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.

Frank School

Governance	DISTRICT	Report Type	Elementary
Address	2000 Bowler St.	Enrollment	1283
	Philadelphia, Pa 19115	Grade Range	'00-05'
Phone/Fax	215-961-2005 / 215-961-2551	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Annefrank	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	**36.60%**	**$20,214,553**	**$55,233,586**
Building	51.82 %	$19,068,056	$36,794,206
Grounds	08.59 %	$317,232	$3,692,724

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	02.12 %	$27,196	$1,281,531
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.16 %	$4,375	$2,749,795
Windows (Shows functionality of exterior windows)	162.88 %	$2,185,434	$1,341,745
Exterior Doors (Shows condition of exterior doors)	100.26 %	$108,302	$108,025
Interior Doors (Classroom doors)	109.68 %	$286,813	$261,495
Interior Walls (Paint and Finishes)	00.76 %	$7,502	$984,145
Plumbing Fixtures	80.75 %	$813,372	$1,007,240
Boilers	81.98 %	$1,140,278	$1,390,915
Chillers/Cooling Towers	66.04 %	$1,204,455	$1,823,760
Radiators/Unit Ventilators/HVAC	210.25 %	$6,733,636	$3,202,755
Heating/Cooling Controls	159.97 %	$1,608,907	$1,005,750
Electrical Service and Distribution	72.04 %	$520,589	$722,650
Lighting	51.60 %	$1,333,283	$2,583,660
Communications and Security (Cameras, Pa System and Fire Alarm)	23.77 %	$230,062	$967,755

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.

Frank LSH School

Governance	DISTRICT	Report Type	Elementary
Address	2000 Bowler St.	Enrollment	
	Philadelphia, Pa 19115	Grade Range	'00-05'
Phone/Fax	215-961-2005 / 215-961-2551	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Annefrank	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	**36.60%**	**$20,214,553**	**$55,233,586**
Building	05.62 %	$829,265	$14,746,656
Grounds	08.59 %	$317,232	$3,692,724

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.16 %	$1,543	$990,528
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.49 %	$3,796	$781,000
Windows (Shows functionality of exterior windows)	02.25 %	$7,675	$340,968
Exterior Doors (Shows condition of exterior doors)	10.01 %	$4,181	$41,777
Interior Doors (Classroom doors)	04.15 %	$3,900	$94,060
Interior Walls (Paint and Finishes)	00.00 %	$0	$420,519
Plumbing Fixtures	00.00 %	$0	$790,005
Boilers	00.00 %	$0	$467,049
Chillers/Cooling Towers	00.00 %	$0	$612,392
Radiators/Unit Ventilators/HVAC	54.14 %	$582,201	$1,075,438
Heating/Cooling Controls	00.00 %	$0	$337,716
Electrical Service and Distribution	00.00 %	$0	$242,655
Lighting	02.43 %	$21,079	$867,555
Communications and Security (Cameras, Pa System and Fire Alarm)	00.00 %	$0	$324,958

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

S840001;Frank

Final

Site Assessment Report

January 31, 2017

PARSONS

Table of Contents

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):	99,516
Year Built:	1962
Last Renovation:	
Replacement Value:	$55,233,586
Repair Cost:	$20,214,553.41
Total FCI:	36.60 %
Total RSLI:	65.91 %

Description:

Facility Condition Assessment
October 2015

School District of Philadelphia
Anne Frank Elementary School
2000 Bowler Street
Philadelphia, PA 19115

74,500 SF / 1004 Students / LN 08

Anne Frank Little School House
2001 Lott Street
Philadelphia, PA 19115

25,016sf / 239 students / LN 08

General

Anne Frank Elementary School is located at 2000 Bowler Street. This building was constructed in 1962 and has 74,500 square feet. There is a 3 story classroom section and a one story gymnasium / auditorium section. Mechanical and electrical equipment are located in a partial basement; piping runs under the first floor in an extensive crawl space, accessible from the basement. The front entrance to the Main Building faces Bowler Street. Also located on the site is the Anne Frank Little School House constructed in 1998. It is a one story building with slab-on-grade construction and 25,016 square feet in size. There is also a precast concrete panel "Portable Building" located on the site, not included in this condition assessment. There is an extensive asphalt playground between the Main Building and the Little School house. Faculty parking lots for the Little School House and the Main Building are separated from the playgrounds by 48" high chain link fences. Percy Payno, the Building Engineer accompanied the FCA team during the inspection.

The inspection Team met Principal Micky Komins who expressed concern over some issues. In particular, he indicated that the main building lighting is inadequate, using T-12 fluorescent bulbs and needs to be upgraded to provide better lighting. Floor tiles are old VAT (vinyl asbestos tiles) and are cracking, breaking and need to be replaced. Boilers are the original coal boilers convererted to oil and are not working well. The DDC (direct digital controls) heating control system although new does not function properly and cannot be adjusted; heat is either all on or completely off. Plumbing is antiquated and does not work well. More smartboards are needed but the electrical system does not have capacity to support more units. More electrical outlets are needed in classrooms. Rooftop exhaust fans do not work well. Large cracks in the asphalt play area need to be repaired. Airplane lights on the building roof don't work and should be repaired to prevent an accident from planes landing or leaving Northeast Airport, nearby. The Little School House (LSH) has roof leaks coming from the hidden gutter.

Architectural/Structural

Foundations in the Main Building are constructed of brick and concrete. Basement brick and masonry joints are in good condition with no major settlement cracks observed. Basement walls are peeling and need to be repainted. Footings were not seen and their construction type or condition could not be ascertained. There are extensive crawl spaces utilized for utility runs in this building assessed by a door in the basement wall; these spaces were not physically inspected due to limited access and lighting, but from the outside the foundation that could be seen appeared to be in good condition. Inside the door opening into this area, miscellaneous boxes, a bicycle wheel, and "junk" appeared to be stashed in the space, blocking access and creating a possible fire hazard; this junk should be removed. The Little School House (LSH) is a one story, slab on grade building, thus the foundation could not be seen.

Floor slabs in the main building basement are in good condition although covered with dirt and in need of stripping, cleaning and resealing. Upper floor slabs are also constructed of cast-in-place concrete with cast-in-place concrete beams. No major cracks were seen in any of the slabs. The LSH is a one story slab on grade building; cracks were seen in the multipurpose room and main corridor along the column line concrete control joints, which seems to be a typical problem of all Little School Houses.

Roof construction over the main building consists mainly of reinforced concrete beams and deck, bearing on masonry walls and concrete columns. The gymnasium has an exposed, longspan steel bar joist and metal deck roof system and although not observed, it is suspected that the same system extends over the auditorium. The roof deck above all parts of the building consists of a "flat" deck with minimum overall slope and pitch to roof drains. Roof access is via a hatch in the roof over the classroom wing. The roof has no parapets, has a large brick chimney, and has two brick masonry ventilation roof structures located on the main roof over the classrooms. All roofs have internal roof drains at low points created by "dished areas" around each roof drain. There are two expansion joints in the main roof creating three sections in the long flat roof over the three story section of the building. Vertical leaders run through the building in internal chases. There are no vertical leaders running down the outside of the exterior walls. None of the roofs have overflow scuppers or overflow roof drains, but this is not required since there is no measureable parapet and this is not a structural concern. The roof construction over the LSH consists of a center ridge roof system framed with steel beams and bar joists with a wood deck exposed to the classrooms, below. Three clerestory structures are located along the main ridge of the roof. A horizontal gutter with internal vertical leaders is set in approximately 2 feet from the edge of the roof, making it almost invisible from the ground. However one section of these gutters is either clogged or has lost its waterproofing seal, causing a leak in the classroom below along that section of hidden gutter. A ladder on grade is required for roof access on the LSH; the inspection team viewed this roof from the roof of the main building.

Exterior walls of the main building are constructed of brick with exposed concrete columns every 18 feet. In many places along the first floor walls and columns, there are areas of graffiti which have been patch-painted over, leaving noticeable patched areas. Other larger first floor graffiti sections of wall were painted over with brick red paint over the entire area of wall. The patch-painted areas should be lightly sandblasted to remove the graffiti and paint covering the graffiti. Most wall surfaces, especially the shaded area at the main entrance, are generally dirty with grime and mildew and should be powerwashed to improve the appearance. Windows in the main building run horizontally between concrete column elements and have brick headers supported by steel lintels. Lintels appear to be in good condition with no cracks or joint problems seen. The Little School House walls utilize two colors of light brown brick with a yellow brick entrance area; they are all in good condition.

Exterior windows on the main building are the 1990's dark anodized frame and single glazed plexiglass replacement units utilized by the District in many schools. The frames are fading and the plexiglass is becoming etched and cloudy. Windows are difficult to operate and often get stuck open or slam closed. These single glazed units provide almost no insulation value and do not meet today's energy code requirements making them a large source of heat loss. First floor and basement windows have galvanized steel security screens on the exterior, which are in good condition. The LSH has painted aluminum framed units with insulated glass and heavy bug/security screens. Some screens are damaged in the playground area, but most other units are in good condition.

Exterior doors at the main building front entrance, first floor toilet rooms, and auditorium are new FRP (fiberglass reinforced plastic) doors in hollow metal frames; some have narrow glass vision panels with security screens. These are very durable, maintenance free and attractive flat panel doors. Despite the durability of the FRP doors, some have holes from acts of vandalism and should be repaired. Other exits around the building are older flush panel, painted, hollow metal steel doors & frames with narrow vertical vision panels with security screens. Hollow metal doors are generally in poor condition, with dents and scratches; these doors and frames should receive a new coat of paint. Most hardware is operational with some doors needing adjustment. Weatherstripping should be inspected on all doors as gaps can be seen around the older doors; weatherstipping should be replaced where not closing tight to prevent cold weather air infiltration. There is an ADA compliant handicap accessible ramp and entrance at the southeast end of the building facing Clark Street, leading into the main classroom corridor. Better, more complete Accessible Route signage is required from handicap parking spaces leading to that accessible entrance. The Little School House has painted hollow metal doors and frames which need to be repainted. Front entrance and side exit doors have large panels of glass to provide more light into the building. The LSH also has an accessible entrance with a ramp.

Roof coverings over the main building consist of a built-up felt and gravel asphalt roofing system, with a layer of gravel over the roofing membrane. It is thought that the roof was either replaced or substantially repaired with a new coat of asphalt and gravel in 2007. Flashing is granule-impregnated asphalt-backed adhered flashing secured to rooftop ventilation ductwork, plumbing vents, and gravel stops. Roof structures include masonry walls, and chimney, plumbing vents, ventilation ductwork, and roof drains. Membrane flashing terminates under aluminum counterflashing either set into masonry with reglets and from the look of the bent and manipulated counterflashing, appears to have been repaired recently; these masonry joints should be recaulked to help keep them water tight. It also appears as if new gravel stops and expansion joints were recently installed, possibly in 2007 with the major repair work. Gravel stops and flashing are in good condition, but the expansion joint rubber tubing forming the top cover over the expansion joints is cracking and even though it has been patched it is in poor condition and still cracking; these areas are certain opportunities for water infiltration. The dished area around the main building roof drains is lower than the main roof (because it is "dished"), however it is collecting gravel blocking the roof drain basket and has exposed areas of asphalt membrane which is cracking. Areas around the roof drains need to be re-dressed and re-flashed to provide better drainage and water tightness around the roof drain assembly. The LSH has a residential-style two color asphalt shingle roof with a recessed horizontal gutter set into the roof deck back from the roof edge. While this creates a clean detail without a visible gutter, it creates opportunities for problems. In this case, there is a leak over one of the classrooms either due to faulty flashing around the assembly or a clogged drain; the inspection team was told that this leak has been difficult to find. The LSH roof also has three clerestory units ("doghouses") that are constructed of metal panels and a metal roof. There is also a decorative metal roof accent over the Lott Street entrance. Metal panels are fading and looking worn; they will need to be repainted to bring back their new appearance. There are a number of small penetrations through the LSH asphalt roof, all of which appear to be water tight. There is an open area with metal beams and grating over the chiller area, integrated into the roof and hidden from street view, typical of all Little School Houses. For a roof that is almost 20 years old, its condition is good and it appears as if its useful service life will extend beyond 20 years.

Partitions in the main building are constructed of painted block (concrete masonry units) throughout the entire school. Corners are bull-nose block to soften the hard edges and provide a more durable surface. Wall bases are either painted block or glazed block. There were no joint cracks observed in the inspection. This highly durable wall system is in good condition. Above the doors into classrooms are wired glass vision panels, which appear to be consistent with a 1 hour fire rating required of corridors in a non-sprinklered building; they can remain in place when the doors are replaced. The Little School house is also constructed with painted block in equally good condition. Vision panels constructed of hollow metal framing and plexiglass (not fire rated) are used to promote views into the front office and the multi-purpose room. Since the LSH is sprinklered, this type of non-fire rated vision panel is acceptable since fire rated corridors are not required with a sprinkler system in place.

Interior doors in the main building at classrooms, offices, cafeteria, gymnasium, auditorium, storage rooms, and bathrooms are solid wood oak veneer doors and steel frames. Many of these wood doors have narrow lite wired glass vision panels where vision is desirable; some have security screens. Most wood door surfaces are worn and damaged in need of replacement; steel door frames should be repainted. Classroom, office, and special function room doors throughout the building have old nob-style locksets and none of the classroom doors can be locked from the inside of the classroom, as required today for lock-down security. Hardware and doors need to be replaced. Stairway doors are steel doors with wired glass vision panels and steel door frames. These original doors do not have panic hardware or any type of latching hardware as required by today's codes. Doors appear to be in fair condition with new paint, but most are dented and closers are old. All stairway steel doors and frames need to be replaced. Interior basement doors in the mechanical room are hollow metal steel doors with steel frames, rusted and damaged, also in need of replacement. The LSH also

has clear stained solid oak doors with vision panels into classrooms. Most interior doors are in good condition with minor scratch repair required in some cases. Like the main building, classroom, office, and special function room doors throughout the building cannot be locked from the inside of the room, as required by today's code for lock-down security.

Interior fittings/hardware in the main building include black slate chalkboards and tackboards with metal chalk trays mounted on one wall in each classroom or wall mounted whiteboards with metal trays. Some of the classrooms have smartboards over blackboards. The library space was created by opening the folding partition wall that is in place between Rooms 201 and 203. The library has free-standing metal bookcases, plastic laminate and wood tables, and wood chairs that are all in good condition. Classrooms have either alcoves with folding vinyl curtains, open storage areas, or built-in metal cabinets. Each toilet room in the main building has a different type of partition; some have multiple types with different partition doors; in some toilet rooms, transite (asbestos) partition dividers are still in place. It is obvious that over the years, repairs and replacements have been made in the toilet rooms, one piece at a time. All existing partitions should be removed and replaced with new, solid polyurethane partitions. Most toilet rooms have accessories in place and operational. Toilet rooms have a minimally accessible toilet compartments that has a toilet and sink with enough maneuverability space for wheelchairs, but no grab bars or properly mounted accessories, not fully meeting ADA. Sinks also do not meet accessibility requirements since they do not have wrist blade faucets, leg protection, and extended or properly mounted bowl heights. Accessories in the main building toilet rooms can be reused if not damaged and new accessories should be added to provide complete sets in all toilet rooms; toilet stalls should be sized and fitted out to be as close to ADA compliant as possible. Little School House toilet rooms are in good condition and fitted with up to date solid polyurethane partitions and toilet room accessories with ADA compliant accessible toilet stalls. Some classrooms have fully ADA accessible toilet rooms.

Stair construction in the main building consists of concrete filled steel treads with steel nosings, steel risers and stringers and painted steel handrails (31" high) and guards (36" high) at tops of landings. All stairway handrails and guards in the building do not meet today's code requirements for railing height, guard height and baluster spacing; they should be replaced with code compliant systems. Concrete platforms and landings are finished with clear sealer, but the concrete has a mottled appearance and looks dirty. Stairs should be stripped and refinished to give them a cleaner appearance.

Wall finishes in the basement, first, and second, floors are full height painted concrete masonry units (block) throughout the building. Basement mechanical room walls are peeling and dirty in need of replacement. There are few if any locations in corridors and classrooms where the walls are damaged and in need of repainting. The auditorium, cafeteria, and gymnasium are also finished like the corridors and classrooms in painted block. There is an artistic wall mosaics installed in the corridor near the entrance lobby area adding some color to the corridor.

Floor finishes in most classrooms, all corridors, the lobby, gymnasium, kitchen, auditorium, and the auditorium stage consist of vinyl asbestos tile (VAT). These floors at first appear to be in good condition, but upon closer inspection have many cracks, broken tiles, and mismatched replacement tiles. The cafeteria, and a few classrooms have vinyl composition tile (VCT) in place of the VAT; these floors have been well maintained and do not appear to need replacement. The rooms with VAT floors should be tested for asbestos and they should be properly removed and replaced with new VCT. Basements, stairs, and toilet rooms have sealed concrete finishes which are in need of stripping, cleaning, and resealing; toilet rooms in particular should have a clean finish to promote the appearance of cleanliness. The library has carpet, which needs to be replaced. The Little School House has VCT in the corridors in good condition; however, the multipurpose room has VCT but as is typical for all Little School Houses, the tiles are cracked along concrete slab control joints and need to be replaced. Classrooms in the LSH have seamless vinyl flooring in the half of the room near the door and carpet in the other half of the room. This floor is also cracking along concrete slab control joints and needs to be replaced. The LSH main office is carpeted and is used as a classroom. The school entrance lobby is also used as a classroom; office functions are located in the adjacent corridor.

Ceiling finishes in most spaces throughout he main building consist of exposed concrete deck painted white, with surface mounted 1x4 or 2x4 fluorescent lighting fixtures in corridors, classrooms, and offices. Electrical conduit is secured to the deck above, painted white, and exposed to view. These painted ceiling surfaces are well maintained. The gym has precast concrete planks over an exposed steel longspan joist structure, all painted white and in good condition. The auditorium, and cafeteria have surface mounted concealed spline 12"x12" acoustical tile ceilings; the auditorium has suspended chandeliers and the cafeteria has surface mounted fluorescent fixtures; ceiling tiles in both rooms are in good condition with only a few tiles needing re-securing to the concrete deck or substrate above.

Fixed furnishings include wood seating in the auditorium which is in good condition. Some chairs might need adjustment and others might need refinishing, but overall the appearance is good with minimal repairs required. The cafeteria has folding tables for serving students. The kitchen area has stainless steel service counters and food preparation fittings. Some classrooms have kitchen cabinets with sinks; they are old, worn and in poor condition, requiring replacement.

There is a small 1000lb capacity elevator in the building. Although it is the original elevator, it was indicated that it has be mostly

trouble-free. Being an older model, its controls and floor indications do not provide audible and tactile notifications, as required in new ADA compliant elevator cabs. Finishes in the cab are worn. In light of the elevator's age and lack of ADA features, the district might consider replacing the elevator in the near future.

There is an ADA accessible ramp into the building. Railings and guards along the ramp are in good condition.

Mechanical

Plumbing Fixtures – The Main Building is equipped with wall hung urinals (flush valve type), wall hung water closets (flush valve type), and wall hung lavatories with wheel handle faucets. There is a water closet, lavatory and hand sink located in each of the kindergarten classrooms. Science classrooms are equipped with lab sinks and prep sinks which are original and should be replaced since they have exceeded their service life. Many of the original plumbing fixtures remain in service, however, these fixtures have reached the end of their service life and should be replaced. New fixtures will provide lower water consumption and provide savings on water heating costs. The bathrooms are also equipped with floor drains for the first floor but not the second or third floors. The Little School House is equipped with wall hung urinals (flush valve type), floor mount water closets (flush valve type), and wall hung lavatories with short lever handle faucets. These fixtures were installed in 1998 and are nearing the end of their service life and should be replaced in about the next ten years. Hand sinks are provided in each classroom. The bathrooms are also equipped with floor drains.

In the Main Building drinking fountains in the corridors and at the restrooms are wall hung fountains. Drinking fountains are typically located at the bathroom groups. There are drinking fountains located in each of the kindergarten classrooms. The cafeteria is also equipped with drinking fountains. The gymnasium is equipped with recessed drinking fountains. Most of the fixtures appear to be the original installed equipment. The replacement of all drinking fountains is recommended as the equipment is approximately 54 years old and beyond its service life. In the Little School House there are wall hung electric water coolers (EWC) in the corridor located at the restroom locations. In addition, there drinking fountains in each classroom at the counter hand sink. These fixtures were installed in 1998 and are nearing the end of their service life and should be replaced in about the next ten years.

In the Main Building, floor set service/mop sinks original and available throughout the building for use by the janitorial staff. Service sinks are located in the vicinity of the bathroom groups and drinking fountains. The sinks appear have exceeded their service life, and should be replaced. The Cafeteria's food prep/kitchen is equipped with one, double compartment stainless steel sink with wheel handle operated faucets and its sanitary connection is served by a floor mounted grease trap. The kitchen is also equipped with a hand sink. The double compartment wash sink (with lever handles) and hand sink (with lever handles) show signs of normal usage. The grease interceptor shows no signs of rust or corrosion and is accessible for maintenance. Chemicals are injected manually into the sanitizing basin. The Little School House is equipped with a triple compartment sink (short lever handles) which is connected to a below floor grease interceptor. The grease interceptor is not readily accessible due to one of the legs of the triple compartment sink rests on it. Chemicals are injected manually into the sanitizing basin. The kitchen is also equipped with a hand sink (short lever handles). Floor set service/mop sinks are available throughout the building for use by the janitorial staff. Service sinks are located in the vicinity of the bathroom groups. These fixtures were installed in 1998 and are nearing the end of their service life and should be replaced in about the next ten years. There is also an emergency shower/eyewash located in the main boiler mechanical equipment room.

