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.

Morton School

Governance	DISTRICT	Report Type	Elementary
Address	2501 S. 63Rd St.	Enrollment	649
	Philadelphia, Pa 19142	Grade Range	'00-05'
Phone/Fax	215-727-2164 / 215-727-2341	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Morton	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	**28.32%**	**$12,347,812**	**$43,593,984**
Building	28.32 %	$12,190,810	$43,053,141
Grounds	29.03 %	$157,001	$540,843

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	$0	$1,061,216
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	$0	$3,211,170
Windows (Shows functionality of exterior windows)	24.48 %	$383,507	$1,566,870
Exterior Doors (Shows condition of exterior doors)	122.73 %	$154,824	$126,150
Interior Doors (Classroom doors)	15.49 %	$47,308	$305,370
Interior Walls (Paint and Finishes)	00.00 %	$0	$1,462,470
Plumbing Fixtures	15.95 %	$187,611	$1,176,240
Boilers	35.33 %	$573,822	$1,624,290
Chillers/Cooling Towers	00.00 %	$0	$2,129,760
Radiators/Unit Ventilators/HVAC	116.35 %	$4,351,492	$3,740,130
Heating/Cooling Controls	158.90 %	$1,866,332	$1,174,500
Electrical Service and Distribution	118.96 %	$1,003,877	$843,900
Lighting	02.34 %	$70,535	$3,017,160
Communications and Security (Cameras, Pa System and Fire Alarm)	45.28 %	$511,699	$1,130,130

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.

Morton Annex (Our Lady of Loreto) School

Governance		Report Type	Elementary
Address	6214 Grays Ave Philadelphia, Pa 19142	Enrollment Grade Range	'00-05'
Phone/Fax	215-727-2164 / 215-727-2341	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Morton	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	**43.06%**	**$5,231,644**	**$12,150,633**
Building	42.29 %	$5,083,781	$12,022,338
Grounds	115.25 %	$147,863	$128,295

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	88.50 %	$242,863	$274,421
Exterior Walls (Shows condition of the structural condition of the exterior facade)	43.74 %	$282,495	$645,786
Windows (Shows functionality of exterior windows)	289.98 %	$817,561	$281,937
Exterior Doors (Shows condition of exterior doors)	164.06 %	$56,673	$34,544
Interior Doors (Classroom doors)	231.50 %	$180,051	$77,776
Interior Walls (Paint and Finishes)	00.00 %	$0	$407,081
Plumbing Fixtures	10.67 %	$69,688	$653,232
Boilers	31.79 %	$122,778	$386,189
Chillers/Cooling Towers	28.54 %	$144,535	$506,369
Radiators/Unit Ventilators/HVAC	83.34 %	$741,117	$889,248
Heating/Cooling Controls	00.00 %	$0	$279,248
Electrical Service and Distribution	60.17 %	$120,734	$200,645
Lighting	25.27 %	$181,241	$717,356
Communications and Security (Cameras, Pa System and Fire Alarm)	15.76 %	$42,343	$268,698

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

S138001;Morton

Final

Site Assessment Report

January 30, 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):	47,100
Year Built:	1970
Last Renovation:	
Replacement Value:	$43,593,984
Repair Cost:	$12,347,811.63
Total FCI:	28.32 %
Total RSLI:	75.92 %

Description:

Facility Assessment
September 30th, 2015

School District of Philadelphia
Morton Elementary School
501 S 63rd Street
Philadelphia, PA 19142

87,000 SF / 795 Students / LN 01

Mr. Dave Loftus FAC, provided input to the assessment team on current problems, Principal Carolyn Allen-Glass provided additional information about building operation and Mr. William Hill Building Engineer accompanied us on our tour of the school and provided us with detailed information on the building systems and maintenance history.

The 4 story, 87,000 square foot building was originally constructed in 1970. The building has a partial basement level.

ARCHITECTURAL/STRUCTURAL SYSTEMS

The building typically rests on concrete foundations and bearing walls that are not showing signs of settlement damage. The main structure typically consists of CMU and cast-in-place concrete columns, beams, and one way ribbed slab. The main roof structure consists of concrete one-way slab supported by main structural frame. Main roofing is built up application in fair condition. The building envelope is typically masonry and concrete with face brick and precast concrete panels in good condition. The windows were replaced in the early 1990s with extruded aluminum, double-hung Lexan Plexiglas windows with insect/security screens. All windows are in fair condition with slight hazing and not energy efficient. Exterior doors are hollow metal in poor condition, rusted, and beyond service life. The building is accessible per ADA requirements from the side entrance via access ramp.

Partition walls are painted CMU block in good condition. Interior doors are generally hollow metal frame with solid core wood doors with lites in fair condition. Doors leading to exit stairways are hollow metal frame and doors in fair condition. Interior doors do not have lever type handles. Fittings include: toilet accessories in fair condition; hollow metal toilet partitions with composite plastic doors in poor condition and beyond service life; and handrails and ornamental metals, generally in fair condition. Toilet partitions and accessories are not ADA accessible. Interior identifying signage is directly painted on wall and doors surfaces in poor condition. Stair construction is generally concrete in steel with metal nosing in good condition. Stair railings are floor and wall mounted metal railing in fair condition.

The interior wall finishes are painted CMU throughout in good condition. Paint is in good condition. Flooring finishes includes bare concrete in storage and basement service areas in good condition; ceramic tile in toilets and kitchen in good condition; and vinyl tile in all other areas in fair condition. Ceiling finishes include: suspended acoustic tile system in corridors, classrooms, cafeteria and other common use areas in good to poor condition with some rusted and beyond service life; painted gypsum in toilets in fair condition; and painted structure in service areas in fair condition.

The building has one elevator serving four floors and is in need of updating to meet building codes.

Other equipment includes: food service equipment in good condition.

Fixed furnishings include: fixed casework in classrooms, lounges, and IMC in fair to poor condition with some beyond service life and failing; and window shades and blinds in good condition.

MECHANICAL SYSTEMS

Toilet room plumbing fixtures include vitreous china, wall hung water closets and urinals, and enamel on cast iron lavatories with momentary valves for separate hot and cold spigots. Flush valves are installed in pipe chases. Some fixtures are contemporary low flow. The cafeteria kitchen has a 3 basin, dual drain-board, floor standing, stainless steel, commercial sink with two mixing faucets and a porcelain lavatory. There is no grease trap, disposal, or sanitization chemical injection system. Toilet room and kitchen fixtures are in good condition and can be expected to last 10-15 more years. Classrooms have stainless steel, rim mounted sinks with mixing faucets and fountains. They are installed in sheet metal and particle board cabinets. The sinks are rust stained and drain pipes corroded. The cabinets are rusted, some to the point of perforation. The principal asked about replacement of classroom sinks during discussion with the assessment team. Classroom sinks should be replaced due to age and appearance. Service sinks are located in cleaning closets on each floor. They are enamel on cast iron with integral backsplash and trap and stainless steel rim with long neck faucets with vacuum breakers. Unit vent condensate from the floor above drains into service sinks, and they have rust stains because of this. Aside from cosmetics, service sinks are in fair condition and should provide reliable service for 10 years. Drinking fountains located in hallways are stainless steel, non-accessible, without chillers. These should be replaced with accessible fountains.

Municipal water service enters the building in the boiler room along Dickens St. through a 4 inch line. There is a 4 inch water meter with 4 inch bypass line, then a 4 inch backflow preventer with a 2 inch bypass line also with backflow preventer. Makeup water for the steam system has a backflow preventer and water meter. Water service entry pipe and valves are in good condition. Domestic water distribution pipe is soldered copper. It is in poor condition overall with areas of severe corrosion. Domestic water distribution pipe should be completely replaced. In the boiler room, there are two Paloma brand, gas fired, tankless water heaters manufactured in 1986, which have exceeded their expected service life twice over. They both have replacement circulation pumps, installed at different times. The domestic hot water storage tank is located overhead in the adjacent mechanical room. There is a hot water distribution pump located next to the tank. Hot water was available at third floor sinks in 3 to 4 seconds which is excellent response time. The district should budget to replace water heaters due to their age.

Sanitary drain piping is hub and spigot cast iron. It is probably original to the building and has surface rust on unpainted areas. There were no signs or reports of sanitary drain problems, so pipes should be useful for 5 – 10 more years. The building does not have a sewage ejector.

Rain water drain pipes are also cast iron with cast iron strainers on roof top inlets. There are no overflow drains. The weather was

raining the morning of the assessment and the drains were working with no complaints from staff. There are 2 ground water sumps with 2 pumps each in the basement. They work well. Remaining rain water drain system life is estimated 5 – 10 years.

The building has hydronic heating and air conditioning serving unit vents and three air handlers.

Two Weil-McLain brand, model 94, 14 section, 2,927 MBH (87 HP) capacity boilers provide steam for the building. They were installed in 1972 and have exceeded their expected life by 13 years, so they should be replaced due to age. Boilers are equipped with Weil-McLain gas burners. Gas service enters the building along Dickens St. in a 6 inch line. Boiler feed water is supplied by two pumps from the condensate collection tank in the mechanical room through separate feed lines. The water softener and chemical injection system for the boiler is located next to the tank. The hydronic hot water pumps are located in the mechanical room and were being replaced at the time of the inspection. There are three entirely new Bell & Gossett hydronic hot water pumps: two 10 HP, 70 ft. head, 400 gpm pumps and one 3 HP, 45 ft. head, 175 gpm pump. The steam to water heat exchanger and hydronic expansion tank are located above the pumps along the ceiling.

Cooling is provided by a Carrier chiller located in the boiler room and an Evapco forced draft evaporative cooling tower on the roof. The model 30HXC chiller was installed in 2009. It has 2 screw compressors using R-134a with 186 ton nominal refrigeration capacity. There are two condenser water pumps: one with a 10 HP Emerson motor and the other with a 2 HP A. O. Smith motor. Both motors are replacement equipment. Pump age is unknown. Cooling tower chemical treatment is located in the boiler room. All cooling equipment is in good condition and should last at least 10 more years.

There are 3 air handlers in the basement air handling room which serve the auditorium, cafeteria, and offices. These are original equipment from 1972 and were running at the time of the inspection. They have 5 HP fan motors and 1/3 HP hydronic booster pumps. Gymnasium ventilation equipment is located in the upper part of the gymnasium accessible from the second floor play court. Air handlers have exceeded their useful life and should be replaced. Hydronic pipe is steel with flanged fittings for larger sizes and threads for smaller. The building engineer said were 7 hydronic pipe failures in the last year alone. Chilled water pipes in the boiler room and air handling room are heavily rusted due to condensation. The entire hydronic pipe network should be replaced due to reported failures and poor visible condition. Classrooms have original unit ventilators. Some units have had leaky drain pans or failed coils and leaked through the floor onto the ceiling and floor below. Condensate from unit vents leaks into an inaccessible crawl space above the main entry of the school and water drips from the overhang. Unit vents should be replaced due to age and reports and signs of failures.

Hallway radiators are finned tube units. Their covers are damaged and missing pieces, and fins are badly bent where exposed. Radiators should be replaced due to this damage. There is a mini-split air conditioner for the computer network equipment room. It is in operable condition, but the building is air conditioned already, and it probably is not needed.

HVAC controls are Barber-Coleman brand pneumatic with mechanical timers. Many air lines are no longer connected to control elements. Controls are obsolete and should be replaced with modern digital control. A duplex air compressor including tank and refrigerated filter-dryer is located in the boiler room. The pressure vessel certificate in the building engineer's office shows the air tank was installed in 1990. One air pump does not operate, but one would be sufficient for utility use after controls are converted.

The building does not have stand pipes or sprinklers. A fire sprinkler system should be installed to increase occupant safety, including a fire pump if needed.

ELECTRICAL SYSTEMS

A 500KVA, 13.2KV- 277/480V Unit Substation, located in the school basement serves this facility. The unit substation is manufactured by Kinney Electrical MFG Co. and is original installation and has already exceeded its 40 years of useful service life and has no extra capacity for expansion or new Heating, Ventilation, Air Conditioning (HVAC) system. An estimated 1000KVA, 13.2KV-480/277V Unit substation is required. The new unit substation will feed a 480V Motor Control Center (MCC) and HVAC (Heating, Ventilation and Air Conditioning) equipment, and a 480V 3 phase to 120V/208V 3 phase 225 KVA step-down transformer to feed receptacles, lighting and other smaller loads.

There are panel-boards in each floor for lighting and receptacles. These panel-boards and associated wiring have exceeded the end of their 40 years of useful service life. They need to be replaced.

The number of receptacles in 40% of the classrooms are inadequate. The teacher's whiteboard wall and the opposite of it need to be provided with double compartment surface raceways, the other two walls with minimum two duplex outlets each, when feasible.

Most of the classrooms, offices, corridors, cafeteria, auditorium and library are illuminated with 2' x 4' recessed fluorescent fixtures.

Stairways are illuminated with surface mounted fluorescent fixtures. All fluorescent fixtures are provided with T-8 lamps.

The Fire Alarm system is manufactured by Edwards System Technology EST2 and is approximately 15 years old. The present Fire Alarm system does not provide audio/visual devices in classrooms. Provide new fire alarm system.

The present telephone system is adequate. During the assessment, randomly, we verified that each wall mounted handset is provided with dial tone.

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

The present clock control system is manufactured by Simplex Time Control Center. The system is old and difficult to find parts and repair. Replace clock system with wireless, synchronized, battery operated system.

There is not television system.

The security system consists of CCTV cameras in corridors. There are approximate 2 CCTV cameras per floor. Add CCTV cameras to provide a complete coverage of the building interior.

The emergency power system consists of a gas powered generator, manufactured by KHOLER, estimated 15KW, 120/208V. The present emergency power system serves the boiler room, corridors, exit signs, auditorium, and stairways. The gas powered generator is approximately 40 years old and has reached its useful service life. For future loads and emergency power requirements provide an outdoor mounted diesel powered 100 KW generator.

There is adequate UPS in the IT room.

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

The lightning protection is obtained with air terminals around the building perimeter providing complete protection.

The school has a hydraulic elevator rated 25HP at 480V. Building Engineer indicated that sometimes the elevator does not work. Elevator is approximately 30 years old and has reached its useful service life. Replace hydraulic elevator.

The Building Engineer indicated that, the stage theatrical lighting is composed of pendant mounted theatrical lighting that are ON/OFF from a local panelboard and are not adequate for performances. Modern school auditorium requires, front, high side, back, theatrical lighting and to create different scenes theatrical lighting fixtures are controlled by a dimming system. Provide theatrical lighting and dimming control system

The Building Engineer indicated that the stage sound system is portable type, approximately 5 years old.

GROUNDS SYSTEMS

The site surrounds the building on all four sides and is set back from the street. Play yard areas on northeast and northwest sides are asphalt paving in fair condition. Pedestrian walkways are all concrete paving in fair condition with some small areas of spalling and cracked concrete. Chain link and metal fencing and gates surrounding site is generally in fair condition. Landscaping is limited to a few mature trees along streets and raised grass areas in fair condition.

Accessibility: the building does have an accessible entrance and accessible routes on the ground level and basement level. Toilets are not equipped with accessible fixtures, partitions and accessories, such as grab bars and accessible partitions. Doors in the building do not have lever type door handles.

The exterior illumination is obtained with roof mounted HID lighting fixtures around the building perimeter.

There are (2) outdoor, surveillance CCTV cameras. Provide additional cameras for 100% coverage of the building perimeter.

There is a wall mounted loud speaker facing the play area.

RECOMMENDATIONS

- Replace exterior windows – energy efficiency
- Replace exterior doors – rusted and beyond service life
- Replace interior door handles/latchsets with lever type for accessibility
- Replace toilet partitions – beyond service life and accessibility
- Replace interior ID signage
- Replace suspended acoustic tile ceiling system – beyond service life (50% suspended area)
- Update elevator cabin and call buttons for building code
- Replace fixed casework in classrooms – beyond service life

MECHANICAL

- Replace classroom sinks due to age and rust stains
- Replace aged non-accessible fountains in hallways
- Replace domestic water distribution pipe due to age and severe corrosion
- Replace domestic water heater due to age
- Replace boilers due to age
- Replace auditorium HVAC due to age
- Replace cafeteria HVAC due to age
- Replace office HVAC due to age
- Replace gymnasium HVAC due to age
- Replace failing classroom unit vents and damaged hallway radiators
- Replace hydronic pipe due to multiple recent leaks
- Convert obsolete pneumatic controls to digital
- Install fire suppression sprinkler system with pump if needed

ELECTRICAL

- Provide a 1000KVA, 13.2KV-277/480V substation for HVAC equipment and large motor loads and 225KVA 480V-120/208V stepdown transformer for receptacles, lighting and small motor loads.
- Replace the entire distribution system with new panels and new wiring/conduits. Approximate (16) 208/120V panel boards.
- Provide (2)25FT of surface raceways with receptacles spaced 24" on center and 4 wall mount receptacles per classroom. Approximate 190 receptacles
- Provide a new fire alarm system with audio/visual devices in public areas and classrooms. Approximate 120 devices
- Replace existing clock and bell system with wireless, battery operated system. Approximate 50 clocks
- Add CCTV cameras to provide a complete coverage of the building interior. Approximate 40 cameras
- Provide an outdoor 100KW diesel powered generator.
- Replace hydraulic elevator.
- Provide the auditorium with stage theatrical lighting and dimming system.
- Provide outdoor surveillance CCTV cameras. Approximate 10.

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 3 / Tm 3
Status:	Accepted by SDP	Team:	Tm 3
Site ID:	S138001		

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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.34 %	10.98 %	$538,331.41
B30 - Roofing	35.00 %	0.00 %	$0.00
C10 - Interior Construction	55.64 %	7.99 %	$170,513.66
C20 - Stairs	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	48.69 %	11.04 %	$460,014.12
D10 - Conveying	105.71 %	182.98 %	$243,566.47
D20 - Plumbing	37.27 %	36.75 %	$652,944.87
D30 - HVAC	101.91 %	70.18 %	$6,791,646.65
D40 - Fire Protection	92.47 %	177.49 %	$1,244,573.85
D50 - Electrical	110.11 %	35.05 %	$1,792,300.08
E10 - Equipment	62.86 %	21.20 %	$293,594.70
E20 - Furnishings	105.00 %	1.79 %	$3,324.66
G20 - Site Improvements	45.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	847.05 %	104.33 %	$157,001.16
Totals:	**75.92 %**	**28.32 %**	**$12,347,811.63**

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)
B138001;Morton	87,000	28.32	$0.00	$4,405,184.20	$3,783,861.04	$585,644.04	$3,416,121.19
G138001;Grounds	23,550	29.03	$0.00	$0.00	$157,001.16	$0.00	$0.00
Total:		**28.32**	**$0.00**	**$4,405,184.20**	**$3,940,862.20**	**$585,644.04**	**$3,416,121.19**

Deficiencies By Priority

- 1 - Response Time (< 2 yr)
- 2 - Response Time (2-3 yrs) - $4,405,184.20
- 3 - Response Time (3-4 yrs) - $3,940,862.20
- 4 - Response Time (4-5 yrs) - $585,644.04
- 5 - Response Time (> 5 yrs) - $3,416,121.19

Budget Estimate Total: $12,347,811.63

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):	87,000
Year Built:	1971
Last Renovation:	
Replacement Value:	$43,053,141
Repair Cost:	$12,190,810.47
Total FCI:	28.32 %
Total RSLI:	73.50 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B138001
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S138001		

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	55.00 %	0.00 %	$0.00
A20 - Basement Construction	55.00 %	0.00 %	$0.00
B10 - Superstructure	55.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.34 %	10.98 %	$538,331.41
B30 - Roofing	35.00 %	0.00 %	$0.00
C10 - Interior Construction	55.64 %	7.99 %	$170,513.66
C20 - Stairs	55.00 %	0.00 %	$0.00
C30 - Interior Finishes	48.69 %	11.04 %	$460,014.12
D10 - Conveying	105.71 %	182.98 %	$243,566.47
D20 - Plumbing	37.27 %	36.75 %	$652,944.87
D30 - HVAC	101.91 %	70.18 %	$6,791,646.65
D40 - Fire Protection	92.47 %	177.49 %	$1,244,573.85
D50 - Electrical	110.11 %	35.05 %	$1,792,300.08
E10 - Equipment	62.86 %	21.20 %	$293,594.70
E20 - Furnishings	105.00 %	1.79 %	$3,324.66
Totals:	**73.50 %**	**28.32 %**	**$12,190,810.47**

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.	87,000	100	1970	2070		55.00 %	0.00 %	55			$1,600,800
A1030	Slab on Grade	$7.73	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$672,510
A2010	Basement Excavation	$6.55	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$569,850
A2020	Basement Walls	$12.70	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$1,104,900
B1010	Floor Construction	$75.10	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$6,533,700
B1020	Roof Construction	$13.88	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$1,207,560
B2010	Exterior Walls	$36.91	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$3,211,170
B2020	Exterior Windows	$18.01	S.F.	87,000	40	1993	2033	2057	105.00 %	24.48 %	42		$383,506.96	$1,566,870
B2030	Exterior Doors	$1.45	S.F.	87,000	25	1971	1996	2042	108.00 %	122.73 %	27		$154,824.45	$126,150
B3010105	Built-Up	$37.76	S.F.	27,966	20	2002	2022		35.00 %	0.00 %	7			$1,055,996
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.	87,000	20	2002	2022		35.00 %	0.00 %	7			$5,220
C1010	Partitions	$17.91	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$1,558,170
C1020	Interior Doors	$3.51	S.F.	87,000	40	1970	2010	2021	15.00 %	15.49 %	6		$47,308.40	$305,370
C1030	Fittings	$3.12	S.F.	87,000	40	1970	2010	2057	105.00 %	45.39 %	42		$123,205.26	$271,440
C2010	Stair Construction	$1.41	S.F.	87,000	100	1970	2070		55.00 %	0.00 %	55			$122,670

