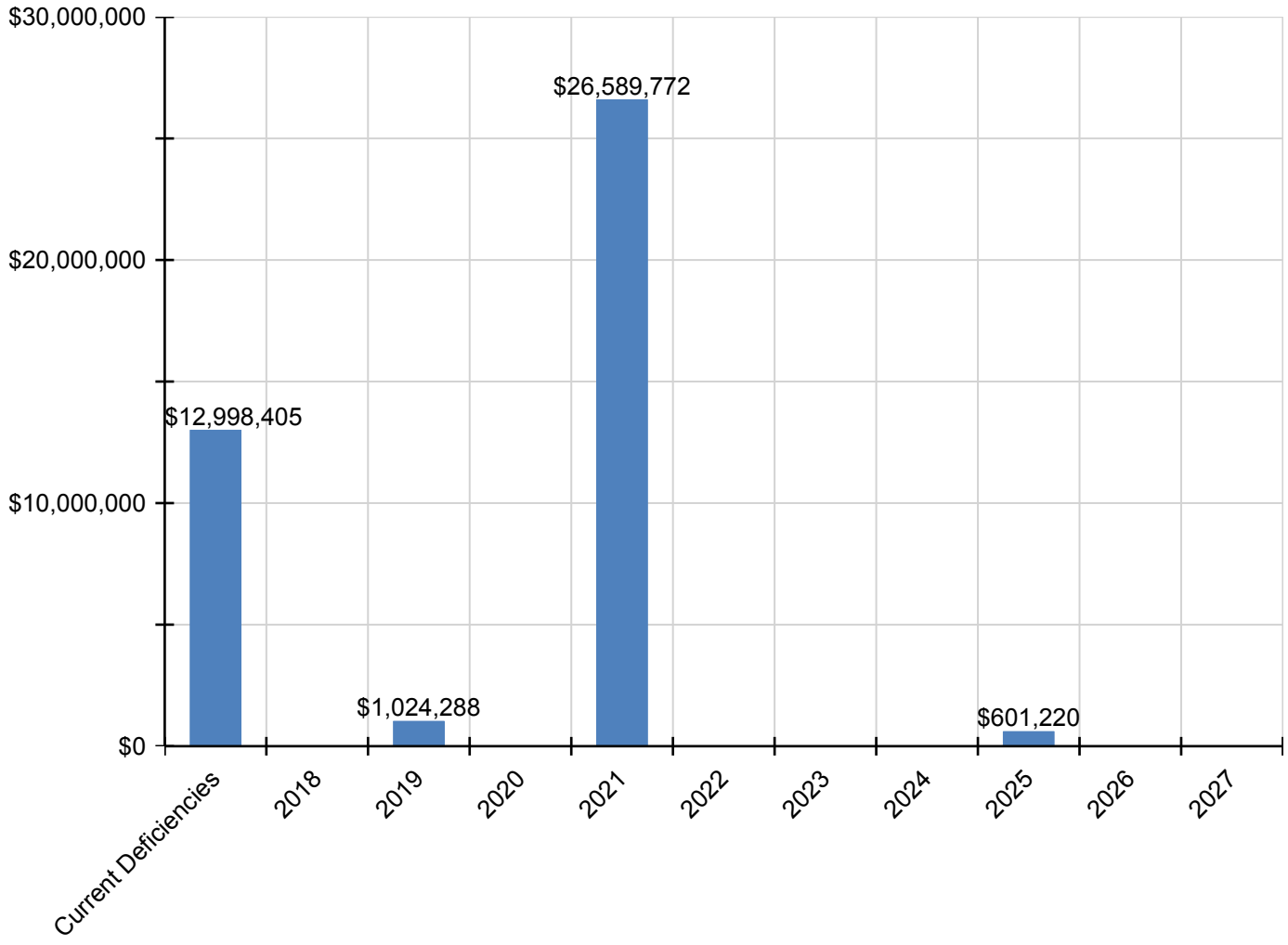
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$781,424	$0	$0	$0	$0	$0	$0	**$781,424**
C3020 - Floor Finishes	$129,788	$0	$0	$0	$3,339,366	$0	$0	$0	$0	$0	$0	**$3,469,154**
C3030 - Ceiling Finishes	$2,863,925	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,863,925**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$265,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$265,781**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$2,695,301	$0	$0	$0	$0	$0	$0	**$2,695,301**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$500,599	$0	$0	$0	$0	$0	$0	**$500,599**
D2030 - Sanitary Waste	$0	$0	$0	$0	$790,581	$0	$0	$0	$0	$0	$0	**$790,581**
D2040 - Rain Water Drainage	$170,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$170,859**
D2090 - Other Plumbing Systems -Nat Gas	$0	$0	$0	$0	$0	$0	$0	$0	$51,533	$0	$0	**$51,533**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,879,451	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,879,451**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$2,269,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,269,986**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$1,269,814	$0	$0	$0	$0	$0	$0	**$1,269,814**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3090 - Other HVAC Systems/Equip	$376,975	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$376,975**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$1,276,451	$0	$0	$0	$39,682	$0	$0	$0	$0	$0	$0	**$1,316,133**
D4020 - Standpipes	$0	$0	$0	$0	$27,471	$0	$0	$0	$0	$0	$0	**$27,471**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$549,687	$0	$0	**$549,687**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,388,859	$0	$0	$0	$0	$0	$0	**$1,388,859**
D5020 - Lighting	$0	$0	$0	$0	$3,247,792	$0	$0	$0	$0	$0	$0	**$3,247,792**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$1,024,288	$0	$0	$0	$0	$0	$0	$0	$0	**$1,024,288**
D5030920 - Data Communication	$0	$0	$0	$0	$1,407,173	$0	$0	$0	$0	$0	$0	**$1,407,173**
D5090 - Other Electrical Systems	$181,707	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,707**

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**
E1010 - Commercial Equipment	$0	$0	$0	$0	$1,324,758	$0	$0	$0	$0	$0	$0	**$1,324,758**
E1020 - Institutional Equipment	$0	$0	$0	$0	$3,592,718	$0	$0	$0	$0	$0	$0	**$3,592,718**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$1,453,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,453,659**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$1,520,113	$0	$0	$0	$0	$0	$0	**$1,520,113**

** Indicates non-renewable system*

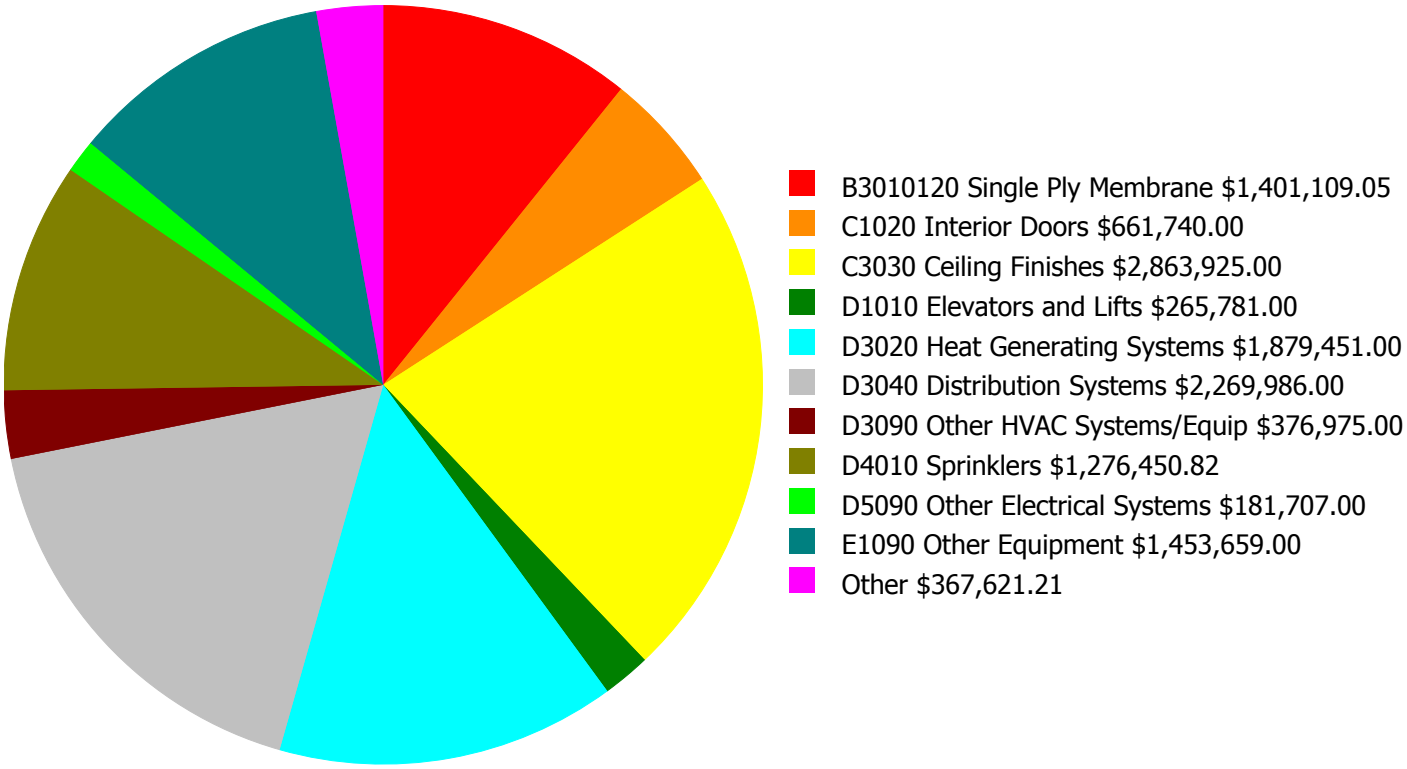
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

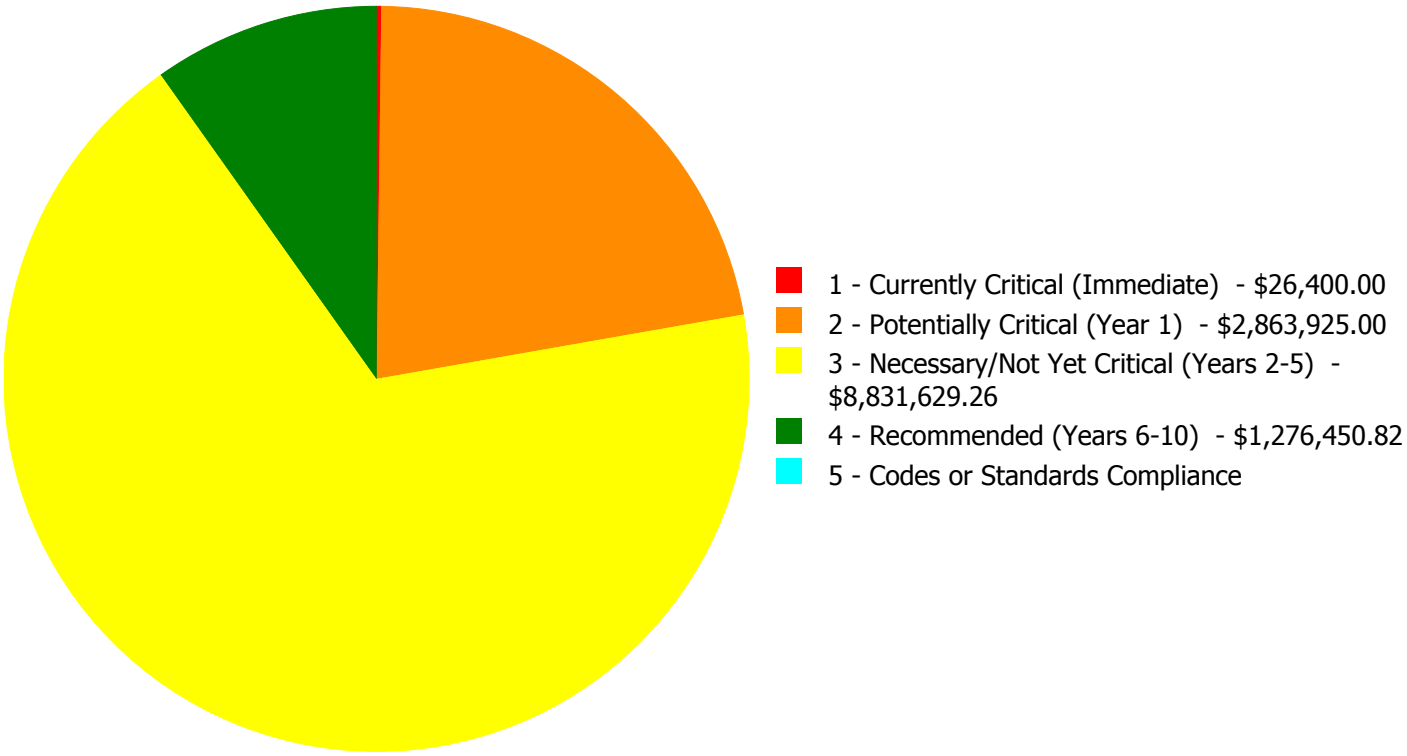
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,998,405.08

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: $12,998,405.08

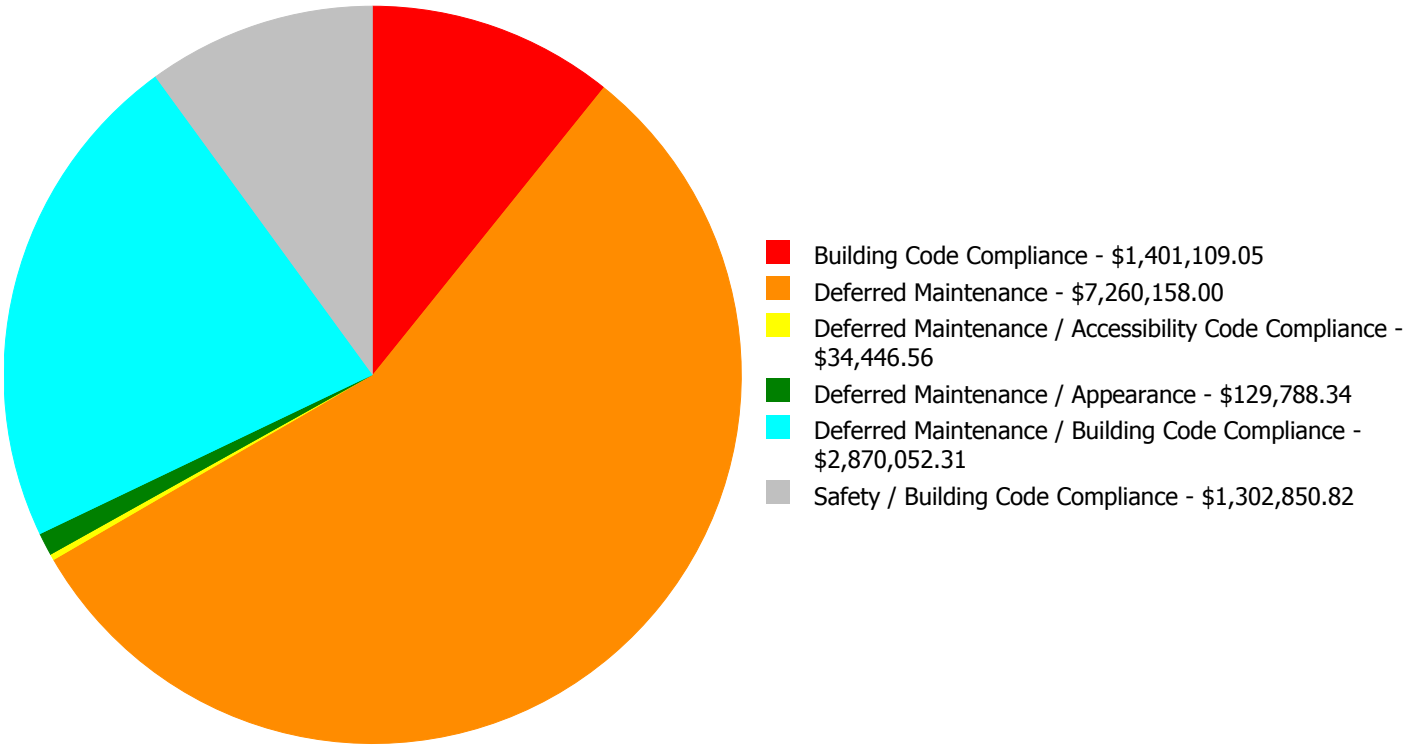
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1)	3 - Necessary/Not Yet Critical (Years 2-5)	4 - Recommended (Years 6-10)	5 - Codes or Standards Compliance	Total
B2010	Exterior Walls	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
B3010120	Single Ply Membrane	$0.00	$0.00	$1,401,109.05	$0.00	$0.00	$1,401,109.05
B3020	Roof Openings	$0.00	$0.00	$6,127.31	$0.00	$0.00	$6,127.31
C1010	Partitions	$13,200.00	$0.00	$0.00	$0.00	$0.00	$13,200.00
C1020	Interior Doors	$0.00	$0.00	$661,740.00	$0.00	$0.00	$661,740.00
C1030	Fittings	$0.00	$0.00	$34,446.56	$0.00	$0.00	$34,446.56
C3020	Floor Finishes	$0.00	$0.00	$129,788.34	$0.00	$0.00	$129,788.34
C3030	Ceiling Finishes	$0.00	$2,863,925.00	$0.00	$0.00	$0.00	$2,863,925.00
D1010	Elevators and Lifts	$0.00	$0.00	$265,781.00	$0.00	$0.00	$265,781.00
D2040	Rain Water Drainage	$0.00	$0.00	$170,859.00	$0.00	$0.00	$170,859.00
D3020	Heat Generating Systems	$0.00	$0.00	$1,879,451.00	$0.00	$0.00	$1,879,451.00
D3040	Distribution Systems	$0.00	$0.00	$2,269,986.00	$0.00	$0.00	$2,269,986.00
D3090	Other HVAC Systems/Equip	$0.00	$0.00	$376,975.00	$0.00	$0.00	$376,975.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$1,276,450.82	$0.00	$1,276,450.82
D5090	Other Electrical Systems	$0.00	$0.00	$181,707.00	$0.00	$0.00	$181,707.00
E1090	Other Equipment	$0.00	$0.00	$1,453,659.00	$0.00	$0.00	$1,453,659.00
	Total:	$26,400.00	$2,863,925.00	$8,831,629.26	$1,276,450.82	$0.00	$12,998,405.08

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:



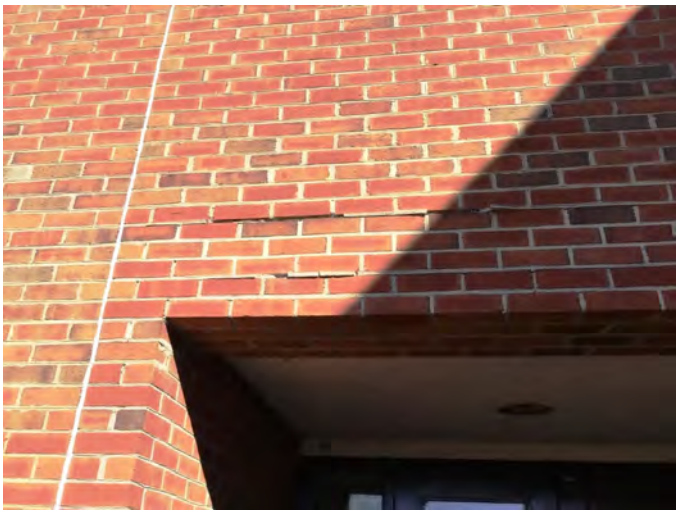
Budget Estimate Total: $12,998,405.08

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: B2010 - Exterior Walls



Location: Exterior of the building
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study-2016-11-15 17:41:59
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: There are various places where visible cracks are showing, and then there are other areas where the bricks and mortar are missing.

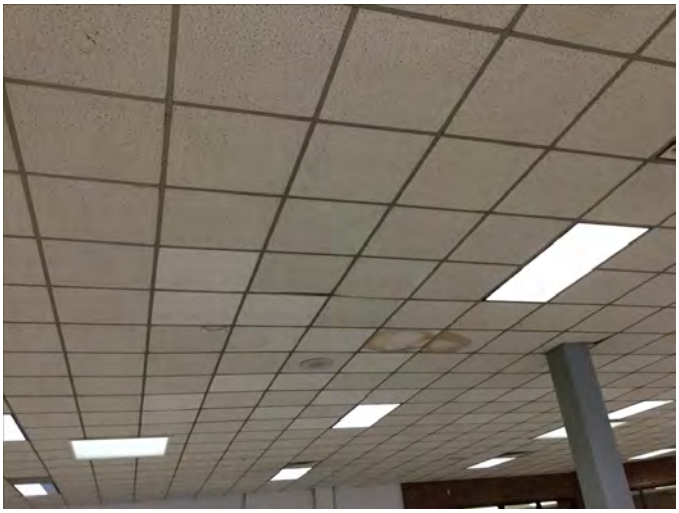
System: C1010 - Partitions

Location: Library 2nd Floor and 1st floor classroom 318
Distress: Failing
Category: Safety / Building Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $13,200.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: There are visible cracks on the partition wall which should be studied by a professional engineer.

Priority 2 - Potentially Critical (Year 1):

System: C3030 - Ceiling Finishes



Location:	Throughout Building
Distress:	Failing
Category:	Deferred Maintenance / Building Code Compliance
Priority:	2 - Potentially Critical (Year 1)
Correction:	Renew System
Qty:	246,550.00
Unit of Measure:	S.F.
Estimate:	$2,863,925.00
Assessor Name:	Eduardo Lopez
Date Created:	11/30/2016

Notes: The ceiling finishes are in poor condition, most of the areas near the gymnasium, auditorium, and cafeteria are showing signs of high humidity. Some of the ceiling tiles has mold, some of them are broken and the rest of them are sagging. The ceiling tiles need to be replaced.

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

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Failing
Category: Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Minor replacement, 25% of roof area, thermoset
Qty: 2,105.00
Unit of Measure: Sq.
Estimate: $1,401,109.05
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The roof is not graded properly and thus creating issues for water drainage.

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace roof hatch and structure single unit
Qty: 3.00
Unit of Measure: Ea.
Estimate: $6,127.31
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The roof hatches are rusted and beyond their service life and need to be replaced with OSHA complaint access hatches.

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $661,740.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The interior doors are beyond their service life and should be replaced.

System: C1030 - Fittings

Location: Throughout the building
Distress: Inadequate
Category: Deferred Maintenance / Accessibility Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace signage and toilet partitions
Qty: 325.00
Unit of Measure: Ea.
Estimate: $34,446.56
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The signages are not ADA code compliant and they should be replaced.

System: C3020 - Floor Finishes

Location: Second floor
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace vinyl tile flooring
Qty: 750.00
Unit of Measure: S.Y.
Estimate: $80,635.50
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The vinyl tiles are in poor condition and beyond their service life and should be replaced.

System: C3020 - Floor Finishes

Location: Throughout the building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace carpet
Qty: 575.00
Unit of Measure: S.Y.
Estimate: $49,152.84
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The carpet is beyond its service life and should be replaced.

System: D1010 - Elevators and Lifts

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $265,781.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The elevator system is beyond its service life and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $170,859.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The rain water drainage system is beyond its service life and should be replaced.

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $1,879,451.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The natural gas boilers are beyond their service life and should be replaced.

System: D3040 - Distribution Systems

Location: Roof
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $2,269,986.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The rooftop units and the older air handling units are beyond their service life and should be replaced.

System: D3090 - Other HVAC Systems/Equip

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $376,975.00
Assessor Name: Eduardo Lopez
Date Created: 12/05/2016

Notes: The fumehoods, dust collectors, and welding exhaust are beyond their service life and should be replaced.

System: D5090 - Other Electrical Systems

Location: Mechanical Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $181,707.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The generator system is beyond its service life and should be replaced.

System: E1090 - Other Equipment

Location: Cafeteria
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 246,550.00
Unit of Measure: S.F.
Estimate: $1,453,659.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The kitchen equipment is beyond its service life and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location:	Throughout the building
Distress:	Missing
Category:	Safety / Building Code Compliance
Priority:	4 - Recommended (Years 6-10)
Correction:	Install Sprinkler System
Qty:	185,765.00
Unit of Measure:	S.F.
Estimate:	$1,276,450.82
Assessor Name:	Eduardo Lopez
Date Created:	12/07/2016

Notes: The building is missing a sprinkler system and it should be added to the building.

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):	750
Year Built:	1986
Last Renovation:	
Replacement Value:	$171,719
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	40.06 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

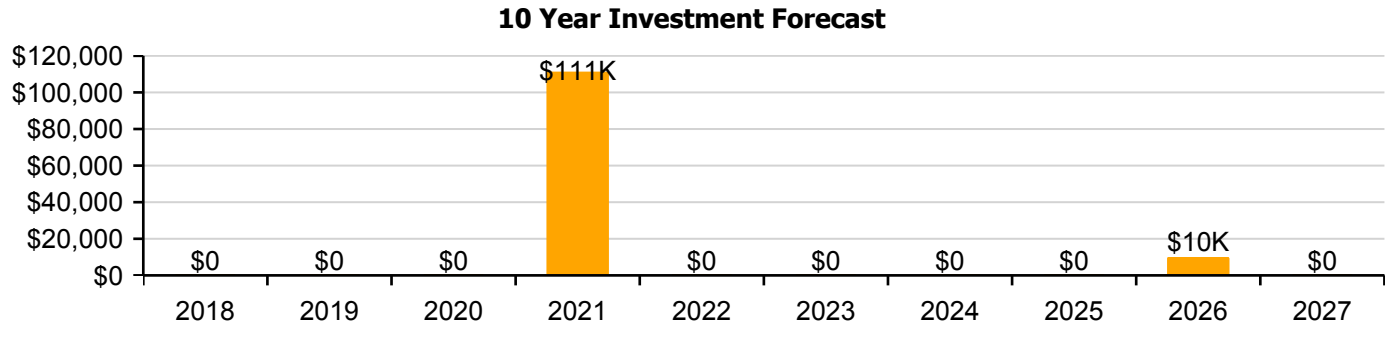
Dashboard Summary

Function:	HS -High School	Gross Area:	750
Year Built:	1986	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$171,719
FCI:	0.00 %	RSLI%:	40.06 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.15 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	20.05 %	0.00 %	$0.00
C20 - Stairs	69.00 %	0.00 %	$0.00
C30 - Interior Finishes	22.38 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	13.33 %	0.00 %	$0.00
D50 - Electrical	14.69 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**40.07 %**	**0.00 %**	**$0.00**

Photo Album

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

1). East Elevation - Dec 06, 2016

2). Northeast Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$15,098
A1030	Slab on Grade	$19.75	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$14,813
B1010	Floor Construction	$11.44	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$8,580
B1020	Roof Construction	$16.26	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$12,195
B2010	Exterior Walls	$29.79	S.F.	750	100	1986	2086		69.00 %	0.00 %	69			$22,343
B2020	Exterior Windows	$17.17	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$12,878
B2030	Exterior Doors	$8.66	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,495
B3010140	Asphalt Shingles	$4.32	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$3,240
C1010	Partitions	$6.22	S.F.	750	40	1986	2026		22.50 %	0.00 %	9			$4,665
C1020	Interior Doors	$2.20	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$1,650
C1030	Fittings	$8.47	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$6,353
C2010	Stair Construction	$1.77	S.F.	1,632	100	1986	2086		69.00 %	0.00 %	69			$2,889
C3010	Wall Finishes	$5.11	S.F.	750	10	1986	1996	2021	40.00 %	0.00 %	4			$3,833
C3020	Floor Finishes	$12.37	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$9,278
C3030	Ceiling Finishes	$9.52	S.F.	750	25	1986	2011	2021	16.00 %	0.00 %	4			$7,140
D2010	Plumbing Fixtures	$9.98	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$7,485
D2020	Domestic Water Distribution	$0.84	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$630
D2030	Sanitary Waste	$5.94	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$4,455
D3040	Distribution Systems	$5.35	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$4,013
D5010	Electrical Service/Distribution	$3.09	S.F.	750	40	1986	2026		22.50 %	0.00 %	9			$2,318
D5020	Branch Wiring	$9.24	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,930
D5020	Lighting	$8.58	S.F.	750	30	1986	2016	2021	13.33 %	0.00 %	4			$6,435
E2010	Fixed Furnishings	$10.67	S.F.	750	20	1986	2006	2021	20.00 %	0.00 %	4			$8,003
								Total	**40.07 %**					**$171,719**

System Notes

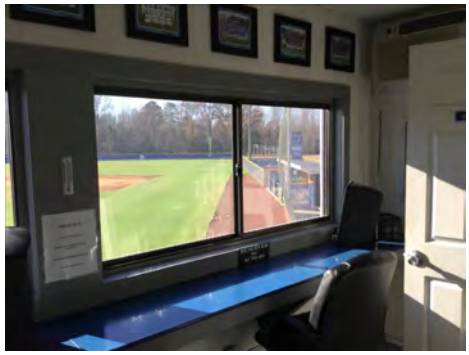
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