Domestic Water Distribution – For the Main Buildingit appears that the 4" domestic water service piping is mostly soldered copper. Water service enters the building in the basement, without double check backflow preventer (RPZA – reduced pressure zone assembly), however, a 4" water meter on the main line upon entering the building. The water meter appears to be new. The piping is copper with soldered joints. The distribution piping appears to be original and is at the end of its service life and is recommended to be inspected and repaired as needed. The Little School House water supply is consists of a 3" service line with a BFP (RPZA) and a 3" water meter. The piping is copper with soldered joints. These fixtures were installed in 1998 and are nearing the end of their service life and should be replaced in about the next ten years.

The Main Building domestic water system is produced by a natural gas fired instantaneous Paloma, model PH24-M-DN and is located in the main boiler mechanical equipment room. The heater is rated for a maximum gas input of 178,000 bthu, minimum 37,000 btuh. The hot water system is equipped with a recirculation pump which circulates water into an existing original domestic hot water storage tank. The water heater appears to be in satisfactory condition and should not need to be replaced for five years. A water softener is located in the boiler room for treating the boiler make up water system, is manufactured by Kisco, and should be replaced. The Little School House domestic hot water is provided by two, PVI, natural gas fired vertical nickel shield, tank type heaters, model 27N125A-G, 270,000 btuh input and a recovery rate of 317 GPH. The system is not equipped with an expansion tank but is equipped with a circulating pump and P/T relief.

Sanitary Waste - The sanitary waste piping system in the Main Building is extra heavy cast iron with lead and oakum seals and appears to be the original piping installed in the building. It is therefore recommended to inspect this piping and repair or replace sections as needed. The sanitary system leaves the building by a duplex sewage ejector located in the main boiler mechanical

equipment room. The Little School House is a gravity sanitary system. The sanitary piping system is within its service life and should not need inspection at this time.

Rain Water Drainage - The rain water drains from the roof are routed through mechanical chases in the building and connect to the underground site drainage system. There are no overflow scuppers for the building since the roof does not have parapets. There is also a duplex sump pump in the main boiler mechanical equipment room for collection of any foundation drainage. The Little School House storm drainage consists of gutters and conductors. The conductor piping is no hub, cast iron.

Energy Supply - Duplex fuel oil supply pumps are available, however the underground number 2 fuel tank is not in use and has been abandoned. The size of the storage tank is unknown. The 2" natural gas service enters the building in the basement into the main boiler mechanical equipment room and is metered at this point. The natural gas main is welded, black steel piping while the branches are threaded, black steel. For the Little School House the 3" gas service enters the main boiler mechanical equipment room in the vicinity of the location within the enclosure for the air cooled chiller. In addition, the backup fuel supply for the boilers consist of two 250 gallon number 2 fuel oil storage tanks which are located in the main boiler mechanical equipment room. The tanks monitoring gauges of which one appears to function while the other is mark as out of service.

Heat Generating Systems – Low pressure steam is generated at 15 llbs.in or less by two HB Smith 4,850 MBH, cast iron, sectional boilers, model 640 with dual fuel burners. Both boilers are equipped with Power Flame dual fuel burners, natural gas and number 2 fuel oil, model CR4-GO-30. The boilers appear to have been installed in the early to mid 1990's. Both boilers are approaching the end of their service life and should be replaced. At the time of our survey one boiler was down due to nipple leaks in several sections as well as a crack in a section. There is draft control on the both boiler flues. There were combustion air dampers and louvers which would serve the boiler room to provide combustion air for the boiler operation above the exit door that leads outside. Burner oil pumps are driven by independent motors. The oil supply to the burner is equipped with dual solenoid valves and strainer/disposable media filter. The Little School House heating system consists of two Smith, cast iron, sectional natural gas fired water boilers, water IBR 960.0 MBH, model 19 series 10 with dual fuel burners. Both boilers are equipped with Power Flame dual fuel burners, natural gas and number 2 fuel oil, model CRI-GO-12HBS-10. The boilers and burners are part of the 1998 original construction. The boiler mechanical equipment room is equipped with high low combustion air dampers operated via electric actuators. There are two, end suction base mounted, centrifugal, constant volume heating water pumps for the hot water system. The pumps are manufactured by Armstrong, model number was illegible, 84 gpm, 40 feet head, 2 HP, 1800 RPM. Both pumps are nearing the end of their service life and should be replaced within the next five years.

Cooling Generating Systems - In the Main Building, there are a few areas which are served by window air conditioning units such as the computer lab, but predominantly the building does not have cooling systems. The Little School House is provided cooling with an air cooled chiller, Carrier, model 30GN-080---510 which is a reciprocating 81.0 tons which utilizes R22 as a refrigerant. The chilled water system is treated with propylene glycol for freeze protection. The constant volume, end suction, 5 HP, Armstrong chilled water pumps could not have name plate data collected due to the insulation on the pump.

Distribution Systems – For the Main Building thesteam distribution piping is black steel with welded fittings. The condensate piping is Schedule 80 black steel with threaded fittings. The piping has been in use beyond its service life and will require more frequent attention from the maintenance staff to address pipe/valve failures as time passes. The District should hire a qualified contractor to examine the distribution piping and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 5 years. The Little School House chilled water and heating water supply and return piping consists of black steel with welded fittings. The piping system is at the end of its service life and the District should hire a qualified contractor to examine the distribution piping and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 5 years.

In the Main Building the boiler feed water is collected by a boiler feedwater pad mounted system and is treated with a combination of chemicals by a water treatment controller. The condensate is returned directly to the boiler feedwater tank and then pumped back to the boiler as there are no condensate receiver tanks. The condensate return piping is black steel with threaded joints. The boiler feedwater assembly is equipped with three pumps and a pump control panel. Some steam traps have been replaced, however others have failed as per the building engineer. It is recommended that the District conduct a steam trap survey to determine the quantity and condition of all steam taps. The boiler feed tank, pumps and associated components are nearing the end of their service life and should be replaced.

For the Main Building, fresh air is admitted into the building through the unit ventilators (manufactured by Nesbitt) and outside air intakes to air handling equipment. Ventilation air is induced into the spaces through the outside air intake grilles located in the building exterior wall which are ducted to the unit ventilators. The existing unit ventilators have surpassed their service life as they are part of the original building installation, so they should be replaced. The new unit ventilators should be designed for quiet operation and equipped with hot water and chilled water coils, and integral heat exchangers. Ventilation air is provided via operable windows in the

auditorium and gymnasium. Ventilation is also provided through the air handling unit systems serving the cafeteria, gymnasium and auditorium, however, the inability to access the building automation system is preventing some of these systems from being operated.

The Main Building uses unit ventilators with steam coils and steam convection in the classrooms and steam console style, sloped top convectors in the hallways, wall mounted heating water convectors in bathrooms and recessed convectors at stairwell entrances to the outdoors. Currently these units are the sole source of heat for these areas. The classrooms are also configured such that over pressurization is mitigated by providing a transfer duct between the classroom space and the corridor. The air is relieved into the corridor and then is transferred to foul air duct risers which terminate at the roof. Foul air risers are located at the end of the corridors. For the Little School House a ceiling mounted air handler with heating, cooling coils and ventilation air serves two classrooms with overhead supply sir distribution and a common return duct system between the two classes. A common return air sensor controls the units operation. The arrangement is typical of each pair set of classrooms.

The gymnasium in the Main Building is served by a heating and ventilating unit with a steam heating coil. The H & V unit is part of the original building construction, has exceeded its life expectancy and should be replaced. The H&V unit supplies air to the space through an overhead ducted supply system with concentric round diffusers and low return grilles. Additional heating is provided by wall mounted steam convectors just below the windows. Windows can also be opened for natural ventilation. It is recommended to replace these systems with a roof top mounted unit with a similar overhead supply air distribution system and return air ductwork and low return intake grilles which would be protected from damage.

The cafeteria in the Main Building is served by an H & V unit with a steam heating coil. The H & V unit is part of the original building construction, has exceeded its life expectancy and should be replaced. Air is distributed into the cafeteria through sidewall supply diffusers and is returned to the unit through return grilles located on the wall. A roof top mounted unit could be provided with heating and cooling coils as well as ventilation to meet the outside air ventilation requirements for the cafeteria seating area. The kitchen is provided with two exhaust hoods. There is no make up air unit to serve the exhaust fans. It is recommended that a hood exhaust system be implemented for any equipment which generates heat. This system should be coupled with a heating and ventilating supply air system. Proper air flow pressurization and balancing should be performed for the seating area with respect to the kitchen to maintain the kitchen under negative pressurization. The Little School House multipurpose room is served by a USA Coil & Air unit, model LWVB-60, equipped with heating and cooling coils and is located in the main boiler mechanical equipment room.

The auditorium in the Main Building is served by a heating and ventilating unit with a steam heating coil. The H & V unit is part of the original building construction, has exceeded its life expectancy and should be replaced. The H&V unit supplies air to the space through an overhead ducted supply system with concentric round diffusers and low return grilles. Additional heating is provided by wall mounted steam convectors just below the windows. Windows can also be opened for natural ventilation. It is recommended to replace these systems with a roof top mounted unit with a similar overhead supply air distribution system and return air ductwork and low return intake grille.

The IMC in the Main Building is served by a unit ventilators just as the typical classroom is served.

Terminal & Package Units – In the Main Building, there are a few areas which are served by window air conditioning units but predominantly the building does not have cooling systems. There are roof mounted exhaust fans which serve the restrooms. The fans should be replaced. The kitchen hood exhaust fan is also located on the roof. Make up air for the toilet exhaust is transferred via a door grille or transfer duct between the bathroom and the corridor. In the Little School House the restrooms are served by roof mounted exhaust fans.

Controls & Instrumentation – In the Main Building, the original pneumatic systems have been replaced with a Johnson Control Metasys system. The existing air compressors have been abandoned in place. The Little School House control system is DDC.

The Annex is supplied with pneumatic control air from the Main Building. These controls should be replaced and upgraded to DDC system as well.

A new building automation system (BAS) with modern DDC modules and communications network should be installed to serve the HVAC systems in the Main Building and the Annex to improve reliability and energy efficiency. An interface should be provided with the preferred system in use throughout the District.

Sprinklers - The school building is NOT covered by an automatic sprinkler system, neither the Main Building nor the Annex. 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. Of the two kitchen hoods in the cafeteria one is not equipped with an Ansul fire suppression system. It is recommended to add a fire suppression system this hoods The Little School

House is sprinklered. The 6" fire service enters through the main boiler mechanical equipment room. The incoming service piping is galvanized, black steel piping with mechanical joints. Upright sprinkler heads are used in the classrooms and the boiler equipment room (areas with vaulted roof and without drop ceilings). In the drop ceiling areas concealed drop down sprinkler heads are utilized.

Electrical

Site electrical service is delivered to the main building by medium voltage overhead lines on wooden poles along Hoff St. One pit mounted utility transformer with medium voltage primary (voltage level unknown at this time) and 208/120VAC secondary voltage at an estimated available power of 300 KVA is installed outside the building for supplying power to the main building. The service entrance to the main building consists of a disconnect switch, utility meter and 1200A, 208/120V, 3phase, 4wire switchboard located in the Electrical Room in the basement of the building. The Service entrance and the switchboard were installed in 2005 and are in good condition but may not have enough capacity for future air conditioning and other loads.

Power distribution in the main building is accomplished with several lighting/receptacle and power panels located throughout the building. The First Floor has 4 panel boards; second and third floors have three panel boards and there are panel boards in the basement. All panel boards along with the associated wiring have exceeded their useful life and should be replaced.

Electrical service and distribution system for the Little School House is provided by an 800A, 208/120V, 3PH, 4wire, distribution power panel located in electrical room. This distribution panel, which feeds all loads in the LSH, is fed from a pad mounted utility transformer located outside the building. The utility meter is located adjacent to the utility transformer. Overall, the distribution system of LSH is in good condition and does not need to be upgraded or replaced.

In general there are not enough receptacles in the classrooms of the main building. Recommendation is to have a minimum of two receptacles on each classroom wall. The computer room requires one receptacle every three feet on center on each. Receptacles in the main building and LSH are not tamper-resistant type. This is in violation of the Electrical Code which states that receptacles that are subject to child access should be either tamper-resistant or GFCI.

Lighting in the main building is provided by fluorescent fixtures with outdated T12 lamps; these should be replaced. Lighting in the LSH is provided by fluorescent fixtures with T8 lamps and are in a good condition and do not need to be replaced.

The Fire Alarm systems in both buildings are automated, addressable, and in compliance with today's safety codes. There are enough manual pull stations for fire notification and there are a sufficient numbers of horn/strobes installed in classrooms, corridors, offices and other areas in both buildings.

The school telephone and data systems are new and working adequately. A main distribution frame (MDF) along with a telephone PBX system (telephone within an enterprise that switches calls between enterprise users on local lines while allowing all users to share a certain number of external phone lines) services the communication system of the building. The school is also equipped with a Wi-Fi system.

Separate PA system does not exist. The school uses the telephone systems for public announcements. This system is working adequately.

Each classroom is served by telephone intercom service. The system permits paging and intercom communication between the main office phone to classroom phones, classrooms to the main office, and classroom to classroom. Outside line access from a classroom phone through the PBX is blocked. The system is interfaces with master clock system for class change signaling utilizing paging speakers. The system also equipped with a tone generator and input from program/clock controller.

Clock and Program systems in the both buildings are functioning properly. The school has a time system controller consisting of combination of clock and speaker installed on the wall in each classrooms and a master time programmer manufactured by "STANDARD" located in the main office.Some clocks need new batteries, which should be provided by maintenance. The existing bell system is working adequately.

Television System is not provided in either building.

Video surveillance system is not provided in either building. The school has only an access control system including door contact and motion security sensors in critical areas. The school desires a complete video surveillance system with cameras located in critical areas, such as exit doors, corridors, and building exterior areas. The cameras should be controlled by a Closed Circuit Television (CCTV) system.

Emergency power system is provided in main building. One 18.7KVA, 120/208 volt diesel generator made by "Generac" installed in the boiler room. This generator is new and in good condition but lacks capacity for future loads.

An Uninterruptible Power System (UPS) is provided for each server.

Emergency lighting is provided in each building. A sufficient number of lighting fixtures fed from the existing emergency generator is provided in the main building. The LSH has emergency battery-pack lighting fixtures. Exit signage in both buildings are not battery-pack type; these should be provided in both buildings.

Lightning Protection on the main building is adequate. It is accomplished with air terminals mounted on the chimney; a study is needed to verify that the air terminals provide the proper coverage. Lightning Protection System is not provided on LSH and is not required due to its proximity to the main building.

One 10HP electric-type elevator is provided in the main building. The elevator is old and has exceeded its useful life and should be replaced

Theater Lighting and dimming controls is provided in the main building and working properly.

Auditorium Sound System is not provided in the main building auditorium.

Campus areas, parking areas, and building perimeters have lighting that is adequate for personnel safety and security of property. There are sufficient numbers of flood lights with photo cell are provided around the building. No major deficiencies were observed.

Site Video Surveillance system is not provided in either building

Site Paging System is adequate for both buildings and the outside areas.

Grounds

Paving and parking is constructed of asphalt. The surface has a number of long cracks extending over most of the surface. These should be filled and the entire lot sealed to minimize future cracking. Parking areas for the main building and the Little School House are separated by chain link fences.

Site fencing is composed of chain link fencing which is in fair condition with some bent and rusting sections around the site. There is a gate to close-off the entrances to the parking lot.

There is a ramp for wheelchair access to the main building with guardrail side protection and handrails.

RECOMMENDATIONS

Architectural

Main Building

- Strip and reseal concrete floors in stairways, toilet rooms and part of basement (12,000sf)
- Replace exterior metal doors with new FRP doors with metal frames including hardware and weatherstripping (14)3x7
- Provide new hollow metal doors and frames with narrow lite vision panels at stairways and (no vision panels) in mechanical rooms (24) 3x7 doors.
- Repair flashing and counterflashing at brick walls on roofs (40ft)
- Replace expansion joints on main building roof (128ft)
- Repair and reset roof drains (7 each)
- Replace all windows around the building (324 - 3.5x8'; 68 - 4x2)
- Powerwash walls where dirty and where graffiti is located (4,000sf)
- Refinish wood doors into classroom, toilet rooms, office, and auditorium in corridors and provide new lever locksets (110) 3x7 doors
- Provide security hardware for classrooms and offices, locking from the inside of the room (55)
- Repaint peeling basement walls (1,000sf)
- Replace toilet room partitions with HDPE plastic partitions (50 toilet compartments)

- Provide toilet room accessories where partitions are replaced (50 toilet compartments)
- Remove 9”x9” VAT floors in classrooms, corridors, and auditorium with and replace with VCT (52,800sf)
- Replace carpet in Library with new carpet (1,800sf)
- Replace stairway railings and guards (500ft)
- Repair 12x12 concealed ceiling tiles in auditorium and cafeteria (500sf)
- Refinish auditorium seats (30)
- Replace worn out kitchen cabinets in kindergarten classrooms (12 linear feet)
- Replace existing elevator (1000lb; 4 stops)

Little School House

- Repair leaking gutter – remove and re-install gutter (50ft)
- Repaint exterior hollow metal doors (7)
- Reseal concrete floors in mechanical area (1,400sf)
- Replace cracked VCT with new VCT (500sf)
- Replace seamless vinyl floor in classrooms with new VCT (8,000sf)
- Replace carpet in classrooms with new carpet (8,700sf)
- Provide security hardware for classrooms and offices, locking from the inside of the room (17)
- Replace broken security window screens (4)
- Repaint faded metal roofing and clerestory “doghouses” (500sf)

Mechanical

Main Building

- In the Main Building replace all lavatories in the building with lower flow fixtures, as the fixtures are original.
- In the Main Building replace all water closets in the building with lower flow fixtures, as the fixtures are original.
- In the Main Building replace all urinals in the building with lower flow fixtures, as the fixtures are original. In the Main Building replace all urinals in the building with lower flow fixtures, as the fixtures are original.
- In the Main Building replace the wall hung drinking fountains and integral refrigerated coolers in the corridors and at the restrooms. These units are well beyond their service life and most are NOT accessible type.
- In the Main Building replace service sinks (janitor sinks) in the building.
- In the Main Building hire a qualified contractor to perform a detailed examination of the sanitary waste piping using visual inspection and video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.
- In the Main Building replace the underground storage tank (UST) installed before 2000.
- In the Main Building Add automatic sanitizing chemicals to the stainless steel sink in the cafeteria.
- In the Main Building replace natural gas fired boiler and storage tank with vertical tank type water heaters.
- In the Main Building inspect and replace the original as needed the domestic water piping in the building.
- In the Main Building hire a qualified contractor to examine the steam and condensate piping in service for 54 years and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 10 years.
- In the Main Building replace duplex fuel oil pumps.
- In the Main Building replace the boiler feedwater system
- In the Main Building replace the two HB Smith 4,850 MBH, steam, cast iron, sectional boilers, model 640 estimated to have been in service since the mid 1990’s.
- In the Main Building replace the steam convectors.
- In the Main Building replace exhaust fans.
- In the Main Building replace the existing unit ventilators throughout the building with new units designed to provide adequate ventilation per ASHRAE Std 62. The new units shall be equipped with hot water / chilled water coils and integral heat exchanger.
- In the Main Building remove the window air conditioning units and install a 250 ton air-cooled chiller on the roof with chilled water distribution piping and pumps located in a mechanical room on the basement level to supply more reliable air conditioning for the building with a much longer service life.
- In the Main Building provide ventilation, heating and cooling for the gymnasium by installing a packaged roof top unit.
- In the Main Building provide ventilation for the corridors at one basement and nine first floor entryways (10 locations total) by installing fan coil air handling units hung from the structure with outdoor air ducted to the unit from louvers in the window openings
- In the Main Building provide ventilation, heating and cooling for the Cafeteria by removing the existing unit ventilators and installing a package rooftop constant volume air handling unit with distribution ductwork and registers.
- In the Main Building provide ventilation, heating and cooling for the Auditorium by removing the existing unit ventilators and

installing a package rooftop constant volume air handling unit with distribution ductwork and registers.
- In the Main Building replace the pneumatic controls for the HVAC systems with modern DDC modules, valves and actuators to improve reliability and energy efficiency.
- In the Main Building provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District.
- In the Main Building install a fire protection sprinkler system with quick response type heads to reduce insurance costs by providing protection for the property. A fire pump may be required depending on the available city water pressure.
- In the Main Building install a new sprinkler system throughout the building.

Little School House

- In the Annex hire a qualified contractor to examine the heating and chilled water piping in service for 18 years and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 10 years.
- In the Annex, install a fire protection sprinkler system with quick response type heads to reduce insurance costs by providing protection for the property. A fire pump may be required depending on the available city water pressure.

