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.

Waring School

Governance	DISTRICT	Report Type	Elementarymiddle
Address	1801 Green St.	Enrollment	322
	Philadelphia, Pa 19130	Grade Range	'00-08'
Phone/Fax	215-684-5073 / 215-684-5479	Admissions Category	Neighborhood
Website	Www.Philasd.Org/Schools/Waring	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	**47.77%**	**$11,539,778**	**$24,158,367**
Building	46.76 %	$10,619,655	$22,708,770
Grounds	63.47 %	$920,124	$1,449,597

Major Building Systems

Building System	System FCI	Repair Costs	Replacement Cost
Roof (Shows physical condition of roof)	00.00 %	$0	$508,744
Exterior Walls (Shows condition of the structural condition of the exterior facade)	00.00 %	$0	$1,697,860
Windows (Shows functionality of exterior windows)	00.00 %	$0	$828,460
Exterior Doors (Shows condition of exterior doors)	163.85 %	$109,288	$66,700
Interior Doors (Classroom doors)	121.98 %	$196,946	$161,460
Interior Walls (Paint and Finishes)	00.00 %	$0	$773,260
Plumbing Fixtures	60.95 %	$379,057	$621,920
Boilers	00.00 %	$0	$858,820
Chillers/Cooling Towers	67.51 %	$760,271	$1,126,080
Radiators/Unit Ventilators/HVAC	153.20 %	$3,029,629	$1,977,540
Heating/Cooling Controls	158.90 %	$986,794	$621,000
Electrical Service and Distribution	174.32 %	$777,825	$446,200
Lighting	49.85 %	$795,286	$1,595,280
Communications and Security (Cameras, Pa System and Fire Alarm)	74.12 %	$442,908	$597,540

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

S249001;Waring

Final

Site Assessment Report

January 31, 2017

PARSONS

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Site Executive Summary

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

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

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

Gross Area (SF):	46,000
Year Built:	1956
Last Renovation:	
Replacement Value:	$24,158,367
Repair Cost:	$11,539,778.37
Total FCI:	47.77 %
Total RSLI:	72.59 %

Description:

Facility Assessment
October 2015

School District of Philadelphia

Waring Elementary School

1801 Green Street

Philadelphia, PA 19130

46,000 SF / 417 Students / LN 03

The Waring Elementary School building is located at 1801 Green Street in Philadelphia, PA. The 3 story with basement, 46,000 square foot building was originally constructed in 1956. The building has an L-shape footprint. The building has a basement partially above grade.

Mr. Tom Sharer, Facility Area Coordinator provided input to the Parsons assessment team on current problems and planned renovation projects. Mr. Sal Colavita, Building Engineer, accompanied us on our tour of the school and provided us with detailed information on the building systems and recent maintenance history. The school principal, Ms. Brianna Dunn provided additional information about the building condition.

STRUCTURAL/ EXTERIOR CLOSURE:

The building typically rests on concrete foundations and bearing walls that are not showing signs of settlement. There is minor water seepage through basement walls during rain in multipurpose room on west side of the building due to clogged area drain in the playground (as reported). Foundation walls do not show signs of deterioration. The mold build-up is not evident in boiler room and other parts of mechanical spaces. The basement slab does not show signs of heaving.

The main structure consists typically of cast-in-place concrete columns, beams and one-way concrete slabs. Above ground floor slabs are generally in good condition, however exterior floor slab above the basement entrance shows some structural deterioration including spalled concrete and exposed, and rusting reinforcement.

The roof structure is typically similar to floor construction.

The building envelope is typically masonry with face brick over CMU or SGFT, with decorative patterns on elevations facing streets. In general, masonry is in good condition.

The original windows were replaced in 2005 with extruded aluminum single hung windows, double glazed; some windows' upper sashes are fitted with insulated translucent panels. All windows are fitted with integral security screens. Windows and screens are generally in good condition.

Roofing is typically built-up system installed in 2005. All roofing and flashing is typically in good condition. No leaks have been reported.

Exterior doors are typically hollow metal in fair to poor condition; they are beyond their service life. Generally, the building is not accessible per ADA requirements due to first floor-grade separation, with no ramps or lifts.

INTERIORS:

Partition wall types typically include painted CMU. Corridors, basement spaces have structural glazed facing tile (SGFT) finish. The interior wall finishes are generally painted CMU and plaster. Walls in toilets are typically SGFT. Generally, paint is in fair condition, applied in approximately 2007. Approximately 55% of ceilings are exposed, plastered and painted. 2x4 suspended acoustical panels are installed on third floor and office spaces on the first floor; tiles are old and beyond their service life.

Flooring throughout is generally VAT and concrete in toilets and mechanical spaces. Office spaces are VCT and carpet in library.

Interior doors are generally rail and stile wood doors, some glazed, in hollow metal frames; and solid core in hollow metal frames in added wing. Original doors are typically beyond their service life. Most doors are fitted with door knobs and are not ADA compliant.

Fittings include original chalk boards, generally in poor condition. Toilet partitions and accessories in are in very poor condition, mostly original to the building, some cubicle doors were replaced with particle board panels. Interior identifying signage is typically directly painted on wall or door surfaces generally in poor condition.

Stair construction is generally concrete with cast iron non-slip treads in good condition.

Furnishings include fixed metal casework in classrooms, under window sills in good condition.

CONVEYING SYSTEMS:

The building has no elevators.

PLUMBING:

Plumbing Fixtures - Many of the original plumbing fixtures remain in service. Fixtures in the restrooms on each floor consist of floor

and wall mounted flush valve water closets, wall hung urinals, and lavatories with wheel handle faucets. The Building Engineer reported that the plumbing fixtures require frequent maintenance to stay in working order. The plumbing fixtures are beyond their service life and should be replaced within the next 5 years.

Drinking fountains in the corridors and at the restrooms are wall hung porcelain fountains. The porcelain fountains are well beyond their service life and should be replaced; most are NOT accessible type.

A service sink is available in a janitor closet in the corridor on each floor for use by the janitorial staff.

The Kitchen is a part of the Cafeteria and does not have sinks or exhaust hoods installed.

Domestic Water Distribution - A 3" city water service enters the building in the boiler room on the South side of the building from Green Street. The 3" meter and valves are located in the same room and a reduced pressure backflow preventer is installed. Duplex skid mounted 5HP Alyan domestic pressure booster pumps are installed on the domestic water line to ensure adequate pressure throughout the building. The original domestic hot and cold water distribution piping was replaced with copper piping and sweat fittings. The maintenance staff reports no significant problems with scale build up in the domestic piping and the supply is adequate to the fixtures, but the piping has been in use for an unknown amount of time and should be inspected and repaired as necessary by a qualified contractor.

A single Bradford White electric, 50 gallon, vertical hot water heater with small circulating pump supplies hot water for domestic use. The unit is located in the boiler room on the basement level and was installed in 2014. The hot water heater is equipped with a T&P relief valve, and expansion tank. This unit should provide reliable service for the next 7-9 years.

Sanitary Waste - The original storm and sanitary sewer piping is heavy weight cast iron with hub and spigot fittings. Some repairs have been made with steel piping and no-hub fittings.

A sewage ejector pit located in basement receives water from the basement area. It has two (2) Gorman Rupp pumps installed, both of which looked to be in good condition and within their service life. The ejector pit is sealed and no issues were reported by the Building Engineer.

The maintenance staff reported mostly minor problems with the sanitary waste piping systems. However, the sewer piping has been in service for over 60 years and will require more frequent attention from the maintenance staff as time passes. The District should hire a qualified contractor to examine the sanitary waste piping using video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.

Rain Water Drainage - Rain water drains from the roof are routed through mechanical chases in the building and appear to be original. Sections of the cast iron piping with hub and spigot fittings have been replaced with steel piping and no-hub fittings. The Building Engineer reported that rain leaders leak in several places within the building. The District should hire a qualified contractor to examine the rain water drainage piping using video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.

MECHANICAL:

Energy Supply - The oil supply is stored in a 5,000 gallon storage tank located in the basement adjacent to the boiler room. Duplex pumps located in the basement boiler room circulate oil through the system. Oil is the only fuel source for the boilers. The storage tank should be inspected on a regular basis.

Heat Generating Systems - Building heating hot water is generated by two (2) Buderus Logano GE615 boilers with gross output of 2,242 MBH and installed in 2007. One boiler can handle the building load in normal winter weather conditions; both units are required to bring the building up to temperature on very cold days. Each boiler is equipped with a Power Flame burner designed to operate on fuel oil. Each boiler is equipped with ½ HP burner oil pumps that are loose and not driven by the fan motor. Combustion air makeup is supplied by louvers equipped with motorized dampers. No major issues with the boilers were reported by the Building Engineer. Cast iron sectional boilers have an anticipated service life of 35 years or more; these units have been in service approximately 8 years. The boilers appear to have been maintained well. The District should provide reliable service for the next 25 to 30 years.

Distribution Systems - Building heating hot water piping is black steel with threaded fittings. An air separator and expansion tank are installed on the hot water return piping. The heating hot water distribution piping has been in use for an unknown amount of time and will require more frequent attention from the maintenance staff to address pipe/valve failures as time passes. The District should hire

a qualified contractor to examine the heating hot water distribution piping and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures.

A two pipe distribution system supplies building heating water to the unit ventilators and fin tube radiators. Two (2) 3HP Bell and Gossett base mounted, end suction heating water supply pumps circulate building heating hot water. The pumps were installed with the boilers in 2007. All piping was covered with insulation. The pumps have an anticipated service life of 25 years; the District should provide reliable service for the next 15-18 years.

Unit ventilators and fin tube radiators provide heating for classrooms, offices, and indirectly to the hallways. The unit ventilators and fin tube radiators are original to the building and well beyond their service life. Outdoor air for the building is provided by wall openings in the unit ventilators. The existing unit ventilators should be removed and new units installed with hot and chilled water coils and integral heat exchangers to introduce sufficient outdoor air to the building. Ventilation is provided to the Cafeteria by three (3) unit ventilators; this does not meet current code required ventilation requirements. Ventilation should be provided for the Cafeteria by installing a constant volume air handling unit with distribution ductwork and registers. For the administration offices a fan coil air handling unit should be hung from the structure with outdoor air ducted to the unit from louvers in the window openings. These units would be equipped with hot water heating coils and chilled water cooling coils.

Exhaust for the restrooms is provided by three (3) roof mounted exhaust fans. One exhaust fan serves the girls restrooms, one serves the boys restrooms, and the third serves the staff restrooms. The existing roof mounted exhaust fans are operational according to the Building Engineer and are within their service life. Two (2) roof mounted power ventilators provide relief air for the corridors and are in good condition. The District should provide reliable service for the next 10-15 years.

Terminal & Package Units - Several of the classrooms in the school building have window air conditioning units that have an anticipated service life of only 10 years. Installing a 120 ton air-cooled chiller, with pumps located in a mechanical room, and chilled water distribution piping would supply more reliable air conditioning for the building with a much longer service life.

A Mitsubishi split system air conditioning system provides cooling to the LAN room located on the first floor off of the Main Office. The installation date of this unit is unknown; the anticipated service life of a split system air conditioner is 15 years. The district should budget to replace this unit within the next 7-10 years.

Controls & Instrumentation - The original pneumatic systems have been removed. Pneumatic room thermostats are intended to control the steam radiator control valves. The radiator control valves have been replaced with manually adjustable controls at each radiator and heating control is achieved via the boilers and to a smaller extent the control valves. These controls should be converted to DDC.