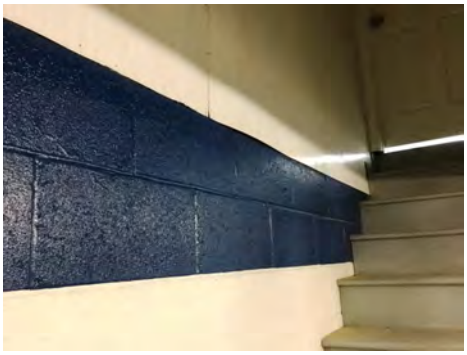
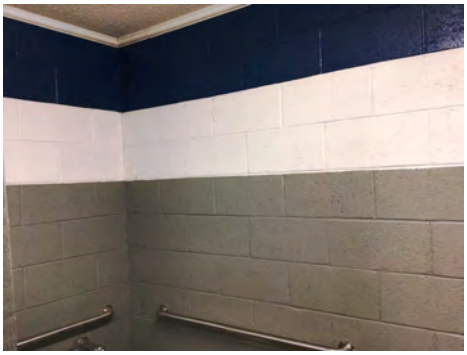
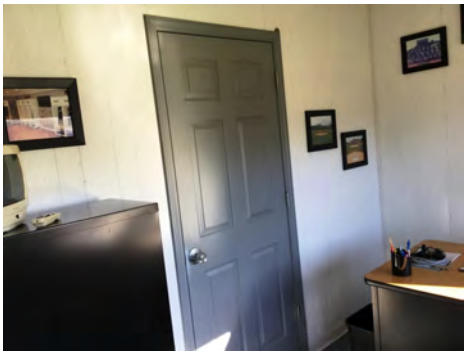
Note:

System: B3010140 - Asphalt Shingles



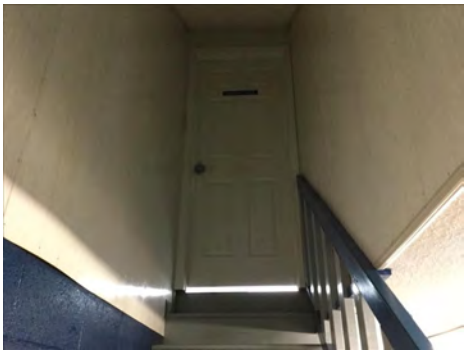
Note:

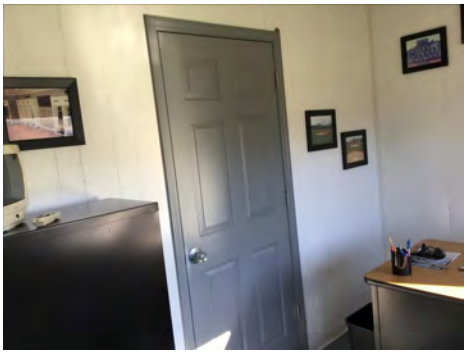
System: C1010 - Partitions

Note:

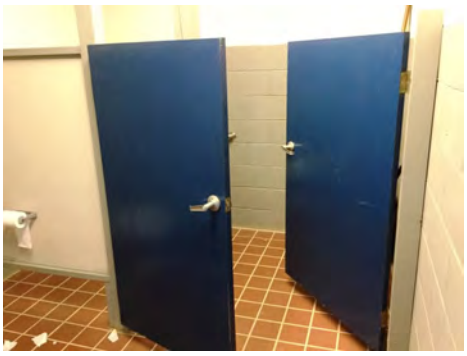
System: C1020 - Interior Doors





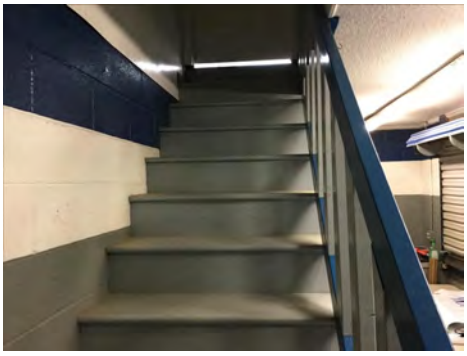
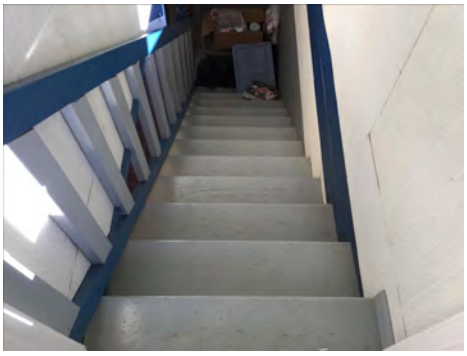
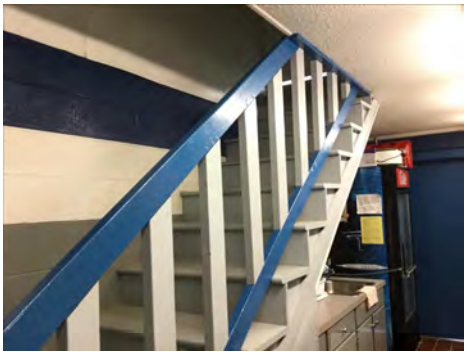
Note:

System: C1030 - Fittings



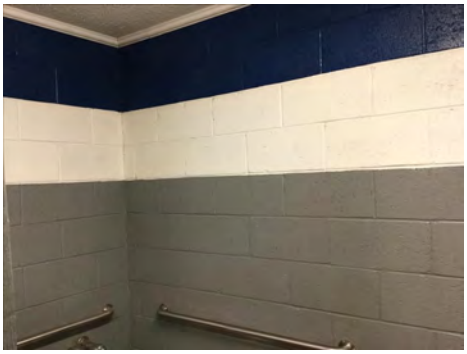
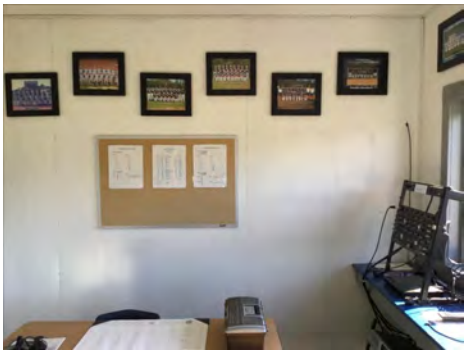
Note:

System: C2010 - Stair Construction

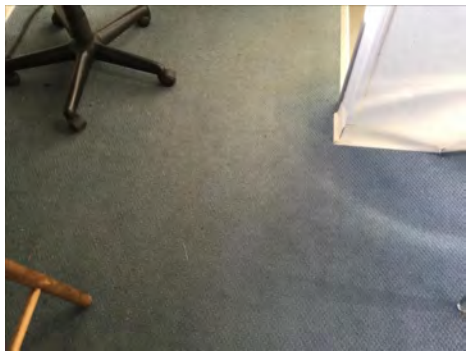
Note:

System: C3010 - Wall Finishes


Note:

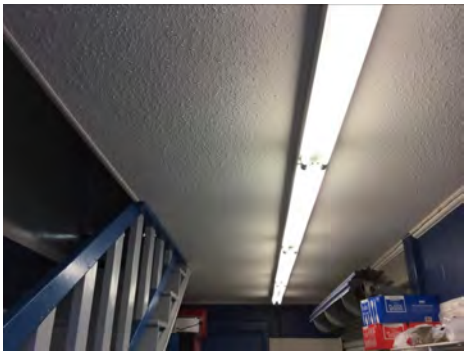
System: C3020 - Floor Finishes


Note:

System: C3030 - Ceiling Finishes

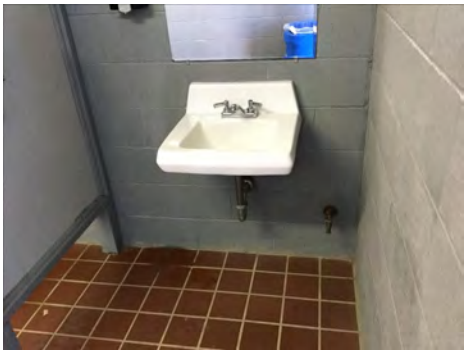




Note:

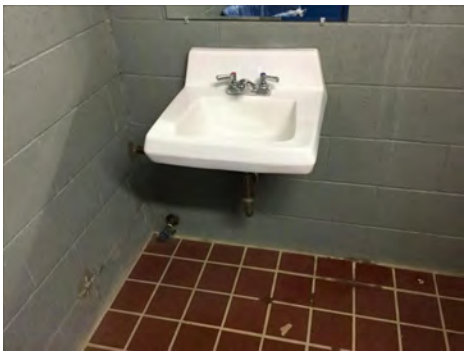
System: D2010 - Plumbing Fixtures

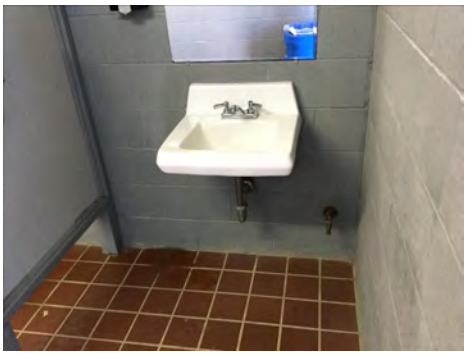




Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

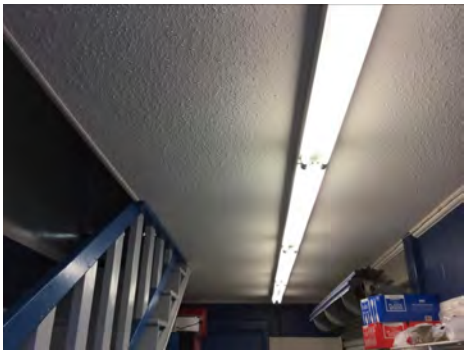
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

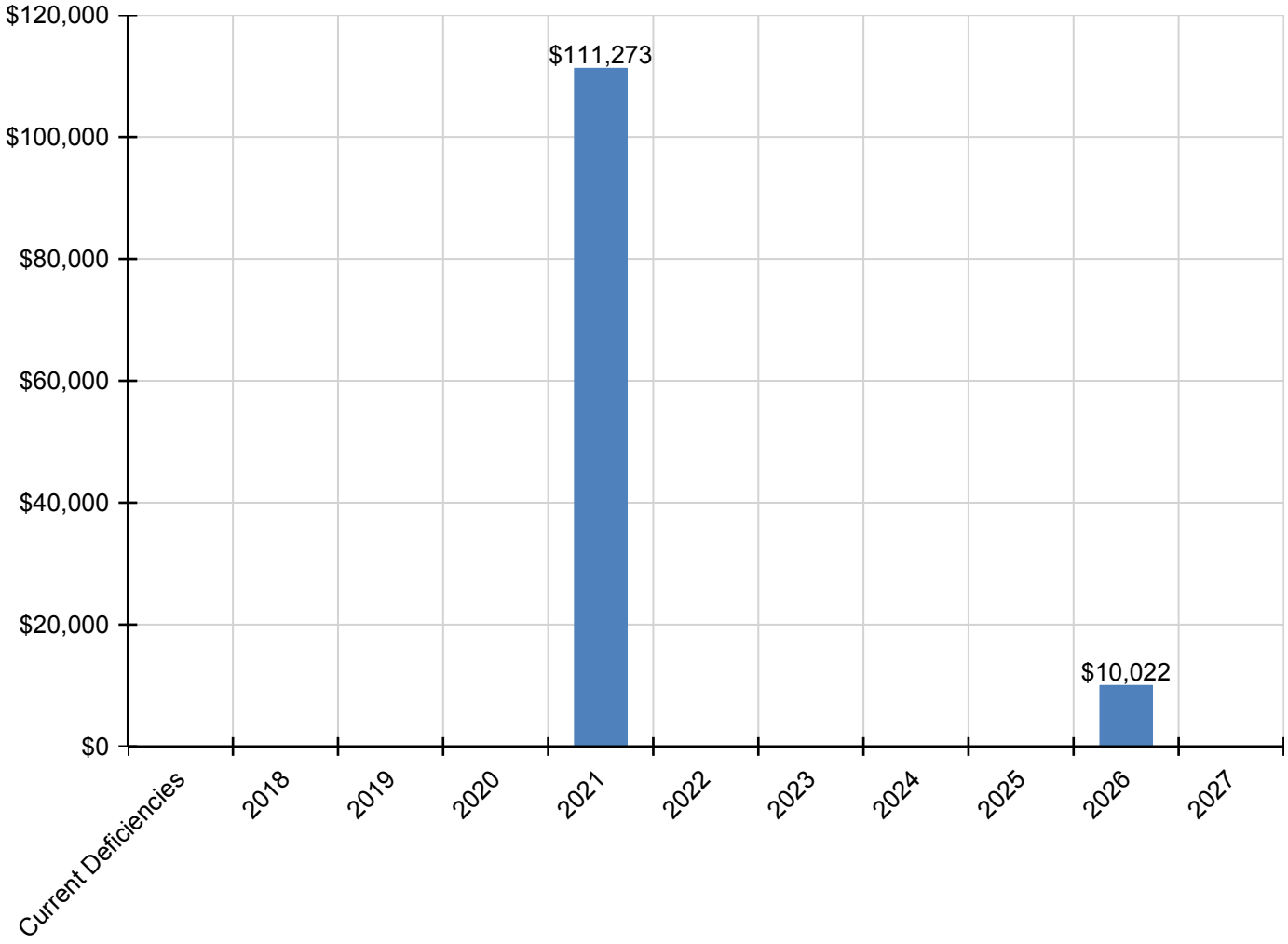
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$111,273**	**$0**	**$0**	**$0**	**$0**	**$10,022**	**$0**	**$121,295**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$15,943	$0	$0	$0	$0	$0	$0	**$15,943**
B2030 - Exterior Doors	$0	$0	$0	$0	$8,042	$0	$0	$0	$0	$0	$0	**$8,042**
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	$5,324	$0	$0	$0	$0	$0	$0	**$5,324**
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	$6,696	$0	**$6,696**
C1020 - Interior Doors	$0	$0	$0	$0	$2,043	$0	$0	$0	$0	$0	$0	**$2,043**
C1030 - Fittings	$0	$0	$0	$0	$7,865	$0	$0	$0	$0	$0	$0	**$7,865**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$4,745	$0	$0	$0	$0	$0	$0	**$4,745**
C3020 - Floor Finishes	$0	$0	$0	$0	$11,486	$0	$0	$0	$0	$0	$0	**$11,486**

C3030 - Ceiling Finishes	$0	$0	$0	$0	$8,840	$0	$0	$0	$0	$0	$0	**$8,840**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$9,267	$0	$0	$0	$0	$0	$0	**$9,267**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$780	$0	$0	$0	$0	$0	$0	**$780**
D2030 - Sanitary Waste	$0	$0	$0	$0	$5,516	$0	$0	$0	$0	$0	$0	**$5,516**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$4,968	$0	$0	$0	$0	$0	$0	**$4,968**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,326	$0	**$3,326**
D5020 - Branch Wiring	$0	$0	$0	$0	$8,580	$0	$0	$0	$0	$0	$0	**$8,580**
D5020 - Lighting	$0	$0	$0	$0	$7,967	$0	$0	$0	$0	$0	$0	**$7,967**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$9,908	$0	$0	$0	$0	$0	$0	**$9,908**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,100
Year Built:	1986
Last Renovation:	
Replacement Value:	$168,245
Repair Cost:	$45,473.19
Total FCI:	27.03 %
Total RSLI:	30.97 %
FCA Score:	72.97

Description:

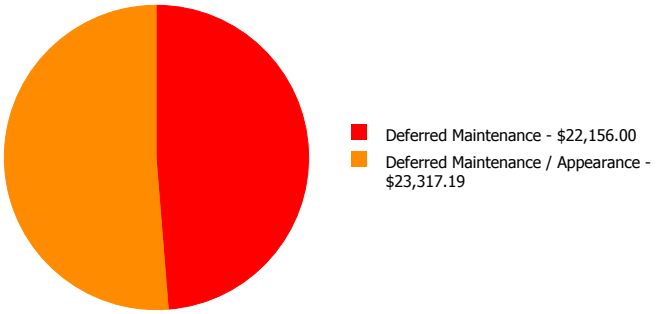
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

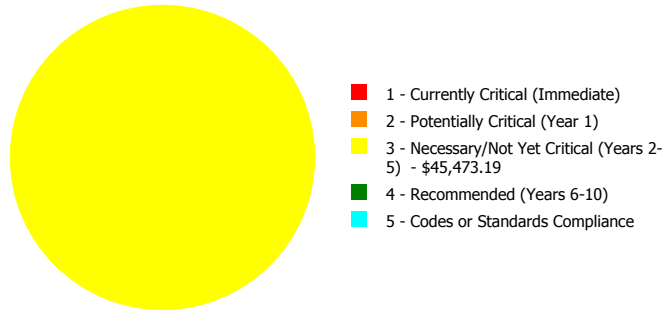
Dashboard Summary

Function:	HS -High School	Gross Area:	1,100
Year Built:	1986	Last Renovation:	
Repair Cost:	$45,473	Replacement Value:	$168,245
FCI:	27.03 %	RSLI%:	30.97 %

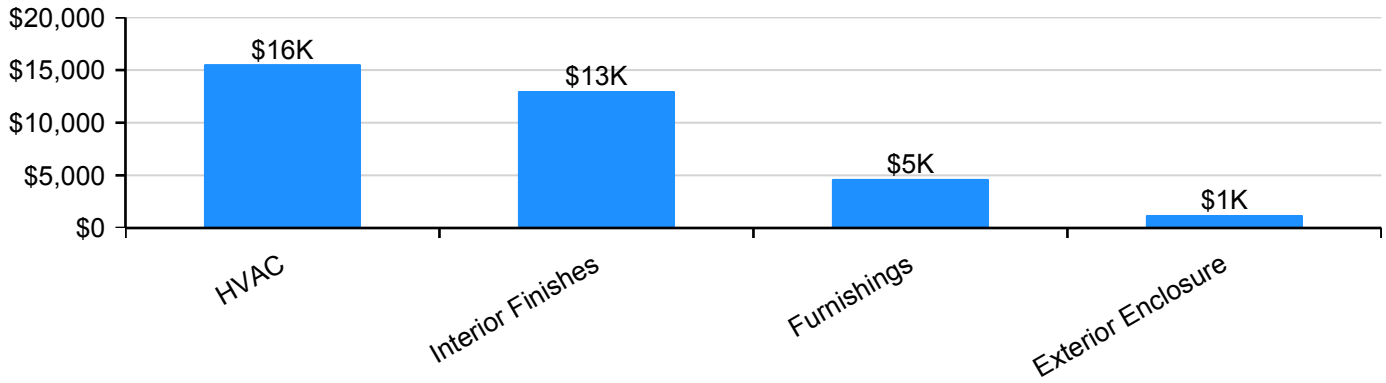
Deficiency By Category



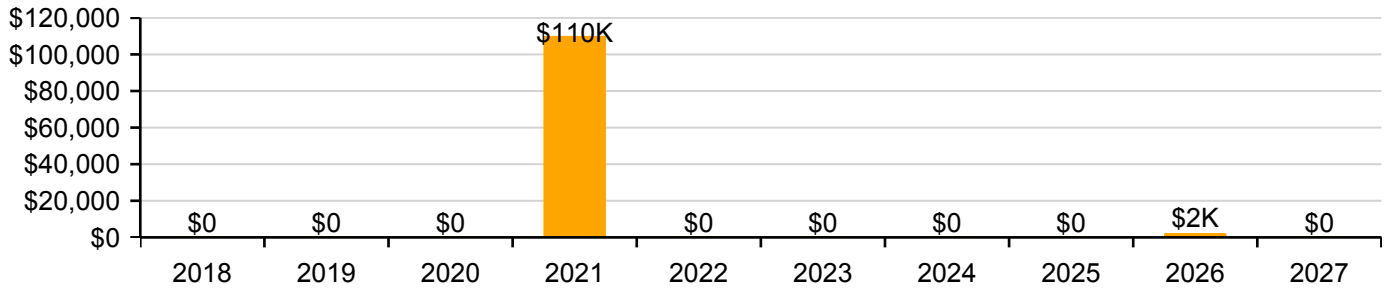
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.47 %	5.74 %	$1,634.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	38.33 %	0.00 %	$0.00
C30 - Interior Finishes	23.74 %	52.50 %	$17,170.19
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	3.20 %	83.62 %	$20,522.00
D50 - Electrical	15.11 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$6,147.00
Totals:	**30.97 %**	**27.03 %**	**$45,473.19**

Photo Album

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

1). East Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

3). West Elevation - Dec 06, 2016

4). North Elevation - Dec 06, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$7,623
A1030	Slab on Grade	$7.37	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$8,107
B1020	Roof Construction	$5.98	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$6,578
B2010	Exterior Walls	$18.04	S.F.	1,100	100	1986	2086		69.00 %	0.00 %	69			$19,844
B2020	Exterior Windows	$6.47	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$7,117
B2030	Exterior Doors	$1.35	S.F.	1,100	30	1986	2016		0.00 %	110.03 %	-1		$1,634.00	$1,485
B3010140	Asphalt Shingles	$4.32	S.F.	1,100	20	1986	2006	2021	20.00 %	0.00 %	4			$4,752
C1010	Partitions	$10.34	S.F.	1,100	75	1986	2061		58.67 %	0.00 %	44			$11,374
C1020	Interior Doors	$2.20	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$2,420
C1030	Fittings	$8.47	S.F.	1,100	20	1986	2006	2021	20.00 %	0.00 %	4			$9,317
C3010	Wall Finishes	$7.46	S.F.	1,100	10	1986	1996	2021	40.00 %	0.00 %	4			$8,206
C3020	Floor Finishes	$12.74	S.F.	1,100	20	1986	2006	2021	20.00 %	122.52 %	4		$17,170.19	$14,014
C3030	Ceiling Finishes	$9.53	S.F.	1,100	25	1986	2011	2021	16.00 %	0.00 %	4			$10,483
D2010	Plumbing Fixtures	$9.98	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$10,978
D2020	Domestic Water Distribution	$0.84	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$924
D2030	Sanitary Waste	$5.94	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$6,534
D3040	Distribution Systems	$5.35	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$5,885
D3050	Terminal & Package Units	$16.96	S.F.	1,100	15	1986	2001		0.00 %	110.00 %	-16		$20,522.00	$18,656
D5010	Electrical Service/Distribution	$1.47	S.F.	1,100	40	1986	2026		22.50 %	0.00 %	9			$1,617
D5020	Branch Wiring	$2.55	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$2,805
D5020	Lighting	$3.58	S.F.	1,100	30	1986	2016	2021	13.33 %	0.00 %	4			$3,938
E2010	Fixed Furnishings	$5.08	S.F.	1,100	20	1986	2006		0.00 %	110.00 %	-11		$6,147.00	$5,588
								Total	**30.97 %**	**27.03 %**			**$45,473.19**	**$168,245**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

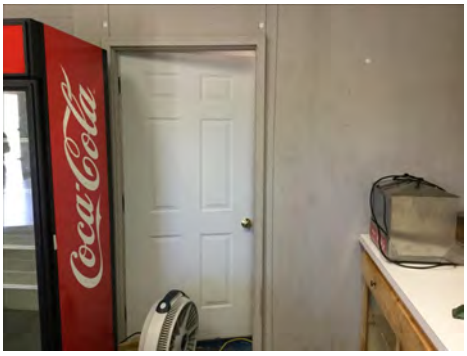
System: B2030 - Exterior Doors

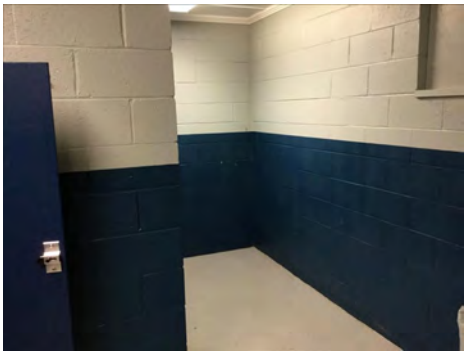

Note:

System: B3010140 - Asphalt Shingles


Note:

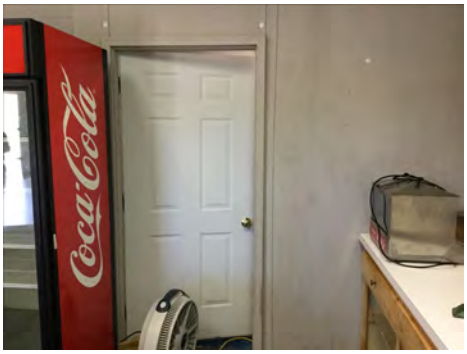
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



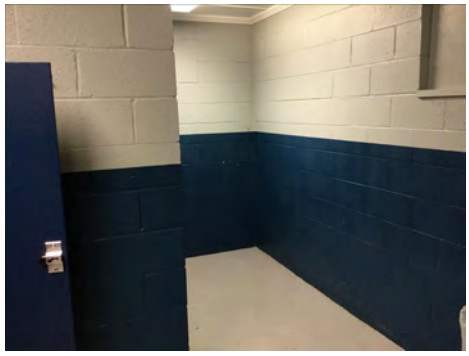
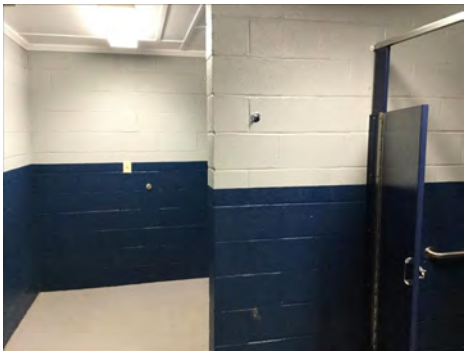
Note:

System: C1030 - Fittings



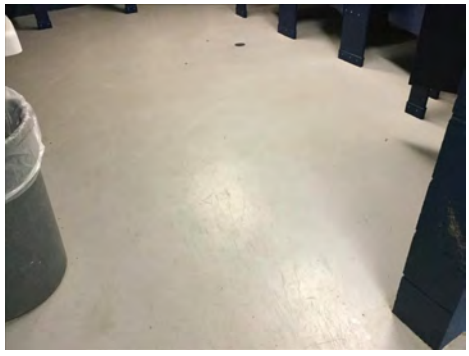
Note:

System: C3010 - Wall Finishes

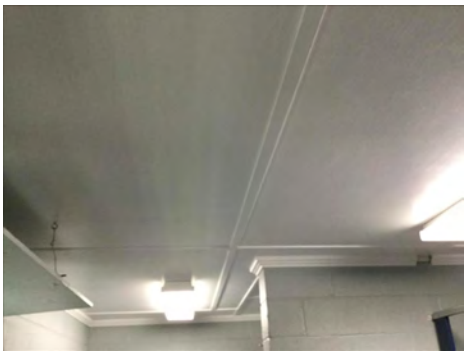
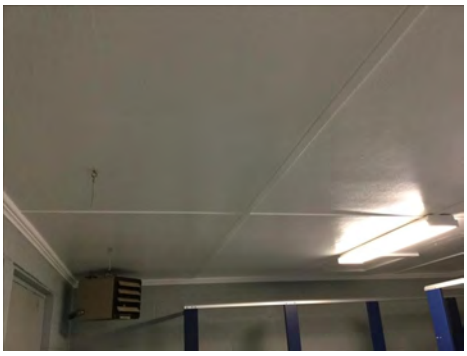
Note:

System: C3020 - Floor Finishes

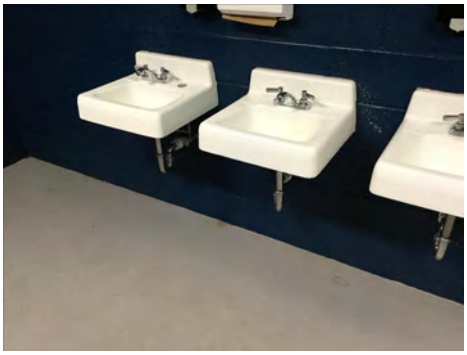
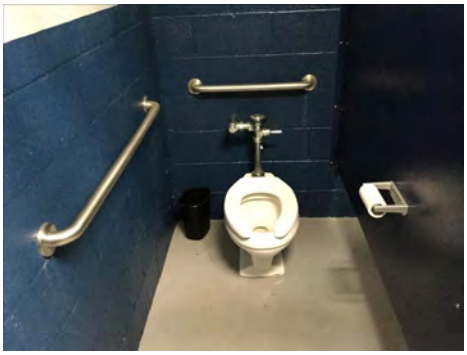
Note:

System: C3030 - Ceiling Finishes

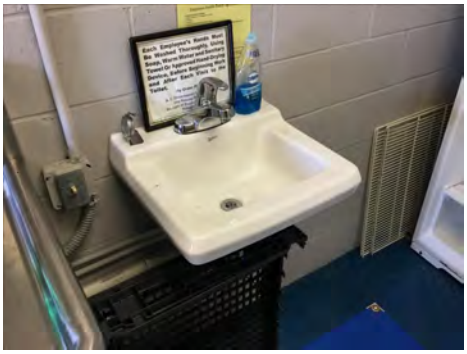
Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