Electrical

Main Building

- Upgrade the existing electrical service with a new service. Replace the existing switchboard with a new 2000A, 208/120V, 3PH, 4 wire switchboard.
- Replace the entire distribution system with new panels and new wiring/conduits. Provide arc flash labels on electrical equipment. Estimated 15 panel boards.
- Install minimum two receptacles on each wall in each classroom. Total 90 receptacles.
- Replace lighting fixtures with new fluorescent lighting fixtures with T-5 lamps.
- Provide an adequate video surveillance system including cameras and Closed Circuit Television (CCTV) system. Cameras should be installed in corridors, at school entrance doors, and on various walls around the building.
- Replace the existing emergency back-up power generator with a new 30KW diesel generator.
- Replace existing exit signs with battery-pack exit signs. Total 30 exit signs.
- Provide new sound system including a freestanding 19" rack located backstage with mixer per amplifiers, CD player, cassette player, AM-FM radio, graphic or parametric equalizer, and receivers for wireless microphones.

Little School House

- Replace all existing receptacles with GFCI type receptacle in areas subject to child access. Estimated 30each.
- Replace existing exit signs with battery-pack exit signs. Total 15 exit signs.

Grounds

- Crackfill and seal asphalt parking lot and play area (2,500ft cracks; 100,000sf seal)
- Repaint rusted chain link fence (1000ft)
- Replace damaged sections of chain link fence (100ft)
- Repave broken sidewalk around building (1000sf)
- Repaint exterior ramp handrails/guards @ main building and Little School House (100ft +250ft)

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 3 / Tm 2
Status:	Accepted by SDP	Team:	Tm 2
Site ID:	S840001		

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.

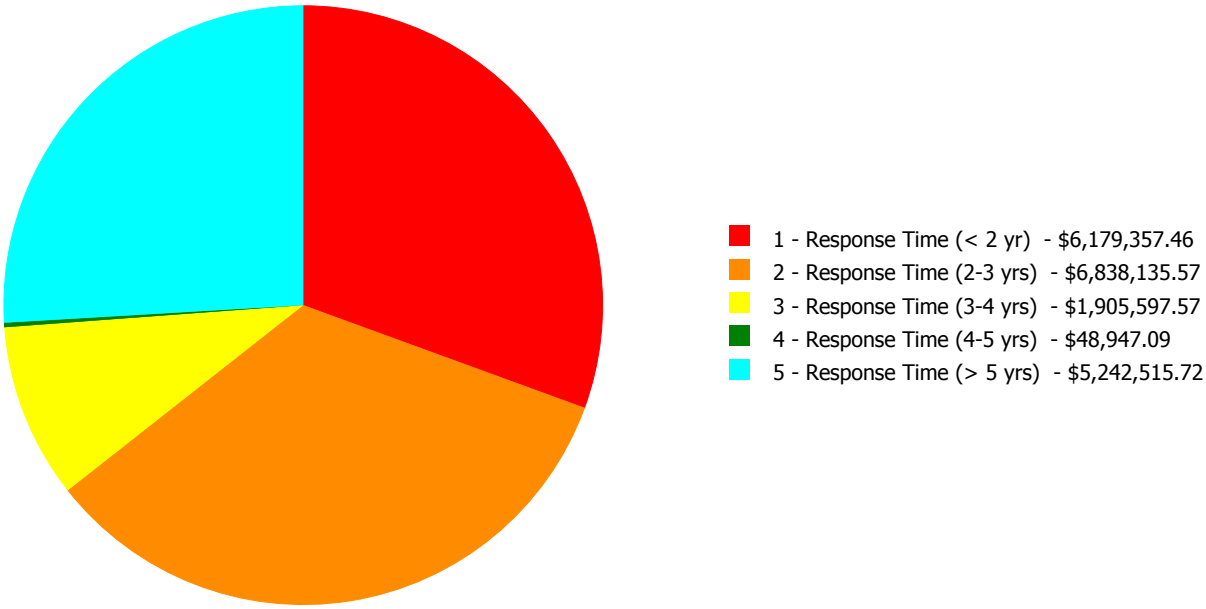
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	59.19 %	0.00 %	$0.00
A20 - Basement Construction	60.91 %	0.00 %	$0.00
B10 - Superstructure	57.98 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.76 %	43.14 %	$2,313,763.38
B30 - Roofing	42.84 %	1.26 %	$28,738.85
C10 - Interior Construction	60.57 %	18.08 %	$433,691.58
C20 - Stairs	55.41 %	87.73 %	$120,242.13
C30 - Interior Finishes	58.56 %	20.60 %	$897,567.66
D10 - Conveying	105.71 %	255.35 %	$291,060.77
D20 - Plumbing	73.65 %	48.94 %	$1,242,371.25
D30 - HVAC	81.88 %	101.80 %	$11,269,476.06
D40 - Fire Protection	90.90 %	129.91 %	$1,072,908.49
D50 - Electrical	82.76 %	37.31 %	$2,182,518.89
E10 - Equipment	40.73 %	0.00 %	$0.00
E20 - Furnishings	42.53 %	21.22 %	$44,982.26
G20 - Site Improvements	46.58 %	11.32 %	$317,232.09
G40 - Site Electrical Utilities	43.33 %	0.00 %	$0.00
Totals:	**65.91 %**	**36.60 %**	**$20,214,553.41**

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)
B840001;Frank	74,500	51.82	$6,158,278.85	$6,294,917.60	$1,905,597.57	$48,947.09	$4,660,314.97
B840002;Frank LSH	25,016	5.62	$21,078.61	$225,985.88	$0.00	$0.00	$582,200.75
G840001;Grounds	204,900	8.59	$0.00	$317,232.09	$0.00	$0.00	$0.00
Total:		**36.60**	**$6,179,357.46**	**$6,838,135.57**	**$1,905,597.57**	**$48,947.09**	**$5,242,515.72**

Deficiencies By Priority



Budget Estimate Total: $20,214,553.41

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):	74,500
Year Built:	1962
Last Renovation:	
Replacement Value:	$36,794,206
Repair Cost:	$19,068,056.08
Total FCI:	51.82 %
Total RSLI:	68.97 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B840001
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S840001		

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	47.00 %	0.00 %	$0.00
A20 - Basement Construction	47.00 %	0.00 %	$0.00
B10 - Superstructure	47.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.84 %	54.72 %	$2,298,111.73
B30 - Roofing	45.00 %	2.12 %	$27,196.04
C10 - Interior Construction	56.31 %	23.51 %	$429,791.16
C20 - Stairs	47.00 %	114.47 %	$120,242.13
C30 - Interior Finishes	61.96 %	22.18 %	$692,676.66
D10 - Conveying	105.71 %	255.35 %	$291,060.77
D20 - Plumbing	90.81 %	81.67 %	$1,242,371.25
D30 - HVAC	95.75 %	128.96 %	$10,687,275.31
D40 - Fire Protection	105.71 %	178.68 %	$1,072,908.49
D50 - Electrical	86.51 %	49.36 %	$2,161,440.28
E10 - Equipment	37.14 %	0.00 %	$0.00
E20 - Furnishings	37.50 %	28.35 %	$44,982.26
Totals:	**68.97 %**	**51.82 %**	**$19,068,056.08**

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.	74,500	100	1962	2062		47.00 %	0.00 %	47			$1,370,800
A1030	Slab on Grade	$7.73	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$575,885
A2010	Basement Excavation	$6.55	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$487,975
A2020	Basement Walls	$12.70	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$946,150
B1010	Floor Construction	$75.10	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$5,594,950
B1020	Roof Construction	$13.88	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$1,034,060
B2010	Exterior Walls	$36.91	S.F.	74,500	100	1962	2062		47.00 %	0.16 %	47		$4,374.94	$2,749,795
B2020	Exterior Windows	$18.01	S.F.	74,500	40	1962	2002	2057	105.00 %	162.88 %	42		$2,185,434.31	$1,341,745
B2030	Exterior Doors	$1.45	S.F.	74,500	25	1962	1987	2020	20.00 %	100.26 %	5		$108,302.48	$108,025
B3010105	Built-Up	$37.76	S.F.	33,885	20	2000	2020	2024	45.00 %	2.13 %	9		$27,196.04	$1,279,498
B3010120	Single Ply Membrane	$38.73	S.F.		20				0.00 %	0.00 %				$0
B3010130	Preformed Metal Roofing	$54.22	S.F.		30				0.00 %	0.00 %				$0
B3010140	Shingle & Tile	$38.73	S.F.		25				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.06	S.F.	33,885	20	2000	2020	2024	45.00 %	0.00 %	9			$2,033
C1010	Partitions	$17.91	S.F.	74,500	100	1962	2062		47.00 %	0.00 %	47			$1,334,295
C1020	Interior Doors	$3.51	S.F.	74,500	40	1962	2002	2057	105.00 %	109.68 %	42		$286,813.47	$261,495
C1030	Fittings	$3.12	S.F.	74,500	40	1962	2002	2037	55.00 %	61.51 %	22		$142,977.69	$232,440
C2010	Stair Construction	$1.41	S.F.	74,500	100	1962	2062		47.00 %	114.47 %	47		$120,242.13	$105,045

Site Assessment Report - B840001;Frank

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 $
C3010230	Paint & Covering	$13.21	S.F.	74,500	10	1962	1972	2020	50.00 %	0.76 %	5		$7,502.00	$984,145
C3010231	Vinyl Wall Covering	$0.97	S.F.		15				0.00 %	0.00 %				$0
C3010232	Wall Tile	$2.63	S.F.		30				0.00 %	0.00 %				$0
C3020411	Carpet	$7.30	S.F.	1,800	10	1962	1972	2028	130.00 %	153.30 %	13		$20,143.38	$13,140
C3020412	Terrazzo & Tile	$75.52	S.F.		50				0.00 %	0.00 %				$0
C3020413	Vinyl Flooring	$9.68	S.F.	56,600	20	1962	1982	2037	110.00 %	111.82 %	22		$612,657.48	$547,888
C3020414	Wood Flooring	$22.27	S.F.		25				0.00 %	0.00 %				$0
C3020415	Concrete Floor Finishes	$0.97	S.F.	16,100	50	1962	2012	2050	70.00 %	295.41 %	35		$46,134.40	$15,617
C3030	Ceiling Finishes	$20.97	S.F.	74,500	25	1962	1987	2028	52.00 %	0.40 %	13		$6,239.40	$1,562,265
D1010	Elevators and Lifts	$1.53	S.F.	74,500	35	1962	1997	2052	105.71 %	255.35 %	37		$291,060.77	$113,985
D2010	Plumbing Fixtures	$13.52	S.F.	74,500	35	1962	1997	2052	105.71 %	80.75 %	37		$813,372.19	$1,007,240
D2020	Domestic Water Distribution	$1.68	S.F.	74,500	25	1962	1987	2042	108.00 %	342.76 %	27		$428,999.06	$125,160
D2030	Sanitary Waste	$2.90	S.F.	74,500	25	1962	1987	2030	60.00 %	0.00 %	15			$216,050
D2040	Rain Water Drainage	$2.32	S.F.	74,500	30	1962	1992	2024	30.00 %	0.00 %	9			$172,840
D3020	Heat Generating Systems	$18.67	S.F.	74,500	35	1962	1997	2052	105.71 %	81.98 %	37		$1,140,277.51	$1,390,915
D3030	Cooling Generating Systems	$24.48	S.F.	74,500	30	1962	1992	2037	73.33 %	66.04 %	22		$1,204,454.53	$1,823,760
D3040	Distribution Systems	$42.99	S.F.	74,500	25	1962	1987	2042	108.00 %	210.25 %	27		$6,733,636.42	$3,202,755
D3050	Terminal & Package Units	$11.60	S.F.	74,500	20	1962	1982	2028	65.00 %	0.00 %	13			$864,200
D3060	Controls & Instrumentation	$13.50	S.F.	74,500	20	1962	1982	2037	110.00 %	159.97 %	22		$1,608,906.85	$1,005,750
D4010	Sprinklers	$7.05	S.F.	74,500	35			2052	105.71 %	204.28 %	37		$1,072,908.49	$525,225
D4020	Standpipes	$1.01	S.F.	74,500	35			2052	105.71 %	0.00 %	37			$75,245
D5010	Electrical Service/Distribution	$9.70	S.F.	74,500	30	1962	1992	2047	106.67 %	72.04 %	32		$520,588.69	$722,650
D5020	Lighting and Branch Wiring	$34.68	S.F.	74,500	20	1962	1982	2029	70.00 %	51.60 %	14		$1,333,283.35	$2,583,660
D5030	Communications and Security	$12.99	S.F.	74,500	15	1962	1977	2032	113.33 %	23.77 %	17		$230,062.11	$967,755
D5090	Other Electrical Systems	$1.41	S.F.	74,500	30	1962	1992	2047	106.67 %	73.78 %	32		$77,506.13	$105,045
E1020	Institutional Equipment	$4.82	S.F.	74,500	35	1962	1997	2028	37.14 %	0.00 %	13			$359,090
E1090	Other Equipment	$11.10	S.F.	74,500	35	1962	1997	2028	37.14 %	0.00 %	13			$826,950
E2010	Fixed Furnishings	$2.13	S.F.	74,500	40	1962	2002	2030	37.50 %	28.35 %	15		$44,982.26	$158,685
								Total	**68.97 %**	**51.82 %**			**$19,068,056.08**	**$36,794,206**

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: painted block 100%

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

Note: Concrete = 16,100sf 22%
VCT = 3,800sf 5%
Carpet = 1,800sf 2%
VAT = 52,800sf 58%

System: C3030 - Ceiling Finishes — This system contains no images

Note: ACT = 5,600sf 8%
Painted Conc. = 68,900sf 92%

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:	**$19,068,056**	**$0**	**$0**	**$0**	**$0**	**$1,392,738**	**$0**	**$0**	**$0**	**$2,087,385**	**$0**	**$22,548,179**
*** 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	$4,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,375**
B2020 - Exterior Windows	$2,185,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,185,434**
B2030 - Exterior Doors	$108,302	$0	$0	$0	$0	$137,754	$0	$0	$0	$0	$0	**$246,057**
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	$27,196	$0	$0	$0	$0	$0	$0	$0	$0	$1,836,399	$0	**$1,863,595**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Shingle & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,917	$0	**$2,917**
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**

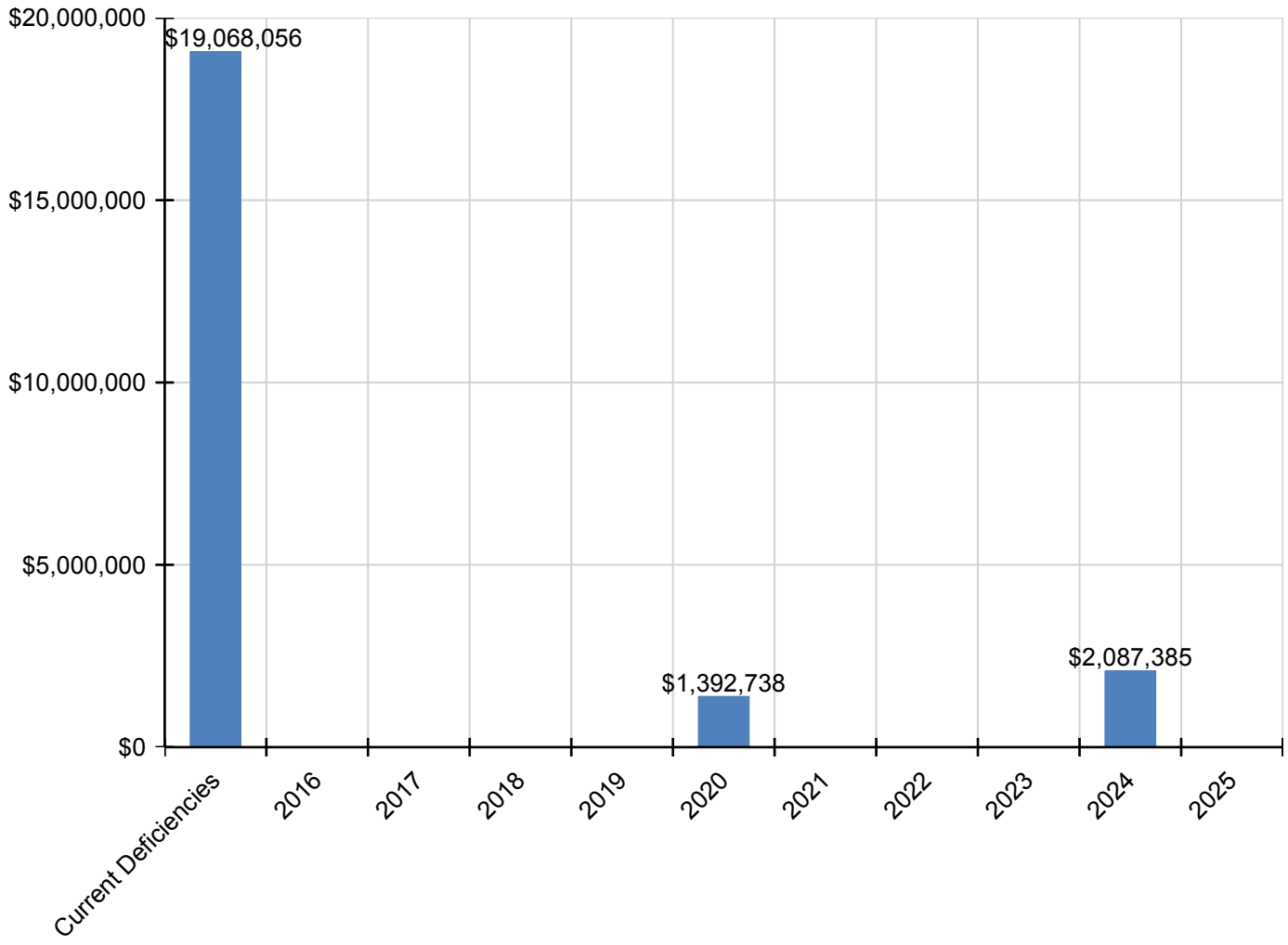
C1020 - Interior Doors	$286,813	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$286,813**
C1030 - Fittings	$142,978	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142,978**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$120,242	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,242**
C30 - Interior Finishes	$0	$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	$7,502	$0	$0	$0	$0	$1,254,984	$0	$0	$0	$0	$0	**$1,262,486**
C3010231 - Vinyl Wall Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$20,143	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,143**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020413 - Vinyl Flooring	$612,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$612,657**
C3020414 - Wood Flooring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020415 - Concrete Floor Finishes	$46,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$46,134**
C3030 - Ceiling Finishes	$6,239	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,239**
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	$291,061	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$291,061**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$813,372	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$813,372**
D2020 - Domestic Water Distribution	$428,999	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$428,999**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$248,069	$0	**$248,069**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$1,140,278	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,140,278**
D3030 - Cooling Generating Systems	$1,204,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,204,455**
D3040 - Distribution Systems	$6,733,636	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,733,636**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$1,608,907	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,608,907**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$1,072,908	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,072,908**
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	$520,589	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$520,589**
D5020 - Lighting and Branch Wiring	$1,333,283	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,333,283**
D5030 - Communications and Security	$230,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,062**
D5090 - Other Electrical Systems	$77,506	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,506**
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	$44,982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,982**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

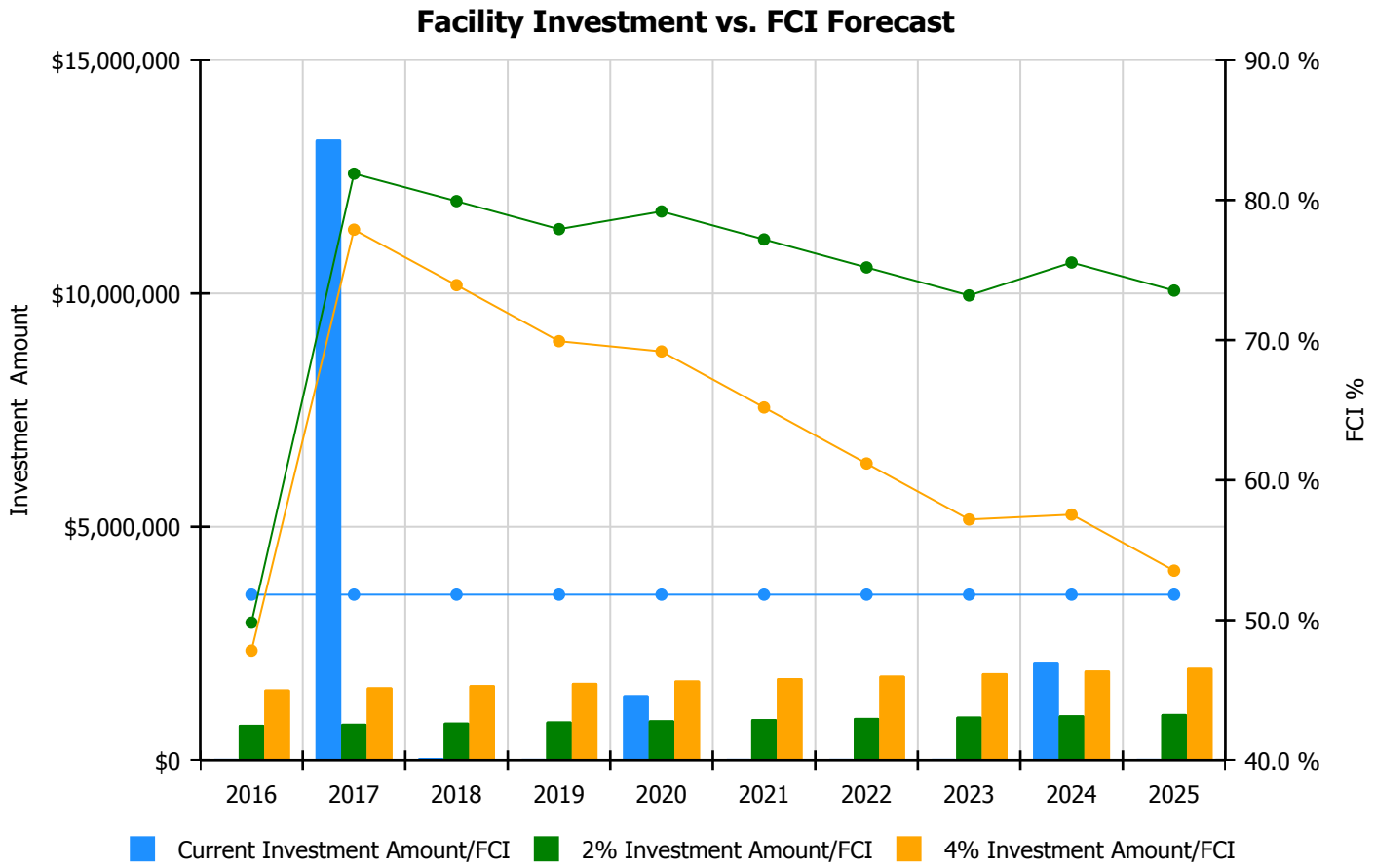
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