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System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
C3010230	Paint & Covering	$16.81	S.F.	87,000	10	2011	2021		60.00 %	0.00 %	6			$1,462,470
C3010231	Vinyl Wall Covering	$0.00	S.F.	87,000	15				0.00 %	0.00 %				$0
C3010232	Wall Tile	$0.00	S.F.	87,000	30				0.00 %	0.00 %				$0
C3020411	Carpet	$7.30	S.F.		10				0.00 %	0.00 %				$0
C3020412	Terrazzo & Tile	$75.52	S.F.	1,740	50	1971	2021		12.00 %	0.00 %	6			$131,405
C3020413	Vinyl Flooring	$9.68	S.F.	76,560	20	2002	2022		35.00 %	0.00 %	7			$741,101
C3020414	Wood Flooring	$22.27	S.F.		25				0.00 %	0.00 %				$0
C3020415	Concrete Floor Finishes	$0.97	S.F.	8,700	50	1970	2020		10.00 %	0.00 %	5			$8,439
C3030	Ceiling Finishes	$20.97	S.F.	87,000	25	2002	2027		48.00 %	25.21 %	12		$460,014.12	$1,824,390
D1010	Elevators and Lifts	$1.53	S.F.	87,000	35	1970	2005	2052	105.71 %	182.98 %	37		$243,566.47	$133,110
D2010	Plumbing Fixtures	$13.52	S.F.	87,000	35	1971	2006	2025	28.57 %	15.95 %	10		$187,611.02	$1,176,240
D2020	Domestic Water Distribution	$1.68	S.F.	87,000	25	1971	1996	2042	108.00 %	318.37 %	27		$465,333.85	$146,160
D2030	Sanitary Waste	$2.90	S.F.	87,000	25	1971	1996	2025	40.00 %	0.00 %	10			$252,300
D2040	Rain Water Drainage	$2.32	S.F.	87,000	30	1971	2001	2025	33.33 %	0.00 %	10			$201,840
D3020	Heat Generating Systems	$18.67	S.F.	87,000	35	1972	2007	2052	105.71 %	35.33 %	37		$573,822.34	$1,624,290
D3030	Cooling Generating Systems	$24.48	S.F.	87,000	30	2009	2039		80.00 %	0.00 %	24			$2,129,760
D3040	Distribution Systems	$42.99	S.F.	87,000	25	1971	1996	2042	108.00 %	116.35 %	27		$4,351,492.38	$3,740,130
D3050	Terminal & Package Units	$11.60	S.F.	87,000	20	1971	1991	2037	110.00 %	0.00 %	22			$1,009,200
D3060	Controls & Instrumentation	$13.50	S.F.	87,000	20	1971	1991	2037	110.00 %	158.90 %	22		$1,866,331.93	$1,174,500
D4010	Sprinklers	$7.05	S.F.	87,000	35			2052	105.71 %	202.91 %	37		$1,244,573.85	$613,350
D4020	Standpipes	$1.01	S.F.	87,000	35				0.00 %	0.00 %				$87,870
D5010	Electrical Service/Distribution	$9.70	S.F.	87,000	30	1971	2001	2047	106.67 %	118.96 %	32		$1,003,876.83	$843,900
D5020	Lighting and Branch Wiring	$34.68	S.F.	87,000	20	1971	1991	2037	110.00 %	2.34 %	22		$70,535.23	$3,017,160
D5030	Communications and Security	$12.99	S.F.	87,000	15	1971	1986	2032	113.33 %	45.28 %	17		$511,698.76	$1,130,130
D5090	Other Electrical Systems	$1.41	S.F.	87,000	30	1971	2001	2047	106.67 %	168.08 %	32		$206,189.26	$122,670
E1020	Institutional Equipment	$4.82	S.F.	87,000	35	2002	2037		62.86 %	70.01 %	22		$293,594.70	$419,340
E1090	Other Equipment	$11.10	S.F.	87,000	35	2002	2037		62.86 %	0.00 %	22			$965,700
E2010	Fixed Furnishings	$2.13	S.F.	87,000	40	1971	2011	2057	105.00 %	1.79 %	42		$3,324.66	$185,310
								Total	**73.50 %**	**28.32 %**			**$12,190,810.47**	**$43,053,141**

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: 100% - Paint & Coverings

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

Note: 2% - Terrazzo & Tile (ceramic)
88% - Vinyl Flooring
10% - Concrete Floor Finishes

System: D5010 - Electrical Service/Distribution

Note: Dry type transformers 112.5KVA, 75KVA and 30KVA. Manufactured by Magnetics

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:	**$12,190,810**	**$0**	**$0**	**$0**	**$0**	**$10,762**	**$2,494,577**	**$2,438,285**	**$0**	**$0**	**$2,410,204**	**$19,544,638**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A10 - Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1010 - Standard Foundations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A1030 - Slab on Grade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A20 - Basement Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A2010 - Basement Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
A2020 - Basement Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$383,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$383,507**
B2030 - Exterior Doors	$154,824	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,824**
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	$1,428,617	$0	$0	$0	**$1,428,617**
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	$7,062	$0	$0	$0	**$7,062**
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**

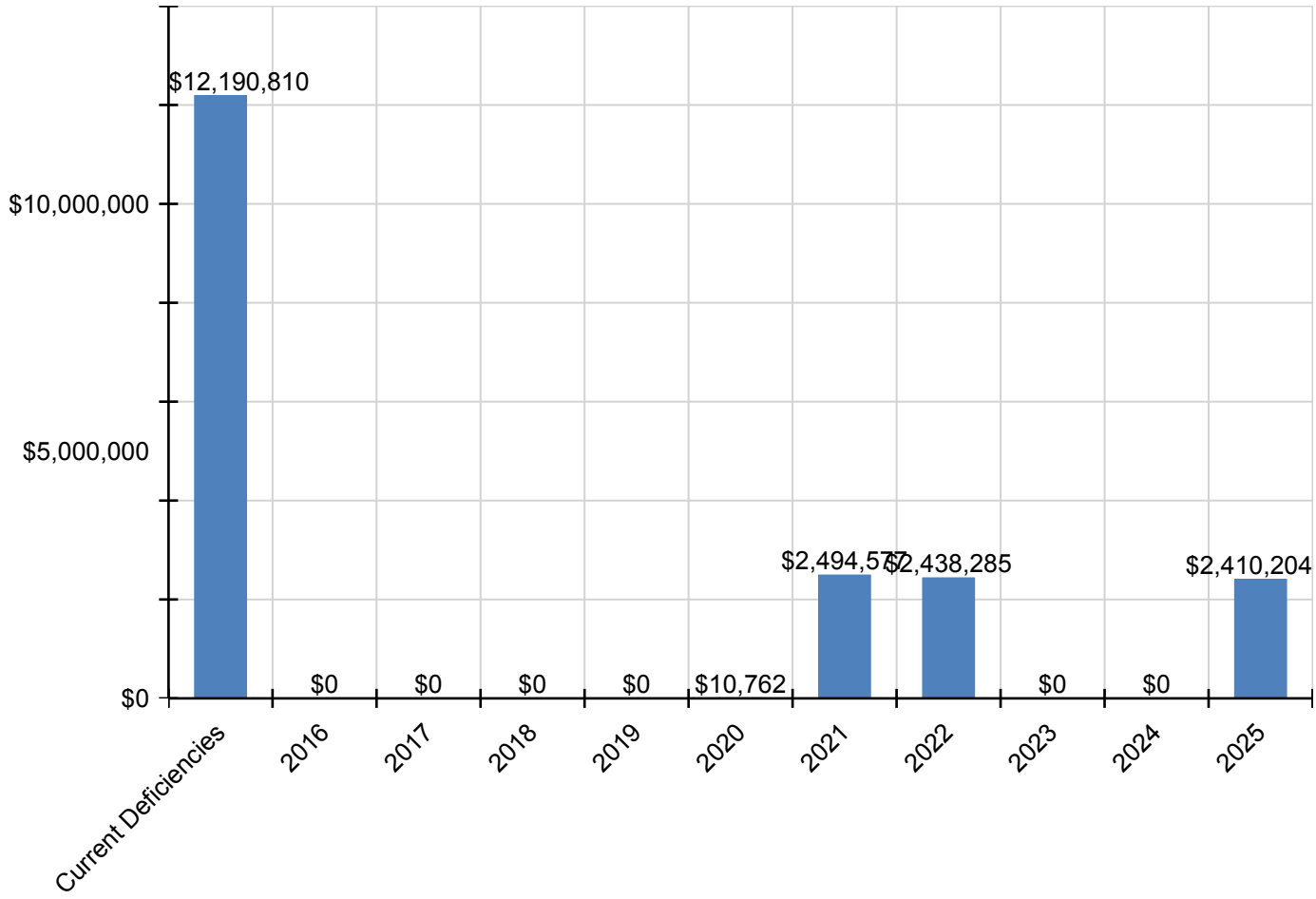
C1020 - Interior Doors	$47,308	$0	$0	$0	$0	$0	$401,091	$0	$0	$0	$0	**$448,399**
C1030 - Fittings	$123,205	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,205**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$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	$0	$1,920,892	$0	$0	$0	$0	**$1,920,892**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$172,594	$0	$0	$0	$0	**$172,594**
C3020413 - Vinyl Flooring	$0	$0	$0	$0	$0	$0	$0	$1,002,607	$0	$0	$0	**$1,002,607**
C3020414 - Wood Flooring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020415 - Concrete Floor Finishes	$0	$0	$0	$0	$0	$10,762	$0	$0	$0	$0	$0	**$10,762**
C3030 - Ceiling Finishes	$460,014	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$460,014**
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	$243,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$243,566**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$187,611	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,738,845	**$1,926,456**
D2020 - Domestic Water Distribution	$465,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$465,334**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$372,977	**$372,977**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$298,382	**$298,382**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$573,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$573,822**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$4,351,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,351,492**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$1,866,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,866,332**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$1,244,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,244,574**
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	$1,003,877	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,003,877**
D5020 - Lighting and Branch Wiring	$70,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$70,535**
D5030 - Communications and Security	$511,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$511,699**
D5090 - Other Electrical Systems	$206,189	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,189**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$293,595	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$293,595**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$3,325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,325**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

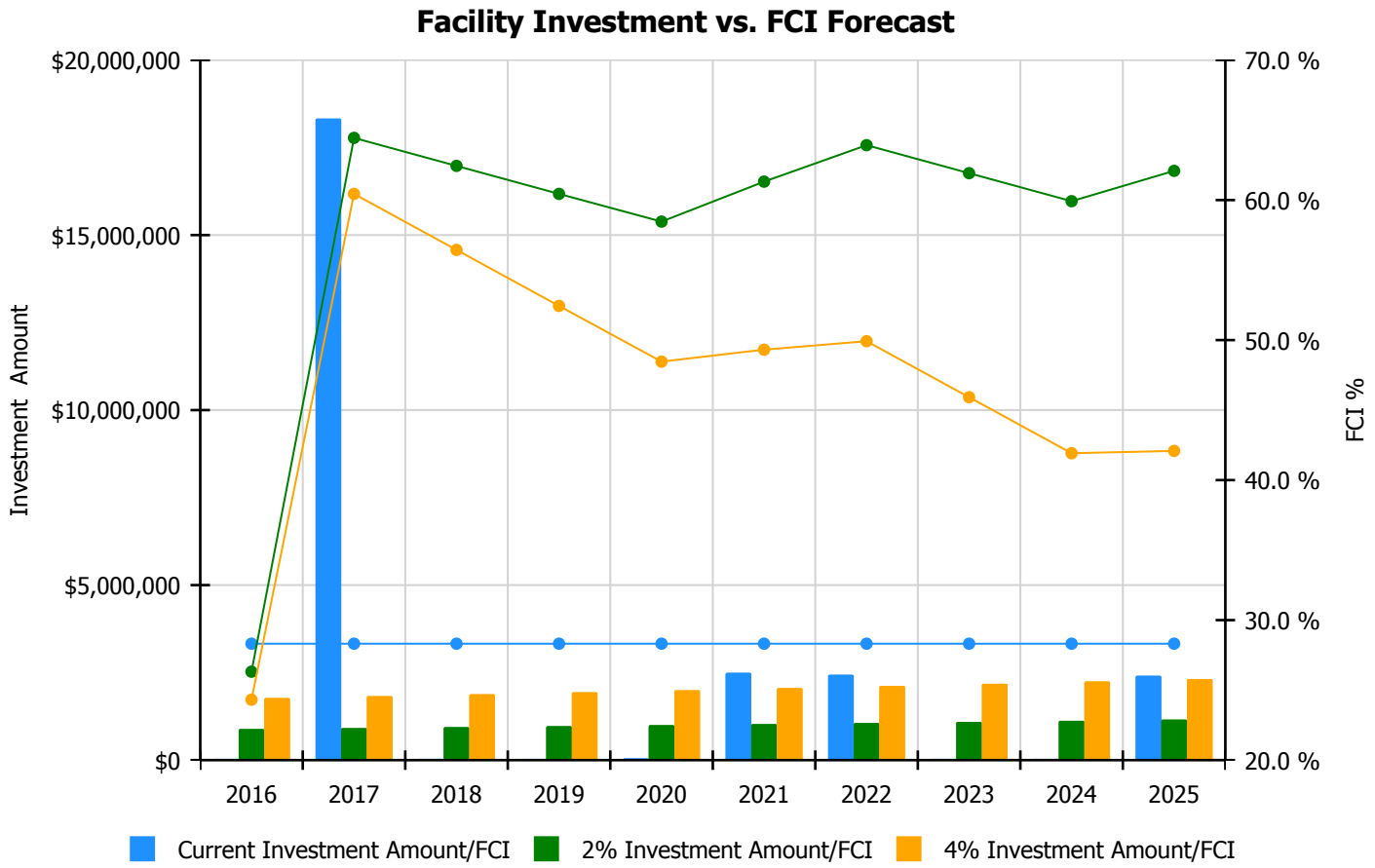
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



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:

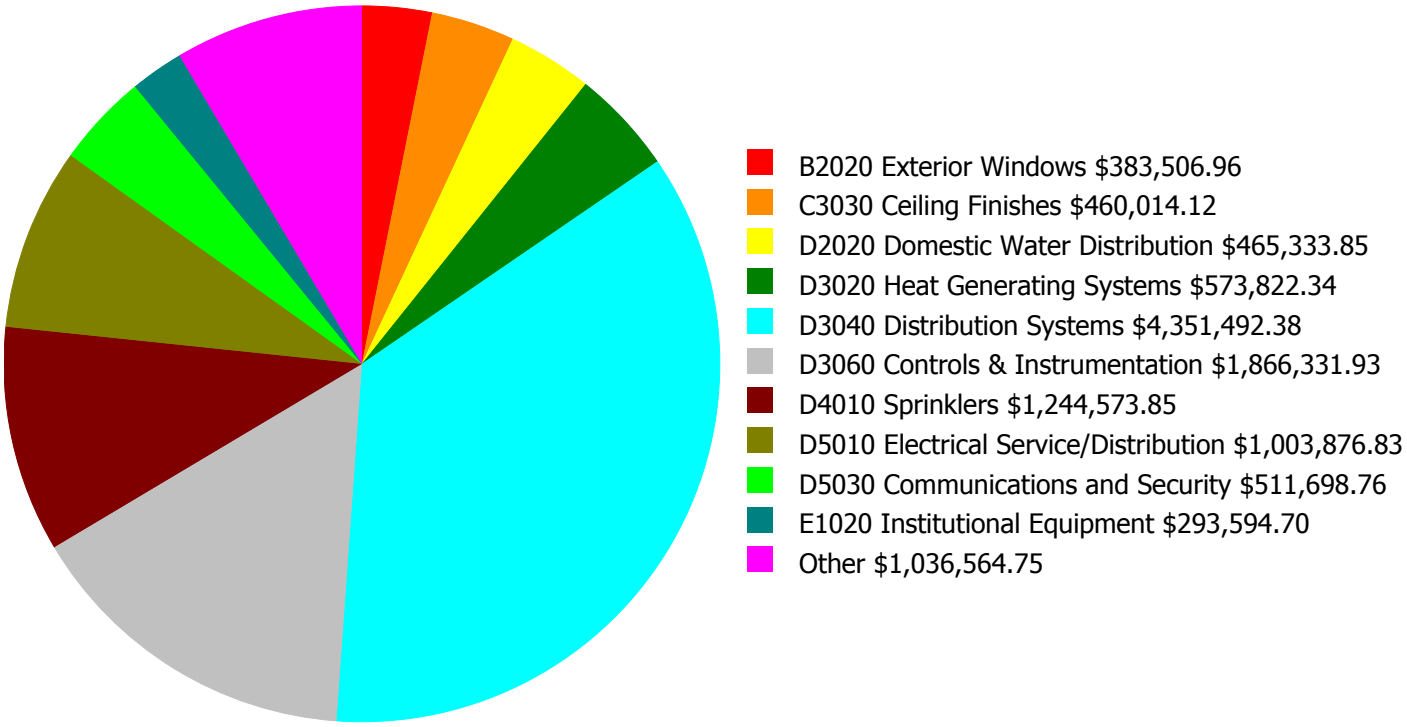
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 28.32%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$886,895.00	26.32 %	$1,773,789.00	24.32 %
2017	$18,326,843	$913,502.00	64.44 %	$1,827,003.00	60.44 %
2018	$0	$940,907.00	62.44 %	$1,881,813.00	56.44 %
2019	$0	$969,134.00	60.44 %	$1,938,268.00	52.44 %
2020	$10,762	$998,208.00	58.46 %	$1,996,416.00	48.46 %
2021	$2,494,577	$1,028,154.00	61.31 %	$2,056,308.00	49.31 %
2022	$2,438,285	$1,058,999.00	63.92 %	$2,117,997.00	49.92 %
2023	$0	$1,090,769.00	61.92 %	$2,181,537.00	45.92 %
2024	$0	$1,123,492.00	59.92 %	$2,246,983.00	41.92 %
2025	$2,410,204	$1,157,196.00	62.08 %	$2,314,393.00	42.08 %
Total:	**$25,680,670**	**$10,167,256.00**		**$20,334,507.00**	

Deficiency Summary by System

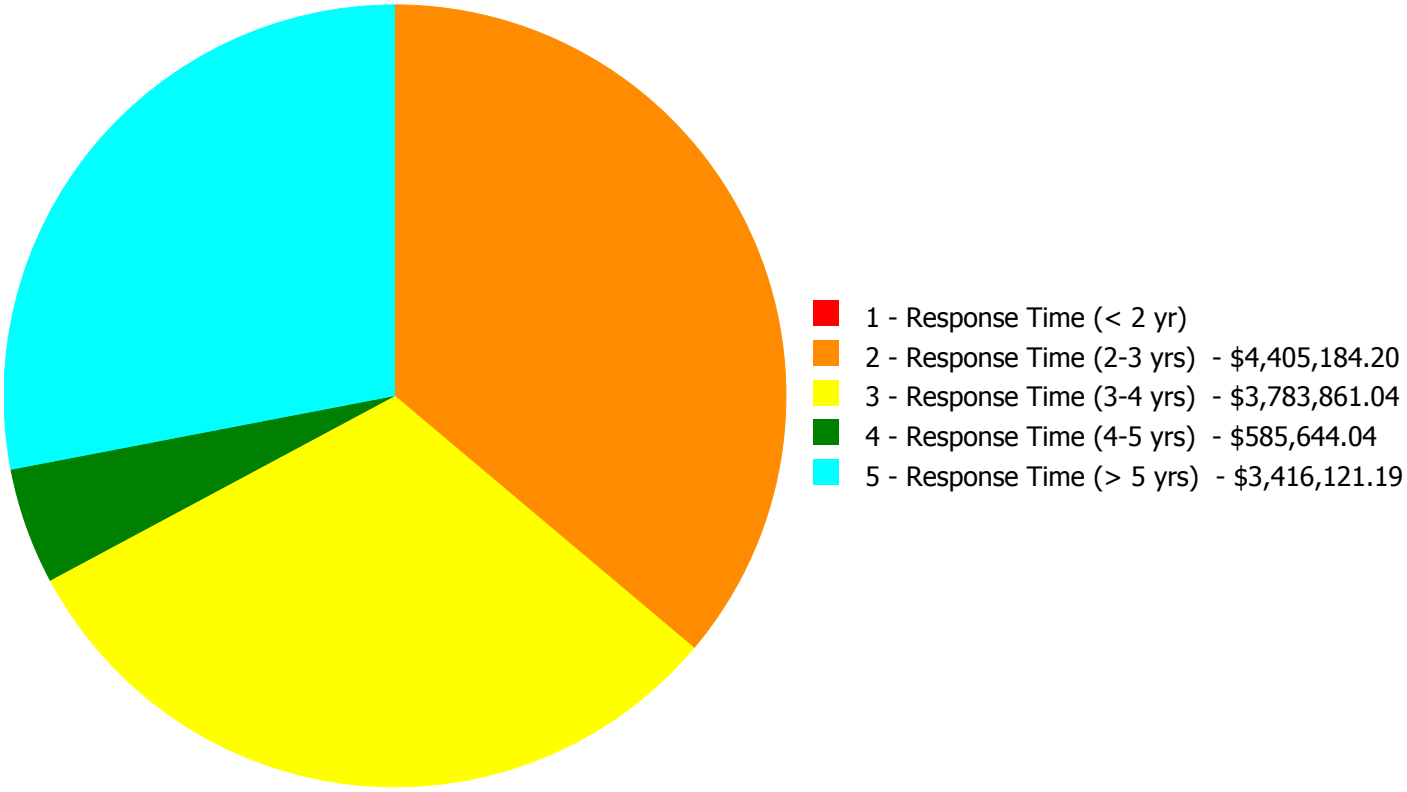
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,190,810.47