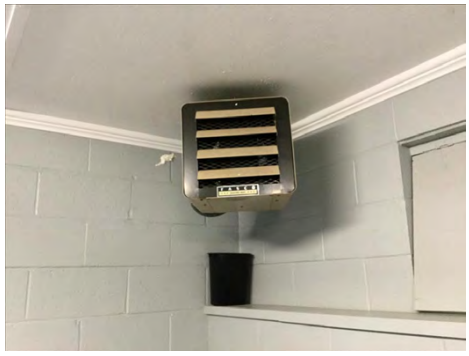

Note:

System: D2030 - Sanitary Waste



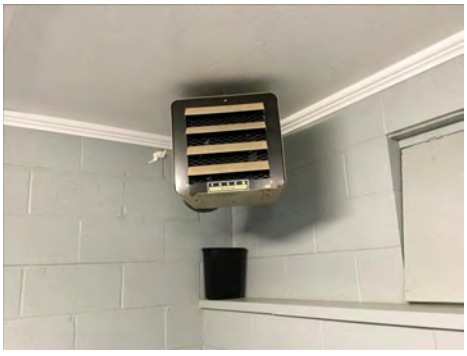
Note:

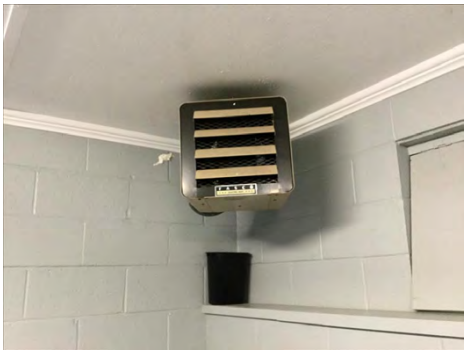
System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units





Note:

System: D5010 - Electrical Service/Distribution



Note:

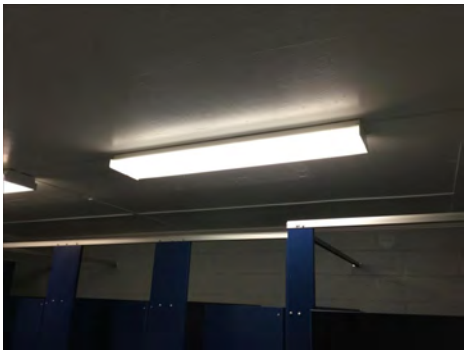
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





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%

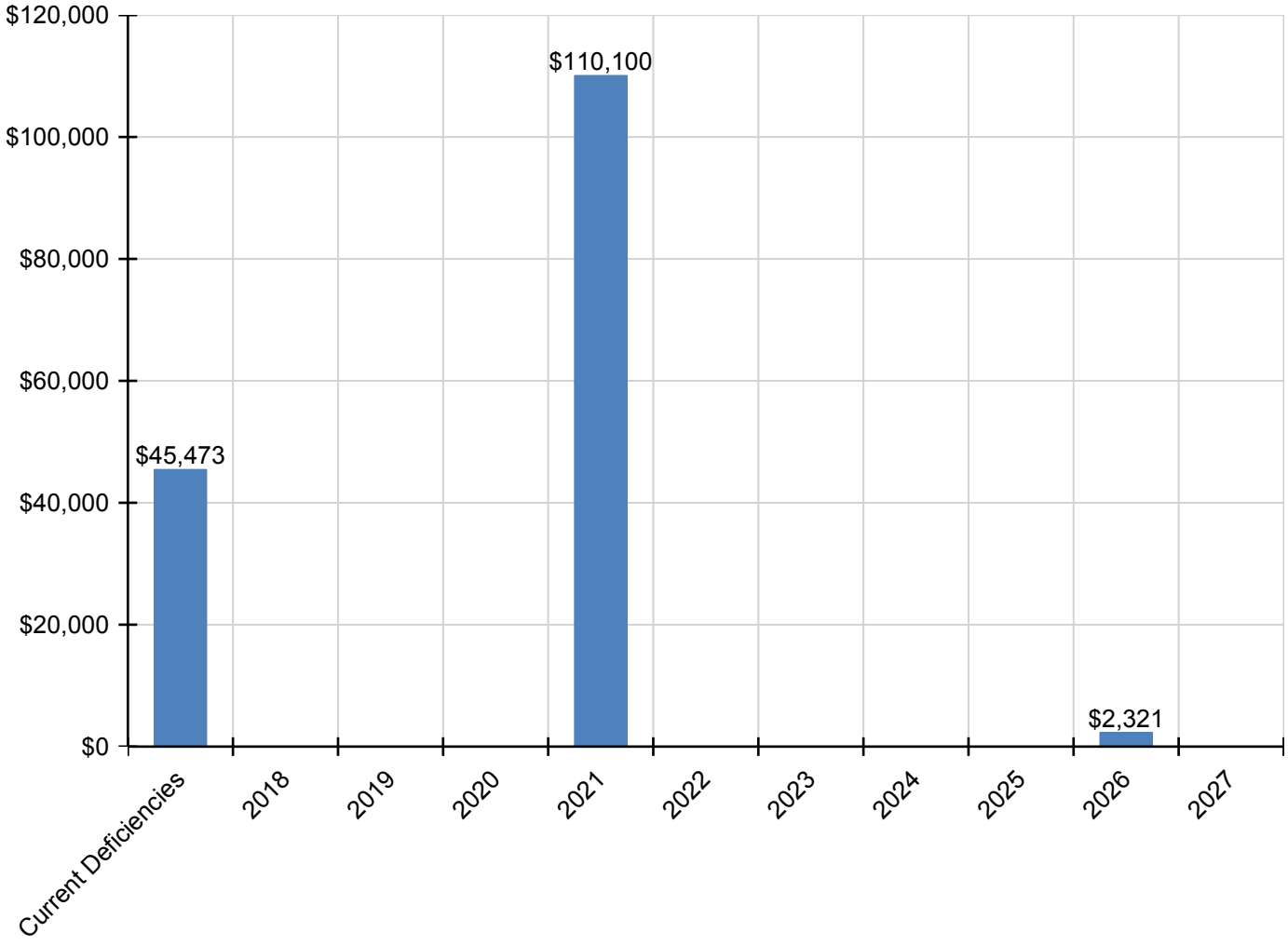
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$45,473**	**$0**	**$0**	**$0**	**$110,100**	**$0**	**$0**	**$0**	**$0**	**$2,321**	**$0**	**$157,894**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$8,812	$0	$0	$0	$0	$0	$0	**$8,812**
B2030 - Exterior Doors	$1,634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,634**
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	$7,809	$0	$0	$0	$0	$0	$0	**$7,809**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$2,996	$0	$0	$0	$0	$0	$0	**$2,996**
C1030 - Fittings	$0	$0	$0	$0	$11,535	$0	$0	$0	$0	$0	$0	**$11,535**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$10,160	$0	$0	$0	$0	$0	$0	**$10,160**
C3020 - Floor Finishes	$17,170	$0	$0	$0	$17,350	$0	$0	$0	$0	$0	$0	**$34,520**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$12,978	$0	$0	$0	$0	$0	$0	**$12,978**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D2010 - Plumbing Fixtures	$0	$0	$0	$0	$13,592	$0	$0	$0	$0	$0	$0	**$13,592**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,144	$0	$0	$0	$0	$0	$0	**$1,144**
D2030 - Sanitary Waste	$0	$0	$0	$0	$8,089	$0	$0	$0	$0	$0	$0	**$8,089**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$7,287	$0	$0	$0	$0	$0	$0	**$7,287**
D3050 - Terminal & Package Units	$20,522	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,522**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,321	$0	**$2,321**
D5020 - Branch Wiring	$0	$0	$0	$0	$3,473	$0	$0	$0	$0	$0	$0	**$3,473**
D5020 - Lighting	$0	$0	$0	$0	$4,876	$0	$0	$0	$0	$0	$0	**$4,876**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$6,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,147**

** Indicates non-renewable system*

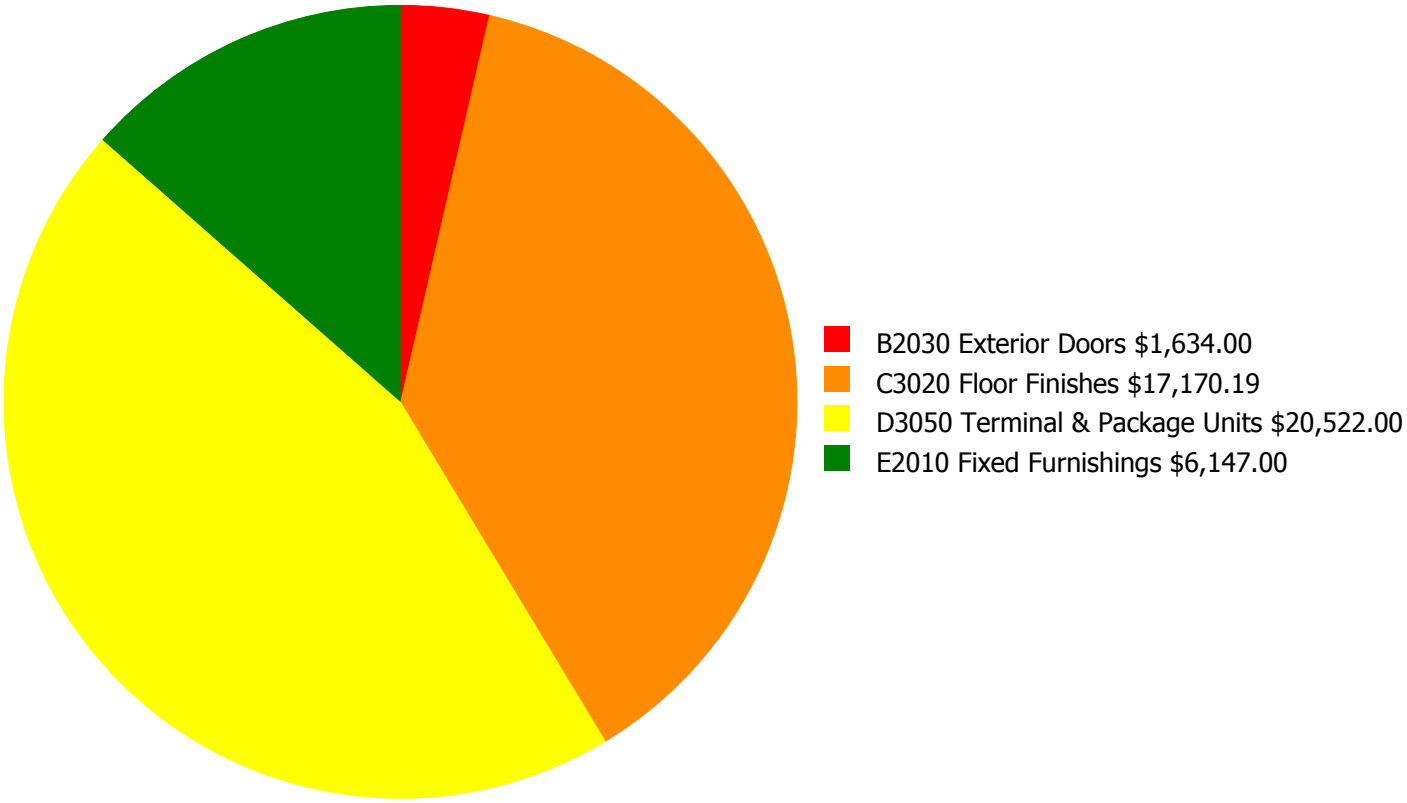
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

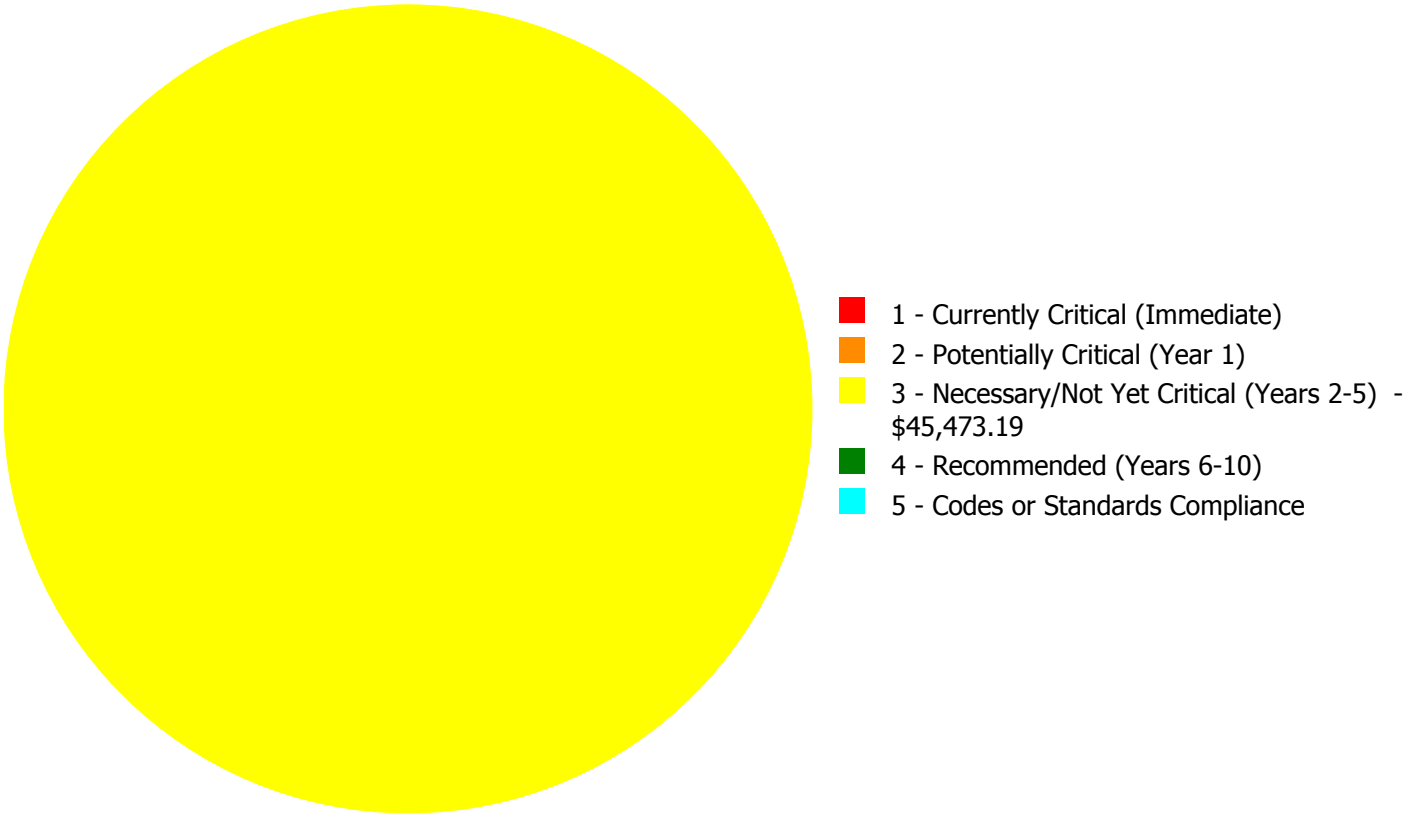
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $45,473.19

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: $45,473.19

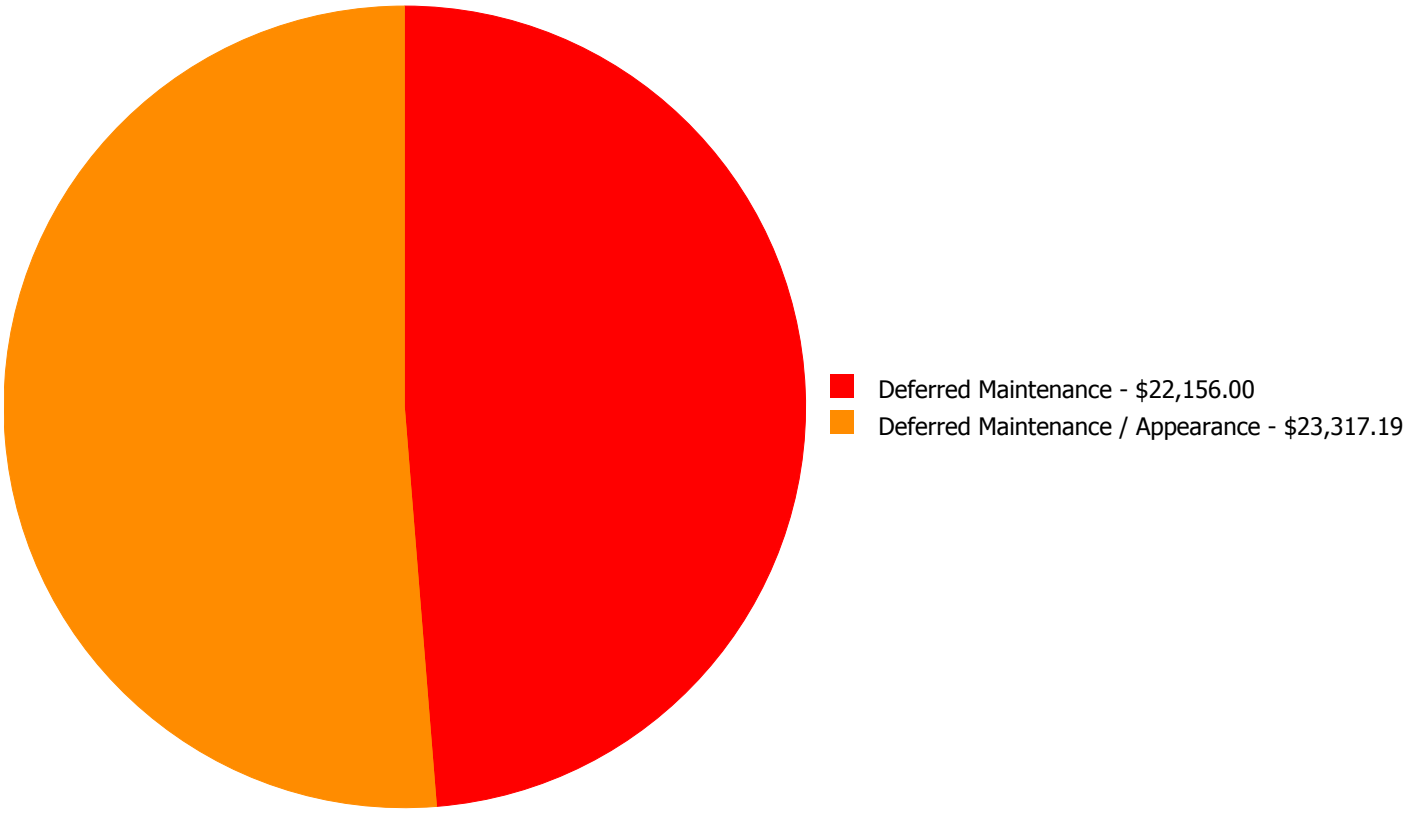
Deficiency By Priority Investment Table

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	$1,634.00	$0.00	$0.00	$1,634.00
C3020	Floor Finishes	$0.00	$0.00	$17,170.19	$0.00	$0.00	$17,170.19
D3050	Terminal & Package Units	$0.00	$0.00	$20,522.00	$0.00	$0.00	$20,522.00
E2010	Fixed Furnishings	$0.00	$0.00	$6,147.00	$0.00	$0.00	$6,147.00
	Total:	$0.00	$0.00	$45,473.19	$0.00	$0.00	$45,473.19

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: $45,473.19

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: Exterior of the building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $1,634.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

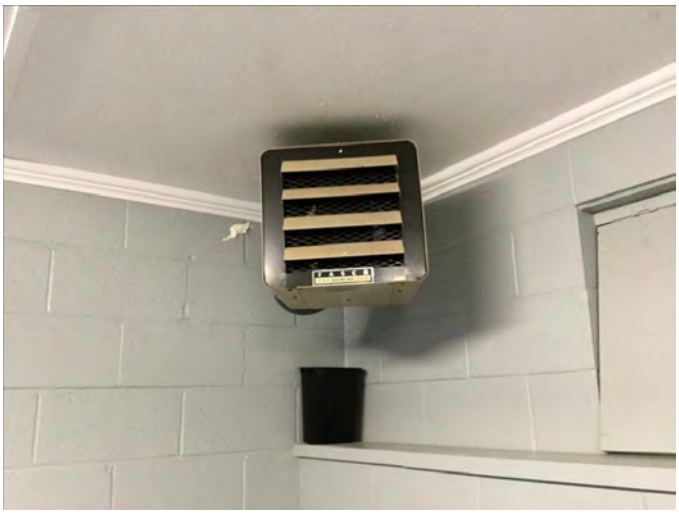
Notes: The exterior doors are beyond their service life and should be replaced.

System: C3020 - Floor Finishes

Location: Concession Room
Distress: Failing
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace epoxy flooring
Qty: 8.14
Unit of Measure: C.S.F.
Estimate: $17,170.19
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The epoxy flooring is in poor condition and should be replaced.

System: D3050 - Terminal & Package Units



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $20,522.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The unit heaters are beyond their service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Concession Room
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1,100.00
Unit of Measure: S.F.
Estimate: $6,147.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishings are beyond their service life 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	3,200
Year Built:	1986
Last Renovation:	
Replacement Value:	$759,680
Repair Cost:	$155,092.00
Total FCI:	20.42 %
Total RSLI:	33.69 %
FCA Score:	79.58

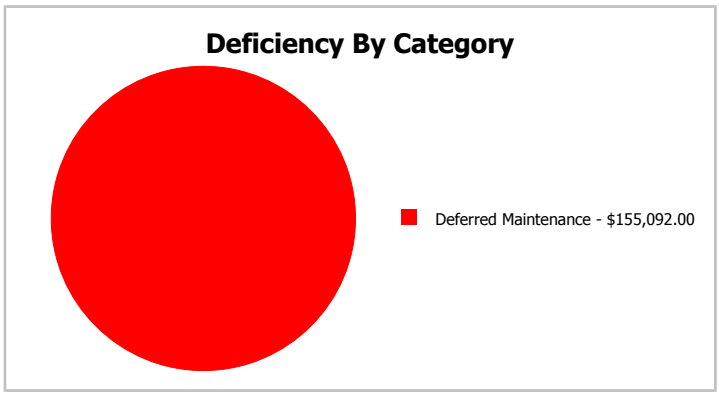
Description:

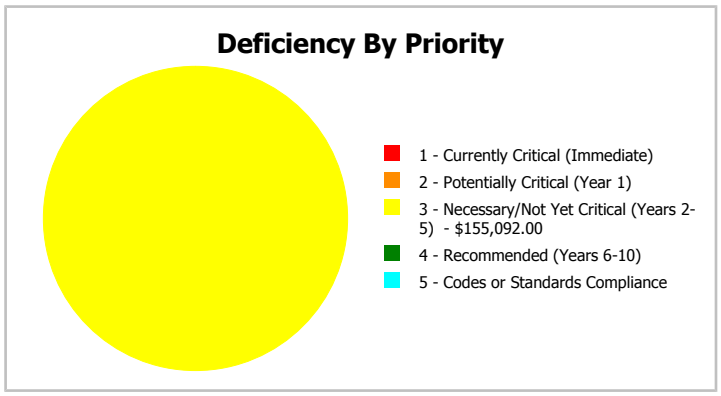
The narrative for this building is included in the Executive Summary Description at the front of this report.

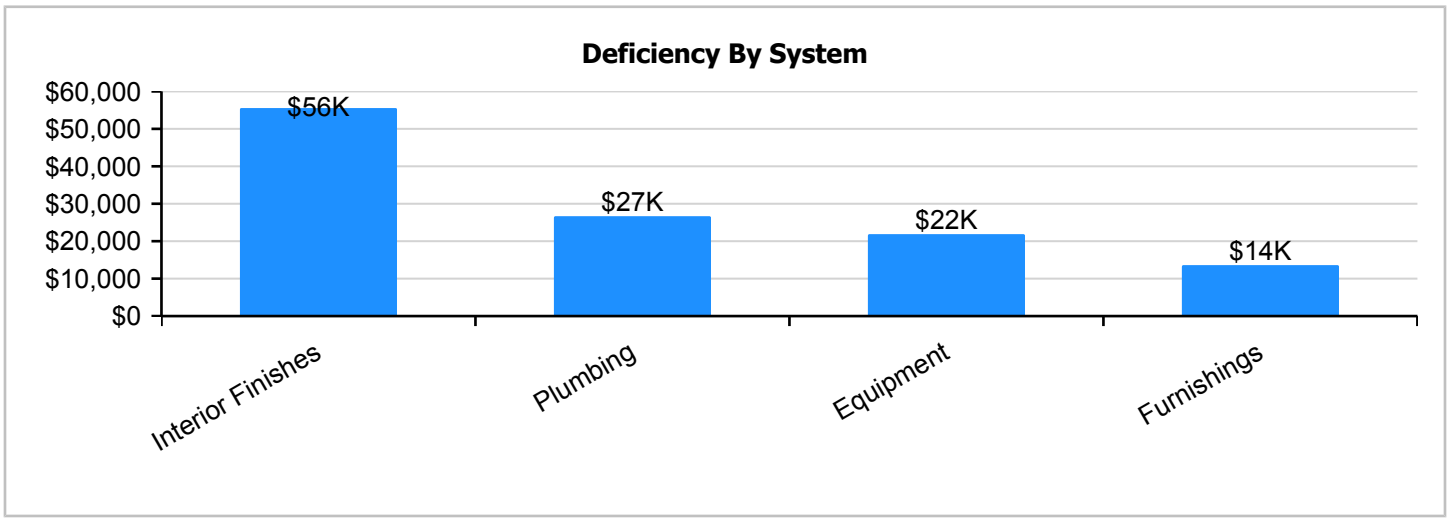
Attributes: This asset has no attributes.

