Facility Condition Assessment Summary Report

This report provides a summary of the Facility Condition Index (FCI) value of a school facility and select major building systems. The FCI calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

Catharine School

Governance	DISTRICT	Report Type	Elementary
Address	6600 Chester Ave.	Enrollment	573
	Philadelphia, Pa 19142	Grade Range	'00-05'
Phone/Fax	215-727-2155 / 215-727-5671	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Catharine	Turnaround Model	N/A

Building/System FCI Tiers

Facility Condition Index (FCI) = Cost of Assessed Deficiencies / Replacement Value

< 15%	15 to 25%	25 to 45%	45 to 60%	> 60%
Buildings				
Minimal Current Capital Funding Required	Refurbish Systems in building	Replace Systems in building.	Building should be considered for major renovation.	Building should be considered for closing/replacement.
Systems				
Perform routine maintenance on system	System requires minor repairs	System should be studied to determine repair vs. replacement.	System is nearing end of its life expectancy and should be considered for replacement	System should be replaced as part of the Capital Program

Building and Grounds

	FCI	Repair Costs	Replacement Cost
Overall	**38.17%**	**$11,844,538**	**$31,030,542**
Building	39.69 %	$11,753,769	$29,611,273
Grounds	06.40 %	$90,769	$1,419,269

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	$0	$714,320
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	$0	$2,122,325
Windows (Shows functionality of exterior windows)	71.63 %	$741,817	$1,035,575
Exterior Doors (Shows condition of exterior doors)	04.19 %	$3,494	$83,375
Interior Doors (Classroom doors)	13.79 %	$27,828	$201,825
Interior Walls (Paint and Finishes)	10.20 %	$98,521	$966,000
Plumbing Fixtures	02.63 %	$20,455	$777,400
Boilers	109.34 %	$1,173,786	$1,073,525
Chillers/Cooling Towers	47.92 %	$674,495	$1,407,600
Radiators/Unit Ventilators/HVAC	105.29 %	$2,602,715	$2,471,925
Heating/Cooling Controls	159.14 %	$1,235,301	$776,250
Electrical Service and Distribution	157.08 %	$876,127	$557,750
Lighting	46.12 %	$919,626	$1,994,100
Communications and Security (Cameras, Pa System and Fire Alarm)	32.45 %	$242,370	$746,925

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.

Facility Condition Assessment Summary Report

This report provides a summary of the Facility Condition Index (FCI) value of a school facility and select major building systems. The FCI calculation represents the cost of needed repairs divided by the replacement value. The FCI is a numerical value of condition and helps to identify the need for renewal or replacement of specific parts of the facility. The FCI is particularly useful when comparing similar facilities within the same portfolio.

Catharine Annex (St Vincents) School

Governance	DISTRICT	Report Type	Elementary
Address	6900 Greenway Ave Philadelphia, Pa 19142	Enrollment Grade Range	'00-05'
Phone/Fax	215-727-2155 / 215-727-5671	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Catharine	Turnaround Model	N/A

Building/System FCI Tiers

Facility Condition Index (FCI) = Cost of Assessed Deficiencies / Replacement Value

< 15%	15 to 25%	25 to 45%	45 to 60%	> 60%
Buildings				
Minimal Current Capital Funding Required	Refurbish Systems in building	Replace Systems in building.	Building should be considered for major renovation.	Building should be considered for closing/replacement.
Systems				
Perform routine maintenance on system	System requires minor repairs	System should be studied to determine repair vs. replacement.	System is nearing end of its life expectancy and should be considered for replacement	System should be replaced as part of the Capital Program

Building and Grounds

	FCI	Repair Costs	Replacement Cost
Overall	**38.17%**	**$11,844,538**	**$31,030,542**
Building	09.63 %	$1,848,936	$19,204,006
Grounds	11.17 %	$73,394	$656,826

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	68.62 %	$273,310	$398,311
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.69 %	$9,687	$1,412,214
Windows (Shows functionality of exterior windows)	00.00 %	$0	$689,081
Exterior Doors (Shows condition of exterior doors)	00.00 %	$0	$55,478
Interior Doors (Classroom doors)	00.00 %	$0	$134,296
Interior Walls (Paint and Finishes)	01.53 %	$9,852	$643,550
Plumbing Fixtures	00.00 %	$0	$517,289
Boilers	35.85 %	$256,116	$714,333
Chillers/Cooling Towers	00.00 %	$0	$936,629
Radiators/Unit Ventilators/HVAC	00.11 %	$1,819	$1,644,840
Heating/Cooling Controls	158.90 %	$820,776	$516,524
Electrical Service and Distribution	00.00 %	$0	$371,132
Lighting	00.00 %	$0	$1,326,891
Communications and Security (Cameras, Pa System and Fire Alarm)	39.39 %	$195,759	$497,010

Please note that some FCIs may be over 100% because there are times when replacing a building system requires that other building systems be upgraded to complete the installation. A FCI of 0.0% represents that there are no current deficiencies with the associated system.

School District of Philadelphia

S125001;Catharine

Final

Site Assessment Report

January 30, 2017

PARSONS

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Site Executive Summary

The organization of this report, as displayed in the Table of Contents, follows the structure of the associated eCOMET database. The overall node for each school campus begins with the letter "S", which indicates the "Site" label. Each Site is comprised of separate "Building" and "Grounds" nodes; their asset names begin with the letters "B" and "G" respectively. Information rolls up to the Site node from the Building and Grounds nodes. This Site report combines facility information with subsections for the Buildings And Grounds nodes.

The basis for the evaluation of condition is the functional systems and elements of a building and grounds 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 typically developed for similar building types and functions. Evaluation of systems and their elements takes into account 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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) is an industry-standard measurement calculated as the ratio of the repair costs to correct a facility's deficiencies to the facility's Current Replacement Value. Condition Index (CI) for a system is calculated as the sum of a the deficiencies divided by the sum of a system's Replacement Value (both values include soft-cost) expressed as a percentage ranging from 0% 100%.

Gross Area (SF):	57,500
Year Built:	1937
Last Renovation:	
Replacement Value:	$31,030,542
Repair Cost:	$11,844,538.05
Total FCI:	38.17 %
Total RSLI:	60.89 %

Description:

Facility Assessment

July 13th, 2015

School District of Philadelphia

Catharine Elementary School

6600 Chester Avenue

Philadelphia, PA 19142

57,500 SF / 676 Students / LN 01

GENERAL

Mr. Dave Loftus FAC, accompanied us on our tour of the school and provided us with detailed information on the building systems and

maintenance history.

The Catharine Elementary School building is located at 6600 Chester Avenue in Philadelphia, PA. The 4 story, 57,000 square foot building was originally constructed in 1937. The building has a one level basement.

ARCHITECHURAL/STRUCTURAL SYSTEMS

The building typically rests on concrete foundations and bearing walls that are not showing signs of settlement or damage. The main structure consists typically of cast-in-place concrete columns, beams and concrete, one way ribbed slab. The roof structure consists of concrete one-way slab supported by main structural frame. Roofing is built up application in very good condition. All roofing and flashing was replaced in 2012. The building envelope is typically masonry with face brick. Elevations are enhanced minimally with decorative stonework around entrances and stone window sills. In general, masonry is in good or very good condition with new brick face on upper portions of building, replaced in 2012. All elevations are face brick. The original windows were replaced in early 1990s with extruded aluminum, double hung windows, Lexan Plexiglas with insect/security screens. All windows are generally in poor condition with heavy hazing. Exterior doors are typically hollow metal in fair to good condition. Public access doors have granite stoops with granite stairs; service doors have concrete stoops and stairs. Generally, the building is not accessible per ADA requirements due to first floor- grade separation with no ramps or lifts.

Partition wall types include plastered ceramic hollow blocks. Interior doors are generally rail and stile wood doors and solid core doors with lites; some glazed with matching wood frame transom and lites, some doors have damaged casings. Doors leading to exit stairways are hollow metal doors and frames in fair condition. Interior doors do not have lever type handles. Fittings include: toilet accessories in good condition; composite plastic toilet partitions, generally in good condition; handrails and ornamental metals, generally in fair condition. Toilet partitions and accessories are not ADA accessible. Interior identifying signage is typically directly painted on wall or door surfaces generally in poor condition. Stair construction is generally concrete with terrazzo treads, risers, and nosing in very good condition. Stair railings are cast iron balusters with wood handrail in fair condition, not code compliant.

The interior wall finishes are generally painted plaster or brick with glazed brick wainscot in stairways, corridors and small amounts of ceramic tile and base in toilets. Main grand entrance has decorative marble and granite, in good condition. Generally, paint is in good condition with some deterioration in stairways, auditorium, and storage areas. Flooring in classrooms, gym and auditorium is generally hardwood in varying conditions with some refinished and some needing refinishing; terrazzo tile in corridors and side stairways in very good condition; ceramic tile in toilets in very good condition; and patterned concrete in basement level. Main office floor is VCT in good condition. Wood base is typically in fair-good condition. Auditorium floor finish is in poor condition and requires refinishing. Most ceilings are painted plaster with some exposed, painted structure in service areas; generally in very good condition.

The building has no elevators.

Institutional and Commercial equipment includes: stage equipment, generally in fair condition. Other equipment includes kitchen equipment (heat and serve only), generally in good condition.

Fixed furnishings include: fixed casework in classrooms, corridors and library, generally in fair to good condition; window shades/blinds, generally in poor condition; fixed auditorium seating is original, generally in fair condition with some damaged and missing seats.

The building does not have accessible entrance, and accessible routes. None of the toilets are equipped with accessible fixtures, partitions and accessories, such as grab bars and accessible partitions. None of the doors in the building have ADA required door handles.

MECHANICAL SYSTEMS

Plumbing fixtures are modern low flow equipment, are in serviceable condition, and generally should not need replacement within 20 years. Toilets include both floor and wall mounted with flush valves either exposed or recessed in walls. Wall hung urinals have also have flush valves exposed or recessed in walls. Bathroom lavatories have separate faucets for hot and cold water with automatic shut -off handles. Multiple classrooms have lavatories. The kitchen includes a stainless steel, single basin sink. Housekeeping closets on each floor have floor level, single basin, service sinks which appear over 20 years old and should be replaced due to failing drain pipe connections. The service faucets include vacuum breakers and have been replaced more recently than the sinks and will not need replacement before 2020. The boiler room does not have an eye wash nor safety shower. Drinking fountains are wall mounted, stainless steel, accessible, with integral coolers, and within their service life.

Domestic water distribution piping is soldered copper of unknown installation date and unknown remaining service life. Water service

enters the building along Chester Street through a 3 inch line in the basement with parallel double backflow preventers. A booster pump and drinking water chiller have been abandoned in place. One gas fired, natural draft, 48 gallon tank water heater with circulator pump is located in the basement next to the boiler room. It has a broken thermometer.

Sanitary waste piping is threaded galvanized steel, soldered copper, and cast iron banded coupling pipe. Drain pipes from service sinks in housekeeping closets are leaking and show surface rust. The waste system should be inspected internally and repaired as needed or replaced entirely. There is no sewage ejector pump.

Rain water discharge piping is threaded galvanized steel pipe of unknown age. Roof drain domes are intact. The roof does not have overflow drains. The system functions and should have at least 10 years' service life remaining.

The class rooms in the building are heated by floor mounted unit ventilators. They have dented covers, bent fins, and failing pneumatic damper controls, and they should be replaced due to their age. The hallways and toilet rooms have finned tube terminal units equipped with pneumatic controls and thermostatic steam traps. Many flow control valves are nonfunctional due to damage and age. Terminal units should be replaced due to age also. The incoming gas service is 4" and enters the building from Chester Street and includes a booster.

The building has two 2,602 MBH (78 HP) cast iron sectional boilers that supply low pressure steam to heat the building. They can be fired on gas or oil. The boilers and power burners were installed in 1992. There are two feed water pumps drawing from a single water tank and feeding a single supply pipe. The condensate collection piping terminates in a sump in the floor with two pumps. Condensate piping in the plenum under the auditorium has completely rusted through in sections. There is severe rust on the feed water supply system and boiler supply drums. The boilers and associated piping need replacement. There is fuel oil storage tank and two oil pumps. Combustion air enters the boiler room through automatically controlled louvers.

There is no cooling system for the building. A roof top, air cooled, 140 ton capacity chiller should be installed to supply new unit ventilators and air handler.

The building does not have a functioning central air conditioning system. There is one air handler in the basement mechanical room. It originally served the auditorium and gym/cafeteria. The fan motor and air washer water pump motor have been removed. The original air handler is obsolete and should be removed and replaced with modern equipment including chilled water cooling coils

Multiple classrooms have window air conditioners. Some of these are damaged and nonfunctional. These window units should be removed and cooling provided by hydronic cooling coils in new unit ventilators.

The existing HVAC control system is pneumatic, including damper controls, radiator flow controls, and wall mounted thermostats. A building automation system should be installed as part of overall system upgrades to integrate all components. Multiple gauges in the boiler and equipment rooms are broken and need replacement.

The building does not have a fire protection sprinkler system. Installing a sprinkler system with quick response type heads should reduce insurance costs by providing protection for the property investment. A fire pump may be required depending on the available city water pressure.

ELECTRICAL SYSTEMS

A service drop to a transformer pit from a Medium voltage overhead line on a wooden poles along Chester Avenue serves this school. The transformer pit houses a transformer with secondary voltage of 120/240V, transformer nameplate was not readable. The electrical room is located in the basement on the building north side. The electrical room houses the utility main disconnect switch, utility metering and 400A 120/240V distribution section. The existing service has no extra capacity for expansion or new Heating, Ventilation, Air Conditioning (HVAC) system. The electrical service entrance should be upgraded, using the present utility pole, and a larger transformer pit. The new service will be 480V/277V, 3 phase power, approximate 800 Amperes and will be located in the vicinity of the existing electrical service. The new electrical service would feed a 480V Motor Control Center (MCC) and HVAC (Heating, Ventilation and Air Conditioning) equipment, and a 480V 3 phase to 120V/208V 3 phase 250KVA step-down transformer to feed receptacles, lighting loads and other smaller loads.

There are 120/240V panel-boards in each floor for lighting and receptacles. These panel-boards and associated wiring have exceeded the end of their useful life and are undersized to absorb additional loads. The entire distribution system needs to be replaced with new 208/120 volt, 3 phase panelboards and new wiring. The raceway is mainly conduits run above the ceiling. There is a 75KVA phase converter from 240V to 120/208V which normally feeds newest mechanical equipment. Panel-board's doors at corridors are not locked and represent a potential hazard for students. As a safety issue all panel-boards at corridor or in areas where students are present

must be provided with lockable devices.

The number of receptacles in classrooms are inadequate. Teachers use extension cords. The teacher's whiteboard and the opposite of it need to be provided with double compartment surface raceways, the other two walls with minimum two duplex outlets each, when feasible.

Most of the classrooms are illuminated with pendant mounted fluorescent fixtures, some with T-8 lamps others with T-12 lamps, the corridors are illuminated with surface mounted fluorescent fixtures with most of the fixtures with T-12 lamps. The auditorium is illuminated with pendant mount architectural fixture with most probably incandescent lamps. The boys and girls rooms are illuminated with surface mounted fixtures with T-12 lamps.

A tap ahead of the main disconnect switch serves the fire alarm control panel (FACP).The Fire Alarm system is manufactured by S.H. COUCH INC The system is approximateLY 30 years old. The present Fire Alarm system does not meet current code. Fire alarm system is tested every day in the morning.

The present telephone system is adequate.

An independent and separate PA system does not exist, or is not working. School uses the telephone systems for public announcement. This system is working adequately for most part. The obsolete, non-functional devices should be removed from all rooms.

The present clocks are new. Each classroom is provided with 12” round clock, wireless, battery operated. The present bell system is working.

There is not television system.

The security system consists of CCTV cameras at corridors and building exterior. The monitor is at the principal’s office.

The emergency power system consists of a gas powered generator, manufactured by Generac. The present emergency power system serves the corridor, exit signs, auditorium, stair ways and dedicated receptacles. The gas powered generator is approximate 20 years old and has exceeded its useful service life. Generator is tested once a week. Provide 60KW, outdoor, diesel powered generator.

There is an adequate UPS in the IT room.

The emergency lighting is obtained with dedicated fixtures connected to the emergency generator. Exit signs are located at each exit door and corridors and are connected to the school emergency system.

There is not lightning protection system in this school.

The stage lighting controller is old and has exceeded its service life. Theatrical lighting are ON/OFF from local panel-board. The entire system should be replaced.

The auditorium sound system is portable type. Present system satisfies school requirements.

GROUNDS SYSTEMS

The site surrounds the building on all four sides which is set back from the street. Public sidewalks on NW and NE sides are SDP responsibility and have severe spalling and cracks. Yard area on South and West sides are asphalt paving with parking for staff vehicles on West yard separated by metal fence and accessible via driveway Chester Avenue. All paving, including driveway and access to entrances is in fair condition with some cracks developed. Metal fence surrounding most of the site is in fair condition. Landscaping covers about 10% of the site and is mature and in good condition.

Site Lighting-The school parking lot is poorly illuminated at least 4 pole mounted fixtures are required for security.

Site Video Surveillance- CCTV cameras around the building perimeter and parking lot are provided.

Site Paging- There are wall mounted loud speaker facing the parking lot/playground area

RECOMMENDATIONS - Building

- Provide ADA compliant exterior door hardware at one entrance
- Provide ADA lever handle lock/latchsets on interior doors
- Provide new toilet partitions and toilet accessories including grab bars for accessibility
- Install new ID signage
- Replace railing in stairways with code compliant
- Repair and repaint interior walls (10% of wall surface)
- Repair & refinish hardwood flooring (40% incl. auditorium and stage)
- Install elevator for accessibility (location TBD)
- Replace window shades/blinds - failing
- Replace auditorium seats – failing
- Repair damaged concrete sidewalk sections
- Provide ADA compliant ramp at one entrance (location TBD)
- Replace sanitary drain piping.
- Replace service sinks beyond service life.
- Replace multiple broken temperature and pressure gauges for HVAC and plumbing
- Replace unit ventilators and radiators. Classroom unit ventilators have exceeded useful lifespan.
- Replace rusted and aged boilers.
- Convert steam and condensate pipe to water.
- Install hydronic circulation pumps to replace steam feedwater pumps.
- Remove original air handler and replace with modern equipment.
- Install roof mounted, 140 ton capacity, air-cooled chiller, including roof structure upgrade to support 1,200 lbs. over 120 s.f. area.
- Provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District.
- Install a fire protection sprinkler system, including outdoor, engine driven,packaged fire pump system if available water supply is insufficient.
- Provide a new electrical service 480V/277V, 3 phase power, approximate 800 Amperes and will be located in the vicinity of the existing electrical service.
- Replace the entire distribution system with new panels and new wiring/conduits. Approximate (14) 208/120V.
- Provide (2)25FT of surface raceways with 24" receptacles on center and two-duplex wall mount receptacles. Approximate 480 receptacles.
- Replace existing lighting fixtures with up/down, recessed fluorescent fixtures with T5 lamps in classroom and corridors. Replace auditorium incandescent lamps with compact fluorescent.
- Replace old fire alarm system with addressable type with audio/visual devices at corridors and classrooms.
- Provide 60W, outdoor, diesel powered generator
- Prepare a study to determine if school requires a lightning protection system.
- Provide a new stage dimming system since the theatrical lighting are ON/OFF from local panel-board.
- Provide 4 pole mounted lighting fixtures since the parking lot is poorly illuminated.

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 1 / Tm 3
Status:	Accepted by SDP	Team:	Tm 3
Site ID:	S125001		

Site Condition Summary

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

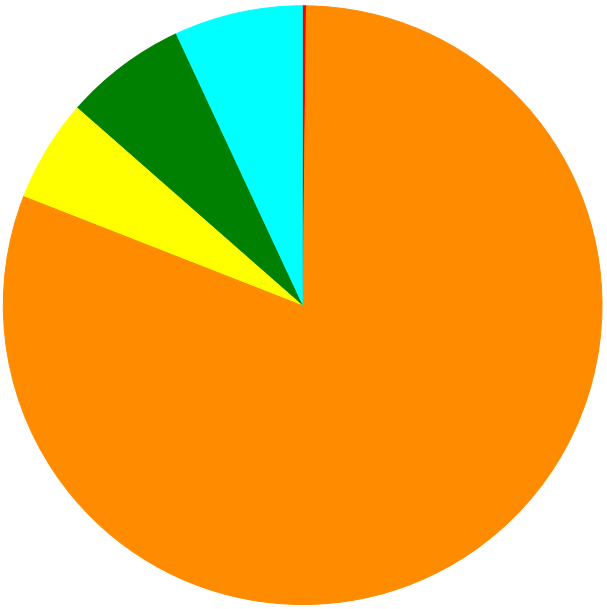
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	22.00 %	0.00 %	$0.00
A20 - Basement Construction	22.00 %	0.00 %	$0.00
B10 - Superstructure	22.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.50 %	22.99 %	$745,310.55
B30 - Roofing	85.00 %	0.00 %	$0.00
C10 - Interior Construction	23.25 %	5.31 %	$74,962.96
C20 - Stairs	22.00 %	62.48 %	$50,658.84
C30 - Interior Finishes	78.56 %	7.00 %	$247,105.14
D10 - Conveying	100.00 %	256.51 %	$585,557.03
D20 - Plumbing	65.29 %	14.04 %	$164,829.92
D30 - HVAC	95.79 %	88.90 %	$5,686,296.84
D40 - Fire Protection	105.71 %	177.49 %	$822,561.76
D50 - Electrical	110.11 %	64.56 %	$2,181,882.95
E10 - Equipment	50.22 %	32.07 %	$293,594.70
E20 - Furnishings	42.50 %	256.88 %	$901,008.52
G20 - Site Improvements	51.35 %	2.12 %	$23,082.05
G40 - Site Electrical Utilities	13.72 %	20.53 %	$67,686.79
Totals:	**60.89 %**	**38.17 %**	**$11,844,538.05**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)
B125001;Catharine	57,500	39.69	$1,803.66	$9,493,963.69	$654,772.86	$780,150.70	$823,078.30
G125001;Grounds	75,800	6.40	$19,486.34	$71,282.50	$0.00	$0.00	$0.00
Total:		**38.17**	**$21,290.00**	**$9,565,246.19**	**$654,772.86**	**$780,150.70**	**$823,078.30**

Deficiencies By Priority



Budget Estimate Total: $11,844,538.05

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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	Elementary School
Gross Area (SF):	57,500
Year Built:	1937
Last Renovation:	
Replacement Value:	$29,611,273
Repair Cost:	$11,753,769.21
Total FCI:	39.69 %
Total RSLI:	61.77 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B125001
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S125001		

Condition Summary

The Table below shows the CI 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	22.00 %	0.00 %	$0.00
A20 - Basement Construction	22.00 %	0.00 %	$0.00
B10 - Superstructure	22.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	28.50 %	22.99 %	$745,310.55
B30 - Roofing	85.00 %	0.00 %	$0.00
C10 - Interior Construction	23.25 %	5.31 %	$74,962.96
C20 - Stairs	22.00 %	62.48 %	$50,658.84
C30 - Interior Finishes	78.56 %	7.00 %	$247,105.14
D10 - Conveying	100.00 %	256.51 %	$585,557.03
D20 - Plumbing	65.29 %	14.04 %	$164,829.92
D30 - HVAC	95.79 %	88.90 %	$5,686,296.84
D40 - Fire Protection	105.71 %	177.49 %	$822,561.76
D50 - Electrical	110.11 %	64.56 %	$2,181,882.95
E10 - Equipment	50.22 %	32.07 %	$293,594.70
E20 - Furnishings	42.50 %	256.88 %	$901,008.52
Totals:	**61.77 %**	**39.69 %**	**$11,753,769.21**

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 classification. The columns in the System Listing table below 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 for of the system.
5. Qty: The quantity for the system
6. Life: anticipated service life for thesystem based on Building Owners and Managers Association (BOMA) recommendations.
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. CI: The Condition Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life.
13. eCR: eCOMET Condition Rating (not used).
14. Deficiency $: The financial investment to repair/replace 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.

Additionally, a condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment.