Deficiency Summary by Priority

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



Budget Estimate Total: $12,190,810.47

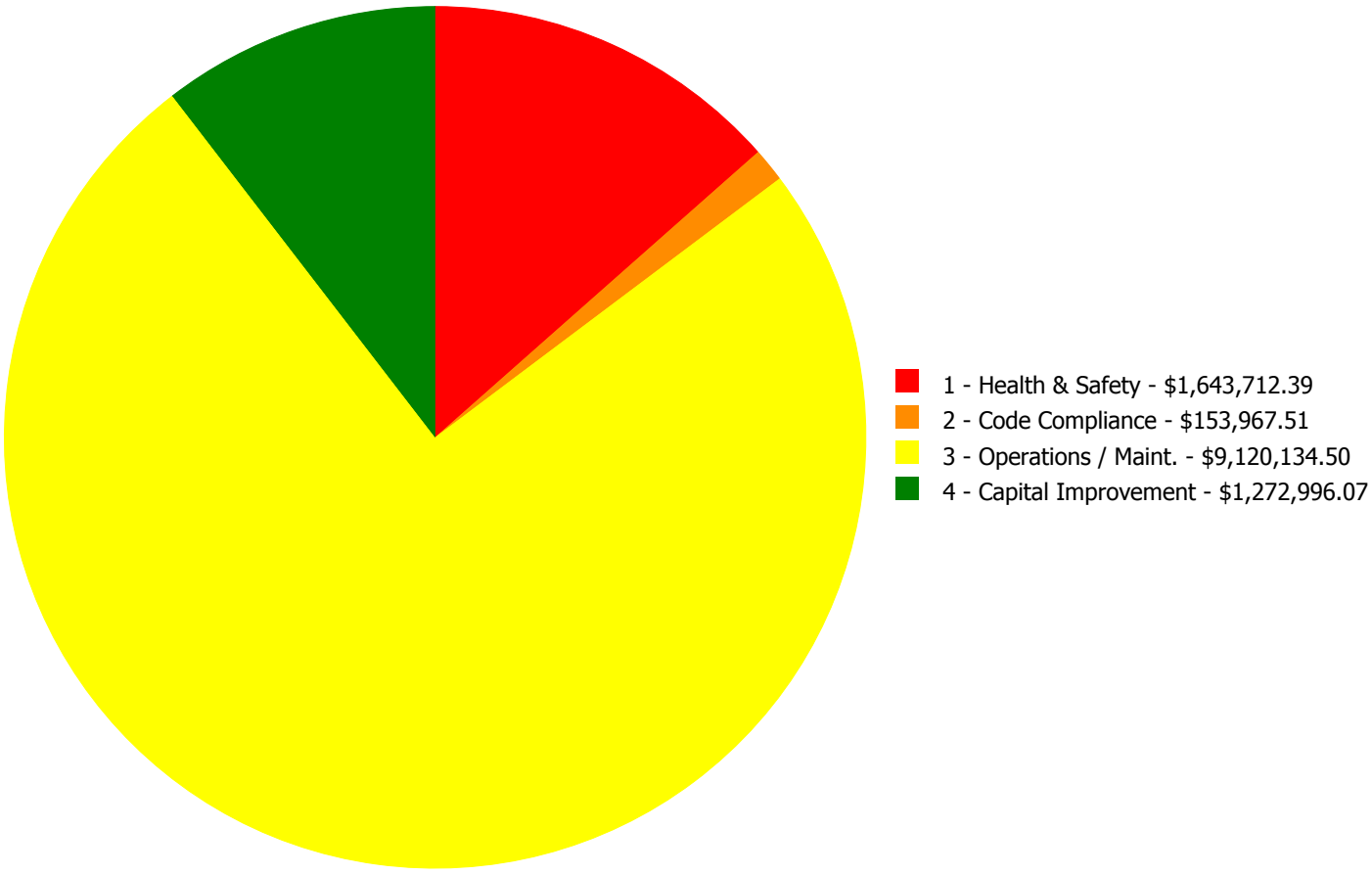
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
B2020	Exterior Windows	$0.00	$0.00	$383,506.96	$0.00	$0.00	$383,506.96
B2030	Exterior Doors	$0.00	$154,824.45	$0.00	$0.00	$0.00	$154,824.45
C1020	Interior Doors	$0.00	$47,308.40	$0.00	$0.00	$0.00	$47,308.40
C1030	Fittings	$0.00	$107,789.00	$15,416.26	$0.00	$0.00	$123,205.26
C3030	Ceiling Finishes	$0.00	$0.00	$460,014.12	$0.00	$0.00	$460,014.12
D1010	Elevators and Lifts	$0.00	$243,566.47	$0.00	$0.00	$0.00	$243,566.47
D2010	Plumbing Fixtures	$0.00	$187,611.02	$0.00	$0.00	$0.00	$187,611.02
D2020	Domestic Water Distribution	$0.00	$0.00	$0.00	$24,473.55	$440,860.30	$465,333.85
D3020	Heat Generating Systems	$0.00	$0.00	$573,822.34	$0.00	$0.00	$573,822.34
D3040	Distribution Systems	$0.00	$1,797,752.93	$823,052.41	$0.00	$1,730,687.04	$4,351,492.38
D3060	Controls & Instrumentation	$0.00	$1,866,331.93	$0.00	$0.00	$0.00	$1,866,331.93
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$1,244,573.85	$1,244,573.85
D5010	Electrical Service/Distribution	$0.00	$0.00	$1,003,876.83	$0.00	$0.00	$1,003,876.83
D5020	Lighting and Branch Wiring	$0.00	$0.00	$70,535.23	$0.00	$0.00	$70,535.23
D5030	Communications and Security	$0.00	$0.00	$244,122.97	$267,575.79	$0.00	$511,698.76
D5090	Other Electrical Systems	$0.00	$0.00	$206,189.26	$0.00	$0.00	$206,189.26
E1020	Institutional Equipment	$0.00	$0.00	$0.00	$293,594.70	$0.00	$293,594.70
E2010	Fixed Furnishings	$0.00	$0.00	$3,324.66	$0.00	$0.00	$3,324.66
	Total:	$0.00	$4,405,184.20	$3,783,861.04	$585,644.04	$3,416,121.19	$12,190,810.47

Deficiency Summary by Category

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



Budget Estimate Total: $12,190,810.47

Deficiency Details by Priority

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

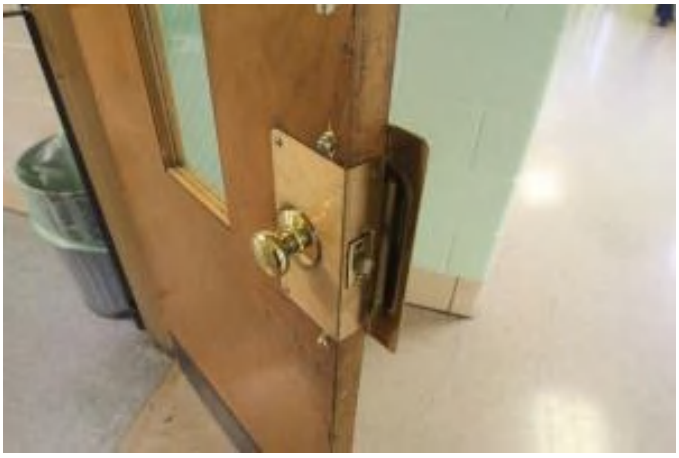
Priority 2 - Response Time (2-3 yrs):

System: B2030 - Exterior Doors

Location: Throughout
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 2 - Response Time (2-3 yrs)
Correction: Remove and replace exterior doors - per leaf
Qty: 17.00
Unit of Measure: Ea.
Estimate: $154,824.45
Assessor Name: James Sullivan
Date Created: 11/23/2015

Notes: Replace exterior doors – rusted and beyond service life

System: C1020 - Interior Doors



Location: Throughout
Distress: Accessibility
Category: 2 - Code Compliance
Priority: 2 - Response Time (2-3 yrs)
Correction: Replace door knobs with compliant lever type
Qty: 85.00
Unit of Measure: Ea.
Estimate: $47,308.40
Assessor Name: James Sullivan
Date Created: 11/23/2015

Notes: Replace interior door handles/latchsets with lever type for accessibility

System: C1030 - Fittings

Location: Throughout

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace toilet partitions

Qty: 42.00

Unit of Measure: Ea.

Estimate: $107,789.00

Assessor Name: James Sullivan

Date Created: 11/23/2015

Notes: Replace toilet partitions – beyond service life and accessibility

System: D1010 - Elevators and Lifts

Location: Basement Elevator Machine Room

Distress: Not Reliable

Category: 3 - Operations / Maint.

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

Correction: Replace Elevator - 2 to 3 stop hydraulic - add to the estimate for the number of stops over 2 up to 3 stops total - for 4 stops and up use traction elevator

Qty: 1.00

Unit of Measure: Ea.

Estimate: $230,712.87

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Replace hydraulic elevator

System: D1010 - Elevators and Lifts

Location: Elevator

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Modernize or upgrade the elevator cab or to comply with ADA - exact scope of work estimate not available - total cost is sufficient

Qty: 1.00

Unit of Measure: Ea.

Estimate: $12,853.60

Assessor Name: James Sullivan

Date Created: 11/23/2015

Notes: Update elevator cabin and call buttons for building code

System: D2010 - Plumbing Fixtures

Location: Classrooms

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: 25.00

Unit of Measure: Ea.

Estimate: $93,805.51

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace classroom sinks due to age and rust stains

System: D2010 - Plumbing Fixtures

Location: Corridors

Distress: Accessibility

Category: 2 - Code Compliance

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

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

Qty: 25.00

Unit of Measure: Ea.

Estimate: $93,805.51

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace classroom sinks due to age and rust stains

System: D3040 - Distribution Systems

Location: Classrooms

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Replace classroom unit ventilator (htg/clg coils, 5 tons, 2,000 CFM)

Qty: 35.00

Unit of Measure: Ea.

Estimate: $1,797,752.93

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace failing classroom unit vents and damaged hallway radiators

System: D3060 - Controls & Instrumentation

Location: Entire building

Distress: Obsolete

Category: 3 - Operations / Maint.

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

Correction: Replace pneumatic controls with DDC (75KSF)

Qty: 87,000.00

Unit of Measure: S.F.

Estimate: $1,866,331.93

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Convert obsolete pneumatic controls to digital

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

System: B2020 - Exterior Windows

Location: Throughout

Distress: Energy Efficiency

Category: 4 - Capital Improvement

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

Correction: Remove and replace double slider windows

Qty: 76.00

Unit of Measure: Ea.

Estimate: $383,506.96

Assessor Name: James Sullivan

Date Created: 11/23/2015

Notes: Replace exterior windows – energy efficiency

System: C1030 - Fittings

Location: Throughout

Distress: Inadequate

Category: 4 - Capital Improvement

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

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

Qty: 105.00

Unit of Measure: Ea.

Estimate: $15,416.26

Assessor Name: James Sullivan

Date Created: 11/23/2015

Notes: Replace interior ID signage

System: C3030 - Ceiling Finishes

Location: Various

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 30,500.00

Unit of Measure: S.F.

Estimate: $460,014.12

Assessor Name: James Sullivan

Date Created: 11/23/2015

Notes: Replace suspended acoustic tile ceiling system – beyond service life (50% suspended area)

System: D3020 - Heat Generating Systems

Location: Boiler room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace boiler, cast iron sectional (100 HP)

Qty: 1.75

Unit of Measure: Ea.

Estimate: $573,822.34

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace boilers due to age

System: D3040 - Distribution Systems

Location: Entire building

Distress: Failing

Category: 3 - Operations / Maint.

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

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

Qty: 87,000.00

Unit of Measure: S.F.

Estimate: $823,052.41

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace hydronic pipes due to multiple recent leaks

System: D5010 - Electrical Service/Distribution

Location: Basement

Distress: Inadequate

Category: 4 - Capital Improvement

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

Correction: Replace unit substation

Qty: 1.00

Unit of Measure: Ea.

Estimate: $509,942.92

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Provide a 1000KVA, 13.2KV-277/480V substation for HVAC equipment and large motor loads and 225KVA 480V-120/208V step-down transformer for receptacles, lighting and small motor loads.

System: D5010 - Electrical Service/Distribution

Location: Entire Building

Distress: Obsolete

Category: 3 - Operations / Maint.

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

Correction: Replace Electrical Distribution System (U)

Qty: 1.00

Unit of Measure: Ea.

Estimate: $493,933.91

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Replace the entire distribution system with new panels and new wiring/conduits. Approximate (16) 208/120V panel boards.

System: D5020 - Lighting and Branch Wiring

Location: Entire Building

Distress: Inadequate

Category: 4 - Capital Improvement

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

Correction: Add wiring device

Qty: 190.00

Unit of Measure: Ea.

Estimate: $70,535.23

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Provide (2)25FT of surface raceways with receptacles spaced 24” on center and 4 wall mount receptacles per classroom. Approximate 190 receptacles

System: D5030 - Communications and Security

Location: Entire Building

Distress: Life Safety / NFPA / PFD

Category: 1 - Health & Safety

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

Correction: Replace fire alarm system

Qty: 1.00

Unit of Measure: S.F.

Estimate: $244,122.97

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Provide a new fire alarm system with audio/visual devices in public areas and classrooms. Approximate 120 devices

System: D5090 - Other Electrical Systems

Location: Outdoor

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Add Standby Generator System

Qty: 1.00

Unit of Measure: Ea.

Estimate: $206,189.26

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Provide an outdoor 100KW diesel powered generator.

System: E2010 - Fixed Furnishings

Location: Classrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace casework - per LF - insert quantities for cabinets in the estimate

Qty: 4.00

Unit of Measure: L.F.

Estimate: $3,324.66

Assessor Name: Tom Moe

Date Created: 11/23/2015

Notes: Replace fixed casework in classrooms – beyond service life

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

System: D2020 - Domestic Water Distribution

Location: Boiler room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace instantaneous water heater

Qty: 1.00

Unit of Measure: Ea.

Estimate: $24,473.55

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace domestic water heater due to age

System: D5030 - Communications and Security

Location: Entire Building

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Add/Replace Video Surveillance System

Qty: 1.00

Unit of Measure: Ea.

Estimate: $155,015.57

Assessor Name: James Sullivan

Date Created: 12/18/2015

Notes: Add CCTV cameras to provide a complete coverage of the building interior. Approximate 40 cameras

System: D5030 - Communications and Security

Location: Entire Building
Distress: Obsolete
Category: 3 - Operations / Maint.
Priority: 4 - Response Time (4-5 yrs)
Correction: Add/Replace Clock System or Components
Qty: 50.00
Unit of Measure: Ea.
Estimate: $112,560.22
Assessor Name: James Sullivan
Date Created: 12/18/2015

Notes: Replace existing clock and bell system with wireless, battery operated system. Approximate 50 clocks

System: E1020 - Institutional Equipment

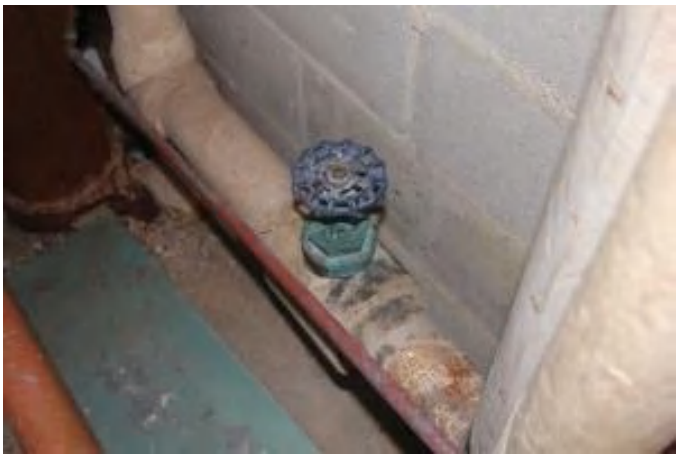
This deficiency has no image.

Location: Auditorium
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 4 - Response Time (4-5 yrs)
Correction: Add/Replace Stage Theatrical Lighting System
Qty: 1.00
Unit of Measure: Ea.
Estimate: $293,594.70
Assessor Name: James Sullivan
Date Created: 12/18/2015

Notes: Provide the auditorium with stage theatrical lighting and dimming system

Priority 5 - Response Time (> 5 yrs):

System: D2020 - Domestic Water Distribution



Location: Entire building

Distress: Failing

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace domestic water piping (75 KSF)

Qty: 87,000.00

Unit of Measure: S.F.

Estimate: $440,860.30

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace domestic water distribution pipe due to age and severe corrosion

System: D3040 - Distribution Systems

Location: Second floor mechanical room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 9,375.00

Unit of Measure: Ea.

Estimate: $538,844.24

Assessor Name: James Sullivan

Date Created: 01/05/2016

Notes: Replace gymnasium HVAC due to age

System: D3040 - Distribution Systems

Location: Air handler room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 960.00

Unit of Measure: Pr.

Estimate: $491,246.73

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace auditorium HVAC due to age

System: D3040 - Distribution Systems

Location: Air handler room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Install HVAC unit for Administration (2000 students).

Qty: 960.00

Unit of Measure: Pr.

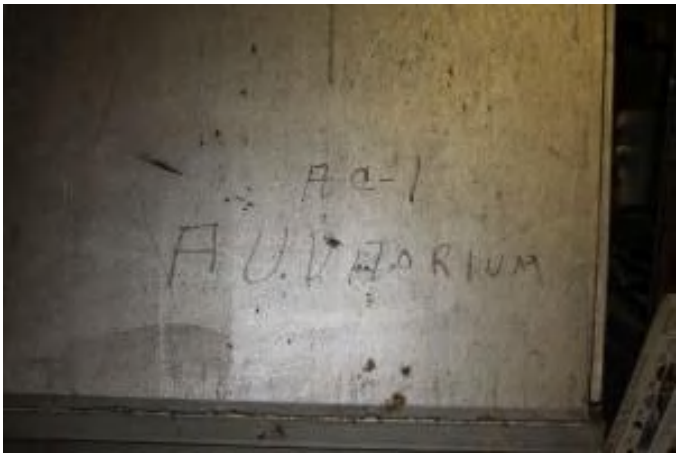
Estimate: $415,510.66

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Replace office HVAC due to age

System: D3040 - Distribution Systems



Location: Air handler room

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: James Sullivan

Date Created: 01/04/2016

Notes: Replace auditorium HVAC due to age

System: D4010 - Sprinklers

Location: Entire building

Distress: Life Safety / NFPA / PFD

Category: 1 - Health & Safety

Priority: 5 - Response Time (> 5 yrs)

Correction: Install a fire protection sprinkler system

Qty: 87,000.00

Unit of Measure: S.F.

Estimate: $1,244,573.85

Assessor Name: James Sullivan

Date Created: 01/04/2016

Notes: Install fire suppression sprinkler system with pump if needed

Equipment Inventory

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

Subsystem	Inventory	Qty	UoM	Location	Manufacturer	Model Number	Serial Number	Barcode	Life	Install Date	Next Renewal	Raw Cost	Inventory Cost
D1010 Elevators and Lifts	Hydraulic passenger elevators, base unit, standard finish, 1500 lb, 100 fpm, 2 stop	1.00	Ea.	Basement					35	1971	2017	$61,999.00	$68,198.90
D3020 Heat Generating Systems	Boiler, gas fired, natural or propane, cast iron, steam, gross output, 3060 MBH, includes standard controls and insulated jacket, packaged	2.00	Ea.	Boiler room					35	1972	2052	$52,610.70	$115,743.54
D3030 Cooling Generating Systems	Cooling tower, packaged unit, stainless steel, induced draft, crossflow, horizontal, gear drive, 297 ton, includes standard controls, excludes pumps and piping	1.00	Ea.	Roof					30	1999	2029	$71,098.50	$78,208.35
D3030 Cooling Generating Systems	Water chiller, screw liquid chiller, air cooled, insulated evaporator, 180 ton, includes standard controls	1.00	Ea.	Boiler room					30	2009	2039	$164,191.50	$180,610.65
D5010 Electrical Service/Distribution	Load interrupter switch, 2 position, 300 kVA & below, 13.8 kV, 600 amp w/CLF fuses, NEMA 1	1.00	Ea.	Basement electrical room					30	1971	2017	$42,600.60	$46,860.66
D5010 Electrical Service/Distribution	Motor control center, starters, class 1, type B, combination MCP, FVNR, with control XFMR, size 1, 10 HP, 12" high, incl starters & structures	1.00	Ea.	Basement electrical room					30	1971	2017	$2,670.30	$2,937.33
D5010 Electrical Service/Distribution	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 600 amp, excl breakers	1.00	Ea.	Basement electrical room					30	1971	2017	$3,819.15	$4,201.07
D5010 Electrical Service/Distribution	Transformer, oil-filled, 15 kV with taps, 480 V secondary 3 phase, 500 kVA, pad mounted	1.00	Ea.	Basement, electrical room					30	1971	2017	$31,174.20	$34,291.62
												Total:	**$531,052.12**

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):	23,550
Year Built:	1971
Last Renovation:	
Replacement Value:	$540,843
Repair Cost:	$157,001.16
Total FCI:	29.03 %
Total RSLI:	268.82 %

Description:

Attributes:

General Attributes:

Bldg ID:	S138001	Site ID:	S138001

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	45.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	847.06 %	104.33 %	$157,001.16
Totals:	**268.82 %**	**29.03 %**	**$157,001.16**

Condition Detail

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

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

System Listing

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

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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$11.52	S.F.		30				0.00 %	0.00 %				$0
G2020	Parking Lots	$8.50	S.F.		30				0.00 %	0.00 %				$0
G2030	Pedestrian Paving	$12.30	S.F.	23,300	40	1993	2033		45.00 %	0.00 %	18			$286,590
G2040	Site Development	$4.36	S.F.	23,550	25	1993	2018	2027	48.00 %	0.00 %	12			$102,678
G2050	Landscaping & Irrigation	$4.36	S.F.	250	15	1993	2008	2028	86.67 %	0.00 %	13			$1,090
G4020	Site Lighting	$4.84	S.F.	23,550	30	1971	2001	2020	16.67 %	0.00 %	5			$113,982
G4030	Site Communications & Security	$1.55	S.F.	23,550	30	1971	2001	3047	3,440.00 %	430.10 %	1,032		$157,001.16	$36,503
								Total	**268.82 %**	**29.03 %**			**$157,001.16**	**$540,843**

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.