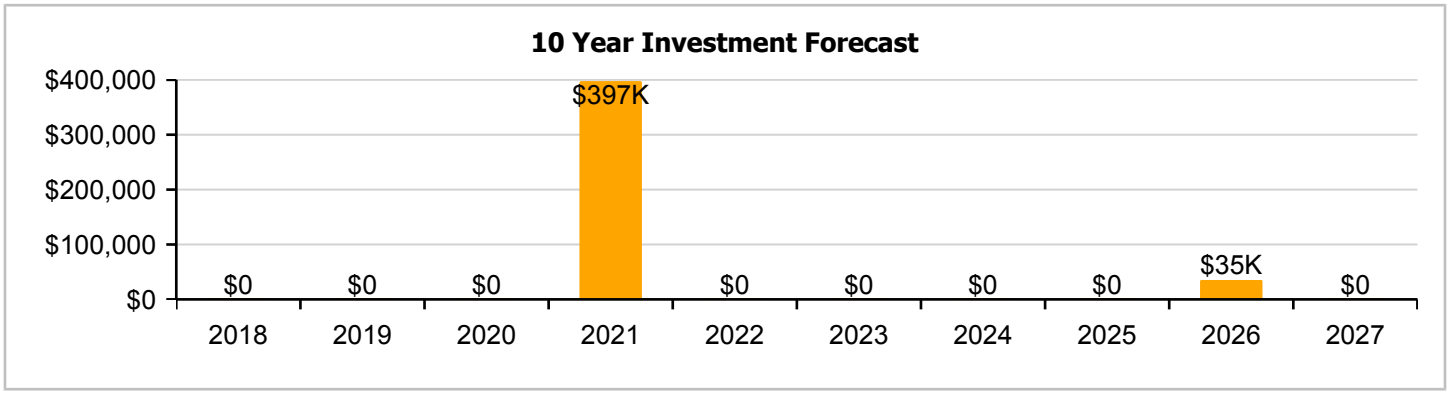
Dashboard Summary

Function:	HS -High School	Gross Area:	3,200
Year Built:	1986	Last Renovation:	
Repair Cost:	$155,092	Replacement Value:	$759,680
FCI:	20.42 %	RSLI%:	33.69 %









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	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.25 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	20.05 %	0.00 %	$0.00
C30 - Interior Finishes	11.29 %	51.25 %	$73,286.00
D20 - Plumbing	8.07 %	65.50 %	$35,130.00
D30 - HVAC	23.00 %	0.00 %	$0.00
D50 - Electrical	14.25 %	0.00 %	$0.00
E10 - Equipment	0.00 %	110.00 %	$28,794.00
E20 - Furnishings	0.00 %	110.00 %	$17,882.00
Totals:	**33.69 %**	**20.42 %**	**$155,092.00**

Photo Album

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

1). West Elevation - Dec 06, 2016

2). South Elevation - Dec 06, 2016

3). East Elevation - Dec 06, 2016

4). North Elevation - Dec 06, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$64,416
A1030	Slab on Grade	$19.75	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$63,200
B1020	Roof Construction	$16.26	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$52,032
B2010	Exterior Walls	$29.79	S.F.	3,200	100	1986	2086		69.00 %	0.00 %	69			$95,328
B2020	Exterior Windows	$6.47	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$20,704
B2030	Exterior Doors	$8.66	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$27,712
B3010140	Asphalt Shingles	$4.32	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$13,824
C1010	Partitions	$6.22	S.F.	3,200	40	1986	2026		22.50 %	0.00 %	9			$19,904
C1020	Interior Doors	$2.20	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$7,040
C1030	Fittings	$8.47	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$27,104
C3010	Wall Finishes	$5.11	S.F.	3,200	10	1986	1996	2021	40.00 %	0.00 %	4			$16,352
C3020	Floor Finishes	$20.82	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$73,286.00	$66,624
C3030	Ceiling Finishes	$18.76	S.F.	3,200	25	1986	2011	2021	16.00 %	0.00 %	4			$60,032
D2010	Plumbing Fixtures	$9.98	S.F.	3,200	30	1986	2016		0.00 %	110.00 %	-1		$35,130.00	$31,936
D2020	Domestic Water Distribution	$0.84	S.F.	3,200	30	2007	2037		66.67 %	0.00 %	20			$2,688
D2030	Sanitary Waste	$5.94	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$19,008
D3040	Distribution Systems	$5.35	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$17,120
D3050	Terminal & Package Units	$16.96	S.F.	3,200	15	1986	2001	2021	26.67 %	0.00 %	4			$54,272
D3060	Controls & Instrumentation	$3.48	S.F.	3,200	20	1986	2006	2021	20.00 %	0.00 %	4			$11,136
D5010	Electrical Service/Distribution	$1.47	S.F.	3,200	40	1986	2026		22.50 %	0.00 %	9			$4,704
D5020	Branch Wiring	$3.58	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$11,456
D5020	Lighting	$9.58	S.F.	3,200	30	1986	2016	2021	13.33 %	0.00 %	4			$30,656
E1010	Commercial Equipment	$8.18	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$28,794.00	$26,176
E2010	Fixed Furnishings	$5.08	S.F.	3,200	20	1986	2006		0.00 %	110.00 %	-11		$17,882.00	$16,256
								Total	**33.69 %**	**20.42 %**			**$155,092.00**	**$759,680**

System Notes

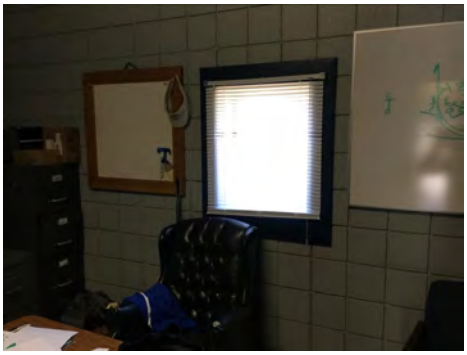
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: B2010 - Exterior Walls



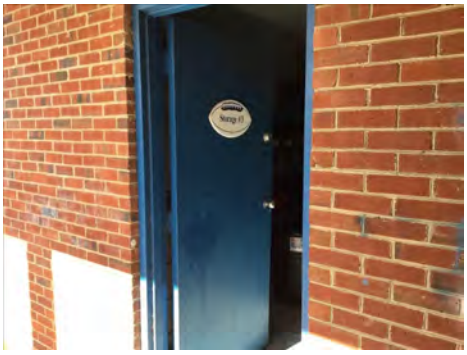
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010140 - Asphalt Shingles



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

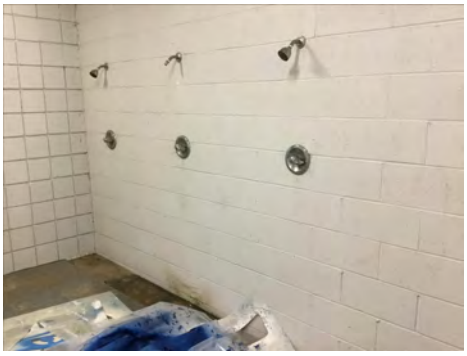
System: C1030 - Fittings



Note:

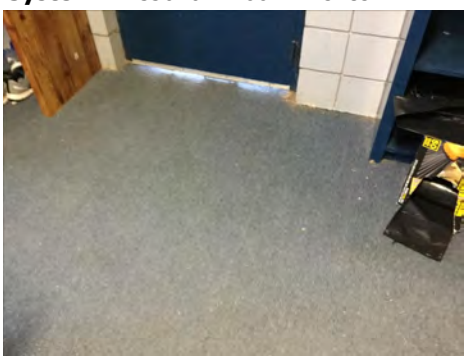
System: C3010 - Wall Finishes





Note:

System: C3020 - Floor Finishes



Note: The epoxy and carpet are in poor condition and should be replaced.

System: C3030 - Ceiling Finishes



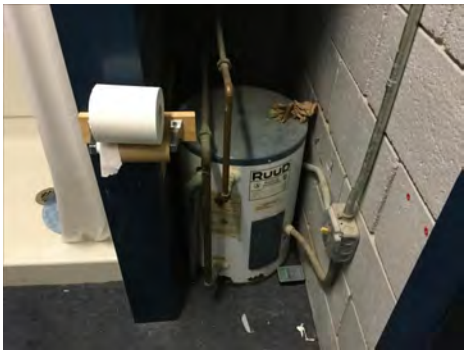
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

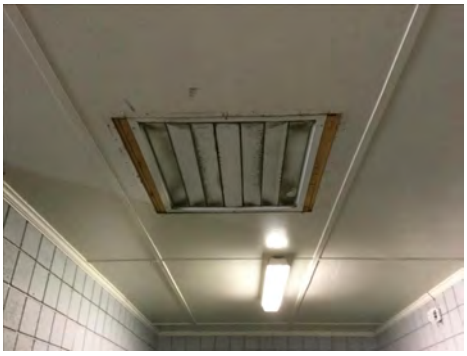
System: D2030 - Sanitary Waste



Note:

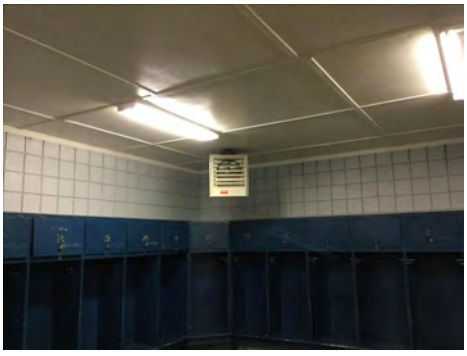
System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



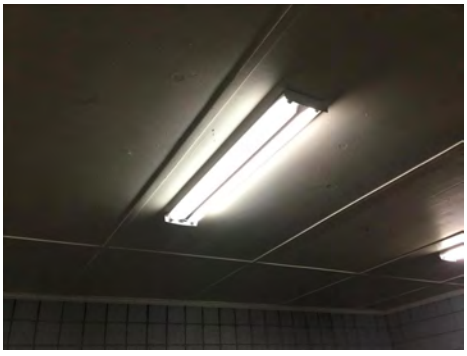
Note:

System: D5010 - Electrical Service/Distribution



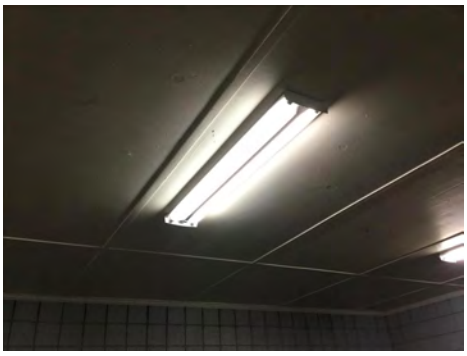
Note:

System: D5020 - Branch Wiring



Note:

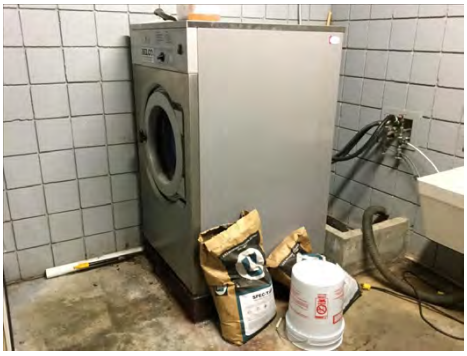
System: D5020 - Lighting


Note:

System: E1010 - Commercial Equipment





Note: The commercial equipment is beyond its service life and should be replaced.

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%

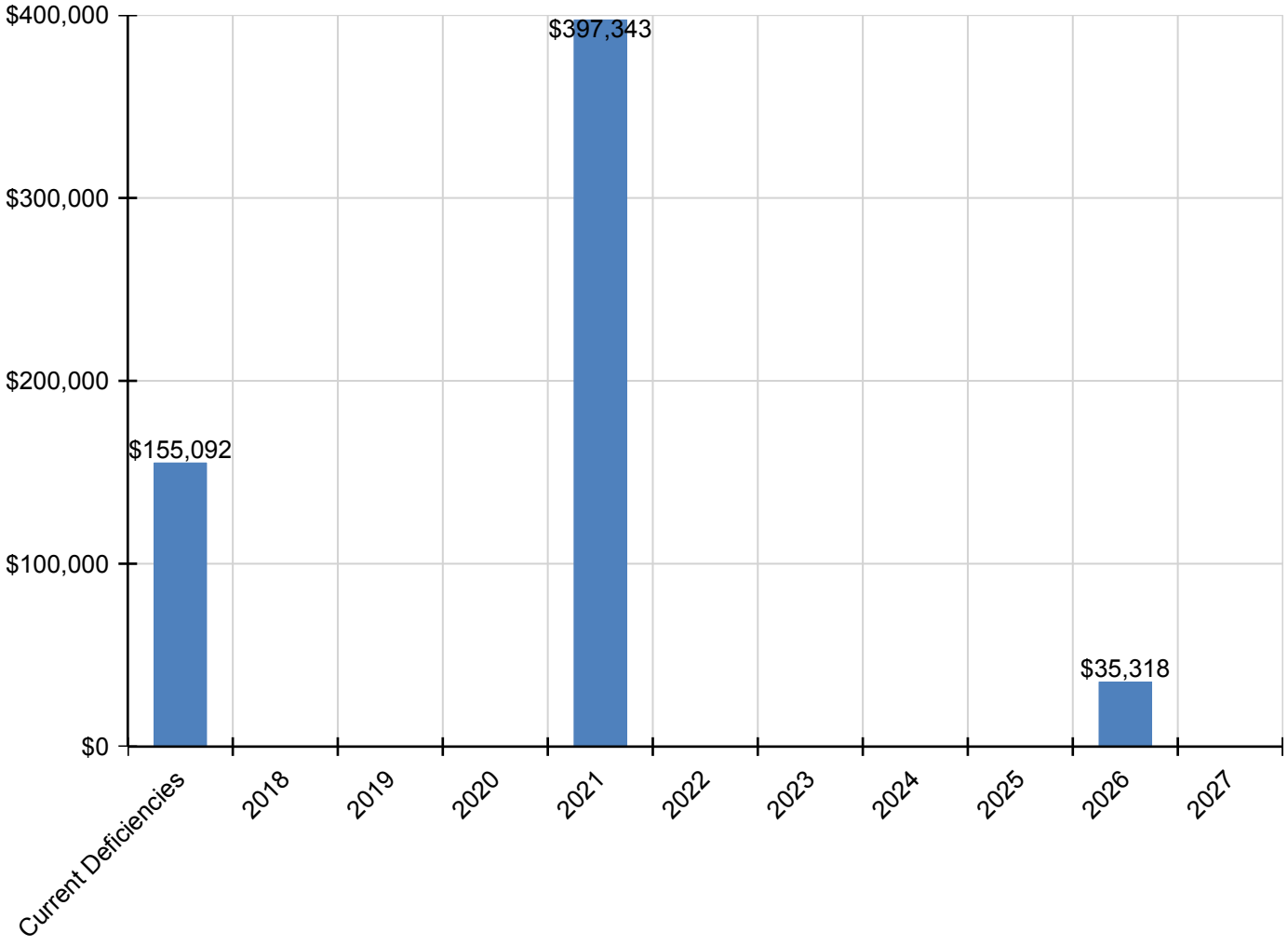
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$155,092**	**$0**	**$0**	**$0**	**$397,343**	**$0**	**$0**	**$0**	**$0**	**$35,318**	**$0**	**$587,752**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$25,632	$0	$0	$0	$0	$0	$0	**$25,632**
B2030 - Exterior Doors	$0	$0	$0	$0	$34,309	$0	$0	$0	$0	$0	$0	**$34,309**
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	$22,716	$0	$0	$0	$0	$0	$0	**$22,716**
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	$28,567	$0	**$28,567**
C1020 - Interior Doors	$0	$0	$0	$0	$8,716	$0	$0	$0	$0	$0	$0	**$8,716**
C1030 - Fittings	$0	$0	$0	$0	$33,556	$0	$0	$0	$0	$0	$0	**$33,556**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$20,245	$0	$0	$0	$0	$0	$0	**$20,245**
C3020 - Floor Finishes	$73,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,286**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$74,323	$0	$0	$0	$0	$0	$0	**$74,323**
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	$35,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,130**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$23,533	$0	$0	$0	$0	$0	$0	**$23,533**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$21,196	$0	$0	$0	$0	$0	$0	**$21,196**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$67,192	$0	$0	$0	$0	$0	$0	**$67,192**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$13,787	$0	$0	$0	$0	$0	$0	**$13,787**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,751	$0	**$6,751**
D5020 - Branch Wiring	$0	$0	$0	$0	$14,184	$0	$0	$0	$0	$0	$0	**$14,184**
D5020 - Lighting	$0	$0	$0	$0	$37,954	$0	$0	$0	$0	$0	$0	**$37,954**
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**
E1010 - Commercial Equipment	$28,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,794**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$17,882	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,882**

** Indicates non-renewable system*

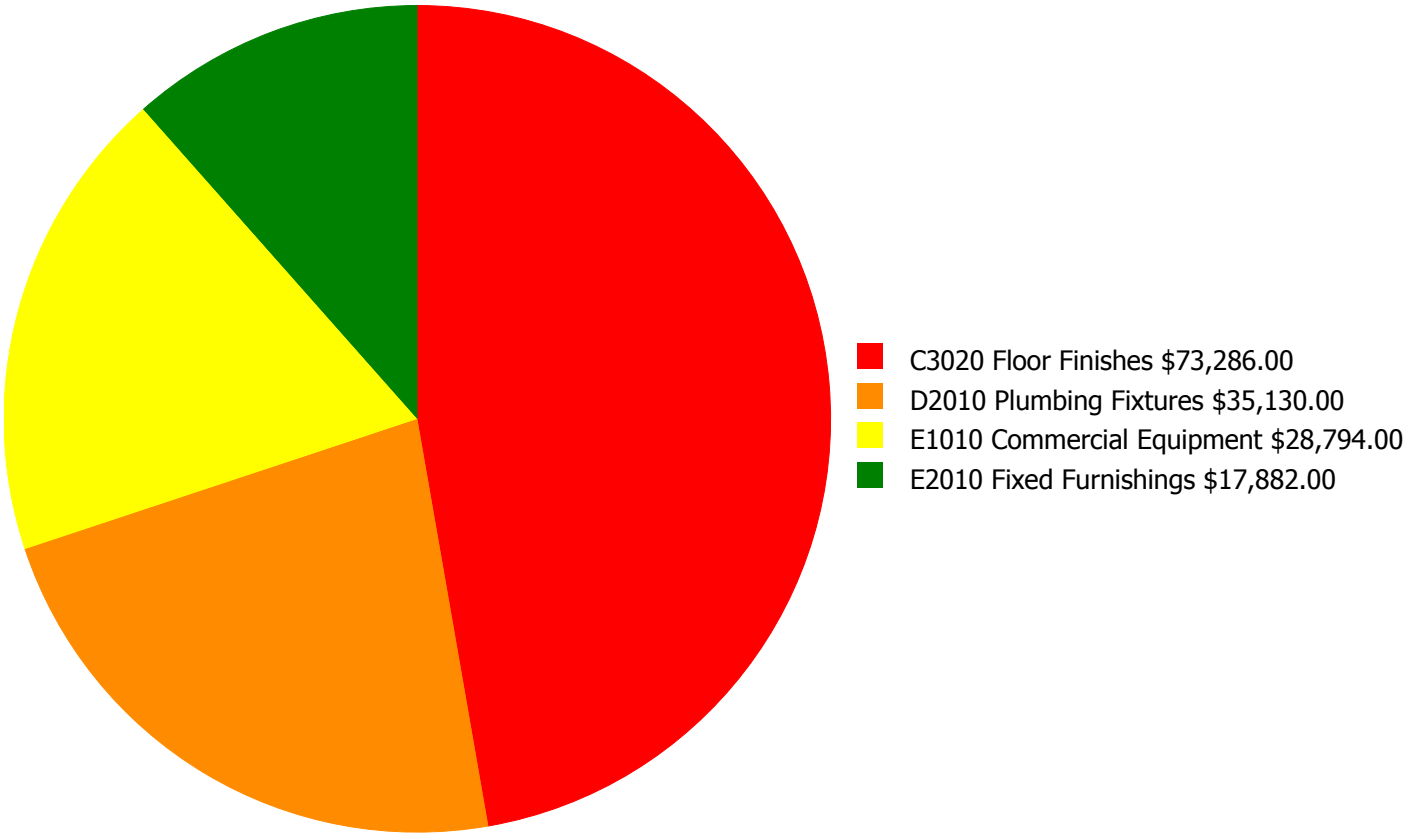
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

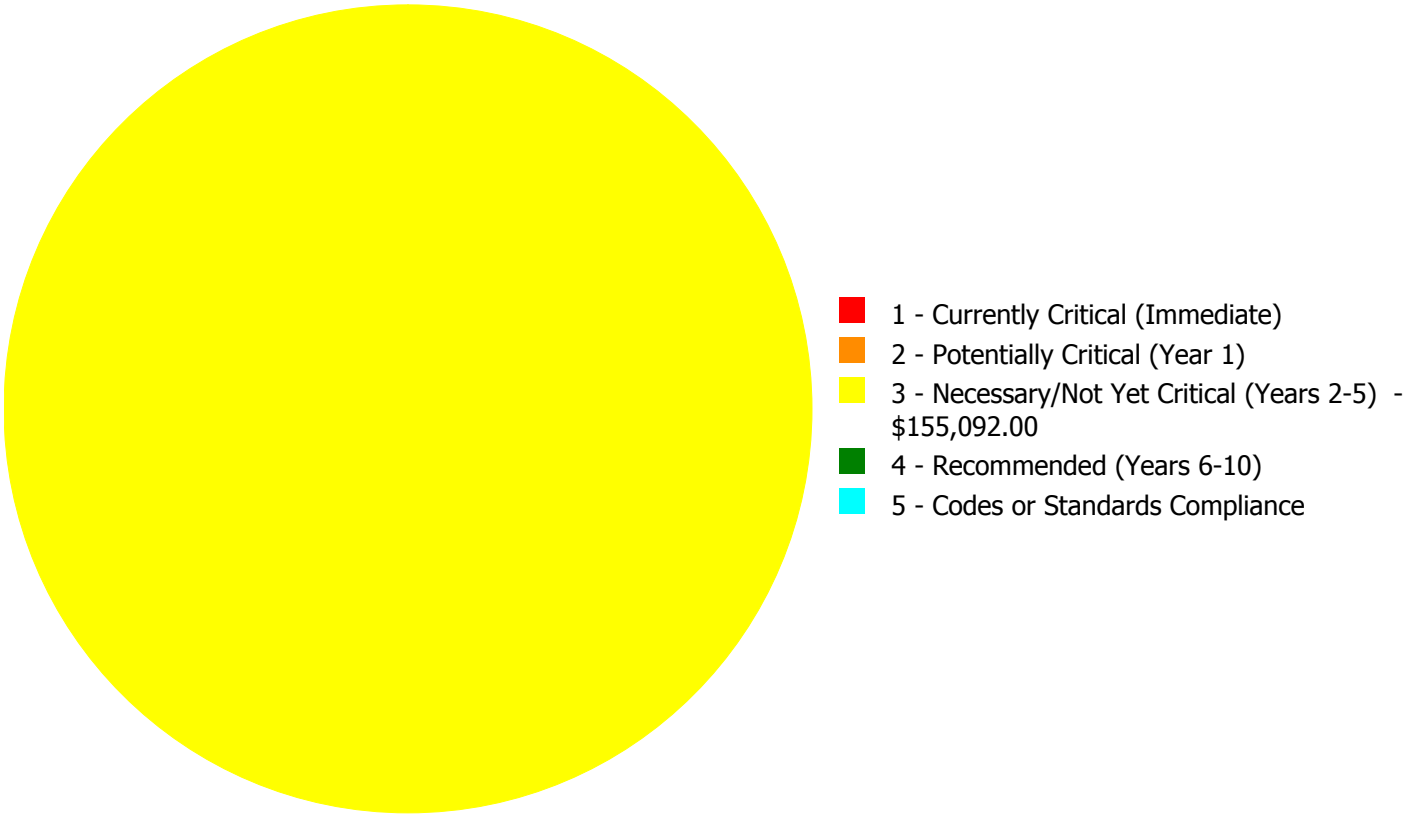
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $155,092.00

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: $155,092.00

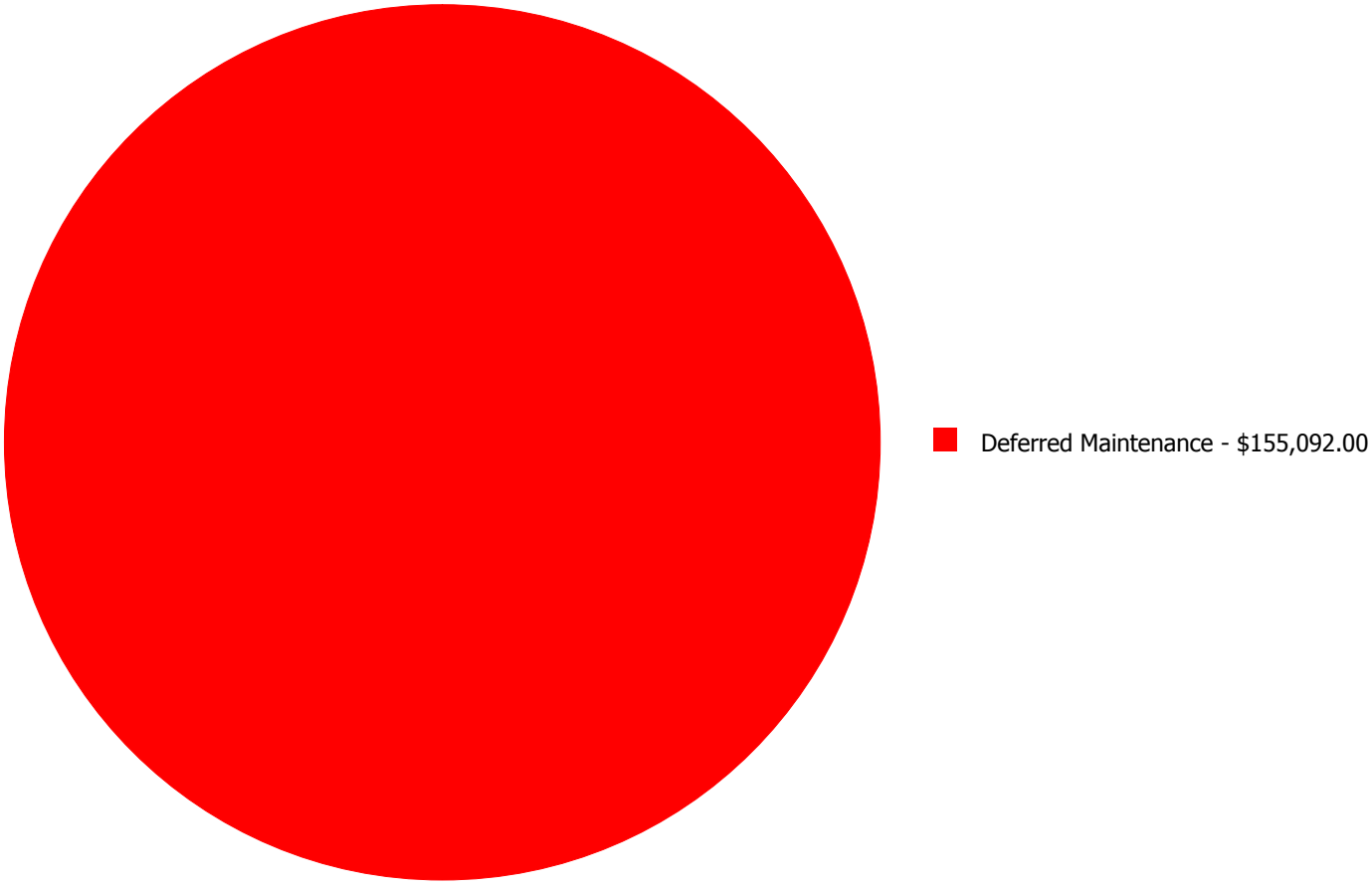
Deficiency By Priority Investment Table

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
C3020	Floor Finishes	$0.00	$0.00	$73,286.00	$0.00	$0.00	$73,286.00
D2010	Plumbing Fixtures	$0.00	$0.00	$35,130.00	$0.00	$0.00	$35,130.00
E1010	Commercial Equipment	$0.00	$0.00	$28,794.00	$0.00	$0.00	$28,794.00
E2010	Fixed Furnishings	$0.00	$0.00	$17,882.00	$0.00	$0.00	$17,882.00
	Total:	$0.00	$0.00	$155,092.00	$0.00	$0.00	$155,092.00

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: $155,092.00

Deficiency Details by Priority

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

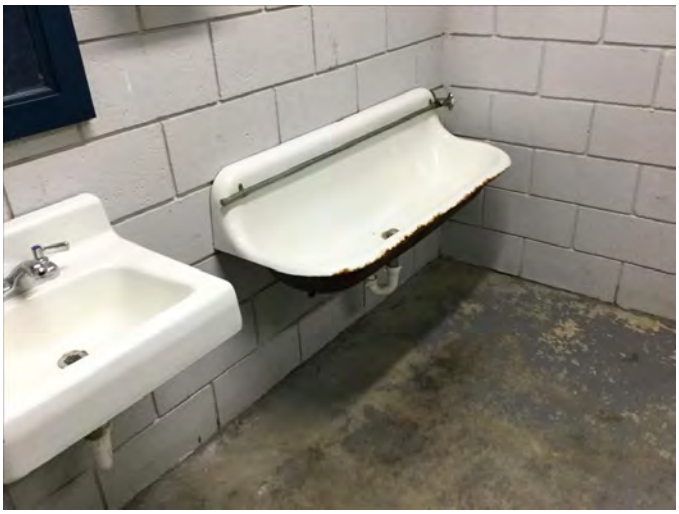
Priority 3 - Necessary/Not Yet Critical (Years 2-5):

System: C3020 - Floor Finishes

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $73,286.00
Assessor Name: Somnath Das
Date Created: 11/30/2016

Notes: The epoxy and carpet are in poor condition and should be replaced.

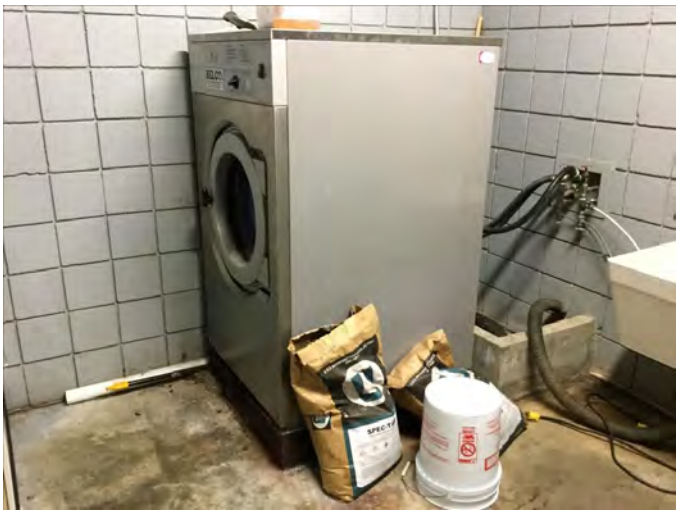
System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $35,130.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The plumbing fixtures are beyond their service life and should be replaced.

System: E1010 - Commercial Equipment



Location: Laundry Room
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $28,794.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The commercial equipment is beyond its service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 3,200.00
Unit of Measure: S.F.
Estimate: $17,882.00
Assessor Name: Somnath Das
Date Created: 12/06/2016

Notes: The fixed furnishings are beyond their service life 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	250
Year Built:	1986
Last Renovation:	
Replacement Value:	$51,404
Repair Cost:	$4,295.00
Total FCI:	8.36 %
Total RSLI:	40.50 %
FCA Score:	91.64

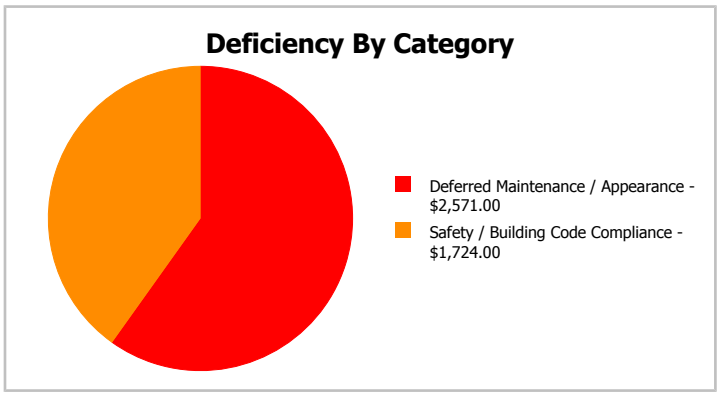
Description:

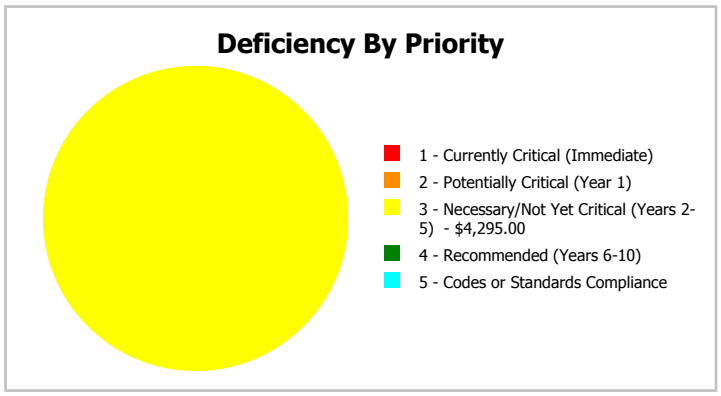
The narrative for this building is included in the Executive Summary Description at the front of this report.

