

Atlanta Public Schools/Other Facilities

Facilities Service Center

Revised

Support Campus Assessment Report

November 10, 2020



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Support Campus Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	225,327
Year Built:	1965
Last Renovation:	
Replacement Value:	\$48,051,085
Repair Cost:	\$17,055,063.24
Total FCI:	35.49 %
Total RSLI:	27.51 %
FCA Score:	64.51



Description:

The Facilities Services Center consists of one main and four ancillary buildings located at 1631 LaFrance Street NE, in Atlanta, GA. The original complex was constructed in 1965.

This industrial complex consists of a Main Building / Warehouse: A single story with full basement building totaling 163,800 Gross Square Foot. The Annex: A single story building totaling 9,000 Gross Square Foot. The Storage Building: A single story building totaling 5,100 Gross Square Foot. The Vehicle Service Center: A single story building totaling 4,427 Gross Square Foot. The Warehouse: A single story building totaling 43,000 Gross Square Foot.

This report contains condition and adequacy data collected during the 2019 Facility Condition Assessment (FCA) Update. Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

Support Campus Assessment Report - Facilities Service Center

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The Main building has a basement of cast in-place construction.

B. SUPERSTRUCTURE

Main Building -The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is pre-cast concrete panels. The exterior enclosure is comprised of pre-cast concrete panels. Exterior windows are limited in scope, and aluminum frame with fixed panes. Exterior doors are aluminum framed and hollow metal, mostly with glazing. Roofing is typically low slope with foamed-and-coat covering.

ANNEX -The facility is a pre-engineered steel building. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of formed metal panels installed on steel purlins. Exterior windows are limited at the facility, and are constructed with aluminum frames. Exterior doors are hollow metal, mostly without glazing. Roofing is sloped with standing seam metal panel.

Storage -The facility is a pre-engineered steel building. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of formed metal panels installed on steel purlins. Exterior windows are limited at the facility, and are constructed with aluminum frames. Exterior doors are hollow metal, mostly without glazing. Roofing is sloped with standing seam metal panels.

Vehicle Service -The superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of solid brick masonry walls CMU walls. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal, some with glazing. Roofing is both low slope with built-up coverings and sloped with standing seam metal coverings.

Warehouse -The facility is a pre-engineered steel building. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of formed metal panels installed on steel purlins. There are no exterior windows at the facility. Exterior doors are hollow metal, mostly without glazing. Roofing is sloped with standing seam metal panels.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood or metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically finished concrete. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically exposed industrial. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The Main building has an industrial freight elevator but does not include any ADA conveying equipment.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.

HVAC: Heating is provided by gas fired boilers or small furnaces. Cooling is supplied by package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system recently installed in the main building lower level that serves the entire complex.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: athletic equipment, vehicle equipment, fixed casework, window treatment, floor grilles and MATS™.

G. SITE

Facilities Service Center was constructed in 1965 and additions to the campus were constructed in 1975, 1986 and 1995. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, gasoline and diesel fueling stations, two abandoned guard stations, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

This site contains an underground storage tanks (USTs). The greatest potential threat from a leaking UST is contamination of groundwater, the source of drinking water. This UST is assumed to be original and beyond its expected useful life. This deficiency provides a budgetary consideration for the removal and replacement of this UST.

Above ground storage tanks (ASTs) used for the store of petroleum products is regulated primarily under 40 CFR 112. This Fuel Tank Systems is pre-engineered and constructed in place with a concrete safety container. This AST is original and has exceeded its expected life. A new AST designed in accordance with 40 CFR 112 is recommended.

CODE REVIEW

ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

Attributes:

General Attributes:

Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Hayden Collins
APS Facility Number:	41868	Number of Buildings:	-
Number of Floors:	-	Approx. Acres:	-
Status:	Active		

Support Campus Dashboard Summary

Gross Area: 225,327

Year Built: 1965

Repair Cost: \$17,055,063

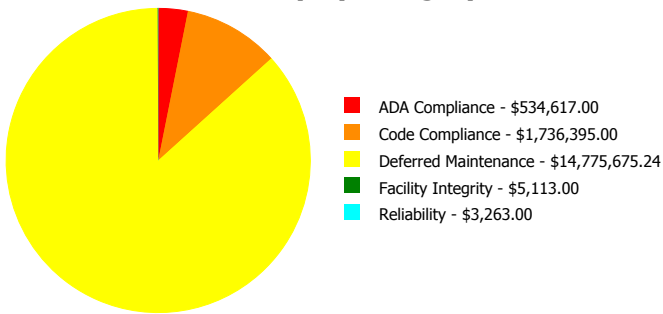
FCI: 35.49 %

Last Renovation:

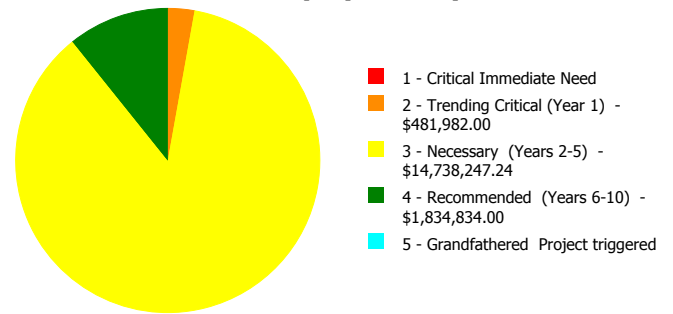
Replacement Value: \$48,051,085

RSI: 27.51 %

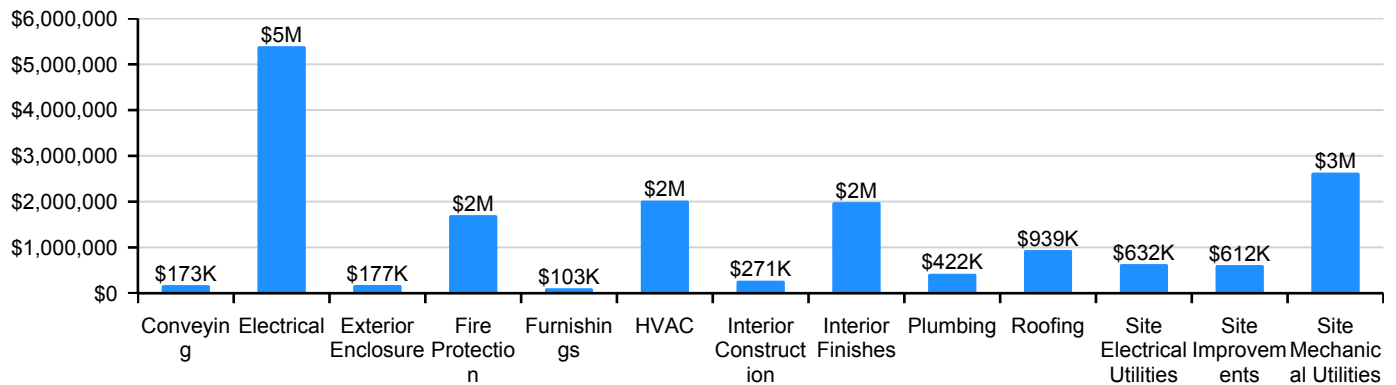
Deficiency By Category



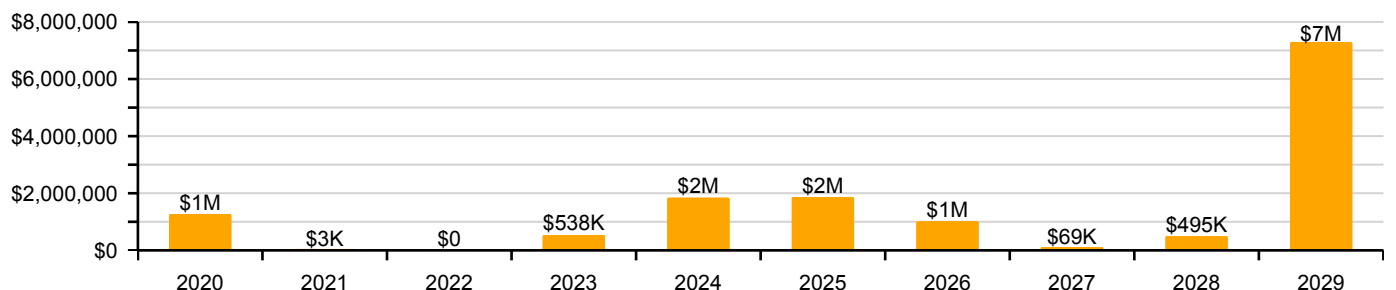
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Support Campus Condition Summary