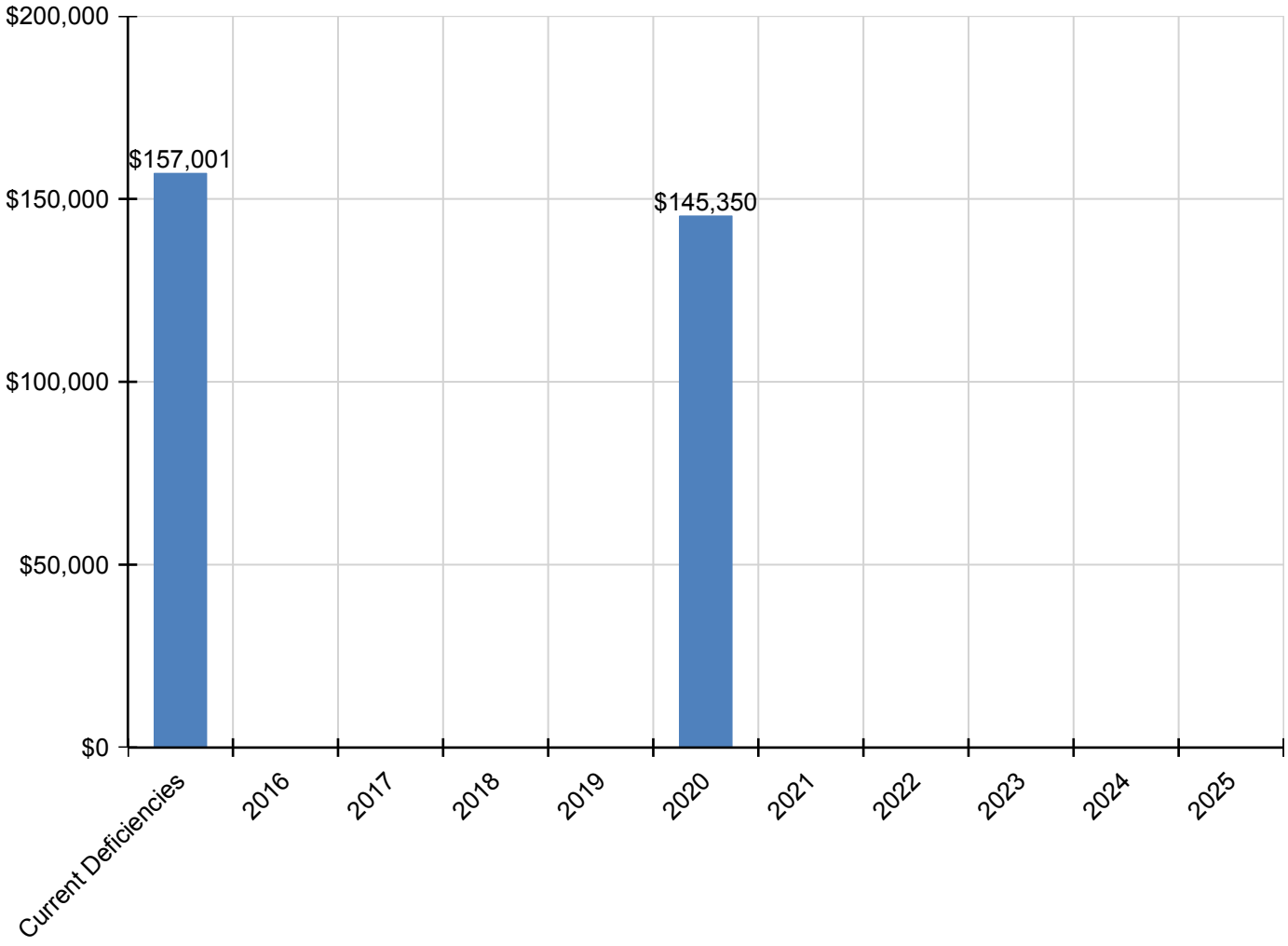
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$157,001**	**$0**	**$0**	**$0**	**$0**	**$145,350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$302,351**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping & Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$145,350	$0	$0	$0	$0	$0	**$145,350**
G4030 - Site Communications & Security	$157,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$157,001**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

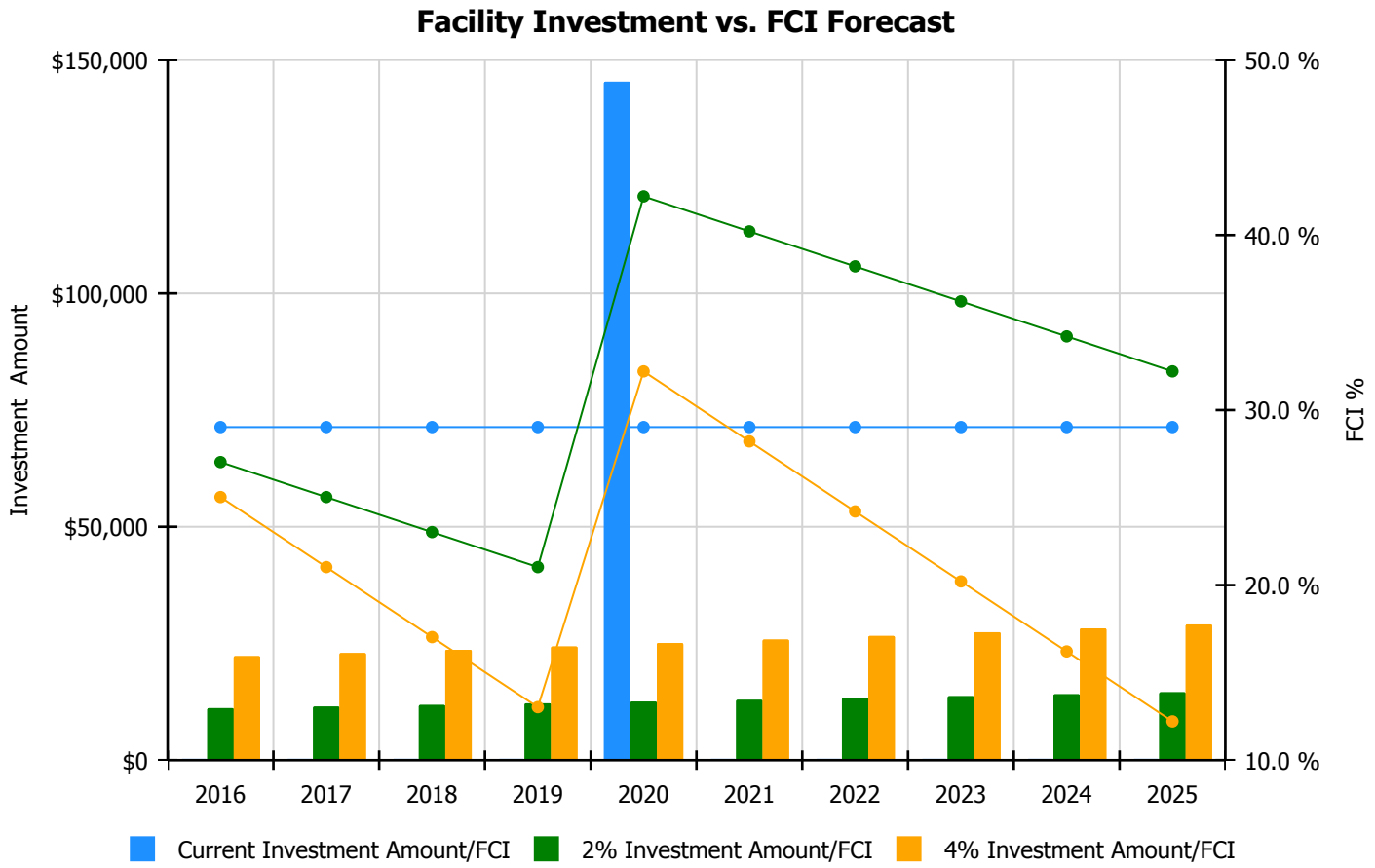
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



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:

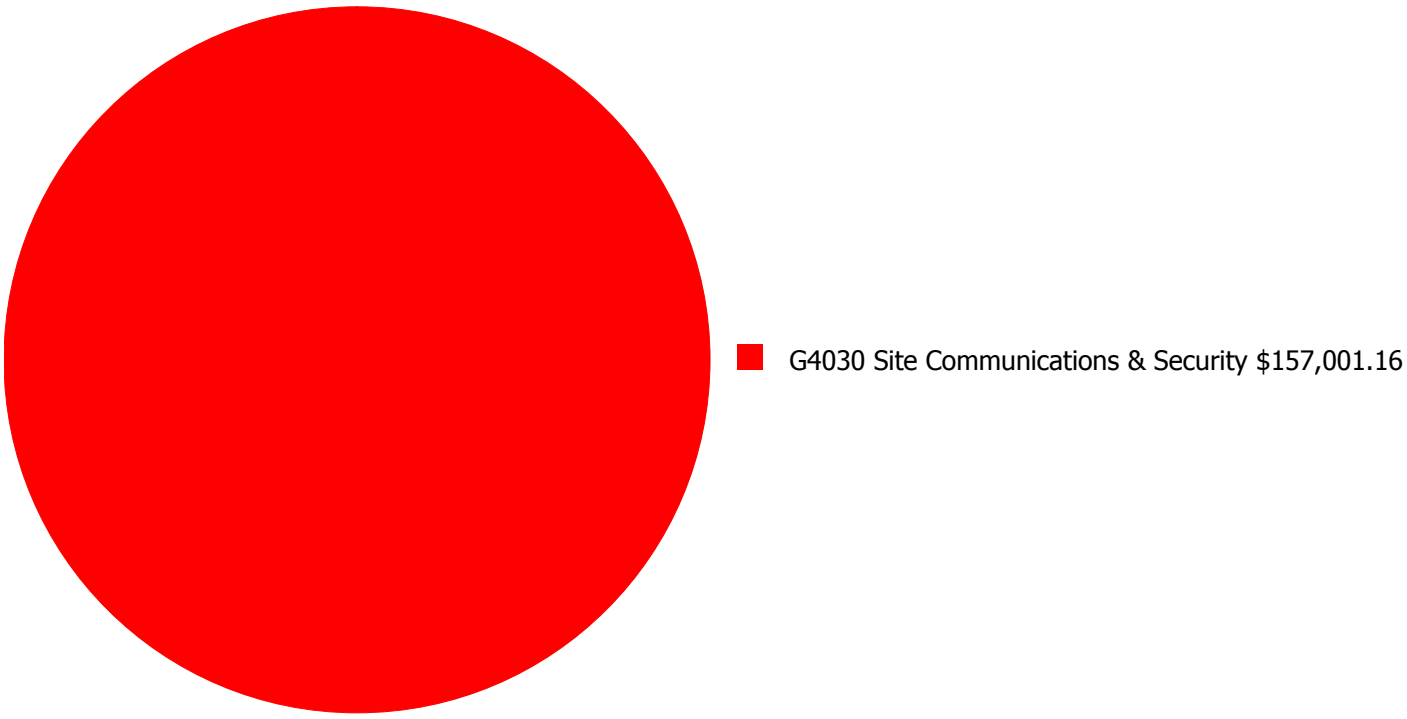
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 29.03%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$11,141.00	27.03 %	$22,283.00	25.03 %
2017	$0	$11,476.00	25.03 %	$22,951.00	21.03 %
2018	$0	$11,820.00	23.03 %	$23,640.00	17.03 %
2019	$0	$12,174.00	21.03 %	$24,349.00	13.03 %
2020	$145,350	$12,540.00	42.21 %	$25,079.00	32.21 %
2021	$0	$12,916.00	40.21 %	$25,832.00	28.21 %
2022	$0	$13,303.00	38.21 %	$26,607.00	24.21 %
2023	$0	$13,702.00	36.21 %	$27,405.00	20.21 %
2024	$0	$14,114.00	34.21 %	$28,227.00	16.21 %
2025	$0	$14,537.00	32.21 %	$29,074.00	12.21 %
Total:	**$145,350**	**$127,723.00**		**$255,447.00**	

Deficiency Summary by System

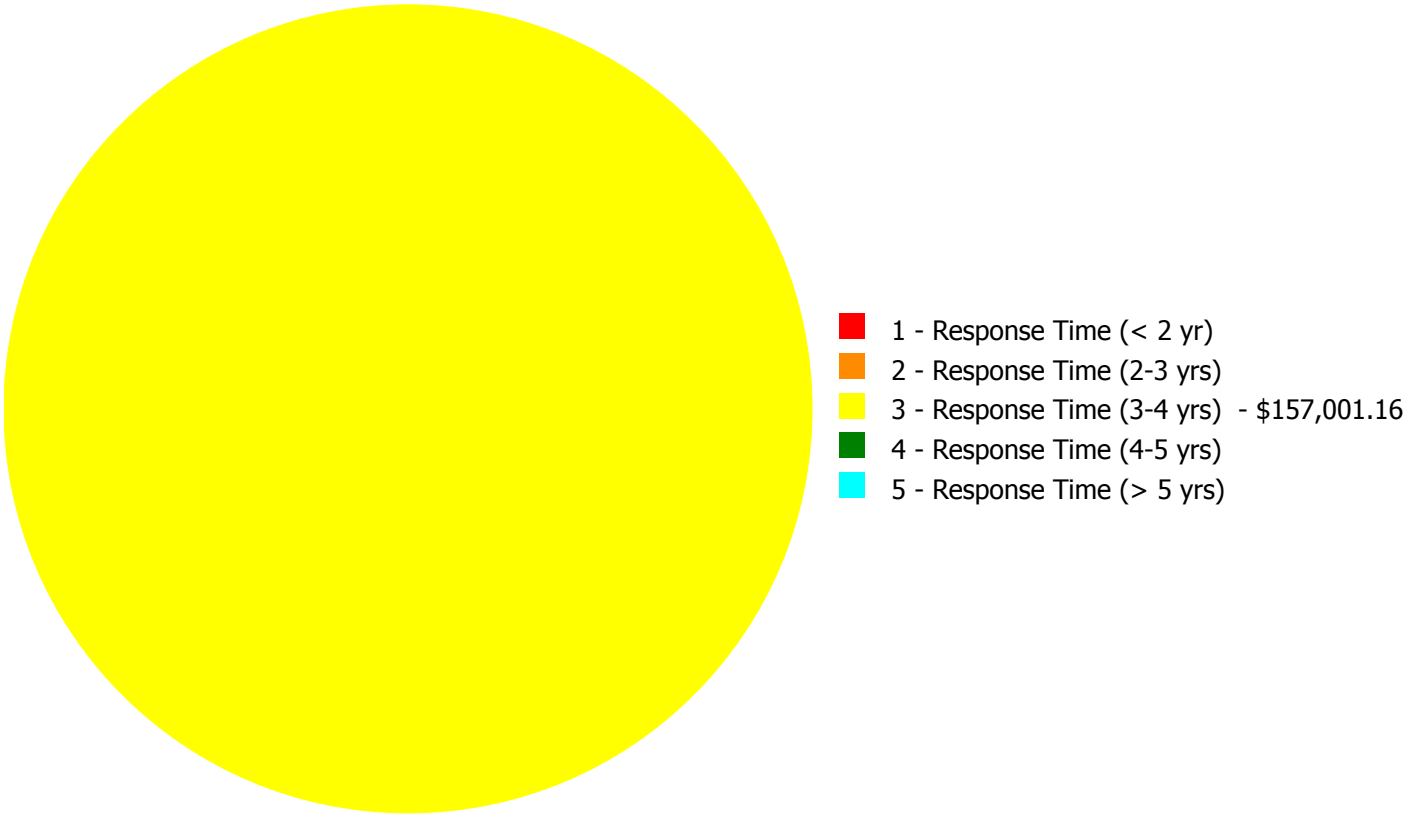
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $157,001.16

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: $157,001.16

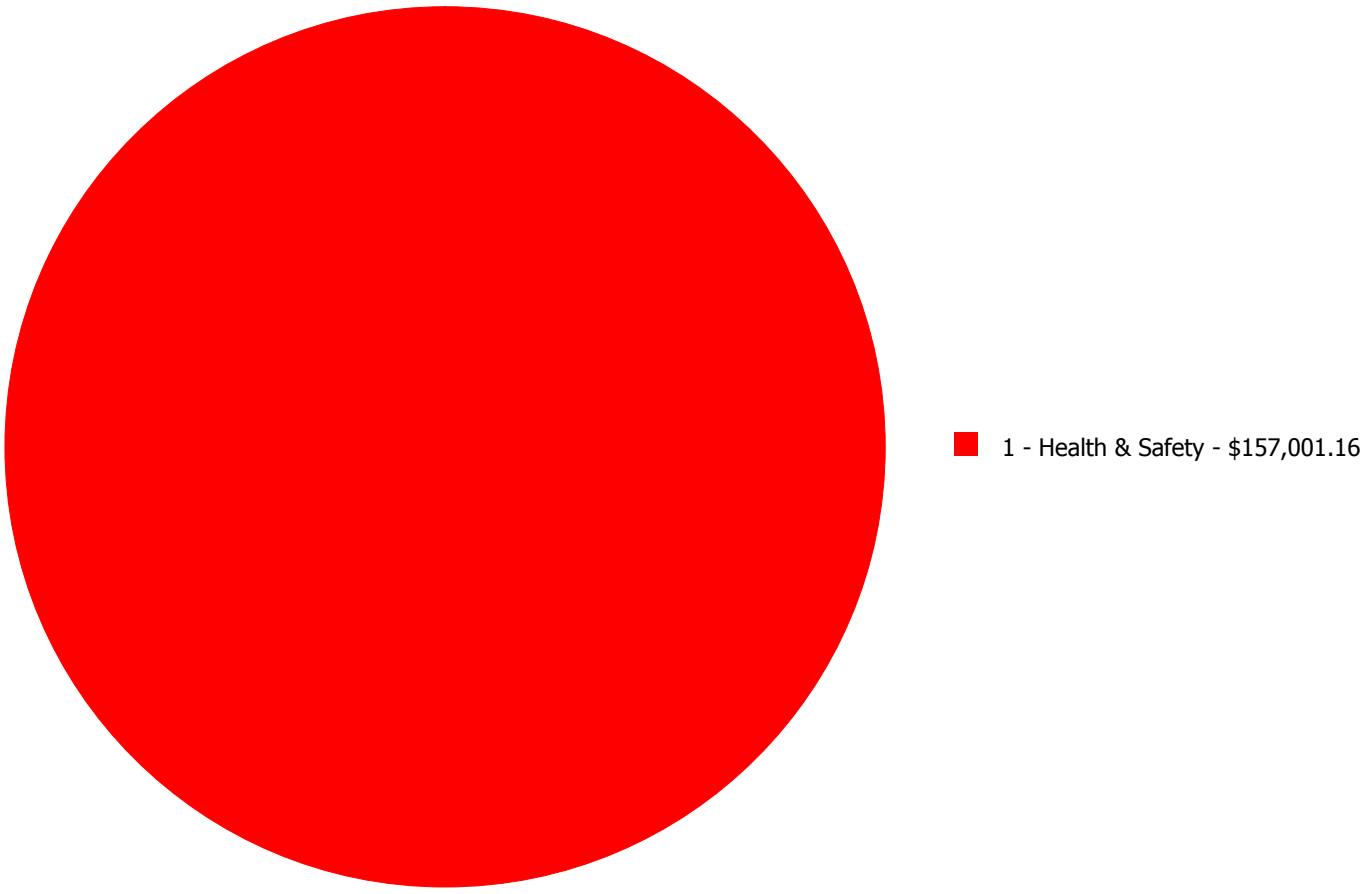
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
G4030	Site Communications & Security	$0.00	$0.00	$157,001.16	$0.00	$0.00	$157,001.16
	Total:	$0.00	$0.00	$157,001.16	$0.00	$0.00	$157,001.16

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: $157,001.16

Deficiency Details by Priority

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

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

System: G4030 - Site Communications & Security

Location: Building Perimeter

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Add Video Surveillance System

Qty: 10.00

Unit of Measure: Ea.

Estimate: $157,001.16

Assessor Name: Craig Anding

Date Created: 12/18/2015

Notes: Provide outdoor surveillance CCTV cameras. Approximate 10

Equipment Inventory

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

No data found for this asset

Glossary

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

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

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

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

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

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

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

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

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

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

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

School District of Philadelphia

S138101;Our Lady of Loreto

Final

Site Assessment Report

January 30, 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):	20,685
Year Built:	1959
Last Renovation:	
Replacement Value:	$12,150,633
Repair Cost:	$5,231,644.27
Total FCI:	43.06 %
Total RSLI:	76.42 %

Description:

Facility Assessment

December 2015

School District of Philadelphia

Our Lady of Loreto School

6214 Grays Avenue

Philadelphia, PA 19142

20,685 SF / Students / LN 01

Our Lady of Loreto School is located at 6214 Grays Avenue in Philadelphia, PA. The 2 story, 20,685 square foot building was built in 1959. There have been no additions. The building has a basement.

The school capacity is unknown. The 2015/16 enrollment is approximately 160 students serving grades 1-3.

The school plan is two 2-story rectangular wings at right angles to each other, connected narrower link. The larger classroom wing is oriented with its long axis from southeast to northwest, while the former convent, now used as storage and office space, is oriented southwest to northeast. There are 8 classrooms. The basement houses a multi-purpose room serves as a cafeteria and assembly space.

Mr. Larry Edmons, custodial assistant, provided input to the Parsons assessment team on current problems in the building and accompanied the team on its tour of the school providing information on building systems and maintenance history. The building has not had an engineer for 4 years. Assistant Principal Mr. Hunt briefly met with the assessment team.

ARCHITECTURAL/STRUCTURAL SYSTEMS

Foundations are presumed to be standard concrete and visible areas are in good condition with no significant settlement observed. Basement walls are cast in place concrete at the classroom wing and CMU at the office wing. Floor and roof construction are steel framed in the classroom wing and wood in the office wing. A presentation platform in the basement multi-purpose room does not have a ramp for accessibility. Exposed wood roof decking over the guest entrance is visibly rotted. Exterior walls at the building ends and the office wing brick on CMU. Lintels are rusted. A make-shift canopy/chain link fence and gates assembly encloses the stair/landing at the north exit. Classroom exterior walls are a curtain wall system comprised of ribbons of windows and ceramic glazed brick or tile. Mortar joints are in need of pointing and control joints should be re-caulked. Exterior windows are original aluminum frames with fixed and operable single pane glass and acrylic glazing. Windows are protected with security grilles at all the basement level. Windows are difficult to operate and are not energy efficient, have broken panes, cracked glazing putty, and acrylic panes are hazed with age. There is evidence of water infiltration at basement walls under windows. Basement window operation damages adjacent ceilings. Exterior doors are typically painted hollow metal in hollow metal frames with wired glass lites and panic hardware. The exit door from the office wing is wood with glazing. Doors are in poor condition and are not ADA compliant. Doors do not close smoothly due to alignment issues. Roofing is low sloped with a built-up membrane with a black tarred cap sheet. Interior ceiling damage is evidence of roof leaks. The high roofs were not directly accessed during the assessment due to lack of safe ladder and hatch There is a portion of low roofing over the guest entrance that was directly viewed from 2nd story windows. Roofing is assumed and reported by staff to be in leaking condition. Perimeter walls have metal cap flashing. Roof drainage is via interior piped roof drains. There are no overflow drains. Roof access is via exterior portable ladder. Roof openings include square skylights and sloped glazing over the guest entry.

Interior partitions include CMU in the classroom wing and plaster on wood studs in the office wing. Interior partitions are in generally fair condition with little cracking noted. Interior doors are typically solid core wood in hollow metal frames. Classroom doors are typically original, solid core, half glazed with wired glass. Other interior doors include wood in hollow metal frames with and without glazing, wood doors in wood frames at the office wing, and a chain link gate to the kitchen. Exit doors to stairwells are hollow metal with lites. Doors are generally in worn condition with broken or missing glazing stops and non-compliant hardware. Doors swing in the direction of exit in the classroom wing. Classroom doors are not recessed and open into corridors. Fittings include: chalkboards that are outdated; few marker boards; tack boards; interior signage that is typically stenciled on doors or on walls adjacent to doors; toilet accessories and plastic toilet partitions at student restrooms and baked enamel partitions at faculty/staff restrooms.

Exit stair construction is concrete filled metal pans in the classroom wing and wood in the office wing. Stair treads and nosings are resilient in damaged condition at the main stair, polished concrete at the north stair in good condition, and wood in the office. Handrails are painted tubular metal with returns but without extensions floor landings. Handrails in the office are wood without returns or extensions.

Interior wall finishes are typically paint. There is a small portion of ceramic tile in the office wing in toilet rooms. Wall finishes are generally in fair condition with some unrepaired damage at leaks. There appears to be a work in progress converting old convent bathrooms to toilet rooms. Interior floor finishes are: VCT in classrooms and corridors in aging condition with some broken or damaged tile observed and painted wall base/borders; 9” VAT in the multi-purpose room and other basement areas; ceramic tile in restrooms; painted concrete in the school kitchen;, wood, carpet and sheet vinyl in the office wing; and unfinished concrete in the boiler room. Interior ceilings are original 12” glued on acoustical tile in the classroom wing in poor condition with yellowing, staining and some loosening of tiles. Other ceiling finishes include: a small area 2x4 suspended ceilings in an office, and painted plaster or gypboard in the kitchen, boiler room and office wing. Painted ceilings are in generally fair condition.

This building has no elevator.

Institutional equipment is not present in this building. Other equipment includes: school kitchen equipment that is old and in poor condition, e.g. the walk-in refrigerator temperature control is unreliable; and residential kitchen appliances in the office wing.