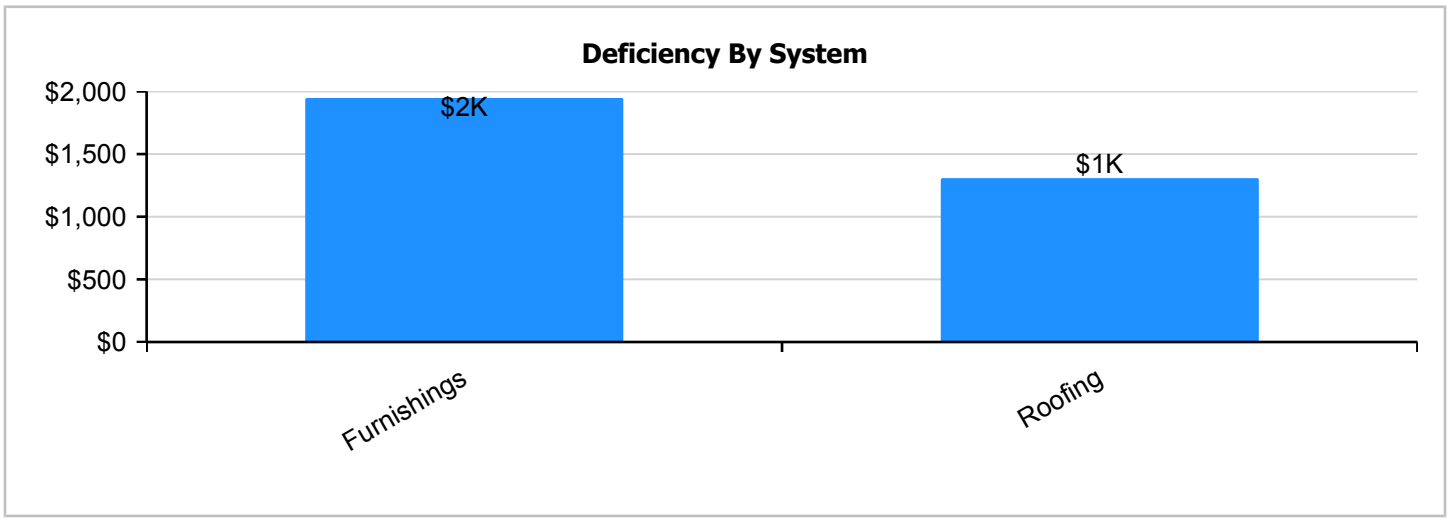
Attributes: This asset has no attributes.

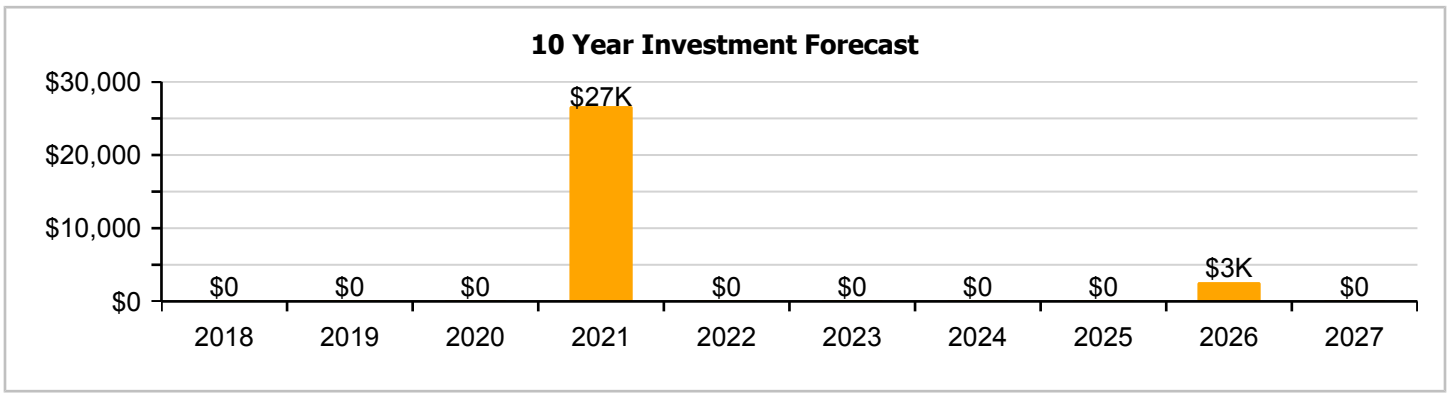
Dashboard Summary

Function:	HS -High School	Gross Area:	250
Year Built:	1986	Last Renovation:	
Repair Cost:	$4,295	Replacement Value:	$51,404
FCI:	8.36 %	RSLI%:	40.50 %









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	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.15 %	0.00 %	$0.00
B30 - Roofing	10.53 %	52.04 %	$1,724.00
C10 - Interior Construction	13.33 %	0.00 %	$0.00
C20 - Stairs	69.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.38 %	0.00 %	$0.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D50 - Electrical	15.99 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	109.97 %	$2,571.00
Totals:	**40.50 %**	**8.36 %**	**$4,295.00**

Photo Album

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

1). South Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). North Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$5,033
A1030	Slab on Grade	$19.75	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$4,938
B1010	Floor Construction	$11.44	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$2,860
B1020	Roof Construction	$16.26	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$4,065
B2010	Exterior Walls	$29.79	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$7,448
B2020	Exterior Windows	$17.17	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$4,293
B2030	Exterior Doors	$8.66	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,165
B3010120	Single Ply Membrane	$6.98	S.F.	250	20	1986	2006	2021	20.00 %	0.00 %	4			$1,745
B3020	Roof Openings	$6.27	S.F.	250	25	1986	2011		0.00 %	109.95 %	-6		$1,724.00	$1,568
C1020	Interior Doors	$2.20	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$550
C2010	Stair Construction	$1.77	S.F.	250	100	1986	2086		69.00 %	0.00 %	69			$443
C3010	Wall Finishes	$5.11	S.F.	250	10	1986	1996	2021	40.00 %	0.00 %	4			$1,278
C3030	Ceiling Finishes	$9.52	S.F.	250	25	1986	2011	2021	16.00 %	0.00 %	4			$2,380
D2010	Plumbing Fixtures	$9.98	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,495
D2020	Domestic Water Distribution	$6.14	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$1,535
D5010	Electrical Service/Distribution	$7.26	S.F.	250	40	1986	2026		22.50 %	0.00 %	9			$1,815
D5020	Branch Wiring	$9.24	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,310
D5020	Lighting	$8.58	S.F.	250	30	1986	2016	2021	13.33 %	0.00 %	4			$2,145
E2010	Fixed Furnishings	$9.35	S.F.	250	20	1986	2006		0.00 %	109.97 %	-11		$2,571.00	$2,338
								Total	**40.50 %**	**8.36 %**			**$4,295.00**	**$51,404**

System Notes

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

System: B2010 - Exterior Walls

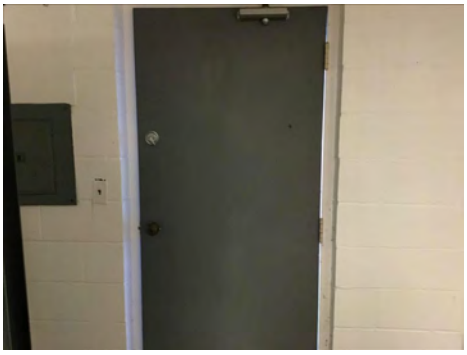


Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



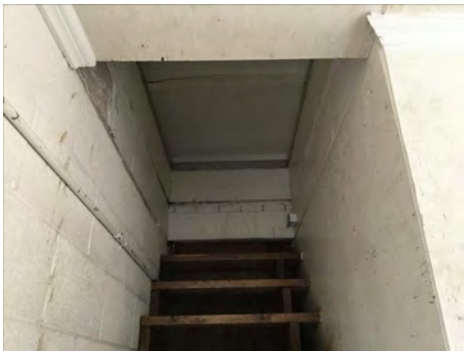
Note:

System: B3010120 - Single Ply Membrane



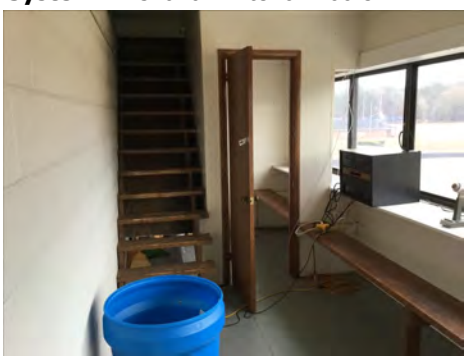
Note:

System: B3020 - Roof Openings



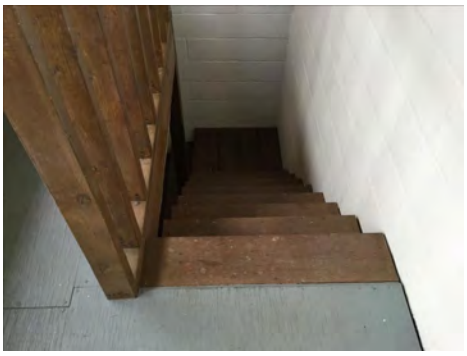
Note:

System: C1020 - Interior Doors



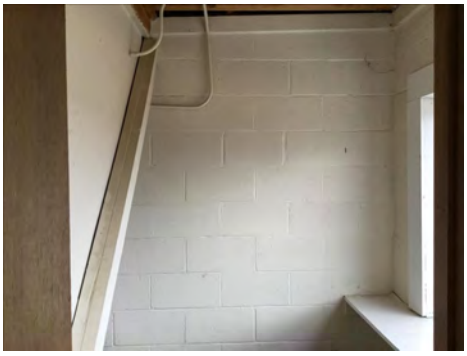
Note:

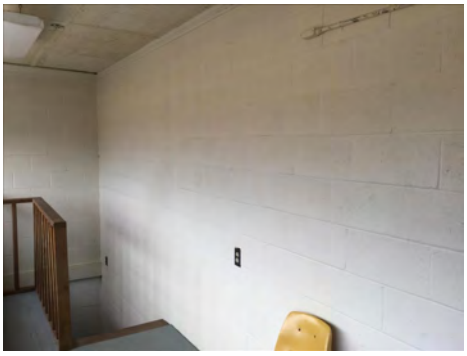
System: C2010 - Stair Construction



Note:

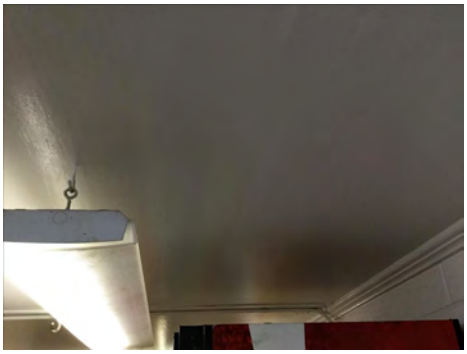
System: C3010 - Wall Finishes





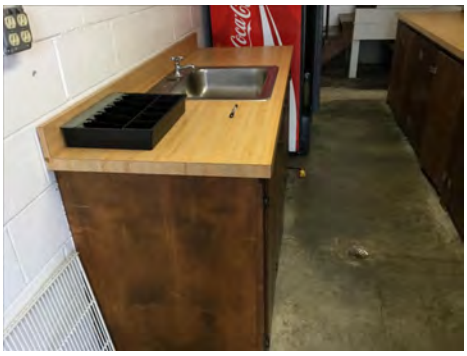
Note:

System: C3030 - Ceiling Finishes

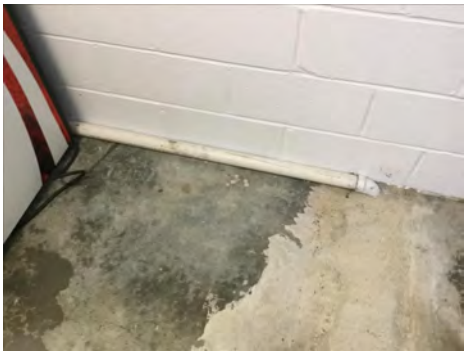

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



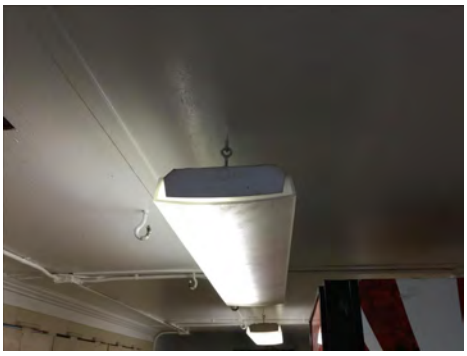
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



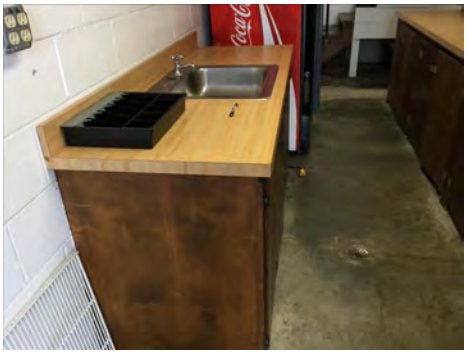
Note:

System: D5020 - Lighting



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%

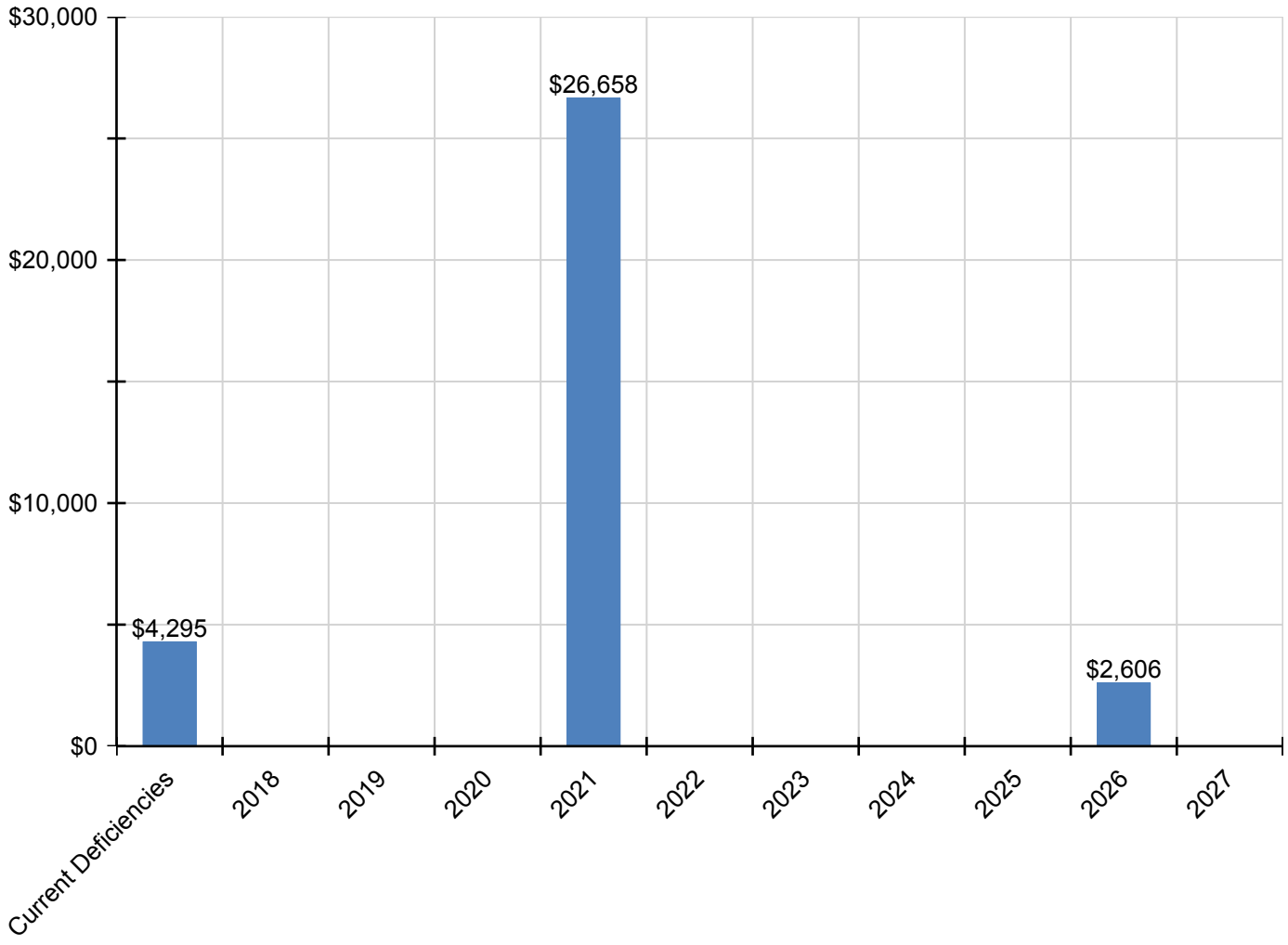
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$4,295**	**$0**	**$0**	**$0**	**$26,658**	**$0**	**$0**	**$0**	**$0**	**$2,606**	**$0**	**$33,558**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$5,315	$0	$0	$0	$0	$0	$0	**$5,315**
B2030 - Exterior Doors	$0	$0	$0	$0	$2,681	$0	$0	$0	$0	$0	$0	**$2,681**
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	$2,947	$0	$0	$0	$0	$0	$0	**$2,947**
B3020 - Roof Openings	$1,724	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,724**
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**
C1020 - Interior Doors	$0	$0	$0	$0	$681	$0	$0	$0	$0	$0	$0	**$681**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$1,581	$0	$0	$0	$0	$0	$0	**$1,581**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$2,947	$0	$0	$0	$0	$0	$0	**$2,947**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$3,090	$0	$0	$0	$0	$0	$0	**$3,090**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$1,901	$0	$0	$0	$0	$0	$0	**$1,901**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,606	$0	**$2,606**
D5020 - Branch Wiring	$0	$0	$0	$0	$2,860	$0	$0	$0	$0	$0	$0	**$2,860**
D5020 - Lighting	$0	$0	$0	$0	$2,656	$0	$0	$0	$0	$0	$0	**$2,656**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$2,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,571**

** Indicates non-renewable system*

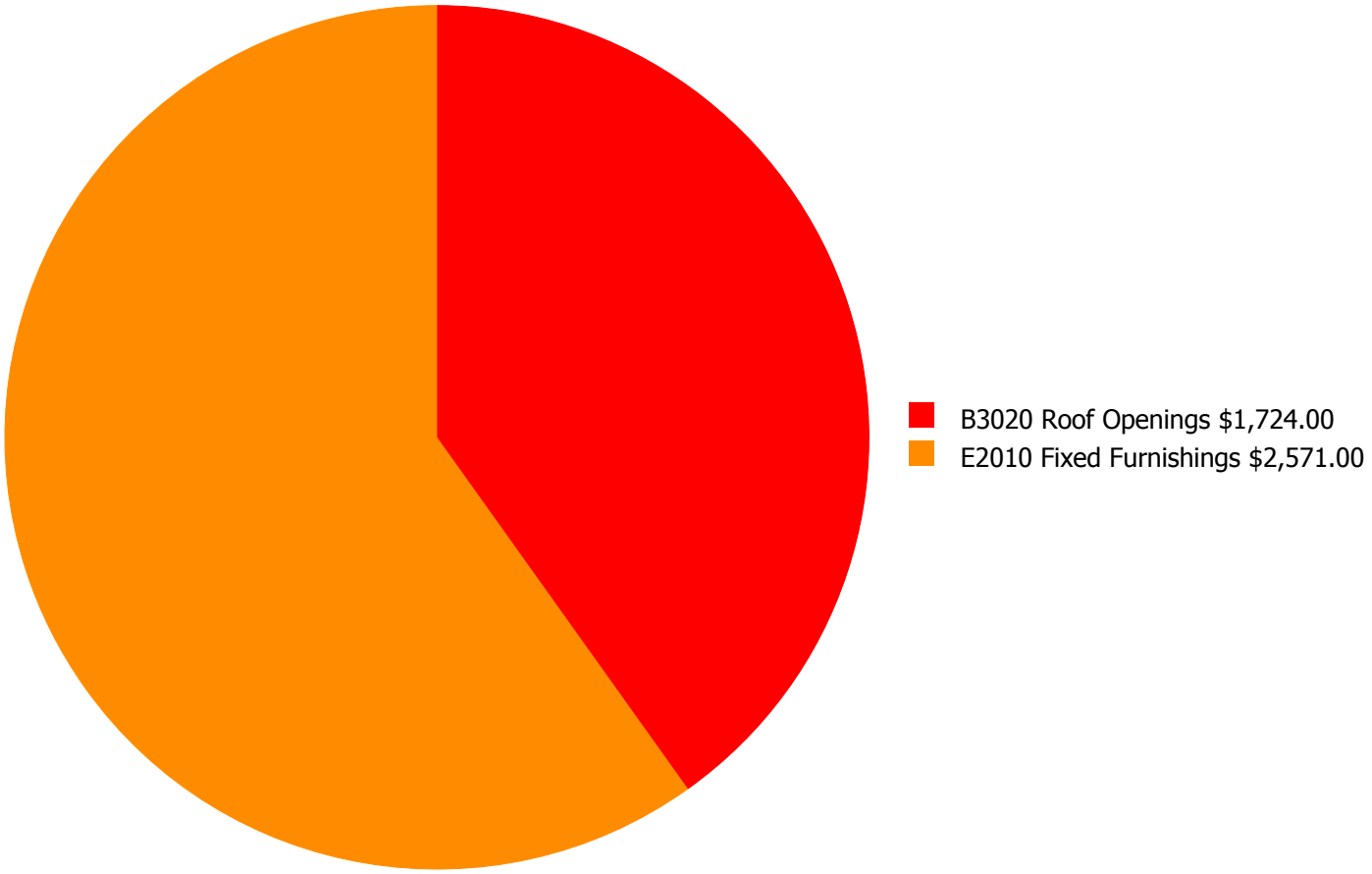
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

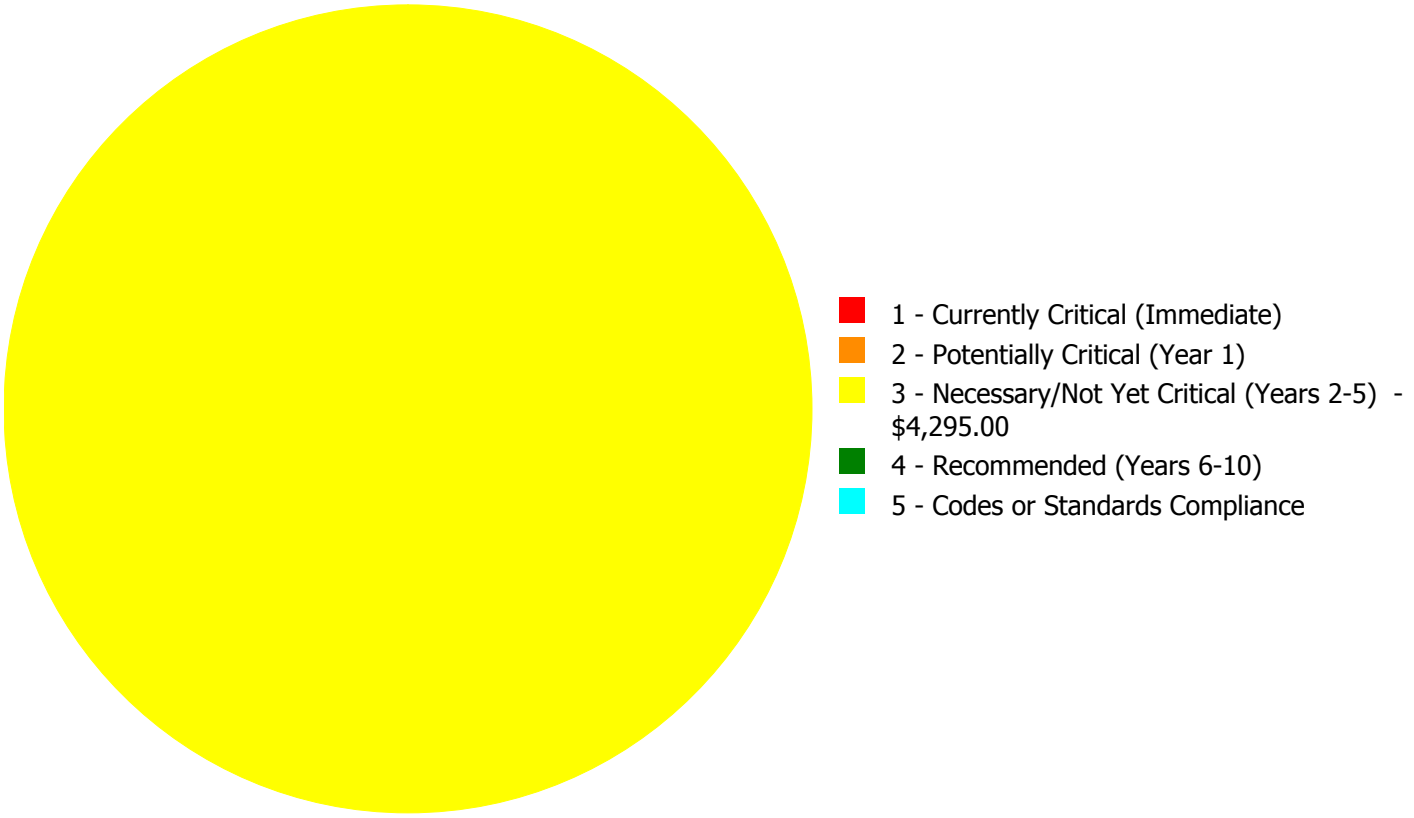
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,295.00

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: $4,295.00

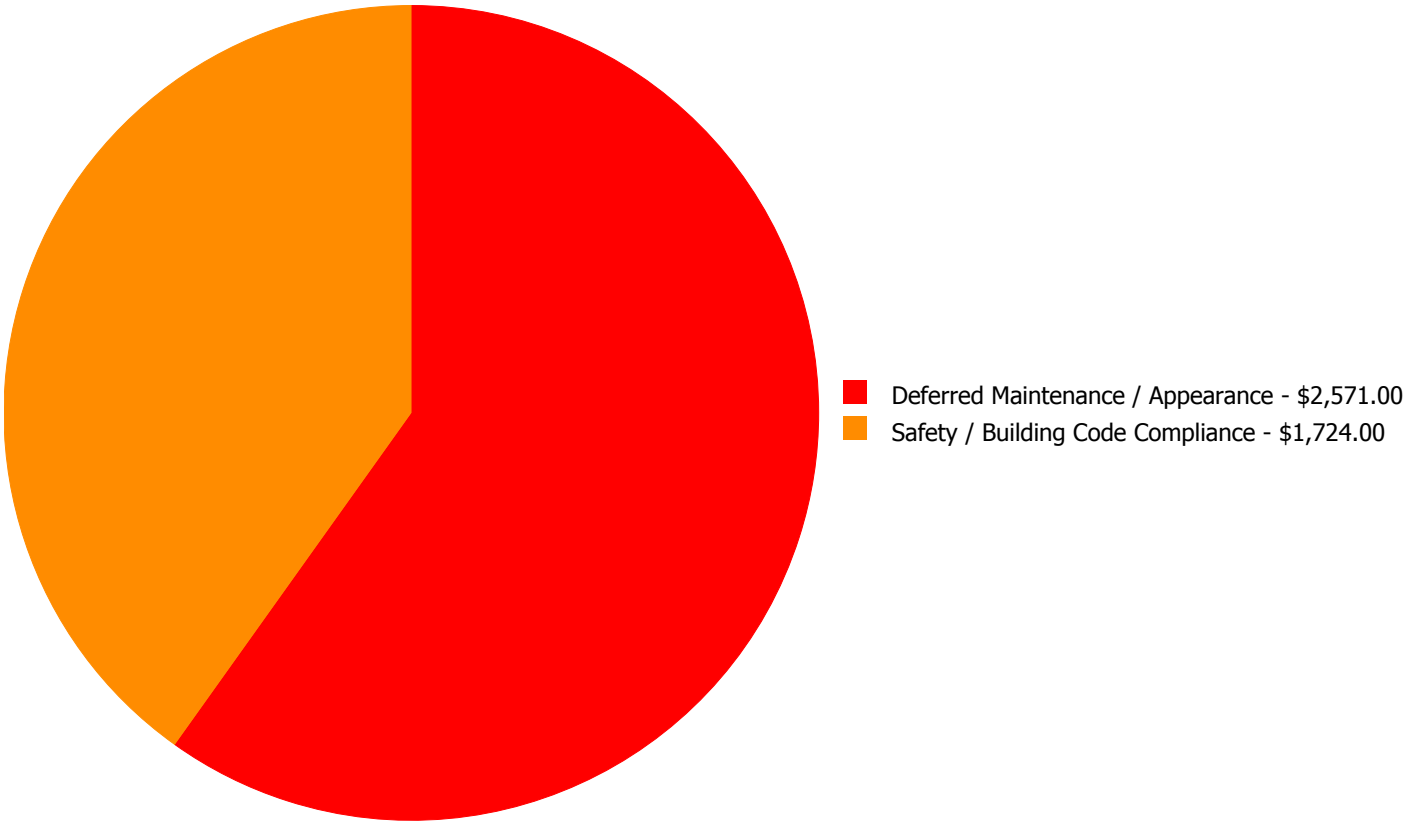
Deficiency By Priority Investment Table

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
B3020	Roof Openings	$0.00	$0.00	$1,724.00	$0.00	$0.00	$1,724.00
E2010	Fixed Furnishings	$0.00	$0.00	$2,571.00	$0.00	$0.00	$2,571.00
	Total:	$0.00	$0.00	$4,295.00	$0.00	$0.00	$4,295.00

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: $4,295.00

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: B3020 - Roof Openings

Location: Roof
Distress: Beyond Service Life
Category: Safety / Building Code Compliance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $1,724.00
Assessor Name: Eduardo Lopez
Date Created: 12/06/2016

Notes: The roof hatch is beyond its service life and should be replaced with a OSHA complaint roof hatch.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance / Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 250.00
Unit of Measure: S.F.
Estimate: $2,571.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishing is beyond its service life 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	550
Year Built:	1986
Last Renovation:	
Replacement Value:	$76,878
Repair Cost:	$6,310.00
Total FCI:	8.21 %
Total RSLI:	35.34 %
FCA Score:	91.79

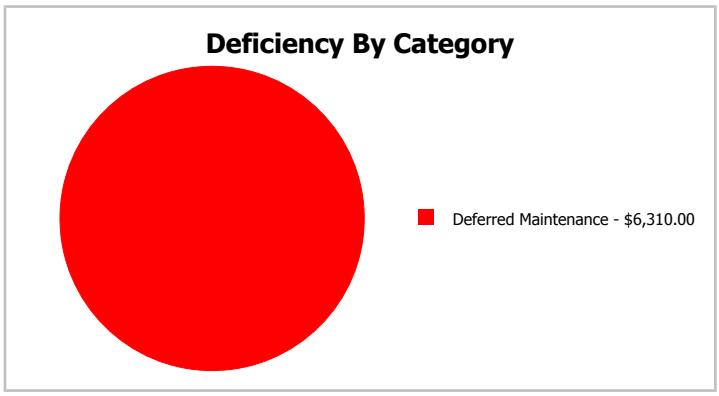
Description:

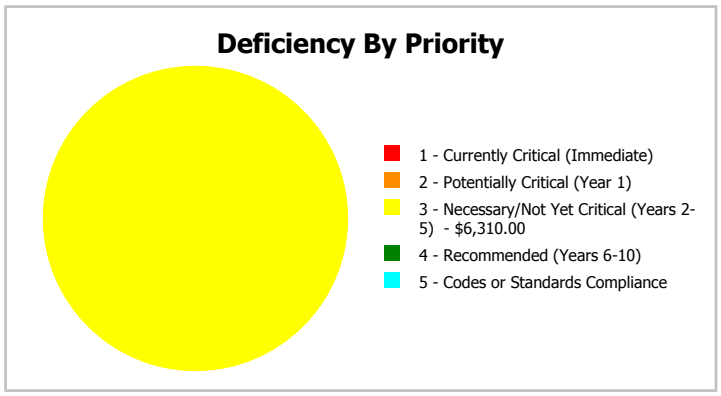
The narrative for this building is included in the Executive Summary Description at the front of this report.