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

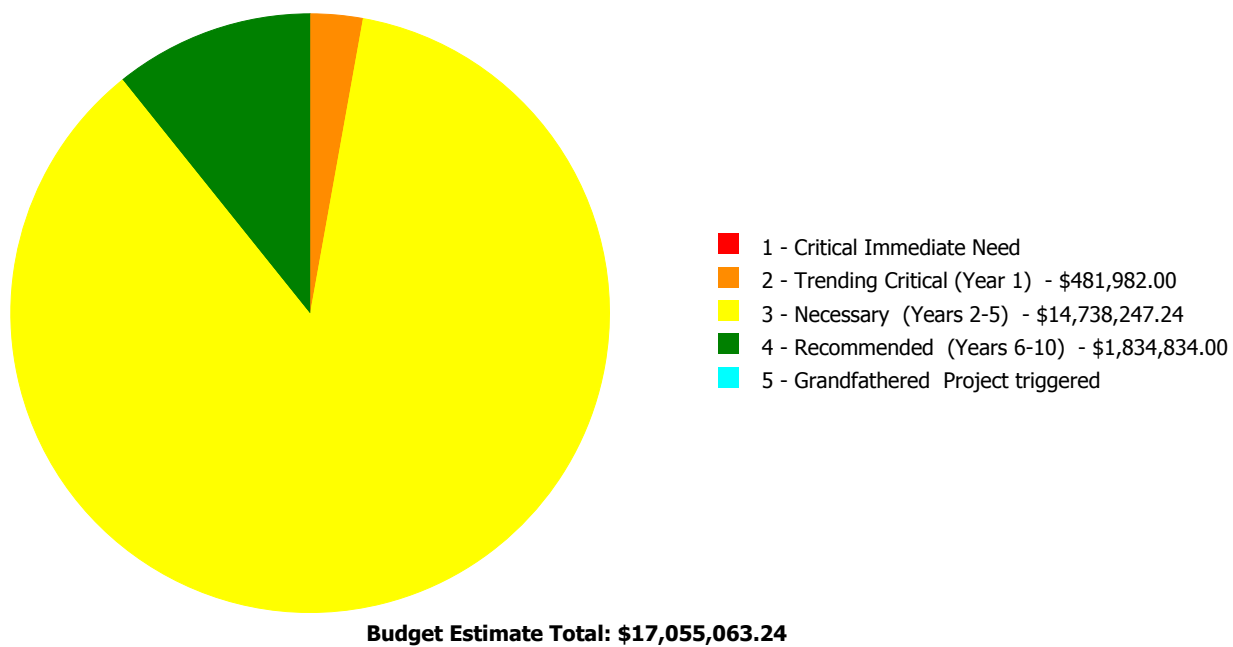
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.34 %	0.00 %	\$0.00
A20 - Basement Construction	46.00 %	0.00 %	\$0.00
B10 - Superstructure	42.23 %	0.00 %	\$0.00
B20 - Exterior Enclosure	35.09 %	3.20 %	\$176,626.00
B30 - Roofing	16.43 %	83.12 %	\$938,729.00
C10 - Interior Construction	36.57 %	26.35 %	\$270,801.00
C20 - Stairs	46.00 %	0.00 %	\$0.00
C30 - Interior Finishes	4.63 %	77.89 %	\$1,984,266.00
D10 - Conveying	0.00 %	50.00 %	\$172,809.00
D20 - Plumbing	11.64 %	48.72 %	\$422,483.00
D30 - HVAC	22.81 %	70.70 %	\$2,019,909.00
D40 - Fire Protection	0.85 %	98.77 %	\$1,700,887.00
D50 - Electrical	9.79 %	78.94 %	\$5,390,711.00
E10 - Equipment	30.34 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$103,158.00
G20 - Site Improvements	26.53 %	17.61 %	\$611,503.24
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$2,631,139.00
G40 - Site Electrical Utilities	10.43 %	41.19 %	\$632,042.00
Totals:	27.51 %	35.49 %	\$17,055,063.24

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
Main	163,800	33.01	\$0.00	\$481,982.00	\$8,073,926.00	\$1,315,314.00	\$0.00
Annex	9,000	38.79	\$0.00	\$0.00	\$547,223.00	\$58,905.00	\$0.00
Storage	5,100	37.19	\$0.00	\$0.00	\$373,361.00	\$0.00	\$0.00
Vehicle Service	4,427	51.68	\$0.00	\$0.00	\$437,572.00	\$115,217.00	\$0.00
Warehouse	43,000	24.98	\$0.00	\$0.00	\$1,431,481.00	\$345,398.00	\$0.00
Site	225,327	52.37	\$0.00	\$0.00	\$3,874,684.24	\$0.00	\$0.00
Total:		35.49	\$0.00	\$481,982.00	\$14,738,247.24	\$1,834,834.00	\$0.00

Deficiencies By Priority



Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as $100 - \text{Total FCI (without the \%)}$ where 100 is best and 0 is worst condition.