Furnishings include: original fixed wood classroom casework fair condition; kitchen cabinetry in the office wing in fair condition; and window shades in fair condition.

MECHANICAL SYSTEMS

Fixtures are a mixture of original and contemporary replacements. Toilet rooms in the school portion of the building are porcelain floor mounted water closets, floor mounted urinals, and wall mounted lavatories. Toilet fixtures are in good condition in the school, even the floor level urinals, but the district should consider replacing them for sanitation reasons. The bathrooms in the convent have had the bathtubs removed. Water closets are tank type and badly stained. There is a cafeteria kitchen are in the classroom portion basement with a stainless steel, two basin, floor standing, commercial sink with a grease trap without sanitization chemical injection or disposal. The convent has a two basin residential sink in its kitchen. The basement of the convent has hot and cold water supply connections and air gap drain pipe for a clothes washer (as well as electrical receptacle for an electric dryer) and a vintage two basin laundry sink. The washer drain pipe is temporarily capped. The sinks are in fair condition and will not need replacement in 10 years. Drinking fountains in the school portion are wall mounted stainless steel located in the hallways by the toilet rooms. They have surpassed their life expectancy and are non-accessible, so they should be replaced.

Water enters the building the convent basement through a 1 ½ inch connection. There is no backflow preventer for the entire building and one should be installed. A Bradford White 40 gallon gas fired water heater was installed in 2002 in the boiler room in the school basement. It is in good condition and should last for at least 5 more years. There is no circulation pump or thermal expansion tank for the water heater. Hot water was available at fixtures within 25 seconds. There is a backflow preventer for the boiler hydronic water supply connection before the pressure reducing valve, but the bypass line for the pressure reducing valve also bypasses the backflow preventer. The PRV bypass line should be replumbed to not bypass the backflow preventer.

Sanitary drain pipes are hub and spigot cast iron. In the convent basement there are sections of drain pipe that are severely fractured due to rust. Some areas have been repaired with solvent welded plastic pipe or banded coupled hubless cast iron pipe. The sanitary drain pipes should be replaced. The building does not have a sewage ejector.

There are no downspouts visible on the building exterior, so the rain water drain pipes must run internally. However, the roof was not accessible during the inspection and rain water drain pipes were not differentiable from sanitary drain pipes. The building engineer did not mention any problems with roof drain piping. The building does not have any ground water sumps.

The building is heated hydronically via finned tube convection units in all areas. There are 4 heating zones: basement, east side, west side, and convent. There is no forced air supply ventilation.

A single Weil McLain model MGB-9, natural draft, 946 MBH (28 HP) net capacity, gas burning boiler provides hot water for heating. Installation date is unknown but predates 1982 based on data plate reference to ANSI Z21.13 1977. The boiler was damaged by flame rollout recently and part of the case is still perforated. Gas service enters the building in the convent basement through 2 ½ inch supply pipe.

There is no cooling generating equipment for the building. A 30 ton chiller system should be installed to provide cooling for the classroom portion.

There is no ventilation equipment for classrooms. Unit ventilators should be installed to provide ventilation and also cooling. There are four Armstong 1/6 HP circulation pumps for the hydronics, one for each building circuit. Two date to 2010 and two date to 2013. They are all in good condition and should last 10 - 15 more years. Hydronic pipes are a mixture of copper and steel. They are in fair condition and will not need replacement for 10-15 years. School toilet rooms have ceiling mounted exhaust fans. They are old and inadequate and should be replaced with more effective units. The school food preparation area has a commercial exhaust hood with fire suppression system installed, but natural gas equipment has been removed and replaced with an electric convection oven. The convent residential kitchen has a natural gas 4 burner stove with exhaust hood and also through wall exhaust fan.

Finned tube convection units provide heat for all the areas of the building. Units are old and in poor condition. Some are missing their covers and have bent fins. They should be replaced when the building HVAC is renovated. The convent has two window unit air conditioners installed from when it was used as office space, but they are inoperable now and can be removed.

Controls only consist of thermostats to operate the hydronic circulation pumps. The zones are not sufficient to provide good temperature control for individual rooms. The thermostats themselves are modern digital non-programmable Honeywell units. When new HVAC equipment is installed, such as unit vents, controls should be integrated.

The building does not have sprinklers or stand pipes. A fire protection sprinkler system should be installed.

ELECTRICAL SYSTEMS

A pole mounted transformer on Wheeler Street and overhead lateral service serves this facility. The overhead lateral service terminated in a wall mounted gutter, the gutter is used to feed (5) disconnect switches and one panelboard with main circuit breaker. The electrical service and the utility meter PECO 01 019251503 are located in the basement. The electrical service is rated120/240V 200A (estimated) and was installed within the last 5 years and is expected to provide 25 more years of useful service life. The electrical service has no capacity for new Heating, Ventilation, and Air Conditioning (HVAC) system. The electrical service needs to be upgraded. The new service will be 120/208V, 3 phase power 600A. The new electrical service will feed HVAC (Heating, Ventilation and Air Conditioning) equipment, receptacles, lighting and other smaller loads.

There is a 120/240V panel-boards in the electrical room that feed the lighting and receptacles of this facility. Panelboard was installed within the last 5 years and is expected to provide 25 more years of useful service life. Since the electrical service is going to be upgraded and the voltage system will change. Replace existing panelboard and add one panelboard to the south side of this facility.

The quantity of receptacles in each classroom varies from one receptacle to three receptacles. Most of the receptacles are located on the teacher's wall. Since the school district requirement is to provide two receptacle outlets per classroom wall. Provide additional receptacles in each classroom. The south side of this facility is dedicated to office areas, receptacles outlets in this area are two prongs and should be replaced.

Classrooms are illuminated with surface mounted fluorescent fixtures, corridors are illuminated with 2'x2' surface mounted fluorescent fixtures, mechanical/electrical rooms are illuminated with industrial/strip fluorescent fixtures, and the south side of this facility is illuminated with incandescent lamps. Approximately 60% of the fluorescent fixtures are provided with T-12 lamps. T-12 lamps are becoming more expensive, difficult to find and consume more energy. Therefore replace fluorescent fixtures with T-12 lamps with fluorescent fixtures with T-8 lamp and replace incandescent lamps fixtures with compact fluorescent lamp fixtures.

The Fire Alarm system is manufactured by FIRE-LITE Alarms Inc., Fire alarm system is composed of audio/visual devices in classrooms and corridors and pull station at exit doors. Fire alarm system was installed in 2006 and is expected to provide 10 more years of useful service life.

The present telephone system is adequate. During the assessment, randomly, we verified that each wall mounted handset is provided with dial tone. An independent and separate PA system does not exist, or is not working. School uses the telephone systems for public announcement. System is working adequately for most part. There is not clock system in the school. Each classroom is provided with stand-alone clock. Provide a clock system wireless, synchronized, battery operated system. There is not television system. The security system consists of door contacts and the main door. School custodian indicated that the school requires a surveillance CCTV system. Provide surveillance CCTV system

This facility is not provided with emergency power system. The IT equipment is provided with adequate UPS. The emergency lighting is obtained with wall mounted lighting fixtures at the exit pathways. Exit signs are located at each exit doors and corridors. There were no indication that additional emergency lighting fixtures are required. This facility is not provided with lightning protection system. A study should be conducted to determine if lightning protection system is required. An alley on the west side of this facility is poorly illuminated. Provide additional wall mounted lighting fixtures along the west exterior wall for a safer environment. This facility is not provided with outdoor, surveillance CCTV cameras. For a safer environment provide outdoor surveillance CCTV cameras. There is not playground area therefore outdoor loud speaker is not required.

GROUNDS SYSTEMS

The school has no on-site parking. Perimeter pedestrian pavements are concrete in fair condition to poor condition with some cracking and heaving/settlement creating trip hazards. Concrete site steps are in poor condition with chipped nosings at the exterior stair leading to the basement, which is the main student entrance on a daily basis. Stone pavers at the guest entry are chipped and hazardous. The concrete stairs at the office exit have exposed rusted rebar and there is an inadequate landing at the door. No ramps are provided at the main building entrance. Alley/courtyard areas are paved in asphalt in fair condition with some cracking at the main rear playground. Fencing and gates are chain link and in fair condition. There is no property division fencing to adjacent residential construction along the alley. Brick planter walls are in poor condition. There is no playground equipment. Landscaping consists of one raised brick planter at the main entrance.

RECOMMENDATIONS

- Replace wood decking at the entry canopy
- Install an interior ramp to platform in the basement for ADA compliance

- Repair exterior walls: point brick, paint lintels, replace caulk joints
- Replace windows
- Replace exterior doors
- Replace roofing
- Replace skylights
- Install a roof hatch with fixed ladder for maintenance access. Install ladders between different roof levels.
- Replace interior doors in existing frames
- Provide white marker boards in classrooms
- Install code compliant signage
- Replace /install code compliant stair handrails throughout the building. Install contrast strips on nosings at stair treads
- Replace 12" VCT in classrooms and corridors
- Replace 9" VT with 12" VCT where it occurs
- Repaint kitchen floor
- Refinish wood floors
- Replace 12" acoustical ceiling tiles
- Refurbish restrooms and make ADA compliant
- Install an elevator
- Replace school kitchen equipment
- Repair exterior steps, provide proper landings at all exterior doors, and install ADA compliant ramps at the main entrance.
- Replace damaged sidewalks

MECHANICAL

- Replace convent water closets due to stains, 4
- Replace floor level urinals, 8
- Replace non-accessible fountains, 3
- Install backflow preventer (1 ½ inch) for entire building and replumb boiler PRV bypass line to not bypass hydronic connection backflow prevention valve
- Replace sanitary drain pipes due to damage
- Replace boiler due to age and damage
- Install chiller system for entire building, 9,000 s.f.
- Install unit ventilators in classrooms and basement to provide ventilation and cooling, 10
- Replace toilet room exhaust fans
- Replace hydronic convection units due to age and damage, 200 l.f.
- Install a fire protection sprinkler system, including fire pump if needed

ELECTRICAL

- Provide a new electrical service 120/208V, 3 phase power, 600 Amperes.
- Replace/add panelboards and associated feeders. Total 2
- Add/Replace receptacle outlets. Approximate 50
- Replace fluorescent fixtures with T-12 lamps with fluorescent fixtures with T-8 lamps. Approximate 180 fixtures.
- Replace lighting fixtures with incandescent lamps with lighting fixtures with compact fluorescent lamps. Approximate 10.
- Provide a clock system with wireless, synchronized, battery operated, clock system. Approximate 16 clocks.
- Provide surveillance CCTV system. Approximate 8
- Prepare a study to determine if this facility requires lightning protection system.
- Provide wall mounted lighting fixtures along the west exterior wall. Approximate 2.
- Provide outdoor surveillance CCTV cameras to the building exterior for full coverage of the perimeter. Approximate 6 CCTV cameras.

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 5 / Tm 3
Status:	Accepted by SDP	Team:	Tm 3
Site ID:	S138101		

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.

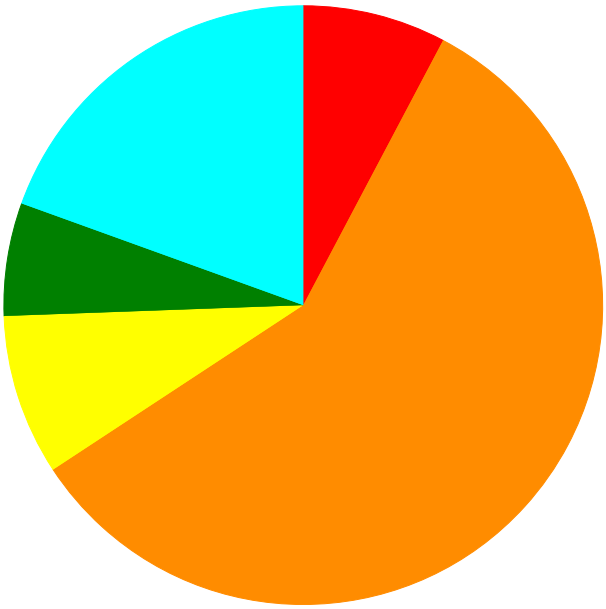
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	44.00 %	0.00 %	$0.00
A20 - Basement Construction	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	1.28 %	$30,738.68
B20 - Exterior Enclosure	64.17 %	120.21 %	$1,156,728.43
B30 - Roofing	109.83 %	88.50 %	$242,863.36
C10 - Interior Construction	65.07 %	83.06 %	$391,875.07
C20 - Stairs	44.00 %	306.65 %	$81,190.47
C30 - Interior Finishes	94.69 %	39.86 %	$456,348.90
D10 - Conveying	105.71 %	338.54 %	$841,035.00
D20 - Plumbing	85.07 %	17.42 %	$146,527.65
D30 - HVAC	103.53 %	43.83 %	$1,008,429.40
D40 - Fire Protection	94.10 %	115.14 %	$214,581.71
D50 - Electrical	104.90 %	30.31 %	$368,568.73
E10 - Equipment	73.71 %	34.76 %	$114,461.58
E20 - Furnishings	105.00 %	69.07 %	$30,432.48
G20 - Site Improvements	95.45 %	124.16 %	$114,813.73
G40 - Site Electrical Utilities	72.21 %	92.26 %	$33,049.08
Totals:	**76.42 %**	**43.06 %**	**$5,231,644.27**

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)
B138101;Our Lady of Loreto	20,685	42.29	$373,486.09	$2,951,346.71	$428,398.63	$311,230.43	$1,019,319.60
G138101;Grounds	4,500	115.25	$31,178.17	$83,635.56	$25,499.75	$7,549.33	$0.00
Total:		**43.06**	**$404,664.26**	**$3,034,982.27**	**$453,898.38**	**$318,779.76**	**$1,019,319.60**

Deficiencies By Priority



1 - Response Time (< 2 yr) - $404,664.26
2 - Response Time (2-3 yrs) - $3,034,982.27
3 - Response Time (3-4 yrs) - $453,898.38
4 - Response Time (4-5 yrs) - $318,779.76
5 - Response Time (> 5 yrs) - $1,019,319.60

Budget Estimate Total: $5,231,644.27

Executive Summary

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

Following are the cost model's system details for this facility. The Replacement Value is the amount needed to replace the property of the same present value. The Current Repair Amount, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work. Facility Condition Index (FCI) FCI is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor). Condition Index (CI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired).

Function:	Annex
Gross Area (SF):	20,685
Year Built:	1959
Last Renovation:	
Replacement Value:	$12,022,338
Repair Cost:	$5,083,781.46
Total FCI:	42.29 %
Total RSLI:	76.28 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B138101
Sewage Ejector:	No	Status:	Accepted by SDP
Site ID:	S138101		

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	44.00 %	0.00 %	$0.00
A20 - Basement Construction	44.00 %	0.00 %	$0.00
B10 - Superstructure	44.00 %	1.28 %	$30,738.68
B20 - Exterior Enclosure	64.17 %	120.21 %	$1,156,728.43
B30 - Roofing	109.83 %	88.50 %	$242,863.36
C10 - Interior Construction	65.07 %	83.06 %	$391,875.07
C20 - Stairs	44.00 %	306.65 %	$81,190.47
C30 - Interior Finishes	94.69 %	39.86 %	$456,348.90
D10 - Conveying	105.71 %	338.54 %	$841,035.00
D20 - Plumbing	85.07 %	17.42 %	$146,527.65
D30 - HVAC	103.53 %	43.83 %	$1,008,429.40
D40 - Fire Protection	94.10 %	115.14 %	$214,581.71
D50 - Electrical	104.90 %	30.31 %	$368,568.73
E10 - Equipment	73.71 %	34.76 %	$114,461.58
E20 - Furnishings	105.00 %	69.07 %	$30,432.48
Totals:	**76.29 %**	**42.29 %**	**$5,083,781.46**

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.	20,685	100	1959	2059		44.00 %	0.00 %	44			$503,059
A1030	Slab on Grade	$15.51	S.F.	20,685	100	1959	2059		44.00 %	0.00 %	44			$320,824
A2010	Basement Excavation	$13.07	S.F.	20,685	100	1959	2059		44.00 %	0.00 %	44			$270,353
A2020	Basement Walls	$23.02	S.F.	20,685	100	1959	2059		44.00 %	0.00 %	44			$476,169
B1010	Floor Construction	$92.20	S.F.	20,685	100	1959	2059		44.00 %	1.26 %	44		$24,088.74	$1,907,157
B1020	Roof Construction	$24.11	S.F.	20,685	100	1959	2059		44.00 %	1.33 %	44		$6,649.94	$498,715
B2010	Exterior Walls	$31.22	S.F.	20,685	100	1959	2059		44.00 %	43.74 %	44		$282,495.31	$645,786
B2020	Exterior Windows	$13.63	S.F.	20,685	40	1959	1999	2057	105.00 %	289.98 %	42		$817,560.56	$281,937
B2030	Exterior Doors	$1.67	S.F.	20,685	25	1959	1984	2042	108.00 %	164.06 %	27		$56,672.56	$34,544
B3010105	Built-Up	$37.76	S.F.	6,895	20	1992	2012	2037	110.00 %	89.73 %	22		$233,616.46	$260,355
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.		20				0.00 %	0.00 %				$0
B3020	Roof Openings	$0.68	S.F.	20,685	30	1992	2022	2047	106.67 %	65.74 %	32		$9,246.90	$14,066
C1010	Partitions	$14.93	S.F.	20,685	100	1959	2059		44.00 %	45.54 %	44		$140,651.95	$308,827
C1020	Interior Doors	$3.76	S.F.	20,685	40	1959	1999	2057	105.00 %	231.50 %	42		$180,051.35	$77,776
C1030	Fittings	$4.12	S.F.	20,685	40	1959	1999	2057	105.00 %	83.51 %	42		$71,171.77	$85,222
C2010	Stair Construction	$1.28	S.F.	20,685	100	1959	2059		44.00 %	306.65 %	44		$81,190.47	$26,477

Site Assessment Report - B138101;Our Lady of Loreto

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	$19.29	S.F.	20,685	10	2012	2022		70.00 %	0.00 %	7			$399,014
C3010231	Vinyl Wall Covering	$0.00	S.F.	20,685	15				0.00 %	0.00 %				$0
C3010232	Wall Tile	$0.39	S.F.	20,685	30	2015	2045		100.00 %	0.00 %	30			$8,067
C3020411	Carpet	$7.30	S.F.	200	10	1980	1990	2027	120.00 %	0.00 %	12			$1,460
C3020412	Terrazzo & Tile	$75.52	S.F.	1,050	50	1959	2009	2067	104.00 %	50.13 %	52		$39,750.50	$79,296
C3020413	Vinyl Flooring	$9.68	S.F.	14,900	20	1990	2010	2037	110.00 %	134.85 %	22		$194,491.99	$144,232
C3020414	Wood Flooring	$22.27	S.F.	3,500	25	1959	1984	2042	108.00 %	48.35 %	27		$37,684.29	$77,945
C3020415	Concrete Floor Finishes	$0.97	S.F.	1,035	50	1959	2009	2067	104.00 %	346.56 %	52		$3,479.43	$1,004
C3030	Ceiling Finishes	$20.97	S.F.	20,685	25	1959	1984	2042	108.00 %	41.71 %	27		$180,942.69	$433,764
D1010	Elevators and Lifts	$12.01	S.F.	20,685	35	1959	1994	2052	105.71 %	338.54 %	37		$841,035.00	$248,427
D2010	Plumbing Fixtures	$31.58	S.F.	20,685	35	1959	1994	2047	91.43 %	10.67 %	32		$69,688.40	$653,232
D2020	Domestic Water Distribution	$2.90	S.F.	20,685	25	1959	1984	2026	44.00 %	5.42 %	11		$3,253.01	$59,987
D2030	Sanitary Waste	$2.90	S.F.	20,685	25	1959	1984	2042	108.00 %	122.67 %	27		$73,586.24	$59,987
D2040	Rain Water Drainage	$3.29	S.F.	20,685	30	1959	1989	2027	40.00 %	0.00 %	12			$68,054
D3020	Heat Generating Systems	$18.67	S.F.	20,685	35	1980	2015	2052	105.71 %	31.79 %	37		$122,777.55	$386,189
D3030	Cooling Generating Systems	$24.48	S.F.	20,685	30	1959	1989	2047	106.67 %	28.54 %	32		$144,534.59	$506,369
D3040	Distribution Systems	$42.99	S.F.	20,685	25	1959	1984	2042	108.00 %	83.34 %	27		$741,117.26	$889,248
D3050	Terminal & Package Units	$11.60	S.F.	20,685	20	1959	1979	2037	110.00 %	0.00 %	22			$239,946
D3060	Controls & Instrumentation	$13.50	S.F.	20,685	20	2010	2030		75.00 %	0.00 %	15			$279,248
D4010	Sprinklers	$8.02	S.F.	20,685	35			2052	105.71 %	129.35 %	37		$214,581.71	$165,894
D4020	Standpipes	$0.99	S.F.	20,685	35				0.00 %	0.00 %				$20,478
D5010	Electrical Service/Distribution	$9.70	S.F.	20,685	30	2010	2040		83.33 %	60.17 %	25		$120,734.47	$200,645
D5020	Lighting and Branch Wiring	$34.68	S.F.	20,685	20	1959	1979	2037	110.00 %	25.27 %	22		$181,241.11	$717,356
D5030	Communications and Security	$12.99	S.F.	20,685	15	1959	1974	2032	113.33 %	15.76 %	17		$42,343.33	$268,698
D5090	Other Electrical Systems	$1.41	S.F.	20,685	30	2000	2030		50.00 %	83.14 %	15		$24,249.82	$29,166
E1020	Institutional Equipment	$4.82	S.F.	20,685	35				0.00 %	0.00 %				$99,702
E1090	Other Equipment	$11.10	S.F.	20,685	35	1959	1994	2052	105.71 %	49.85 %	37		$114,461.58	$229,604
E2010	Fixed Furnishings	$2.13	S.F.	20,685	40	1959	1999	2057	105.00 %	69.07 %	42		$30,432.48	$44,059
								Total	**76.29 %**	**42.29 %**			**$5,083,781.46**	**$12,022,338**

System Notes

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

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

Note:
Paint 98%
Tile 2%

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

Note:
Carpet 1%
Terrazzo/Tile5%
Vinyl 72%
Wood 17%
Concrete 5%

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

Note:
12" glued on acoustical tile 70&

Paint on plaster or drywall 30%

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:	**$5,083,781**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$539,810**	**$0**	**$0**	**$0**	**$5,623,592**
*** 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	$24,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,089**
B1020 - Roof Construction	$6,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,650**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$282,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$282,495**
B2020 - Exterior Windows	$817,561	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$817,561**
B2030 - Exterior Doors	$56,673	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,673**
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	$233,616	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,616**
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	$9,247	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,247**
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	$140,652	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$140,652**