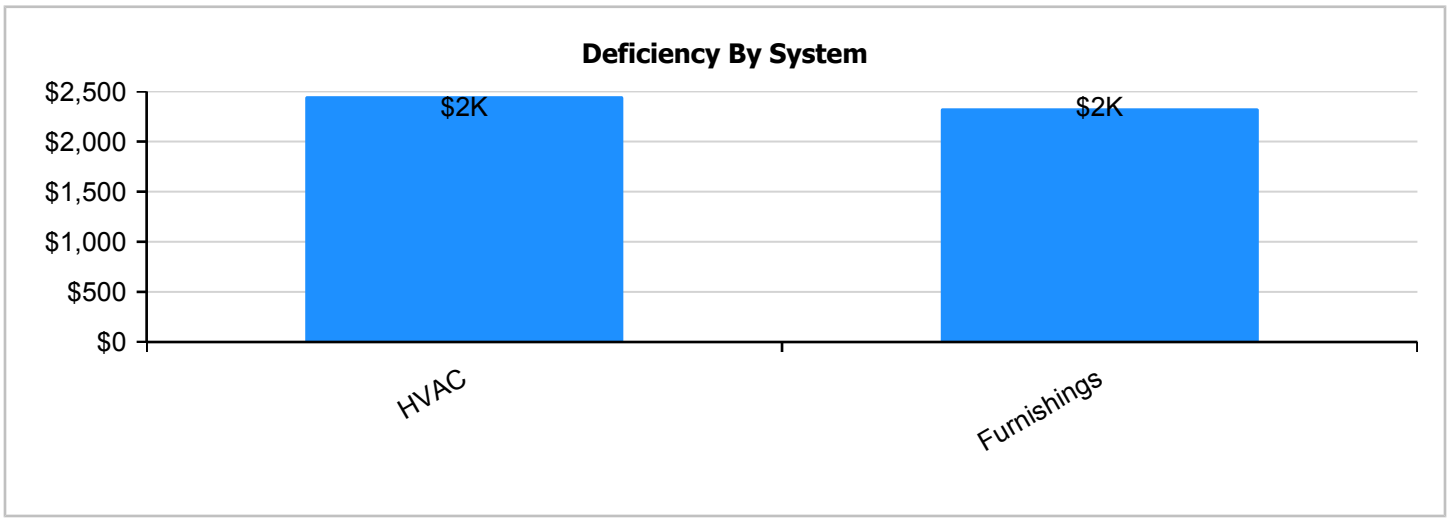
Attributes: This asset has no attributes.

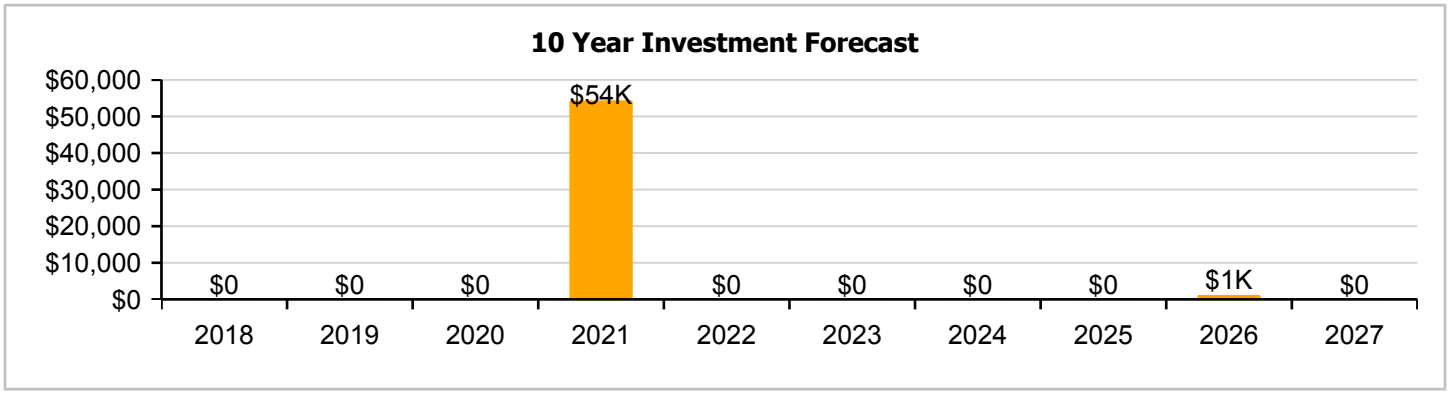
Dashboard Summary

Function:	HS -High School	Gross Area:	550
Year Built:	1986	Last Renovation:	
Repair Cost:	$6,310	Replacement Value:	$76,878
FCI:	8.21 %	RSLI%:	35.34 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	52.84 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
C10 - Interior Construction	38.33 %	0.00 %	$0.00
C30 - Interior Finishes	26.54 %	0.00 %	$0.00
D20 - Plumbing	17.18 %	0.00 %	$0.00
D30 - HVAC	20.27 %	26.38 %	$3,237.00
D50 - Electrical	15.11 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	109.99 %	$3,073.00
Totals:	**35.34 %**	**8.21 %**	**$6,310.00**

Photo Album

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

1). North Elevation - Dec 06, 2016

2). East Elevation - Dec 06, 2016

3). South Elevation - Dec 06, 2016

4). West Elevation - Dec 06, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.93	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$3,812
A1030	Slab on Grade	$7.37	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$4,054
B1020	Roof Construction	$5.98	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$3,289
B2010	Exterior Walls	$18.04	S.F.	550	100	1986	2086		69.00 %	0.00 %	69			$9,922
B2020	Exterior Windows	$6.47	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$3,559
B2030	Exterior Doors	$0.91	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$501
B3010140	Asphalt Shingles	$4.32	S.F.	550	20	1986	2006	2021	20.00 %	0.00 %	4			$2,376
C1010	Partitions	$10.34	S.F.	550	75	1986	2061		58.67 %	0.00 %	44			$5,687
C1020	Interior Doors	$2.20	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,210
C1030	Fittings	$8.47	S.F.	550	20	1986	2006	2021	20.00 %	0.00 %	4			$4,659
C3010	Wall Finishes	$7.46	S.F.	550	10	1986	1996	2021	40.00 %	0.00 %	4			$4,103
C3030	Ceiling Finishes	$9.53	S.F.	550	25	1986	2011	2021	16.00 %	0.00 %	4			$5,242
D2010	Plumbing Fixtures	$9.98	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$5,489
D2020	Domestic Water Distribution	$0.84	S.F.	550	30	2014	2044		90.00 %	0.00 %	27			$462
D2030	Sanitary Waste	$5.94	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$3,267
D3040	Distribution Systems	$5.35	S.F.	550	30	1986	2016		0.00 %	109.99 %	-1		$3,237.00	$2,943
D3050	Terminal & Package Units	$16.96	S.F.	550	15	1986	2001	2021	26.67 %	0.00 %	4			$9,328
D5010	Electrical Service/Distribution	$1.47	S.F.	550	40	1986	2026		22.50 %	0.00 %	9			$809
D5020	Branch Wiring	$2.55	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,403
D5020	Lighting	$3.58	S.F.	550	30	1986	2016	2021	13.33 %	0.00 %	4			$1,969
E2010	Fixed Furnishings	$5.08	S.F.	550	20	1986	2006		0.00 %	109.99 %	-11		$3,073.00	$2,794
								Total	**35.34 %**	**8.21 %**			**$6,310.00**	**$76,878**

System Notes

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

System: B2010 - Exterior Walls



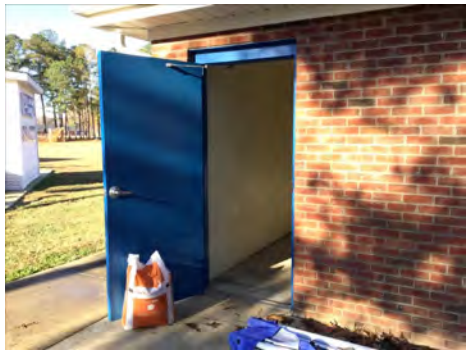
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

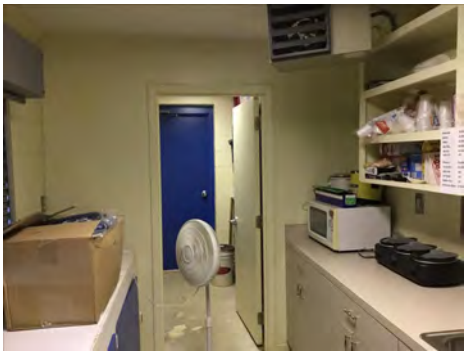
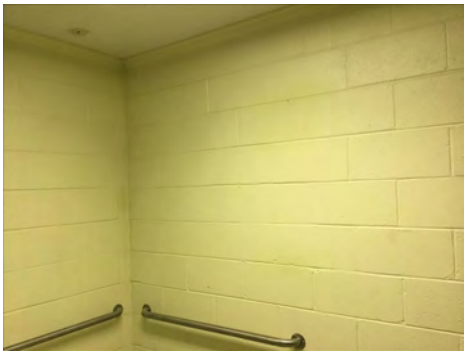

Note:

System: B3010140 - Asphalt Shingles



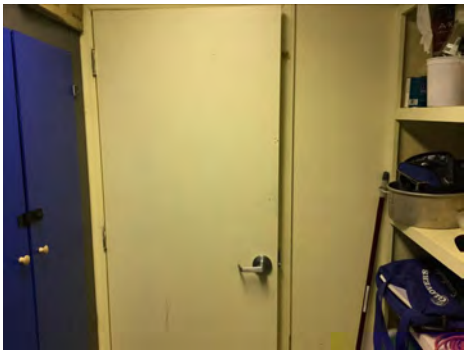
Note:

System: C1010 - Partitions

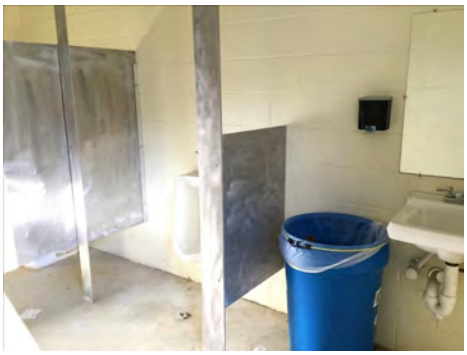

Note:

System: C1020 - Interior Doors



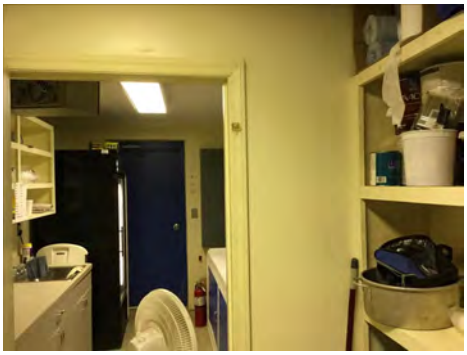
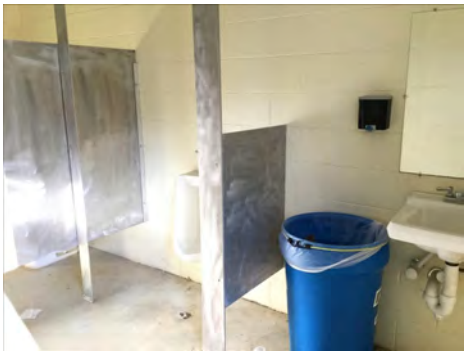

Note:

System: C1030 - Fittings

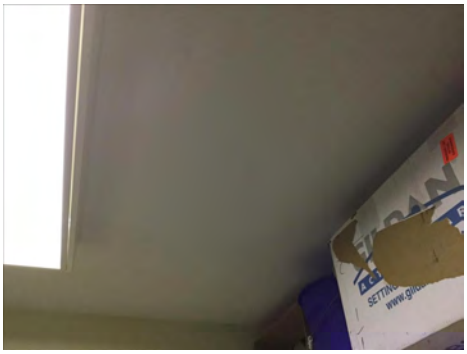

Note:

System: C3010 - Wall Finishes

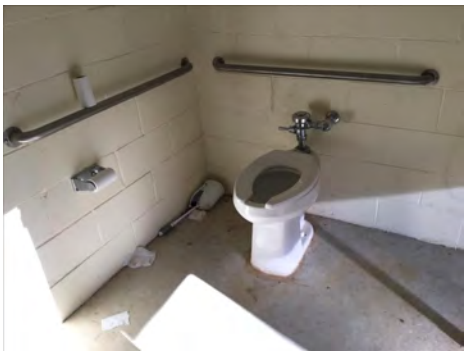

Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



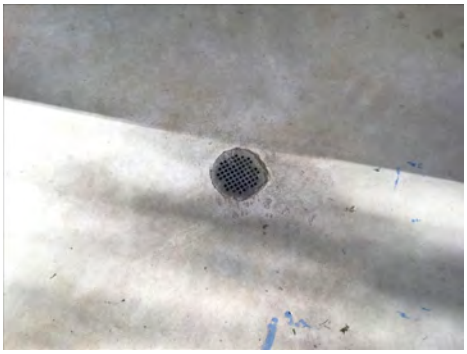
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



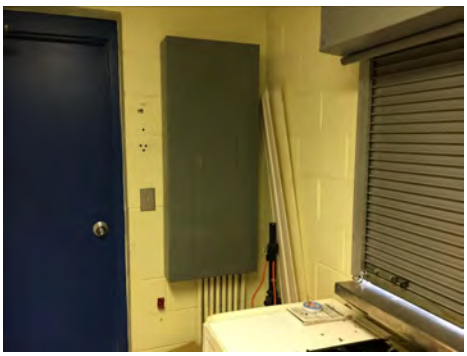
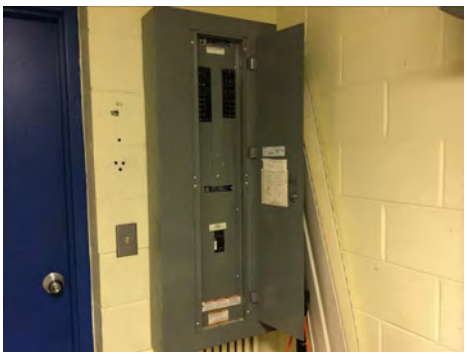
Note:

System: D3050 - Terminal & Package Units



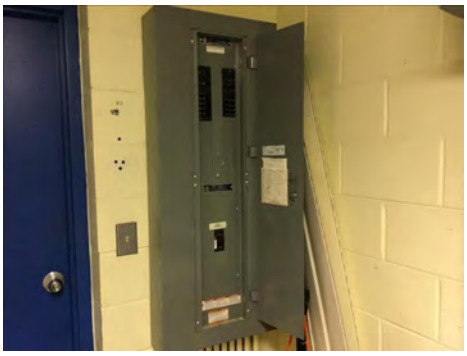
Note:

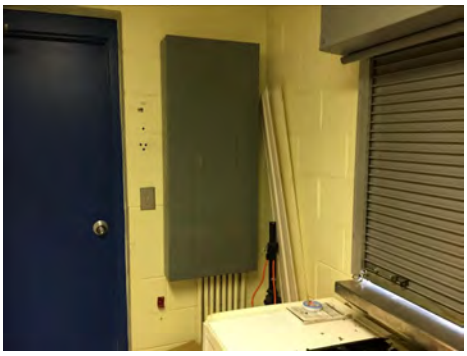
System: D5010 - Electrical Service/Distribution

Note:

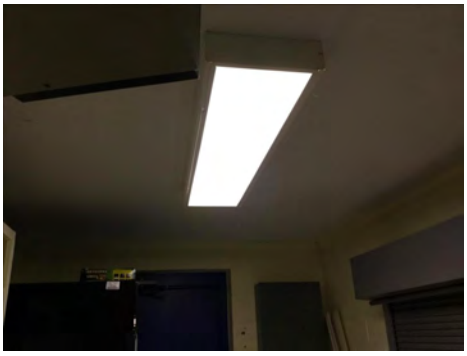
System: D5020 - Branch Wiring

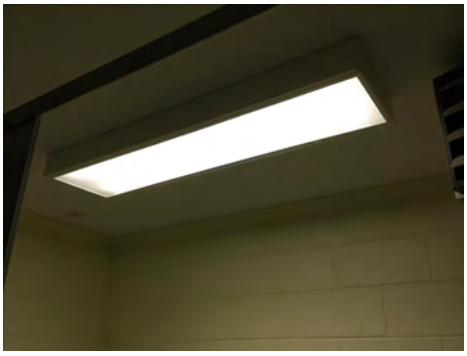




Note:

System: D5020 - Lighting





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%

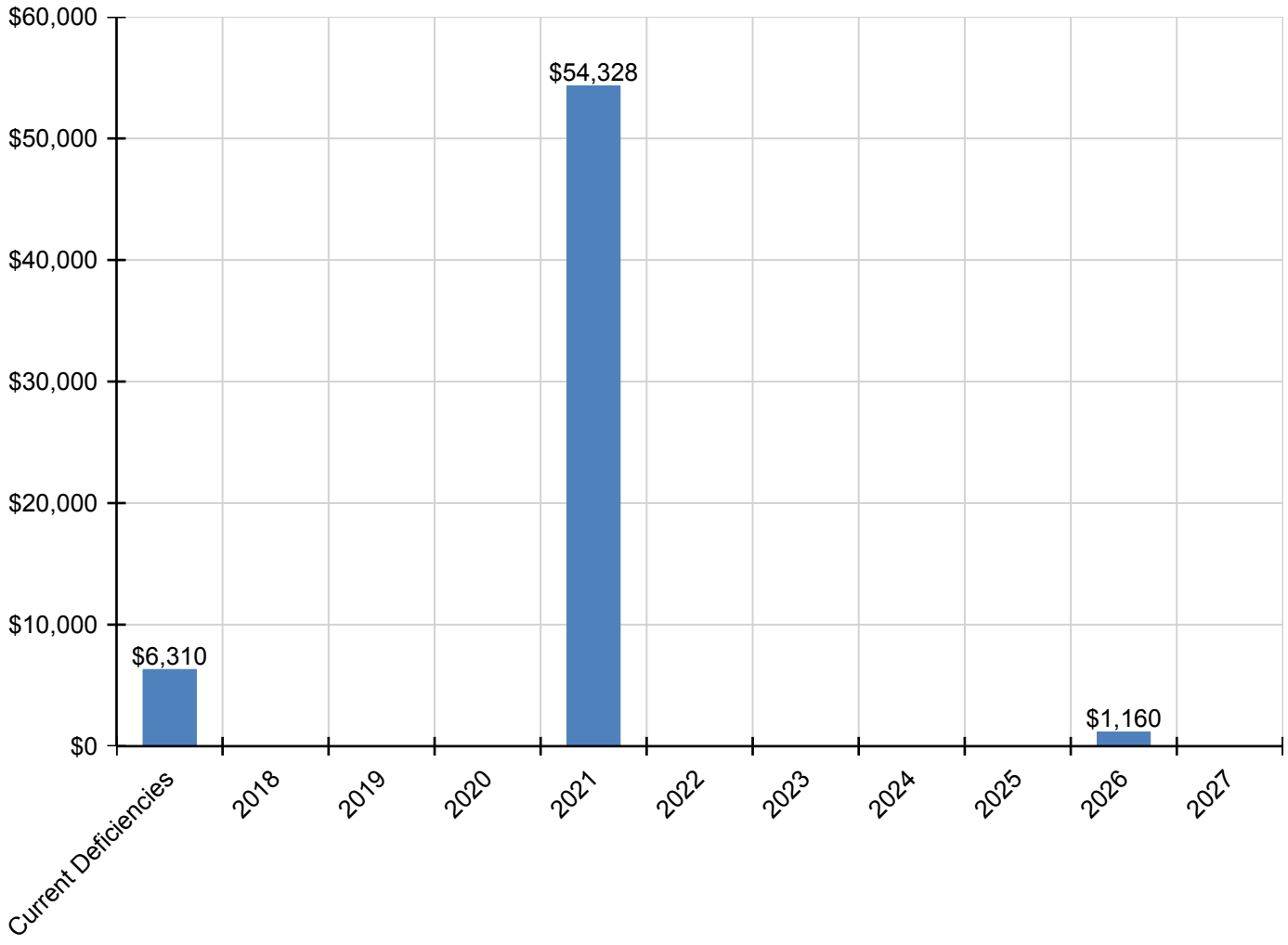
System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$6,310**	**$0**	**$0**	**$0**	**$54,328**	**$0**	**$0**	**$0**	**$0**	**$1,160**	**$0**	**$61,798**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$4,405	$0	$0	$0	$0	$0	$0	**$4,405**
B2030 - Exterior Doors	$0	$0	$0	$0	$620	$0	$0	$0	$0	$0	$0	**$620**
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	$3,904	$0	$0	$0	$0	$0	$0	**$3,904**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$1,498	$0	$0	$0	$0	$0	$0	**$1,498**
C1030 - Fittings	$0	$0	$0	$0	$5,767	$0	$0	$0	$0	$0	$0	**$5,767**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$5,079	$0	$0	$0	$0	$0	$0	**$5,079**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$6,490	$0	$0	$0	$0	$0	$0	**$6,490**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$6,796	$0	$0	$0	$0	$0	$0	**$6,796**

D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$4,045	$0	$0	$0	$0	$0	$0	**$4,045**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$3,237	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,237**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$11,549	$0	$0	$0	$0	$0	$0	**$11,549**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,160	$0	**$1,160**
D5020 - Branch Wiring	$0	$0	$0	$0	$1,737	$0	$0	$0	$0	$0	$0	**$1,737**
D5020 - Lighting	$0	$0	$0	$0	$2,438	$0	$0	$0	$0	$0	$0	**$2,438**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$3,073	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,073**

** Indicates non-renewable system*

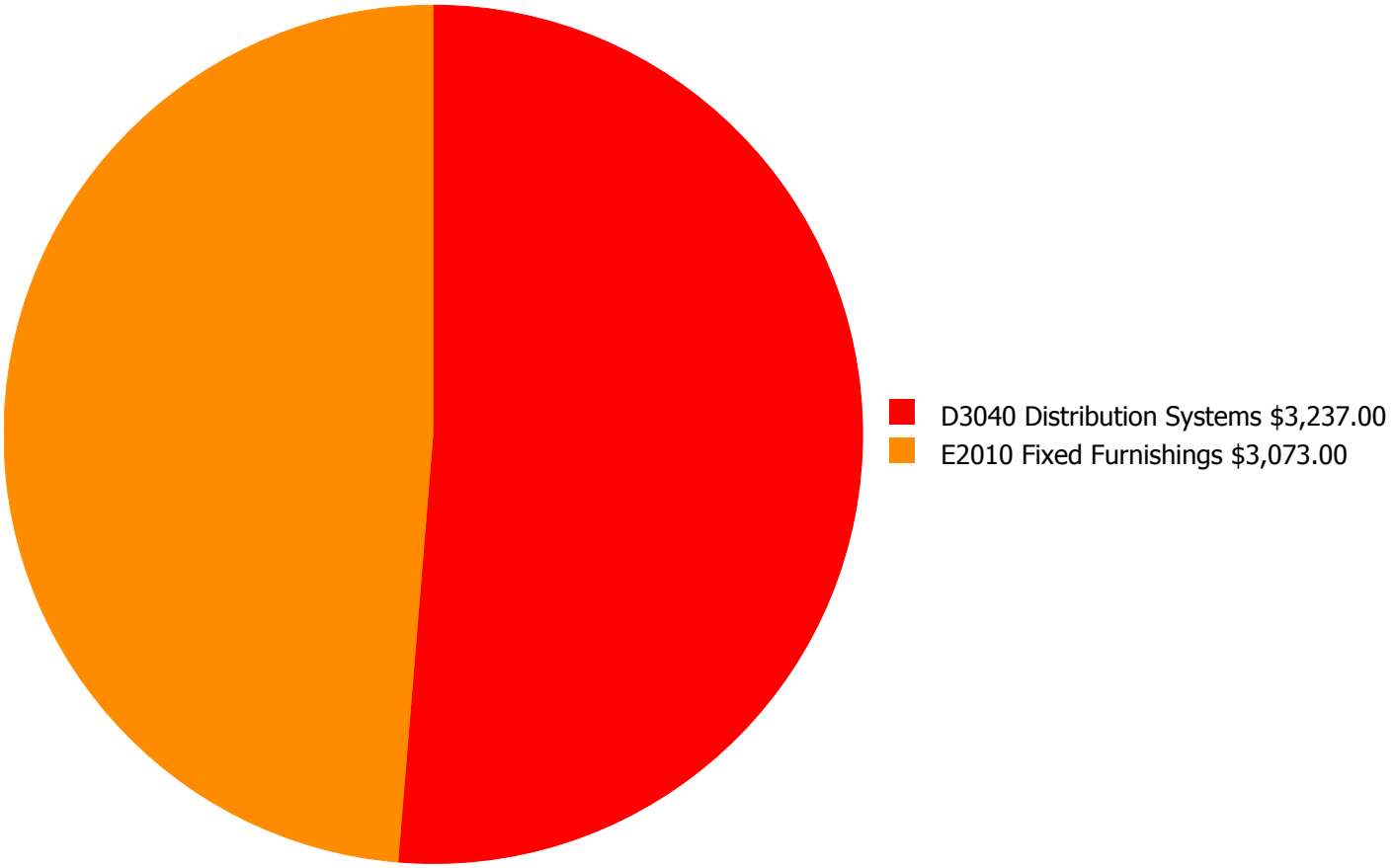
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