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

Sprinklers - The school building is NOT covered by an automatic sprinkler system. Installing a sprinkler system with quick response type heads should reduce insurance costs by providing protection for the property investment. A fire pump may be required depending on the available city water pressure. Fire stand pipe is NOT installed.

ELECTRICAL:

Site electrical service - The primary power is at 13.2KV from the street power pole feeds a pole-top transformer (125 KVA, 13.2KV – 120V/240V, 2 Phase), then goes underground and feeds a main building disconnect switch and a main switchboard. The main disconnect is rated at 800A, 120V/240V, 2 phase, and is located in main electrical room. The main 800A switchboard, and the PECO meter (PECO 222MUC-38376) are also located inside the electrical room. They provide power for lighting and receptacles of the building. The site electrical service is old and has reached the end of its useful service life.

Distribution System – The building distribution is by 120V panels that are located throughout the building (two in each floor) and provide power for lighting and receptacles. The panels are old and they have reached the end of their useful service life.

Receptacles - There is not enough receptacles in classrooms, computer rooms, libraries, and other areas. There should be minimum of two receptacles on each wall of the classrooms, and other areas.

Lighting - Interior building is illuminated by various types of fixtures. They include fluorescent lighting (with T-12 & T-8 lamp) in majority of the areas, including; classrooms, corridor, offices, and the Kitchen. Surface or pendant mounted industrial fluorescent

fixtures are used in mechanical and electrical rooms. The Gymnasium also has old HID fixtures. The majority of interior lighting fixtures is in a poor condition and has reached the end of their useful service.

Fire alarm - The present Fire Alarm system is old and is not automatic/addressable, and is not in compliance with safety codes. There are manual pulls stations throughout the building. However, there are insufficient number of horns/strobes installed in the classrooms, corridors, offices and other areas in the school.

Telephone/LAN - The school telephone and data systems are new and working adequately. The main distribution frame (MDF) along with a telephone PBX system is providing the necessary communication function of the building. School is also equipped with Wi-Fi system.

Public Address - Separate PA system does not exist. School uses the telephone systems for public announcement. This system is working adequately. The present Intercom System is functioning fine. Each class room is provided with intercom telephone service. The system permits paging and intercom communication between main office to classrooms, and vice versa (classrooms to main office), and communication between classrooms to classrooms.

Clock and Program system – Clocks and program systems are old and not working properly. Classrooms are provided with 12-inch wall mounted round clocks that are not controlled properly by central master control panel.

Television System - Television system is not provided in the school. Most classes are equipped with smart boards having the ability to connect to computers and internet.

Security Systems, access control, and video surveillance - The school does have a fairly new video surveillance system with 16 cameras. There are cameras at exit doors, corridors, exterior, and other critical areas. The cameras are controlled by a Closed Circuit Television system (CCTV).

Emergency Power System - School has a fairly new 40 KW emergency generator that feeds the emergency lighting and other emergency loads in the school.

Emergency lighting system, including exit lighting - there are insufficient emergency lighting fixtures in corridors and other exit ways. Exit signs and emergency fixtures are old and have reached the end of their useful service.

Lightning Protection System - There is no lightning protection system provided for this school. The roof has no lightning rods. The rods should be connected to the ground properly via stranded aluminum cables.

Grounding - The present grounding system is adequate. All equipment is correctly bonded to the ground.

Site Lighting - The school grounds and building perimeters are not adequately lighted for safety of the people and security of property.

Site Paging - The present Site paging System is not adequate. There is insufficient number of speaker on building’s exterior walls.

GROUNDS (SITE):

The parking lot at the site for approximately 46 vehicles is located west of the playground. Pavement is severely deteriorated; parking stalls are poorly marked with no accessible stalls and one fence mounted sign marking a stall with no aisle.

Playground adjacent to the building is in poor condition, paving is cracked and deteriorated; there is no playground equipment. Original perimeter chain link fences are generally in poor condition and rusting. There is no landscaping.

ACCESSIBILITY:

The building does not have accessible entrance, and accessible routes. The toilets are not equipped with accessible fixtures, partitions and accessories, such as grab bars and accessible partitions. Most of the doors in the building do not have ADA required door handles.

RECOMMENDATIONS:

- Repair deteriorated slab sections above basement entrance; epoxy seal joints at terrace above
- Replace exterior doors
- Replace interior doors

- Replace all VAT tile
- Replace carpet in library
- Repair and repaint all ceilings
- Replace acoustic ceilings
- Reconfigure toilets on each floor for accessibility, provide new toilet partitions
- Provide new toilet accessories including grab bars
- Install new signage throughout
- Replace original chalk boards with marker boards
- Install 3000 lb hydraulic elevator serving all floors and basement
- Provide wheelchair lift at the front door stair
- Provide ADA compliant ramp at main entrance
- Provide ADA compliant hardware on interior doors
- Replace parking lot pavement
- Stripe stalls including 2 accessible spaces, install wheel stops and signage
- Replace playground paving
- Replace chain link perimeter fence
- Provide accessible ramp at the main entrance
- Replace catch basin and section of damaged pipe
- Replace thirty-six (36) wall hung water closets in the restrooms with new code compliant fixtures.
- Replace fifteen (15) wall hung urinals in the restrooms with new low flow fixtures.
- Replace eight (8) porcelain wall hung drinking fountains in the corridors. These units are beyond their service life and most are NOT accessible type.
- Hire a qualified contractor to perform a detailed inspection of the domestic water piping, in use for an unknown amount of time, and replace any damaged piping.
- Hire a qualified contractor to perform a detailed examination of the sanitary waste piping using visual inspection and video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.
- Hire a qualified contractor to perform a detailed examination of the rain water drainage piping using visual inspection and video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.
- Hire a qualified contractor to examine the building heating water distribution piping, in service for an unknown amount of time, and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures.
- Remove the existing unit ventilators and install units with hot and chilled water coils and integral heat exchangers to introduce outdoor air to the building.
- Provide ventilation for the Cafeteria by installing a constant volume air handling unit with distribution ductwork and registers.
- Provide ventilation for the administration offices by installing a fan coil air handling unit hung from the structure with outdoor air ducted to the unit from louvers in window openings.
- Remove the window air conditioning units and install a 120 ton air-cooled chiller with chilled water distribution piping and pumps located in a mechanical room to supply more reliable air conditioning for the building with a much longer service life.
- Replace the manual controls for the HVAC systems with modern DDC modules, valves and actuators to improve reliability and energy efficiency. Provide a new building automation system (BAS) with communication interface to the preferred system in use throughout the District.
- Install a fire protection sprinkler system with quick response type heads to reduce insurance costs by providing protection for the property. A fire pump may be required depending on the available city water pressure.
- Install new Site electrical service 750KVA, 480V, 3 Phase to feed the HVAC, lighting and receptacle loads.
- Install a new 480V, 3 phase switchgear.
- Install a new 120V/208V, 3 phase switchgear.
- Install new 120V panelboards throughout the building for lighting, and receptacles loads.
- Install new receptacles in all classrooms and other areas (minimum two receptacles on each wall).
- Install new a lighting system for the entire building.
- Install new emergency exit signs & emergency lights.
- Install a new automated FA System
- Install a new Clock System.
- Install a new Lightning protection for the building.
- Install new site lighting for safety of the people and security of property.
- Install new site paging on building exterior walls.

Attributes:

General Attributes:

Active:	Open	Bldg Lot Tm:	Lot 3 / Tm 4
Status:	Accepted by SDP	Team:	Tm 4
Site ID:	S249001		

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.

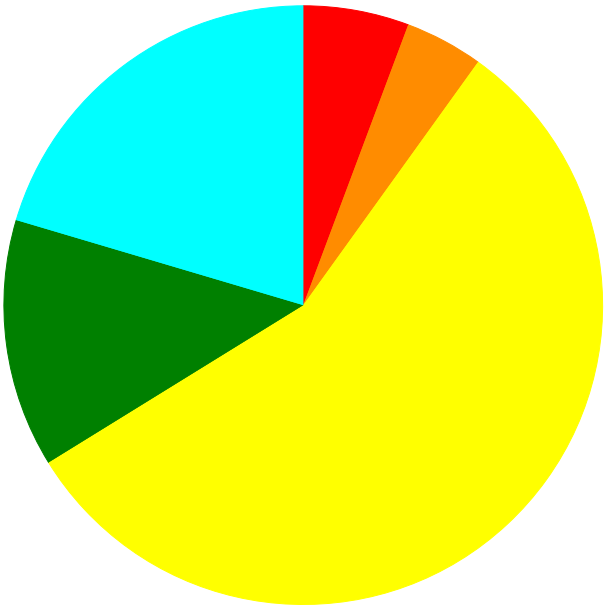
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	1.12 %	$45,689.37
B20 - Exterior Enclosure	53.59 %	4.21 %	$109,287.85
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	58.29 %	33.22 %	$374,995.82
C20 - Stairs	41.00 %	0.00 %	$0.00
C30 - Interior Finishes	103.05 %	32.48 %	$654,194.60
D10 - Conveying	105.71 %	277.89 %	$715,843.28
D20 - Plumbing	68.50 %	110.91 %	$1,041,803.63
D30 - HVAC	92.24 %	93.35 %	$4,776,694.03
D40 - Fire Protection	92.47 %	177.49 %	$658,051.96
D50 - Electrical	110.11 %	82.96 %	$2,243,094.19
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
G20 - Site Improvements	106.03 %	70.83 %	$750,594.18
G40 - Site Electrical Utilities	106.67 %	43.49 %	$169,529.46
Totals:	**72.59 %**	**47.77 %**	**$11,539,778.37**

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)
B249001;Waring	46,000	46.76	$658,051.96	$475,337.74	$5,656,795.14	$1,473,853.48	$2,355,616.41
G249001;Grounds	67,100	63.47	$0.00	$11,667.26	$836,831.52	$71,624.86	$0.00
Total:		**47.77**	**$658,051.96**	**$487,005.00**	**$6,493,626.66**	**$1,545,478.34**	**$2,355,616.41**

Deficiencies By Priority



Budget Estimate Total: $11,539,778.37

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):	46,000
Year Built:	1956
Last Renovation:	
Replacement Value:	$22,708,770
Repair Cost:	$10,619,654.73
Total FCI:	46.76 %
Total RSLI:	70.44 %

Description:

Attributes:

General Attributes:

Active:	Open	Bldg ID:	B249001
Sewage Ejector:	Yes	Status:	Accepted by SDP
Site ID:	S249001		

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	41.00 %	0.00 %	$0.00
A20 - Basement Construction	41.00 %	0.00 %	$0.00
B10 - Superstructure	41.00 %	1.12 %	$45,689.37
B20 - Exterior Enclosure	53.59 %	4.21 %	$109,287.85
B30 - Roofing	50.00 %	0.00 %	$0.00
C10 - Interior Construction	58.29 %	33.22 %	$374,995.82
C20 - Stairs	41.00 %	0.00 %	$0.00
C30 - Interior Finishes	103.05 %	32.48 %	$654,194.60
D10 - Conveying	105.71 %	277.89 %	$715,843.28
D20 - Plumbing	68.50 %	110.91 %	$1,041,803.63
D30 - HVAC	92.24 %	93.35 %	$4,776,694.03
D40 - Fire Protection	92.47 %	177.49 %	$658,051.96
D50 - Electrical	110.11 %	82.96 %	$2,243,094.19
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**70.44 %**	**46.76 %**	**$10,619,654.73**