Function:	Other
Gross Area (SF):	163,800
Year Built:	1965
Last Renovation:	
Replacement Value:	\$29,902,353
Repair Cost:	\$9,871,222.00
Total FCI:	33.01 %
Total RSLI:	30.71 %
FCA Score:	66.99



Description:

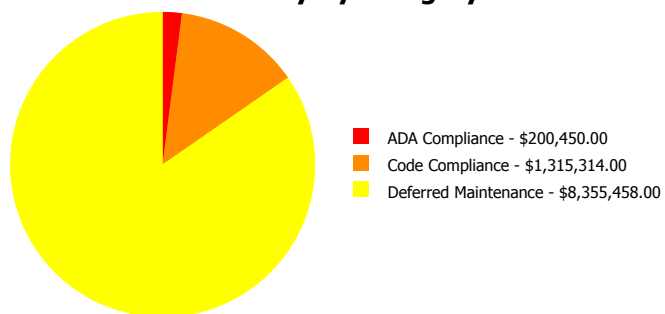
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

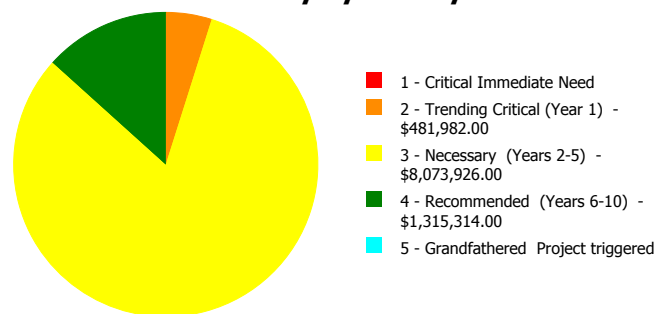
Dashboard Summary

Function:	Other	Gross Area:	163,800
Year Built:	1965	Last Renovation:	
Repair Cost:	\$9,871,222	Replacement Value:	\$29,902,353
FCI:	33.01 %	RSLI%:	30.71 %