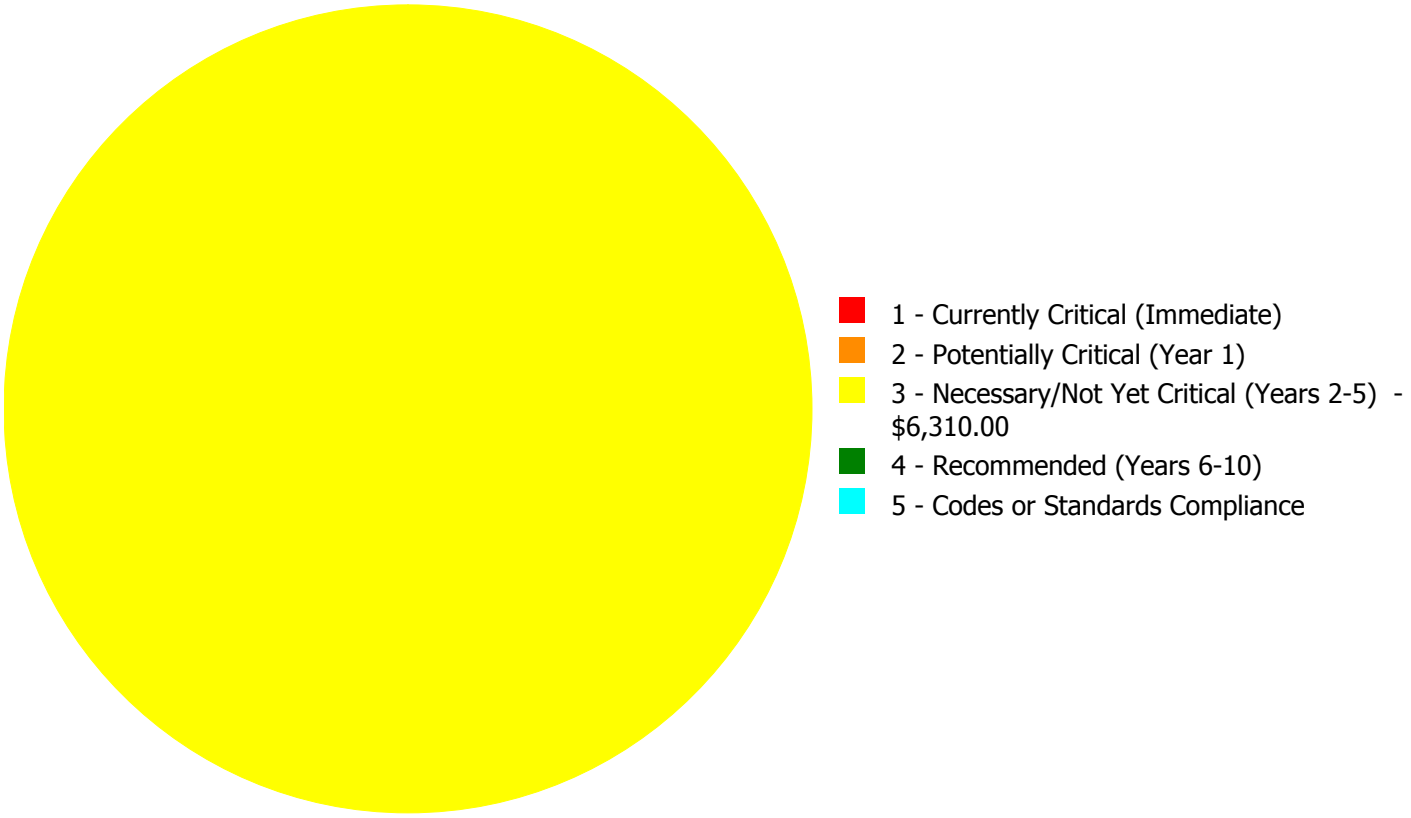
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,310.00

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: $6,310.00

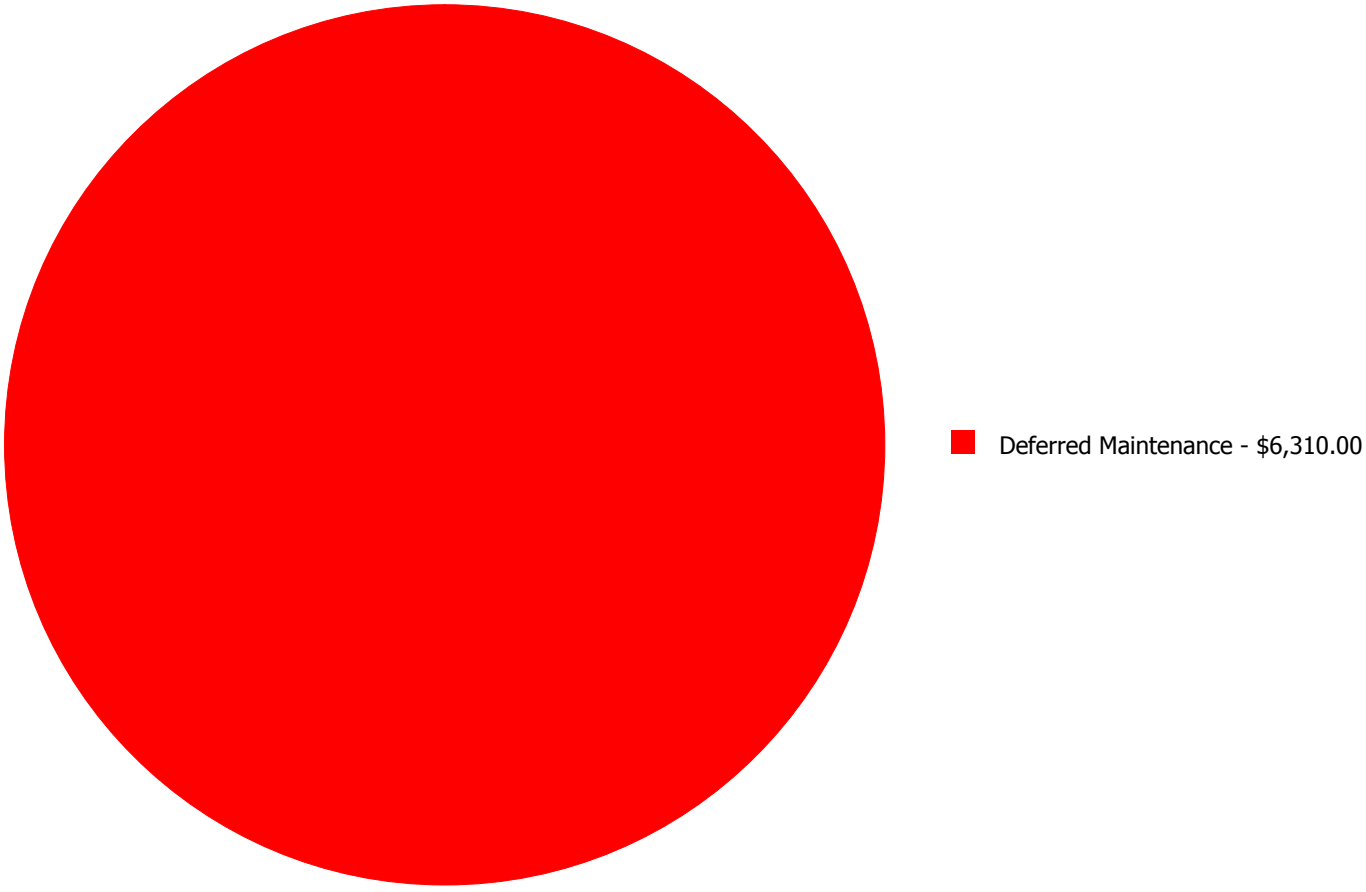
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	$0.00	$0.00	$3,237.00	$0.00	$0.00	$3,237.00
E2010	Fixed Furnishings	$0.00	$0.00	$3,073.00	$0.00	$0.00	$3,073.00
	Total:	$0.00	$0.00	$6,310.00	$0.00	$0.00	$6,310.00

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: $6,310.00

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: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 550.00
Unit of Measure: S.F.
Estimate: $3,237.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The distribution systems are beyond their service life and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 550.00
Unit of Measure: S.F.
Estimate: $3,073.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fixed furnishing is beyond its service life 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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	HS -High School
Gross Area (SF):	900
Year Built:	1986
Last Renovation:	
Replacement Value:	$88,749
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	62.13 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

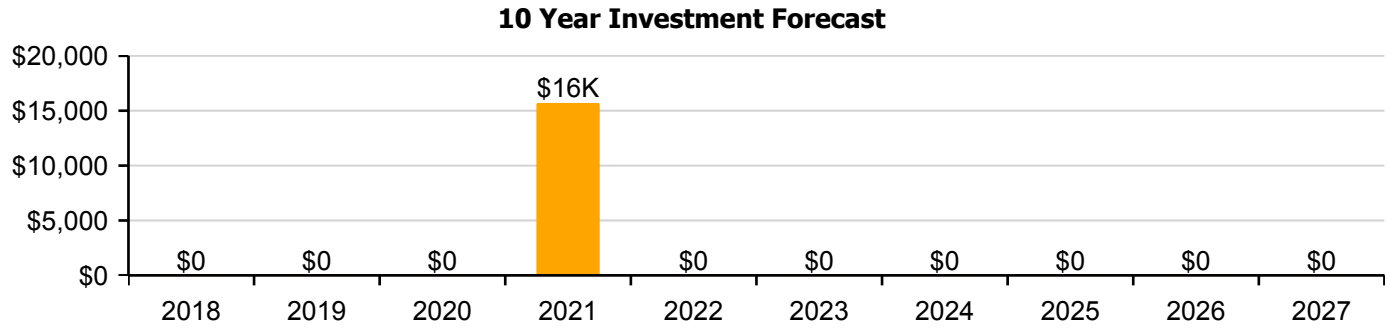
Dashboard Summary

Function:	HS -High School	Gross Area:	900
Year Built:	1986	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$88,749
FCI:	0.00 %	RSLI%:	62.13 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	69.00 %	0.00 %	$0.00
B10 - Superstructure	69.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.12 %	0.00 %	$0.00
B30 - Roofing	20.00 %	0.00 %	$0.00
D50 - Electrical	13.33 %	0.00 %	$0.00
Totals:	**62.13 %**	**0.00 %**	**$0.00**

Photo Album

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

1). South Elevation - Dec 07, 2016

2). West Elevation - Dec 07, 2016

3). Northwest Elevation - Dec 07, 2016

4). East Elevation - Dec 07, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$18,117
A1030	Slab on Grade	$19.75	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$17,775
B1020	Roof Construction	$16.26	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$14,634
B2010	Exterior Walls	$29.79	S.F.	900	100	1986	2086		69.00 %	0.00 %	69			$26,811
B2030	Exterior Doors	$2.23	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$2,007
B3010140	Asphalt Shingles	$4.32	S.F.	900	20	1986	2006	2021	20.00 %	0.00 %	4			$3,888
D5020	Branch Wiring	$2.55	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$2,295
D5020	Lighting	$3.58	S.F.	900	30	1986	2016	2021	13.33 %	0.00 %	4			$3,222
								Total	**62.13 %**					**$88,749**

System Notes

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

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors



Note:

System: B3010140 - Asphalt Shingles



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Renewal Schedule

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

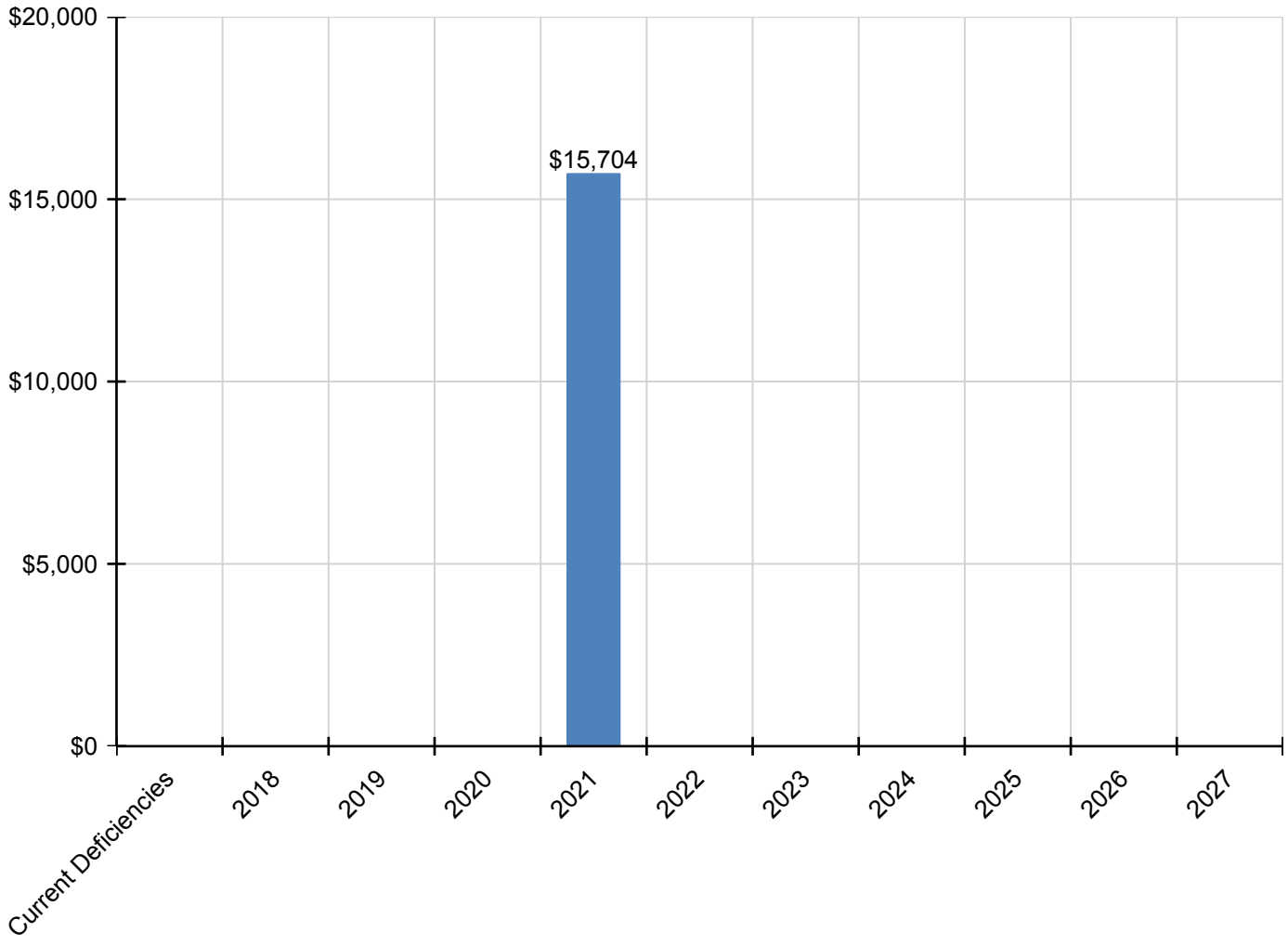
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$15,704**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,704**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$2,485	$0	$0	$0	$0	$0	$0	**$2,485**
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	$6,388	$0	$0	$0	$0	$0	$0	**$6,388**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$2,842	$0	$0	$0	$0	$0	$0	**$2,842**
D5020 - Lighting	$0	$0	$0	$0	$3,989	$0	$0	$0	$0	$0	$0	**$3,989**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	1,632
Year Built:	2002
Last Renovation:	
Replacement Value:	$225,363
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	69.76 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

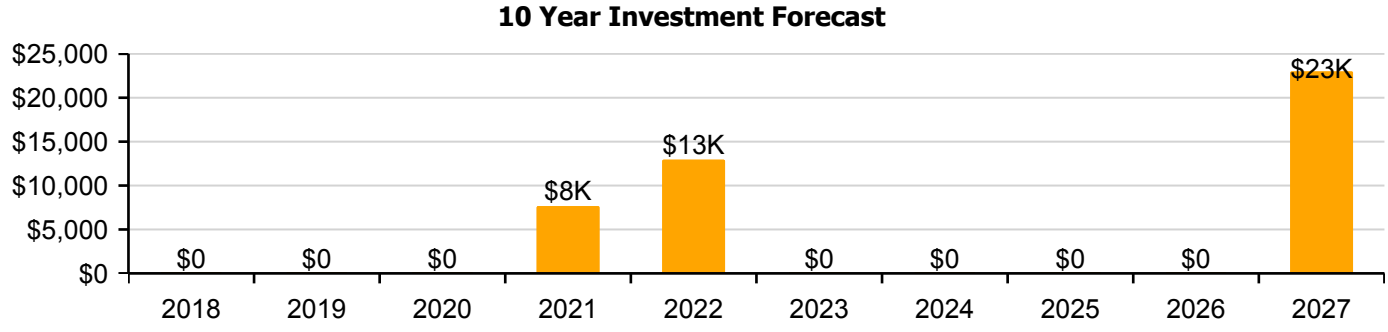
Dashboard Summary

Function:	HS -High School	Gross Area:	1,632
Year Built:	2002	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$225,363
FCI:	0.00 %	RSLI%:	69.76 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	77.12 %	0.00 %	$0.00
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	38.10 %	0.00 %	$0.00
D50 - Electrical	50.70 %	0.00 %	$0.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**69.76 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Southwest Elevation - Dec 07, 2016

2). Southeast Elevation - Dec 07, 2016

3). Northeast Elevation - Dec 07, 2016

4). Northwest Elevation - Dec 07, 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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$20.13	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$32,852
A1030	Slab on Grade	$19.75	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$32,232
B1020	Roof Construction	$16.26	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$26,536
B2010	Exterior Walls	$29.79	S.F.	1,632	100	2002	2102		85.00 %	0.00 %	85			$48,617
B2030	Exterior Doors	$8.66	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$14,133
B3010130	Preformed Metal Roofing	$9.66	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$15,765
C1020	Interior Doors	$0.36	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$588
C3010	Wall Finishes	$3.79	S.F.	1,632	10	2002	2012	2021	40.00 %	0.00 %	4			$6,185
C3020	Floor Finishes	$1.93	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,150
C3030	Ceiling Finishes	$9.53	S.F.	1,632	25	2002	2027		40.00 %	0.00 %	10			$15,553
D5010	Electrical Service/Distribution	$0.78	S.F.	1,632	40	2002	2042		62.50 %	0.00 %	25			$1,273
D5020	Branch Wiring	$3.58	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$5,843
D5020	Lighting	$9.58	S.F.	1,632	30	2002	2032		50.00 %	0.00 %	15			$15,635
E1020	Institutional Equipment	$1.98	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,231
E2010	Fixed Furnishings	$2.31	S.F.	1,632	20	2002	2022		25.00 %	0.00 %	5			$3,770
								Total	**69.76 %**					**$225,363**

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: B2030 - Exterior Doors



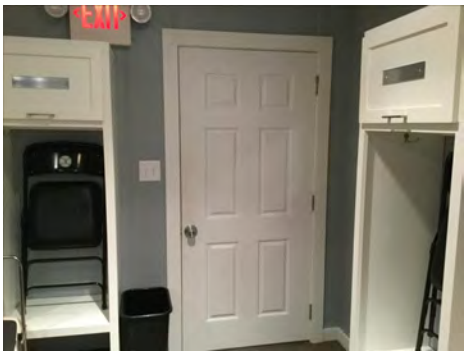
Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1020 - Interior Doors

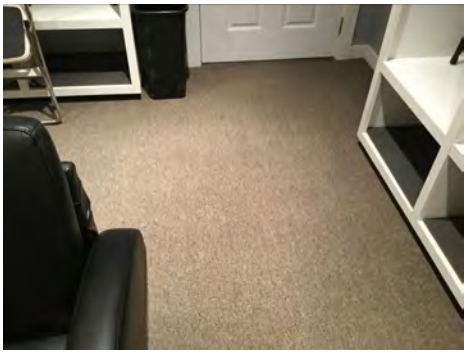
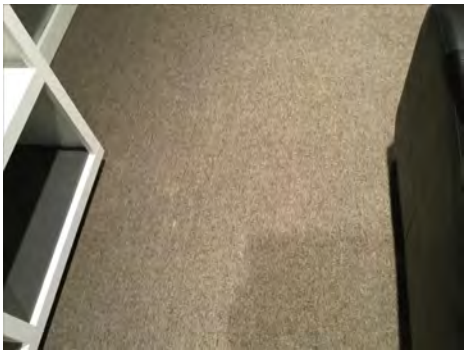
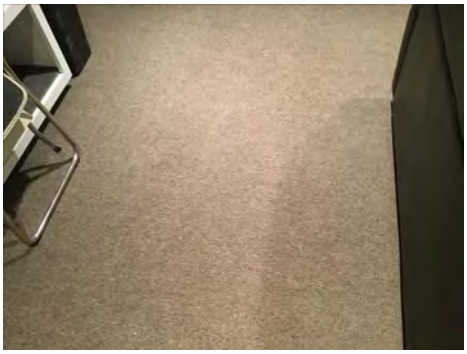



Note:

System: C3010 - Wall Finishes

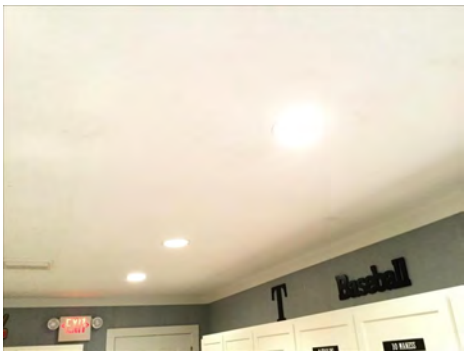
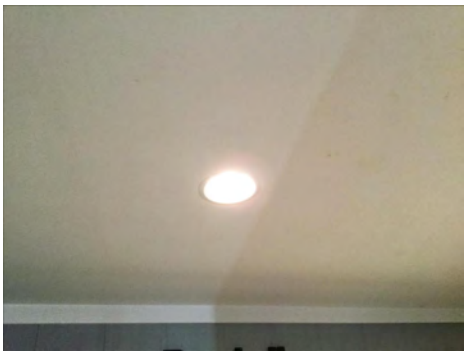
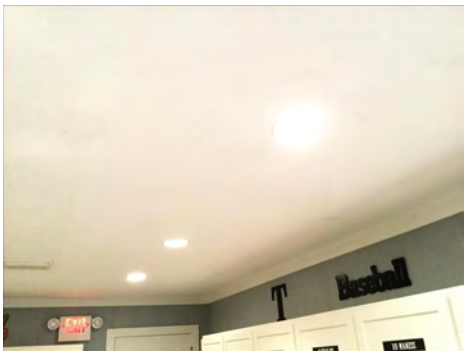

Note:

System: C3020 - Floor Finishes

Note:

System: C3030 - Ceiling Finishes

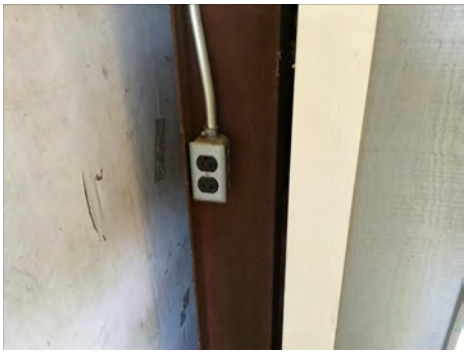
Note:

System: D5010 - Electrical Service/Distribution



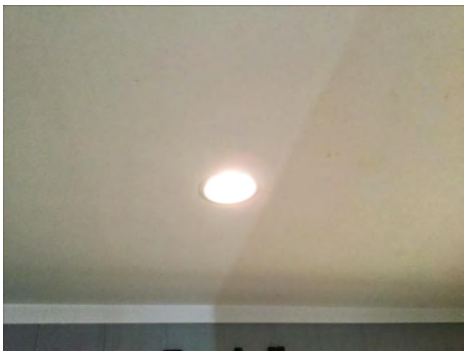
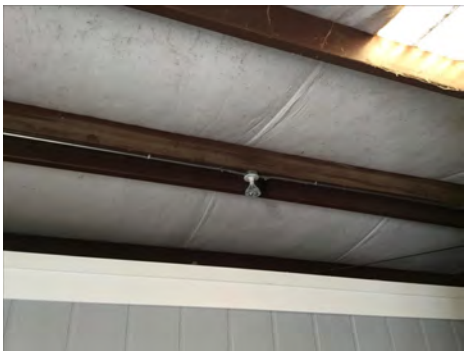
Note:

System: D5020 - Branch Wiring

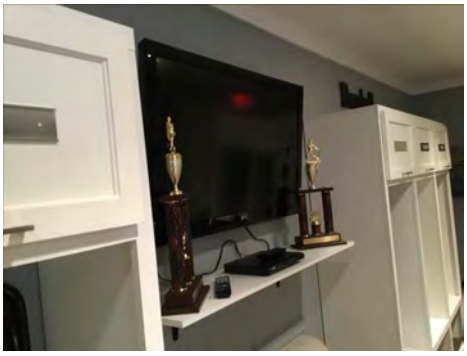

Note:

System: D5020 - Lighting


Note:

System: E1020 - Institutional Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

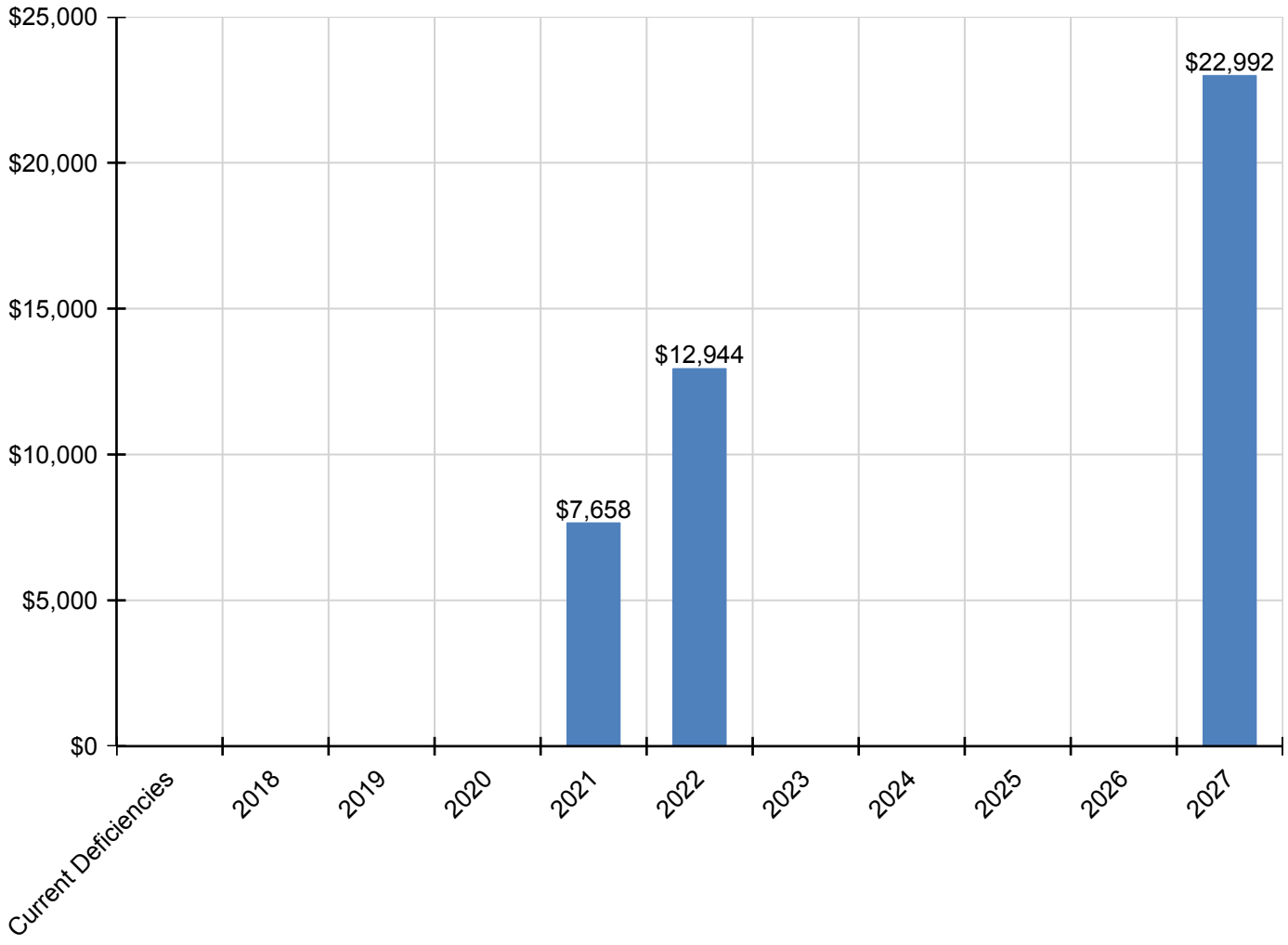
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$0**	**$0**	**$0**	**$0**	**$7,658**	**$12,944**	**$0**	**$0**	**$0**	**$0**	**$22,992**	**$43,594**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$7,658	$0	$0	$0	$0	$0	$0	**$7,658**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$4,017	$0	$0	$0	$0	$0	**$4,017**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,992	**$22,992**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$4,120	$0	$0	$0	$0	$0	**$4,120**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$4,808	$0	$0	$0	$0	$0	**$4,808**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:	HS -High School
Gross Area (SF):	254,932
Year Built:	1985
Last Renovation:	
Replacement Value:	$10,130,996
Repair Cost:	$1,332,020.00
Total FCI:	13.15 %
Total RSLI:	31.72 %
FCA Score:	86.85