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:

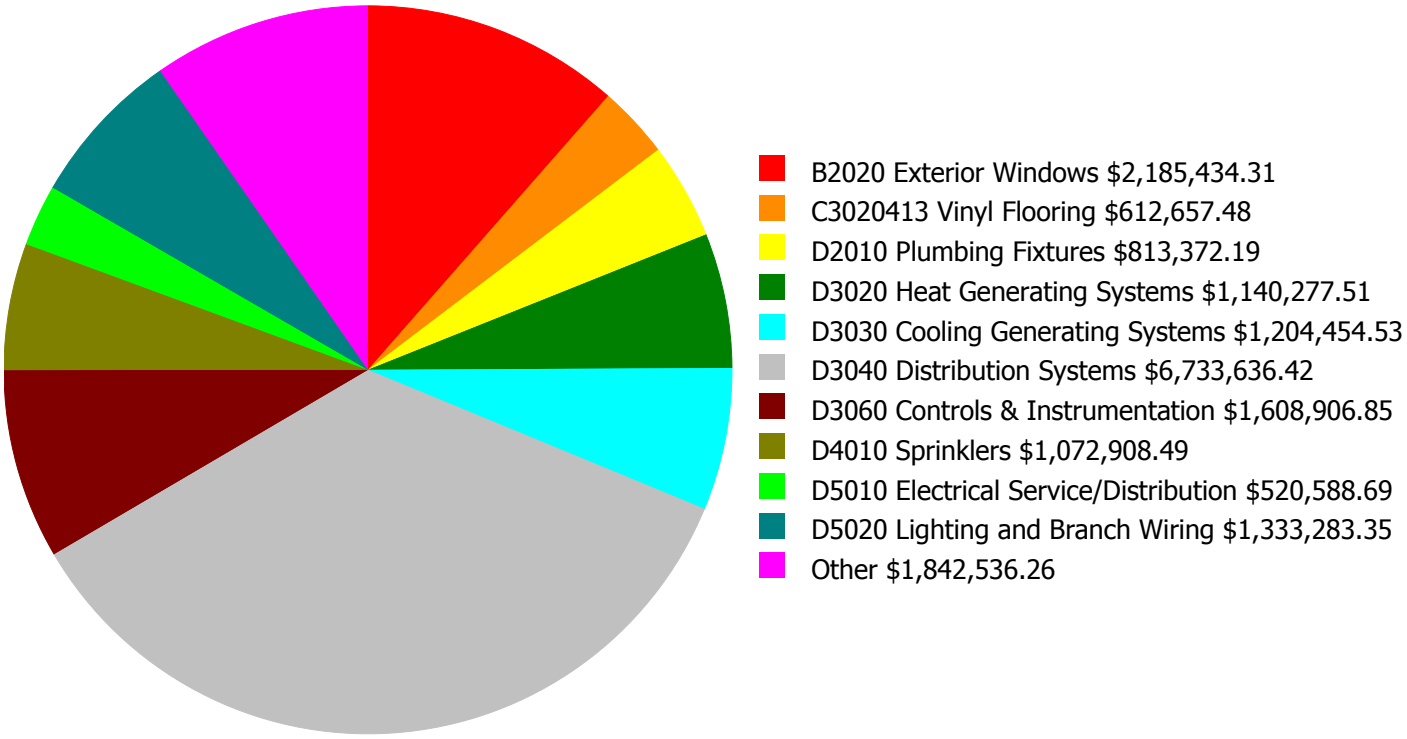
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 51.82%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$757,961.00	49.82 %	$1,515,921.00	47.82 %
2017	$13,295,351	$780,699.00	81.88 %	$1,561,399.00	77.88 %
2018	$15,794	$804,120.00	79.92 %	$1,608,241.00	73.92 %
2019	$0	$828,244.00	77.92 %	$1,656,488.00	69.92 %
2020	$1,392,738	$853,091.00	79.19 %	$1,706,183.00	69.19 %
2021	$0	$878,684.00	77.19 %	$1,757,368.00	65.19 %
2022	$0	$905,045.00	75.19 %	$1,810,089.00	61.19 %
2023	$0	$932,196.00	73.19 %	$1,864,392.00	57.19 %
2024	$2,087,385	$960,162.00	75.54 %	$1,920,324.00	57.54 %
2025	$0	$988,967.00	73.54 %	$1,977,933.00	53.54 %
Total:	**$16,791,268**	**$8,689,169.00**		**$17,378,338.00**	

Deficiency Summary by System

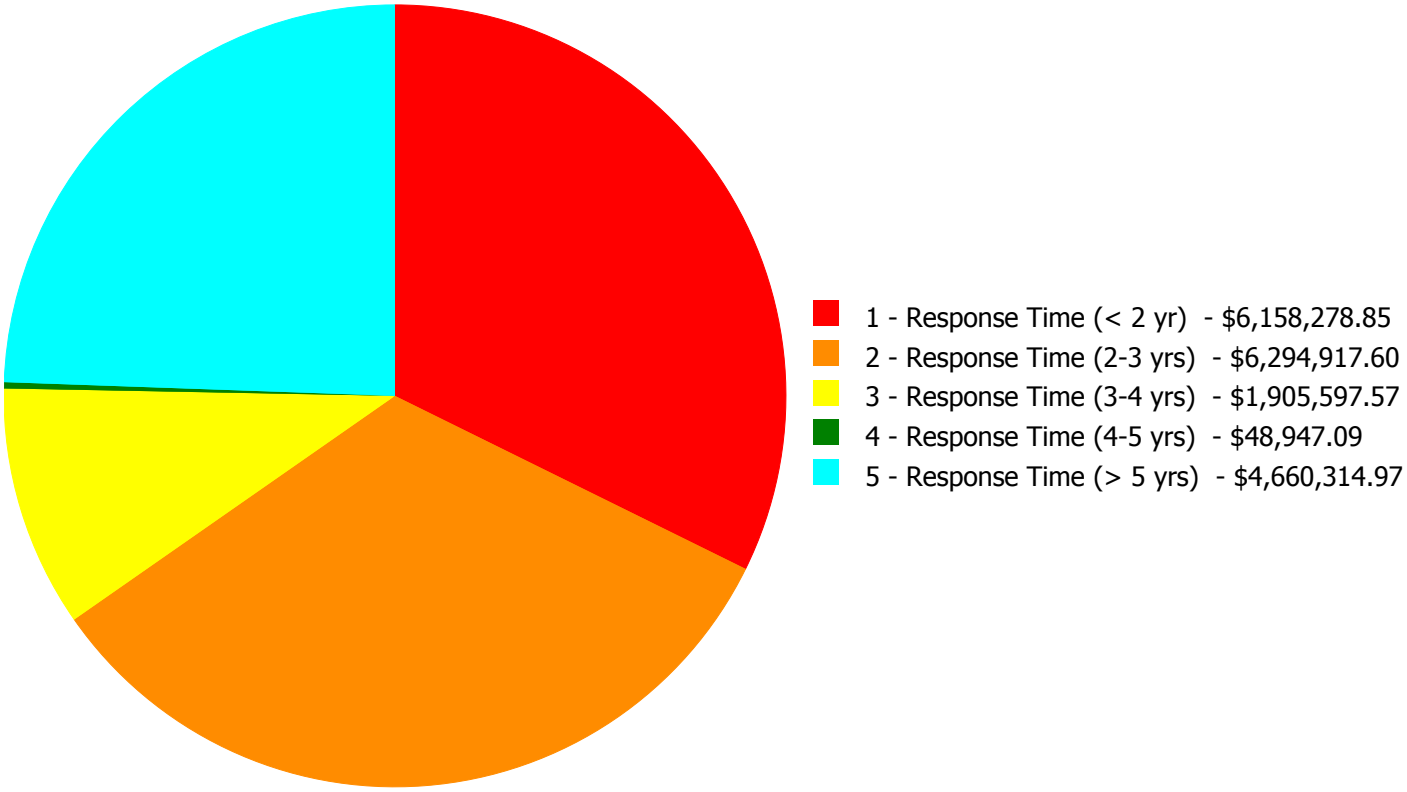
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $19,068,056.08

Deficiency Summary by Priority

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



Budget Estimate Total: $19,068,056.08

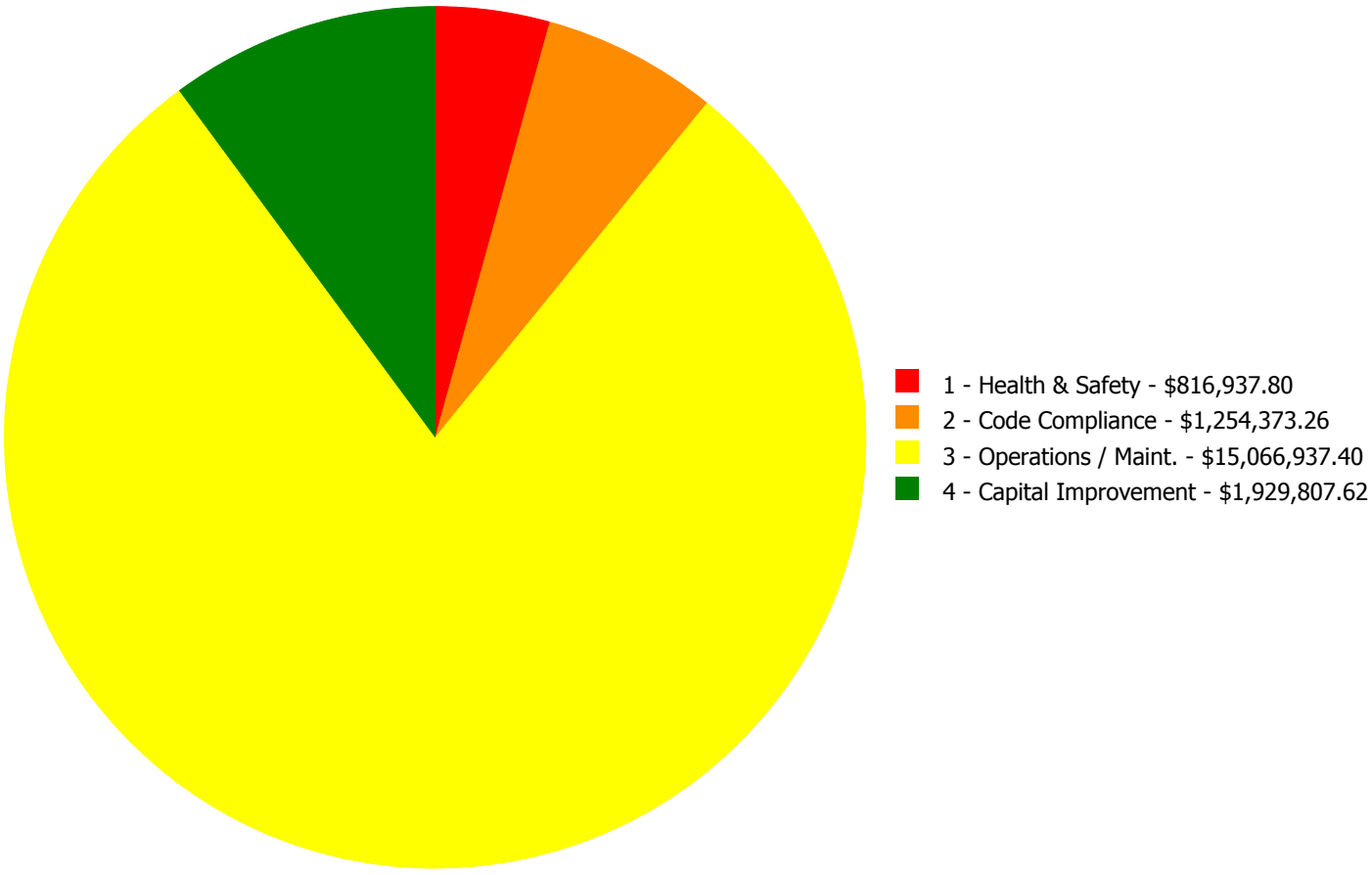
Deficiency By Priority Investment Table

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

System Code	System Description	1 - 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	$4,374.94	$0.00	$0.00	$0.00	$4,374.94
B2020	Exterior Windows	$0.00	$2,185,434.31	$0.00	$0.00	$0.00	$2,185,434.31
B2030	Exterior Doors	$0.00	$108,302.48	$0.00	$0.00	$0.00	$108,302.48
B3010105	Built-Up	$12,574.23	$14,621.81	$0.00	$0.00	$0.00	$27,196.04
C1020	Interior Doors	$0.00	$286,813.47	$0.00	$0.00	$0.00	$286,813.47
C1030	Fittings	$0.00	$142,977.69	$0.00	$0.00	$0.00	$142,977.69
C2010	Stair Construction	$120,242.13	$0.00	$0.00	$0.00	$0.00	$120,242.13
C3010230	Paint & Covering	$0.00	$7,502.00	$0.00	$0.00	$0.00	$7,502.00
C3020411	Carpet	$0.00	$20,143.38	$0.00	$0.00	$0.00	$20,143.38
C3020413	Vinyl Flooring	$0.00	$612,657.48	$0.00	$0.00	$0.00	$612,657.48
C3020415	Concrete Floor Finishes	$0.00	$46,134.40	$0.00	$0.00	$0.00	$46,134.40
C3030	Ceiling Finishes	$0.00	$6,239.40	$0.00	$0.00	$0.00	$6,239.40
D1010	Elevators and Lifts	$0.00	$291,060.77	$0.00	$0.00	$0.00	$291,060.77
D2010	Plumbing Fixtures	$0.00	$813,372.19	$0.00	$0.00	$0.00	$813,372.19
D2020	Domestic Water Distribution	$0.00	$0.00	$0.00	$48,947.09	$380,051.97	$428,999.06
D3020	Heat Generating Systems	$0.00	$101,394.17	$1,012,205.26	$0.00	$26,678.08	$1,140,277.51
D3030	Cooling Generating Systems	$0.00	$0.00	$0.00	$0.00	$1,204,454.53	$1,204,454.53
D3040	Distribution Systems	$3,864,022.21	$0.00	$893,392.31	$0.00	$1,976,221.90	$6,733,636.42
D3060	Controls & Instrumentation	$0.00	$1,608,906.85	$0.00	$0.00	$0.00	$1,608,906.85
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$1,072,908.49	$1,072,908.49
D5010	Electrical Service/Distribution	$520,588.69	$0.00	$0.00	$0.00	$0.00	$520,588.69
D5020	Lighting and Branch Wiring	$1,333,283.35	$0.00	$0.00	$0.00	$0.00	$1,333,283.35
D5030	Communications and Security	$230,062.11	$0.00	$0.00	$0.00	$0.00	$230,062.11
D5090	Other Electrical Systems	$77,506.13	$0.00	$0.00	$0.00	$0.00	$77,506.13
E2010	Fixed Furnishings	$0.00	$44,982.26	$0.00	$0.00	$0.00	$44,982.26
	Total:	$6,158,278.85	$6,294,917.60	$1,905,597.57	$48,947.09	$4,660,314.97	$19,068,056.08

Deficiency Summary by Category

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



Budget Estimate Total: $19,068,056.08

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: B3010105 - Built-Up

Location: Main Building - roof
Distress: Failing
Category: 3 - Operations / Maint.
Priority: 1 - Response Time (< 2 yr)
Correction: Blister or membrane repair - partial areas
Qty: 350.00
Unit of Measure: S.F.
Estimate: $7,121.05
Assessor Name: System
Date Created: 01/07/2016

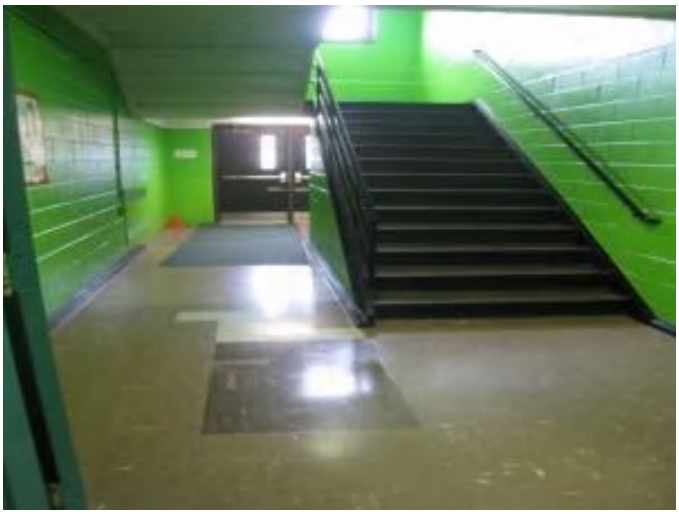
Notes: Repair and reset roof drains (7 each @ 50sf each)

System: B3010105 - Built-Up

Location: Main Building - brick roof structures
Distress: Failing
Category: 3 - Operations / Maint.
Priority: 1 - Response Time (< 2 yr)
Correction: Repair or replace flashing where it connects to masonry parapet - choose proper material
Qty: 100.00
Unit of Measure: L.F.
Estimate: $5,453.18
Assessor Name: System
Date Created: 01/07/2016

Notes: Repair flashing and counterflashing at brick walls on roofs (100ft)

System: C2010 - Stair Construction



Location: Main Building - stairways

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 1 - Response Time (< 2 yr)

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

Qty: 500.00

Unit of Measure: L.F.

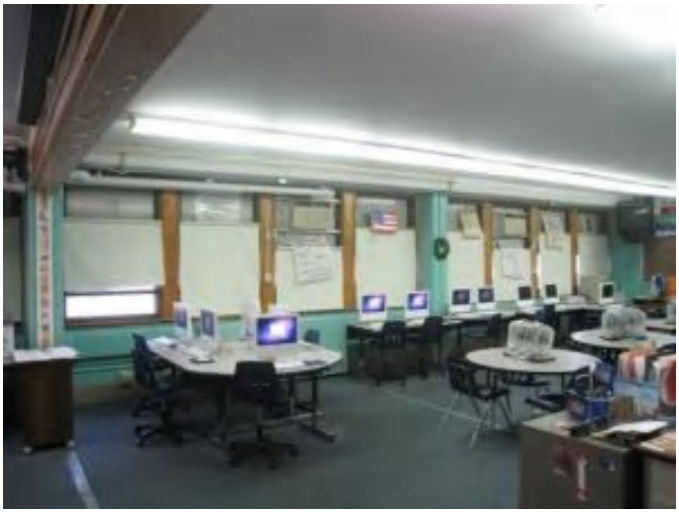
Estimate: $120,242.13

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace stairway railings and guards (500ft)

System: D3040 - Distribution Systems



Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 1 - Response Time (< 2 yr)

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: 75,000.00

Unit of Measure: S.F.

Estimate: $3,617,938.90

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace the existing unit ventilators throughout the building with new units designed to provide adequate ventilation per ASHRAE Std 62. The new units shall be equipped with hot water / chilled water coils and integral heat exchanger.

System: D3040 - Distribution Systems

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 1 - Response Time (< 2 yr)

Correction: Conduct a steam trap survey and replace failed units.

Qty: 75,000.00

Unit of Measure: S.F.

Estimate: $246,083.31

Assessor Name: System

Date Created: 02/07/2016

Notes: Hire a contractor to perform a steam trap survey.

System: D5010 - Electrical Service/Distribution

Location: Main Building - Electrical Room

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 1 - Response Time (< 2 yr)

Correction: Replace Switchboard

Qty: 1.00

Unit of Measure: Ea.

Estimate: $520,588.69

Assessor Name: System

Date Created: 10/22/2015

Notes: Upgrade the existing electrical service with a new service. Replace the existing switchboard with new 2000A, 208/120V, 3PH, 4 wire switchboards.

System: D5020 - Lighting and Branch Wiring

Location: Main Building - Entire Building
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 1 - Response Time (< 2 yr)
Correction: Replace Lighting Fixtures (SF)
Qty: 1.00
Unit of Measure: S.F.
Estimate: $1,244,425.88
Assessor Name: System
Date Created: 10/22/2015

Notes: Replace lighting fixtures with new fluorescent lighting fixtures with T-5 lamp.