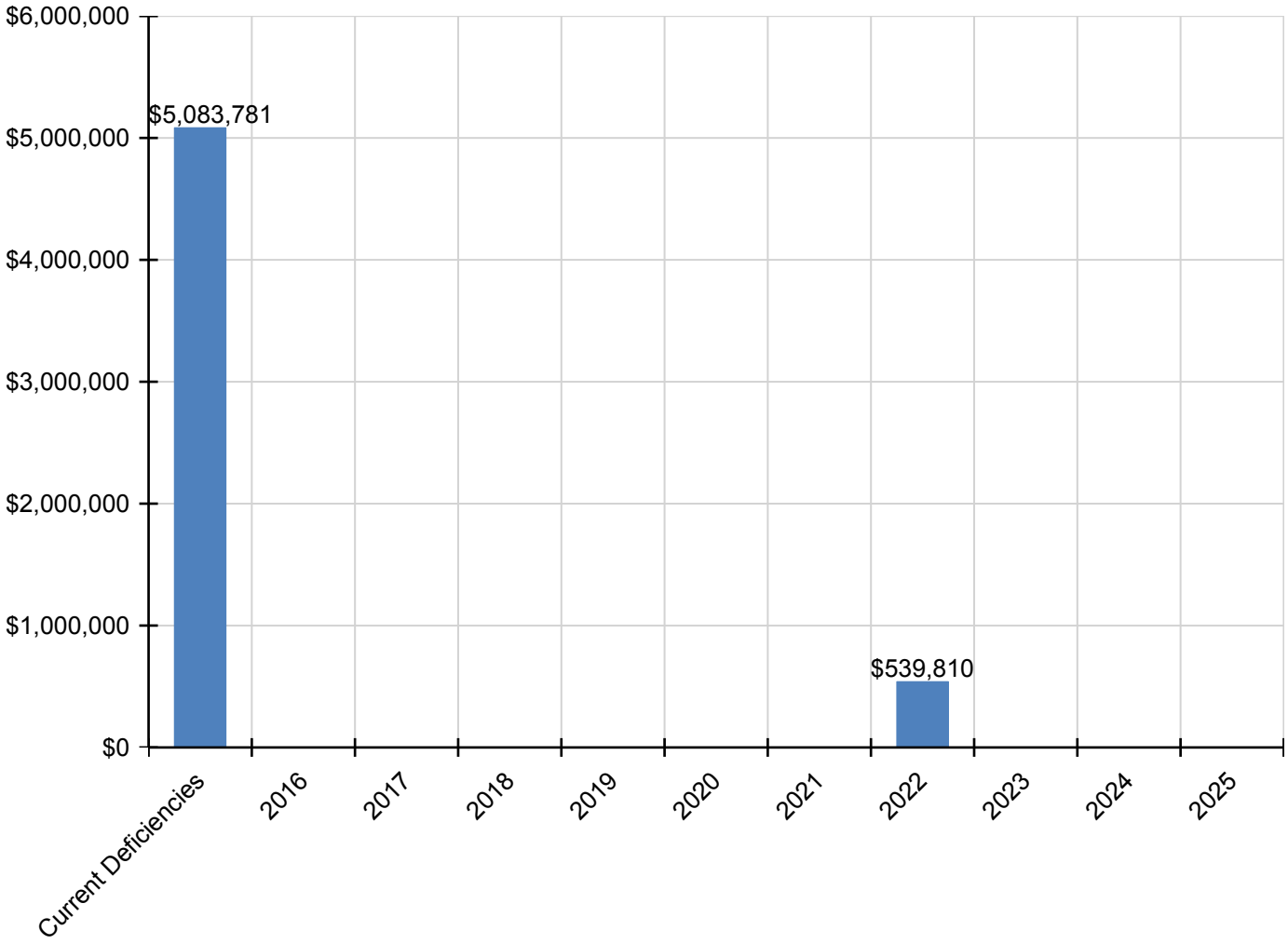
C1020 - Interior Doors	$180,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,051**
C1030 - Fittings	$71,172	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,172**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$81,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,190**
C30 - Interior Finishes	$0	$0	$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	$0	$0	$539,810	$0	$0	$0	**$539,810**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - Terrazzo & Tile	$39,751	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,751**
C3020413 - Vinyl Flooring	$194,492	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,492**
C3020414 - Wood Flooring	$37,684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,684**
C3020415 - Concrete Floor Finishes	$3,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,479**
C3030 - Ceiling Finishes	$180,943	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$180,943**
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	$841,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$841,035**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$69,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,688**
D2020 - Domestic Water Distribution	$3,253	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,253**
D2030 - Sanitary Waste	$73,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,586**
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	$122,778	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,778**
D3030 - Cooling Generating Systems	$144,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,535**
D3040 - Distribution Systems	$741,117	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$741,117**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$214,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,582**
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	$120,734	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,734**
D5020 - Lighting and Branch Wiring	$181,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$181,241**
D5030 - Communications and Security	$42,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$42,343**
D5090 - Other Electrical Systems	$24,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,250**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$114,462	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,462**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$30,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,432**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

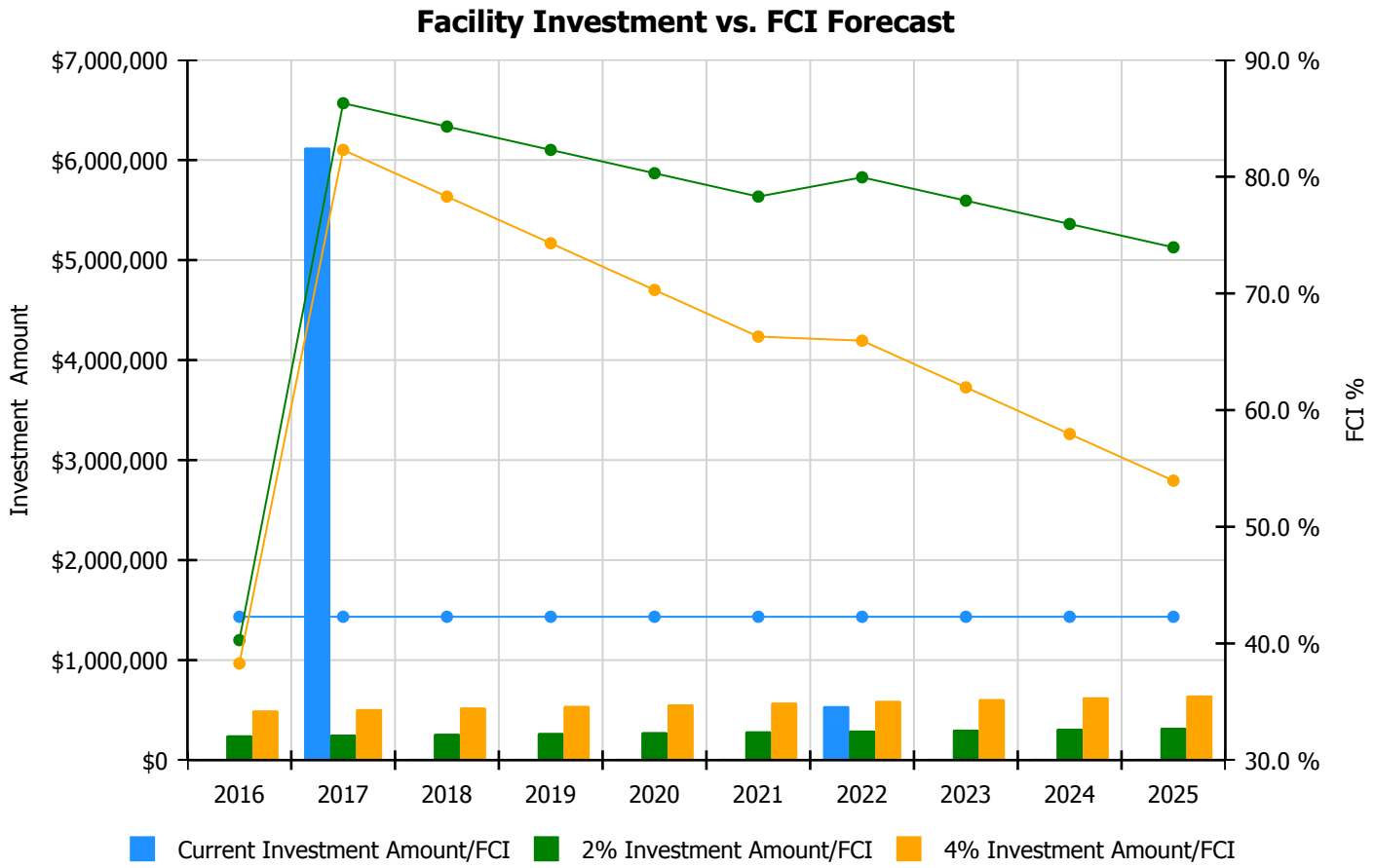
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



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:

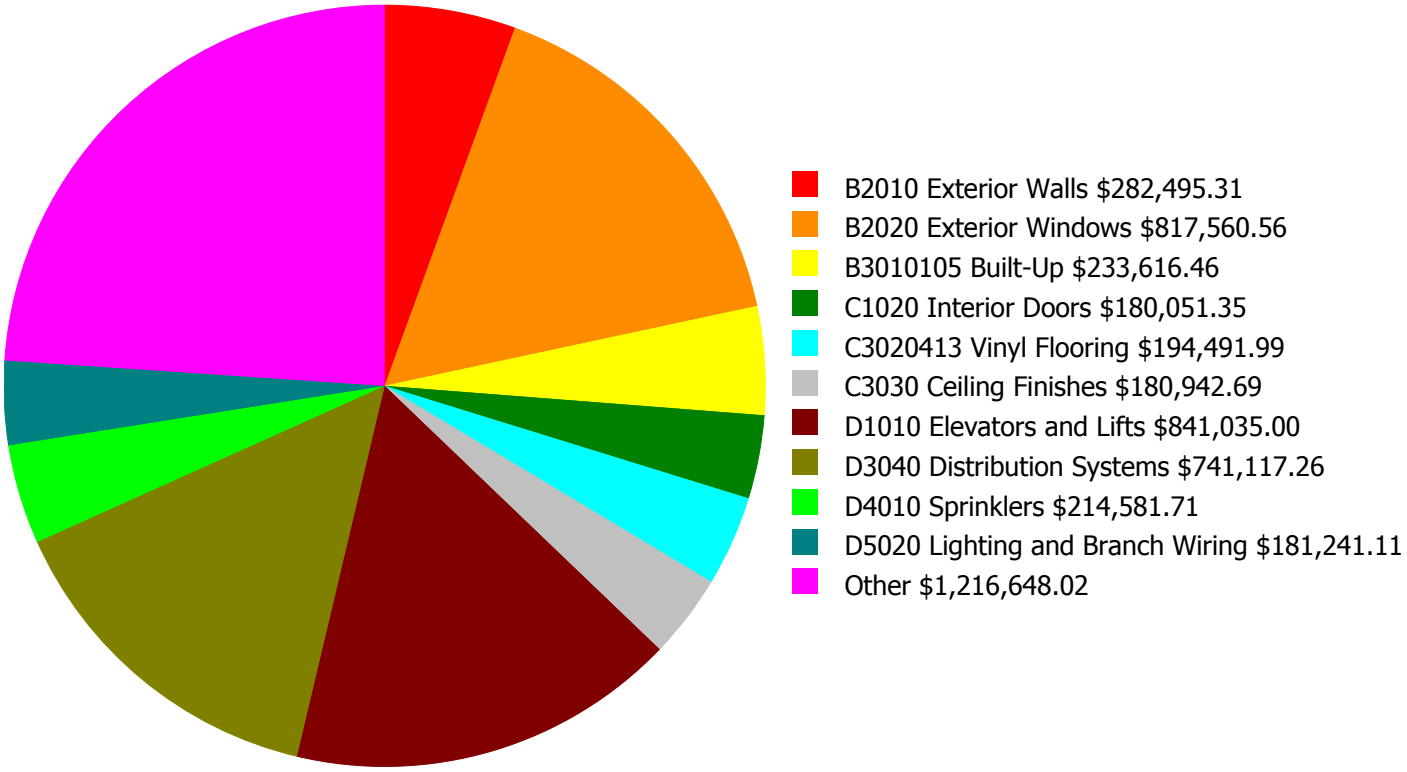
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 42.29%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$247,660.00	40.29 %	$495,320.00	38.29 %
2017	$6,123,636	$255,090.00	86.30 %	$510,180.00	82.30 %
2018	$0	$262,743.00	84.30 %	$525,485.00	78.30 %
2019	$0	$270,625.00	82.30 %	$541,250.00	74.30 %
2020	$0	$278,744.00	80.30 %	$557,487.00	70.30 %
2021	$0	$287,106.00	78.30 %	$574,212.00	66.30 %
2022	$539,810	$295,719.00	79.95 %	$591,438.00	65.95 %
2023	$0	$304,591.00	77.95 %	$609,182.00	61.95 %
2024	$0	$313,728.00	75.95 %	$627,457.00	57.95 %
2025	$0	$323,140.00	73.95 %	$646,281.00	53.95 %
Total:	**$6,663,446**	**$2,839,146.00**		**$5,678,292.00**	

Deficiency Summary by System

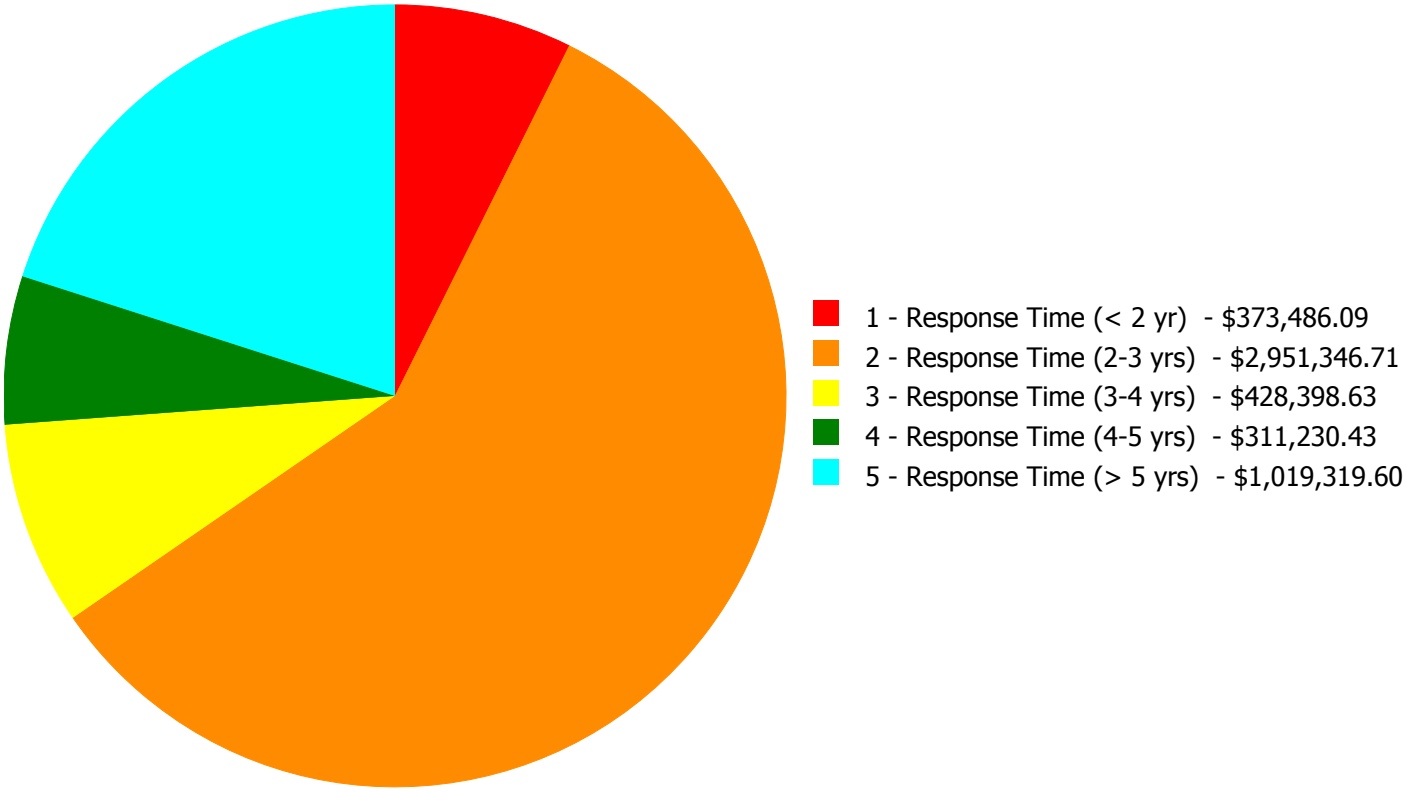
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $5,083,781.46

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: $5,083,781.46

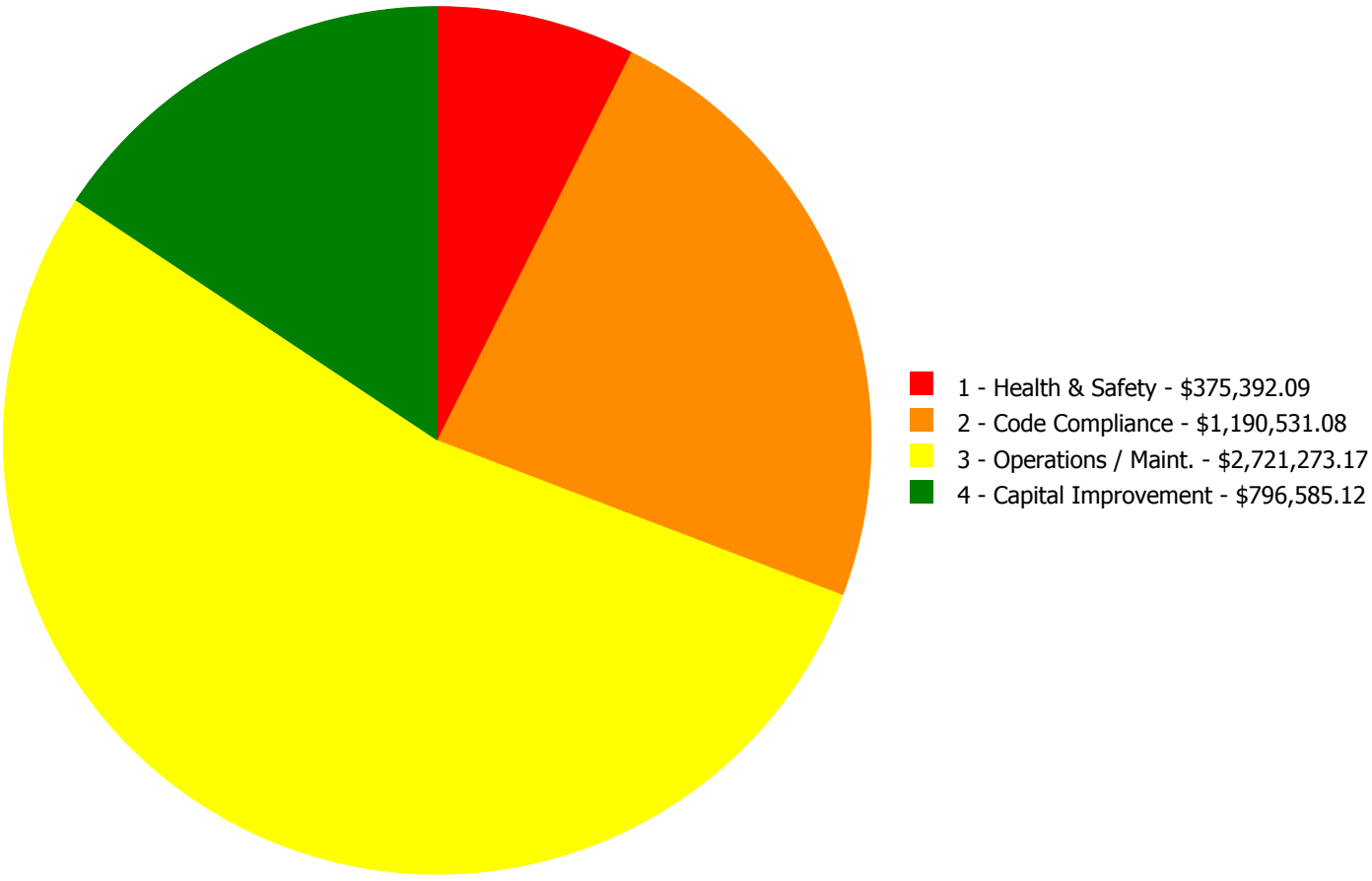
Deficiency By Priority Investment Table

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
B1010	Floor Construction	$0.00	$0.00	$24,088.74	$0.00	$0.00	$24,088.74
B1020	Roof Construction	$0.00	$6,649.94	$0.00	$0.00	$0.00	$6,649.94
B2010	Exterior Walls	$2,006.60	$280,488.71	$0.00	$0.00	$0.00	$282,495.31
B2020	Exterior Windows	$0.00	$817,560.56	$0.00	$0.00	$0.00	$817,560.56
B2030	Exterior Doors	$56,672.56	$0.00	$0.00	$0.00	$0.00	$56,672.56
B3010105	Built-Up	$233,616.46	$0.00	$0.00	$0.00	$0.00	$233,616.46
B3020	Roof Openings	$0.00	$9,246.90	$0.00	$0.00	$0.00	$9,246.90
C1010	Partitions	$0.00	$140,651.95	$0.00	$0.00	$0.00	$140,651.95
C1020	Interior Doors	$0.00	$180,051.35	$0.00	$0.00	$0.00	$180,051.35
C1030	Fittings	$0.00	$71,171.77	$0.00	$0.00	$0.00	$71,171.77
C2010	Stair Construction	$81,190.47	$0.00	$0.00	$0.00	$0.00	$81,190.47
C3020412	Terrazzo & Tile	$0.00	$39,750.50	$0.00	$0.00	$0.00	$39,750.50
C3020413	Vinyl Flooring	$0.00	$74,316.67	$0.00	$120,175.32	$0.00	$194,491.99
C3020414	Wood Flooring	$0.00	$37,684.29	$0.00	$0.00	$0.00	$37,684.29
C3020415	Concrete Floor Finishes	$0.00	$3,479.43	$0.00	$0.00	$0.00	$3,479.43
C3030	Ceiling Finishes	$0.00	$180,942.69	$0.00	$0.00	$0.00	$180,942.69
D1010	Elevators and Lifts	$0.00	$841,035.00	$0.00	$0.00	$0.00	$841,035.00
D2010	Plumbing Fixtures	$0.00	$69,688.40	$0.00	$0.00	$0.00	$69,688.40
D2020	Domestic Water Distribution	$0.00	$3,253.01	$0.00	$0.00	$0.00	$3,253.01
D2030	Sanitary Waste	$0.00	$0.00	$73,586.24	$0.00	$0.00	$73,586.24
D3020	Heat Generating Systems	$0.00	$0.00	$122,777.55	$0.00	$0.00	$122,777.55
D3030	Cooling Generating Systems	$0.00	$0.00	$0.00	$0.00	$144,534.59	$144,534.59
D3040	Distribution Systems	$0.00	$80,913.96	$0.00	$0.00	$660,203.30	$741,117.26
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$214,581.71	$214,581.71
D5010	Electrical Service/Distribution	$0.00	$0.00	$120,734.47	$0.00	$0.00	$120,734.47
D5020	Lighting and Branch Wiring	$0.00	$0.00	$32,529.33	$148,711.78	$0.00	$181,241.11
D5030	Communications and Security	$0.00	$0.00	$0.00	$42,343.33	$0.00	$42,343.33
D5090	Other Electrical Systems	$0.00	$0.00	$24,249.82	$0.00	$0.00	$24,249.82
E1090	Other Equipment	$0.00	$114,461.58	$0.00	$0.00	$0.00	$114,461.58
E2010	Fixed Furnishings	$0.00	$0.00	$30,432.48	$0.00	$0.00	$30,432.48
	Total:	$373,486.09	$2,951,346.71	$428,398.63	$311,230.43	$1,019,319.60	$5,083,781.46

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: $5,083,781.46

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: B2010 - Exterior Walls

Location: Exterior walls
Distress: Building Envelope Integrity
Category: 3 - Operations / Maint.
Priority: 1 - Response Time (< 2 yr)
Correction: Re-caulk exterior control joints and other caulk joints
Qty: 100.00
Unit of Measure: L.F.
Estimate: $2,006.60
Assessor Name: System
Date Created: 02/03/2016

Notes: Recaulk exterior joints that are cracked and failing.