Description:

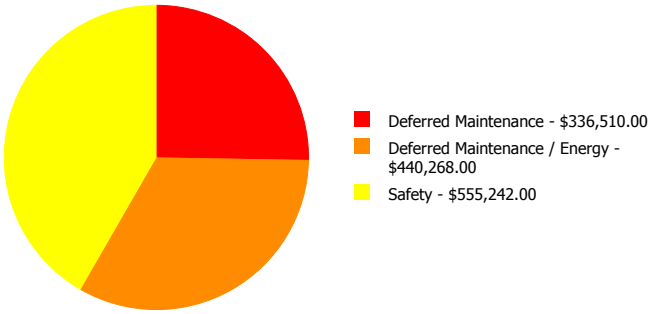
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

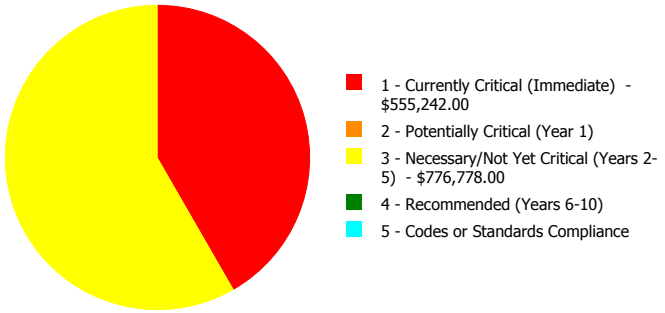
Dashboard Summary

Function:	HS -High School	Gross Area:	254,932
Year Built:	1985	Last Renovation:	
Repair Cost:	$1,332,020	Replacement Value:	$10,130,996
FCI:	13.15 %	RSLI%:	31.72 %

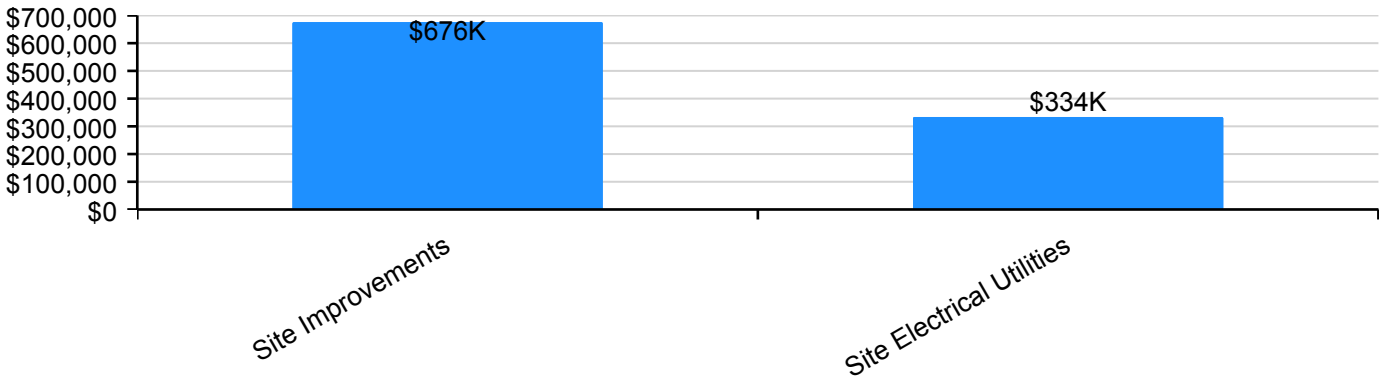
Deficiency By Category



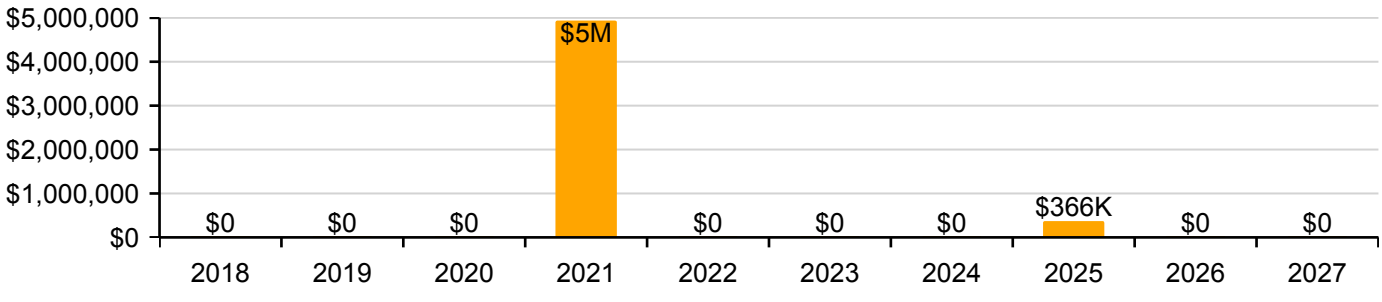
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	32.47 %	13.88 %	$891,752.00
G30 - Site Mechanical Utilities	34.29 %	0.00 %	$0.00
G40 - Site Electrical Utilities	22.76 %	35.32 %	$440,268.00
Totals:	**31.72 %**	**13.15 %**	**$1,332,020.00**

Photo Album

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

1). Aerial Image of Triton High Sschool - Dec 07, 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

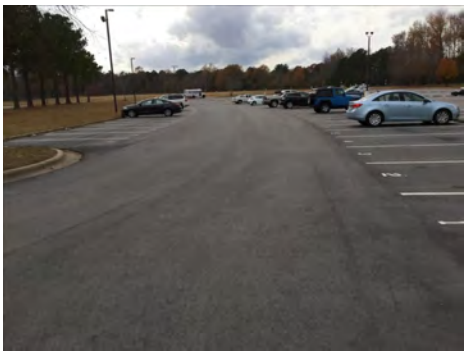
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	254,932	25	2014	2039		88.00 %	0.00 %	22			$958,544
G2020	Parking Lots	$1.61	S.F.	254,932	25	2014	2039		88.00 %	0.00 %	22			$410,441
G2030	Pedestrian Paving	$1.98	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$555,242.00	$504,765
G2040105	Fence & Guardrails	$1.20	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$336,510.00	$305,918
G2040950	Baseball Field	$5.78	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$1,473,507
G2040950	Football Field	$3.38	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$861,670
G2040950	Softball Field	$2.01	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$512,413
G2040950	Tennis Courts	$1.80	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$458,878
G2040950	Track	$1.78	S.F.	254,932	20	1985	2005	2021	20.00 %	0.00 %	4			$453,779
G2050	Landscaping	$1.91	S.F.	254,932	15	1985	2000	2021	26.67 %	0.00 %	4			$486,920
G3010	Water Supply	$2.42	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$616,935
G3020	Sanitary Sewer	$1.52	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$387,497
G3030	Storm Sewer	$4.67	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$1,190,532
G3060	Fuel Distribution	$1.03	S.F.	254,932	40	1985	2025		20.00 %	0.00 %	8			$262,580
G4010	Electrical Distribution	$2.44	S.F.	254,932	50	1985	2035		36.00 %	0.00 %	18			$622,034
G4020	Site Lighting	$1.57	S.F.	254,932	30	1985	2015		0.00 %	110.00 %	-2		$440,268.00	$400,243
G4030	Site Communications & Security	$0.88	S.F.	254,932	15	1985	2000	2021	26.67 %	0.00 %	4			$224,340
								Total	**31.72 %**	**13.15 %**			**$1,332,020.00**	**$10,130,996**

System Notes

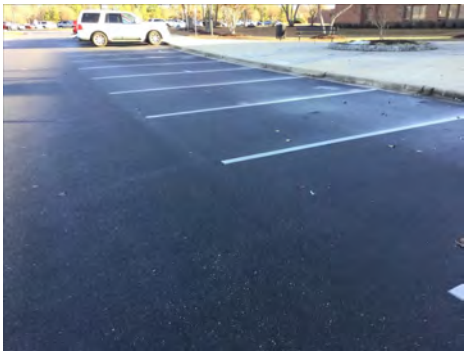
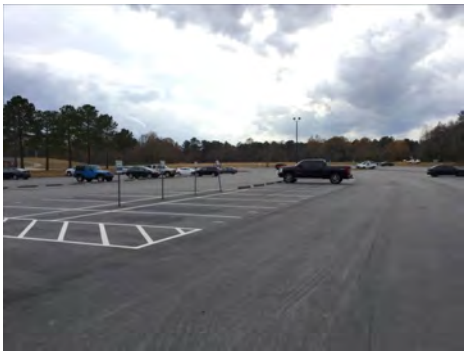
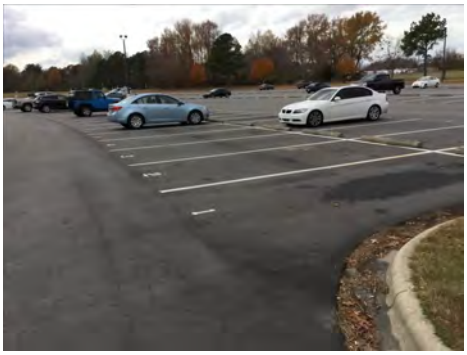
The facility description in the executive summary contains an overview of each system. The photos of each system and any associated notes listed below provide additional information on select systems found within the facility:

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Football Field



Note:

System: G2040950 - Softball Field



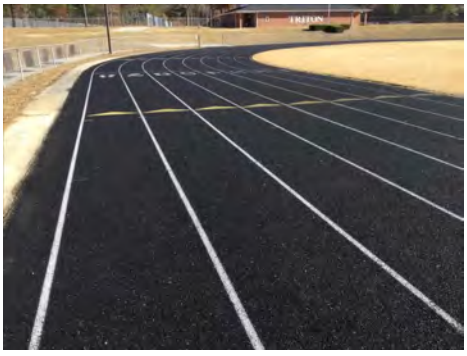
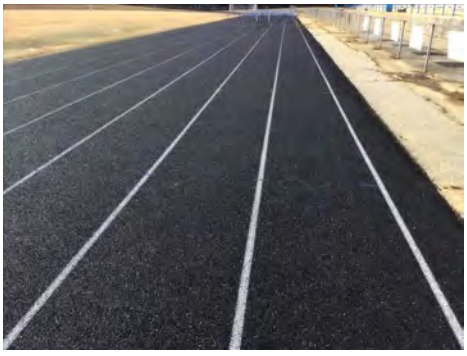
Note:

System: G2040950 - Tennis Courts



Note:

System: G2040950 - Track


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060 - Fuel Distribution



Note:

System: G4010 - Electrical Distribution



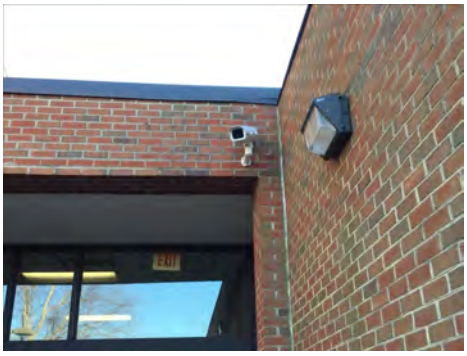
Note:

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.

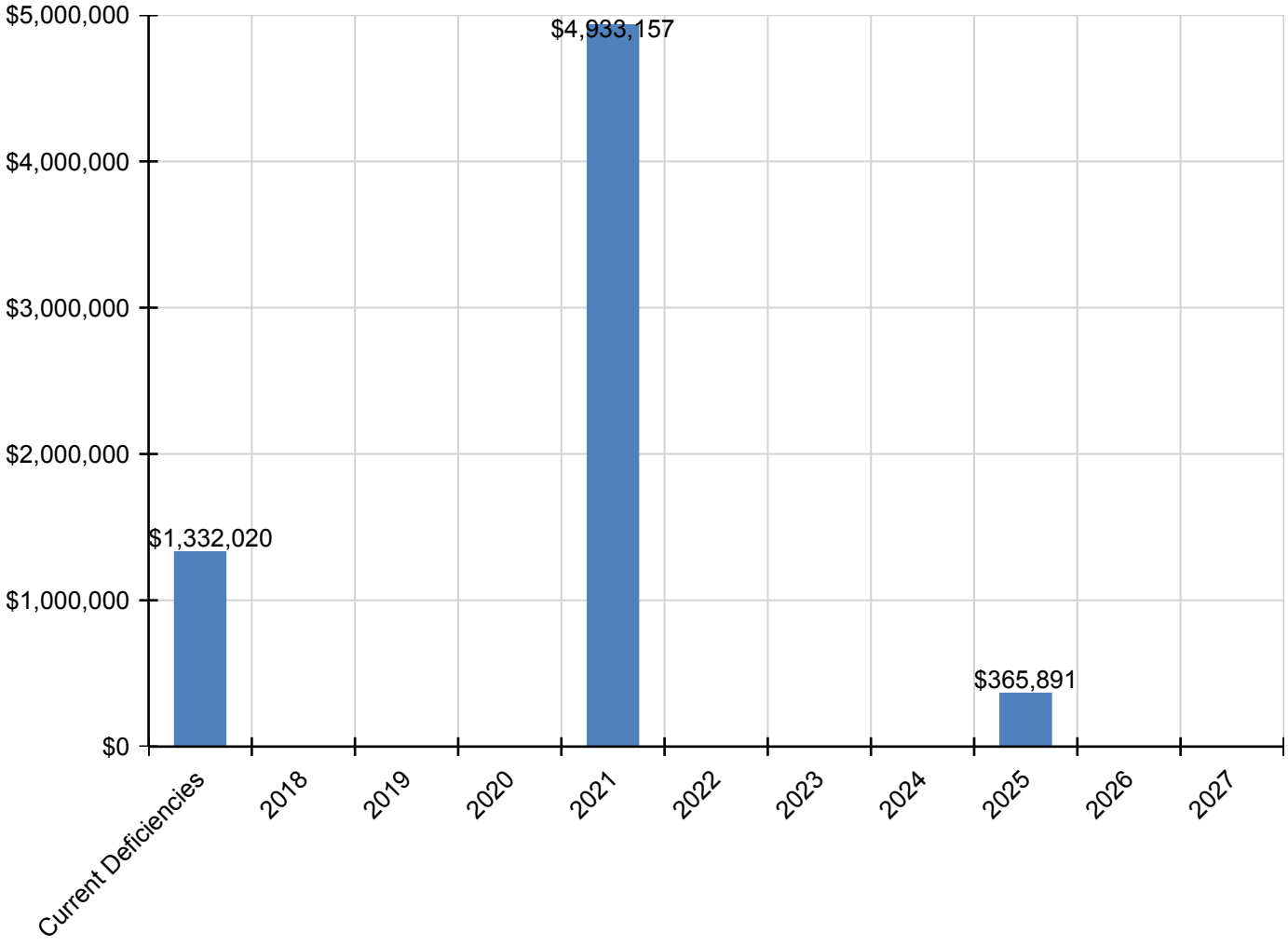
Inflation Rate: 3%

System	Current Deficiencies	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
Total:	**$1,332,020**	**$0**	**$0**	**$0**	**$4,933,157**	**$0**	**$0**	**$0**	**$365,891**	**$0**	**$0**	**$6,631,068**
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	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$555,242	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$555,242**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$336,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$336,510**
G2040950 - Baseball Field	$0	$0	$0	$0	$1,824,290	$0	$0	$0	$0	$0	$0	**$1,824,290**
G2040950 - Football Field	$0	$0	$0	$0	$1,066,799	$0	$0	$0	$0	$0	$0	**$1,066,799**
G2040950 - Softball Field	$0	$0	$0	$0	$634,399	$0	$0	$0	$0	$0	$0	**$634,399**
G2040950 - Tennis Courts	$0	$0	$0	$0	$568,117	$0	$0	$0	$0	$0	$0	**$568,117**
G2040950 - Track	$0	$0	$0	$0	$561,806	$0	$0	$0	$0	$0	$0	**$561,806**
*** G2050 - Landscaping**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3060 - Fuel Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$365,891	$0	$0	**$365,891**
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	$440,268	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$440,268**
G4030 - Site Communications & Security	$0	$0	$0	$0	$277,746	$0	$0	$0	$0	$0	$0	**$277,746**

** Indicates non-renewable system*

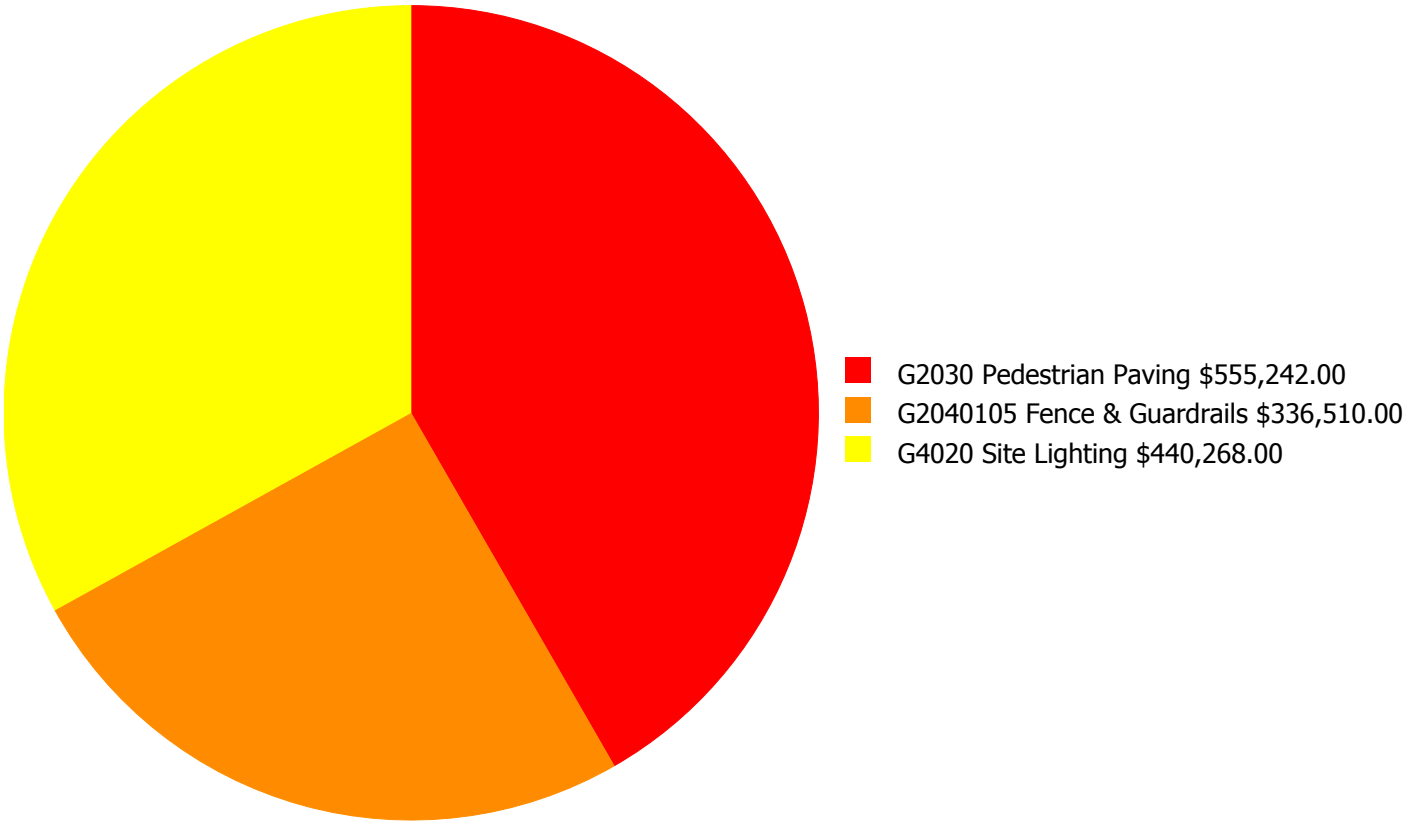
Forecasted Capital Renewal Requirement

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



Deficiency Summary by System

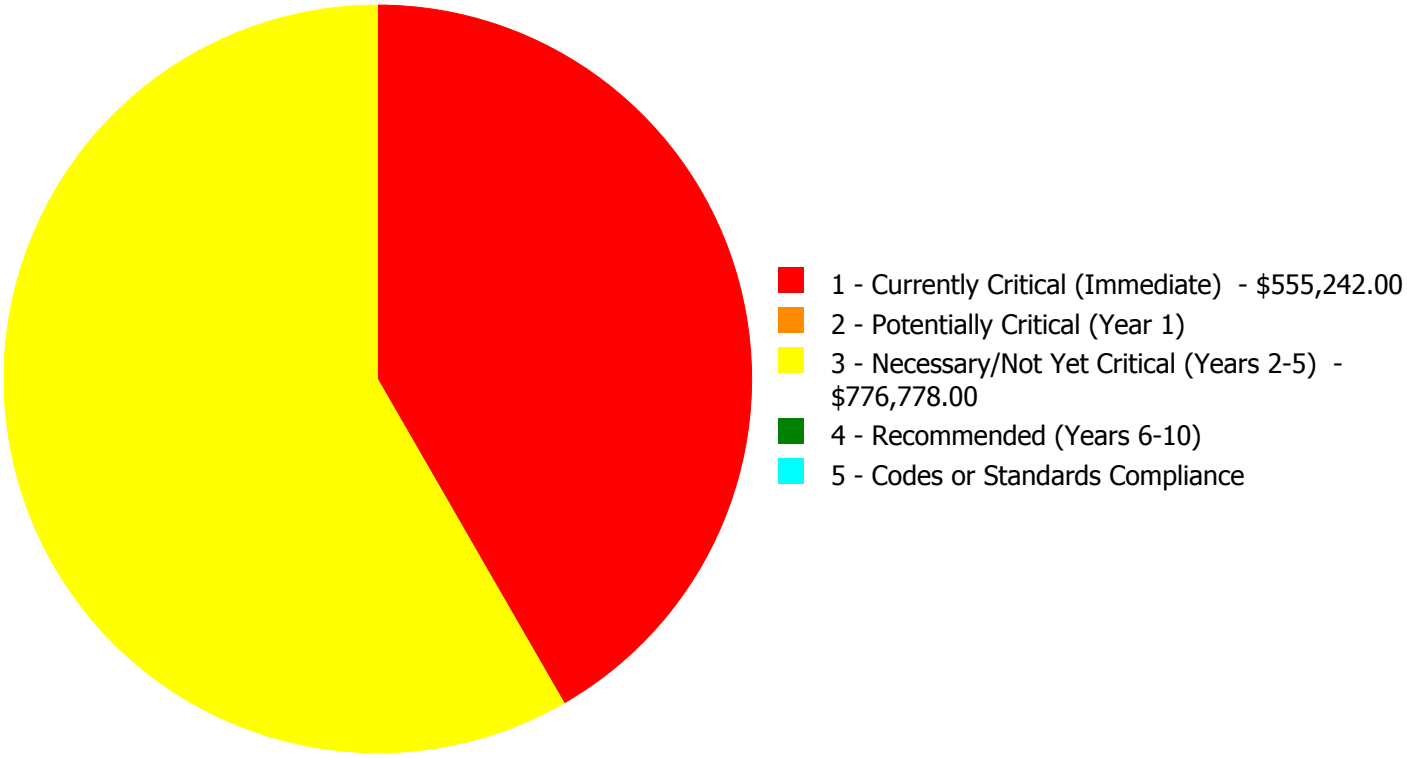
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,332,020.00

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: $1,332,020.00

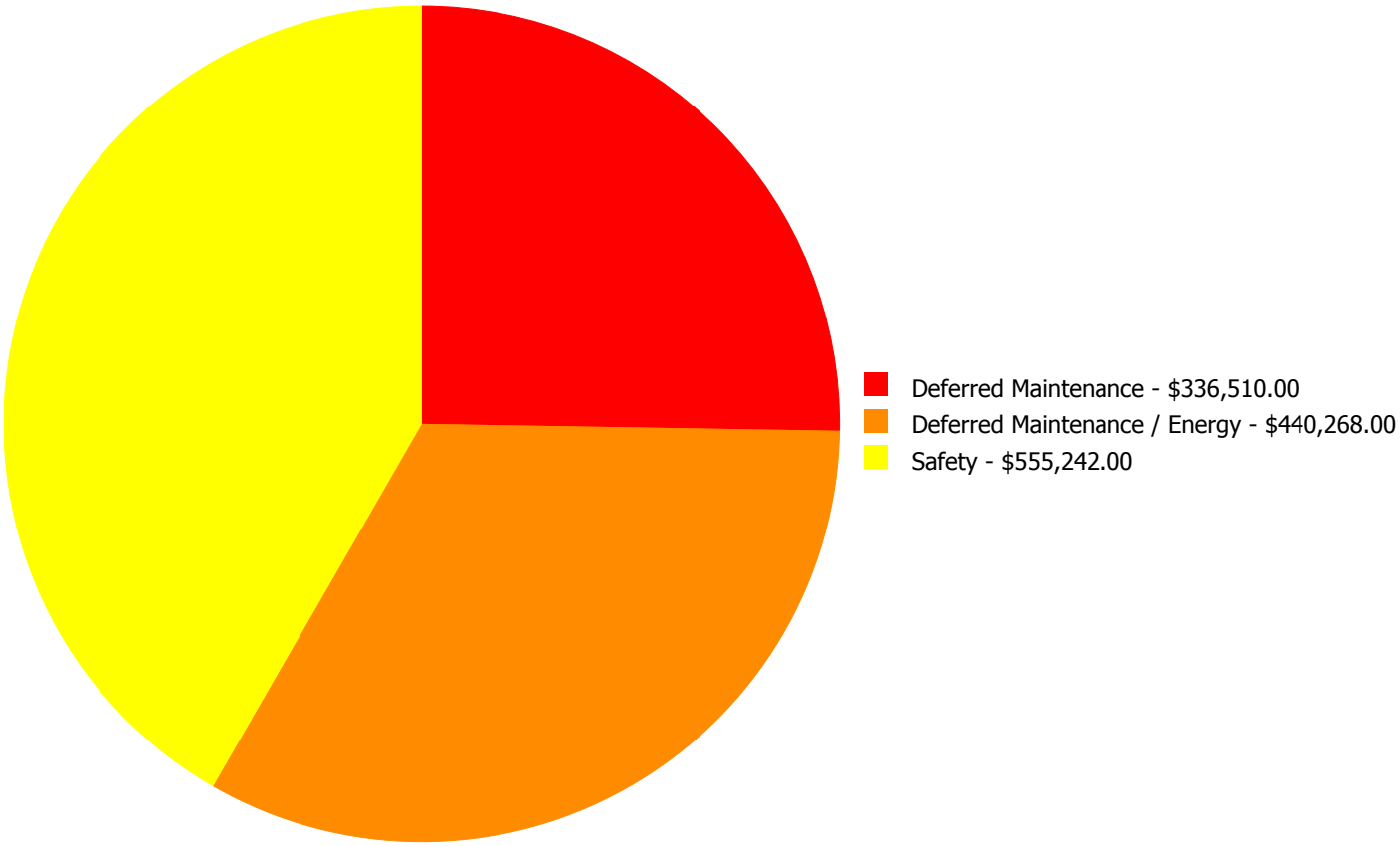
Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	$555,242.00	$0.00	$0.00	$0.00	$0.00	$555,242.00
G2040105	Fence & Guardrails	$0.00	$0.00	$336,510.00	$0.00	$0.00	$336,510.00
G4020	Site Lighting	$0.00	$0.00	$440,268.00	$0.00	$0.00	$440,268.00
	Total:	$555,242.00	$0.00	$776,778.00	$0.00	$0.00	$1,332,020.00

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: $1,332,020.00

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: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Service Life
Category: Safety
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $555,242.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The pedestrian paving is beyond its service life and in some places they have become tripping hazards, the pedestrian paving needs to be repaved.

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

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $336,510.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The fences and guardrails are either rusted or damaged and should be replaced.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Service Life
Category: Deferred Maintenance / Energy
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 254,932.00
Unit of Measure: S.F.
Estimate: $440,268.00
Assessor Name: Eduardo Lopez
Date Created: 11/30/2016

Notes: The site lighting is beyond its service life and should be replaced with energy efficient LED lighting.