- Excellent (E) - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good (VG) - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non critical components within the system.
- Good (G) - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non critical components and slight noticeable degradation of the critical components.
- Fair (F) - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non critical components may have severe degradation.
- Marginal (MA) - Overall serviceability and reliability loss. Most if not all of the non critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate (MO) - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor (VP) - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional (NF) - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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	$18.40	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$1,058,000
A1030	Slab on Grade	$7.73	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$444,475
A2010	Basement Excavation	$6.55	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$376,625
A2020	Basement Walls	$12.70	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$730,250
B1010	Floor Construction	$75.10	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$4,318,250
B1020	Roof Construction	$13.88	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$798,100
B2010	Exterior Walls	$36.91	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$2,122,325
B2020	Exterior Windows	$18.01	S.F.	57,500	40	1992	2032		42.50 %	71.63 %	17		$741,816.91	$1,035,575
B2030	Exterior Doors	$1.45	S.F.	57,500	25	1992	2017	2020	20.00 %	4.19 %	5		$3,493.64	$83,375
B3010105	Built-Up	$37.76	S.F.	18,826	20	2012	2032	2032	85.00 %	0.00 %	17			$710,870
B3020	Roof Openings	$0.06	S.F.	57,500	20	2012	2032		85.00 %	0.00 %	17			$3,450
C1010	Partitions	$17.91	S.F.	57,500	100	1937	2037		22.00 %	0.00 %	22			$1,029,825
C1020	Interior Doors	$3.51	S.F.	57,500	40	1980	2020		12.50 %	13.79 %	5		$27,828.47	$201,825
C1030	Fittings	$3.12	S.F.	57,500	40	1992	2032		42.50 %	26.27 %	17		$47,134.49	$179,400
C2010	Stair Construction	$1.41	S.F.	57,500	100	1937	2037		22.00 %	62.48 %	22		$50,658.84	$81,075
C3010230	Paint & Covering	$14.79	S.F.	57,500	10	2012	2022		70.00 %	11.58 %	7		$98,521.37	$850,425
C3010232	Wall Tile	$2.01	S.F.	57,500	30	1992	2022		23.33 %	0.00 %	7			$115,575
C3020412	Terrazzo & Tile	$75.52	S.F.	7,475	50	1937	1987	2037	44.00 %	0.00 %	22			$564,512

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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 $
C3020413	Vinyl Flooring	$9.68	S.F.	1,150	20	1992	2012	2022	35.00 %	0.00 %	7			$11,132
C3020414	Wood Flooring	$22.27	S.F.	34,500	25	1992	2017	2042	108.00 %	19.34 %	27		$148,583.77	$768,315
C3020415	Concrete Floor Finishes	$0.97	S.F.	14,375	50	1992	2042		54.00 %	0.00 %	27			$13,944
C3030	Ceiling Finishes	$20.97	S.F.	57,500	25	2012	2037		88.00 %	0.00 %	22			$1,205,775
D1010	Elevators and Lifts	$3.97	S.F.	57,500	35			2050	100.00 %	256.51 %	35		$585,557.03	$228,275
D2010	Plumbing Fixtures	$13.52	S.F.	57,500	35	2000	2035		57.14 %	2.63 %	20		$20,454.55	$777,400
D2020	Domestic Water Distribution	$1.68	S.F.	57,500	25	1990	2015		0.00 %	0.00 %	0			$96,600
D2030	Sanitary Waste	$2.90	S.F.	57,500	25	1937	1962	2042	108.00 %	86.58 %	27		$144,375.37	$166,750
D2040	Rain Water Drainage	$2.32	S.F.	57,500	30	1937	1967	2047	106.67 %	0.00 %	32			$133,400
D3020	Heat Generating Systems	$18.67	S.F.	57,500	35	1992	2027		34.29 %	109.34 %	12		$1,173,786.20	$1,073,525
D3030	Cooling Generating Systems	$24.48	S.F.	57,500	30			2047	106.67 %	47.92 %	32		$674,494.53	$1,407,600
D3040	Distribution Systems	$42.99	S.F.	57,500	25	1937	1962	2042	108.00 %	105.29 %	27		$2,602,714.72	$2,471,925
D3050	Terminal & Package Units	$11.60	S.F.	57,500	20	1937	1957	2037	110.00 %	0.00 %	22			$667,000
D3060	Controls & Instrumentation	$13.50	S.F.	57,500	20	1965	1985	2037	110.00 %	159.14 %	22		$1,235,301.39	$776,250
D4010	Sprinklers	$7.05	S.F.	57,500	35			2052	105.71 %	202.91 %	37		$822,561.76	$405,375
D4020	Standpipes	$1.01	S.F.	57,500	35			2052	105.71 %	0.00 %	37			$58,075
D5010	Electrical Service/Distribution	$9.70	S.F.	57,500	30	1937	1967	2047	106.67 %	157.08 %	32		$876,127.08	$557,750
D5020	Lighting and Branch Wiring	$34.68	S.F.	57,500	20	1937	1957	2037	110.00 %	46.12 %	22		$919,625.65	$1,994,100
D5030	Communications and Security	$12.99	S.F.	57,500	15	1937	1952	2032	113.33 %	32.45 %	17		$242,370.15	$746,925
D5090	Other Electrical Systems	$1.41	S.F.	57,500	30	1937	1967	2047	106.67 %	177.32 %	32		$143,760.07	$81,075
E1020	Institutional Equipment	$4.82	S.F.	57,500	35	1992	2027		34.29 %	105.93 %	12		$293,594.70	$277,150
E1090	Other Equipment	$11.10	S.F.	57,500	35	2000	2035		57.14 %	0.00 %	20			$638,250
E2010	Fixed Furnishings	$6.10	S.F.	57,500	40	1992	2032		42.50 %	256.88 %	17		$901,008.52	$350,750
								Total	**61.77 %**	**39.69 %**			**$11,753,769.21**	**$29,611,273**

System Notes

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

System:	C3010 - Wall Finishes	This system contains no images
Note:	Paint & covering - 88% Wall Tile - 12% (10% Glazed Block, 2% Wall Tile)	
System:	C3020 - Floor Finishes	This system contains no images
Note:	Terrazzo & Tile - 13% Vinyl Flooring - 2% Wood Flooring - 60% Concrete Floor Finishes - 25%	
System:	D5010 - Electrical Service/Distribution	This system contains no images
Note:	Phase converter (1) 75KVA 240V-120/208V	

Renewal Schedule

eCOMET forecasts future Capital Renewal funding needed to address expiring systems based on the Next Renewal year found in the Cost Models. A 3% annual inflation factor is applied to the costs for systems expiring in future years. The table below reflects recommended Capital Renewal funding needs over the next 10 years. Note: Cells with a zero value indicate systems for which renewal is not scheduled in that year.

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$11,753,769**	**$0**	**$0**	**$0**	**$0**	**$363,689**	**$0**	**$1,321,925**	**$0**	**$0**	**$0**	**$13,439,383**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A20 - Basement Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A2010 - Basement Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A2020 - Basement Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$741,817	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$741,817**
B2030 - Exterior Doors	$3,494	$0	$0	$0	$0	$106,321	$0	$0	$0	$0	$0	**$109,814**
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**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$27,828	$0	$0	$0	$0	$257,368	$0	$0	$0	$0	$0	**$285,197**
C1030 - Fittings	$47,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$47,134**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

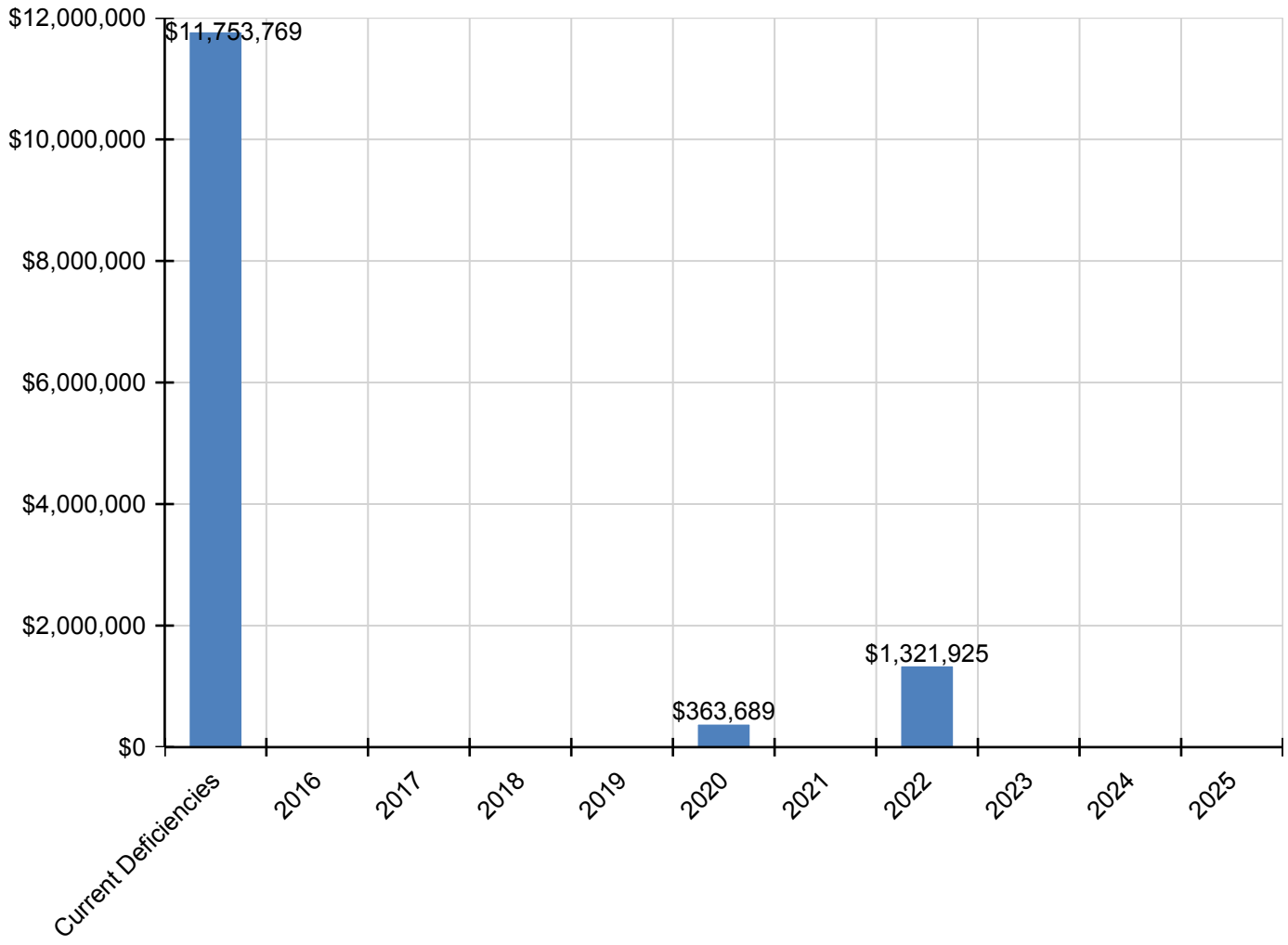
C2010 - Stair Construction	$50,659	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,659**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$98,521	$0	$0	$0	$0	$0	$0	$1,150,508	$0	$0	$0	**$1,249,029**
C3010232 - Wall Tile	$0	$0	$0	$0	$0	$0	$0	$156,358	$0	$0	$0	**$156,358**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020413 - Vinyl Flooring	$0	$0	$0	$0	$0	$0	$0	$15,060	$0	$0	$0	**$15,060**
C3020414 - Wood Flooring	$148,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$148,584**
C3020415 - Concrete Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$585,557	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$585,557**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$20,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,455**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$144,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,375**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,173,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,173,786**
D3030 - Cooling Generating Systems	$674,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$674,495**
D3040 - Distribution Systems	$2,602,715	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,602,715**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$1,235,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,235,301**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$822,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$822,562**
D4020 - Standpipes	$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	$876,127	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$876,127**
D5020 - Lighting and Branch Wiring	$919,626	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$919,626**
D5030 - Communications and Security	$242,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$242,370**
D5090 - Other Electrical Systems	$143,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,760**

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	$293,595	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$293,595**
E1090 - Other Equipment	$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	$901,009	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$901,009**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

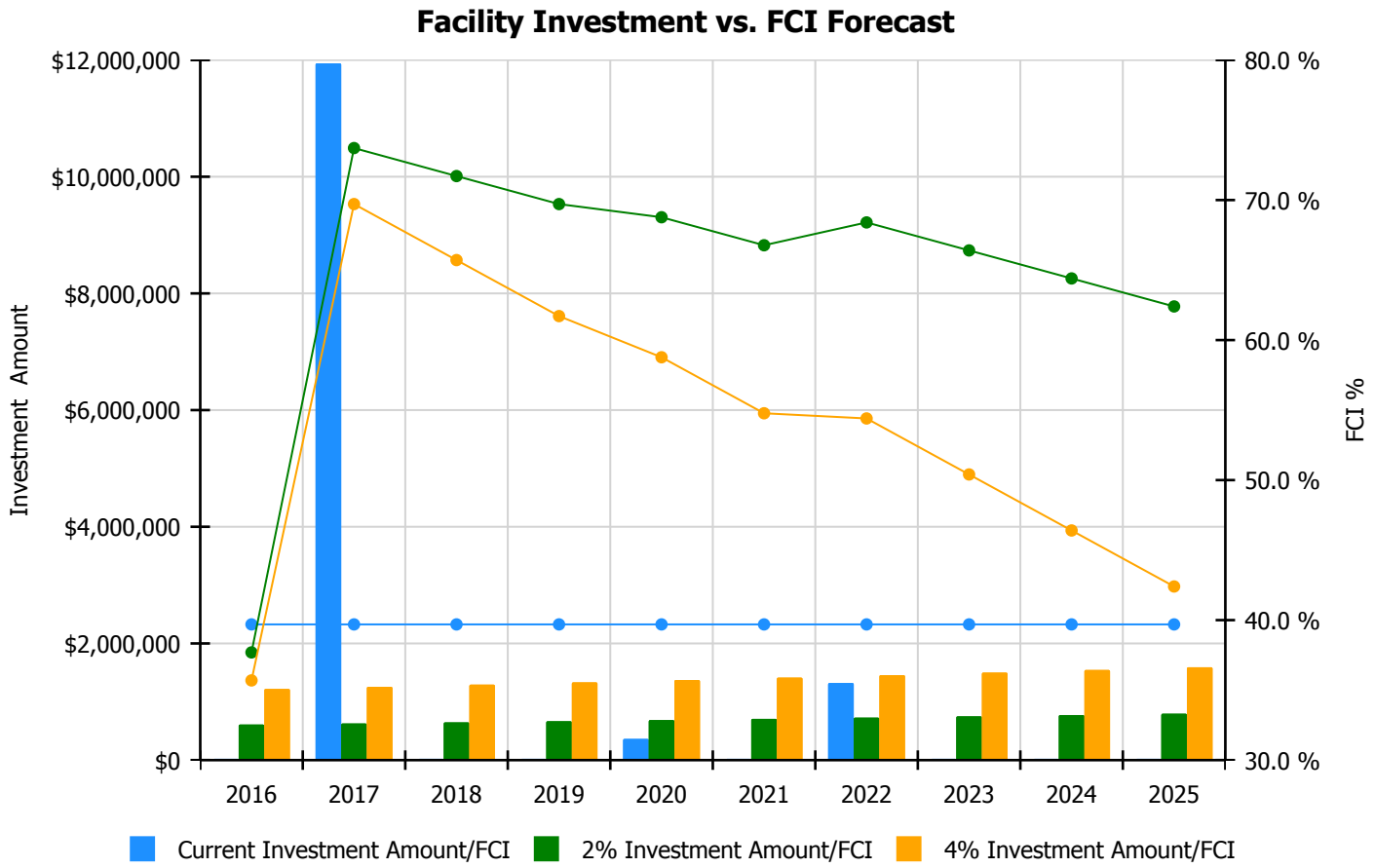
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



10 Year FCI Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

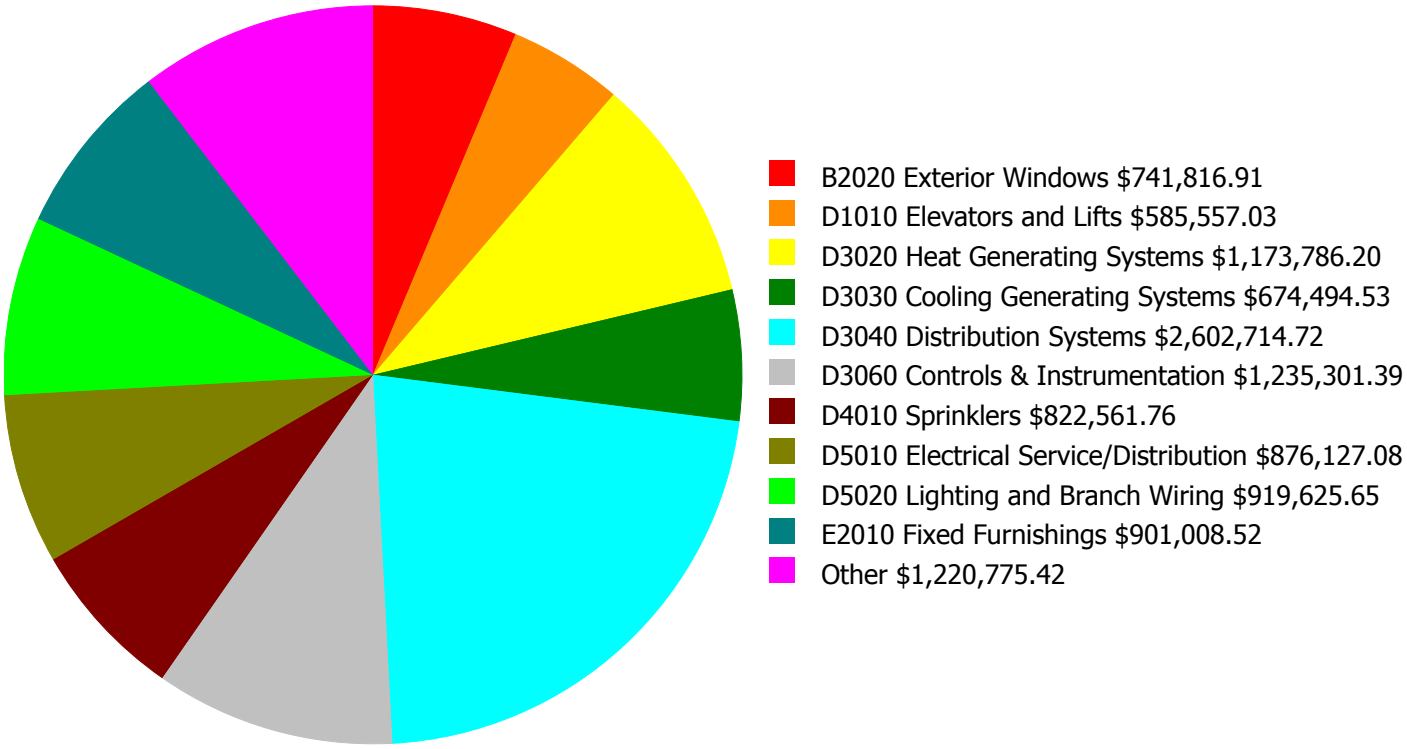
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 39.69%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$609,992.00	37.69 %	$1,219,984.00	35.69 %
2017	$11,943,609	$628,292.00	73.71 %	$1,256,584.00	69.71 %
2018	$0	$647,141.00	71.71 %	$1,294,282.00	65.71 %
2019	$0	$666,555.00	69.71 %	$1,333,110.00	61.71 %
2020	$363,689	$686,552.00	68.77 %	$1,373,103.00	58.77 %
2021	$0	$707,148.00	66.77 %	$1,414,296.00	54.77 %
2022	$1,321,925	$728,363.00	68.40 %	$1,456,725.00	54.40 %
2023	$0	$750,213.00	66.40 %	$1,500,427.00	50.40 %
2024	$0	$772,720.00	64.40 %	$1,545,440.00	46.40 %
2025	$0	$795,901.00	62.40 %	$1,591,803.00	42.40 %
Total:	**$13,629,223**	**$6,992,877.00**		**$13,985,754.00**	

Deficiency Summary by System

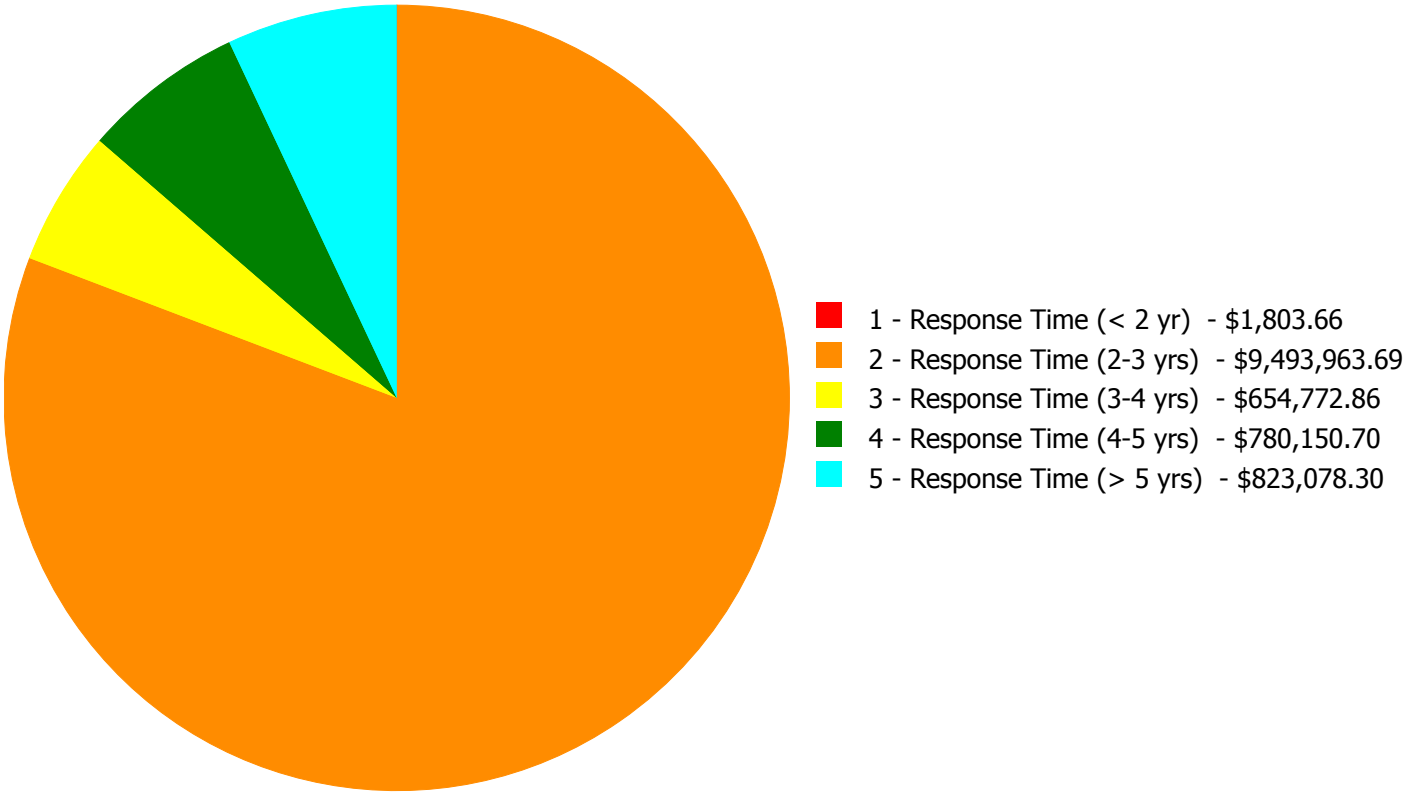
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $11,753,769.21