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.	46,000	100	1956	2056		41.00 %	0.00 %	41			$846,400
A1030	Slab on Grade	$7.73	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$355,580
A2010	Basement Excavation	$6.55	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$301,300
A2020	Basement Walls	$12.70	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$584,200
B1010	Floor Construction	$75.10	S.F.	46,000	100	1956	2056		41.00 %	1.32 %	41		$45,689.37	$3,454,600
B1020	Roof Construction	$13.88	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$638,480
B2010	Exterior Walls	$36.91	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$1,697,860
B2020	Exterior Windows	$18.01	S.F.	46,000	40	2005	2045		75.00 %	0.00 %	30			$828,460
B2030	Exterior Doors	$1.45	S.F.	46,000	25	1956	1981	2042	108.00 %	163.85 %	27		$109,287.85	$66,700
B3010105	Built-Up	$37.76	S.F.	13,400	20	2005	2025		50.00 %	0.00 %	10			$505,984
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.	46,000	20	2005	2025		50.00 %	0.00 %	10			$2,760
C1010	Partitions	$17.91	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$823,860
C1020	Interior Doors	$3.51	S.F.	46,000	40	1956	1996	2057	105.00 %	121.98 %	42		$196,945.74	$161,460
C1030	Fittings	$3.12	S.F.	46,000	40	1956	1996	2057	105.00 %	124.06 %	42		$178,050.08	$143,520
C2010	Stair Construction	$1.41	S.F.	46,000	100	1956	2056		41.00 %	0.00 %	41			$64,860

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
C3010230	Paint & Covering	$13.21	S.F.	46,000	10	2007	2017	2027	120.00 %	0.00 %	12			$607,660
C3010231	Vinyl Wall Covering	$0.97	S.F.	46,000	15				0.00 %	0.00 %				$44,620
C3010232	Wall Tile	$2.63	S.F.	46,000	30				0.00 %	0.00 %				$120,980
C3020411	Carpet	$7.30	S.F.	1,700	10	2000	2010	2027	120.00 %	153.30 %	12		$19,024.31	$12,410
C3020412	Terrazzo & Tile	$75.52	S.F.		50				0.00 %	0.00 %				$0
C3020413	Vinyl Flooring	$9.68	S.F.	26,350	20	1956	1976	2037	110.00 %	152.52 %	22		$389,025.03	$255,068
C3020414	Wood Flooring	$22.27	S.F.		25				0.00 %	0.00 %				$0
C3020415	Concrete Floor Finishes	$0.97	S.F.	8,750	50	1956	2006	2067	104.00 %	0.00 %	52			$8,488
C3030	Ceiling Finishes	$20.97	S.F.	46,000	25	1956	1981	2042	108.00 %	25.52 %	27		$246,145.26	$964,620
D1010	Elevators and Lifts	$5.60	S.F.	46,000	35			2052	105.71 %	277.89 %	37		$715,843.28	$257,600
D2010	Plumbing Fixtures	$13.52	S.F.	46,000	35	1956	1991	2032	48.57 %	60.95 %	17		$379,057.09	$621,920
D2020	Domestic Water Distribution	$1.68	S.F.	46,000	25	1956	1981	2042	108.00 %	301.63 %	27		$233,098.17	$77,280
D2030	Sanitary Waste	$2.90	S.F.	46,000	25	1956	1981	2042	108.00 %	169.16 %	27		$225,664.59	$133,400
D2040	Rain Water Drainage	$2.32	S.F.	46,000	30	1956	1986	2047	106.67 %	191.14 %	32		$203,983.78	$106,720
D3020	Heat Generating Systems	$18.67	S.F.	46,000	35	2007	2042		77.14 %	0.00 %	27			$858,820
D3030	Cooling Generating Systems	$24.48	S.F.	46,000	20			2037	110.00 %	67.51 %	22		$760,270.89	$1,126,080
D3040	Distribution Systems	$42.99	S.F.	46,000	25	1956	1981	2042	108.00 %	153.20 %	27		$3,029,629.41	$1,977,540
D3050	Terminal & Package Units	$11.60	S.F.	46,000	20				0.00 %	0.00 %				$533,600
D3060	Controls & Instrumentation	$13.50	S.F.	46,000	20	1956	1976	2037	110.00 %	158.90 %	22		$986,793.73	$621,000
D4010	Sprinklers	$7.05	S.F.	46,000	35			2052	105.71 %	202.91 %	37		$658,051.96	$324,300
D4020	Standpipes	$1.01	S.F.	46,000	35				0.00 %	0.00 %				$46,460
D5010	Electrical Service/Distribution	$9.70	S.F.	46,000	30	1956	1986	2047	106.67 %	174.32 %	32		$777,825.30	$446,200
D5020	Lighting and Branch Wiring	$34.68	S.F.	46,000	20	1956	1976	2037	110.00 %	49.85 %	22		$795,285.69	$1,595,280
D5030	Communications and Security	$12.99	S.F.	46,000	15	1956	1971	2032	113.33 %	74.12 %	17		$442,907.54	$597,540
D5090	Other Electrical Systems	$1.41	S.F.	46,000	30	1956	1986	2047	106.67 %	350.10 %	32		$227,075.66	$64,860
E1020	Institutional Equipment	$4.82	S.F.	46,000	35				0.00 %	0.00 %				$221,720
E1090	Other Equipment	$11.10	S.F.	46,000	35				0.00 %	0.00 %				$510,600
E2010	Fixed Furnishings	$2.13	S.F.	46,000	40	1956	1996	2057	105.00 %	0.00 %	42			$97,980
								Total	**70.44 %**	**46.76 %**			**$10,619,654.73**	**$22,708,770**

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 87%
Structural glazed facing tile (SGFT) 13%

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

Note: VAT 70%
VCT 2%
Carpet 5%
Concrete 23%

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:	**$10,619,655**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$752,080**	**$11,371,735**
*** 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	$45,689	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,689**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2010 - Exterior Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$109,288	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,288**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$748,000	**$748,000**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010140 - Shingle & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,080	**$4,080**
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**

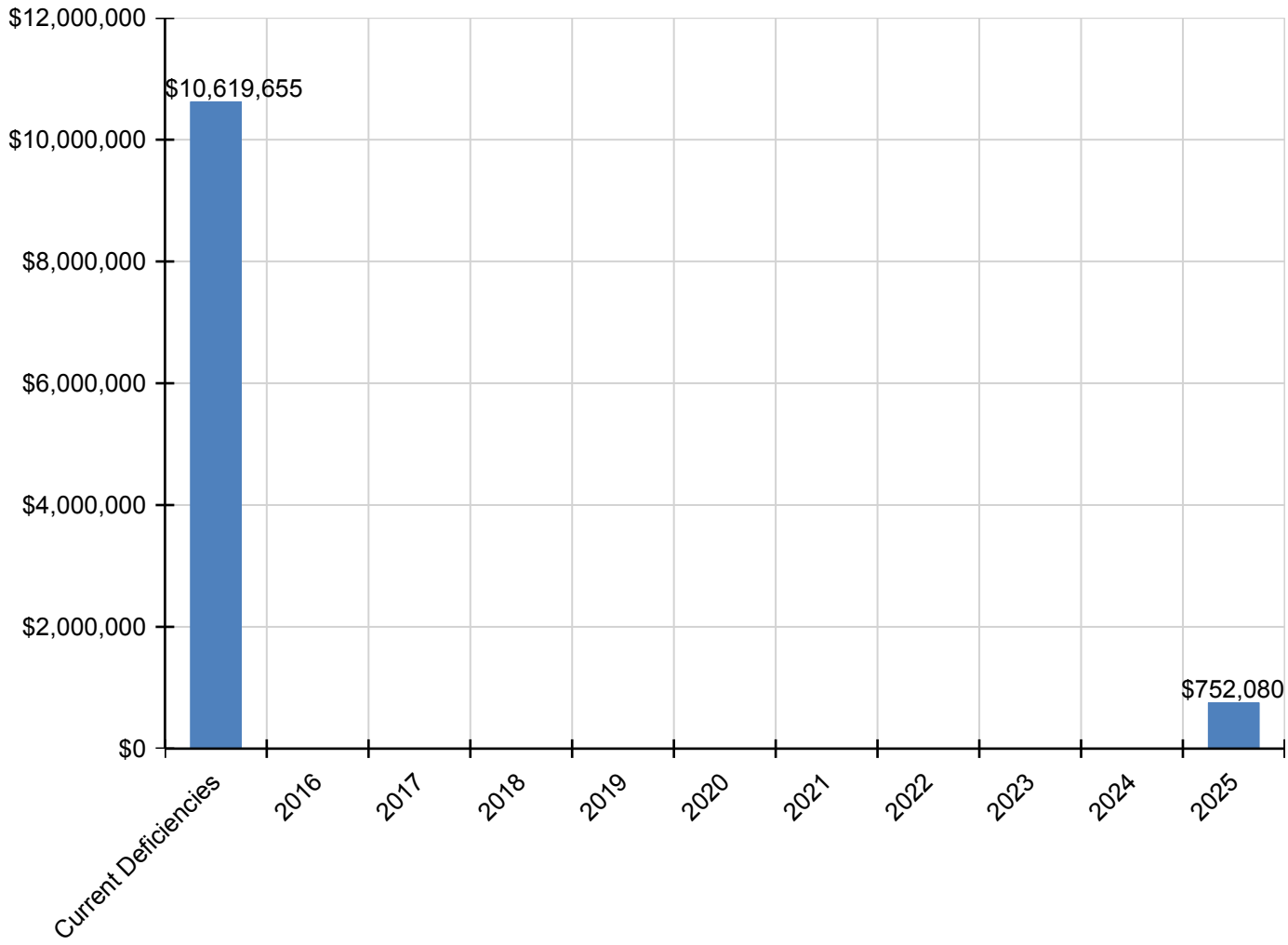
C1020 - Interior Doors	$196,946	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$196,946**
C1030 - Fittings	$178,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,050**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$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	$0	$0	$0	$0	$0	**$0**
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	$19,024	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,024**
C3020412 - Terrazzo & Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020413 - Vinyl Flooring	$389,025	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$389,025**
C3020414 - Wood Flooring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020415 - Concrete Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$246,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$246,145**
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	$715,843	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$715,843**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$379,057	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$379,057**
D2020 - Domestic Water Distribution	$233,098	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$233,098**
D2030 - Sanitary Waste	$225,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$225,665**
D2040 - Rain Water Drainage	$203,984	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,984**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$760,271	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$760,271**
D3040 - Distribution Systems	$3,029,629	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,029,629**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$986,794	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$986,794**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$658,052	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$658,052**
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	$777,825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$777,825**
D5020 - Lighting and Branch Wiring	$795,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$795,286**
D5030 - Communications and Security	$442,908	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$442,908**
D5090 - Other Electrical Systems	$227,076	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$227,076**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