System: D5020 - Lighting and Branch Wiring

Location: Main Building - Classrooms
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 1 - Response Time (< 2 yr)
Correction: Add wiring device
Qty: 1.00
Unit of Measure: Ea.
Estimate: $58,552.79
Assessor Name: System
Date Created: 10/22/2015

Notes: Upgrade the existing electrical service with a new service. Replace the existing switchboard with new 2000A, 208/120V, 3PH, 4 wire switchboards.

System: D5020 - Lighting and Branch Wiring

Location: Main Building - Corridors
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 1 - Response Time (< 2 yr)
Correction: Add Lighting Fixtures
Qty: 1.00
Unit of Measure: Ea.
Estimate: $30,304.68
Assessor Name: System
Date Created: 10/22/2015

Notes: Replace existing exit sign with battery pack exit signs. Total 30 exit sign.

System: D5030 - Communications and Security

Location: Main Building - Entire Building
Distress: Security Issue
Category: 1 - Health & Safety
Priority: 1 - Response Time (< 2 yr)
Correction: Add/Replace Video Surveillance System
Qty: 1.00
Unit of Measure: Ea.
Estimate: $191,661.31
Assessor Name: System
Date Created: 10/22/2015

Notes: Provide an adequate video surveillance system including camera and Closed Circuit Television (CCTV) system. Cameras should install in the corridors, school entrance doors and on the walls around the building.

System: D5030 - Communications and Security

Location: Main Building - Auditorium

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 1 - Response Time (< 2 yr)

Correction: Add/Replace Sound System

Qty: 1.00

Unit of Measure: LS

Estimate: $38,400.80

Assessor Name: System

Date Created: 10/22/2015

Notes: Provide new sound system including a freestanding 19" rack backstage with mixer per amplifiers, CD player, cassette player, AM-FM radio, graphic or parametric equalizer, and receivers for wireless microphone

System: D5090 - Other Electrical Systems

Location: Main Building - Boiler Room

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 1 - Response Time (< 2 yr)

Correction: Replace standby generator system

Qty: 1.00

Unit of Measure: Ea.

Estimate: $77,506.13

Assessor Name: System

Date Created: 10/22/2015

Notes: Replace existing back up power system with 30KW diesel generator.

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

System: B2010 - Exterior Walls

Location: Main Building - exterior walls - first floor

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Sooty and dirty walls - powerwash

Qty: 4,000.00

Unit of Measure: S.F.

Estimate: $4,374.94

Assessor Name: System

Date Created: 01/07/2016

Notes: Powerwash walls where dirty and where graffiti is located (4,000sf)

System: B2020 - Exterior Windows

Location: Main Building - exterior windows

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace aluminum windows - pick the appropriate size and style and insert the number of units

Qty: 392.00

Unit of Measure: Ea.

Estimate: $2,185,434.31

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace all windows around the building (324 - 3.5'x8'; 68 - 4'x2')

System: B2030 - Exterior Doors

Location: Main Building - exerior doors

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Remove and replace exterior doors - per leaf

Qty: 14.00

Unit of Measure: Ea.

Estimate: $108,302.48

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace exterior metal doors with new FRP doors with metal frames including hardware and weatherstripping (14)3x7

System: B3010105 - Built-Up

Location: Main Building - main roof expansion joint

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

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

Correction: Remove and replace roof level bellows (expansion joints)

Qty: 128.00

Unit of Measure: L.F.

Estimate: $14,621.81

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace expansion joints on main building roof (128ft)

System: C1020 - Interior Doors

Location: Main Building - stairways; mechanical rooms

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Remove and replace hollow metal frames and doors

Qty: 24.00

Unit of Measure: Ea.

Estimate: $121,871.69

Assessor Name: System

Date Created: 01/07/2016

Notes: Provide new hollow metal doors and frames with narrow lite vision panels at stairways and (no vision panels) in mechanical rooms (24) 3x7 doors.

System: C1020 - Interior Doors

Location: Main Building - interior doors

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Refinish interior doors

Qty: 110.00

Unit of Measure: Ea.

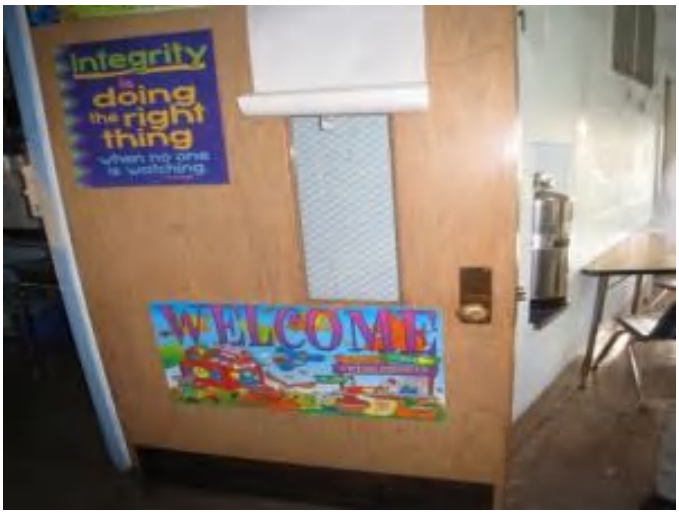
Estimate: $91,100.13

Assessor Name: System

Date Created: 01/07/2016

Notes: Refinish wood doors into classroom, toilet rooms, office, and auditorium in corridors (110) 3x7 doors

System: C1020 - Interior Doors



Location: Main Building - interior doors

Distress: Building / MEP Codes

Category: 2 - Code Compliance

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

Correction: Replace door knobs with compliant lever type

Qty: 110.00

Unit of Measure: Ea.

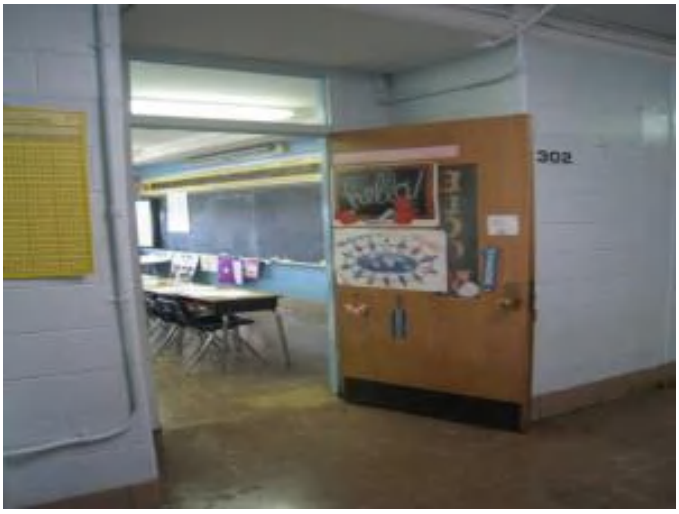
Estimate: $61,222.64

Assessor Name: System

Date Created: 01/07/2016

Notes: Refinish wood doors into classroom, toilet rooms, office, and auditorium in corridors and provide new lever locksets (110) 3x7 doors

System: C1020 - Interior Doors



Location: Main Building - corridor doors - classrooms and offices

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Provide security hardware for classroom and office doors

Qty: 55.00

Unit of Measure: Ea.

Estimate: $12,619.01

Assessor Name: System

Date Created: 01/07/2016

Notes: Provide security hardware for classrooms and offices, locking from the inside of the room (55)

System: C1030 - Fittings

Location: Main Building - toilet rooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace toilet partitions

Qty: 50.00

Unit of Measure: Ea.

Estimate: $128,320.24

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace toilet room partitions with HDPE plastic partitions (50 toilet compartments)

System: C1030 - Fittings

Location: Main Building - toilet rooms

Distress: Inadequate

Category: 3 - Operations / Maint.

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

Correction: Replace toilet accessories - select accessories and quantity

Qty: 50.00

Unit of Measure: Ea.

Estimate: $14,657.45

Assessor Name: System

Date Created: 01/07/2016

Notes: Provide toilet room accessories where partitions are replaced (50 toilet compartments)

System: C3010230 - Paint & Covering

Location: Main Building - mechanical room walls

Distress: Appearance

Category: 3 - Operations / Maint.

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

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

Qty: 1,000.00

Unit of Measure: S.F.

Estimate: $7,502.00

Assessor Name: System

Date Created: 01/07/2016

Notes: Repaint peeling basement walls (1,000sf)

System: C3020411 - Carpet

Location: Main Building - library

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Remove and replace carpet

Qty: 1,800.00

Unit of Measure: S.F.

Estimate: $20,143.38

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace carpet in Library with new carpet (1,800sf)

System: C3020413 - Vinyl Flooring

Location: Main Building - floors

Distress: Health Hazard / Risk

Category: 1 - Health & Safety

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

Correction: Remove VAT and replace with VCT - SF of area

Qty: 52,800.00

Unit of Measure: S.F.

Estimate: $612,657.48

Assessor Name: System

Date Created: 01/07/2016

Notes: Remove 9”x9” VAT floors in classrooms, corridors, and auditorium with and replace with VCT (52,800sf)

System: C3020415 - Concrete Floor Finishes

Location: Main Building - basement, stairways, toilet rooms

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Clean and reseal concrete floors

Qty: 12,000.00

Unit of Measure: S.F.

Estimate: $46,134.40

Assessor Name: System

Date Created: 01/07/2016

Notes: Strip and reseal concrete floors in stairways, toilet rooms and part of basement (12,000sf)

System: C3030 - Ceiling Finishes

Location: Main Building - auditorium and cafeteria

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Remove and replace glued on or mechanically attached acoustical ceiling tiles

Qty: 500.00

Unit of Measure: S.F.

Estimate: $6,239.40

Assessor Name: System

Date Created: 01/07/2016

Notes: Repair 12x12 concealed ceiling tiles in auditorium and cafeteria (500sf)

System: D1010 - Elevators and Lifts

Location: Main Building - elevator

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace elevator - 4 stop electric traction

Qty: 1.00

Unit of Measure: Ea.

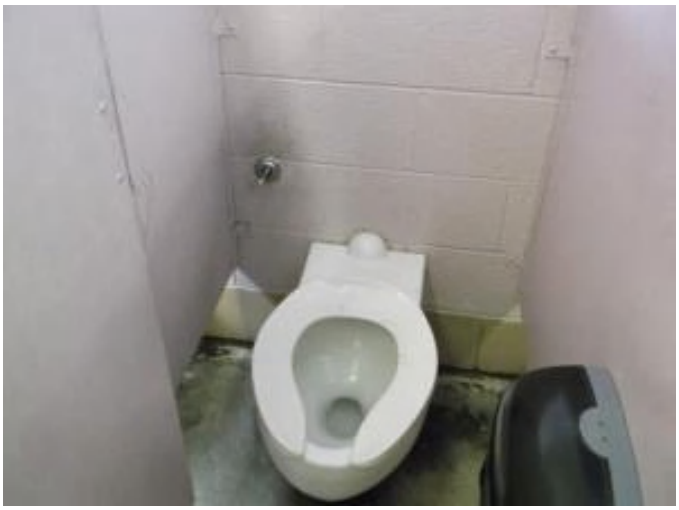
Estimate: $291,060.77

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace existing elevator (1000lb; 4 stops)

System: D2010 - Plumbing Fixtures



Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace or replace water closet - quantify additional units

Qty: 55.00

Unit of Measure: Ea.

Estimate: $410,418.13

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace all water closets in the building with lower flow fixtures, as the fixtures are original.

System: D2010 - Plumbing Fixtures

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace or replace stall or floor type urinal

Qty: 28.00

Unit of Measure: Ea.

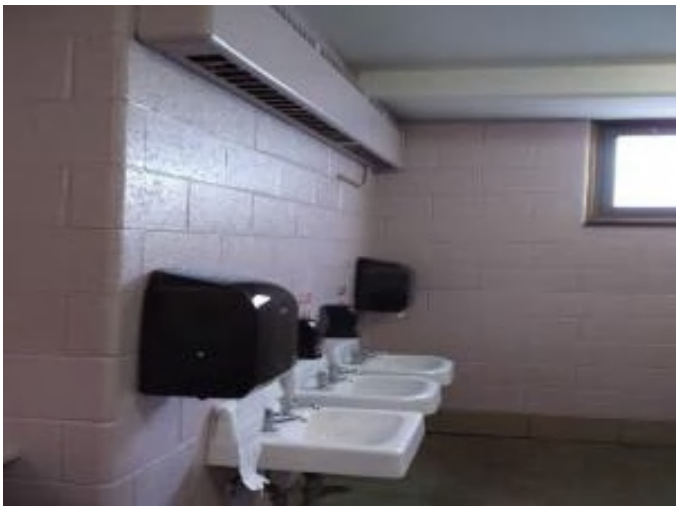
Estimate: $145,947.73

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace all urinals in the building with lower flow fixtures, as the fixtures are original. In the Main Building replace all urinals in the building with lower flow fixtures, as the fixtures are original.

System: D2010 - Plumbing Fixtures



Location: Main Building - throughout the building

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: 32.00

Unit of Measure: Ea.

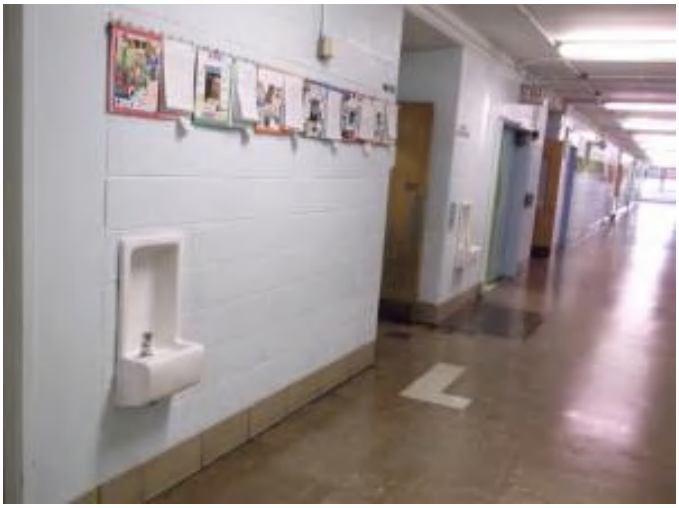
Estimate: $121,952.40

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace all lavatories in the building with lower flow fixtures, as the fixtures are original.

System: D2010 - Plumbing Fixtures



Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace water fountains to meet ADA - includes high and low fountains and new recessed alcove

Qty: 6.00

Unit of Measure: Ea.

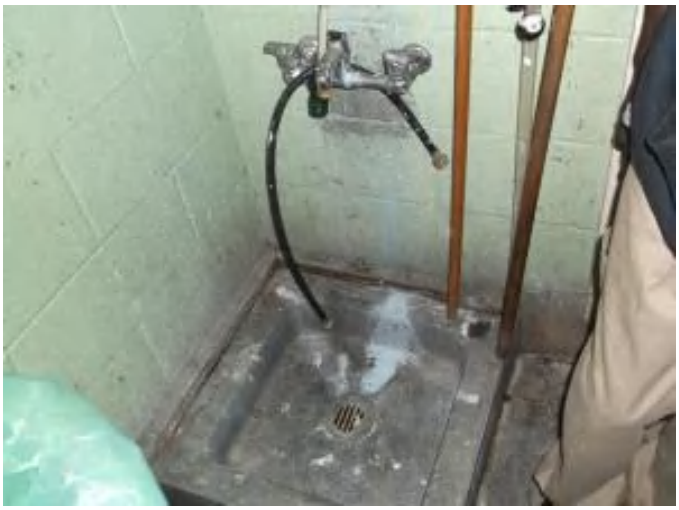
Estimate: $94,157.37

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace the wall hung drinking fountains and integral refrigerated coolers in the corridors and at the restrooms. These units are well beyond their service life and most are NOT accessible type.

System: D2010 - Plumbing Fixtures



Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace floor janitor or mop sink - insert the quantity

Qty: 6.00

Unit of Measure: Ea.

Estimate: $40,896.56

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace service sinks (janitor sinks) in the building.

System: D3020 - Heat Generating Systems

Location: Main Building - main boiler mechanical equipment room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace boiler feed pump (duplex) and surge tank

Qty: 1.00

Unit of Measure: Ea.

Estimate: $101,394.17

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace the boiler feedwater system

System: D3060 - Controls & Instrumentation

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace pneumatic controls with DDC (75KSF)

Qty: 75,000.00

Unit of Measure: S.F.

Estimate: $1,608,906.85

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace the pneumatic controls for the HVAC systems with modern DDC modules, valves and actuators to improve reliability and energy efficiency.In the Main Building provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District.

System: E2010 - Fixed Furnishings

Location: Main Building - auditorium

Distress: Damaged

Category: 3 - Operations / Maint.

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

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

Qty: 30.00

Unit of Measure: Ea.

Estimate: $23,906.09

Assessor Name: System

Date Created: 01/07/2016

Notes: Refinish auditorium seats (30)

System: E2010 - Fixed Furnishings

Location: Main Building - kindergartens' kitchenettes

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Remove and replace lab base cabinets and countertops - see E1020 for correction

Qty: 12.00

Unit of Measure: L.F.

Estimate: $21,076.17

Assessor Name: System

Date Created: 01/07/2016

Notes: Replace worn out kitchen cabinets in kindergarten classrooms (12 linear feet)

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

System: D3020 - Heat Generating Systems

Location: Main Building - main boiler mechanical equipment room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 3 - Response Time (3-4 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: 02/07/2016

Notes: In the Main Building replace the two HB Smith 4,850 MBH, steam, cast iron, sectional boilers, model 640 estimated to have been in service since the mid 1990's.

System: D3040 - Distribution Systems

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 75,000.00

Unit of Measure: S.F.

Estimate: $709,527.95

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building hire a qualified contractor to examine the steam and condensate piping in service for 54 years and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 10 years.

System: D3040 - Distribution Systems

Location: Main Building - roof

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace power roof ventilator (36" dia.)

Qty: 2.00

Unit of Measure: Ea.

Estimate: $183,864.36

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace exhaust fans

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

System: D2020 - Domestic Water Distribution

Location: Main Building - main mechanical boiler equipment room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace instantaneous water heater

Qty: 2.00

Unit of Measure: Ea.

Estimate: $48,947.09

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace natural gas fired instantaneous tankless water heaters.

Priority 5 - Response Time (> 5 yrs):

System: D2020 - Domestic Water Distribution

Location: Main Building - throughout the building
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 5 - Response Time (> 5 yrs)
Correction: Replace domestic water piping (75 KSF)
Qty: 75,000.00
Unit of Measure: S.F.
Estimate: $380,051.97
Assessor Name: System
Date Created: 02/07/2016

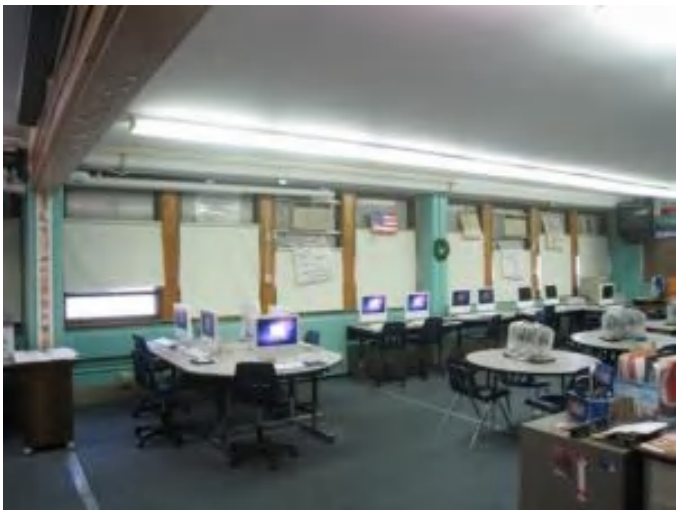
Notes: In the Main Building inspect and replace the original as needed the domestic water piping in the building.

System: D3020 - Heat Generating Systems

Location: Main Building - main boiler mechanical equipment room
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 5 - Response Time (> 5 yrs)
Correction: Replace fuel oil pumps
Qty: 1.00
Unit of Measure: Ea.
Estimate: $26,678.08
Assessor Name: System
Date Created: 02/07/2016

Notes: In the Main Building replace duplex fuel oil pumps.

System: D3030 - Cooling Generating Systems



Location: Main Building - adjacent to the building

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 75,000.00

Unit of Measure: S.F.

Estimate: $1,204,454.53

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building remove the window air conditioning units and install a 250 ton air-cooled chiller on the roof with chilled water distribution piping and pumps located in a mechanical room on the basement level to supply more reliable air conditioning for the building with a much longer service life.

System: D3040 - Distribution Systems

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Provide classroom FC units and dedicated OA ventilation system. (20 clsrms)

Qty: 10.00

Unit of Measure: C

Estimate: $830,609.93

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building provide ventilation for the corridors at one basement and nine first floor entryways (10 locations total) by installing fan coil air handling units hung from the structure with outdoor air ducted to the unit from louvers in the window openings

System: D3040 - Distribution Systems

Location: Main Building - roof

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Install HVAC unit for Cafeteria (850 students).

Qty: 850.00

Unit of Measure: Student

Estimate: $434,958.00

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building provide ventilation, heating and cooling for the Cafeteria by removing the existing unit ventilators and installing a package rooftop constant volume air handling unit with distribution ductwork and registers.

System: D3040 - Distribution Systems

Location: Main Building - roof

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Install HVAC unit for Gymnasium (single station).