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: $11,753,769.21

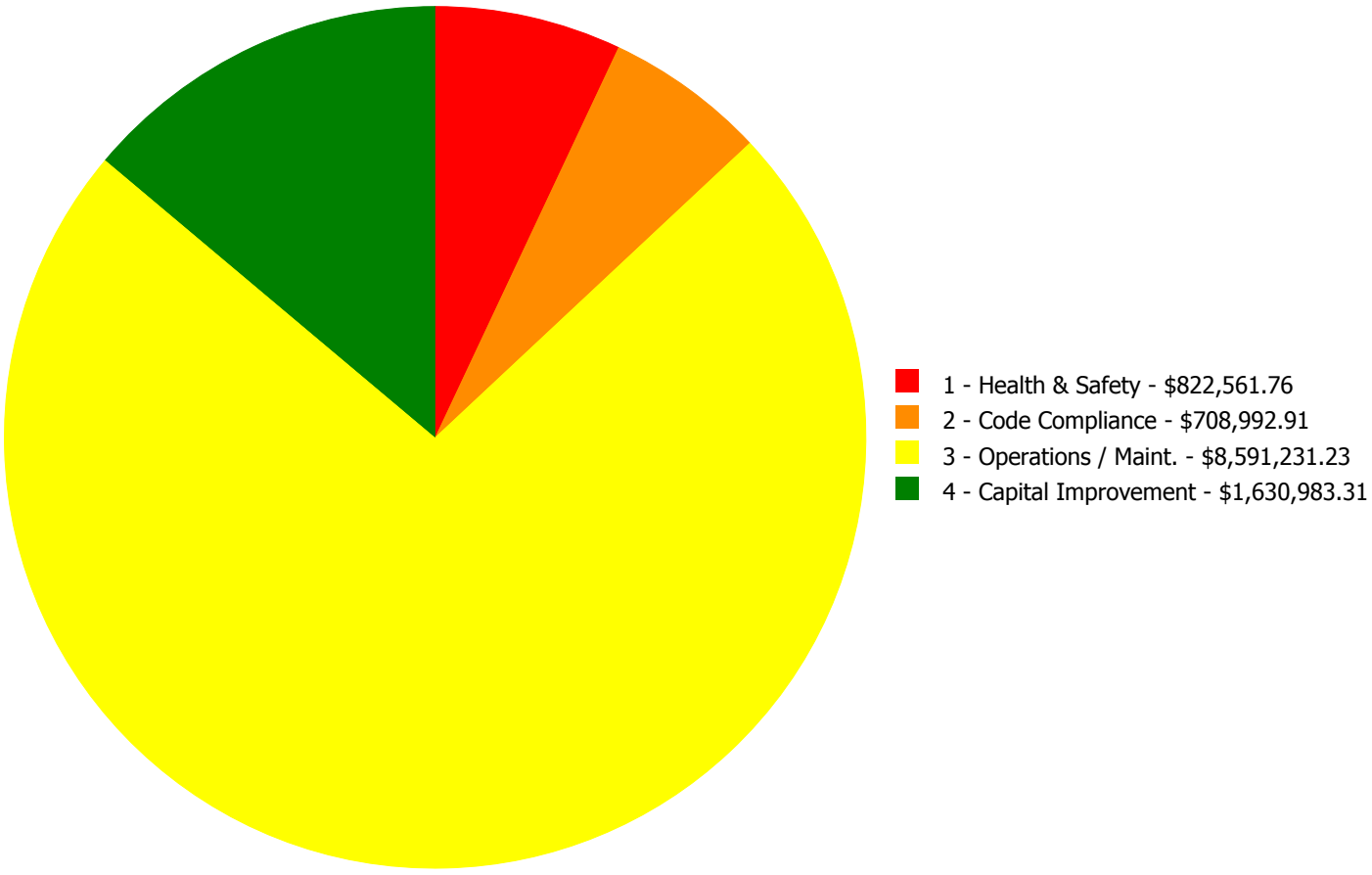
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
B2020	Exterior Windows	$0.00	$0.00	$0.00	$741,816.91	$0.00	$741,816.91
B2030	Exterior Doors	$0.00	$3,493.64	$0.00	$0.00	$0.00	$3,493.64
C1020	Interior Doors	$0.00	$27,828.47	$0.00	$0.00	$0.00	$27,828.47
C1030	Fittings	$0.00	$8,800.70	$0.00	$38,333.79	$0.00	$47,134.49
C2010	Stair Construction	$0.00	$50,658.84	$0.00	$0.00	$0.00	$50,658.84
C3010230	Paint & Covering	$0.00	$0.00	$98,521.37	$0.00	$0.00	$98,521.37
C3020414	Wood Flooring	$0.00	$0.00	$0.00	$0.00	$148,583.77	$148,583.77
D1010	Elevators and Lifts	$0.00	$585,557.03	$0.00	$0.00	$0.00	$585,557.03
D2010	Plumbing Fixtures	$0.00	$20,454.55	$0.00	$0.00	$0.00	$20,454.55
D2030	Sanitary Waste	$0.00	$144,375.37	$0.00	$0.00	$0.00	$144,375.37
D3020	Heat Generating Systems	$0.00	$1,173,786.20	$0.00	$0.00	$0.00	$1,173,786.20
D3030	Cooling Generating Systems	$0.00	$0.00	$0.00	$0.00	$674,494.53	$674,494.53
D3040	Distribution Systems	$0.00	$2,602,714.72	$0.00	$0.00	$0.00	$2,602,714.72
D3060	Controls & Instrumentation	$1,803.66	$1,233,497.73	$0.00	$0.00	$0.00	$1,235,301.39
D4010	Sprinklers	$0.00	$822,561.76	$0.00	$0.00	$0.00	$822,561.76
D5010	Electrical Service/Distribution	$0.00	$876,127.08	$0.00	$0.00	$0.00	$876,127.08
D5020	Lighting and Branch Wiring	$0.00	$919,625.65	$0.00	$0.00	$0.00	$919,625.65
D5030	Communications and Security	$0.00	$242,370.15	$0.00	$0.00	$0.00	$242,370.15
D5090	Other Electrical Systems	$0.00	$143,760.07	$0.00	$0.00	$0.00	$143,760.07
E1020	Institutional Equipment	$0.00	$0.00	$293,594.70	$0.00	$0.00	$293,594.70
E2010	Fixed Furnishings	$0.00	$638,351.73	$262,656.79	$0.00	$0.00	$901,008.52
	Total:	$1,803.66	$9,493,963.69	$654,772.86	$780,150.70	$823,078.30	$11,753,769.21

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: $11,753,769.21

Deficiency Details by Priority

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

Priority 1 - Response Time (< 2 yr):

System: D3060 - Controls & Instrumentation

Location: Boiler room

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 1 - Response Time (< 2 yr)

Correction: Replace temperature, pressure gauges (enter estimate)

Qty: 10.00

Unit of Measure: Ea.

Estimate: $1,803.66

Assessor Name: System

Date Created: 07/30/2015

Notes: Replace multiple broken temperature and pressure gauges for HVAC and plumbing.

Priority 2 - Response Time (2-3 yrs):

System: B2030 - Exterior Doors

Location: Exterior entrance

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace hardware with compliant hardware, paint and weatherstrip - per leaf

Qty: 1.00

Unit of Measure: Ea.

Estimate: $3,493.64

Assessor Name: System

Date Created: 08/10/2015

Notes: Provide ADA compliant exterior door hardware at one entrance

System: C1020 - Interior Doors

Location: Throughout

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace door knobs with compliant lever type

Qty: 50.00

Unit of Measure: Ea.

Estimate: $27,828.47

Assessor Name: System

Date Created: 07/29/2015

Notes: Provide ADA lever handle lock/latchsets on interior doors

System: C1030 - Fittings

Location: Throughout

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace damaged toilet paritions - handicap units

Qty: 9.00

Unit of Measure: Ea.

Estimate: $8,800.70

Assessor Name: System

Date Created: 08/10/2015

Notes: Provide new toilet partitions and toilet accessories including grab bars for accessibility

System: C2010 - Stair Construction

Location: Stairways

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace inadequate or install proper stair railing - select appropriate material

Qty: 300.00

Unit of Measure: L.F.

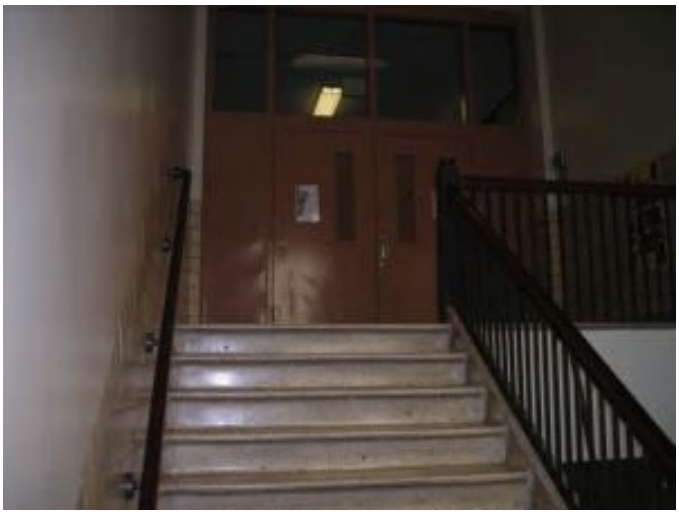
Estimate: $50,658.84

Assessor Name: System

Date Created: 07/28/2015

Notes: Replace railing in stairways with code compliant

System: D1010 - Elevators and Lifts



Location: Building

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Add interior elevator - 4 floors - adjust the electrical run lengths to hook up the elevator

Qty: 1.00

Unit of Measure: Ea.

Estimate: $585,557.03

Assessor Name: System

Date Created: 07/28/2015

Notes: Install elevator for accessibility (location TBD)

System: D2010 - Plumbing Fixtures

Location: Janitor closets

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace or replace lavatory - quantify accessible if required

Qty: 4.00

Unit of Measure: Ea.

Estimate: $20,454.55

Assessor Name: System

Date Created: 07/30/2015

Notes: Replace service sinks beyond service life.

System: D2030 - Sanitary Waste

Location: Entire building

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace damaged sanitary piping (per LF)

Qty: 1,500.00

Unit of Measure: L.F.

Estimate: $144,375.37

Assessor Name: System

Date Created: 07/30/2015

Notes: Replace sanitary drain piping.

System: D3020 - Heat Generating Systems

Location: Boiler room

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace boiler, cast iron sectional (150 HP)

Qty: 2.00

Unit of Measure: Ea.

Estimate: $1,012,205.26

Assessor Name: System

Date Created: 07/30/2015

Notes: Replace rusted and aged boilers

System: D3020 - Heat Generating Systems

Location: Boiler room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace pump, base-mounted, end suction HHW (4" size, 7-1/2 HP, to 350 GPM)

Qty: 2.00

Unit of Measure: Ea.

Estimate: $161,580.94

Assessor Name: System

Date Created: 01/20/2016

Notes: Install hydronic circulation pumps to replace steam feedwater pumps.

System: D3040 - Distribution Systems

Location: Classrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace the existing unit ventilators with new units designed to provide adequate ventilation per ASHRAE Std 62 - insert the SF of bldg. in the qty.

Qty: 30,000.00

Unit of Measure: S.F.

Estimate: $1,545,589.65

Assessor Name: System

Date Created: 07/30/2015

Notes: Replace unit ventilators and radiators. Classroom unit ventilators have exceeded useful lifespan.

System: D3040 - Distribution Systems

Location: Entire building

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Perform testing to identify and replace damaged steam and condensate piping.

Qty: 57,500.00

Unit of Measure: S.F.

Estimate: $543,971.35

Assessor Name: System

Date Created: 01/20/2016

Notes: Convert steam and condensate pipe to hydronic.

System: D3040 - Distribution Systems

Location: Mechanical room

Distress: Obsolete

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Install HVAC unit for Auditorium (200 seat).

Qty: 360.00

Unit of Measure: Seat

Estimate: $513,153.72

Assessor Name: System

Date Created: 07/30/2015

Notes: Remove original air handler and replace with modern equipment. Original air handler is over 75 years old and inoperable.

System: D3060 - Controls & Instrumentation

Location: Entire building

Distress: Obsolete

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace pneumatic controls with DDC (75KSF)

Qty: 57,500.00

Unit of Measure: S.F.

Estimate: $1,233,497.73

Assessor Name: System

Date Created: 01/20/2016

Notes: Provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District to replace obsolete and inoperative pneumatic system.

System: D4010 - Sprinklers

Location: Entire building

Distress: Life Safety / NFPA / PFD

Category: 1 - Health & Safety

Priority: 2 - Response Time (2-3 yrs)

Correction: Install a fire protection sprinkler system

Qty: 57,500.00

Unit of Measure: S.F.

Estimate: $822,561.76

Assessor Name: System

Date Created: 07/30/2015

Notes: Install a fire protection sprinkler system, including outdoor, engine driven, packaged fire pump system if available water supply is insufficient. No existing fire sprinkler system.

System: D5010 - Electrical Service/Distribution

Location: Corridors

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace Electrical DIstribution System (U1)

Qty: 14.00

Unit of Measure: Ea.

Estimate: $456,853.43

Assessor Name: System

Date Created: 07/27/2015

Notes: Replace the entire distribution system with new panels and new wiring/conduits. Approximate (14) 208/120V

System: D5010 - Electrical Service/Distribution

Location: Basement electrical room

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace Switchboard

Qty: 1.00

Unit of Measure: Ea.

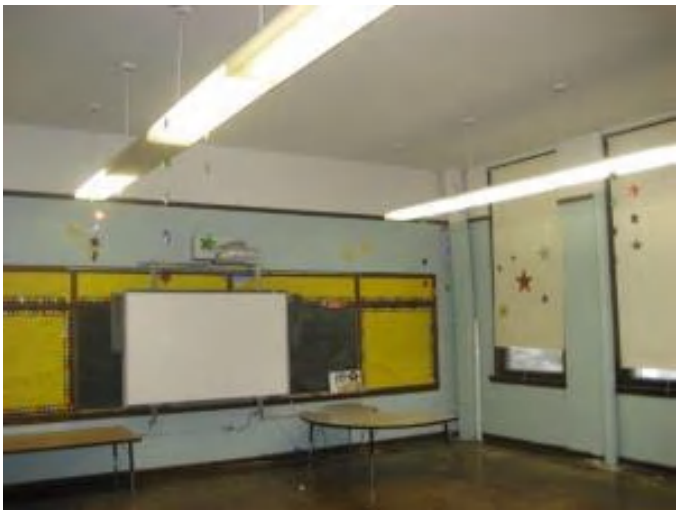
Estimate: $419,273.65

Assessor Name: System

Date Created: 07/27/2015

Notes: Provide a new electrical service 480V/277V, 3 phase power, approximate 800 Amperes and will be located in the vicinity of the existing electrical service.

System: D5020 - Lighting and Branch Wiring



Location: Entire school
Distress: Obsolete
Category: 3 - Operations / Maint.
Priority: 2 - Response Time (2-3 yrs)
Correction: Replace lighting fixtures
Qty: 608.00
Unit of Measure: Ea.
Estimate: $743,287.57
Assessor Name: System
Date Created: 07/27/2015

Notes: Replace existing lighting fixtures with up/down, recessed fluorescent fixtures with T5 lamps in classroom and corridors. Replace auditorium incandescent lamps with compact fluorescent.

System: D5020 - Lighting and Branch Wiring

Location: Classrooms
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 2 - Response Time (2-3 yrs)
Correction: Add wiring device
Qty: 480.00
Unit of Measure: Ea.
Estimate: $176,338.08
Assessor Name: System
Date Created: 07/27/2015

Notes: Provide (2) 25FT of surface raceways with 24" receptacles on center and two-duplex wall mount receptacles. Approximate 480 receptacles.

System: D5030 - Communications and Security

Location: Entire building

Distress: Obsolete

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace fire alarm system

Qty: 1.00

Unit of Measure: S.F.

Estimate: $242,370.15

Assessor Name: System

Date Created: 07/27/2015

Notes: Replace old fire alarm system with addressable type with audio/visual devices at corridors and classrooms

System: D5090 - Other Electrical Systems

Location: Outdoor

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Add Standby Generator System

Qty: 1.00

Unit of Measure: Ea.

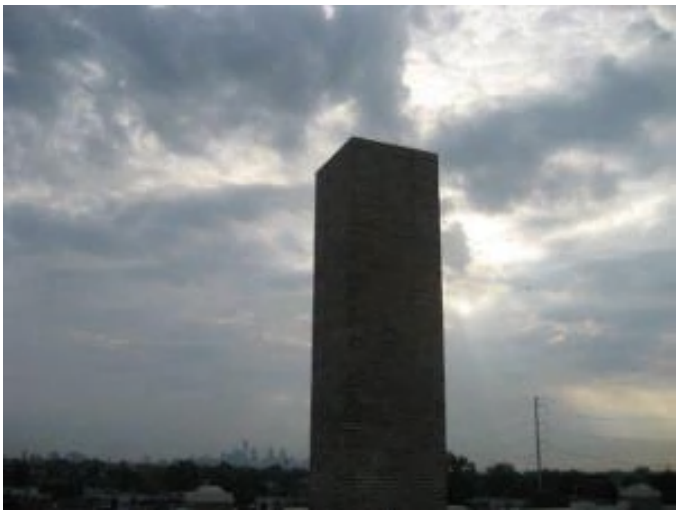
Estimate: $111,105.84

Assessor Name: System

Date Created: 08/12/2015

Notes: Provide a 60KW, outdoor, diesel powered, generator.

System: D5090 - Other Electrical Systems



Location: Roof

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Repair Lightning Protection System

Qty: 1.00

Unit of Measure: Job

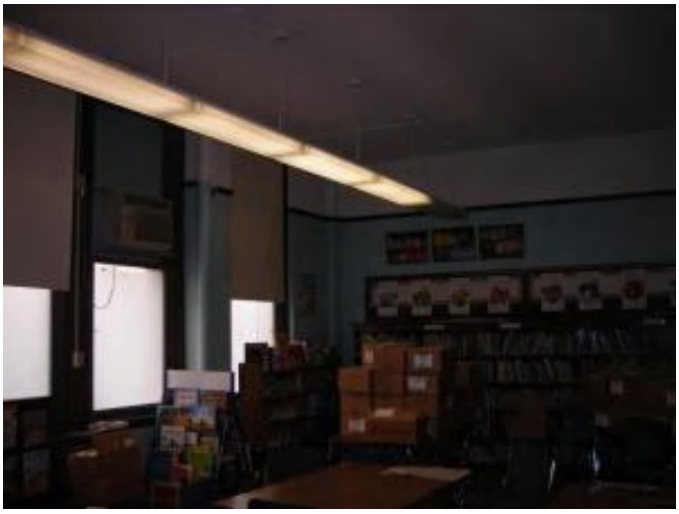
Estimate: $32,654.23

Assessor Name: System

Date Created: 07/28/2015

Notes: Prepare a study to determine if school requires a lightning protection system.

System: E2010 - Fixed Furnishings



Location: Classrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace or add roller shades

Qty: 43,000.00

Unit of Measure: S.F.

Estimate: $638,351.73

Assessor Name: System

Date Created: 07/28/2015

Notes: Replace window shades/blinds - failing

Priority 3 - Response Time (3-4 yrs):

System: C3010230 - Paint & Covering

Location: Various

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 yrs)

Correction: Repair substrate and repaint interior walls - SF of wall surface

Qty: 11,500.00

Unit of Measure: S.F.

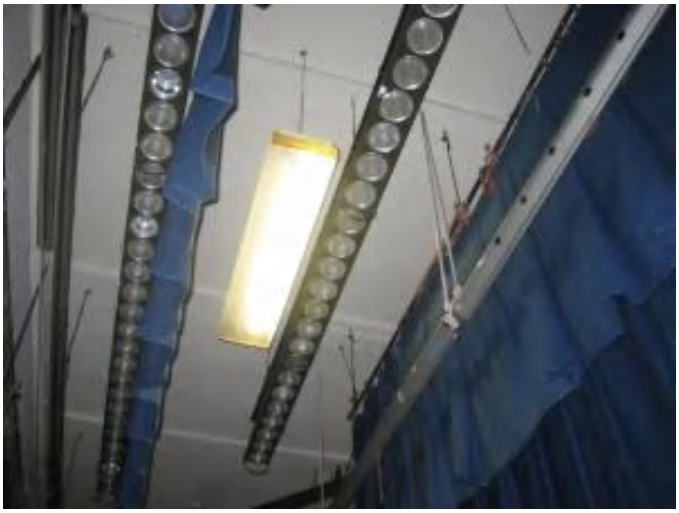
Estimate: $98,521.37

Assessor Name: System

Date Created: 07/28/2015

Notes: Repair and repaint interior walls (10% of wall surface)

System: E1020 - Institutional Equipment



Location: Auditorium

Distress: Obsolete

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 yrs)

Correction: Add/Replace Stage Theatrical Lighting System

Qty: 1.00

Unit of Measure: Ea.

Estimate: $293,594.70

Assessor Name: System

Date Created: 07/31/2015

Notes: The stage lighting controller is old and has exceeded its service life. Theatrical lighting are ON/OFF from local panel-board. The entire system should be replaced.

System: E2010 - Fixed Furnishings

Location: Auditorium

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 yrs)

Correction: Replace auditorium seating - add tablet arms if required. Veneer seating is an option.

Qty: 360.00

Unit of Measure: Ea.

Estimate: $262,656.79

Assessor Name: System

Date Created: 07/28/2015

Notes: Replace auditorium seats - failing

Priority 4 - Response Time (4-5 yrs):

System: B2020 - Exterior Windows

Location: Entire Building

Distress: Energy Efficiency

Category: 4 - Capital Improvement

Priority: 4 - Response Time (4-5 yrs)

Correction: Remove and replace double slider windows

Qty: 150.00

Unit of Measure: Ea.

Estimate: $741,816.91

Assessor Name: System

Date Created: 07/28/2015

Notes: Replace Plexiglas windows

System: C1030 - Fittings

Location: Throughout

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 4 - Response Time (4-5 yrs)

Correction: Replace missing or damaged signage - insert the number of rooms

Qty: 150.00

Unit of Measure: Ea.

Estimate: $38,333.79

Assessor Name: System

Date Created: 07/28/2015

Notes: Install new ID signage

Priority 5 - Response Time (> 5 yrs):

System: C3020414 - Wood Flooring

Location: Auditorium, classrooms

Distress: Appearance

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Refinish wood floors

Qty: 13,800.00

Unit of Measure: S.F.

Estimate: $148,583.77

Assessor Name: System

Date Created: 07/28/2015

Notes: Repair refinish hardwood flooring (40% incl. auditorium and stage)

System: D3030 - Cooling Generating Systems

Location: Roof

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 5 - Response Time (> 5 yrs)

Correction: Install chilled water system with distribution piping and pumps. (+75KSF)

Qty: 42,000.00

Unit of Measure: S.F.

Estimate: $674,494.53

Assessor Name: System

Date Created: 07/30/2015

Notes: Install roof mounted, 140 ton capacity, air-cooled chiller, including roof structure upgrade to support 1,200 lbs. over 120 s.f. area. Building has no central cooling system. Window unit air conditioners are outdated and energy inefficient.

Equipment Inventory

The following table represents the inventory details of the inventory found in the building, which fall under the following subsystems:

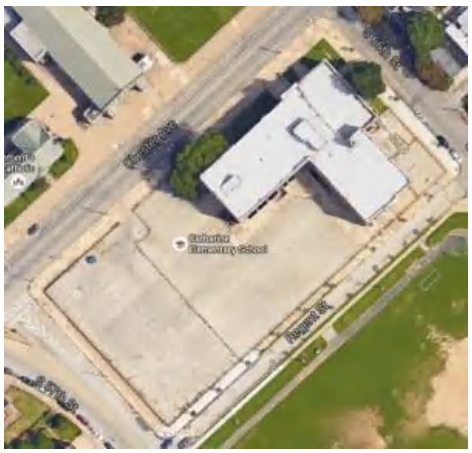
Subsystem	Inventory	Qty	UoM	Location	Manufacturer	Model Number	Serial Number	Barcode	Life	Install Date	Next Renewal	Raw Cost	Inventory Cost
D3020 Heat Generating Systems	Boiler, gas/oil combination, cast iron, steam, gross output, 2700 MBH, includes burners, controls and insulated jacket, packaged	2.00	Ea.	Boiler room					35	1992	2027	$50,376.70	$110,828.74
D5010 Electrical Service/Distribution	Switchboards, distribution section, aluminum bus bars, subfeed lug-rated, 400 amp, excl breakers	1.00	Ea.	Basement					30	2010	2040	$3,167.10	$3,483.81
												Total:	**$114,312.55**

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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	
Gross Area (SF):	75,800
Year Built:	1937
Last Renovation:	
Replacement Value:	$1,419,269
Repair Cost:	$90,768.84
Total FCI:	6.40 %
Total RSLI:	42.61 %



Description:

Attributes:

General Attributes:

Bldg ID:	S125001	Site ID:	S125001

Condition Summary

The Table below shows the CI 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	51.35 %	2.12 %	$23,082.05
G40 - Site Electrical Utilities	13.72 %	20.53 %	$67,686.79
Totals:	**42.61 %**	**6.40 %**	**$90,768.84**

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 classification. The columns in the System Listing table below 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 for of the system.
5. Qty: The quantity for the system
6. Life: anticipated service life for thesystem based on Building Owners and Managers Association (BOMA) recommendations.
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. CI: The Condition Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life.
13. eCR: eCOMET Condition Rating (not used).
14. Deficiency $: The financial investment to repair/replace 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.

Additionally, a condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment.

- Excellent (E) - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good (VG) - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non critical components within the system.
- Good (G) - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non critical components and slight noticeable degradation of the critical components.
- Fair (F) - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non critical components may have severe degradation.
- Marginal (MA) - Overall serviceability and reliability loss. Most if not all of the non critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate (MO) - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor (VP) - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional (NF) - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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	$11.52	S.F.		30				0.00 %	0.00 %				$0
G2020	Parking Lots	$7.65	S.F.	21,300	30	1992	2022		23.33 %	0.00 %	7			$162,945
G2030	Pedestrian Paving	$11.52	S.F.	50,400	40	1992	2032		42.50 %	3.98 %	17		$23,082.05	$580,608
G2040	Site Development	$4.36	S.F.	75,800	25	2010	2035		80.00 %	0.00 %	20			$330,488
G2050	Landscaping & Irrigation	$3.78	S.F.	4,100	15	2010	2025		66.67 %	0.00 %	10			$15,498
G4020	Site Lighting	$3.58	S.F.	75,800	30	1990	2020		16.67 %	24.94 %	5		$67,686.79	$271,364
G4030	Site Communications & Security	$0.77	S.F.	75,800	30				0.00 %	0.00 %				$58,366
								Total	**42.61 %**	**6.40 %**			**$90,768.84**	**$1,419,269**

System Notes

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

No data found for this asset

Renewal Schedule

eCOMET forecasts future Capital Renewal funding needed to address expiring systems based on the Next Renewal year found in the Cost Models. A 3% annual inflation factor is applied to the costs for systems expiring in future years. The table below reflects recommended Capital Renewal funding needs over the next 10 years. Note: Cells with a zero value indicate systems for which renewal is not scheduled in that year.