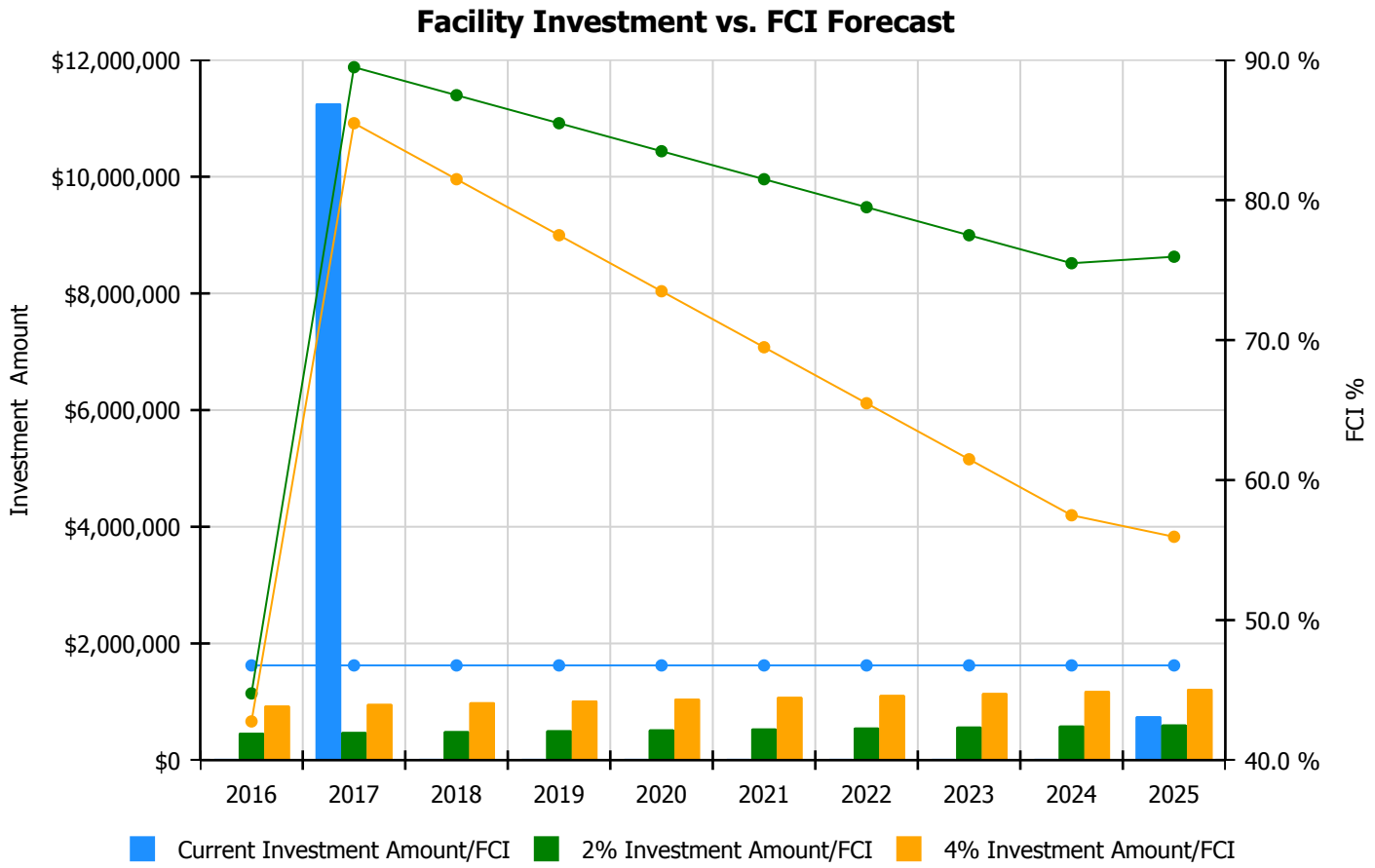
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



10 Year FCI Forecast by Investment Scenario

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

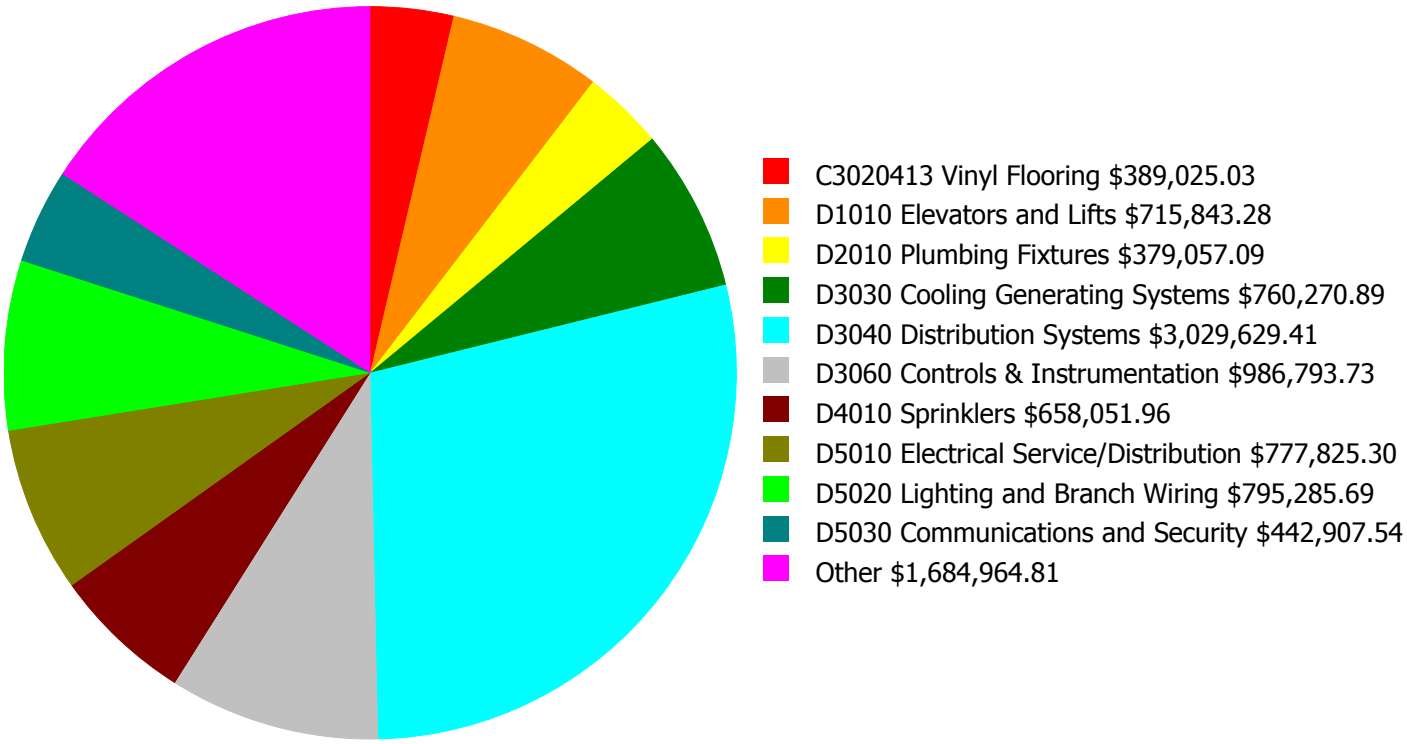
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 46.76%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$467,801.00	44.76 %	$935,601.00	42.76 %
2017	$11,256,442	$481,835.00	89.49 %	$963,669.00	85.49 %
2018	$0	$496,290.00	87.49 %	$992,579.00	81.49 %
2019	$0	$511,178.00	85.49 %	$1,022,357.00	77.49 %
2020	$0	$526,514.00	83.49 %	$1,053,028.00	73.49 %
2021	$0	$542,309.00	81.49 %	$1,084,618.00	69.49 %
2022	$0	$558,578.00	79.49 %	$1,117,157.00	65.49 %
2023	$0	$575,336.00	77.49 %	$1,150,672.00	61.49 %
2024	$0	$592,596.00	75.49 %	$1,185,192.00	57.49 %
2025	$752,080	$610,374.00	75.95 %	$1,220,748.00	55.95 %
Total:	**$12,008,522**	**$5,362,811.00**		**$10,725,621.00**	

Deficiency Summary by System

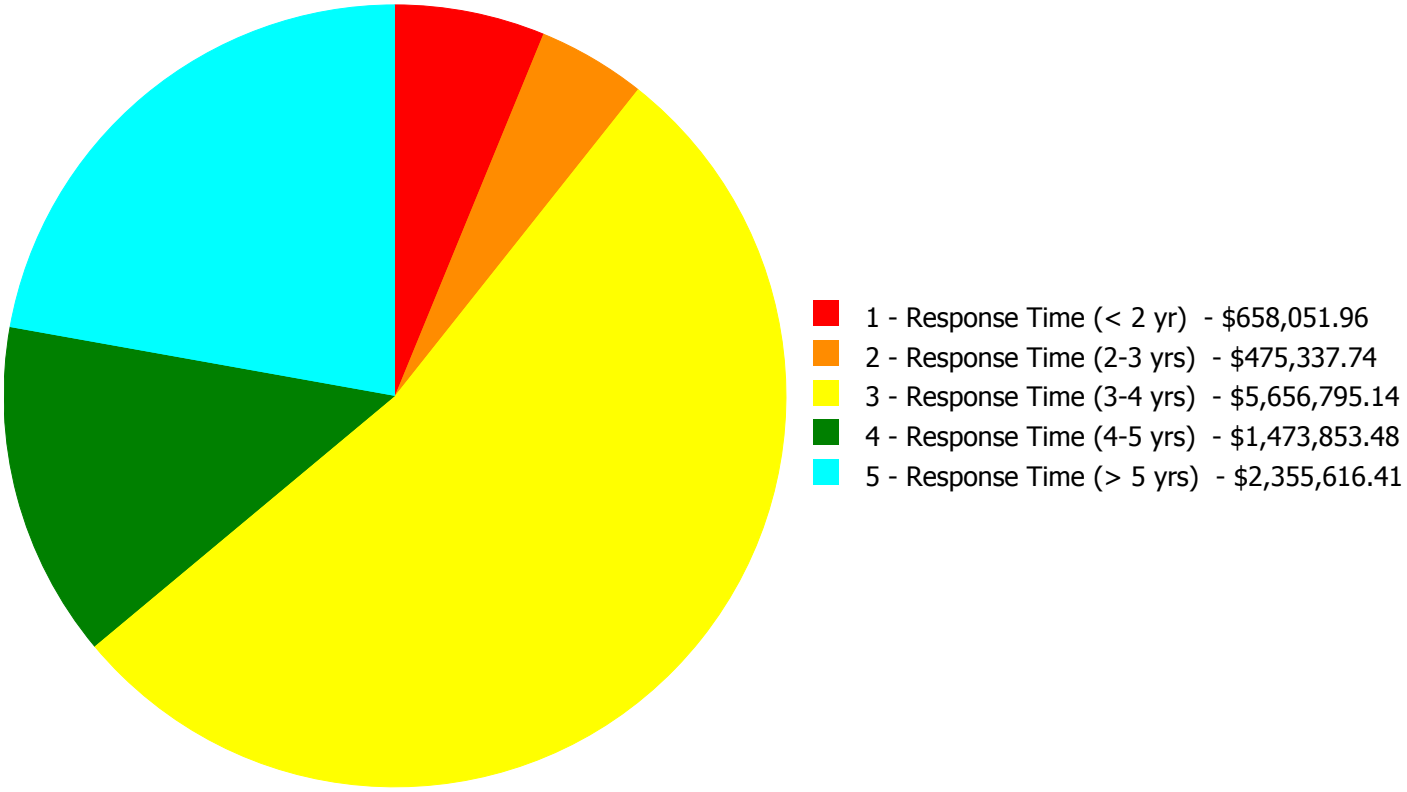
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,619,654.73