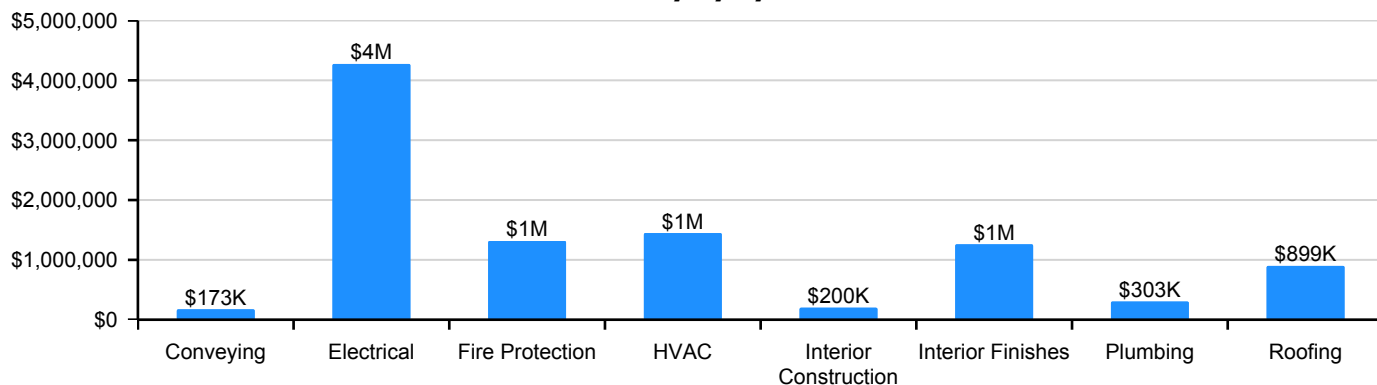
Deficiency By Category



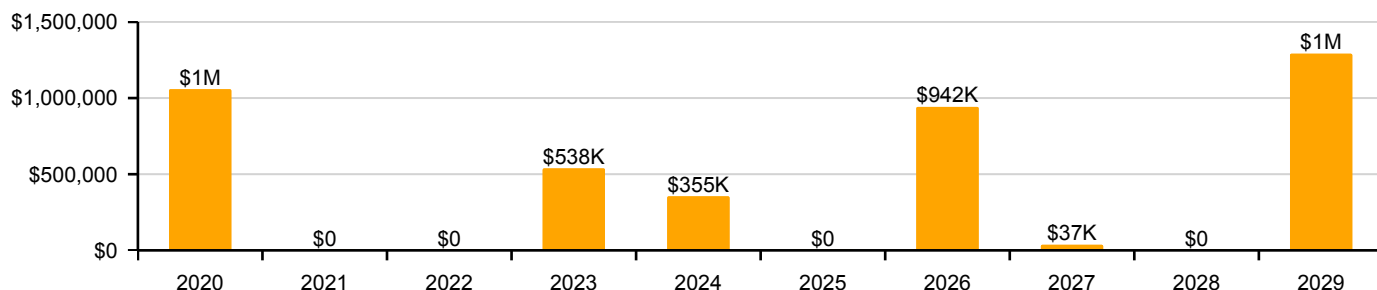
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	46.00 %	0.00 %	\$0.00
A20 - Basement Construction	46.00 %	0.00 %	\$0.00
B10 - Superstructure	46.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	42.96 %	0.00 %	\$0.00
B30 - Roofing	5.01 %	150.22 %	\$898,920.00
C10 - Interior Construction	36.06 %	24.59 %	\$200,450.00
C20 - Stairs	46.00 %	0.00 %	\$0.00
C30 - Interior Finishes	2.60 %	72.84 %	\$1,259,409.00
D10 - Conveying	0.00 %	50.00 %	\$172,809.00
D20 - Plumbing	12.24 %	42.69 %	\$303,153.00
D30 - HVAC	2.59 %	102.24 %	\$1,447,297.00
D40 - Fire Protection	1.14 %	107.64 %	\$1,315,314.00
D50 - Electrical	11.71 %	81.31 %	\$4,273,870.00
E10 - Equipment	25.00 %	0.00 %	\$0.00
Totals:	30.71 %	33.01 %	\$9,871,222.00