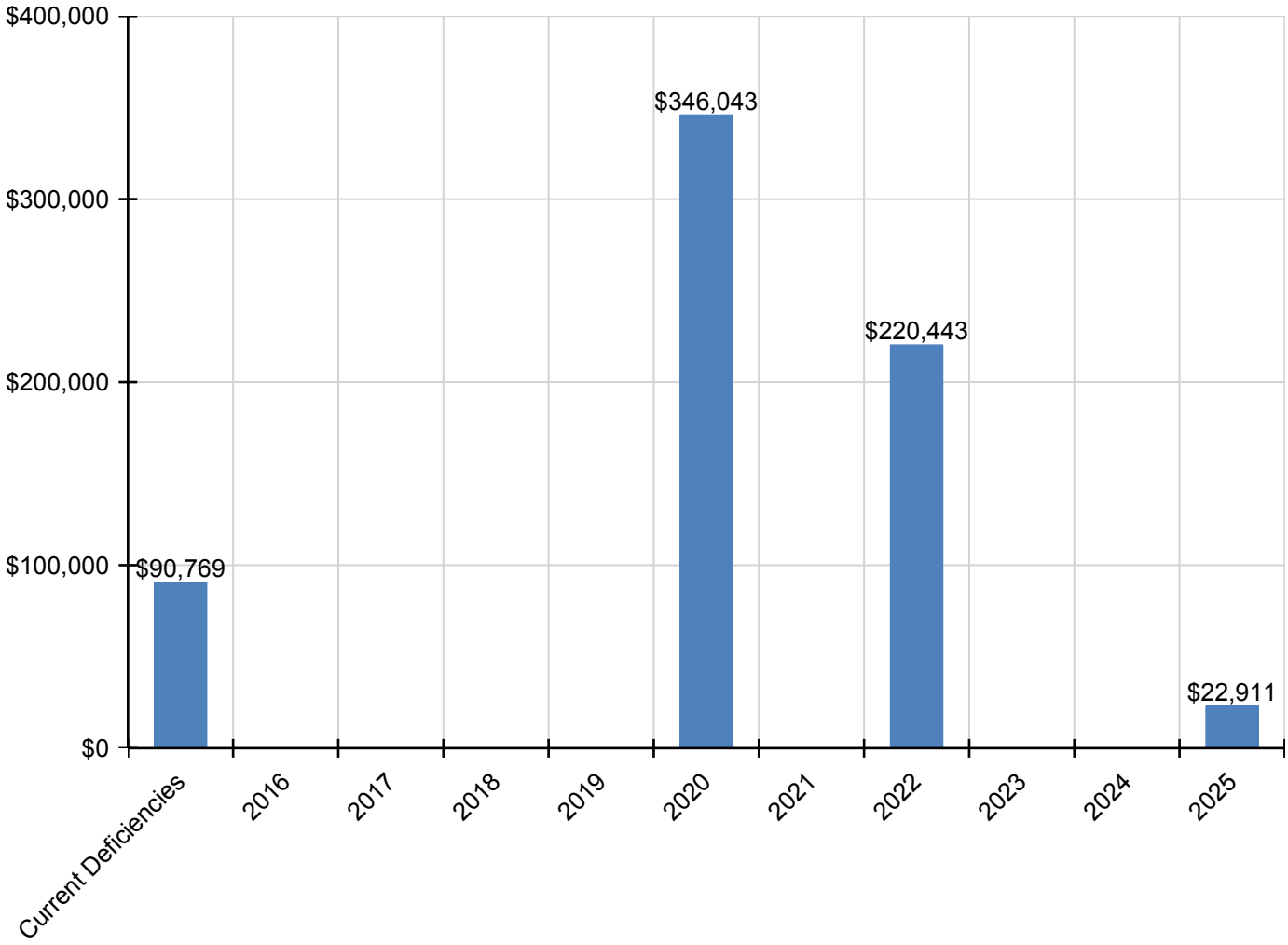
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$90,769**	**$0**	**$0**	**$0**	**$0**	**$346,043**	**$0**	**$220,443**	**$0**	**$0**	**$22,911**	**$680,166**
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	$220,443	$0	$0	$0	**$220,443**
G2030 - Pedestrian Paving	$23,082	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,082**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping & Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,911	**$22,911**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$67,687	$0	$0	$0	$0	$346,043	$0	$0	$0	$0	$0	**$413,730**
G4030 - Site Communications & Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

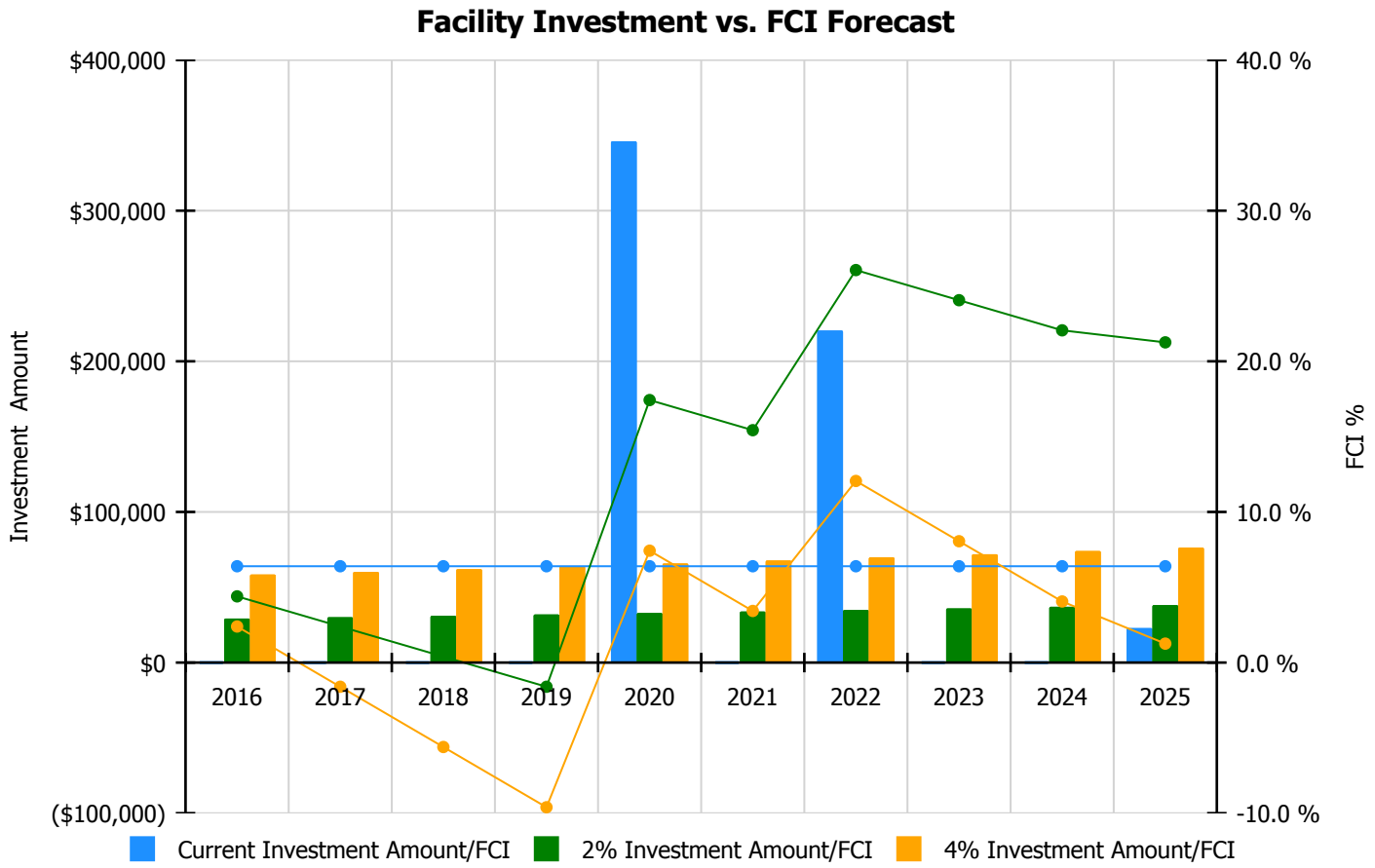
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



10 Year FCI Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

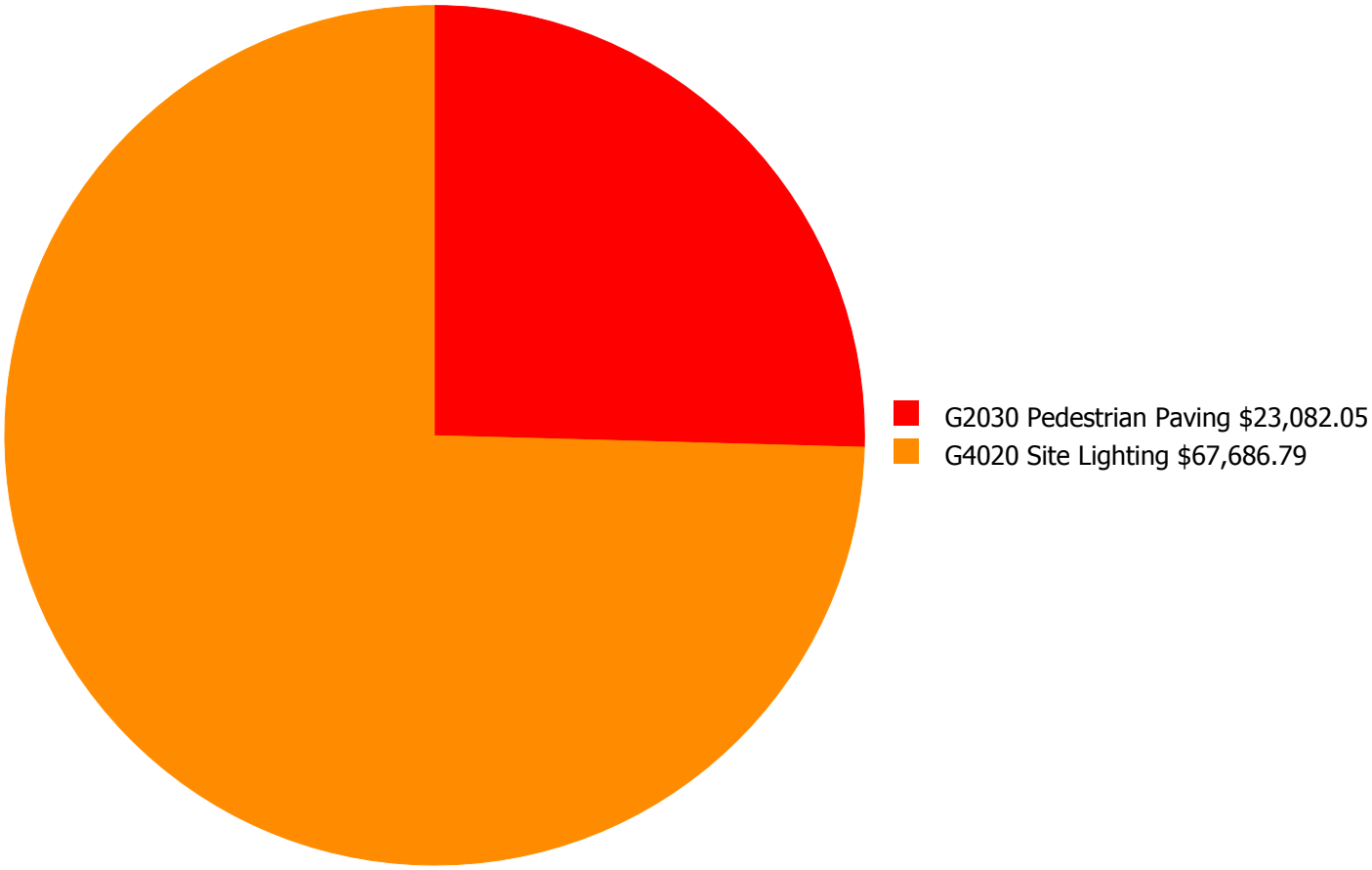
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 6.4%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$29,237.00	4.40 %	$58,474.00	2.40 %
2017	$0	$30,114.00	2.40 %	$60,228.00	-1.60 %
2018	$0	$31,017.00	0.40 %	$62,035.00	-5.60 %
2019	$0	$31,948.00	-1.60 %	$63,896.00	-9.60 %
2020	$346,043	$32,906.00	17.43 %	$65,813.00	7.43 %
2021	$0	$33,894.00	15.43 %	$67,787.00	3.43 %
2022	$220,443	$34,910.00	26.06 %	$69,821.00	12.06 %
2023	$0	$35,958.00	24.06 %	$71,916.00	8.06 %
2024	$0	$37,036.00	22.06 %	$74,073.00	4.06 %
2025	$22,911	$38,148.00	21.26 %	$76,295.00	1.26 %
Total:	**$589,397**	**$335,168.00**		**$670,338.00**	

Deficiency Summary by System

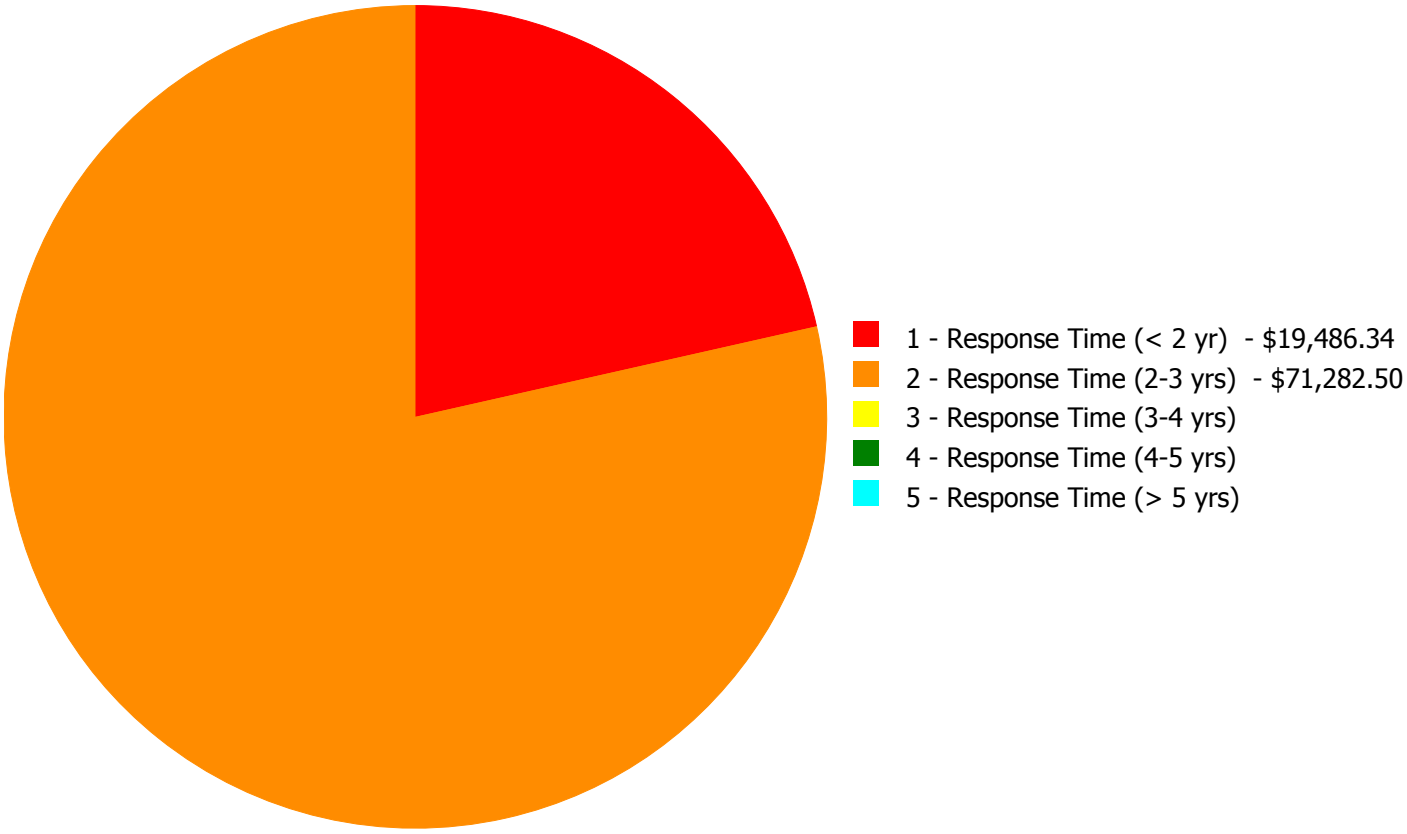
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $90,768.84

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: $90,768.84

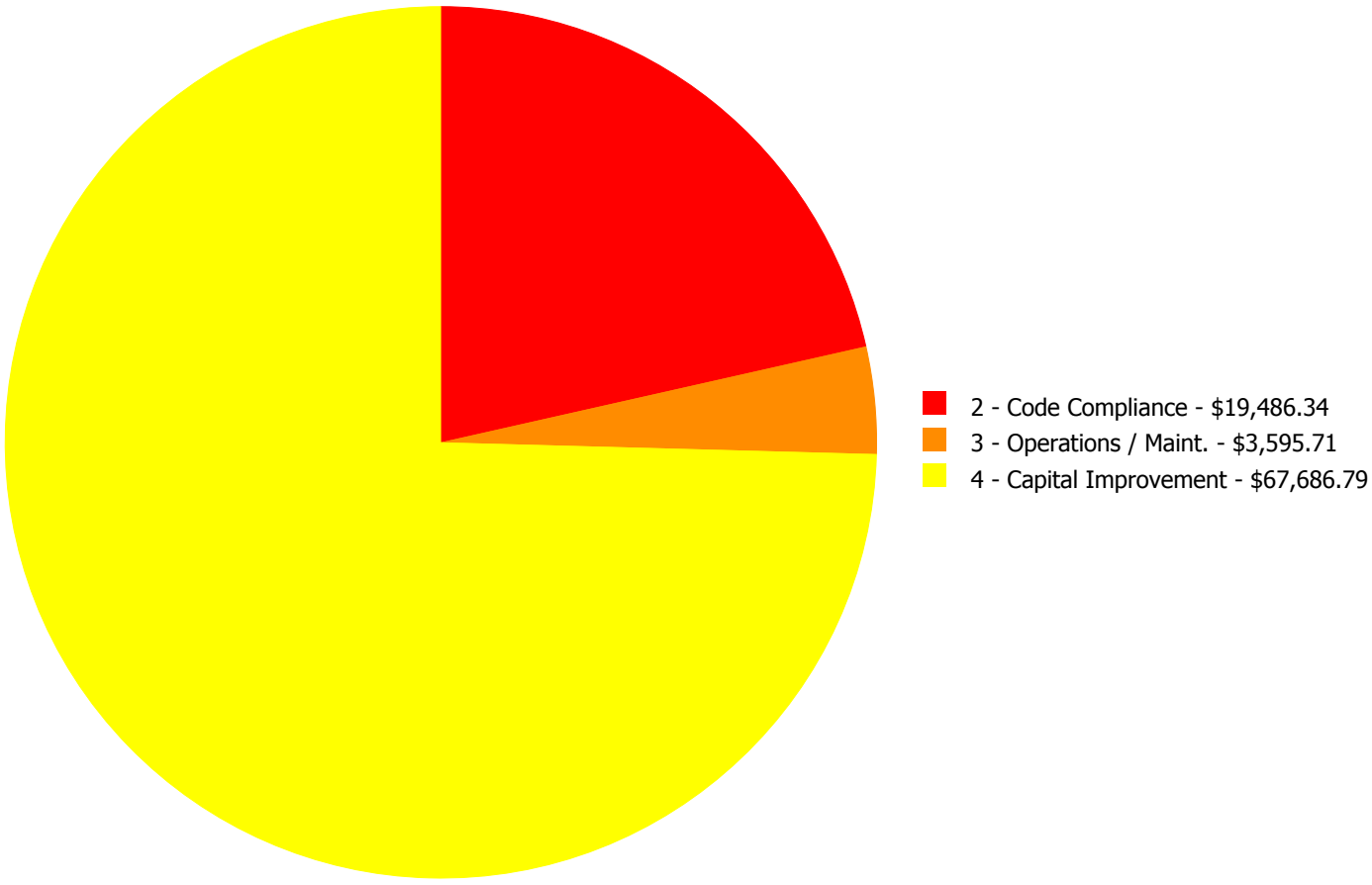
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
G2030	Pedestrian Paving	$19,486.34	$3,595.71	$0.00	$0.00	$0.00	$23,082.05
G4020	Site Lighting	$0.00	$67,686.79	$0.00	$0.00	$0.00	$67,686.79
	Total:	$19,486.34	$71,282.50	$0.00	$0.00	$0.00	$90,768.84

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: $90,768.84

Deficiency Details by Priority

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

Priority 1 - Response Time (< 2 yr):

System: G2030 - Pedestrian Paving

Location: Ext. Entrance

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 1 - Response Time (< 2 yr)

Correction: Install an exterior ADA ramp - based on 5' wide by the linear foot - up to a 48" rise - per LF of ramp - figure 1 LF per inch of rise

Qty: 15.00

Unit of Measure: L.F.

Estimate: $19,486.34

Assessor Name: Craig Anding

Date Created: 07/29/2015

Notes: Provide ADA compliant ramp at one entrance (location TBD)

Priority 2 - Response Time (2-3 yrs):

System: G2030 - Pedestrian Paving

Location: N, E sides

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace concrete sidewalk or concrete paving - 4" concrete thickness

Qty: 250.00

Unit of Measure: S.F.

Estimate: $3,595.71

Assessor Name: Craig Anding

Date Created: 07/29/2015

Notes: Repair damaged concrete sidewalk sections

System: G4020 - Site Lighting

Location: Grounds

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 2 - Response Time (2-3 yrs)

Correction: Add Site Lighting - pole mounted - select the proper light and pole

Qty: 4.00

Unit of Measure: Ea.

Estimate: $67,686.79

Assessor Name: Craig Anding

Date Created: 07/28/2015

Notes: The school parking lot is poorly illuminated at least 4 pole mounted fixtures are required for security.