Qty: 6,000.00

Unit of Measure: S.F.

Estimate: $344,860.27

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building provide ventilation, heating and cooling for the gymnasium by installing a packaged roof top unit.

System: D3040 - Distribution Systems

Location: Main Building - roof

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 200.00

Unit of Measure: Seat

Estimate: $285,085.41

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building provide ventilation, heating and cooling for the Auditorium by removing the existing unit ventilators and installing a package rooftop constant volume air handling unit with distribution ductwork and registers.

System: D3040 - Distribution Systems

Location: Main Building - throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace finned tube radiation terminals (per 100 LF)

Qty: 200.00

Unit of Measure: L.F.

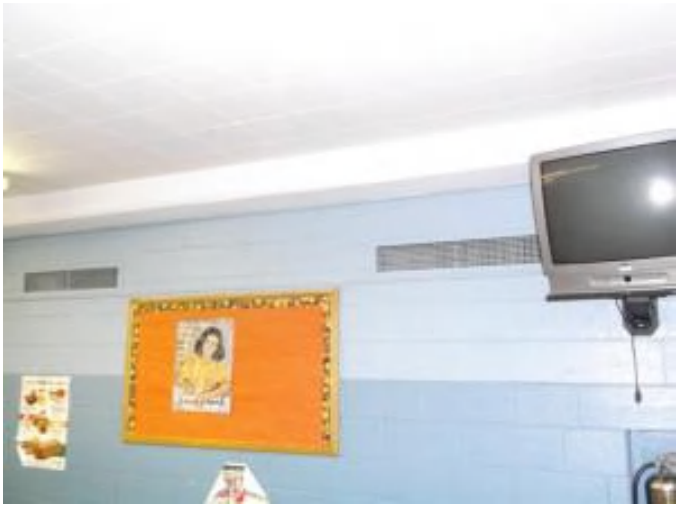
Estimate: $80,708.29

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building replace the steam convectors.

System: D4010 - Sprinklers



Location: Main Building - throughout the building

Distress: Life Safety / NFPA / PFD

Category: 2 - Code Compliance

Priority: 5 - Response Time (> 5 yrs)

Correction: Install a fire protection sprinkler system

Qty: 75,000.00

Unit of Measure: S.F.

Estimate: $1,072,908.49

Assessor Name: System

Date Created: 02/07/2016

Notes: In the Main Building install a fire protection sprinkler system with quick response type heads to reduce insurance costs by providing protection for the property. A fire pump may be required depending on the available city water pressure. In the Main Building install a new sprinkler system throughout the building.

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, cast iron, gas & oil, steam, 5520 MBH	2.00	Ea.	Main boiler mechanical equipment room	HB Smith	640			35			$190,236.50	$418,520.30
D3020 Heat Generating Systems	Boiler, cast iron, gas & oil, steam, 5520 MBH	2.00	Ea.	Main boiler mechanical equipment room	HB Smith	640			35			$190,236.50	$418,520.30
D5010 Electrical Service/Distribution	Switchboards, no main disconnect, 4 wire, 120/208 V, 1200 amp, incl CT compartment, excl CT's or PT's	1.00	Ea.						30	1962	2017	$9,190.80	$10,109.88
												Total:	**$847,150.48**

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:	Little School House
Gross Area (SF):	25,016
Year Built:	1998
Last Renovation:	
Replacement Value:	$14,746,656
Repair Cost:	$829,265.24
Total FCI:	5.62 %
Total RSLI:	63.30 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B840002
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S840001		

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	83.00 %	0.00 %	$0.00
A20 - Basement Construction	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.70 %	1.34 %	$15,651.65
B30 - Roofing	40.05 %	0.16 %	$1,542.81
C10 - Interior Construction	74.19 %	0.68 %	$3,900.42
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	49.95 %	16.61 %	$204,891.00
D20 - Plumbing	48.00 %	0.00 %	$0.00
D30 - HVAC	40.60 %	20.92 %	$582,200.75
D40 - Fire Protection	51.43 %	0.00 %	$0.00
D50 - Electrical	71.59 %	1.43 %	$21,078.61
E10 - Equipment	51.43 %	0.00 %	$0.00
E20 - Furnishings	57.50 %	0.00 %	$0.00
Totals:	**63.30 %**	**5.62 %**	**$829,265.24**

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	$24.32	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$608,389
A1030	Slab on Grade	$15.51	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$387,998
A2010	Basement Excavation	$13.07	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$326,959
A2020	Basement Walls	$23.02	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$575,868
B1010	Floor Construction	$92.20	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$2,306,475
B1020	Roof Construction	$24.11	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$603,136
B2010	Exterior Walls	$31.22	S.F.	25,016	100	1998	2098		83.00 %	0.49 %	83		$3,795.54	$781,000
B2020	Exterior Windows	$13.63	S.F.	25,016	40	1998	2038		57.50 %	2.25 %	23		$7,675.32	$340,968
B2030	Exterior Doors	$1.67	S.F.	25,016	25	1998	2023		32.00 %	10.01 %	8		$4,180.79	$41,777
B3010105	Built-Up	$37.76	S.F.		20				0.00 %	0.00 %				$0
B3010120	Single Ply Membrane	$38.73	S.F.		20				0.00 %	0.00 %				$0
B3010130	Preformed Metal Roofing	$54.22	S.F.	300	30	1998	2028		43.33 %	0.00 %	13			$16,266
B3010140	Shingle & Tile	$38.73	S.F.	24,716	20	1998	2018	2023	40.00 %	0.16 %	8		$1,542.81	$957,251
B3020	Roof Openings	$0.68	S.F.	25,016	20	1998	2018	2023	40.00 %	0.00 %	8			$17,011
C1010	Partitions	$14.93	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$373,489
C1020	Interior Doors	$3.76	S.F.	25,016	40	1998	2038		57.50 %	4.15 %	23		$3,900.42	$94,060
C1030	Fittings	$4.12	S.F.	25,016	40	1998	2038		57.50 %	0.00 %	23			$103,066
C2010	Stair Construction	$1.28	S.F.	25,016	100	1998	2098		83.00 %	0.00 %	83			$32,020

Site Assessment Report - B840002;Frank LSH

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 $
C3010230	Paint & Covering	$13.21	S.F.	25,016	10	1998	2008	2020	50.00 %	0.00 %	5			$330,461
C3010231	Vinyl Wall Covering	$0.97	S.F.	25,016	15				0.00 %	0.00 %				$24,266
C3010232	Wall Tile	$2.63	S.F.	25,016	30				0.00 %	0.00 %				$65,792
C3020411	Carpet	$7.30	S.F.	8,700	10	1998	2008	2027	120.00 %	153.30 %	12		$97,359.63	$63,510
C3020412	Terrazzo & Tile	$75.52	S.F.	1,200	50	1998	2048		66.00 %	0.00 %	33			$90,624
C3020413	Vinyl Flooring	$9.68	S.F.	13,716	20	1998	2018	2037	110.00 %	76.94 %	22		$102,149.02	$132,771
C3020414	Wood Flooring	$22.27	S.F.		25				0.00 %	0.00 %				$0
C3020415	Concrete Floor Finishes	$0.97	S.F.	1,400	50	1998	2048		66.00 %	396.34 %	33		$5,382.35	$1,358
C3030	Ceiling Finishes	$20.97	S.F.	25,016	25	1998	2023		32.00 %	0.00 %	8			$524,586
D2010	Plumbing Fixtures	$31.58	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$790,005
D2020	Domestic Water Distribution	$2.90	S.F.	25,016	25	1998	2023		32.00 %	0.00 %	8			$72,546
D2030	Sanitary Waste	$2.90	S.F.	25,016	25	1998	2023		32.00 %	0.00 %	8			$72,546
D2040	Rain Water Drainage	$3.29	S.F.	25,016	30	1998	2028		43.33 %	0.00 %	13			$82,303
D3020	Heat Generating Systems	$18.67	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$467,049
D3030	Cooling Generating Systems	$24.48	S.F.	25,016	30	1998	2028		43.33 %	0.00 %	13			$612,392
D3040	Distribution Systems	$42.99	S.F.	25,016	25	1998	2023		32.00 %	54.14 %	8		$582,200.75	$1,075,438
D3050	Terminal & Package Units	$11.60	S.F.	25,016	20	1998	2018	2025	50.00 %	0.00 %	10			$290,186
D3060	Controls & Instrumentation	$13.50	S.F.	25,016	20	1998	2018	2023	40.00 %	0.00 %	8			$337,716
D4010	Sprinklers	$8.02	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$200,628
D4020	Standpipes	$0.99	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$24,766
D5010	Electrical Service/Distribution	$9.70	S.F.	25,016	30	1998	2028	2028	43.33 %	0.00 %	13			$242,655
D5020	Lighting and Branch Wiring	$34.68	S.F.	25,016	20	1998	2018	2028	65.00 %	2.43 %	13		$21,078.61	$867,555
D5030	Communications and Security	$12.99	S.F.	25,016	15	1998	2013	2032	113.33 %	0.00 %	17			$324,958
D5090	Other Electrical Systems	$1.41	S.F.	25,016	30	1998	2028	2028	43.33 %	0.00 %	13			$35,273
E1020	Institutional Equipment	$4.82	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$120,577
E1090	Other Equipment	$11.10	S.F.	25,016	35	1998	2033		51.43 %	0.00 %	18			$277,678
E2010	Fixed Furnishings	$2.13	S.F.	25,016	40	1998	2038		57.50 %	0.00 %	23			$53,284
								Total	**63.30 %**	**5.62 %**			**$829,265.24**	**$14,746,656**

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: painted block 100%

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

Note:
VCT = 5,716sf - 23%
SV= 8,000sf - 32%
CAR = 8,700sf - 34%
Conc = 1,400sf - 6%
CT = 1,200sf - 5%

System: C3030 - Ceiling Finishes — This system contains no images

Note:
corridors ACT = 8,016sf - 32%
Wood deck = 15,600sf - 62%
No ceiling = 1,400sf - 6%

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:	**$829,265**	**$0**	**$0**	**$0**	**$0**	**$421,404**	**$0**	**$0**	**$4,318,113**	**$0**	**$428,983**	**$5,997,766**
*** 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	$3,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,796**
B2020 - Exterior Windows	$7,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,675**
B2030 - Exterior Doors	$4,181	$0	$0	$0	$0	$0	$0	$0	$58,213	$0	$0	**$62,394**
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**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Shingle & Tile	$1,543	$0	$0	$0	$0	$0	$0	$0	$1,333,878	$0	$0	**$1,335,421**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$23,704	$0	$0	**$23,704**
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**

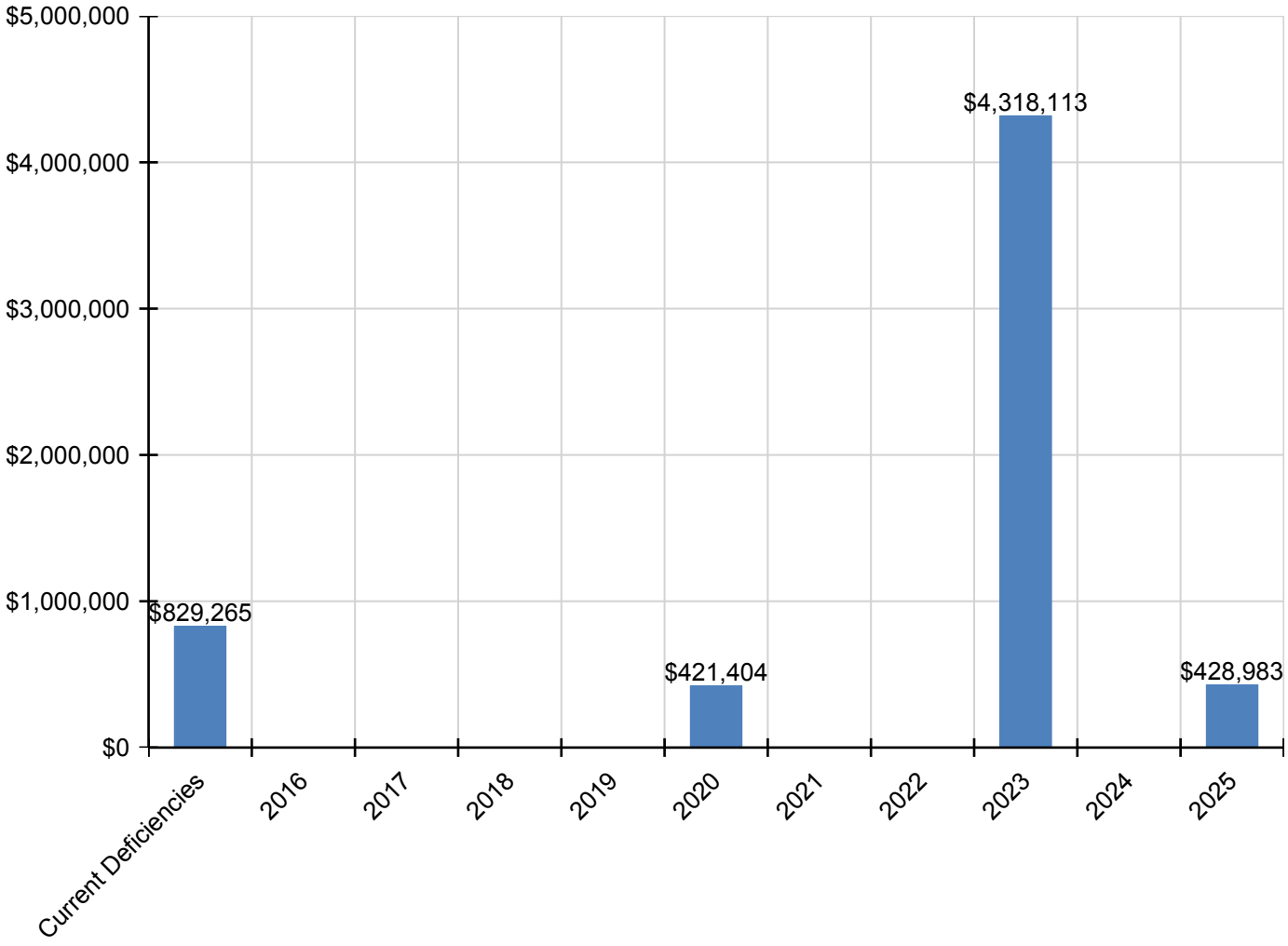
C1020 - Interior Doors	$3,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,900**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$421,404	$0	$0	$0	$0	$0	**$421,404**
C3010231 - Vinyl Wall Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$97,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,360**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020413 - Vinyl Flooring	$102,149	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$102,149**
C3020414 - Wood Flooring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020415 - Concrete Floor Finishes	$5,382	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,382**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$730,982	$0	$0	**$730,982**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$101,090	$0	$0	**$101,090**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$101,090	$0	$0	**$101,090**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$582,201	$0	$0	$0	$0	$0	$0	$0	$1,498,566	$0	$0	**$2,080,767**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$428,983	**$428,983**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$470,590	$0	$0	**$470,590**
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	$21,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,079**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$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

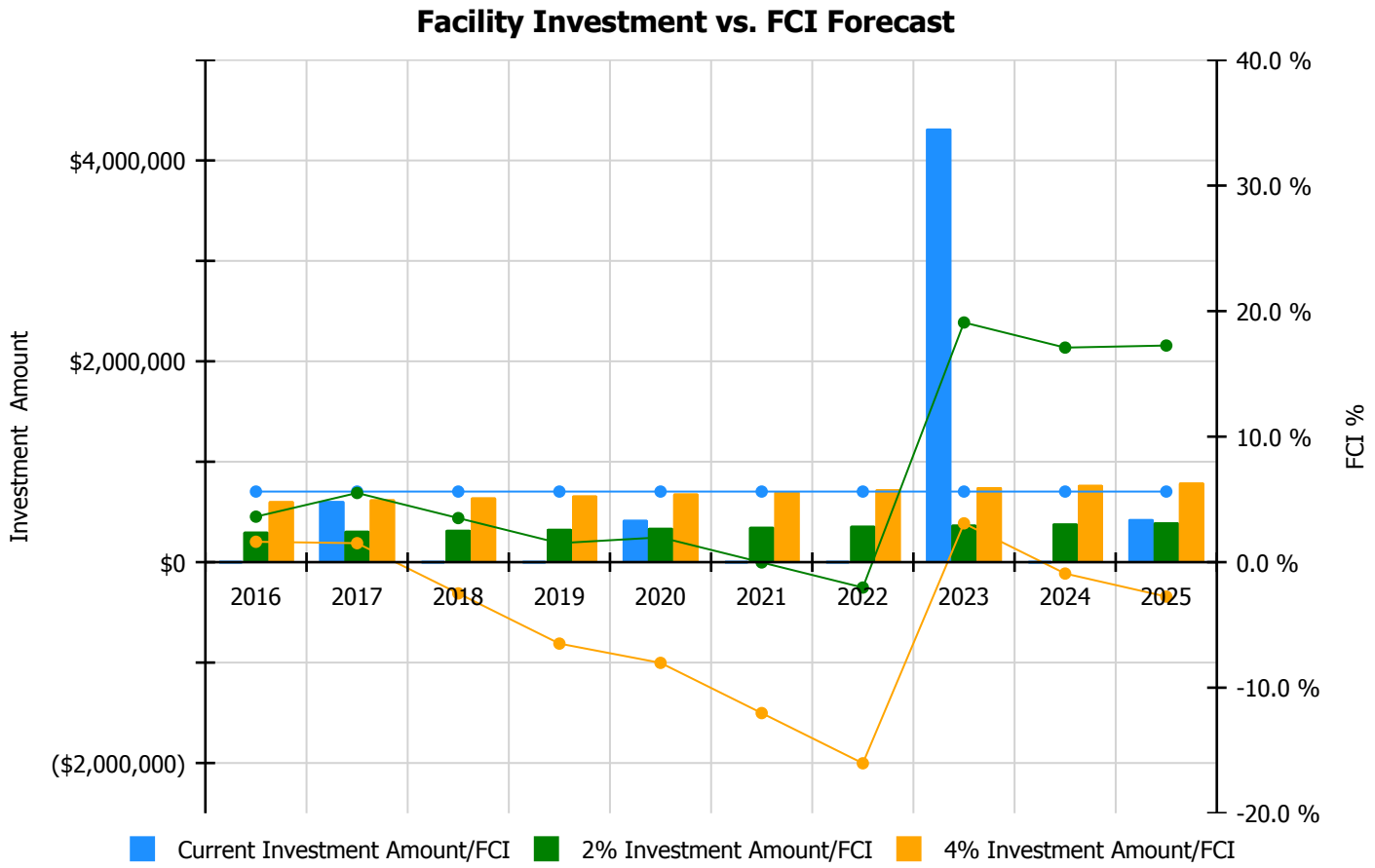
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



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:

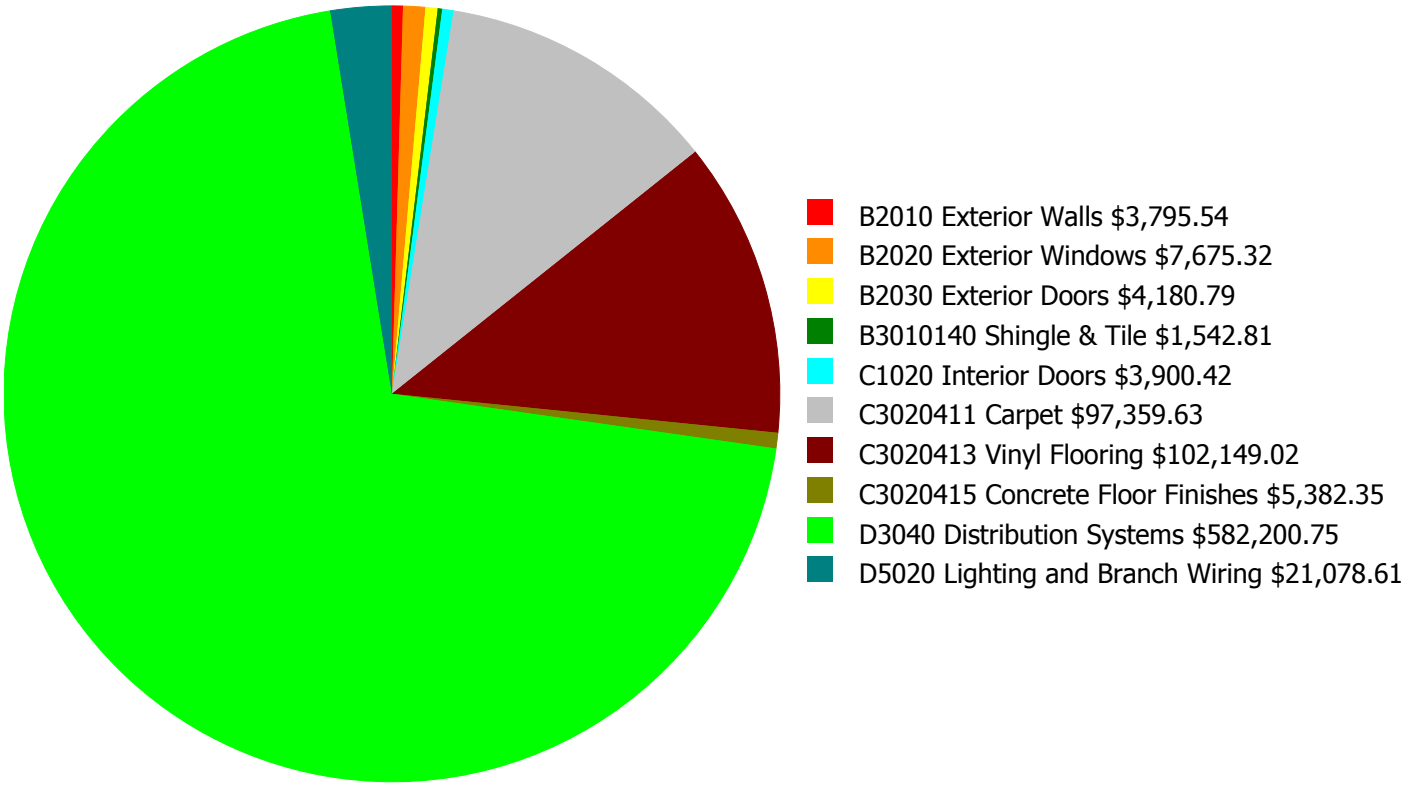
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 5.62%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$303,781.00	3.62 %	$607,562.00	1.62 %
2017	$608,281	$312,895.00	5.51 %	$625,789.00	1.51 %
2018	$0	$322,281.00	3.51 %	$644,563.00	-2.49 %
2019	$0	$331,950.00	1.51 %	$663,900.00	-6.49 %
2020	$421,404	$341,908.00	1.98 %	$683,817.00	-8.02 %
2021	$0	$352,166.00	-0.02 %	$704,331.00	-12.02 %
2022	$0	$362,731.00	-2.02 %	$725,461.00	-16.02 %
2023	$4,318,113	$373,612.00	19.09 %	$747,225.00	3.09 %
2024	$0	$384,821.00	17.09 %	$769,642.00	-0.91 %
2025	$428,983	$396,365.00	17.26 %	$792,731.00	-2.74 %
Total:	**$5,776,781**	**$3,482,510.00**		**$6,965,021.00**	