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: $10,619,654.73

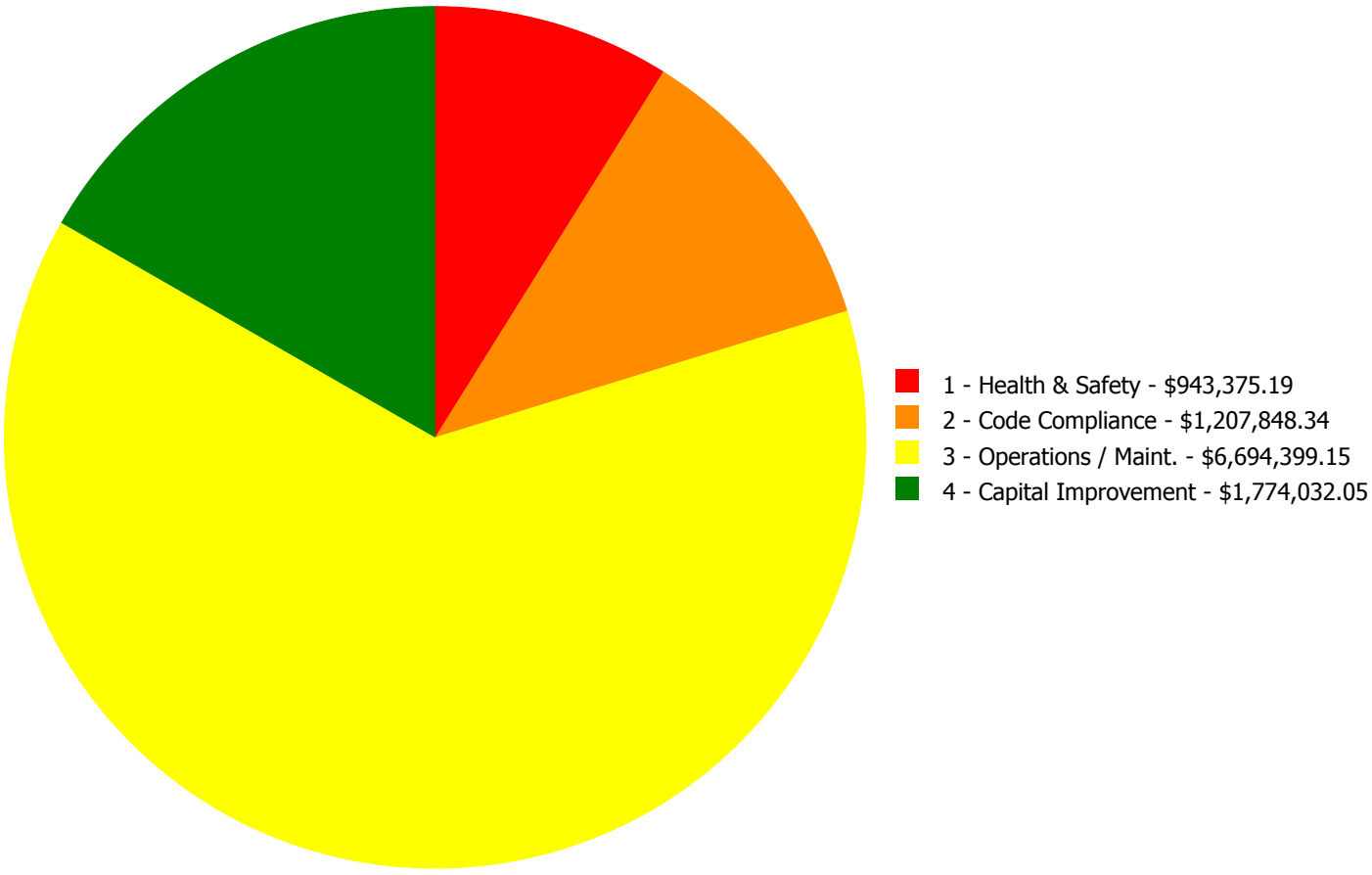
Deficiency By Priority Investment Table

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	$45,689.37	$0.00	$0.00	$0.00	$45,689.37
B2030	Exterior Doors	$0.00	$0.00	$109,287.85	$0.00	$0.00	$109,287.85
C1020	Interior Doors	$0.00	$0.00	$0.00	$196,945.74	$0.00	$196,945.74
C1030	Fittings	$0.00	$0.00	$141,614.54	$36,435.54	$0.00	$178,050.08
C3020411	Carpet	$0.00	$0.00	$0.00	$19,024.31	$0.00	$19,024.31
C3020413	Vinyl Flooring	$0.00	$0.00	$0.00	$389,025.03	$0.00	$389,025.03
C3030	Ceiling Finishes	$0.00	$0.00	$0.00	$246,145.26	$0.00	$246,145.26
D1010	Elevators and Lifts	$0.00	$0.00	$715,843.28	$0.00	$0.00	$715,843.28
D2010	Plumbing Fixtures	$0.00	$0.00	$379,057.09	$0.00	$0.00	$379,057.09
D2020	Domestic Water Distribution	$0.00	$0.00	$0.00	$0.00	$233,098.17	$233,098.17
D2030	Sanitary Waste	$0.00	$225,664.59	$0.00	$0.00	$0.00	$225,664.59
D2040	Rain Water Drainage	$0.00	$203,983.78	$0.00	$0.00	$0.00	$203,983.78
D3030	Cooling Generating Systems	$0.00	$0.00	$0.00	$0.00	$760,270.89	$760,270.89
D3040	Distribution Systems	$0.00	$0.00	$2,654,175.79	$0.00	$375,453.62	$3,029,629.41
D3060	Controls & Instrumentation	$0.00	$0.00	$0.00	$0.00	$986,793.73	$986,793.73
D4010	Sprinklers	$658,051.96	$0.00	$0.00	$0.00	$0.00	$658,051.96
D5010	Electrical Service/Distribution	$0.00	$0.00	$349,132.01	$428,693.29	$0.00	$777,825.30
D5020	Lighting and Branch Wiring	$0.00	$0.00	$795,285.69	$0.00	$0.00	$795,285.69
D5030	Communications and Security	$0.00	$0.00	$285,323.23	$157,584.31	$0.00	$442,907.54
D5090	Other Electrical Systems	$0.00	$0.00	$227,075.66	$0.00	$0.00	$227,075.66
	Total:	$658,051.96	$475,337.74	$5,656,795.14	$1,473,853.48	$2,355,616.41	$10,619,654.73

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: $10,619,654.73

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: D4010 - Sprinklers

Location: Throughout building

Distress: Life Safety / NFPA / PFD

Category: 1 - Health & Safety

Priority: 1 - Response Time (< 2 yr)

Correction: Install a fire protection sprinkler system

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $658,051.96

Assessor Name: System

Date Created: 11/23/2015

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

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

System: B1010 - Floor Construction

Location: Exterior

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Remove and replace elevated concrete deck with one way concrete beams and slab

Qty: 170.00

Unit of Measure: S.F.

Estimate: $45,689.37

Assessor Name: System

Date Created: 01/19/2016

Notes: Repair deteriorated slab sections above basement entrance; epoxy seal joints at terrace above

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System: D2030 - Sanitary Waste

Location: Throughout building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $225,664.59

Assessor Name: System

Date Created: 11/23/2015

Notes: Hire a qualified contractor to perform a detailed examination of the sanitary waste piping using visual inspection and video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.

System: D2040 - Rain Water Drainage

Location: Throughout building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Inspect internal rain water drainage piping and replace pipe - based on SF of multi-story building - insert SF of building

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $203,983.78

Assessor Name: System

Date Created: 11/23/2015

Notes: Hire a qualified contractor to perform a detailed examination of the rain water drainage piping using visual inspection and video cameras to locate and replace any damaged piping and to further quantify the extent of potential failures.

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

System: B2030 - Exterior Doors

Location: Exterior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace exterior doors - per leaf

Qty: 12.00

Unit of Measure: Ea.

Estimate: $109,287.85

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace exterior doors

System: C1030 - Fittings

Location: Interior

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Remove and replace damaged toilet paritions - handicap units

Qty: 34.00

Unit of Measure: Ea.

Estimate: $110,429.18

Assessor Name: System

Date Created: 01/19/2016

Notes: Reconfigure toilets on each floor for accessibility, provide new toilet partitions

System: C1030 - Fittings

Location: Interior

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Replace toilet accessories - select accessories and quantity

Qty: 18.00

Unit of Measure: Ea.

Estimate: $31,185.36

Assessor Name: System

Date Created: 01/19/2016

Notes: Provide new toilet accessories including grab bars

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location: Interior

Distress: Accessibility

Category: 2 - Code Compliance

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

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

Qty: 1.00

Unit of Measure: Ea.

Estimate: $670,322.07

Assessor Name: System

Date Created: 01/19/2016

Notes: Install 3000 LB hydraulic elevator serving all floors and basement

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location: Interior

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Add interior hydraulic elevator - 2 floors - adjust the electrical run lengths to hook up the elevator

Qty: 1.00

Unit of Measure: Ea.

Estimate: $45,521.21

Assessor Name: System

Date Created: 01/19/2016

Notes: Provide wheelchair lift at the front door stair

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 36.00

Unit of Measure: Ea.

Estimate: $268,637.32

Assessor Name: System

Date Created: 11/23/2015

Notes: Replace thirty-six (36) wall hung water closets in the restrooms with new code compliant fixtures.

System: D2010 - Plumbing Fixtures

Location: Corridors

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 8.00

Unit of Measure: Ea.

Estimate: $60,633.52

Assessor Name: System

Date Created: 11/23/2015

Notes: Replace eight (8) porcelain wall hung drinking fountains in the corridors. These units are beyond their service life and most are NOT accessible type.

System: D2010 - Plumbing Fixtures

Location: Restrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace or replace wall hung urinals

Qty: 15.00

Unit of Measure: Ea.

Estimate: $49,786.25

Assessor Name: System

Date Created: 11/23/2015

Notes: Replace fifteen (15) wall hung urinals in the restrooms with new low flow fixtures.

System: D3040 - Distribution Systems

Location: Classrooms

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $2,218,998.56

Assessor Name: System

Date Created: 11/23/2015

Notes: Remove the existing unit ventilators and install units with hot and chilled water coils and integral heat exchangers to introduce outdoor air to the building.

System: D3040 - Distribution Systems

Location: Throughout building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $435,177.23

Assessor Name: System

Date Created: 11/23/2015

Notes: Hire a qualified contractor to examine the building heating water distribution piping, in service for an unknown amount of time, and perform additional testing to locate and replace any damaged piping and to further quantify the extent of potential failures.

System: D5010 - Electrical Service/Distribution

Location: throughout the building

Distress: Beyond Service Life

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: $349,132.01

Assessor Name: System

Date Created: 01/14/2016

Notes: Install new 120V panel-boards throughout the building for lighting, and receptacles loads.

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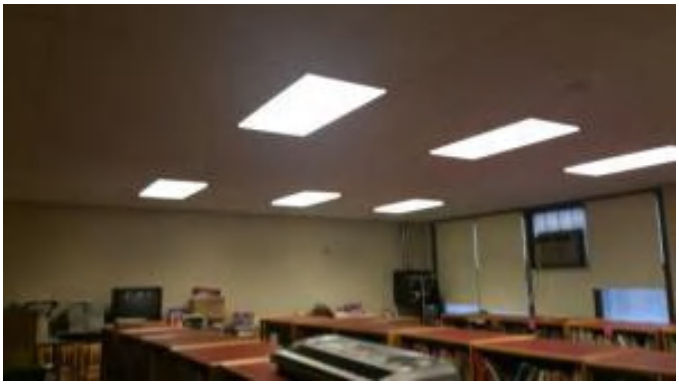
System: D5020 - Lighting and Branch Wiring



Location: throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace Lighting Fixtures (SF)

Qty: 0.00

Unit of Measure: S.F.