Equipment Inventory

The following table represents the inventory details of the inventory found in the building, which fall under the following subsystems:

No data found for this asset

Glossary

ABMA	American Boiler Manufacturers Association http://www.abma.com/
ACEEE	American Council for an Energy-Efficient Economy
ACGIH	American Council of Governmental and Industrial Hygienists
AEE	Association of Energy Engineers
AFD	Adjustable Frequency Drive
AFTC	After Tax Cash Flow
AGA	American Gas Association
AHU	Air Handling Unit
Amp	Ampere
ANSI	American National Standards Institute
ARI	Air Conditioning and Refrigeration Institute
ASD	Adjustable Speed Drive
ASHRAE	American Society of Heating Refrigerating and Air-Conditioning Engineers Inc.
ASME	American Society of Mechanical Engineers
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ATS	After Tax Savings
AW	Annual worth
BACNET	Building Automation Control Network
BAS	Building Automation System
BCR	Benefit Cost Ratio
BEP	Business Energy Professional (AEE)
BF	Ballast Factor
BHP	Boiler Horsepower (boilers)
BHP	Brake Horsepower (motors)
BLCC	Building Life Cycle Cost analysis program (FEMP)
BOCA	Building Officials and Code Administrators
BTCF	Before Tax Cash Flow

BTS	Before Tax Savings
Btu	British thermal unit
Building Addition	An area space or component of a building added to a building after the original building's year built date.
CAA	Clean Air Act
CAAA-90	Clean Air Act Amendments of 1990
CABO	Council of American Building Officials
CAC	Conventional Air Conditioning
CADDET	Center for the Analysis and Dissemination of Demonstrated Energy Technologies
Calculated Next Renewal	The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget. Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection.
CDD	Cooling Degree Days
CDGP	Certified Distributed Generation Professional
CEC	California Energy Commission
CEM	Certified Energy Manager
CEP	Certified Energy Procurement Professional
CFC	Chlorofluorocarbon
CFD	Cash Flow Diagram
CFL	Compact Fluorescent Light
CFM cfm	Cubic Feet per Minute
CHP	Combined Heat and Power (a.k.a. cogeneration)
CHW	Chilled Water
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
COP	Coefficient of Performance
Cp	Heat Capacity of Material
CPUC	California Public Utility Commission
CRI	Color Rendering Index
CRT	Cathode Ray Tube VDT HMI

CTC	Competitive Transition Charge
Cu	Coefficient of Utilization
Current Replacement Value (CRV)	CRV represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Cv	Value Coefficient
CWS	Chilled Water System
D d	Distance (usually feet)
DB	Dry Bulb
DCV	Demand Control Ventilation
DD	Degree Day
DDB	Double Declining Balance
DDC	Direct Digital Controls
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Delta	Difference
Delta P	Pressure Difference
Delta T	Temperature Difference
DG	Distributed Generation
DOE	Department of Energy
DP	Dew Point
DR	Demand Response
DX	Direct Expansion Air Conditioner
EA	Energy Audit
EBITDA	Earnings before Interest Taxes Depreciation and Amortization
ECI	Energy Cost Index
ECM	Energy Conservation Measure
ECO	Energy Conservation Opportunity
ECPA	Energy Conservation and Production Act
ECR	Energy Conservation Recommendation
ECS	Energy Control System

EER	Energy Efficiency Ratio
EERE	Energy Efficiency and Renewable Energy division of US DOE
EIA	Energy Information Agency
EIS	Energy Information System
EMCS	Energy Management Computer System
EMO	Energy Management Opportunity
EMP	Energy Management Project
EMR	Energy Management Recommendation
EMS	Energy Management System
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
EO	Executive Order
EPA	Environmental Protection Agency
EPACT	Energy Policy Act of 1992
EPCA	Energy Production and Conservation Act of 1975
EPRI	Electric Power Research Institute
EREN	Efficiency and Renewable Energy (Division of USDOE)
ERV	Energy Recovery Ventilator
ESCO	Energy Service Company
ESPC	Energy Savings Performance Contract
EUI	Energy Use Index
EWG	Exempt Wholesale Generators
Extended Facility Condition Index (EFCI)	EFCI is calculated as the condition needs for the current year plus facility system renewal needs going out to a set time in the future divided by Current Replacement Value.
f	Frequency
F	Fahrenheit
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Condition Assessment (FCA)	FCA is a process for evaluating the condition of buildings and facilities for programming and budgetary purposes through an on site inspection and evaluation process.
Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

FC	Footcandle
FCA	Fuel Cost Adjustment
FEMIA	Federal Energy Management Improvement Act of 1988
FEMP	Federal Energy Management Program
FERC	Federal Energy Regulatory Commission
FESR	Fuel Energy Savings Ratio
FLA	Full Load Amps
FLF	Facility Load Factor (usually monthly)
FLRPM	Full Load Revolutions per Minute
FMS	Facility Management System
FPM fpm	Feet per Minute (velocity)
FSEC	Florida Solar Energy Center
Ft	Foot
GPM gpm	Gallons per Minute
GRI	Gas Research Institute
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
GUI	Graphical User Interface
H h	Enthalpy Btu/lb
HCFC	Hydrochlorofluorocarbons
HDD	Heating Degree days
HFC	Hydrofluorocarbons
HHV	Higher Heating Value
HID	High Intensity Discharge (lamp)
HMI	Human Machine Interface
HMMI	Human Man Machine Interface
HO	High Output (lamp)
HP Hp hp	Horsepower
HPS	High Pressure Sodium (lamp)
HR	Humidity Ratio
Hr hr	Hour

HRU	Heat Recovery Unit
HVAC	Heating Ventilation and Air-Conditioning
Hz	Hertz
I	Intensity (lumen output of lamp)
I i	Interest rate or Discount rate
IAQ	Indoor Air Quality
ICA	International Cogeneration Alliance
ICBO	International Conference of Buildings Officials
ICC	International Code Council
ICP	Institutional Conservation Program
IECC	International Energy Conservation Code
IEEE	Institute of Electrical and Electronic Engineers
IESNA	Illuminating Engineering Society of North America
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system?s Current Replacement Value (CRV) was replaced).
IRP	Integrated Resource Planning
IRR	Internal Rate of Return
ISO	Independent System Operator
ITA	Independent Tariff Administrator
k	Kilo multiple of thousands in SI system
K	Kelvins (color temperature of lamp)
K k	Thermal Conductivity of Material
KVA	Kilovolt Ampere
KVAR	Kilovolt Ampere Reactive
kW	kiloWatt
kWh	kiloWatt hour
L	Length (usually feet)
LCC	Life Cycle Costing
LDC	Local Distribution Company
LEED	Leadership in Energy and Environmental Design
LEED EB	LEED for Existing Buildings

LEED NC	LEED for new construction
LF	Load Factor
LHV	Lower Heating Value
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
LPS	Low Pressure Sodium (lamp)
Lu	Lumen Output of a Lamp or Fixture
M	Mega multiple of millions in SI system
M&V	Measurement and Verification
MACRS	Modified Accelerated Cost Recovery System
MARR	Minimum Attractive Rate of Return
Mbtu	Thousand Btu
MCF	Thousand Cubic Feet (usually of gas)
MEC	Model Energy Code
Mm	Multiple of Thousands in I/P System
MMBtu	Million Btu
MMCS	Maintenance Management Computer System
MMI	Man Machine Interface
MMS	Maintenance Management System
MSE 2000	Management System for Energy 2000 (ANSI Georgia Tech Univ)
MW	MegaWatt
MWH MWh	MegaWatt hour
NAAQS	National Ambient Air Quality Standards
NAESCO	National Association of Energy Service Companies
NAIMA	North American Insulation Manufacturers Association
NEA	National Energy Act of 1978
NECPA	National Energy Conservation Policy Act
NEMA	National Electrical Manufacturer's Association
NERC	North American Electric Reliability Council
Next Renewal	The Next Renewal date is an override of the 'Calculated Next Renewal' date and is based upon the assessor?s visual inspection.

NFPA	National Fire Protection Association
NGPA	National Gas Policy Act of 1978
NLRPM	No Load Revolutions per Minute (speed)
Nn	Equipment or Project lifetime in economic analysis
NOPR	Notice of Proposed Rule Making from FERC
NOx	Nitrogen Oxide Compounds
NPV	Net present value in economic analysis
NREL	National Renewable Energy Laboratory
NUG	Non-Utility Generator
O&M	Operation and Maintenance
OA	Outside Air
ODP	Ozone Depletion Potential
OPAC	Off-Peak Air Conditioning
P	Present value in economic analysis
PBR	Performance Based Rates
PEA	Preliminary Energy Audit
PF	Power Factor
PID	Proportional plus integral plus derivative (control system)
PM	Portfolio Manager in Energy Star rating system
PM	Preventive Maintenance
PoolCo	Power Pool Company or Organization
POU	Point of Use
PQ	Power Quality
PSC	Public Service Commission
PSIA psia	Pounds per square inch absolute (pressure)
PSIG psig	Pounds per square inch gauge (pressure)
PUC	Public Utility Commission
PUHCA	Public Utilities Holding Company Act of 1935
PURPA	Public Utilities Regulatory Policies of 1978
PV	Photovotaic system

PV	Present Value
PW	Present Worth
PX	Power Exchange
q	Rate of heat flow in Btu per hour
Q	Heat load due to conduction using degree days
QF	Qualifying Facility
R	Electrical resistance
R	Thermal Resistance
RC	Remote controller
RCR	Room Cavity Ratio
RCRA	Resource Conservation and Recovery Act
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.
Remaining Service Life Index (RSLI)	RSLI is defined as a percentage ratio of the remaining service life of a system. It usually ranges from 0 to 100
REMR	Repair Evaluation Maintenance Rehabilitation (REMR) is a scale used to objectively rank systems based on their condition
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
RH	Relative Humidity
RLA	Running Load Amps
RMS	Root Mean Square
RO	Reverse Osmosis
ROI	Return on Investment
RPM	Revolutions Per Minute
RTG	Regional Transmission Group
RTO	Regional Transmission Organization
RTP	Real Time Pricing
SBCCI	Southern Building Code Congress International
SC	Scheduling Coordinator
SC	Shading Coefficient
SCADA	Supervisory Control and Data Acquisition Systems

SEER	Seasonal Energy Efficiency Ratio
SHR	Sensible Heat Ratio
Site	The grounds and utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Soft Cost	An expense item that is not considered direct construction cost. Soft cost includes architectural engineering financing legal fees and other pre-and-post construction expenses.
SOx	Sulfur Oxide Compounds
SP	Static Pressure
SP SPB	Simple Payback
SPP	Simple Payback Period
SPP	Small Power Producers
STR	Stack Temperature Rise
SV	Specific Volume
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
T	Temperature
T	Tubular (lamps)
TAA	Technical Assistance Audit
TCP/IP	Transmission Control Protocol/Internet Protocol
TES	Thermal Energy Storage
THD	Total Harmonic Distortion
TOD	Time of Day
TOU	Time of Use
TQM	Total Quality Management
TransCo	Transmission Company
U	Thermal Conductance
UDC	Utility Distribution Company
UL	Underwriters Laboratories
UNIFORMAT II	The ASTM UNIFORMAT II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.
USGBC	US Green Building Council
v	Specific Volume

V	Volts Voltage
V	Volume
VAV	Variable Air Volume
VDT	Video Display Terminal
VFD	Variable Frequency Drive
VHO	Very High Output
VSD	Variable Speed Drive
W	Watts
W	Width
WB	Wet bulb
WH Wh	Watt Hours
Year built	The year that a building or addition was originally built based on substantial completion or occupancy.
Z	Electrical Impedance

School District of Philadelphia

S125101;St Vincents

Final

Site Assessment Report

January 30, 2017

PARSONS

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Site Executive Summary

The organization of this report, as displayed in the Table of Contents, follows the structure of the associated eCOMET database. The overall node for each school campus begins with the letter "S", which indicates the "Site" label. Each Site is comprised of separate "Building" and "Grounds" nodes; their asset names begin with the letters "B" and "G" respectively. Information rolls up to the Site node from the Building and Grounds nodes. This Site report combines facility information with subsections for the Buildings And Grounds nodes.

The basis for the evaluation of condition is the functional systems and elements of a building and grounds 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 typically developed for similar building types and functions. Evaluation of systems and their elements takes into account 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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) is an industry-standard measurement calculated as the ratio of the repair costs to correct a facility's deficiencies to the facility's Current Replacement Value. Condition Index (CI) for a system is calculated as the sum of a the deficiencies divided by the sum of a system's Replacement Value (both values include soft-cost) expressed as a percentage ranging from 0% 100%.

Gross Area (SF):	38,261
Year Built:	1937
Last Renovation:	1997
Replacement Value:	$19,860,832
Repair Cost:	$1,922,329.90
Total FCI:	9.68 %
Total RSLI:	48.37 %

Description:

Facility Assessment

July 14th, 2015

School District of Philadelphia

St. Vincent (Catherine Annex) Elementary School

6900 Greenway Avenue

Philadelphia, PA 19142

38,261 SF / 199 Students / LN 01

GENERAL

Mr. Benjamin Johnson Building Engineer, accompanied us on our tour of the school and provided us with detailed information on the building systems and maintenance history

The 4 story, 38,261 square foot building was originally constructed in 1937 with extensive renovations in 1997. The building has a one level basement.

ARCHITECHURAL/STRUCTURAL SYSTEMS

The main building rests on concrete foundations and bearing walls that are not showing signs of settlement or damage. The main structure consists typically of cast-in-place concrete columns, beams and concrete, one way ribbed slab. The main roof structure consists of rafter and joist construction supported by main structural frame and concrete one-way slab on East and West sides. Main roofing is mechanically fastened slate tile shingle in poor condition with multiple leaks reported and tiles falling off occasionally. Flat roof sections are single ply in good condition, new in 2013; West side has no roof drain and causes pooling. The building envelope is masonry with face brick and limestone. Elevations are enhanced with stonework around entrances and windows. In general, masonry brick is in good condition; limestone sections are in poor condition with multiple cracks and falling pieces likely due to water infiltration and freezing. All elevations are face brick and limestone. The original windows were replaced in early 1997 with extruded aluminum, single hung windows, double glazed with insect/security screens. All windows are generally in very good condition. Exterior doors are hollow metal in good condition. Public access doors have granite stoops with granite stairs; service doors have concrete stoops and stairs. Generally, the building is accessible per ADA requirements.

Main building partition wall types include metal stud and gypsum board in generally in good condition with some water damaged walls in basement needing replaced. Interior doors are solid core wood doors with lites and hollow metal frames in very good condition. Doors leading to exit stairways are hollow metal doors and frames in good condition. Fittings meet ADA requirements and include: toilet accessories in good condition; composite plastic and hollow metal toilet partitions, generally in good condition; handrails and ornamental metals, generally in good condition. Interior identifying signage is typically engraved plastic sliders in good condition. Main stair construction is concrete with terrazzo nosing and tread with non-slip covering in very good condition; service stairs are metal with diamond plate nosing and tread in very good condition. Stair railings are painted metal in good condition.

The interior wall finishes are generally painted gypsum board with glazed brick wainscot in stairways, ceramic tile and base in toilets. Generally, paint is in fair to good condition with water damaged areas in the kitchen, cafeteria, and utility/storage rooms. Flooring finishes are VCT in classrooms, corridors, and cafeteria generally in good condition with water damaged areas needing replacement; carpet in office areas in good condition with water damaged areas needing replacement; ceramic tile in toilets in very good condition and terrazzo tile in main stairways in very good condition. Vinyl cove base is typically in fair-good condition. Ceilings are generally suspended acoustic tile in good condition with some stained tiles needing replaced. Ceilings in basement maint/storage areas are bare structural concrete in good condition.

The building has one elevator serving 3 main floors and basement.

Other equipment includes kitchen equipment (heat and serve only), generally in good condition.

Fixed furnishings include: fixed casework in classrooms generally in good condition; window shades/blinds, generally in good condition.

The building has one accessible entrance, and accessible routes. Toilets are generally equipped with accessible fixtures, partitions and accessories, such as grab bars and accessible partitions. Doors in the building generally have ADA required door handles

MECHANICAL SYSTEMS

All plumbing fixtures were replaced in 1999. Fixtures in the restrooms on each floor consist of floor mounted or wall hung flush valve water closets, wall hung urinals and lavatories with lever handle mixing faucets. Class rooms have lab sinks with stainless steel rim mounted basins. A few of the faucets are leaking. The building engineer has already submitted work orders for them, and with these repairs, the fixtures should provide reliable service for the next 10-15 years.

Drinking fountains in the corridors and at the restrooms are wall hung with integral refrigerated coolers. They are well within their service life and should not need replacing. They are the accessible type.

A floor mounted mop sink is available in the cleaning closet on each floor for use by the janitorial staff. The Cafeteria has a three compartment, stainless steel sink with lever operated faucets. The sink drains into a grease trap. There is no permanently installed sanitation chemical system, nor is there evidence of one even having been installed. There is no need for chemical sanitization because this elementary school does not cook food and all service containers and utensils are disposable. There is also a stainless steel lavatory that food service personnel can use to wash their hands. It has a sign above it stating "FOOD SERVICE EMPLOYEES MUST WASH HANDS".

A 2” city water service enters the building from Greenway Avenue. The 2” meter and valves are located behind a door in the kitchen on the basement level. A reduced pressure backflow preventer is installed on the makeup line to the boilers. The original domestic hot and cold water distribution piping was replaced in 1999 with soldered copper piping and fittings. The building engineer reported no problems with the domestic piping and it should not need replacement in the next 15 years.

A 50-gallon, vertical tank, electric-fired water heater installed in 2015 supplies hot water for domestic use. The unit is located in the boiler room at the back of the building. It is equipped with a T&P relief valve, expansion tank, but no circulation pump. The water heater is brand new and should provide reliable service for the next 10 years.

The sanitary sewer piping was completely replaced in 1999. It is cast iron pipe with banded couplings. Downspouts from the roof run down the outside of the building and connect to an underground storm sewer system on the site. These systems should operate reliably for at least 15 years.

The building does not have a sewage ejector or sump pump.

Hot water is generated at 50 psi maximum by one 1,200 mbh (35 HP) Peerless cast iron boiler installed in 1999. It is equipped with a Unipower gas burner. Combustion air makeup is supplied by fixed louvers in the outside door. The boiler is badly rusted and needs replacement.

Hydronic piping is soldered copper and threaded steel. The complete system was installed all new in 1999 and will not need replacement for at least 15 years.

Five air handlers and multiple fan coil units throughout the building provide heating, cooling, and ventilation for the entire building using ducts installed above ceilings to supply air to ceiling mounted diffusers. Forced air from ducts is supplied to rooms through 2'x2' ceiling diffusers mounted in drop ceilings, typically 4 per classroom. Some rooms have flexible circular duct connecting diffusers to larger duct and there is not enough height above the ceiling times to these flexible ducts get flattened and there is no air flow. These flexible ducts should be replaced with rigid metal ducts. Room exhaust air returns through ceiling mounted grills, typically two per classroom, into the ceiling plenums. Hallways have hydronic finned-tube base-board heating units. Bathrooms have ceiling mounted electric exhaust fans.

Cooling is provided by 5 ground-level and 2 rooftop outdoor, air-cooled, direct expansion, condensing units and 2 rooftop combined heating and cooling units with 161 mbh heating capacity each. The condensing units were installed between 1999 and 2013, and the 3 oldest units are expected to fail in the next 5 years. All the refrigeration units use R22. Refrigerant lines are missing insulation causing reduced efficiency and water damage due to condensate. The cafeteria and network closet are cooled by 3 mini-split systems of unknown age. One is expected to fail and require replacement within 5 years. Total cooling capacity is approximately 80 tons.

The cafeteria kitchen has no fuel burning cooking equipment and doesn’t require an exhaust hood. The convection oven in the kitchen is only used for reheating precooked package meals, and no odors, vapors, or steam will be released by it.

The electric HVAC control systems provide basic control functions. Bimetallic room thermostats drive the air handlers and fan coil units. The 15 year old analog system is functional but reaching the end of its 20 year useful life. A new building automation system (BAS) with modern DDC modules and communications network should be installed to serve the HVAC systems in this building to improve reliability and energy efficiency. An interface should be provided with the preferred system in use throughout the District.

The school building is covered by an automatic sprinkler system installed in 1999. There is no fire pump.

ELECTRICAL SYSTEMS

A service drop to a pad mounted transformer from a Medium voltage overhead line on a wooden poles along Greenway Avenue serves this school. The pad mounted transformer is located approximate at the corner of Larry Street and Greenway Avenue. Next to the pad mounted transformer is the utility meter. The electrical room is located in the basement (first floor) which houses Siemens service entrance switchboard 1600 Amperes 120/208V. The service entrance switchboard was installed in 1999 and is expected to provide 25 more years of useful life.

The electrical distribution is obtained using 120/208V panel-boards located at each floor. Panel-boards are manufactured by Siemens and were installed in 1999 and are expected to provide 25 more years of useful life. Raceways are concealed in ceiling or wall spaces.

Receptacles-The basement (first floor) is dedicated for child care, the second floor is for nutritionist’s offices and the third and fourth floor are vacant. Quantity of receptacles per office/classrooms are adequate.

Most of the classrooms, offices and corridors are illuminated with recessed mounted fluorescent fixtures with T-8 lamps. Fixtures are part of the 1999 modernization project.

The fire alarm system is part of the 1999 modernization project. The fire alarm control panel is manufactured by Radionics D7024. The fire alarm system is composed of pull station at exit doors, audio/visual devices at corridors, classrooms and restrooms.

The present telephone system is adequate.

An independent and separate PA system does not exist. School uses the telephone systems for public announcement. This system is working adequately for most part.

The school is not provided with a central clock system. Clocks are battery operated independent adjusted. The bell system is not required since kindergarten students do not change classrooms. The school should be provided with a clock system.

There is not television system.

The security system consists of motion detectors at the basement (first floor) and second floor. The motion detectors are located at each exit door and exterior windows. CCTV system does not work and cameras are abandoned in place. Provide a new CCTV system with cameras in the corridors, building entrance and building exterior.

The emergency power system consists of a diesel powered generator, manufactured by Katolight rated 25KW 120/208V. The present emergency power system serves the corridor, exit signs, elevator cab lights, stair ways, and fire alarm panel and generator battery charger. The diesel powered generator is outdoor, located near to the pad mounted transformer. Diesel generator is part of the 1999 modernization project and is expected to provide 9 more years of useful service life.

There is adequate UPS in the IT room.

The emergency lighting is obtained with dedicated fixtures connected to the emergency generator. Exit signs are located at each exit door and corridors and are connected to the school emergency system.

The school is not provided with lightning protection system. A study should be conducted to determine if the lightning protection system is required.

The school has a hydraulic elevator manufactured by Dover rated 75HP at 208V. Elevator was installed in 1999 and is expected to provide 9 more years of useful service life. Since the elevator is not connected to the school emergency power system, an emergency battery lowering device should be provided in case of power outage.

GROUNDS SYSTEMS

The site surrounds the building on all four sides which is set back from the street. Parking on South side is asphalt paving in good condition. Chain link fence surrounding sides and rear of the site is in good condition. Landscaping covers about 10% of the site and is mature and in good condition.

Site Lighting- The school perimeter and parking lot is illuminated via wall mounted and pole mounted lighting fixtures.

Site Video Surveillance- CCTV cameras around the building perimeter and parking lot do not work, they are abandoned in place. Provide a site video surveillance system.

Site Paging- There are wall mounted loud speaker facing the parking lot/playground area

RECOMMENDATIONS

- Replace shingle roof with metal roof - leaking, stone tiles and ice-breakers sliding off
- Repair and re-point joints - cracks in limestone masonry and stone joints, missing mortar
- Replace and paint gypsum walls – water damaged (15% of interior walls)
- Replace VCT floor tiles – water damaged (15% of VCT areas)
- Replace damaged carpet- worn, reveled seams 20% of carpeted area)
- Replace acoustic ceiling tiles – discolored, broken/missing (10% of suspended ceiling area)
- Replace the hydronic boiler.
- Replace collapsed flexible ducts with rigid metal ducts.
- Replace 3 outside condensing units, approximately 5 tons each.
- Insulate refrigerant lines.
- Replace 1 mini-split air-conditioner, 3 tons.
- Replace the electric controls for the HVAC systems with modern DDC modules, valves and actuators to improve reliability and energy efficiency.
- Provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District.
- Provide a new clock system, wireless battery operated. Approximate 20 clocks.
- Replace abandoned in place CCTV system. Provide CCTV cameras in the corridors in the stairways and in front of the elevator. Approximate 14 cameras
- Prepare a study to determine if the school requires a lightning protection system.
- Provide the hydraulic elevator with emergency battery lowering device in case of power outage.
- Replace outdoor CCTV cameras for site surveillance. Approximate 8 cameras

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 1 / Tm 3
Status:	Accepted by SDP	Team:	Tm 3
Site ID:	S125101		

Site Condition Summary

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

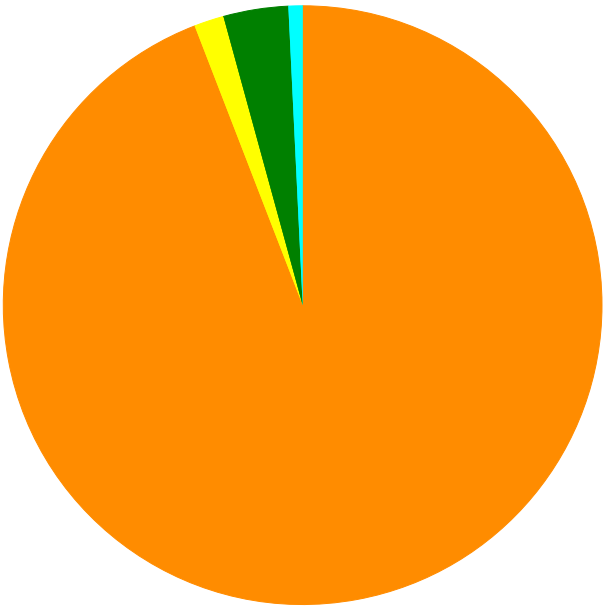
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	22.00 %	0.00 %	$0.00
A20 - Basement Construction	22.00 %	0.00 %	$0.00
B10 - Superstructure	22.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.70 %	0.45 %	$9,686.84
B30 - Roofing	103.43 %	68.62 %	$273,309.79
C10 - Interior Construction	30.92 %	0.00 %	$0.00
C20 - Stairs	22.00 %	0.00 %	$0.00
C30 - Interior Finishes	55.65 %	4.55 %	$98,800.93
D10 - Conveying	48.57 %	147.70 %	$86,464.14
D20 - Plumbing	49.32 %	0.00 %	$0.00
D30 - HVAC	54.72 %	27.27 %	$1,160,665.67
D40 - Fire Protection	54.29 %	0.00 %	$0.00
D50 - Electrical	100.25 %	9.78 %	$220,008.44
E10 - Equipment	54.55 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
G20 - Site Improvements	46.60 %	0.00 %	$0.00
G40 - Site Electrical Utilities	46.67 %	46.10 %	$73,394.09
Totals:	**48.37 %**	**9.68 %**	**$1,922,329.90**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)
B125101;St Vincents	38,261	9.63	$0.00	$1,736,032.11	$30,949.30	$67,312.99	$14,641.41
G125101;Grounds	36,600	11.17	$0.00	$73,394.09	$0.00	$0.00	$0.00
Total:		**9.68**	**$0.00**	**$1,809,426.20**	**$30,949.30**	**$67,312.99**	**$14,641.41**

Deficiencies By Priority



Budget Estimate Total: $1,922,329.90

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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	Annex
Gross Area (SF):	38,261
Year Built:	1937
Last Renovation:	1997
Replacement Value:	$19,204,006
Repair Cost:	$1,848,935.81
Total FCI:	9.63 %
Total RSLI:	48.43 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B125101
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S125101		

Condition Summary

The Table below shows the CI 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	22.00 %	0.00 %	$0.00
A20 - Basement Construction	22.00 %	0.00 %	$0.00
B10 - Superstructure	22.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.70 %	0.45 %	$9,686.84
B30 - Roofing	103.43 %	68.62 %	$273,309.79
C10 - Interior Construction	30.92 %	0.00 %	$0.00
C20 - Stairs	22.00 %	0.00 %	$0.00
C30 - Interior Finishes	55.65 %	4.55 %	$98,800.93
D10 - Conveying	48.57 %	147.70 %	$86,464.14
D20 - Plumbing	49.32 %	0.00 %	$0.00
D30 - HVAC	54.72 %	27.27 %	$1,160,665.67
D40 - Fire Protection	54.29 %	0.00 %	$0.00
D50 - Electrical	100.25 %	9.78 %	$220,008.44
E10 - Equipment	54.55 %	0.00 %	$0.00
E20 - Furnishings	55.00 %	0.00 %	$0.00
Totals:	**48.43 %**	**9.63 %**	**$1,848,935.81**

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 classification. The columns in the System Listing table below 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 for of the system.
5. Qty: The quantity for the system
6. Life: anticipated service life for thesystem based on Building Owners and Managers Association (BOMA) recommendations.
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. CI: The Condition Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life.
13. eCR: eCOMET Condition Rating (not used).
14. Deficiency $: The financial investment to repair/replace 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.