System: B2030 - Exterior Doors

Location: Exterior doors
Distress: Security Issue
Category: 1 - Health & Safety
Priority: 1 - Response Time (< 2 yr)
Correction: Remove and replace exterior doors - per leaf
Qty: 7.00
Unit of Measure: Ea.
Estimate: $56,672.56
Assessor Name: System
Date Created: 02/04/2016

Notes: Replace exterior doors that are in failing condition. Doors do not close without extra effort, have worn hardware, and are in general disrepair.

System: B3010105 - Built-Up

Location: Roofs

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

Priority: 1 - Response Time (< 2 yr)

Correction: Remove and Replace Built Up Roof

Qty: 6,895.00

Unit of Measure: S.F.

Estimate: $233,616.46

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace expired leaking roofs.

System: C2010 - Stair Construction

Location: Interior stairs

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: 400.00

Unit of Measure: L.F.

Estimate: $81,190.47

Assessor Name: System

Date Created: 02/04/2016

Notes: Provide code compliant handrails at interior stairs throughout the building. Install contrast nosing strips.

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

System: B1020 - Roof Construction

Location: Front entry

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Repair spalled concrete roof from the top - pick the correct repair and insert the SF of floor area

Qty: 200.00

Unit of Measure: S.F.

Estimate: $6,649.94

Assessor Name: System

Date Created: 02/03/2016

Notes: Replace rotted roof decking at front entry.

System: B2010 - Exterior Walls

Location: Exterior brick walls including glazed tile

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

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

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

Qty: 8,000.00

Unit of Measure: S.F.

Estimate: $258,315.78

Assessor Name: System

Date Created: 02/03/2016

Notes: Point mortar joints around the building in both brick and glazed brick/tile systems.

System: B2010 - Exterior Walls

Location: Office wing windows and door

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

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

Correction: Remove and replacing failing steel lintels in brick wall construction

Qty: 40.00

Unit of Measure: L.F.

Estimate: $22,172.93

Assessor Name: System

Date Created: 02/04/2016

Notes:

System: B2020 - Exterior Windows

Location: Exterior

Distress: Building Envelope Integrity

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: 138.00

Unit of Measure: Ea.

Estimate: $817,560.56

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace windows at both wings. Windows are difficult to operate and are not energy efficient, have broken panes, cracked glazing putty, and acrylic panes are hazed with age. There is evidence of water infiltration at basement walls under windows. Basement window operation damages adjacent ceilings.

System: B3020 - Roof Openings

This deficiency has no image.

Location: TBD

Distress: OSHA

Category: 2 - Code Compliance

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

Correction: Replace roof hatch - pick the closest size

Qty: 1.00

Unit of Measure: Ea.

Estimate: $7,499.21

Assessor Name: System

Date Created: 02/04/2016

Notes: Install a roof hatch with fixed ladder for maintenance access. Install ladders between different roof levels.

System: B3020 - Roof Openings

Location: Roof

Distress: Building Envelope Integrity

Category: 3 - Operations / Maint.

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

Correction: Replace skylights - pick the closest size and type

Qty: 5.00

Unit of Measure: Ea.

Estimate: $1,747.69

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace skylights in poor condition.

System: C1010 - Partitions

Location: TBD

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Build new single restroom to meet code requirements

Qty: 2.00

Unit of Measure: Ea.

Estimate: $140,651.95

Assessor Name: System

Date Created: 02/04/2016

Notes: Provide one unisex accessible bathroom at 1st and 2nd floors for faculty, staff and visitors.

System: C1020 - Interior Doors

Location: Interior doors

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace interior doors - wood doors with hollow metal frames - per leaf

Qty: 50.00

Unit of Measure: Ea.

Estimate: $180,051.35

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace interior doors that are beyond their expected life. Doors are worn and hardware is non-compliant. Retain door frames.

System: C1030 - Fittings

Location: Student restrooms

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Remove and replace damaged toilet paritions - handicap units

Qty: 13.00

Unit of Measure: Ea.

Estimate: $37,697.94

Assessor Name: System

Date Created: 02/04/2016

Notes: Provide handicap accessible toilet compartments at student toilet rooms. Replace toilet all compartments - repairs have been made, but as a whole, they are in poor condition.

System: C1030 - Fittings

Location: Classrooms

Distress: Obsolete

Category: 3 - Operations / Maint.

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

Correction: Replace blackboards with marker boards - pick the appropriate size and insert the quantities

Qty: 16.00

Unit of Measure: Ea.

Estimate: $25,346.46

Assessor Name: System

Date Created: 02/04/2016

Notes: Provide white markerboards in classrooms.

System: C1030 - Fittings

Location: Interiors

Distress: Building / MEP Codes

Category: 2 - Code Compliance

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

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

Qty: 30.00

Unit of Measure: Ea.

Estimate: $8,127.37

Assessor Name: System

Date Created: 02/04/2016

Notes: Install new interior signage throughout the building, including requirements for ADA.

System: C3020412 - Terrazzo & Tile

Location: Restrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace terazzo or tile flooring - pick the appropriate material

Qty: 1,050.00

Unit of Measure: S.F.

Estimate: $39,750.50

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace expired ceramic tile floors. Although in fair condition, floors have some damage from partition changes, and are expected to be further damaged from proposed changes. Floor tile style is not non-slip.

System: C3020413 - Vinyl Flooring

Location: Multi-purpose room and storage
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: 4,900.00
Unit of Measure: S.F.
Estimate: $74,316.67
Assessor Name: System
Date Created: 02/04/2016

Notes: Remove 9" VAT and replace with 12" VCT.

System: C3020414 - Wood Flooring

Location: Office wing
Distress: Maintenance Required
Category: 3 - Operations / Maint.
Priority: 2 - Response Time (2-3 yrs)
Correction: Refinish wood floors
Qty: 3,500.00
Unit of Measure: S.F.
Estimate: $37,684.29
Assessor Name: System
Date Created: 02/04/2016

Notes: Refinish worn wood floors.

System: C3020415 - Concrete Floor Finishes

Location: School kitchen

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Prepare and repaint concrete floor

Qty: 600.00

Unit of Measure: S.F.

Estimate: $3,479.43

Assessor Name: System

Date Created: 02/04/2016

Notes: Recoat concrete floor in kitchen for cleanliness.

System: C3030 - Ceiling Finishes

Location: Throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 14,500.00

Unit of Measure: S.F.

Estimate: $180,942.69

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace original, expired 12" glued on ceiling tiles throughout the building.

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location: TBD

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Add external 4 stop elevator - adjust the electrical run lengths to hook up the elevator

Qty: 1.00

Unit of Measure: Ea.

Estimate: $841,035.00

Assessor Name: System

Date Created: 02/04/2016

Notes: Install a 3-stop elevator to provide access to educational facilities.

System: D2010 - Plumbing Fixtures

Location: School toilet rooms

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: 8.00

Unit of Measure: Ea.

Estimate: $41,699.35

Assessor Name: System

Date Created: 02/18/2016

Notes: Replace floor level urinals

System: D2010 - Plumbing Fixtures

Location: Corridors

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Remove and Replace Water Fountains - without ADA new recessed alcove

Qty: 3.00

Unit of Measure: Ea.

Estimate: $22,737.57

Assessor Name: System

Date Created: 02/18/2016

Notes: Replace non-accessible fountains

System: D2010 - Plumbing Fixtures

Location: Convent bathrooms

Distress: Appearance

Category: 3 - Operations / Maint.

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

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

Qty: 4.00

Unit of Measure: Ea.

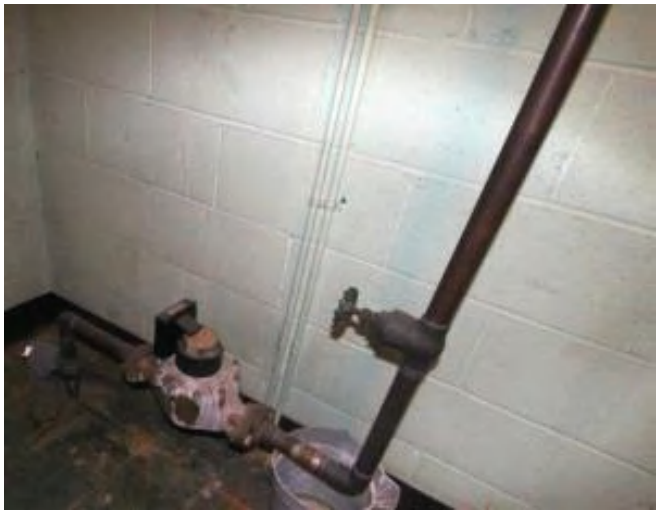
Estimate: $5,251.48

Assessor Name: System

Date Created: 02/18/2016

Notes: Replace convent water closets due to stains

System: D2020 - Domestic Water Distribution



Location: Basement

Distress: Building / MEP Codes

Category: 2 - Code Compliance

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

Correction: Provide 3" reduced pressure back flow preventer

Qty: 1.00

Unit of Measure: Ea.

Estimate: $3,253.01

Assessor Name: System

Date Created: 02/18/2016

Notes: Install backflow preventer (1 ½ inch) for entire building and replumb boiler PRV bypass line to not bypass hydronic connection backflow prevention valve

System: D3040 - Distribution Systems

Location: Toilet rooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Provide inline centrifugal fan and wall outlet louver for restroom exhaust (8 plbg fixtures)

Qty: 3.00

Unit of Measure: Ea.

Estimate: $80,913.96

Assessor Name: System

Date Created: 02/19/2016

Notes: Replace toilet room exhaust fans

System: E1090 - Other Equipment

Location: School kitchen

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace kitchen equipment - fill the quantities required in the estimate

Qty: 1.00

Unit of Measure: Ea.

Estimate: $114,461.58

Assessor Name: System

Date Created: 02/04/2016

Notes: Replace expired kitchen equipment. Walk-in cooler does not keep temperature reliably. Other equipment appears obsolete.

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

System: B1010 - Floor Construction

Location: Multipurpose room

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Install interior handicap ramp - per LF 5' wide - insert the LF in the quantity

Qty: 12.00

Unit of Measure: L.F.

Estimate: $24,088.74

Assessor Name: System

Date Created: 02/03/2016

Notes: Install a ramp to the platform in the multi-purpose room

System: D2030 - Sanitary Waste

Location: Entire building

Distress: Failing

Category: 3 - Operations / Maint.

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

Correction: Inspect sanitary waste piping and replace damaged sections. (+50KSF)

Qty: 15,000.00

Unit of Measure: S.F.

Estimate: $73,586.24

Assessor Name: System

Date Created: 02/18/2016

Notes: Replace sanitary drain pipes due to damage

System: D3020 - Heat Generating Systems

Location: Boiler room

Distress: Damaged

Category: 3 - Operations / Maint.

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

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

Qty: 0.50

Unit of Measure: Ea.

Estimate: $122,777.55

Assessor Name: System

Date Created: 02/18/2016

Notes: Replace boiler due to age and damage

System: D5010 - Electrical Service/Distribution

Location: Basement

Distress: Inadequate

Category: 4 - Capital Improvement

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

Correction: Replace Switchboard

Qty: 1.00

Unit of Measure: Ea.

Estimate: $91,910.71

Assessor Name: System

Date Created: 02/09/2016

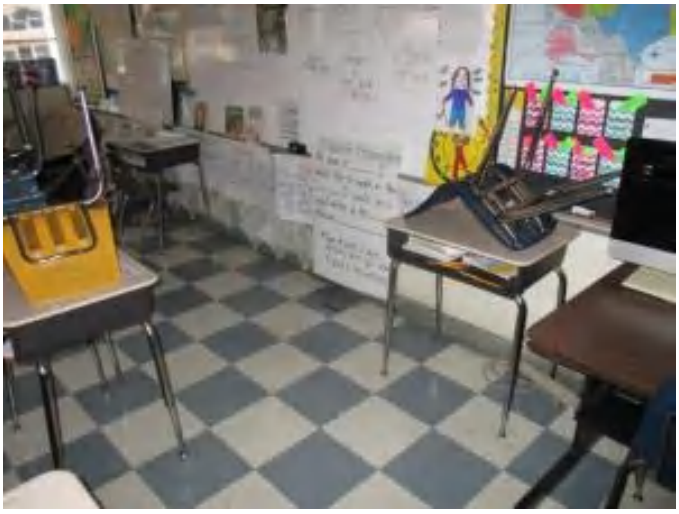
Notes: Provide a new electrical service 120/208V, 3 phase power, 600 Amperes.

System: D5010 - Electrical Service/Distribution

Location: Entire Building
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 3 - Response Time (3-4 yrs)
Correction: Replace Panelboard
Qty: 2.00
Unit of Measure: Ea.
Estimate: $28,823.76
Assessor Name: System
Date Created: 02/09/2016

Notes: Replace/add panel-boards and associated feeders. Total 2

System: D5020 - Lighting and Branch Wiring



Location: Entire Building
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 3 - Response Time (3-4 yrs)
Correction: Add wiring device
Qty: 50.00
Unit of Measure: Ea.
Estimate: $32,529.33
Assessor Name: System
Date Created: 02/09/2016

Notes: Add/Replace receptacle outlets. Approximate 50

System: D5090 - Other Electrical Systems

Location: Roof

Distress: Building / MEP Codes

Category: 2 - Code Compliance

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

Correction: Repair Lightning Protection System

Qty: 1.00

Unit of Measure: Job

Estimate: $24,249.82

Assessor Name: System

Date Created: 02/10/2016

Notes: Prepare a study to determine if this facility requires lightning protection system

System: E2010 - Fixed Furnishings

Location: Office kitchen

Distress: Obsolete

Category: 3 - Operations / Maint.

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

Correction: Remove and replace casework - per LF - insert quantities for cabinets in the estimate

Qty: 24.00

Unit of Measure: L.F.

Estimate: $30,432.48

Assessor Name: System

Date Created: 02/04/2016

Notes: Remove kitchen cabinetry and appliances. Install school cabinetry.

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

System: C3020413 - Vinyl Flooring

Location: Classrooms, corridors
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 4 - Response Time (4-5 yrs)
Correction: Remove and replace VCT
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $120,175.32
Assessor Name: System
Date Created: 02/04/2016

Notes: Replace 12" VCT flooring that is beginning to fail. Remove sheet vinyl flooring in office kitchen and replace with VCT.

System: D5020 - Lighting and Branch Wiring

Location: Entire Building
Distress: Obsolete
Category: 3 - Operations / Maint.
Priority: 4 - Response Time (4-5 yrs)
Correction: Add Lighting Fixtures
Qty: 180.00
Unit of Measure: Ea.
Estimate: $136,949.67
Assessor Name: System
Date Created: 02/10/2016

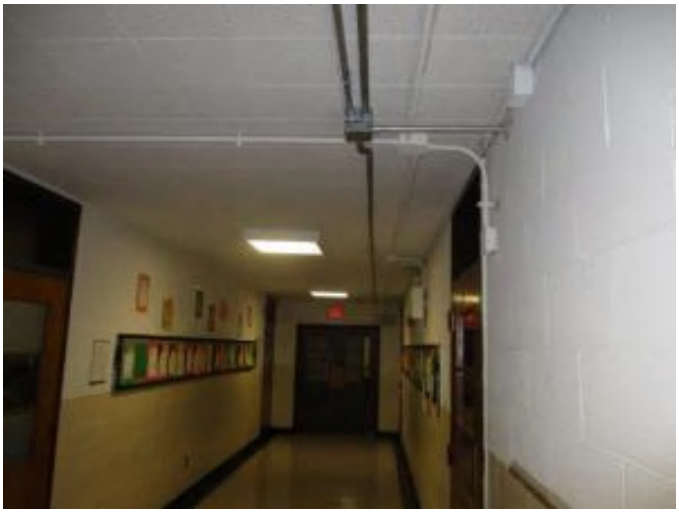
Notes: Replace fluorescent fixtures with T-12 lamps with fluorescent fixtures with T-8 lamps. Approximate 180 fixtures.

System: D5020 - Lighting and Branch Wiring

Location: Building South Side
Distress: Obsolete
Category: 3 - Operations / Maint.
Priority: 4 - Response Time (4-5 yrs)
Correction: Add Lighting Fixtures
Qty: 10.00
Unit of Measure: Ea.
Estimate: $11,762.11
Assessor Name: System
Date Created: 02/10/2016

Notes: Replace lighting fixtures with incandescent lamps with lighting fixtures with compact fluorescent lamps. Approximate 10.

System: D5030 - Communications and Security



Location: Entire Building
Distress: Security Issue
Category: 1 - Health & Safety
Priority: 4 - Response Time (4-5 yrs)
Correction: Add/Replace Video Surveillance System
Qty: 8.00
Unit of Measure: Ea.
Estimate: $29,821.15
Assessor Name: System
Date Created: 02/10/2016

Notes: Provide surveillance CCTV system. Approximate 8

System: D5030 - Communications and Security

Location: Entire Building

Distress: Obsolete

Category: 3 - Operations / Maint.

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

Correction: Provide wireless GPS clock system

Qty: 1.00

Unit of Measure: LS

Estimate: $12,522.18

Assessor Name: System

Date Created: 02/10/2016

Notes: Provide a clock system with wireless, synchronized, battery operated, clock system. Approximate 16 clocks.

Priority 5 - Response Time (> 5 yrs):

System: D3030 - Cooling Generating Systems

This deficiency has no image.

Location: Entire 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: 9,000.00

Unit of Measure: S.F.

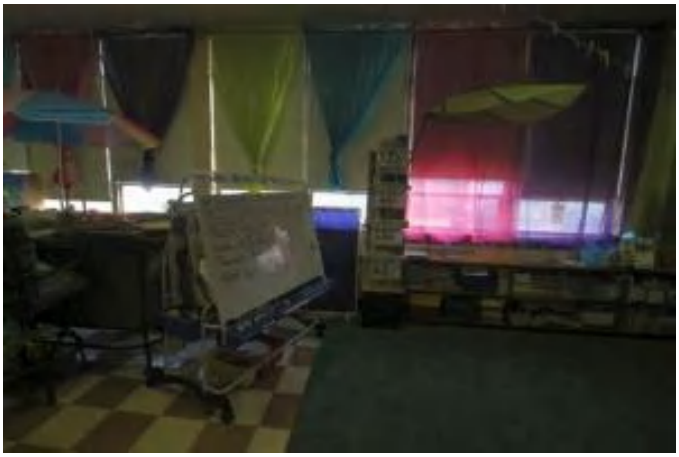
Estimate: $144,534.59

Assessor Name: System

Date Created: 02/18/2016

Notes: Install chiller system for entire building

System: D3040 - Distribution Systems



Location: Classrooms

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace classroom unit ventilator (htg/clg coils, 5 tons, 2,000 CFM)

Qty: 10.00

Unit of Measure: Ea.

Estimate: $498,786.73

Assessor Name: System

Date Created: 02/18/2016

Notes: Install unit ventilators in classrooms and basement to provide ventilation and cooling

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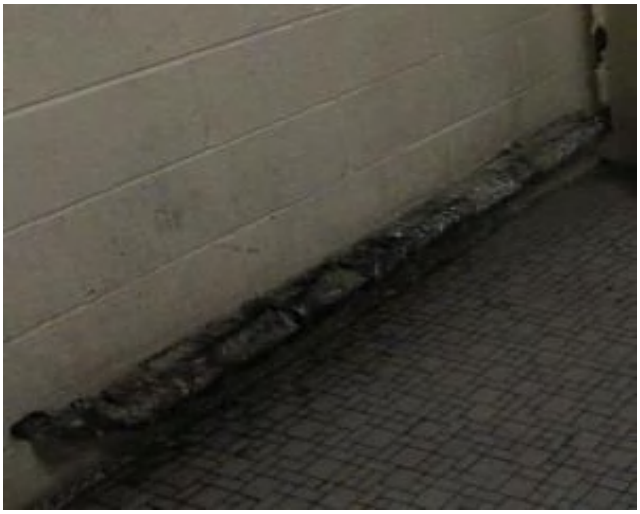
System: D3040 - Distribution Systems



Location: Entire 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: 400.00

Unit of Measure: L.F.

Estimate: $161,416.57

Assessor Name: System

Date Created: 02/19/2016

Notes: Replace hydronic convection units due to age and damage

System: D4010 - Sprinklers

This deficiency has no image.

Location: Entire building

Distress: Life Safety / NFPA / PFD

Category: 1 - Health & Safety

Priority: 5 - Response Time (> 5 yrs)

Correction: Install a fire protection sprinkler system

Qty: 15,000.00

Unit of Measure: S.F.