Estimate: $485,019.66

Assessor Name: System

Date Created: 01/14/2016

Notes: Install new a lighting system for the entire building.

System: D5020 - Lighting and Branch Wiring

Location: throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace Wiring Devices (SF) - surface mounted conduit and boxes

Qty: 0.00

Unit of Measure: S.F.

Estimate: $310,266.03

Assessor Name: System

Date Created: 01/14/2016

Notes: Install new receptacles in all classrooms and other areas (minimum two receptacles on each wall).

System: D5030 - Communications and Security

Location: throughout the building

Distress: Health Hazard / Risk

Category: 1 - Health & Safety

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

Correction: Replace fire alarm system

Qty: 1.00

Unit of Measure: S.F.

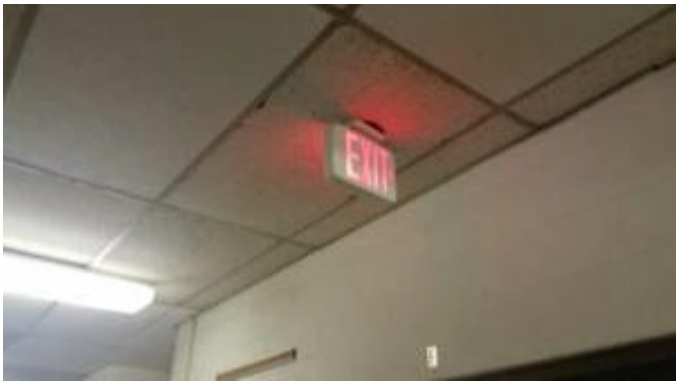
Estimate: $285,323.23

Assessor Name: System

Date Created: 01/14/2016

Notes: Install a new automated FA System

System: D5090 - Other Electrical Systems



Location: throughout the building
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 3 - Response Time (3-4 yrs)
Correction: Replace Emergency/Exit Lighting
Qty: 1.00
Unit of Measure: Ea.
Estimate: $200,108.23
Assessor Name: System
Date Created: 01/14/2016

Notes: Install new emergency exit signs emergency lights.

System: D5090 - Other Electrical Systems

Location: roof
Distress: Inadequate
Category: 4 - Capital Improvement
Priority: 3 - Response Time (3-4 yrs)
Correction: Repair Lightning Protection System
Qty: 1.00
Unit of Measure: Job
Estimate: $26,967.43
Assessor Name: System
Date Created: 01/14/2016

Notes: Install Lightning Protection on the roof.

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

System: C1020 - Interior Doors

Location: Interior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 40.00

Unit of Measure: Ea.

Estimate: $190,823.48

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace interior doors

System: C1020 - Interior Doors

Location: Interior

Distress: Accessibility

Category: 2 - Code Compliance

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

Correction: Replace door knobs with compliant lever type

Qty: 11.00

Unit of Measure: Ea.

Estimate: $6,122.26

Assessor Name: System

Date Created: 01/19/2016

Notes: Provide ADA compliant hardware on interior doors

System: C1030 - Fittings

Location: Interior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 23.00

Unit of Measure: Ea.

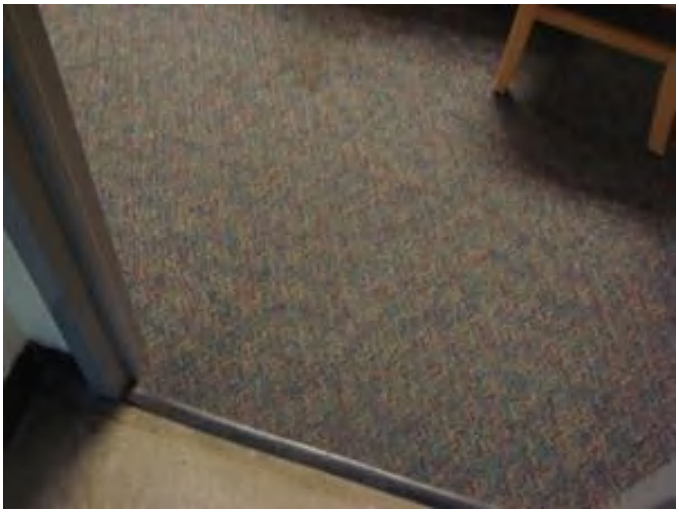
Estimate: $36,435.54

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace original chalk boards with marker boards

System: C3020411 - Carpet



Location: Interior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Remove and replace carpet

Qty: 1,700.00

Unit of Measure: S.F.

Estimate: $19,024.31

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace carpet in library

System: C3020413 - Vinyl Flooring

Location: Interior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 25,650.00

Unit of Measure: S.F.

Estimate: $389,025.03

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace all VAT tile

System: C3030 - Ceiling Finishes

Location: Interior

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 16,320.00

Unit of Measure: S.F.

Estimate: $246,145.26

Assessor Name: System

Date Created: 01/19/2016

Notes: Replace acoustic ceilings

System: D5010 - Electrical Service/Distribution

Location: electrical room

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace Service Transformer, Add Switchboard

Qty: 0.00

Unit of Measure: Ea.

Estimate: $428,693.29

Assessor Name: System

Date Created: 01/14/2016

Notes: Install new Site electrical service 750KVA, 480V, 3 Phase to feed the HVAC, lighting and receptacle loads. Install a new 480V, 3 phase switchgear.
Install a new 120V/208V, 3 phase switchgear.

System: D5030 - Communications and Security

Location: throughout the building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Add/Replace Clock System or Components

Qty: 0.00

Unit of Measure: Ea.

Estimate: $157,584.31

Assessor Name: System

Date Created: 01/14/2016

Notes: Install a new Clock System.
Note: A multiplier of 1.4 (instead of 1.0) is used to cover the cost for additional related construction.

Priority 5 - Response Time (> 5 yrs):

System: D2020 - Domestic Water Distribution

Location: Throughout building

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace domestic water piping (75 KSF)

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $233,098.17

Assessor Name: System

Date Created: 11/23/2015

Notes: Hire a qualified contractor to perform a detailed inspection of the domestic water piping, in use for an unknown amount of time, and replace any damaged piping.

System: D3030 - Cooling Generating Systems

Location: Throughout 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: 46,000.00

Unit of Measure: S.F.

Estimate: $760,270.89

Assessor Name: System

Date Created: 11/23/2015

Notes: Remove the window air conditioning units and install a 120 ton air-cooled chiller with chilled water distribution piping and pumps located in a mechanical room to supply more reliable air conditioning for the building with a much longer service life.

System: D3040 - Distribution Systems

Location: Cafeteria

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 417.00

Unit of Measure: Pr.

Estimate: $194,966.18

Assessor Name: System

Date Created: 11/23/2015

Notes: Provide ventilation for the Cafeteria by installing a constant volume air handling unit with distribution ductwork and registers.

System: D3040 - Distribution Systems

Location: Administration

Distress: Building / MEP Codes

Category: 2 - Code Compliance

Priority: 5 - Response Time (> 5 yrs)

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

Qty: 417.00

Unit of Measure: Pr.

Estimate: $180,487.44

Assessor Name: System

Date Created: 11/23/2015

Notes: Provide ventilation for the administration offices by installing a fan coil air handling unit hung from the structure with outdoor air ducted to the unit from louvers in window openings.

System: D3060 - Controls & Instrumentation

Location: Throughout building

Distress: Inadequate

Category: 4 - Capital Improvement

Priority: 5 - Response Time (> 5 yrs)

Correction: Replace pneumatic controls with DDC (75KSF)

Qty: 46,000.00

Unit of Measure: S.F.

Estimate: $986,793.73

Assessor Name: System

Date Created: 11/23/2015

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

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
D2020 Domestic Water Distribution	Pump, pressure booster system, 5 HP pump, includes diaphragm tank, control and pressure switch	1.00	Ea.	Boiler Room	Alyan				25	2007	2032	$10,972.50	$12,069.75
D3020 Heat Generating Systems	Boiler, oil fired, flame retention burner, cast iron, steam, gross output, 2175 MBH, includes standard controls and insulated flush jacket, packaged	2.00	Ea.	Boiler Room	Buderus Logano	Logano GE615/10	63130072-00 -7162-0103		35	2007	2042	$35,185.50	$77,408.10
D3020 Heat Generating Systems	Boiler, oil fired, flame retention burner, cast iron, steam, gross output, 2175 MBH, includes standard controls and insulated flush jacket, packaged	2.00	Ea.	Boiler Room	Buderus Logano	Logano GE615/10	63130072-00 -7173-0115		35	2007	2042	$35,185.50	$77,408.10
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.	electrical room					30	1956	2047	$3,663.90	$4,030.29
D5090 Other Electrical Systems	Generator set, diesel, 3 phase 4 wire, 277/480 V, 125 kW, incl battery, charger, muffler, & day tank, excl conduit, wiring, & concrete	1.00	Ea.	electrical room					30	1956	2040	$50,797.80	$55,877.58
												Total:	**$226,793.82**

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):	67,100
Year Built:	1956
Last Renovation:	
Replacement Value:	$1,449,597
Repair Cost:	$920,123.64
Total FCI:	63.47 %
Total RSLI:	106.20 %

Description:

Attributes:

General Attributes:

Bldg ID:	S249001	Site ID:	S249001

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	106.03 %	70.83 %	$750,594.18
G40 - Site Electrical Utilities	106.67 %	43.49 %	$169,529.46
Totals:	**106.20 %**	**63.47 %**	**$920,123.64**

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.	15,300	30	1956	1986	2047	106.67 %	243.30 %	32		$316,415.25	$130,050
G2030	Pedestrian Paving	$12.30	S.F.	51,800	40	1956	1996	2057	105.00 %	48.91 %	42		$311,643.75	$637,140
G2040	Site Development	$4.36	S.F.	67,100	25	1956	1981	2042	108.00 %	41.88 %	27		$122,535.18	$292,556
G2050	Landscaping & Irrigation	$4.36	S.F.		15				0.00 %	0.00 %				$0
G4020	Site Lighting	$4.84	S.F.	67,100	30	1956	1986	2047	106.67 %	30.15 %	32		$97,904.60	$324,764
G4030	Site Communications & Security	$0.97	S.F.	67,100	30	1956	1986	2047	106.67 %	110.04 %	32		$71,624.86	$65,087
								Total	**106.20 %**	**63.47 %**			**$920,123.64**	**$1,449,597**

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.