Additionally, a condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment.

- Excellent (E) - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good (VG) - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non critical components within the system.
- Good (G) - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non critical components and slight noticeable degradation of the critical components.
- Fair (F) - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non critical components may have severe degradation.
- Marginal (MA) - Overall serviceability and reliability loss. Most if not all of the non critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate (MO) - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor (VP) - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional (NF) - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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	$18.40	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$704,002
A1030	Slab on Grade	$7.73	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$295,758
A2010	Basement Excavation	$6.55	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$250,610
A2020	Basement Walls	$12.70	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$485,915
B1010	Floor Construction	$75.10	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$2,873,401
B1020	Roof Construction	$13.88	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$531,063
B2010	Exterior Walls	$36.91	S.F.	38,261	100	1937	2037		22.00 %	0.69 %	22		$9,686.84	$1,412,214
B2020	Exterior Windows	$18.01	S.F.	38,261	40	1997	2037		55.00 %	0.00 %	22			$689,081
B2030	Exterior Doors	$1.45	S.F.	38,261	25	1997	2022		28.00 %	0.00 %	7			$55,478
B3010120	Single Ply Membrane	$38.73	S.F.	2,550	20	2013	2033		90.00 %	0.00 %	18			$98,762
B3010140	Shingle & Tile	$38.73	S.F.	7,675	25	1997	2022	2042	108.00 %	91.95 %	27		$273,309.79	$297,253
B3020	Roof Openings	$0.06	S.F.	38,261	20	2013	2033		90.00 %	0.00 %	18			$2,296
C1010	Partitions	$17.91	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$685,255
C1020	Interior Doors	$3.51	S.F.	38,261	40	1997	2037		55.00 %	0.00 %	22			$134,296
C1030	Fittings	$3.12	S.F.	38,261	40	1997	2037		55.00 %	0.00 %	22			$119,374
C2010	Stair Construction	$1.41	S.F.	38,261	100	1937	2037		22.00 %	0.00 %	22			$53,948
C3010230	Paint & Covering	$15.14	S.F.	38,261	10	2013	2023		80.00 %	1.70 %	8		$9,852.14	$579,272
C3010232	Wall Tile	$1.68	S.F.	38,261	30	1997	2027		40.00 %	0.00 %	12			$64,278

Site Assessment Report - B125101;St Vincents

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 $
C3020411	Carpet	$7.30	S.F.	9,565	10	1997	2007	2027	120.00 %	30.45 %	12		$21,262.46	$69,825
C3020412	Terrazzo & Tile	$75.52	S.F.	5,739	50	1997	2047		64.00 %	0.00 %	32			$433,409
C3020413	Vinyl Flooring	$9.68	S.F.	22,957	20	1997	2017	2027	60.00 %	17.53 %	12		$38,947.47	$222,224
C3030	Ceiling Finishes	$20.97	S.F.	38,261	25	1997	2022		28.00 %	3.58 %	7		$28,738.86	$802,333
D1010	Elevators and Lifts	$1.53	S.F.	38,261	35	1997	2032		48.57 %	147.70 %	17		$86,464.14	$58,539
D2010	Plumbing Fixtures	$13.52	S.F.	38,261	35	1999	2034		54.29 %	0.00 %	19			$517,289
D2020	Domestic Water Distribution	$1.68	S.F.	38,261	25	1999	2024		36.00 %	0.00 %	9			$64,278
D2030	Sanitary Waste	$2.90	S.F.	38,261	25	1999	2024		36.00 %	0.00 %	9			$110,957
D2040	Rain Water Drainage	$2.32	S.F.	38,261	30	1999	2029		46.67 %	0.00 %	14			$88,766
D3020	Heat Generating Systems	$18.67	S.F.	38,261	35	1999	2034		54.29 %	35.85 %	19		$256,116.44	$714,333
D3030	Cooling Generating Systems	$24.48	S.F.	38,261	30	1999	2029		46.67 %	0.00 %	14			$936,629
D3040	Distribution Systems	$42.99	S.F.	38,261	25	1999	2024		36.00 %	0.11 %	9		$1,818.66	$1,644,840
D3050	Terminal & Package Units	$11.60	S.F.	38,261	20	1999	2019	2027	60.00 %	18.47 %	12		$81,954.40	$443,828
D3060	Controls & Instrumentation	$13.50	S.F.	38,261	20	1999	2019	2040	125.00 %	158.90 %	25		$820,776.17	$516,524
D4010	Sprinklers	$7.05	S.F.	38,261	35	1999	2034		54.29 %	0.00 %	19			$269,740
D4020	Standpipes	$1.01	S.F.	38,261	35	1999	2034		54.29 %	0.00 %	19			$38,644
D5010	Electrical Service/Distribution	$9.70	S.F.	38,261	30	1999	2029		46.67 %	0.00 %	14			$371,132
D5020	Lighting and Branch Wiring	$34.68	S.F.	38,261	20	1999	2019	2039	120.00 %	0.00 %	24			$1,326,891
D5030	Communications and Security	$12.99	S.F.	38,261	15	1999	2014	2029	93.33 %	39.39 %	14		$195,758.62	$497,010
D5090	Other Electrical Systems	$1.41	S.F.	38,261	30	1999	2029		46.67 %	44.95 %	14		$24,249.82	$53,948
E1020	Institutional Equipment	$4.82	S.F.	38,261	35	1997	2032		48.57 %	0.00 %	17			$184,418
E1090	Other Equipment	$11.10	S.F.	38,261	35	2000	2035		57.14 %	0.00 %	20			$424,697
E2010	Fixed Furnishings	$2.13	S.F.	38,261	40	1997	2037		55.00 %	0.00 %	22			$81,496
								Total	**48.43 %**	**9.63 %**			**$1,848,935.81**	**$19,204,006**

System Notes

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

System: B3010 - Roof Coverings — This system contains no images

Note:
25% - Single Ply
75% - Shingle & Tile (slate)

System: C3010 - Wall Finishes — This system contains no images

Note:
90% - Paint & coverings
10% - Wall Tile (3% glazed block, 7% ceramic tile)

System: C3020 - Floor Finishes — This system contains no images

Note:
25% - Carpet
15% - Terrazzo & Tile
60% - Vinyl Flooring

Renewal Schedule

eCOMET forecasts future Capital Renewal funding needed to address expiring systems based on the Next Renewal year found in the Cost Models. A 3% annual inflation factor is applied to the costs for systems expiring in future years. The table below reflects recommended Capital Renewal funding needs over the next 10 years. Note: Cells with a zero value indicate systems for which renewal is not scheduled in that year.

Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$1,848,936**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,160,499**	**$807,185**	**$2,612,264**	**$0**	**$6,428,884**
*** 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	$9,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,687**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$75,054	$0	$0	$0	**$75,054**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Shingle & Tile	$273,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$273,310**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

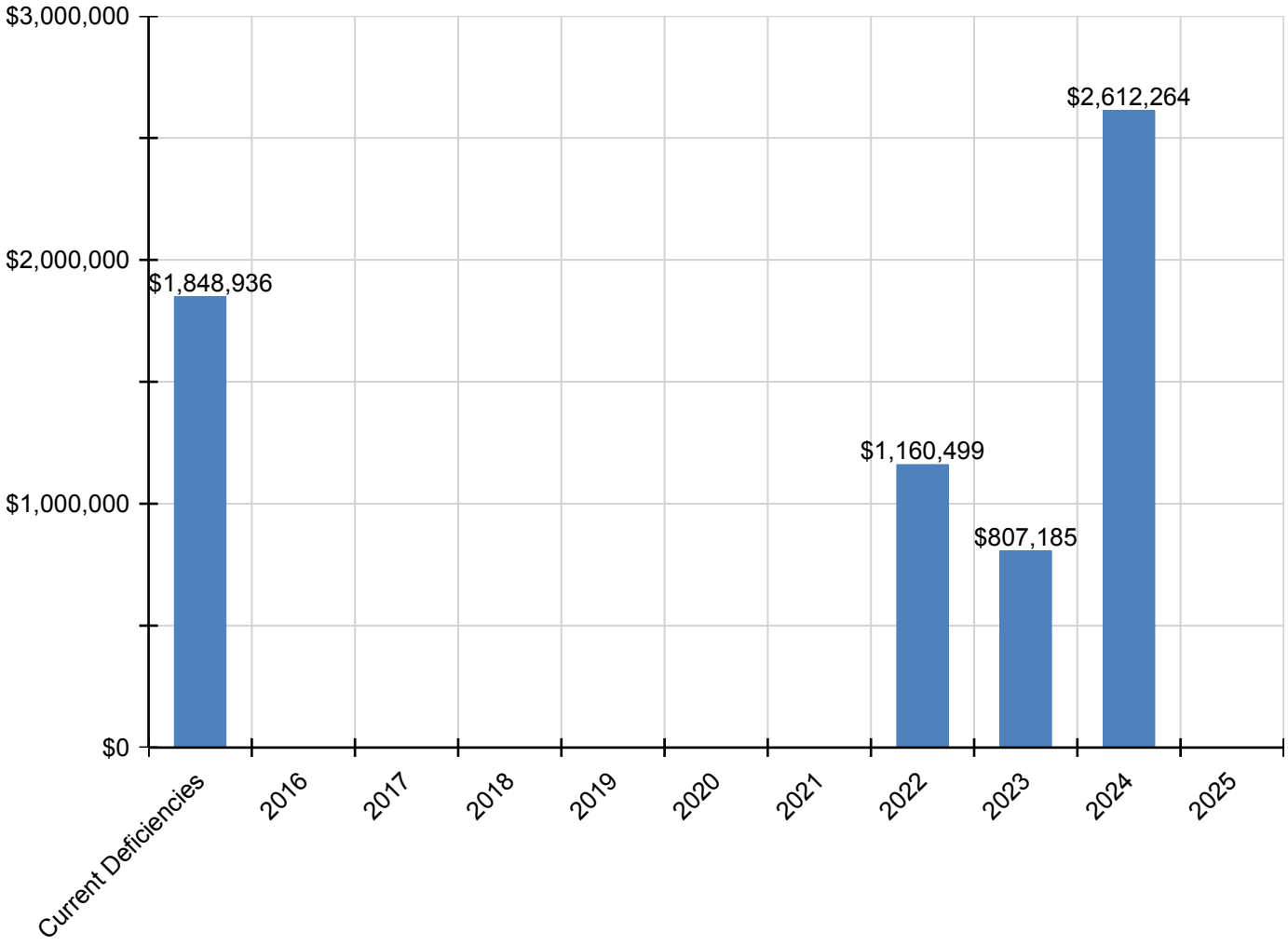
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$9,852	$0	$0	$0	$0	$0	$0	$0	$807,185	$0	$0	**$817,037**
C3010232 - Wall Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020411 - Carpet	$21,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,262**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020413 - Vinyl Flooring	$38,947	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,947**
C3030 - Ceiling Finishes	$28,739	$0	$0	$0	$0	$0	$0	$1,085,445	$0	$0	$0	**$1,114,184**
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	$86,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$86,464**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$92,255	$0	**$92,255**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$159,251	$0	**$159,251**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$256,116	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$256,116**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$1,819	$0	$0	$0	$0	$0	$0	$0	$0	$2,360,757	$0	**$2,362,576**
D3050 - Terminal & Package Units	$81,954	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,954**
D3060 - Controls & Instrumentation	$820,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$820,776**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$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 - Lighting and Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$195,759	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$195,759**
D5090 - Other Electrical Systems	$24,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,250**

E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

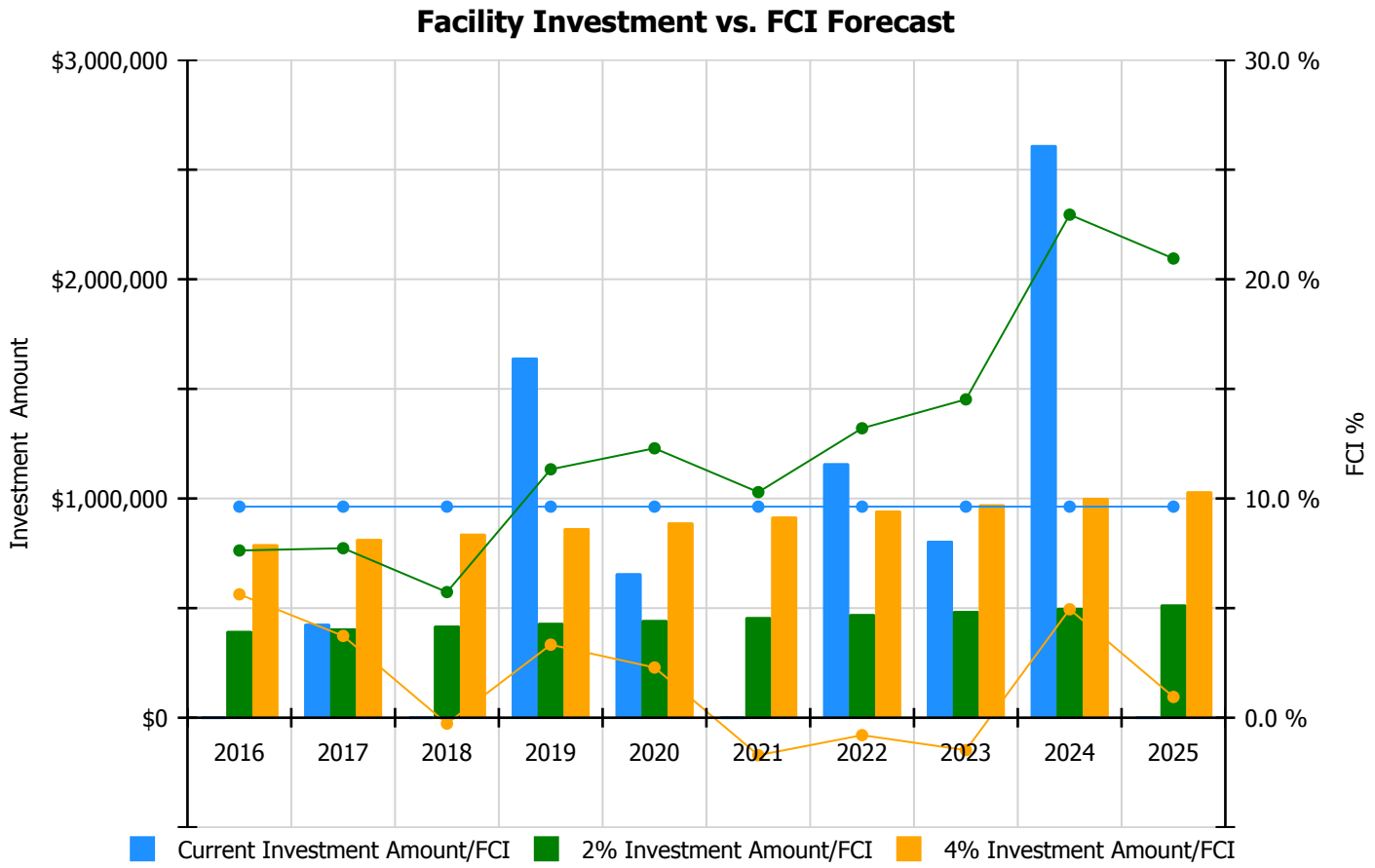
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



10 Year FCI Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

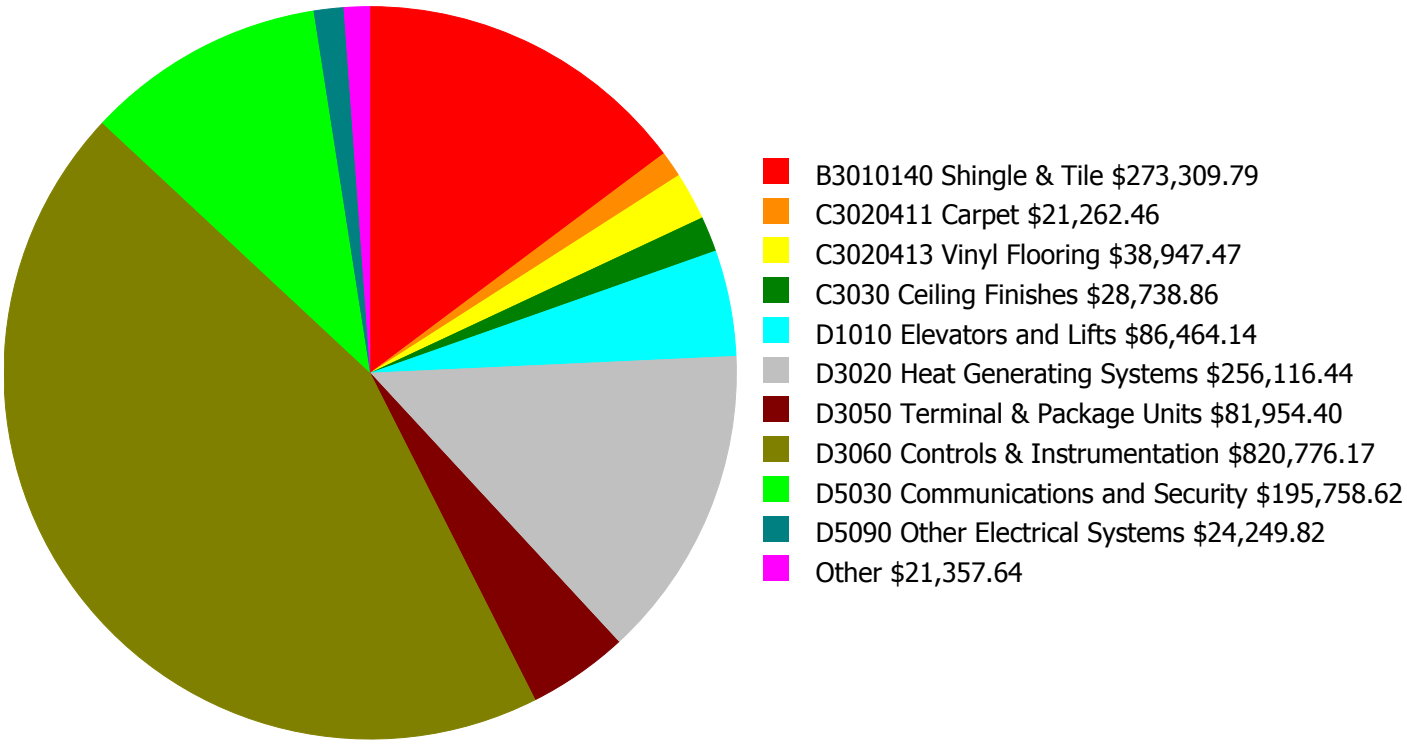
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 9.63%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$395,603.00	7.63 %	$791,205.00	5.63 %
2017	$428,376	$407,471.00	7.73 %	$814,941.00	3.73 %
2018	$0	$419,695.00	5.73 %	$839,389.00	-0.27 %
2019	$1,642,771	$432,286.00	11.33 %	$864,571.00	3.33 %
2020	$658,672	$445,254.00	12.29 %	$890,508.00	2.29 %
2021	$0	$458,612.00	10.29 %	$917,223.00	-1.71 %
2022	$1,160,499	$472,370.00	13.20 %	$944,740.00	-0.80 %
2023	$807,185	$486,541.00	14.52 %	$973,082.00	-1.48 %
2024	$2,612,264	$501,137.00	22.95 %	$1,002,275.00	4.95 %
2025	$0	$516,172.00	20.95 %	$1,032,343.00	0.95 %
Total:	**$7,309,766**	**$4,535,141.00**		**$9,070,277.00**	

Deficiency Summary by System

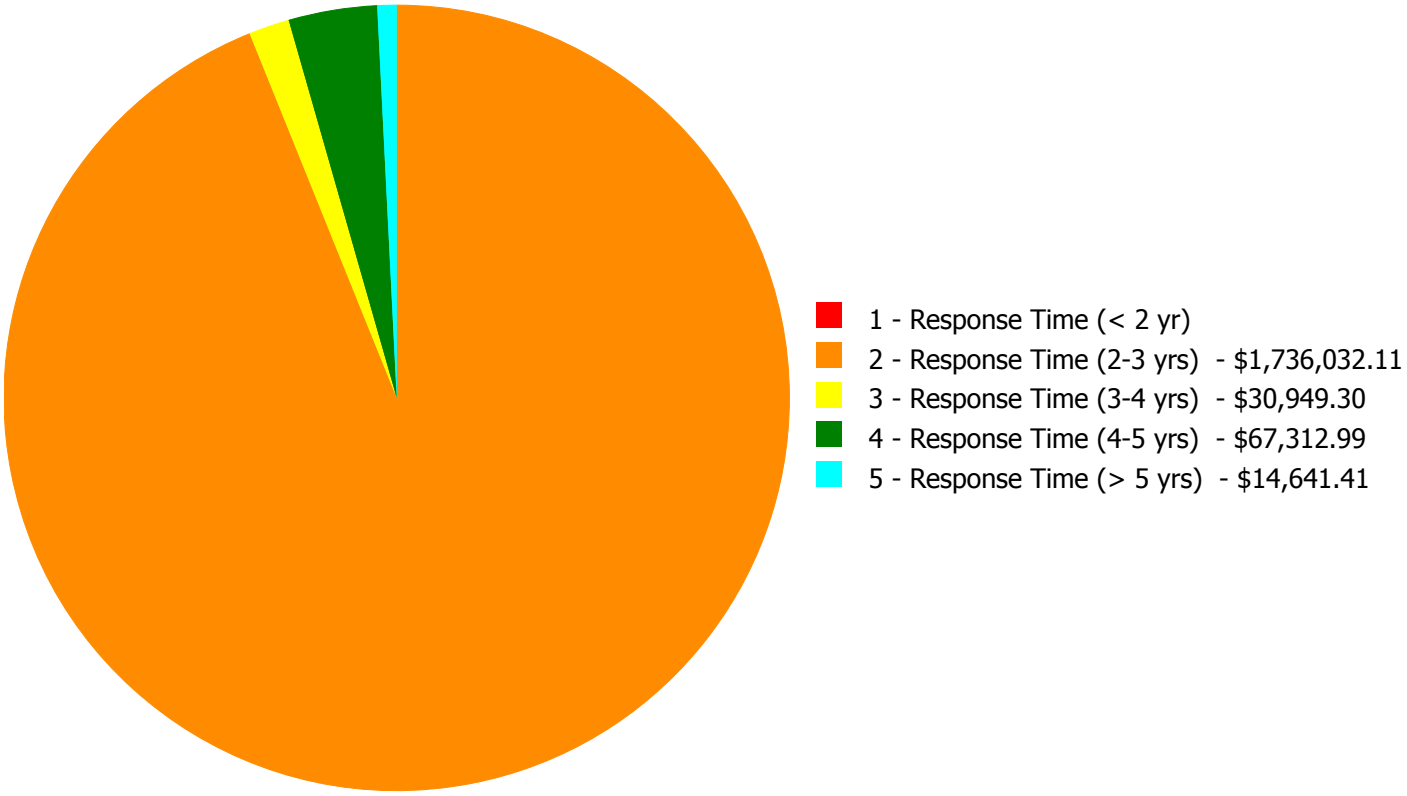
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,848,935.81