Estimate: $214,581.71

Assessor Name: System

Date Created: 02/19/2016

Notes: Install a fire protection sprinkler system including fire pump if needed

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 fired, natural or propane, cast iron, steam, gross output, 892 MBH, includes standard controls and insulated jacket, packaged	1.00	Ea.						35	1980	2052	$25,355.90	$27,891.49
D5010 Electrical Service/Distribution	Load centers, 1 phase, 3 wire, main lugs, rainproof, 120/240 V, 400 amp, 42 circuits, incl 20 A 1 pole plug-in breakers	1.00	Ea.	Basement					30	2010	2040	$3,663.90	$4,030.29
												Total:	**$31,921.78**

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):	4,500
Year Built:	1959
Last Renovation:	
Replacement Value:	$128,295
Repair Cost:	$147,862.81
Total FCI:	115.25 %
Total RSLI:	88.96 %

Description:

Attributes:

General Attributes:

Bldg ID:	S138101	Site ID:	S138101

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	95.45 %	124.16 %	$114,813.73
G40 - Site Electrical Utilities	72.21 %	92.26 %	$33,049.08
Totals:	**88.96 %**	**115.25 %**	**$147,862.81**

Condition Detail

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

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

System Listing

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

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

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$11.52	S.F.		30				0.00 %	0.00 %				$0
G2020	Parking Lots	$8.50	S.F.		30				0.00 %	0.00 %				$0
G2030	Pedestrian Paving	$16.19	S.F.	4,500	40	1959	1999	2057	105.00 %	157.59 %	42		$114,813.73	$72,855
G2040	Site Development	$4.36	S.F.	4,500	25	1959	1984	2030	60.00 %	0.00 %	15			$19,620
G2050	Landscaping & Irrigation	$4.36	S.F.		15				0.00 %	0.00 %				$0
G4020	Site Lighting	$4.84	S.F.	4,500	30	2000	2030		50.00 %	34.66 %	15		$7,549.33	$21,780
G4030	Site Communications & Security	$3.12	S.F.	4,500	30	1959	1989	2047	106.67 %	181.62 %	32		$25,499.75	$14,040
								Total	**88.96 %**	**115.25 %**			**$147,862.81**	**$128,295**

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.

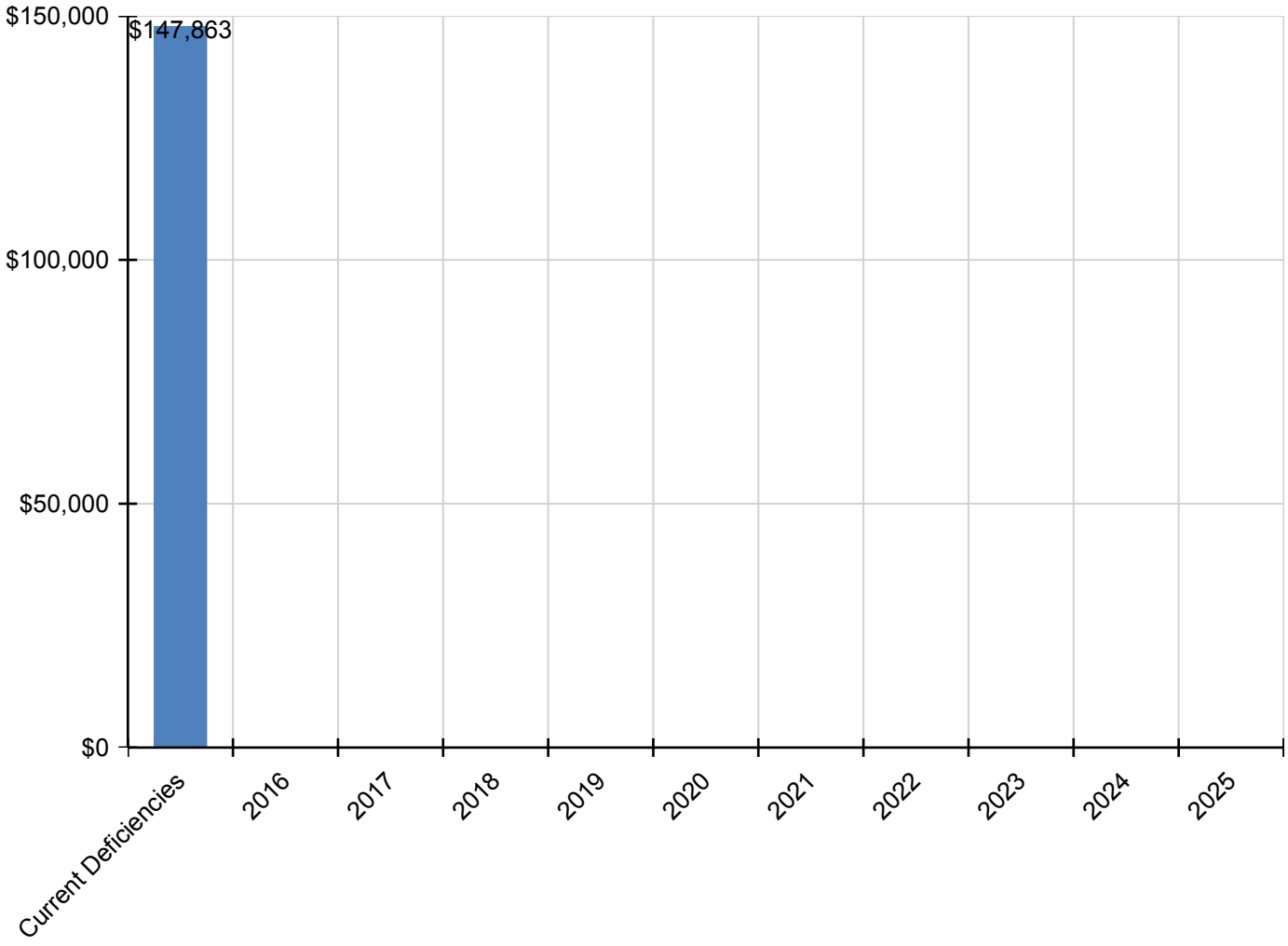
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$147,863**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$147,863**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$114,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,814**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping & Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$7,549	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,549**
G4030 - Site Communications & Security	$25,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,500**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

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

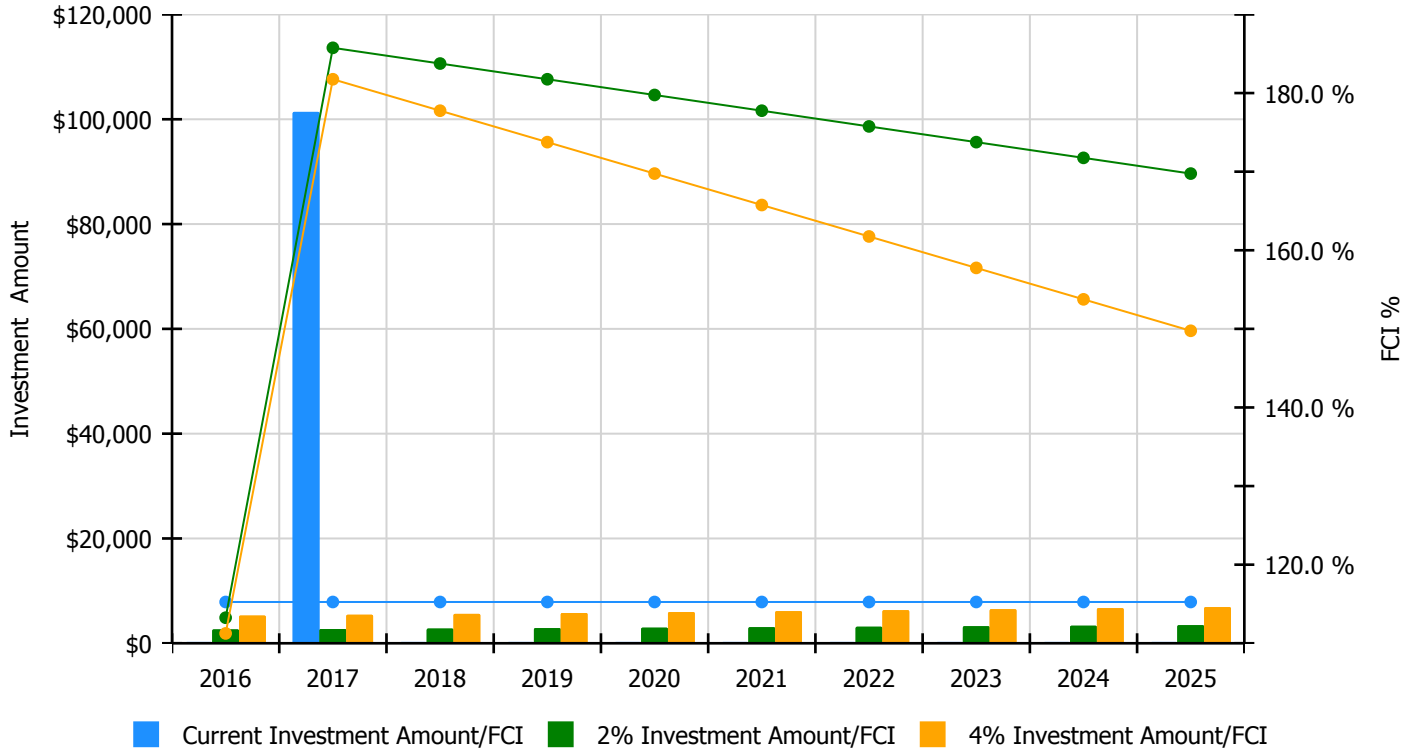


10 Year FCI Forecast by Investment Scenario

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

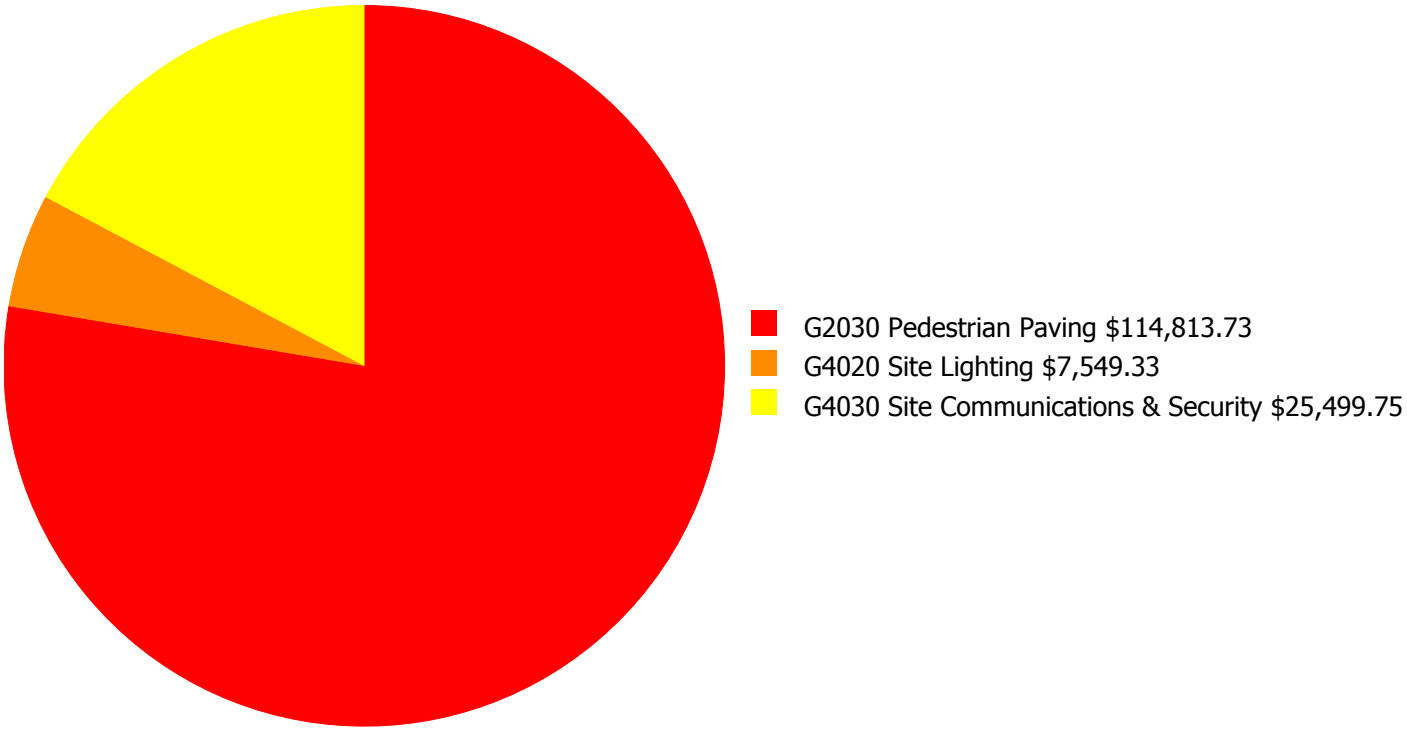
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 115.25%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$2,643.00	113.25 %	$5,286.00	111.25 %
2017	$101,406	$2,722.00	185.76 %	$5,444.00	181.76 %
2018	$0	$2,804.00	183.76 %	$5,608.00	177.76 %
2019	$0	$2,888.00	181.76 %	$5,776.00	173.76 %
2020	$0	$2,975.00	179.76 %	$5,949.00	169.76 %
2021	$0	$3,064.00	177.76 %	$6,128.00	165.76 %
2022	$0	$3,156.00	175.76 %	$6,311.00	161.76 %
2023	$0	$3,250.00	173.76 %	$6,501.00	157.76 %
2024	$0	$3,348.00	171.76 %	$6,696.00	153.76 %
2025	$0	$3,448.00	169.76 %	$6,897.00	149.76 %
Total:	**$101,406**	**$30,298.00**		**$60,596.00**	

Deficiency Summary by System

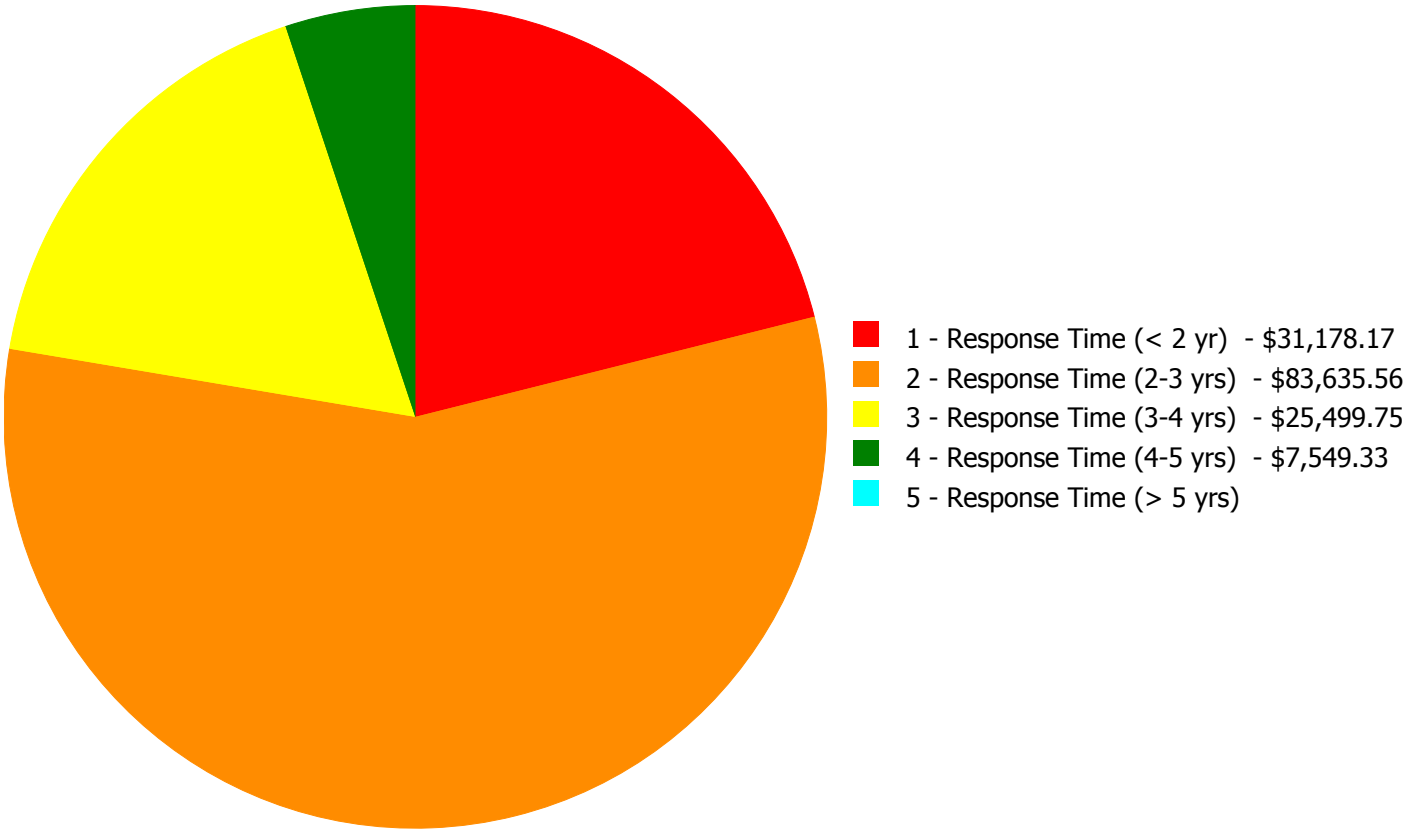
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $147,862.81

Deficiency Summary by Priority

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



Budget Estimate Total: $147,862.81

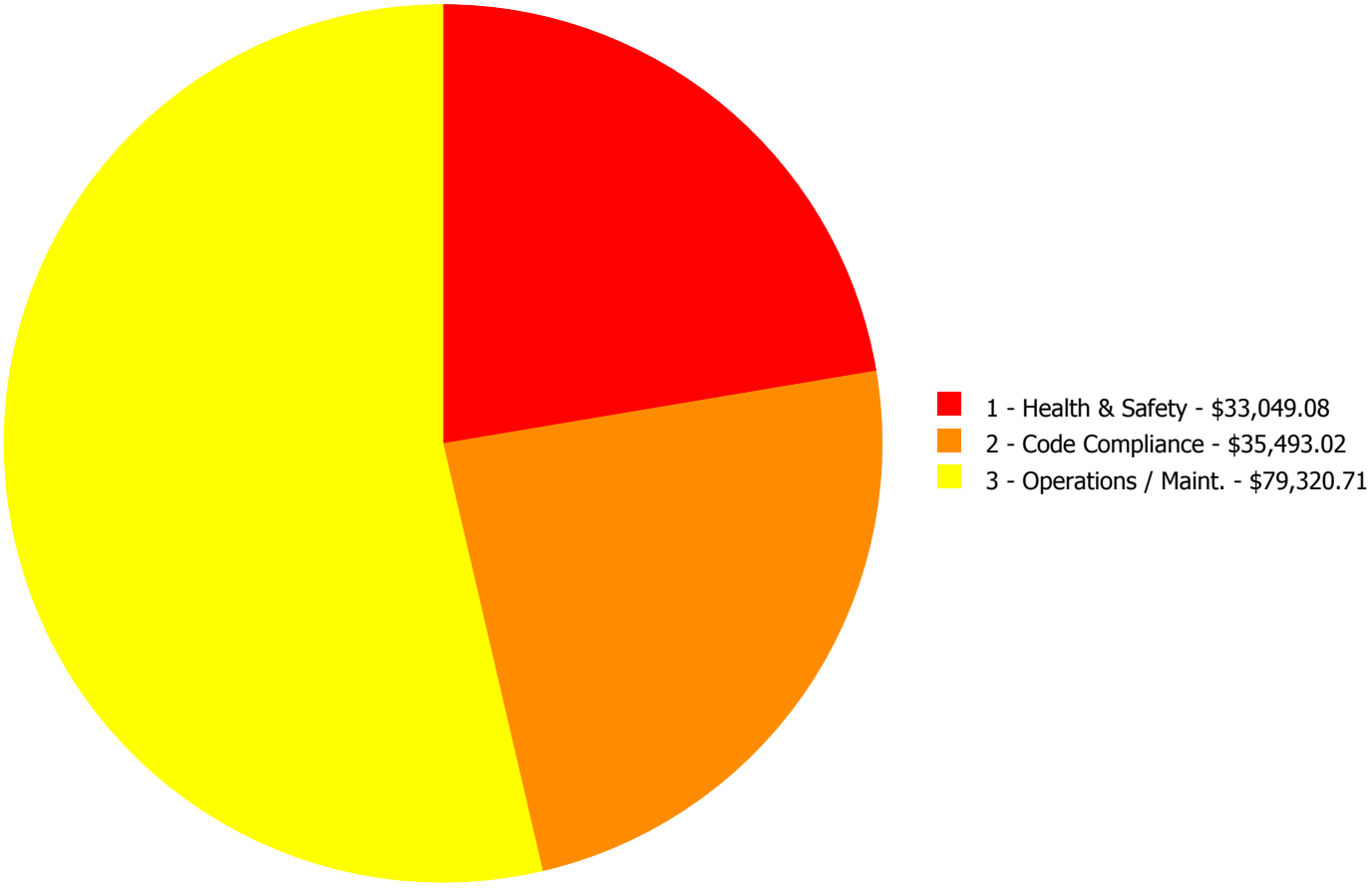
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
G2030	Pedestrian Paving	$31,178.17	$83,635.56	$0.00	$0.00	$0.00	$114,813.73
G4020	Site Lighting	$0.00	$0.00	$0.00	$7,549.33	$0.00	$7,549.33
G4030	Site Communications & Security	$0.00	$0.00	$25,499.75	$0.00	$0.00	$25,499.75
	Total:	$31,178.17	$83,635.56	$25,499.75	$7,549.33	$0.00	$147,862.81

Deficiency Summary by Category

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



Budget Estimate Total: $147,862.81

Deficiency Details by Priority

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

Priority 1 - Response Time (< 2 yr):

System: G2030 - Pedestrian Paving

Location: Front entry

Distress: Accessibility

Category: 2 - Code Compliance

Priority: 1 - Response Time (< 2 yr)

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

Qty: 24.00

Unit of Measure: L.F.

Estimate: $31,178.17

Assessor Name: Craig Anding

Date Created: 02/04/2016

Notes: Provide ramp at main entrance.

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

System: G2030 - Pedestrian Paving

Location: Entrances and exits

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Repair on grade concrete stairs - nosings and exposed rebar

Qty: 40.00

Unit of Measure: Riser

Estimate: $79,320.71

Assessor Name: Craig Anding

Date Created: 02/04/2016

Notes: Repair exterior stairs at all entrances/exits.

System: G2030 - Pedestrian Paving

Location: Sidewalks

Distress: Accessibility

Category: 2 - Code Compliance

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

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

Qty: 300.00

Unit of Measure: S.F.

Estimate: $4,314.85

Assessor Name: Craig Anding

Date Created: 02/04/2016

Notes: Repair damaged sidewalks

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

System: G4030 - Site Communications & Security

Location: Building Perimeter

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Add Video Surveillance System

Qty: 6.00

Unit of Measure: Ea.

Estimate: $25,499.75

Assessor Name: Craig Anding

Date Created: 02/10/2016

Notes: Provide outdoor surveillance CCTV cameras to the building exterior for full coverage of the perimeter. Approximate 6 CCTV cameras.

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

System: G4020 - Site Lighting

Location: West Exterior Wall

Distress: Security Issue

Category: 1 - Health & Safety

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

Correction: Add site lighting fixtures

Qty: 2.00

Unit of Measure: Ea.

Estimate: $7,549.33

Assessor Name: Craig Anding

Date Created: 02/10/2016

Notes: Provide wall mounted lighting fixtures along the west exterior wall. Approximate 2.

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