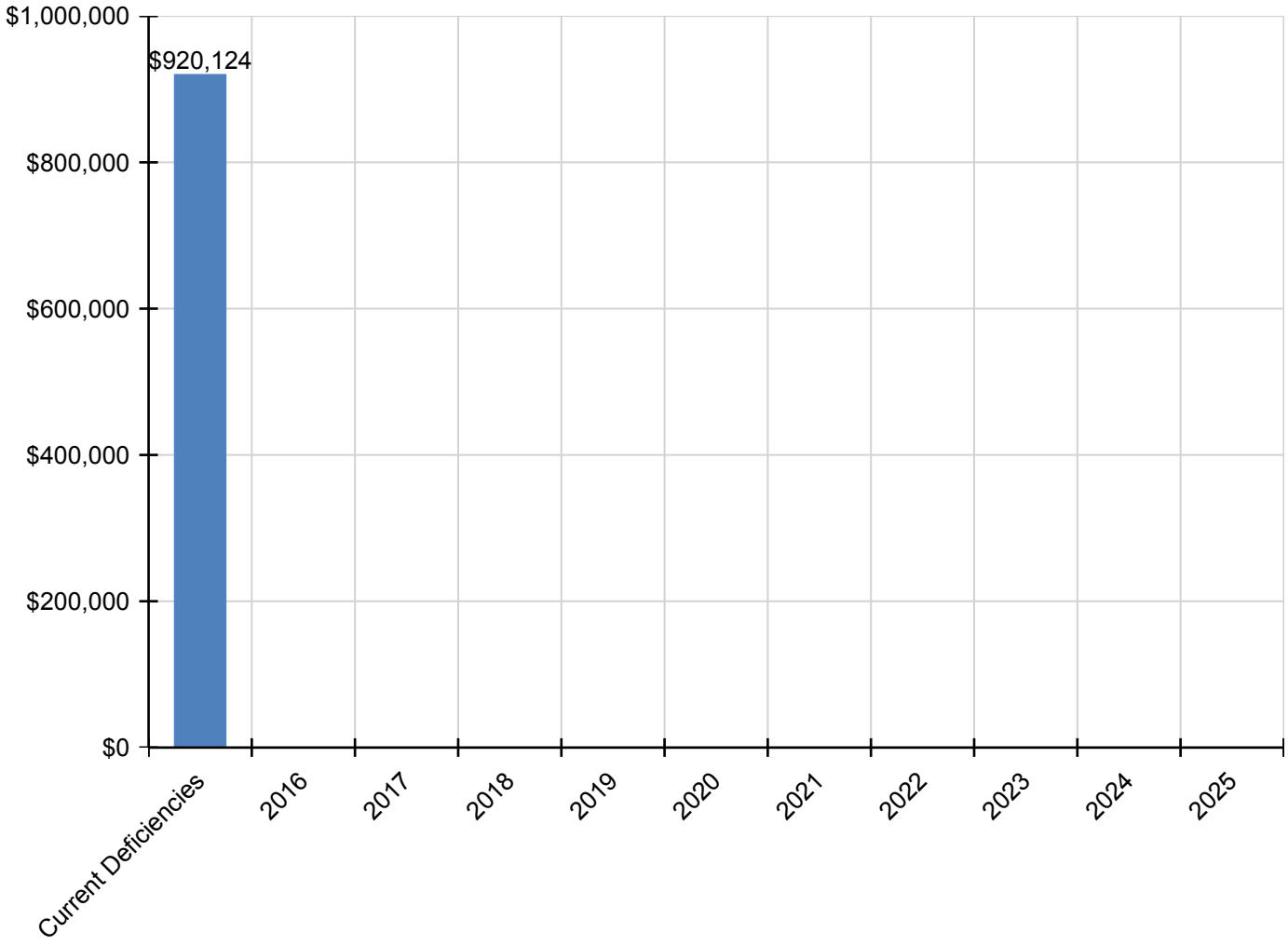
Inflation Rate: 3%

System	Current Deficiencies	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total:	**$920,124**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$920,124**
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	$316,415	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$316,415**
G2030 - Pedestrian Paving	$311,644	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$311,644**
G2040 - Site Development	$122,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,535**
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	$97,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,905**
G4030 - Site Communications & Security	$71,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,625**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

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

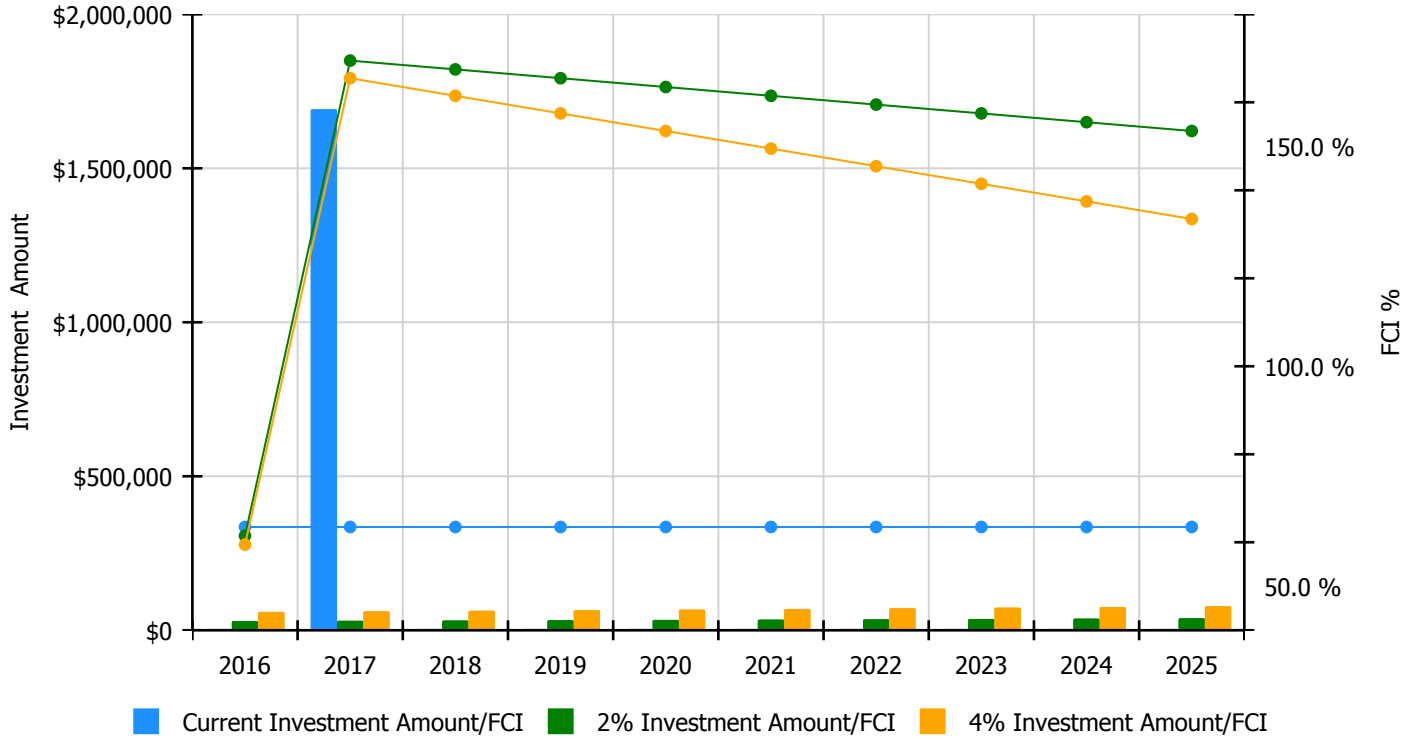


10 Year FCI Forecast by Investment Scenario

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

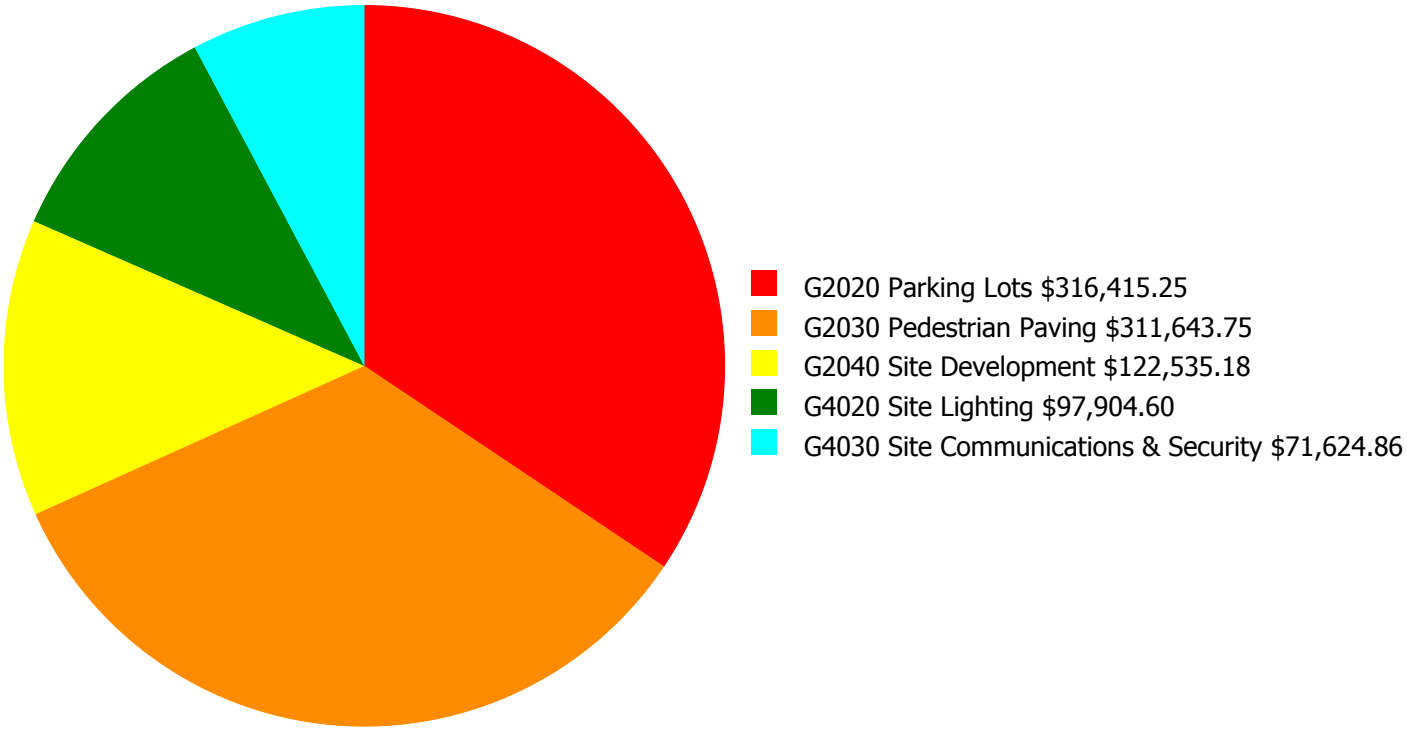
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 63.47%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2016	$0	$29,862.00	61.47 %	$59,723.00	59.47 %
2017	$1,691,666	$30,758.00	169.47 %	$61,515.00	165.47 %
2018	$0	$31,680.00	167.47 %	$63,361.00	161.47 %
2019	$0	$32,631.00	165.47 %	$65,261.00	157.47 %
2020	$0	$33,610.00	163.47 %	$67,219.00	153.47 %
2021	$0	$34,618.00	161.47 %	$69,236.00	149.47 %
2022	$0	$35,656.00	159.47 %	$71,313.00	145.47 %
2023	$0	$36,726.00	157.47 %	$73,452.00	141.47 %
2024	$0	$37,828.00	155.47 %	$75,656.00	137.47 %
2025	$0	$38,963.00	153.47 %	$77,925.00	133.47 %
Total:	**$1,691,666**	**$342,332.00**		**$684,661.00**	