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: $1,848,935.81

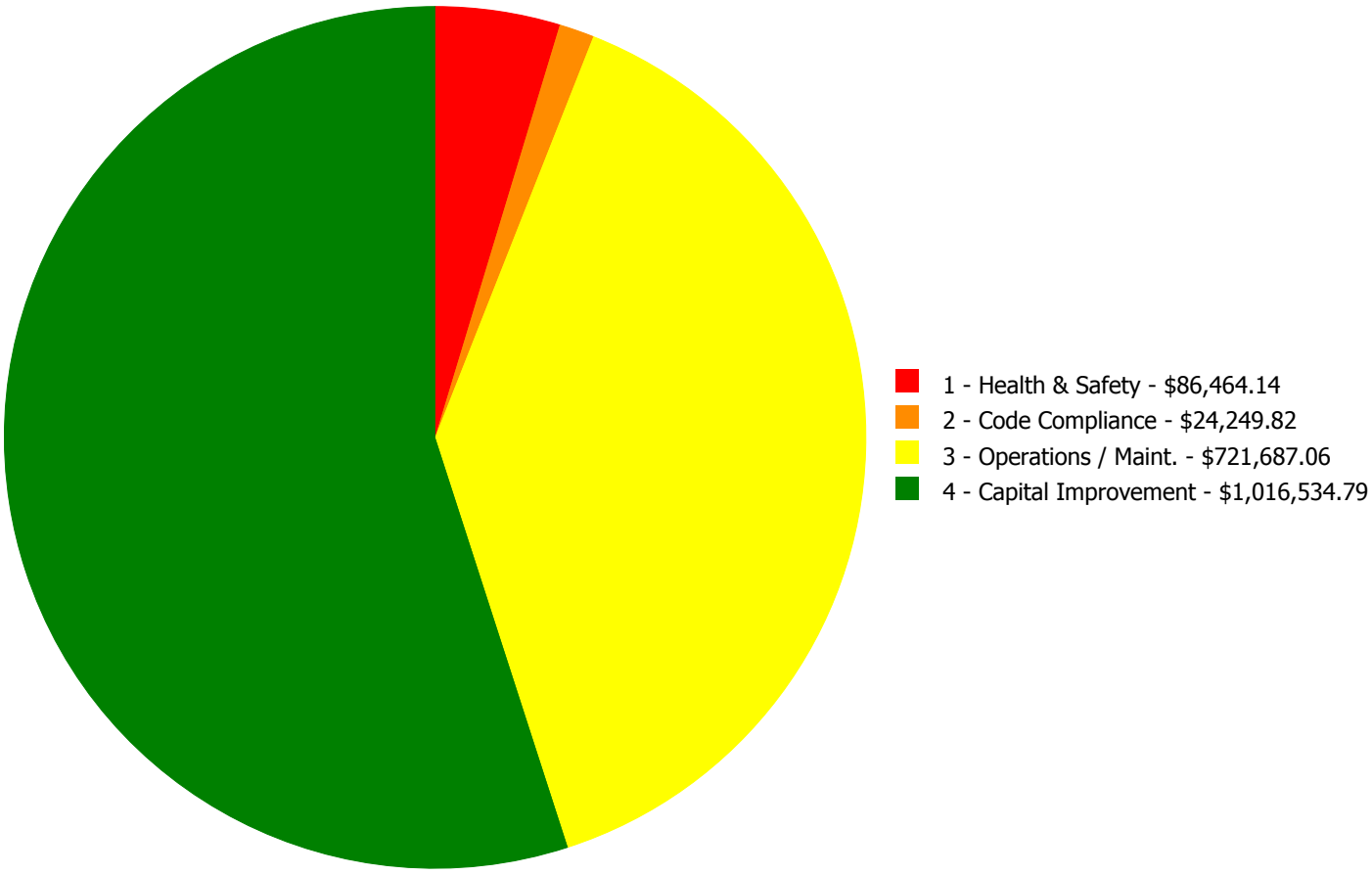
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
B2010	Exterior Walls	$0.00	$0.00	$9,686.84	$0.00	$0.00	$9,686.84
B3010140	Shingle & Tile	$0.00	$273,309.79	$0.00	$0.00	$0.00	$273,309.79
C3010230	Paint & Covering	$0.00	$9,852.14	$0.00	$0.00	$0.00	$9,852.14
C3020411	Carpet	$0.00	$0.00	$21,262.46	$0.00	$0.00	$21,262.46
C3020413	Vinyl Flooring	$0.00	$38,947.47	$0.00	$0.00	$0.00	$38,947.47
C3030	Ceiling Finishes	$0.00	$28,738.86	$0.00	$0.00	$0.00	$28,738.86
D1010	Elevators and Lifts	$0.00	$86,464.14	$0.00	$0.00	$0.00	$86,464.14
D3020	Heat Generating Systems	$0.00	$256,116.44	$0.00	$0.00	$0.00	$256,116.44
D3040	Distribution Systems	$0.00	$1,818.66	$0.00	$0.00	$0.00	$1,818.66
D3050	Terminal & Package Units	$0.00	$0.00	$0.00	$67,312.99	$14,641.41	$81,954.40
D3060	Controls & Instrumentation	$0.00	$820,776.17	$0.00	$0.00	$0.00	$820,776.17
D5030	Communications and Security	$0.00	$195,758.62	$0.00	$0.00	$0.00	$195,758.62
D5090	Other Electrical Systems	$0.00	$24,249.82	$0.00	$0.00	$0.00	$24,249.82
	Total:	$0.00	$1,736,032.11	$30,949.30	$67,312.99	$14,641.41	$1,848,935.81

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: $1,848,935.81

Deficiency Details by Priority

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

Priority 2 - Response Time (2-3 yrs):

System: B3010140 - Shingle & Tile

Location: Main roof

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace asphalt shingle roof - partial area

Qty: 7,675.00

Unit of Measure: S.F.

Estimate: $273,309.79

Assessor Name: Craig Anding

Date Created: 07/30/2015

Notes: Replace shingle roof with metal roof - leaking, stone tiles and ice-breakers sliding off

System: C3010230 - Paint & Covering

Location: Basement

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Repair substrate and repaint interior walls - SF of wall surface

Qty: 1,150.00

Unit of Measure: S.F.

Estimate: $9,852.14

Assessor Name: Craig Anding

Date Created: 07/30/2015

Notes: Replace and paint gypsum walls – water damaged (15% of interior walls)

System: C3020413 - Vinyl Flooring

Location: Classroom, cafeteria

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace VCT

Qty: 3,500.00

Unit of Measure: S.F.

Estimate: $38,947.47

Assessor Name: Craig Anding

Date Created: 07/31/2015

Notes: Replace VCT floor tiles – water damaged (15% of VCT areas)

System: C3030 - Ceiling Finishes

Location: Various

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove and replace suspended acoustic ceilings - lighting not included

Qty: 3,800.00

Unit of Measure: S.F.

Estimate: $28,738.86

Assessor Name: Craig Anding

Date Created: 07/31/2015

Notes: Replace acoustic ceiling tiles – discolored, broken/missing (10% of suspended ceiling area)

System: D1010 - Elevators and Lifts

Location: Elevator machine room

Distress: Security Issue

Category: 1 - Health & Safety

Priority: 2 - Response Time (2-3 yrs)

Correction: Update/Modernize Elevator Cab - select the scope of work and change the quantities to fit the need

Qty: 1.00

Unit of Measure: Ea.

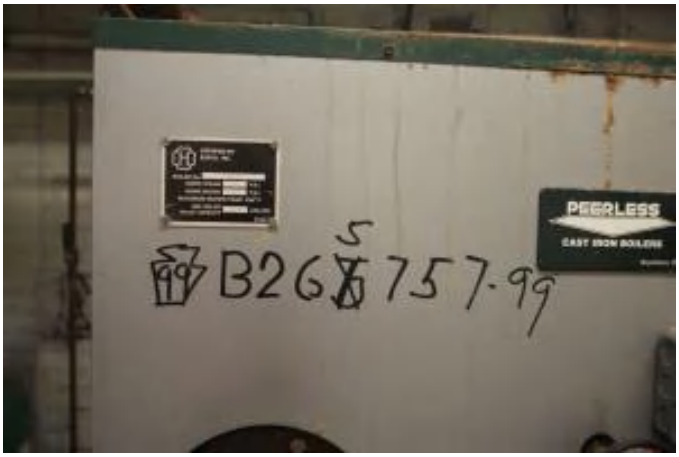
Estimate: $86,464.14

Assessor Name: Craig Anding

Date Created: 07/29/2015

Notes: Provide the hydraulic elevator with emergency battery lowering device in case of power outage.

System: D3020 - Heat Generating Systems



Location: Boiler room

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace boiler, cast iron sectional (50 HP)

Qty: 1.00

Unit of Measure: Ea.

Estimate: $256,116.44

Assessor Name: Craig Anding

Date Created: 08/10/2015

Notes: Replace the hydronic boiler due to excessive rust. (35 HP)

System: D3040 - Distribution Systems

Location: Ceilings

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 2 - Response Time (2-3 yrs)

Correction: Remove crushed soft round duct and replace with rectangular metal duct where there is no room for round duct - per LF of new duct

Qty: 20.00

Unit of Measure: L.F.

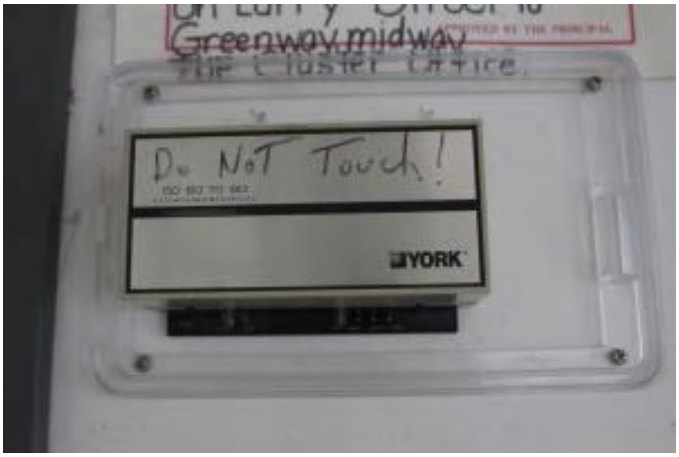
Estimate: $1,818.66

Assessor Name: Craig Anding

Date Created: 08/10/2015

Notes: Replace collapsed flexible ducts with rigid metal ducts.

System: D3060 - Controls & Instrumentation



Location: Entire building

Distress: Energy Efficiency

Category: 4 - Capital Improvement

Priority: 2 - Response Time (2-3 yrs)

Correction: Replace pneumatic controls with DDC (75KSF)

Qty: 38,261.00

Unit of Measure: S.F.

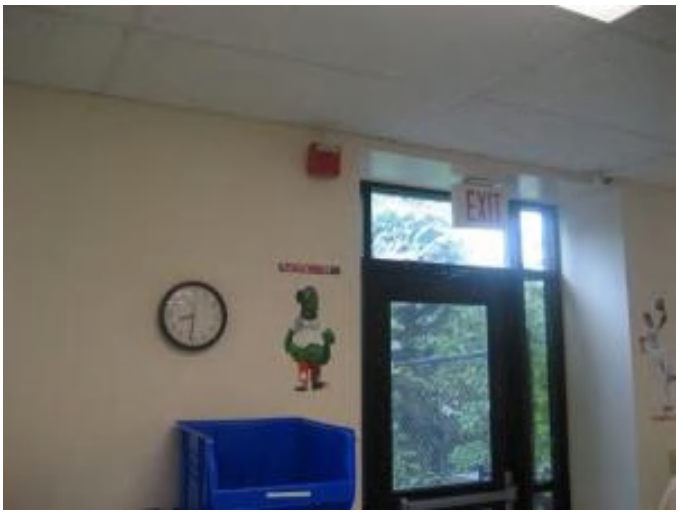
Estimate: $820,776.17

Assessor Name: Craig Anding

Date Created: 08/10/2015

Notes: Upgrade electric controls for the HVAC systems with modern DDC modules, valves and actuators including new building automation system (BAS) to improve reliability and energy efficiency.

System: D5030 - Communications and Security



Location: Entire Building
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 2 - Response Time (2-3 yrs)
Correction: Add/Replace Clock System or Components
Qty: 20.00
Unit of Measure: Ea.
Estimate: $107,650.81
Assessor Name: Craig Anding
Date Created: 07/29/2015

Notes: Provide a new clock system, wireless battery operated. Approximate 20 clocks

System: D5030 - Communications and Security

Location: Entire Building
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 2 - Response Time (2-3 yrs)
Correction: Add/Replace Video Surveillance System
Qty: 14.00
Unit of Measure: Ea.
Estimate: $88,107.81
Assessor Name: Craig Anding
Date Created: 07/29/2015

Notes: Replace abandoned in place CCTV system. Provide CCTV cameras in the corridors in the stairways and in front of the elevator. Approximate 14 cameras

System: D5090 - Other Electrical Systems

Location: Roof

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 2 - Response Time (2-3 yrs)

Correction: Repair Lightning Protection System

Qty: 1.00

Unit of Measure: Job

Estimate: $24,249.82

Assessor Name: Craig Anding

Date Created: 07/29/2015

Notes: Prepare a study to determine if the school requires a lightning protection system.

Priority 3 - Response Time (3-4 yrs):

System: B2010 - Exterior Walls

Location: Elevations

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 yrs)

Correction: Repair cracks in masonry - replace missing mortar and repoint - SF of wall area

Qty: 300.00

Unit of Measure: S.F.

Estimate: $9,686.84

Assessor Name: Craig Anding

Date Created: 07/30/2015

Notes: Repair and re-point joints - cracks in limestone masonry and stone joints, missing mortar

System: C3020411 - Carpet

Location: Office

Distress: Damaged

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 yrs)

Correction: Remove and replace carpet

Qty: 1,900.00

Unit of Measure: S.F.

Estimate: $21,262.46

Assessor Name: Craig Anding

Date Created: 07/31/2015

Notes: Replace damaged carpet – worn, raveled seams (20% of carpeted area)

Priority 4 - Response Time (4-5 yrs):

System: D3050 - Terminal & Package Units

Location: Ground level and roof top

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 4 - Response Time (4-5 yrs)

Correction: Remove and replace rooftop package unit - 5 ton including duct - remove the duct from the estimate if not required

Qty: 3.00

Unit of Measure: Ea.

Estimate: $67,312.99

Assessor Name: Craig Anding

Date Created: 08/10/2015

Notes: Budget to replace 3 outside condensing units, approximately 5 tons each, due to life cycle and expected failure.

Priority 5 - Response Time (> 5 yrs):

System: D3050 - Terminal & Package Units

Location: Ground level

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Install ductless split system for equipment room

Qty: 1.00

Unit of Measure: Ea.

Estimate: $14,641.41

Assessor Name: Craig Anding

Date Created: 08/10/2015

Notes: Budget to replace 1 mini-split air-conditioner, 3 tons, due to expected end of life cycle failure.

Equipment Inventory

The following table represents the inventory details of the inventory found in the building, which fall under the following subsystems:

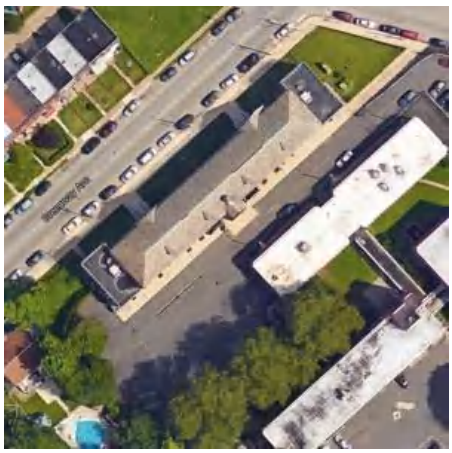
Subsystem	Inventory	Qty	UoM	Location	Manufacturer	Model Number	Serial Number	Barcode	Life	Install Date	Next Renewal	Raw Cost	Inventory Cost
D1010 Elevators and Lifts	Hydraulic passenger elevators, base unit, standard finish, 1500 lb, 100 fpm, 2 stop	1.00	Ea.	Elevator machine room	Dover	EP08025	EK6089		35	1999	2034	$61,999.00	$68,198.90
D3020 Heat Generating Systems	Boiler, gas fired, natural or propane, cast iron, hot water, gross output, 1275 MBH, includes standard controls and insulated jacket, packaged	1.00	Ea.	Boiler room	Peerless	LC-07			35	1999	2034	$29,823.90	$32,806.29
D5010 Electrical Service/Distribution	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 1600 A	1.00	Ea.	Basement Electrical Room	Siemens	Switchboard	17-18409-A10		20	1999	2019	$40,458.15	$44,503.97
												Total:	**$145,509.16**

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 value. The Current Repair Amount, also known as Condition Needs, 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 the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) 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).

Function:	
Gross Area (SF):	36,600
Year Built:	1937
Last Renovation:	1997
Replacement Value:	$656,826
Repair Cost:	$73,394.09
Total FCI:	11.17 %
Total RSLI:	46.61 %



Description:

Attributes:

General Attributes:

Bldg ID:	S125101	Site ID:	S125101

Condition Summary

The Table below shows the CI 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	46.60 %	0.00 %	$0.00
G40 - Site Electrical Utilities	46.67 %	46.10 %	$73,394.09
Totals:	**46.61 %**	**11.17 %**	**$73,394.09**

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 classification. The columns in the System Listing table below 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 for of the system.
5. Qty: The quantity for the system
6. Life: anticipated service life for thesystem based on Building Owners and Managers Association (BOMA) recommendations.
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. CI: The Condition Index of the system.
11. FCI: The Facility Condition Index of the system.
12. RSL: Remaining Service Life.
13. eCR: eCOMET Condition Rating (not used).
14. Deficiency $: The financial investment to repair/replace 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.

Additionally, a condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment.

- Excellent (E) - No noticeable distress or damage. The entire system is free from observable defect.
- Very Good (VG) - Overall no serviceability reduction for the entire system. No degradation of critical components and minor distress and defect noticeable for some but not non critical components within the system.
- Good (G) - Slight or no serviceability reduction for the entire system. There may be noticeable defects for some non critical components and slight noticeable degradation of the critical components.
- Fair (F) - Overall serviceability is degraded but adequate. There may be moderate deterioration for very few of the critical components and few of the non critical components may have severe degradation.
- Marginal (MA) - Overall serviceability and reliability loss. Most if not all of the non critical components suffer from severe degradation and a few of the critical component may have severe degradation.
- Moderate (MO) - Overall a significant serviceability loss. Most if not all the components have severe degradation with the reminder of the component showing visible distress.
- Very Poor (VP) - Overall the system is barely functional. All of the components are severely degraded.
- Non-Functional (NF) - Overall the system does not function with all the components having no serviceability and suffer from severe degradation.

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	$11.52	S.F.		30				0.00 %	0.00 %				$0
G2020	Parking Lots	$7.65	S.F.	11,600	30	1999	2029		46.67 %	0.00 %	14			$88,740
G2030	Pedestrian Paving	$11.52	S.F.	20,000	40	1997	2037		55.00 %	0.00 %	22			$230,400
G2040	Site Development	$4.36	S.F.	36,600	25	1999	2024		36.00 %	0.00 %	9			$159,576
G2050	Landscaping & Irrigation	$3.78	S.F.	5,000	15	1999	2014	2020	33.33 %	0.00 %	5			$18,900
G4020	Site Lighting	$3.58	S.F.	36,600	30	1999	2029		46.67 %	0.00 %	14			$131,028
G4030	Site Communications & Security	$0.77	S.F.	36,600	30	1999	2029		46.67 %	260.43 %	14		$73,394.09	$28,182
								Total	**46.61 %**	**11.17 %**			**$73,394.09**	**$656,826**

System Notes

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

No data found for this asset

Renewal Schedule

eCOMET forecasts future Capital Renewal funding needed to address expiring systems based on the Next Renewal year found in the Cost Models. A 3% annual inflation factor is applied to the costs for systems expiring in future years. The table below reflects recommended Capital Renewal funding needs over the next 10 years. Note: Cells with a zero value indicate systems for which renewal is not scheduled in that year.

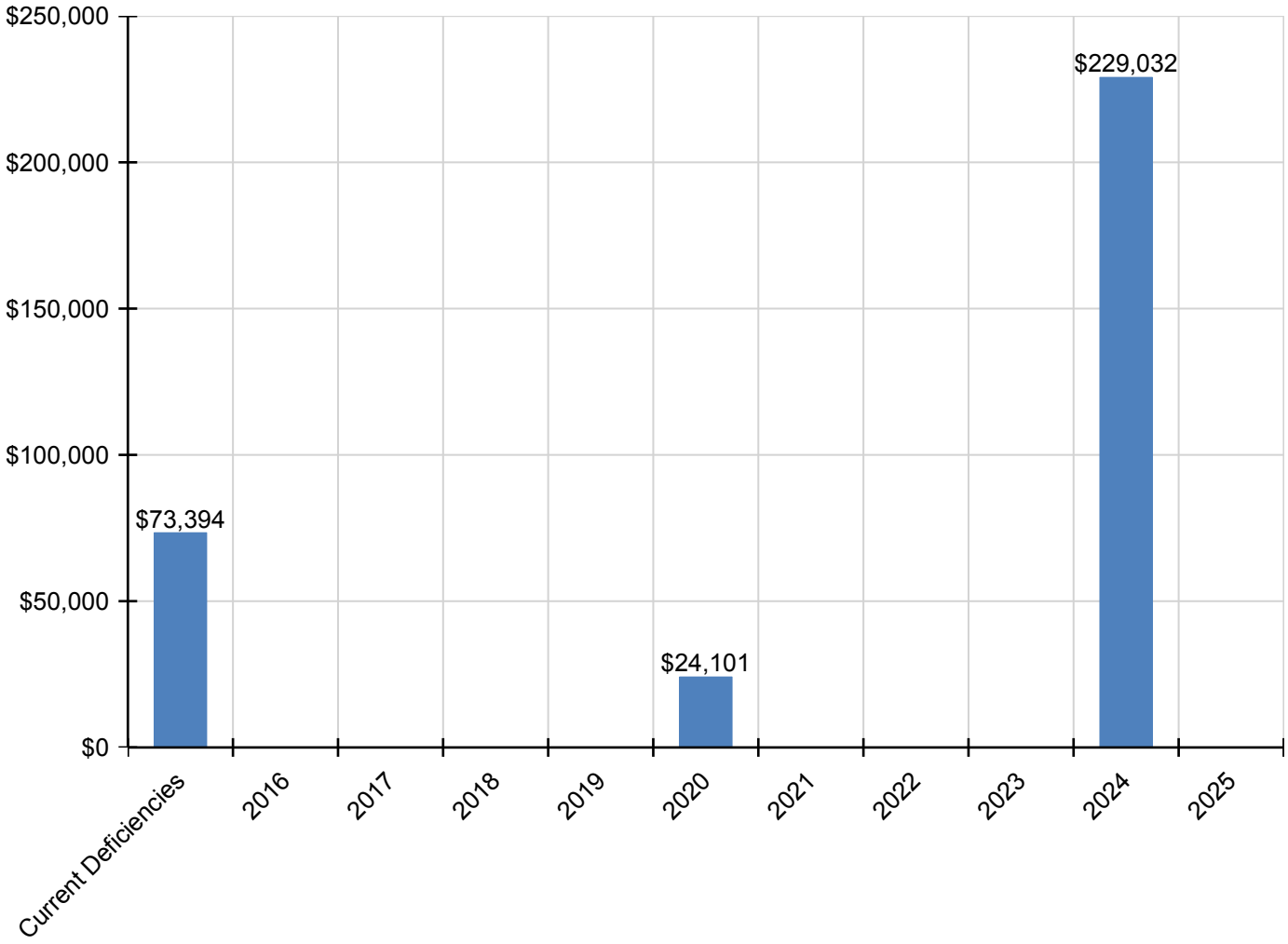
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$73,394**	**$0**	**$0**	**$0**	**$0**	**$24,101**	**$0**	**$0**	**$0**	**$229,032**	**$0**	**$326,527**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$229,032	$0	**$229,032**
G2050 - Landscaping & Irrigation	$0	$0	$0	$0	$0	$24,101	$0	$0	$0	$0	$0	**$24,101**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communications & Security	$73,394	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,394**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

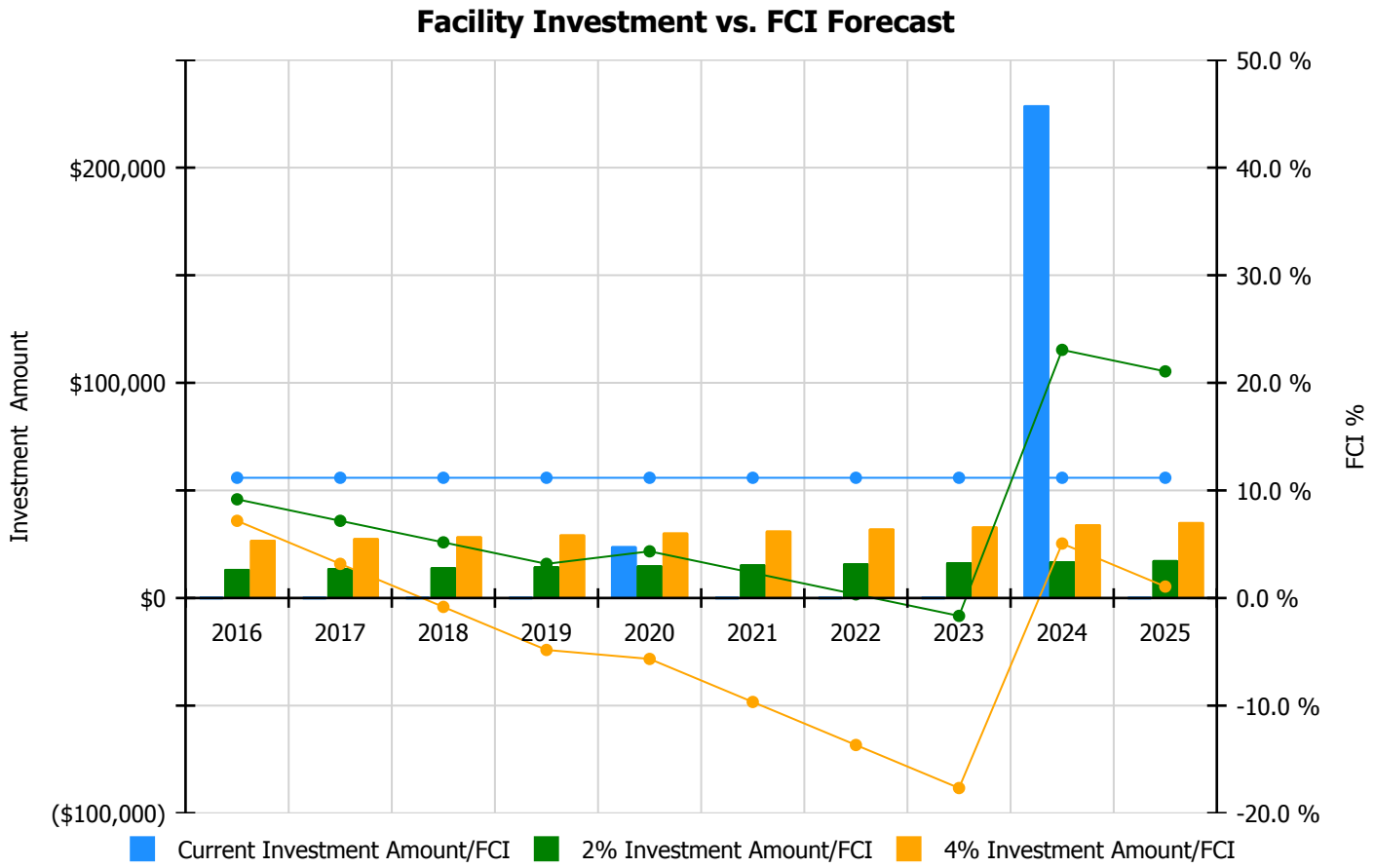
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