Deficiency Summary by System

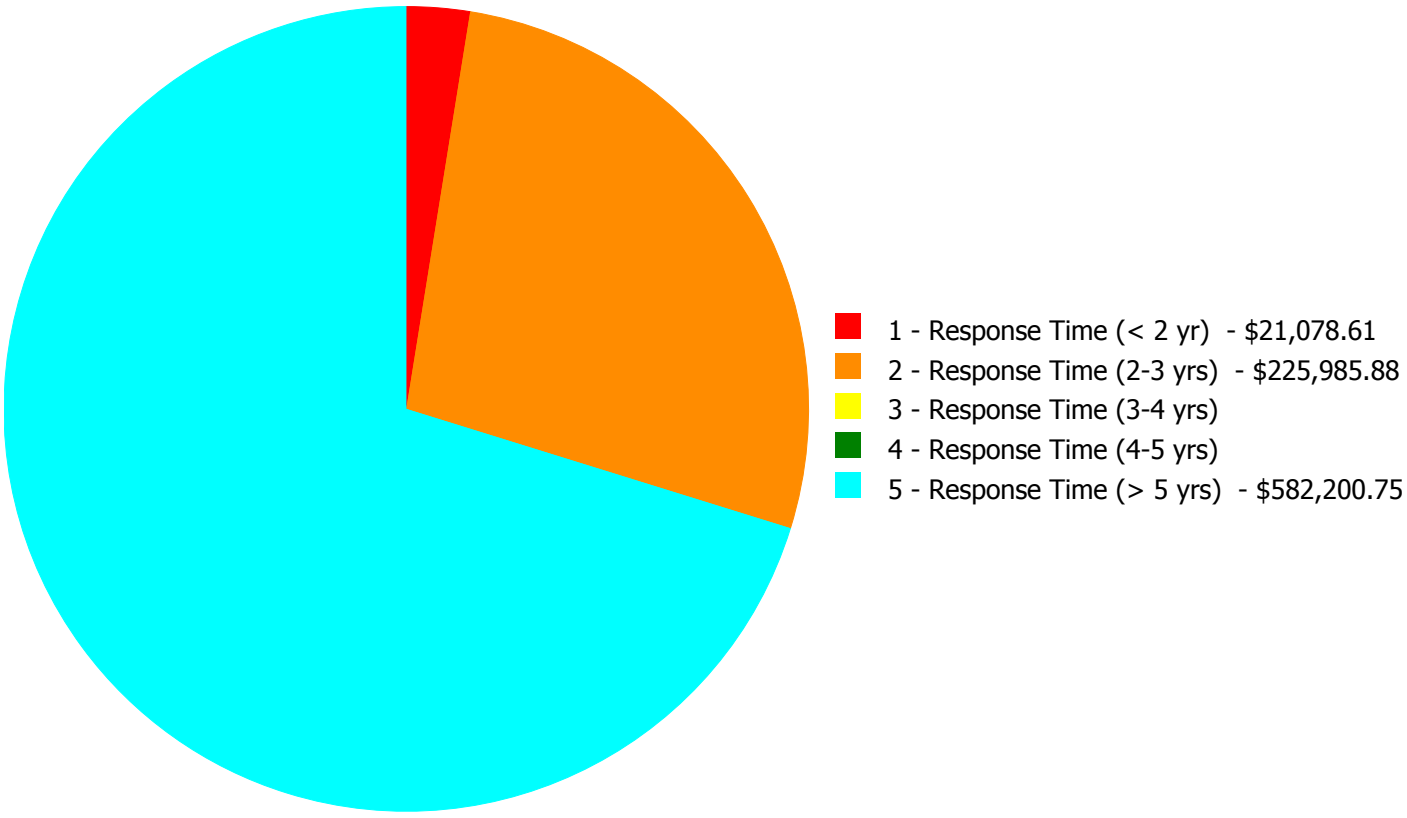
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $829,265.24

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: $829,265.24

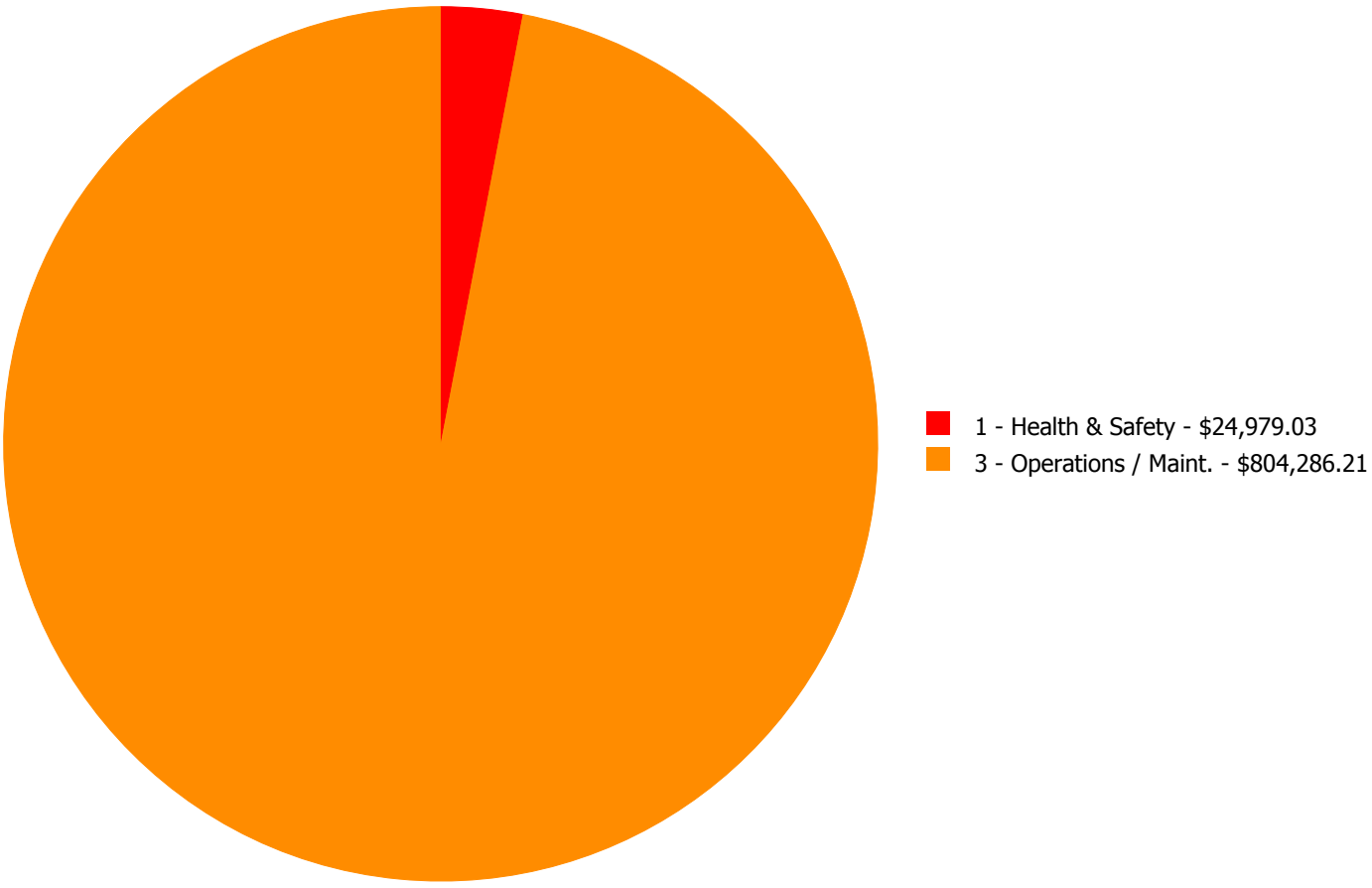
Deficiency By Priority Investment Table

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	$3,795.54	$0.00	$0.00	$0.00	$3,795.54
B2020	Exterior Windows	$0.00	$7,675.32	$0.00	$0.00	$0.00	$7,675.32
B2030	Exterior Doors	$0.00	$4,180.79	$0.00	$0.00	$0.00	$4,180.79
B3010140	Shingle & Tile	$0.00	$1,542.81	$0.00	$0.00	$0.00	$1,542.81
C1020	Interior Doors	$0.00	$3,900.42	$0.00	$0.00	$0.00	$3,900.42
C3020411	Carpet	$0.00	$97,359.63	$0.00	$0.00	$0.00	$97,359.63
C3020413	Vinyl Flooring	$0.00	$102,149.02	$0.00	$0.00	$0.00	$102,149.02
C3020415	Concrete Floor Finishes	$0.00	$5,382.35	$0.00	$0.00	$0.00	$5,382.35
D3040	Distribution Systems	$0.00	$0.00	$0.00	$0.00	$582,200.75	$582,200.75
D5020	Lighting and Branch Wiring	$21,078.61	$0.00	$0.00	$0.00	$0.00	$21,078.61
	Total:	$21,078.61	$225,985.88	$0.00	$0.00	$582,200.75	$829,265.24

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:



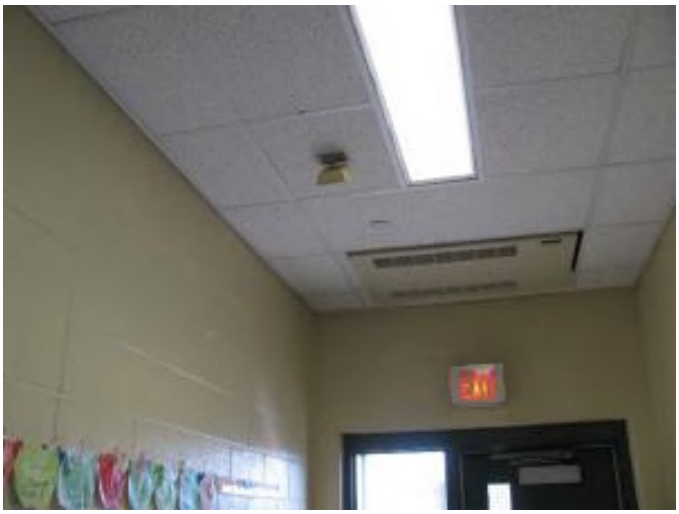
Budget Estimate Total: $829,265.24

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: D5020 - Lighting and Branch Wiring



Location: LSH - Entire Building
Distress: Life Safety / NFPA / PFD
Category: 1 - Health & Safety
Priority: 1 - Response Time (< 2 yr)
Correction: Replace lighting fixtures
Qty: 1.00
Unit of Measure: Ea.
Estimate: $15,152.34
Assessor Name: Craig Anding
Date Created: 10/22/2015

Notes: Replace existing exit sign with battery pack exit signs. Total 15 exit sign.

System: D5020 - Lighting and Branch Wiring

Location: LSH - all rooms
Distress: Life Safety / NFPA / PFD
Category: 1 - Health & Safety
Priority: 1 - Response Time (< 2 yr)
Correction: Replace Wiring Device
Qty: 1.00
Unit of Measure: Ea.
Estimate: $5,926.27
Assessor Name: Craig Anding
Date Created: 10/22/2015

Notes: Replace all existing receptacles with GFCI type receptacle in areas subject to kid access. Estimated 30 each

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

System: B2010 - Exterior Walls

Location: LSH - metal panel doghouses and roofs

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Prepare and paint exterior steel beams or steel surfaces

Qty: 500.00

Unit of Measure: S.F.

Estimate: $3,795.54

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Repaint faded metal roofing and clerestory "doghouses" (500sf)

System: B2020 - Exterior Windows

Location: LSH - security screens

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Replace security screens

Qty: 50.00

Unit of Measure: S.F.

Estimate: $7,675.32

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Replace broken security window screens (4)

System: B2030 - Exterior Doors

Location: LSH - exterior doors

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Refinish and repaint exterior doors - per leaf

Qty: 7.00

Unit of Measure: Ea.

Estimate: $4,180.79

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Repaint exterior hollow metal doors (7)

System: B3010140 - Shingle & Tile

Location: LSH - gutter

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

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

Correction: Rain gutter replacment - select the type of material and number of mitres

Qty: 50.00

Unit of Measure: L.F.

Estimate: $1,542.81

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Repair leaking gutter – remove and re-install gutter (50ft)

System: C1020 - Interior Doors

Location: LSH - corridor classroom doors

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Provide security hardware for classroom and office doors

Qty: 17.00

Unit of Measure: Ea.

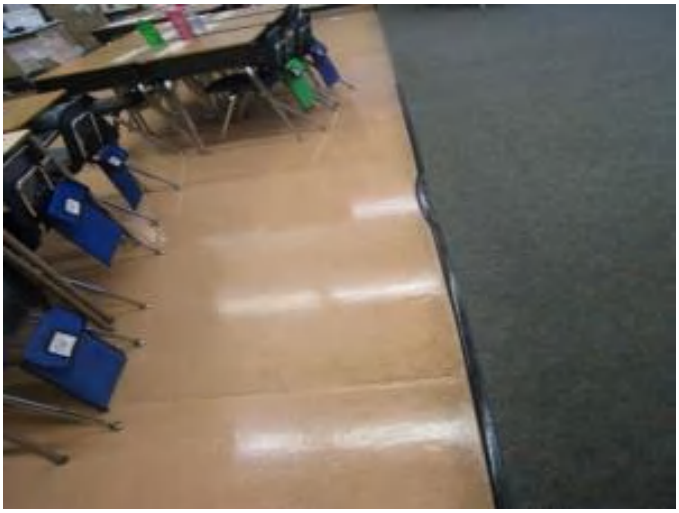
Estimate: $3,900.42

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Provide security hardware for classrooms and offices, locking from the inside of the room (17)

System: C3020411 - Carpet



Location: LSH - classrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace carpet

Qty: 8,700.00

Unit of Measure: S.F.

Estimate: $97,359.63

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Replace carpet in classrooms with new carpet (8,700sf)

System: C3020413 - Vinyl Flooring

Location: LSH - classrooms
Distress: Damaged
Category: 3 - Operations / Maint.
Priority: 2 - Response Time (2-3 yrs)
Correction: Remove and replace VCT
Qty: 8,000.00
Unit of Measure: S.F.
Estimate: $96,140.25
Assessor Name: Craig Anding
Date Created: 01/07/2016

Notes: Replace seamless vinyl floor in classrooms with new VCT (8,000sf)

System: C3020413 - Vinyl Flooring

Location: LSH - corridors and multipurpose room
Distress: Damaged
Category: 3 - Operations / Maint.
Priority: 2 - Response Time (2-3 yrs)
Correction: Remove and replace VCT
Qty: 500.00
Unit of Measure: S.F.
Estimate: $6,008.77
Assessor Name: Craig Anding
Date Created: 01/07/2016

Notes: Replace cracked VCT with new VCT (500sf)

System: C3020415 - Concrete Floor Finishes

Location: LSH - mech room floors

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Clean and reseal concrete floors

Qty: 1,400.00

Unit of Measure: S.F.

Estimate: $5,382.35

Assessor Name: Craig Anding

Date Created: 01/07/2016

Notes: Reseal concrete floors in mechanical area (1,400sf)

Priority 5 - Response Time (> 5 yrs):

System: D3040 - Distribution Systems

Location: LSH - Main boiler mechanical equipment room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace chilled water distribution piping (75KSF)

Qty: 25,000.00

Unit of Measure: S.F.

Estimate: $336,090.54

Assessor Name: Craig Anding

Date Created: 02/07/2016

Notes: In the Little School House hire a qualified contractor to examine the chilled water piping in service for 18 years and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 10 years.

System: D3040 - Distribution Systems

Location: LSH - Main boiler mechanical equipment room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace hydronic heating piping (75KSF)

Qty: 25,000.00

Unit of Measure: S.F.

Estimate: $246,110.21

Assessor Name: Craig Anding

Date Created: 02/07/2016

Notes: In the Little School House hire a qualified contractor to examine the heating water piping in service for 18 years and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures. The District should budget for replacing this piping over the next 10 years.

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, hot water, gross output, 1460 MBH, includes burners, controls and insulated jacket, packaged	2.00	Ea.	Main boiler mechanical equipment room	Smith	19 series 10			35	1998	2033	$55,514.90	$122,132.78
D3020 Heat Generating Systems	Boiler, gas/oil combination, cast iron, hot water, gross output, 1460 MBH, includes burners, controls and insulated jacket, packaged	2.00	Ea.	Main boiler mechanical equipment room	Smith	19 series 10			35	1998	2033	$55,514.90	$122,132.78
D3030 Cooling Generating Systems	Chiller, reciprocating, air cooled, standard controls, 80 ton	1.00	Ea.	Adjacent to building	Carrier	30GN-080---510			30	1998	2028	$90,207.10	$99,227.81
D5010 Electrical Service/Distribution	Switchboards, pressure switch, bolted, 3 pole, 4 wire, 120/208 or 120/240 V, 800 amp	1.00	Ea.						30	1998	2028	$12,544.20	$13,798.62
												Total:	**$357,291.99**

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):	204,900
Year Built:	1998
Last Renovation:	
Replacement Value:	$3,692,724
Repair Cost:	$317,232.09
Total FCI:	8.59 %
Total RSLI:	45.79 %

Description:

Attributes:

General Attributes:

Bldg ID:	S840001	Site ID:	S840001

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	46.58 %	11.32 %	$317,232.09
G40 - Site Electrical Utilities	43.33 %	0.00 %	$0.00
Totals:	**45.79 %**	**8.59 %**	**$317,232.09**

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	1998	2028		43.33 %	0.00 %	13			$0
G2020	Parking Lots	$7.65	S.F.	39,500	30	1998	2028		43.33 %	66.58 %	13		$201,190.73	$302,175
G2030	Pedestrian Paving	$11.52	S.F.	126,700	40	1998	2038		57.50 %	0.99 %	23		$14,382.85	$1,459,584
G2040	Site Development	$4.36	S.F.	204,900	25	1998	2023		32.00 %	11.38 %	8		$101,658.51	$893,364
G2050	Landscaping & Irrigation	$3.78	S.F.	38,700	15	1998	2013	2020	33.33 %	0.00 %	5			$146,286
G4020	Site Lighting	$3.58	S.F.	204,900	30	1998	2028		43.33 %	0.00 %	13			$733,542
G4030	Site Communications & Security	$0.77	S.F.	204,900	30	1998	2028		43.33 %	0.00 %	13			$157,773
								Total	**45.79 %**	**8.59 %**			**$317,232.09**	**$3,692,724**

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.