Deficiency Summary by System

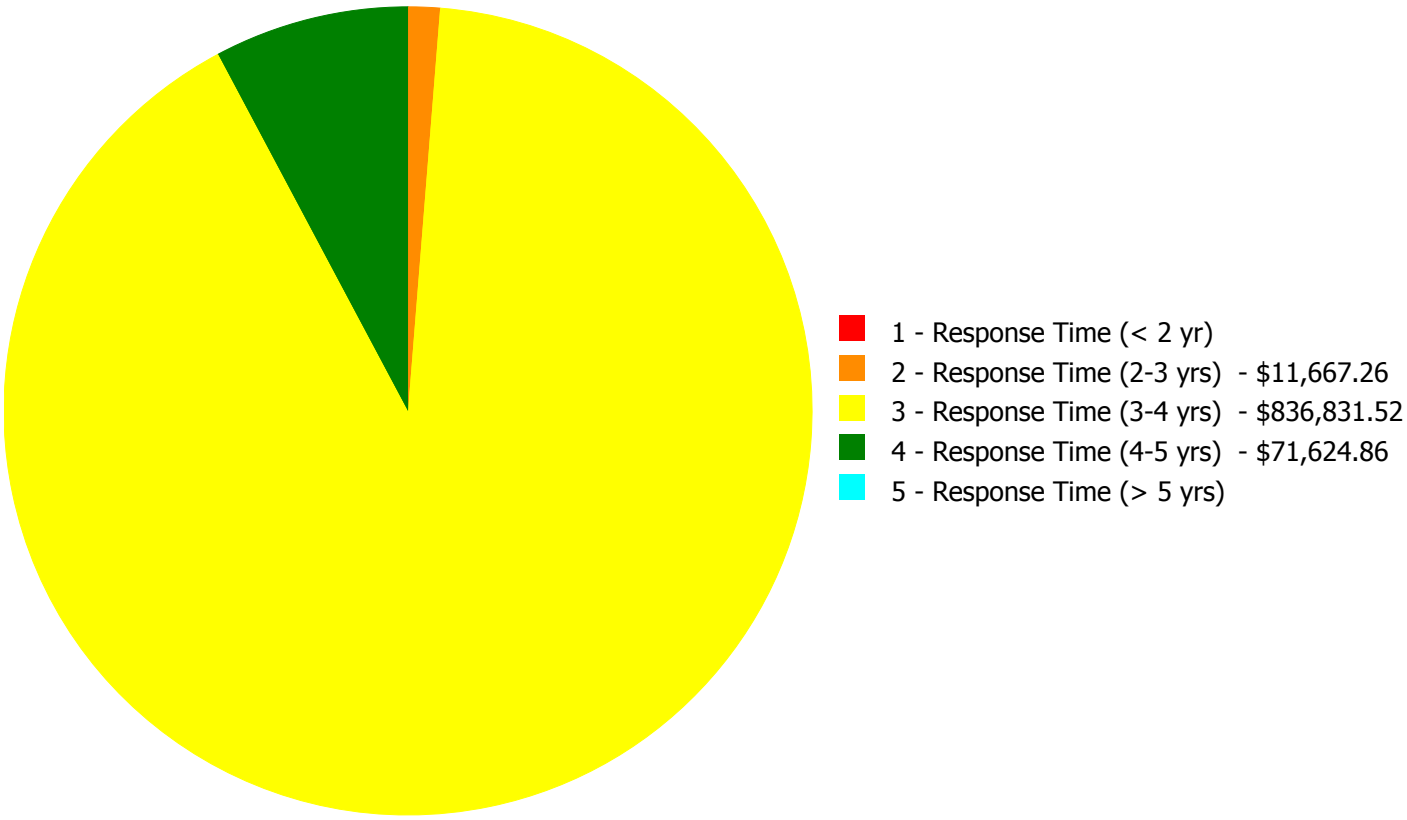
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $920,123.64

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: $920,123.64

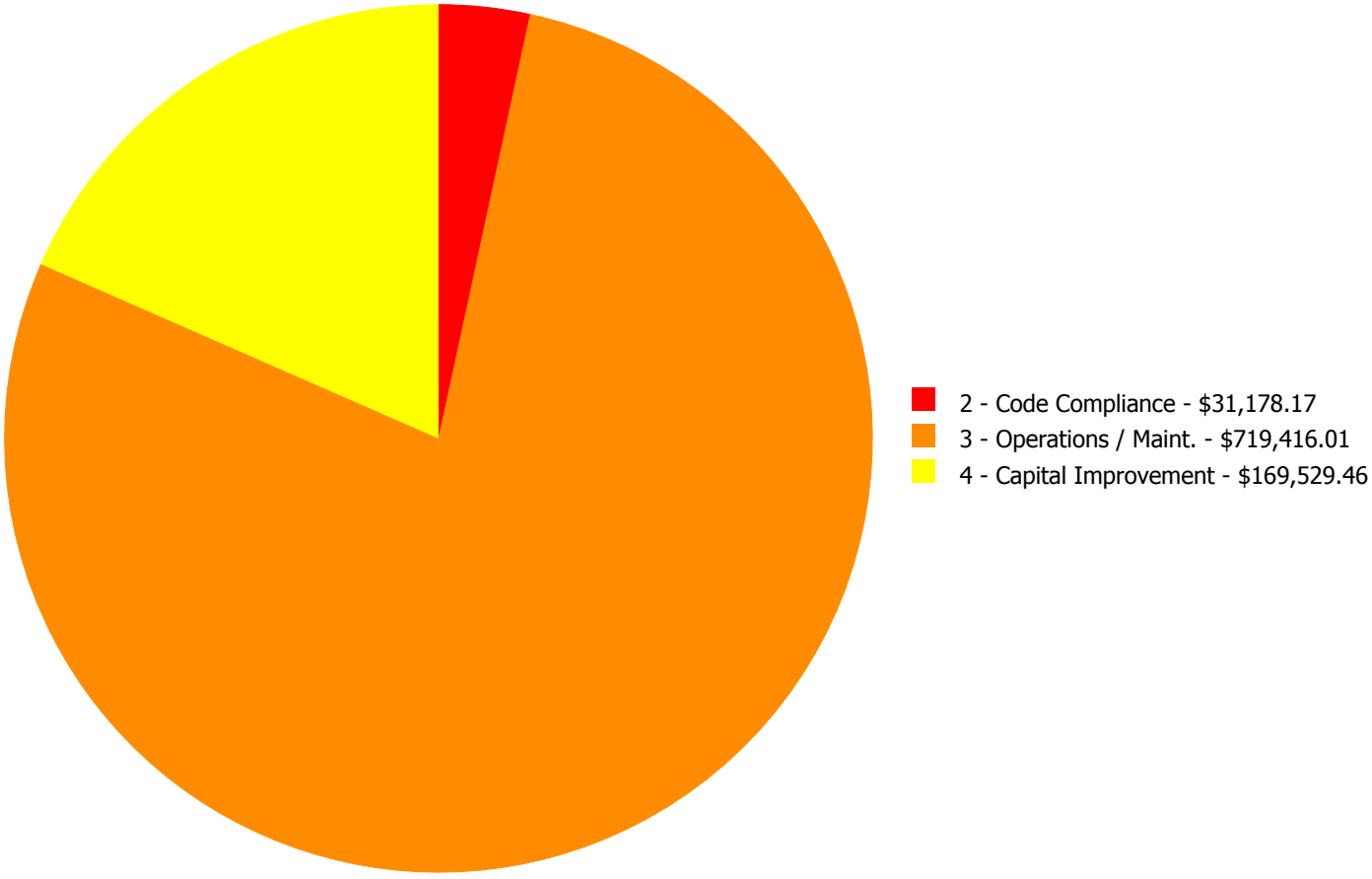
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Response Time (< 2 yr)	2 - Response Time (2-3 yrs)	3 - Response Time (3-4 yrs)	4 - Response Time (4-5 yrs)	5 - Response Time (> 5 yrs)	Total
G2020	Parking Lots	$0.00	$0.00	$316,415.25	$0.00	$0.00	$316,415.25
G2030	Pedestrian Paving	$0.00	$0.00	$311,643.75	$0.00	$0.00	$311,643.75
G2040	Site Development	$0.00	$11,667.26	$110,867.92	$0.00	$0.00	$122,535.18
G4020	Site Lighting	$0.00	$0.00	$97,904.60	$0.00	$0.00	$97,904.60
G4030	Site Communications & Security	$0.00	$0.00	$0.00	$71,624.86	$0.00	$71,624.86
	Total:	$0.00	$11,667.26	$836,831.52	$71,624.86	$0.00	$920,123.64

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: $920,123.64

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: G2040 - Site Development

Location: Grounds

Distress: Damaged

Category: 3 - Operations / Maint.

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

Correction: Remove and replace area drain/drop inlet - change length of pipe if required

Qty: 1.00

Unit of Measure: Ea.

Estimate: $11,667.26

Assessor Name: Wlodek Pieczonka

Date Created: 01/19/2016

Notes: Replace catch basin and section of damaged pipe

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

System: G2020 - Parking Lots

Location: Grounds
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 3 - Response Time (3-4 yrs)
Correction: Remove and replace concrete paving
Qty: 14,600.00
Unit of Measure: S.F.
Estimate: $307,276.09
Assessor Name: Wlodek Pieczonka
Date Created: 01/19/2016

Notes: Replace parking lot pavement

System: G2020 - Parking Lots

Location: Grounds
Distress: Beyond Service Life
Category: 3 - Operations / Maint.
Priority: 3 - Response Time (3-4 yrs)
Correction: Stripe parking stalls, install parking bumpers, provide handicap symbol and handicap post mounted sign - insert proper quantities in estimate
Qty: 46.00
Unit of Measure: Ea.
Estimate: $9,139.16
Assessor Name: Wlodek Pieczonka
Date Created: 01/19/2016

Notes: Stripe stalls including 2 accessible spaces, install wheel stops and signage

System: G2030 - Pedestrian Paving

Location: Grounds

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

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

Qty: 19,500.00

Unit of Measure: S.F.

Estimate: $280,465.58

Assessor Name: Wlodek Pieczonka

Date Created: 01/19/2016

Notes: Replace playground paving

System: G2030 - Pedestrian Paving

This deficiency has no image.

Location: Grounds

Distress: Accessibility

Category: 2 - Code Compliance

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

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: Wlodek Pieczonka

Date Created: 01/19/2016

Notes: Provide accessible ramp at the main entrance

System: G2040 - Site Development

Location: Grounds

Distress: Beyond Service Life

Category: 3 - Operations / Maint.

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

Correction: Replace chain link fence - 8' high

Qty: 990.00

Unit of Measure: L.F.

Estimate: $110,867.92

Assessor Name: Wlodek Pieczonka

Date Created: 01/19/2016

Notes: Replace chain link perimeter fence

System: G4020 - Site Lighting

Location: Grounds

Distress: Inadequate

Category: 4 - Capital Improvement

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

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

Qty: 1.00

Unit of Measure: Ea.

Estimate: $97,904.60

Assessor Name: Wlodek Pieczonka

Date Created: 01/14/2016

Notes: Install new site lighting for safety of the people and security of property.

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

System: G4030 - Site Communications & Security

Location: Grounds

Distress: Inadequate

Category: 4 - Capital Improvement

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

Correction: Add Site Paging System

Qty: 0.00

Unit of Measure: Ea.

Estimate: $71,624.86

Assessor Name: Wlodek Pieczonka

Date Created: 01/14/2016

Notes: Install new site paging on building exterior walls.

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