10 Year FCI Forecast by Investment Scenario

The chart below illustrates the effect of various investment levels on the building FCI for the next 10 years. The levels of investment shown below include:

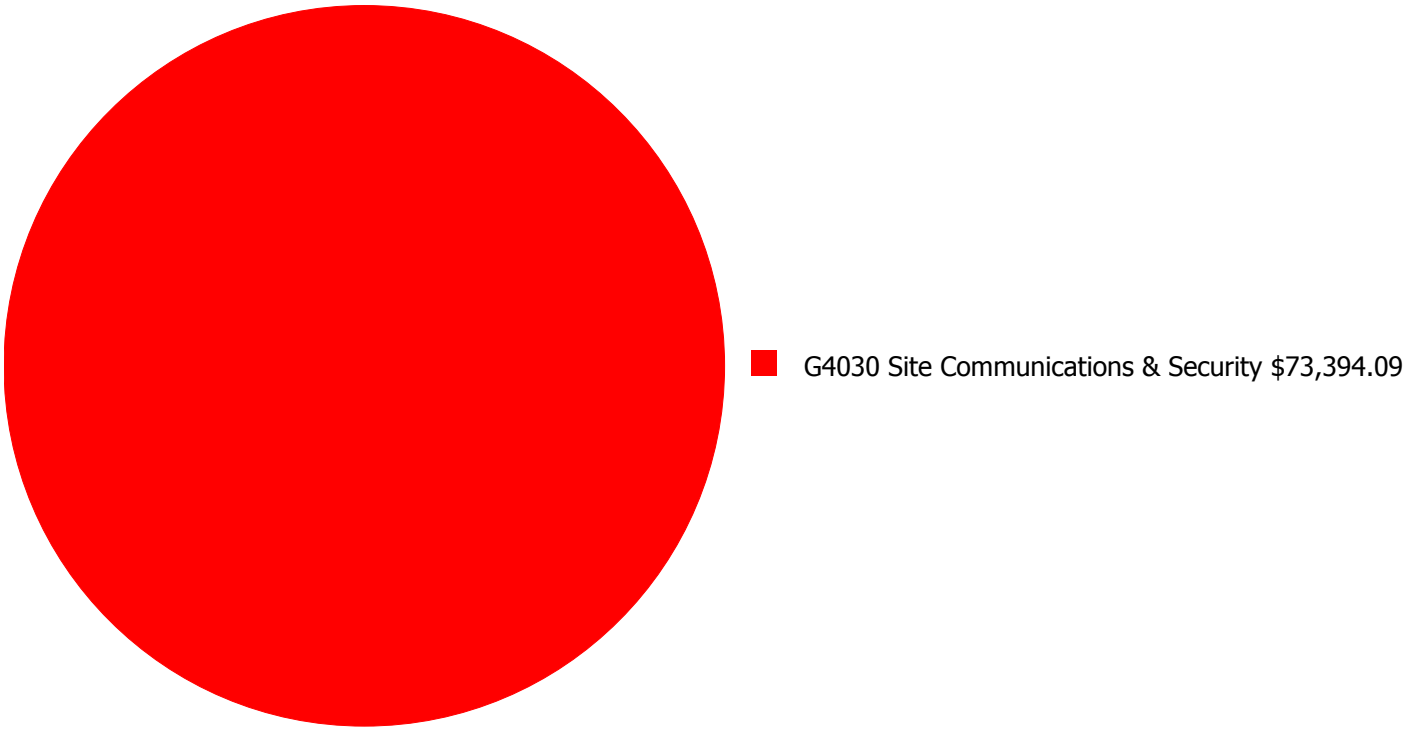
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value of the building, escalated for inflation



Year	Investment Amount Current FCI - 11.17%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$13,531.00	9.17 %	$27,061.00	7.17 %
2017	$0	$13,937.00	7.17 %	$27,873.00	3.17 %
2018	$0	$14,355.00	5.17 %	$28,709.00	-0.83 %
2019	$0	$14,785.00	3.17 %	$29,571.00	-4.83 %
2020	$24,101	$15,229.00	4.34 %	$30,458.00	-5.66 %
2021	$0	$15,686.00	2.34 %	$31,371.00	-9.66 %
2022	$0	$16,156.00	0.34 %	$32,313.00	-13.66 %
2023	$0	$16,641.00	-1.66 %	$33,282.00	-17.66 %
2024	$229,032	$17,140.00	23.06 %	$34,280.00	5.06 %
2025	$0	$17,654.00	21.06 %	$35,309.00	1.06 %
Total:	**$253,133**	**$155,114.00**		**$310,227.00**	

Deficiency Summary by System

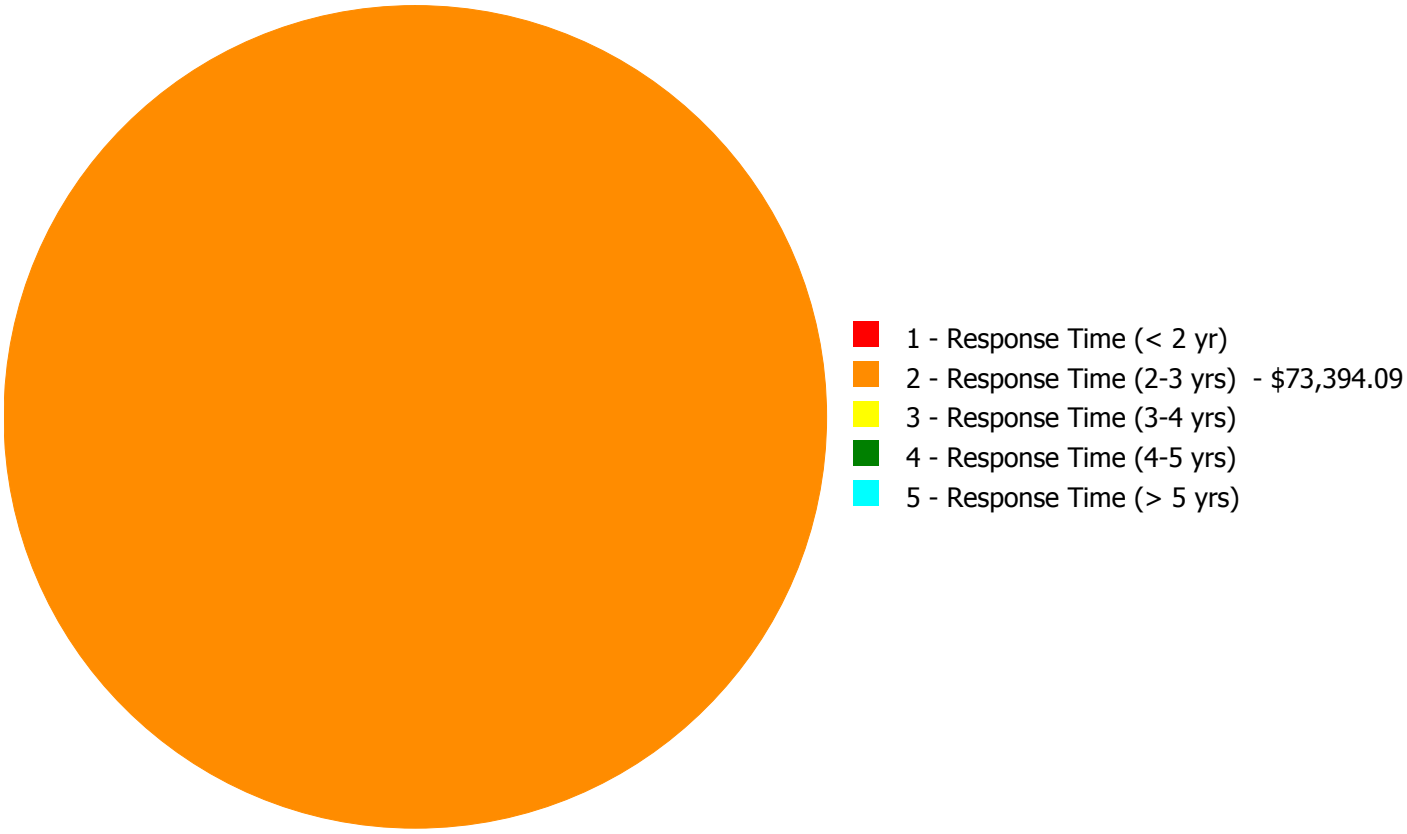
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $73,394.09

Deficiency Summary by Priority

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



Budget Estimate Total: $73,394.09

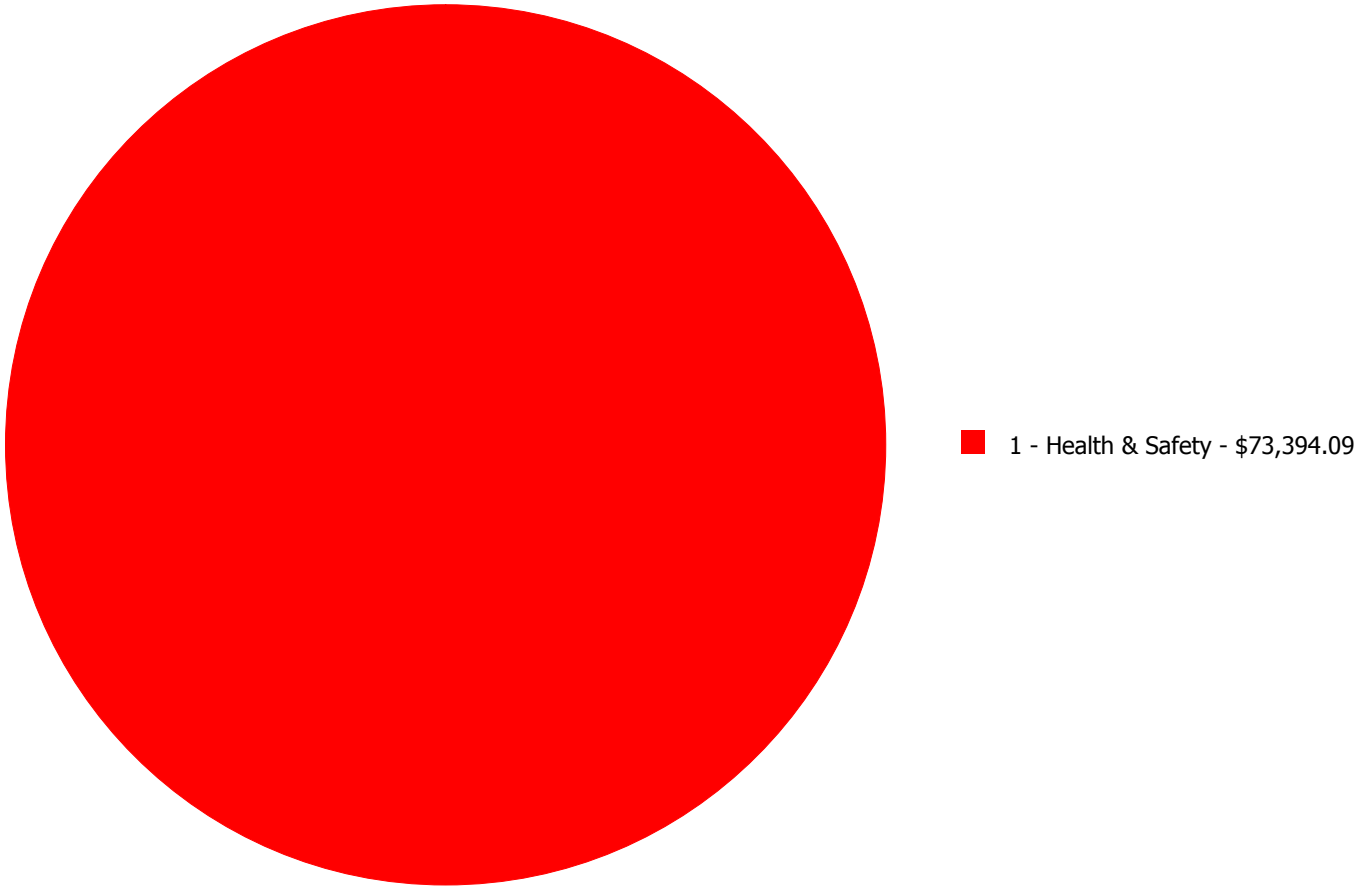
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
G4030	Site Communications & Security	$0.00	$73,394.09	$0.00	$0.00	$0.00	$73,394.09
	Total:	$0.00	$73,394.09	$0.00	$0.00	$0.00	$73,394.09

Deficiency Summary by Category

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



Budget Estimate Total: $73,394.09

Deficiency Details by Priority

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

Priority 2 - Response Time (2-3 yrs):

System: G4030 - Site Communications & Security

Location: Outdoor

Distress: Security Issue

Category: 1 - Health & Safety

Priority: 2 - Response Time (2-3 yrs)

Correction: Add Video Surveillance System

Qty: 8.00

Unit of Measure: Ea.

Estimate: $73,394.09

Assessor Name: Craig Anding

Date Created: 07/29/2015

Notes: Replace outdoor CCTV cameras for site surveillance. Approximate 8 cameras

Equipment Inventory

The following table represents the inventory details of the inventory found in the building, which fall under the following subsystems:

No data found for this asset

Glossary

ABMA	American Boiler Manufacturers Association http://www.abma.com/
ACEEE	American Council for an Energy-Efficient Economy
ACGIH	American Council of Governmental and Industrial Hygienists
AEE	Association of Energy Engineers
AFD	Adjustable Frequency Drive
AFTC	After Tax Cash Flow
AGA	American Gas Association
AHU	Air Handling Unit
Amp	Ampere
ANSI	American National Standards Institute
ARI	Air Conditioning and Refrigeration Institute
ASD	Adjustable Speed Drive
ASHRAE	American Society of Heating Refrigerating and Air-Conditioning Engineers Inc.
ASME	American Society of Mechanical Engineers
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ATS	After Tax Savings
AW	Annual worth
BACNET	Building Automation Control Network
BAS	Building Automation System
BCR	Benefit Cost Ratio
BEP	Business Energy Professional (AEE)
BF	Ballast Factor
BHP	Boiler Horsepower (boilers)
BHP	Brake Horsepower (motors)
BLCC	Building Life Cycle Cost analysis program (FEMP)
BOCA	Building Officials and Code Administrators
BTCF	Before Tax Cash Flow

BTS	Before Tax Savings
Btu	British thermal unit
Building Addition	An area space or component of a building added to a building after the original building's year built date.
CAA	Clean Air Act
CAAA-90	Clean Air Act Amendments of 1990
CABO	Council of American Building Officials
CAC	Conventional Air Conditioning
CADDET	Center for the Analysis and Dissemination of Demonstrated Energy Technologies
Calculated Next Renewal	The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget. Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection.
CDD	Cooling Degree Days
CDGP	Certified Distributed Generation Professional
CEC	California Energy Commission
CEM	Certified Energy Manager
CEP	Certified Energy Procurement Professional
CFC	Chlorofluorocarbon
CFD	Cash Flow Diagram
CFL	Compact Fluorescent Light
CFM cfm	Cubic Feet per Minute
CHP	Combined Heat and Power (a.k.a. cogeneration)
CHW	Chilled Water
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
COP	Coefficient of Performance
Cp	Heat Capacity of Material
CPUC	California Public Utility Commission
CRI	Color Rendering Index
CRT	Cathode Ray Tube VDT HMI

CTC	Competitive Transition Charge
Cu	Coefficient of Utilization
Current Replacement Value (CRV)	CRV represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Cv	Value Coefficient
CWS	Chilled Water System
D d	Distance (usually feet)
DB	Dry Bulb
DCV	Demand Control Ventilation
DD	Degree Day
DDB	Double Declining Balance
DDC	Direct Digital Controls
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Delta	Difference
Delta P	Pressure Difference
Delta T	Temperature Difference
DG	Distributed Generation
DOE	Department of Energy
DP	Dew Point
DR	Demand Response
DX	Direct Expansion Air Conditioner
EA	Energy Audit
EBITDA	Earnings before Interest Taxes Depreciation and Amortization
ECI	Energy Cost Index
ECM	Energy Conservation Measure
ECO	Energy Conservation Opportunity
ECPA	Energy Conservation and Production Act
ECR	Energy Conservation Recommendation
ECS	Energy Control System

EER	Energy Efficiency Ratio
EERE	Energy Efficiency and Renewable Energy division of US DOE
EIA	Energy Information Agency
EIS	Energy Information System
EMCS	Energy Management Computer System
EMO	Energy Management Opportunity
EMP	Energy Management Project
EMR	Energy Management Recommendation
EMS	Energy Management System
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
EO	Executive Order
EPA	Environmental Protection Agency
EPACT	Energy Policy Act of 1992
EPCA	Energy Production and Conservation Act of 1975
EPRI	Electric Power Research Institute
EREN	Efficiency and Renewable Energy (Division of USDOE)
ERV	Energy Recovery Ventilator
ESCO	Energy Service Company
ESPC	Energy Savings Performance Contract
EUI	Energy Use Index
EWG	Exempt Wholesale Generators
Extended Facility Condition Index (EFCI)	EFCI is calculated as the condition needs for the current year plus facility system renewal needs going out to a set time in the future divided by Current Replacement Value.
f	Frequency
F	Fahrenheit
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Condition Assessment (FCA)	FCA is a process for evaluating the condition of buildings and facilities for programming and budgetary purposes through an on site inspection and evaluation process.
Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

FC	Footcandle
FCA	Fuel Cost Adjustment
FEMIA	Federal Energy Management Improvement Act of 1988
FEMP	Federal Energy Management Program
FERC	Federal Energy Regulatory Commission
FESR	Fuel Energy Savings Ratio
FLA	Full Load Amps
FLF	Facility Load Factor (usually monthly)
FLRPM	Full Load Revolutions per Minute
FMS	Facility Management System
FPM fpm	Feet per Minute (velocity)
FSEC	Florida Solar Energy Center
Ft	Foot
GPM gpm	Gallons per Minute
GRI	Gas Research Institute
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
GUI	Graphical User Interface
H h	Enthalpy Btu/lb
HCFC	Hydrochlorofluorocarbons
HDD	Heating Degree days
HFC	Hydrofluorocarbons
HHV	Higher Heating Value
HID	High Intensity Discharge (lamp)
HMI	Human Machine Interface
HMMI	Human Man Machine Interface
HO	High Output (lamp)
HP Hp hp	Horsepower
HPS	High Pressure Sodium (lamp)
HR	Humidity Ratio
Hr hr	Hour

HRU	Heat Recovery Unit
HVAC	Heating Ventilation and Air-Conditioning
Hz	Hertz
I	Intensity (lumen output of lamp)
I i	Interest rate or Discount rate
IAQ	Indoor Air Quality
ICA	International Cogeneration Alliance
ICBO	International Conference of Buildings Officials
ICC	International Code Council
ICP	Institutional Conservation Program
IECC	International Energy Conservation Code
IEEE	Institute of Electrical and Electronic Engineers
IESNA	Illuminating Engineering Society of North America
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system?s Current Replacement Value (CRV) was replaced).
IRP	Integrated Resource Planning
IRR	Internal Rate of Return
ISO	Independent System Operator
ITA	Independent Tariff Administrator
k	Kilo multiple of thousands in SI system
K	Kelvins (color temperature of lamp)
K k	Thermal Conductivity of Material
KVA	Kilovolt Ampere
KVAR	Kilovolt Ampere Reactive
kW	kiloWatt
kWh	kiloWatt hour
L	Length (usually feet)
LCC	Life Cycle Costing
LDC	Local Distribution Company
LEED	Leadership in Energy and Environmental Design
LEED EB	LEED for Existing Buildings

LEED NC	LEED for new construction
LF	Load Factor
LHV	Lower Heating Value
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
LPS	Low Pressure Sodium (lamp)
Lu	Lumen Output of a Lamp or Fixture
M	Mega multiple of millions in SI system
M&V	Measurement and Verification
MACRS	Modified Accelerated Cost Recovery System
MARR	Minimum Attractive Rate of Return
Mbtu	Thousand Btu
MCF	Thousand Cubic Feet (usually of gas)
MEC	Model Energy Code
Mm	Multiple of Thousands in I/P System
MMBtu	Million Btu
MMCS	Maintenance Management Computer System
MMI	Man Machine Interface
MMS	Maintenance Management System
MSE 2000	Management System for Energy 2000 (ANSI Georgia Tech Univ)
MW	MegaWatt
MWH MWh	MegaWatt hour
NAAQS	National Ambient Air Quality Standards
NAESCO	National Association of Energy Service Companies
NAIMA	North American Insulation Manufacturers Association
NEA	National Energy Act of 1978
NECPA	National Energy Conservation Policy Act
NEMA	National Electrical Manufacturer's Association
NERC	North American Electric Reliability Council
Next Renewal	The Next Renewal date is an override of the 'Calculated Next Renewal' date and is based upon the assessor?s visual inspection.

NFPA	National Fire Protection Association
NGPA	National Gas Policy Act of 1978
NLRPM	No Load Revolutions per Minute (speed)
Nn	Equipment or Project lifetime in economic analysis
NOPR	Notice of Proposed Rule Making from FERC
NOx	Nitrogen Oxide Compounds
NPV	Net present value in economic analysis
NREL	National Renewable Energy Laboratory
NUG	Non-Utility Generator
O&M	Operation and Maintenance
OA	Outside Air
ODP	Ozone Depletion Potential
OPAC	Off-Peak Air Conditioning
P	Present value in economic analysis
PBR	Performance Based Rates
PEA	Preliminary Energy Audit
PF	Power Factor
PID	Proportional plus integral plus derivative (control system)
PM	Portfolio Manager in Energy Star rating system
PM	Preventive Maintenance
PoolCo	Power Pool Company or Organization
POU	Point of Use
PQ	Power Quality
PSC	Public Service Commission
PSIA psia	Pounds per square inch absolute (pressure)
PSIG psig	Pounds per square inch gauge (pressure)
PUC	Public Utility Commission
PUHCA	Public Utilities Holding Company Act of 1935
PURPA	Public Utilities Regulatory Policies of 1978
PV	Photovotaic system

PV	Present Value
PW	Present Worth
PX	Power Exchange
q	Rate of heat flow in Btu per hour
Q	Heat load due to conduction using degree days
QF	Qualifying Facility
R	Electrical resistance
R	Thermal Resistance
RC	Remote controller
RCR	Room Cavity Ratio
RCRA	Resource Conservation and Recovery Act
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.
Remaining Service Life Index (RSLI)	RSLI is defined as a percentage ratio of the remaining service life of a system. It usually ranges from 0 to 100
REMR	Repair Evaluation Maintenance Rehabilitation (REMR) is a scale used to objectively rank systems based on their condition
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
RH	Relative Humidity
RLA	Running Load Amps
RMS	Root Mean Square
RO	Reverse Osmosis
ROI	Return on Investment
RPM	Revolutions Per Minute
RTG	Regional Transmission Group
RTO	Regional Transmission Organization
RTP	Real Time Pricing
SBCCI	Southern Building Code Congress International
SC	Scheduling Coordinator
SC	Shading Coefficient
SCADA	Supervisory Control and Data Acquisition Systems

SEER	Seasonal Energy Efficiency Ratio
SHR	Sensible Heat Ratio
Site	The grounds and utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Soft Cost	An expense item that is not considered direct construction cost. Soft cost includes architectural engineering financing legal fees and other pre-and-post construction expenses.
SOx	Sulfur Oxide Compounds
SP	Static Pressure
SP SPB	Simple Payback
SPP	Simple Payback Period
SPP	Small Power Producers
STR	Stack Temperature Rise
SV	Specific Volume
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
T	Temperature
T	Tubular (lamps)
TAA	Technical Assistance Audit
TCP/IP	Transmission Control Protocol/Internet Protocol
TES	Thermal Energy Storage
THD	Total Harmonic Distortion
TOD	Time of Day
TOU	Time of Use
TQM	Total Quality Management
TransCo	Transmission Company
U	Thermal Conductance
UDC	Utility Distribution Company
UL	Underwriters Laboratories
UNIFORMAT II	The ASTM UNIFORMAT II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.
USGBC	US Green Building Council
v	Specific Volume

V	Volts Voltage
V	Volume
VAV	Variable Air Volume
VDT	Video Display Terminal
VFD	Variable Frequency Drive
VHO	Very High Output
VSD	Variable Speed Drive
W	Watts
W	Width
WB	Wet bulb
WH Wh	Watt Hours
Year built	The year that a building or addition was originally built based on substantial completion or occupancy.
Z	Electrical Impedance