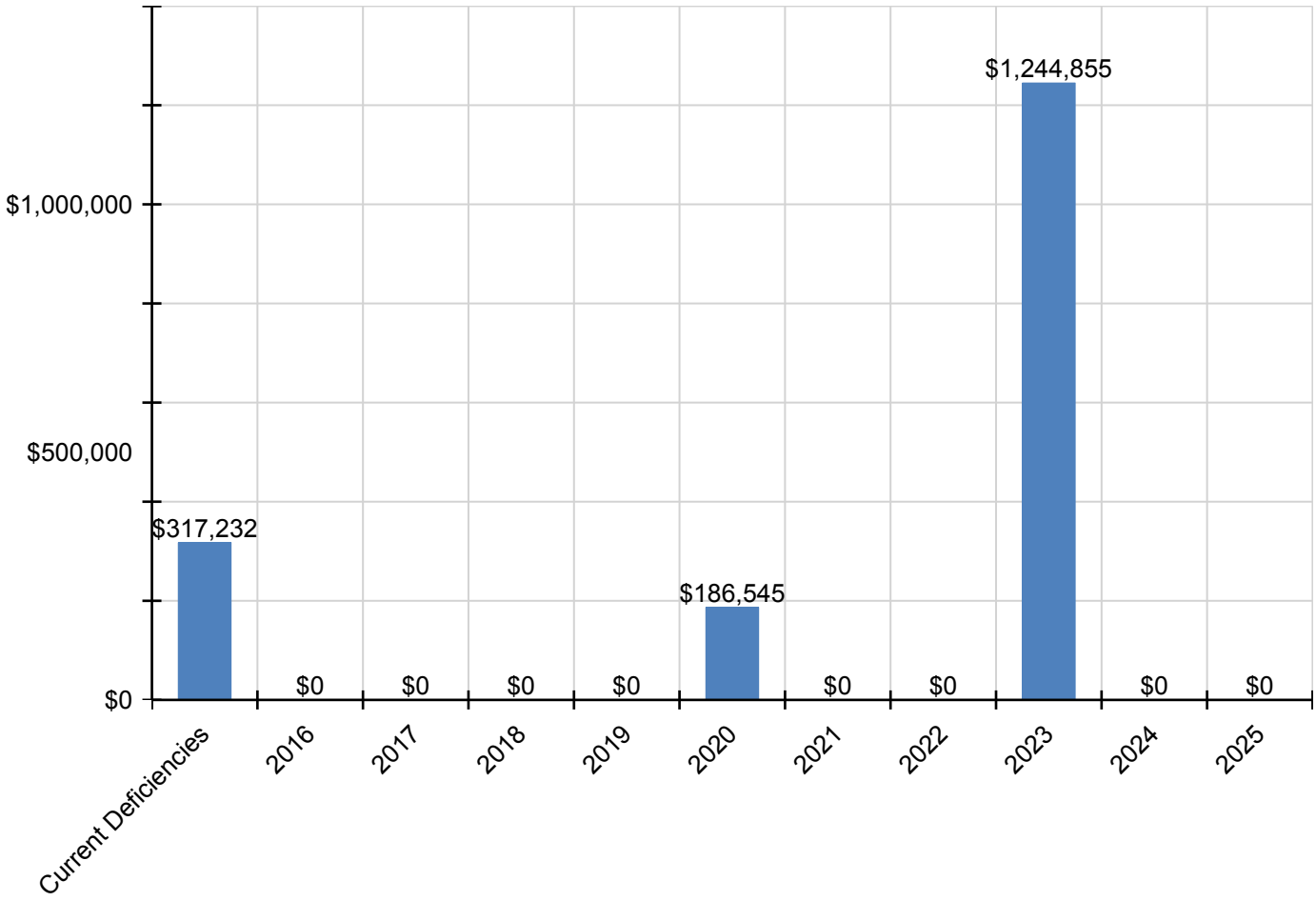
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$317,232**	**$0**	**$0**	**$0**	**$0**	**$186,545**	**$0**	**$0**	**$1,244,855**	**$0**	**$0**	**$1,748,632**
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	$201,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$201,191**
G2030 - Pedestrian Paving	$14,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,383**
G2040 - Site Development	$101,659	$0	$0	$0	$0	$0	$0	$0	$1,244,855	$0	$0	**$1,346,513**
G2050 - Landscaping & Irrigation	$0	$0	$0	$0	$0	$186,545	$0	$0	$0	$0	$0	**$186,545**
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	$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.

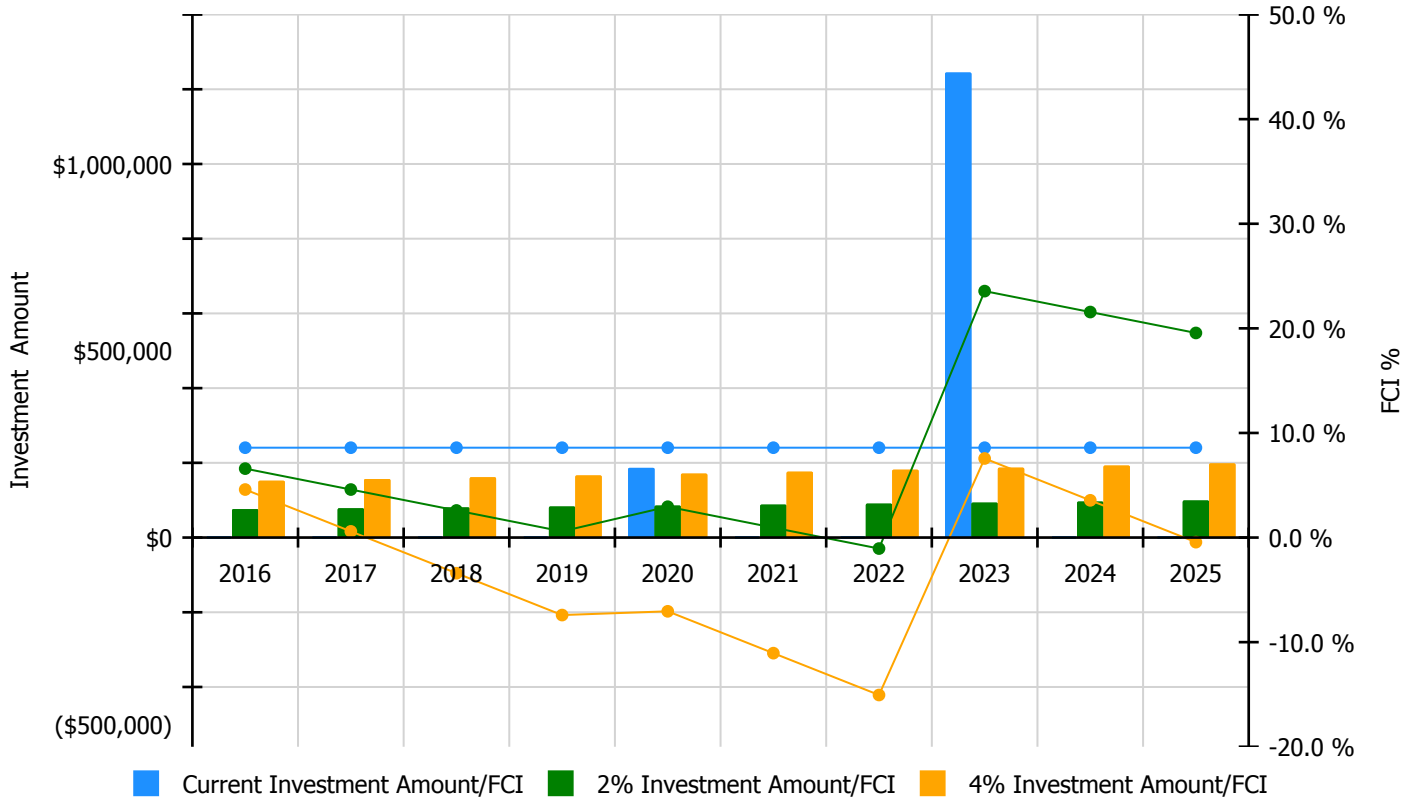


10 Year FCI Forecast by Investment Scenario

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

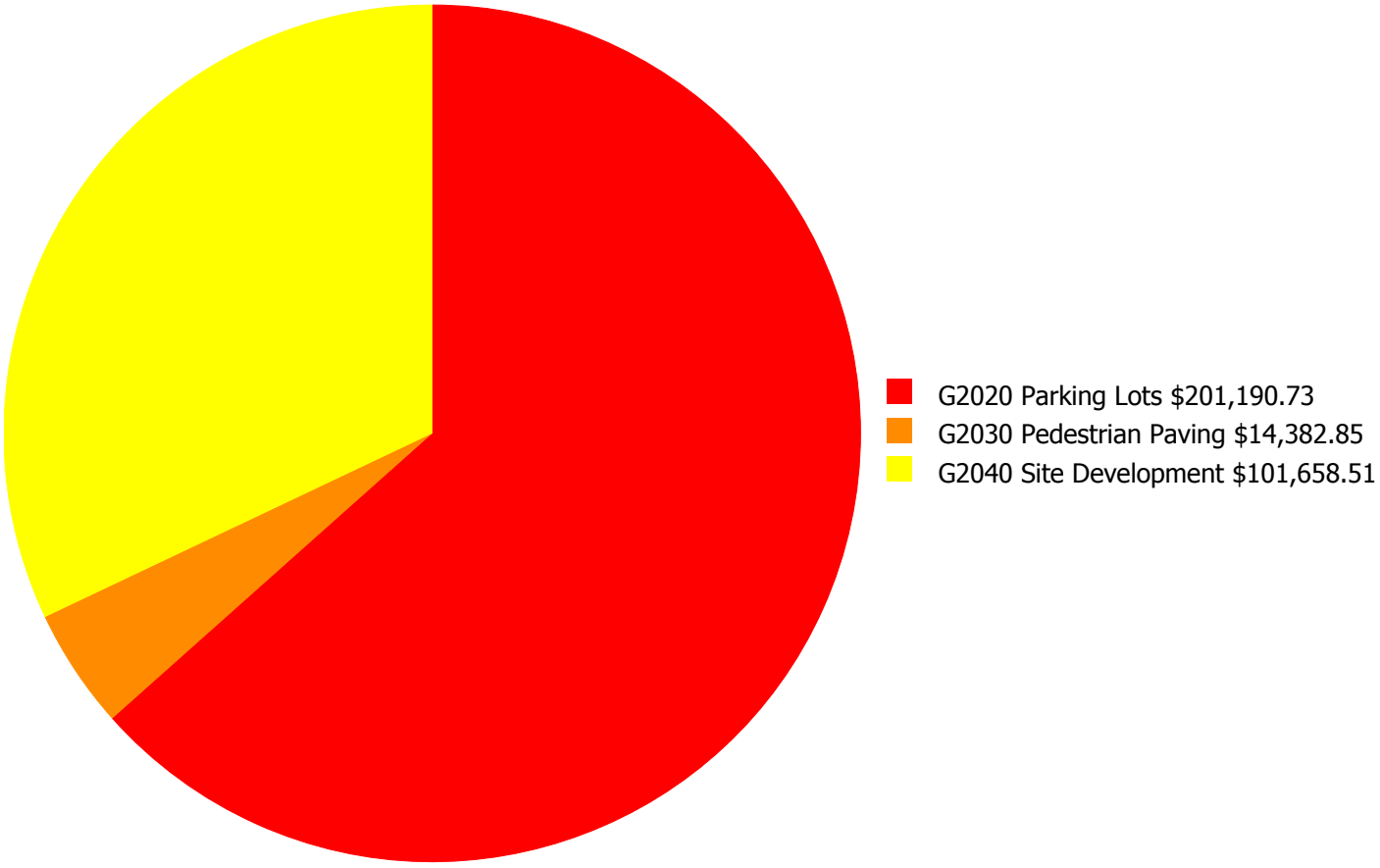
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 8.59%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$76,070.00	6.59 %	$152,140.00	4.59 %
2017	$0	$78,352.00	4.59 %	$156,704.00	0.59 %
2018	$0	$80,703.00	2.59 %	$161,406.00	-3.41 %
2019	$0	$83,124.00	0.59 %	$166,248.00	-7.41 %
2020	$186,545	$85,618.00	2.95 %	$171,235.00	-7.05 %
2021	$0	$88,186.00	0.95 %	$176,372.00	-11.05 %
2022	$0	$90,832.00	-1.05 %	$181,663.00	-15.05 %
2023	$1,244,855	$93,557.00	23.56 %	$187,113.00	7.56 %
2024	$0	$96,363.00	21.56 %	$192,727.00	3.56 %
2025	$0	$99,254.00	19.56 %	$198,508.00	-0.44 %
Total:	**$1,431,400**	**$872,059.00**		**$1,744,116.00**	

Deficiency Summary by System

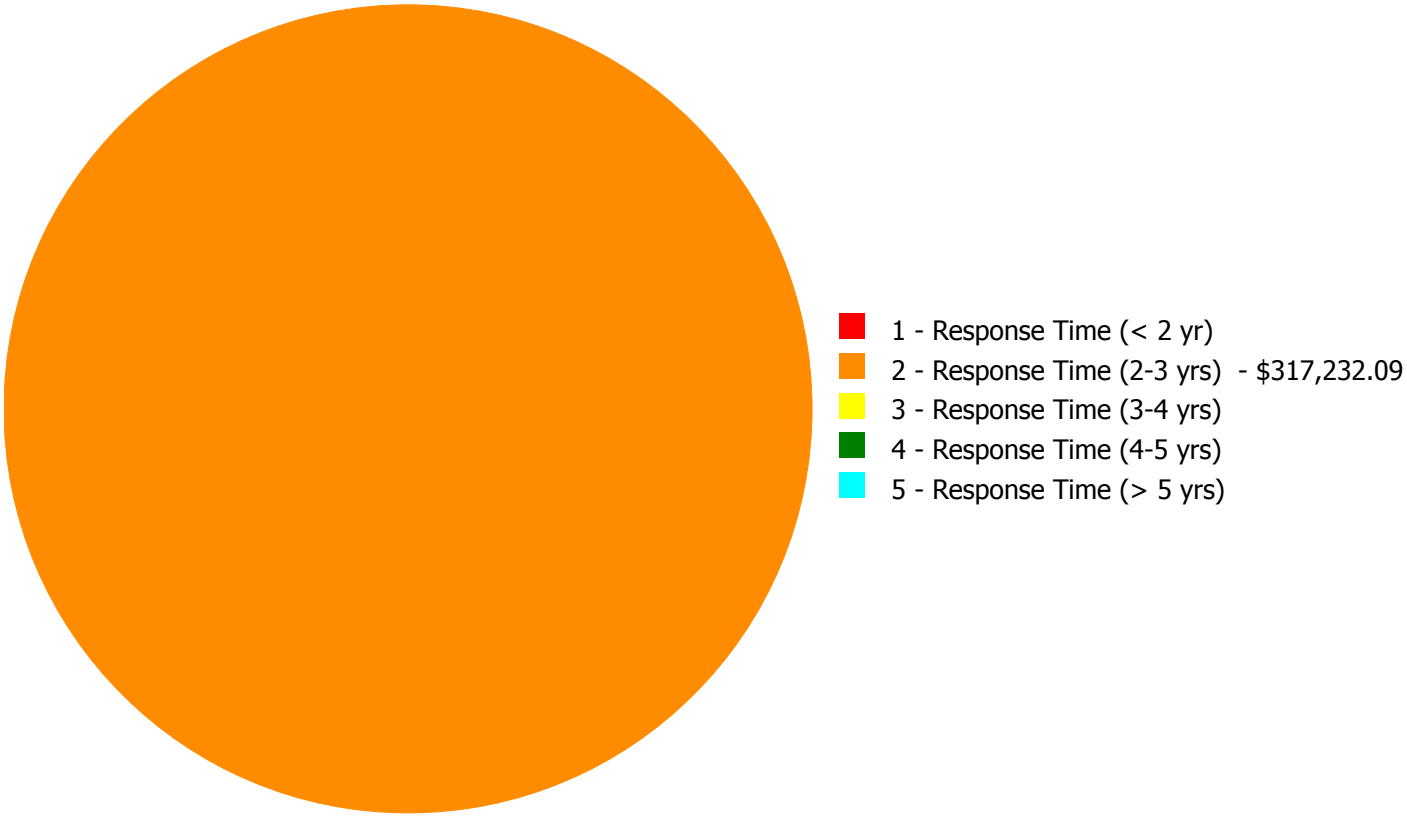
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $317,232.09

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: $317,232.09

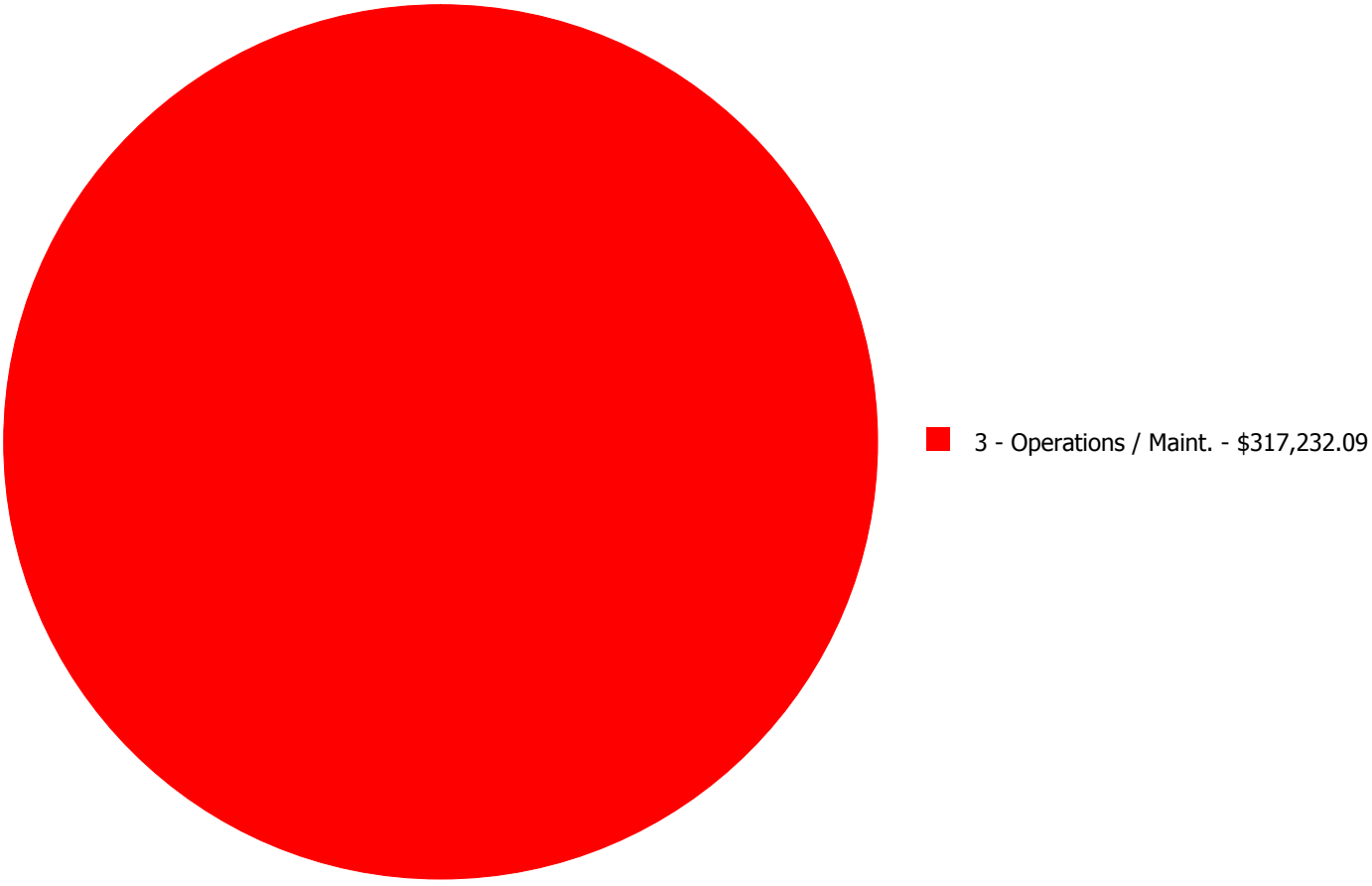
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$201,190.73	$0.00	$0.00	$0.00	$201,190.73
G2030	Pedestrian Paving	$0.00	$14,382.85	$0.00	$0.00	$0.00	$14,382.85
G2040	Site Development	$0.00	$101,658.51	$0.00	$0.00	$0.00	$101,658.51
	Total:	$0.00	$317,232.09	$0.00	$0.00	$0.00	$317,232.09

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: $317,232.09

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: G2020 - Parking Lots

Location: asphalt parking and playground

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Fill pavement cracks and reseal parking lot - including striping - change the LF of crack repair if it is severe

Qty: 100,000.00

Unit of Measure: S.F.

Estimate: $201,190.73

Assessor Name: Steven Litman

Date Created: 01/07/2016

Notes: Crackfill and seal asphalt parking lot and play area (2,500ft cracks; 100,000sf seal)

System: G2030 - Pedestrian Paving

Location: sidewalk around site

Distress: Damaged

Category: 3 - Operations / Maint.

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

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

Qty: 1,000.00

Unit of Measure: S.F.

Estimate: $14,382.85

Assessor Name: Steven Litman

Date Created: 01/07/2016

Notes: Repave broken sidewalk around building (1000sf)

System: G2040 - Site Development

Location: chain link site fence

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Paint steel picket fence - LF of fence 6' high

Qty: 1,000.00

Unit of Measure: L.F.

Estimate: $65,260.05

Assessor Name: Steven Litman

Date Created: 01/07/2016

Notes: Repaint rusted chain link fence (1000ft)

System: G2040 - Site Development

Location: ramp handrails and guards

Distress: Appearance

Category: 3 - Operations / Maint.

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

Correction: Paint steel picket fence - LF of fence 6' high

Qty: 350.00

Unit of Measure: L.F.

Estimate: $22,841.02

Assessor Name: Steven Litman

Date Created: 01/07/2016

Notes: Repaint exterior ramp handrails/guards @ main building and Little School House (100ft +250ft)

System: G2040 - Site Development

Location: chain link site fence

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Repair rusted or damaged chain link fence

Qty: 100.00

Unit of Measure: L.F.

Estimate: $13,557.44

Assessor Name: Steven Litman

Date Created: 01/07/2016

Notes: Replace damaged sections of chain link fence (100ft)

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