Photo Album

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

1). Northern Exterior Elevation - Jan 09, 2020



2). Western Exterior Elevation - Jan 09, 2020



3). Southern Exterior Elevation - Jan 09, 2020



4). Eastern Exterior Elevation - Jan 09, 2020



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$12.32	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$2,018,016
A1030	Slab on Grade	\$10.40	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$1,703,520
A2010	Basement Excavation	\$0.32	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$52,416
A2020	Basement Walls	\$3.87	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$633,906
B1010	Floor Construction	\$31.31	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$5,128,578
B1020	Roof Construction	\$20.27	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$3,320,226
B2010	Exterior Walls	\$23.09	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$3,782,142
B2020	Exterior Windows	\$0.83	S.F.	163,800	30	1990	2020		3.33 %	0.00 %	1			\$135,954
B2030	Exterior Doors	\$1.42	S.F.	163,800	30	1994	2024		16.67 %	0.00 %	5			\$232,596
B3010120	Single Ply Membrane	\$5.37	S.F.	96,205	20	2000	2020	2019	0.00 %	174.00 %	0		\$898,920.00	\$516,621
B3020	Roof Openings	\$0.85	S.F.	96,205	30	2000	2030		36.67 %	0.00 %	11			\$81,774
C1010	Partitions	\$9.37	S.F.	40,950	100	1994	2094		75.00 %	0.00 %	75			\$383,702
C1020	Interior Doors	\$6.09	S.F.	40,950	40	1980	2020		2.50 %	0.00 %	1			\$249,386
C1030	Fittings	\$4.45	S.F.	40,950	20	1986	2006		0.00 %	110.00 %	-13		\$200,450.00	\$182,228
C2010	Stair Construction	\$4.76	S.F.	163,800	100	1965	2065		46.00 %	0.00 %	46			\$779,688
C3010220	Tile	\$9.25	S.F.	2,000	30	1965	1995		0.00 %	150.00 %	-24		\$27,750.00	\$18,500
C3010230	Paint & Covering	\$1.47	S.F.	20,000	10	1965	1975		0.00 %	0.00 %	-44			\$29,400
C3020420	Ceramic Tile	\$16.74	S.F.	5,000	50	1965	2015		0.00 %	150.00 %	-4		\$125,550.00	\$83,700
C3020901	Carpet	\$7.50	S.F.	3,000	8	2016	2024		62.50 %	0.00 %	5			\$22,500
C3020903	VCT	\$3.48	S.F.	32,950	15	1965	1980		0.00 %	155.00 %	-39		\$177,732.00	\$114,666
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	122,850	10	1965	1975		0.00 %	110.00 %	-44		\$928,377.00	\$843,980
C3030	Ceiling Finishes	\$15.05	S.F.	40,950	20	2000	2020		5.00 %	0.00 %	1			\$616,298
D1010	Elevators and Lifts	\$2.11	S.F.	163,800	20	1994	2014	2019	0.00 %	50.00 %	0		\$172,809.00	\$345,618
D2010	Plumbing Fixtures	\$10.61	S.F.	40,950	20	2003	2023		20.00 %	0.00 %	4			\$434,480
D2020	Domestic Water Distribution	\$1.23	S.F.	40,950	30	1965	1995		0.00 %	110.00 %	-24		\$55,405.00	\$50,369
D2030	Sanitary Waste	\$2.86	S.F.	40,950	30	1965	1995		0.00 %	110.00 %	-24		\$128,829.00	\$117,117
D2040	Rain Water Drainage	\$0.66	S.F.	163,800	20	1965	1985		0.00 %	110.00 %	-34		\$118,919.00	\$108,108
D3010	Energy Supply	\$0.61	S.F.	163,800	30	2000	2030		36.67 %	0.00 %	11			\$99,918
D3020	Heat Generating Systems	\$6.03	S.F.	40,950	20	2003	2023	2019	0.00 %	110.00 %	0		\$271,621.00	\$246,929
D3040	Distribution Systems	\$11.70	S.F.	40,950	20	1965	1985		0.00 %	110.00 %	-34		\$527,027.00	\$479,115
D3050	Terminal & Package Units	\$10.70	S.F.	40,950	15	2000	2015		0.00 %	110.00 %	-4		\$481,982.00	\$438,165
D3060	Controls & Instrumentation	\$3.70	S.F.	40,950	15	1983	1998		0.00 %	110.00 %	-21		\$166,667.00	\$151,515
D4010	Sprinklers	\$6.82	S.F.	163,800	30			2019	0.00 %	110.00 %	0		\$1,228,828.00	\$1,117,116
D4020	Standpipes	\$0.48	S.F.	163,800	30			2019	0.00 %	110.00 %	0		\$86,486.00	\$78,624

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System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D4030	Fire Protection Specialties	\$0.16	S.F.	163,800	15	2012	2027		53.33 %	0.00 %	8			\$26,208
D5010	Electrical Service/Distribution	\$3.86	S.F.	163,800	20	1965	1985		0.00 %	110.00 %	-34		\$695,495.00	\$632,268
D5020	Branch Wiring	\$8.94	S.F.	163,800	20	1986	2006		0.00 %	110.00 %	-13		\$1,610,809.00	\$1,464,372
D5020	Lighting	\$10.92	S.F.	163,800	20	1986	2006		0.00 %	110.00 %	-13		\$1,967,566.00	\$1,788,696
D5030810	Security & Detection Systems	\$1.51	S.F.	163,800	20	2006	2026		35.00 %	0.00 %	7			\$247,338
D5030910	Fire Alarm Systems	\$2.74	S.F.	163,800	20	2006	2026		35.00 %	0.00 %	7			\$448,812
D5030920	Data Communication	\$3.56	S.F.	163,800	25	2006	2031		48.00 %	0.00 %	12			\$583,128
D5090	Other Electrical Systems	\$0.56	S.F.	163,800	15	2019	2034		100.00 %	0.00 %	15			\$91,728
E1030	Vehicular Equipment	\$0.14	S.F.	163,800	20	2004	2024		25.00 %	0.00 %	5			\$22,932
Total									30.71 %	33.01 %			\$9,871,222.00	\$29,902,353

System Notes

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

System: A2020 - Basement Walls



Note:

System: B1010 - Floor Construction



Note:

System: B1020 - Roof Construction



Note:

Support Campus Assessment Report - Main

System: B2010 - Exterior Walls



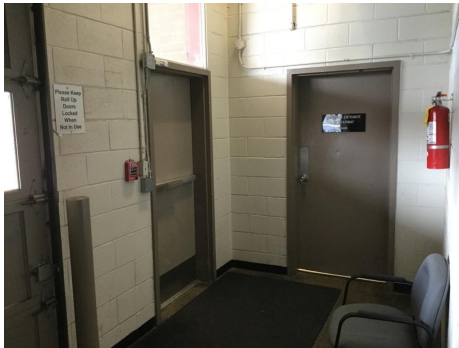
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Support Campus Assessment Report - Main

System: B3010120 - Single Ply Membrane



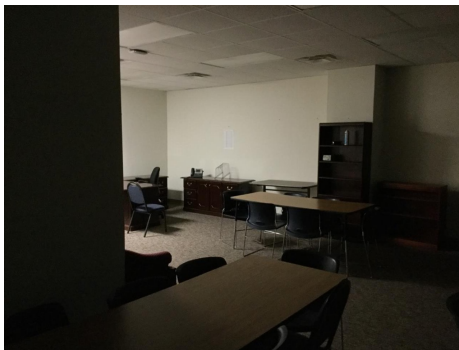
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

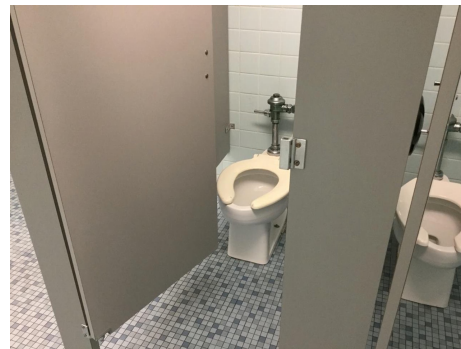
Support Campus Assessment Report - Main

System: C1020 - Interior Doors



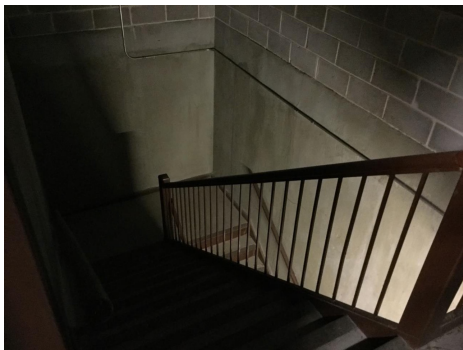
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

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System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

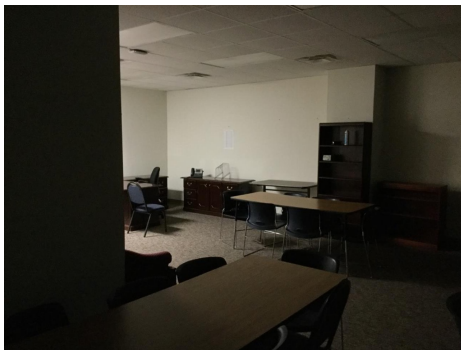
System: C3020420 - Ceramic Tile



Note:

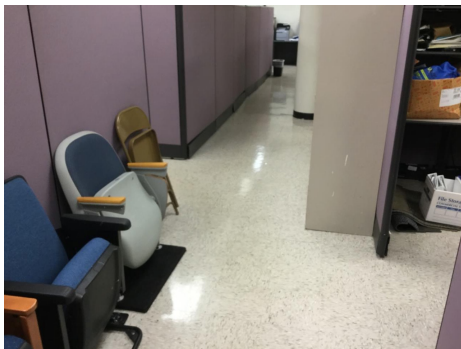
Support Campus Assessment Report - Main

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

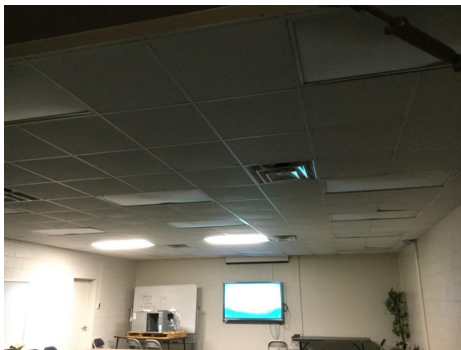
System: C3020999 - Other - Concrete Finish w/Sealer



Note:

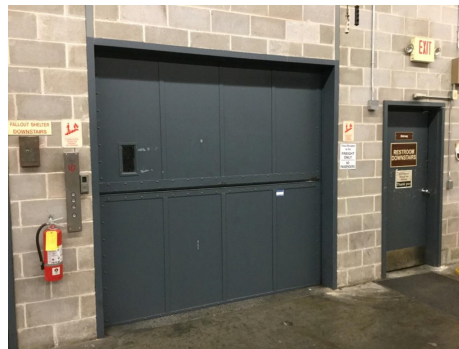
Support Campus Assessment Report - Main

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

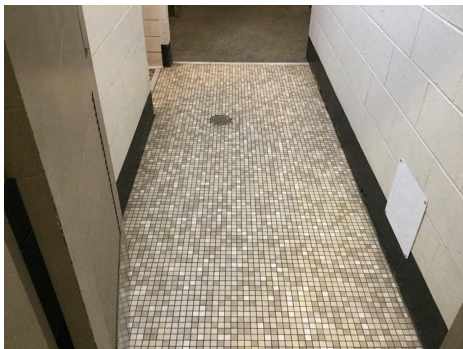
Support Campus Assessment Report - Main

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

Support Campus Assessment Report - Main

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems



Note:

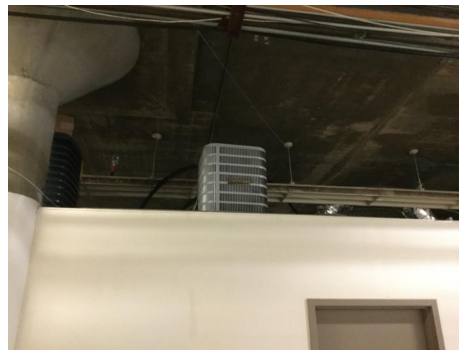
System: D3040 - Distribution Systems



Note:

Support Campus Assessment Report - Main

System: D3050 - Terminal & Package Units



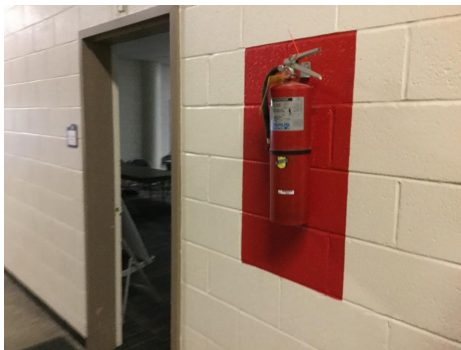
Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties



Note:

Support Campus Assessment Report - Main

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

Support Campus Assessment Report - Main

System: D5030810 - Security & Detection Systems



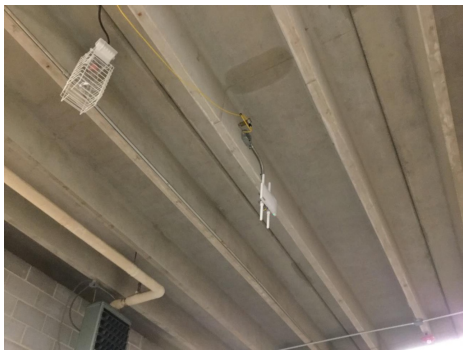
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

Support Campus Assessment Report - Main

System: D5090 - Other Electrical Systems



Note:

System: E1030 - Vehicular Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$9,871,222	\$1,057,794	\$0	\$0	\$537,911	\$354,542	\$0	\$941,794	\$36,520	\$0	\$1,291,123	\$14,090,906
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$154,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,035
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$296,607	\$0	\$0	\$0	\$0	\$0	\$296,607
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010120 - Single Ply Membrane	\$898,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$898,920
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$205,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,493
C1030 - Fittings	\$200,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,450
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* 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
C3010220 - Tile	\$27,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,750
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,462	\$43,462
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$125,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,550
C3020901 - Carpet	\$0	\$0	\$0	\$0	\$0	\$28,692	\$0	\$0	\$0	\$0	\$0	\$28,692
C3020903 - VCT	\$177,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$177,732
C3020999 - Other - Concrete Finish w/Sealer	\$928,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,247,661	\$2,176,038
C3030 - Ceiling Finishes	\$0	\$698,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$698,265
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	\$172,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172,809
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$537,911	\$0	\$0	\$0	\$0	\$0	\$0	\$537,911
D2020 - Domestic Water Distribution	\$55,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,405
D2030 - Sanitary Waste	\$128,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,829
D2040 - Rain Water Drainage	\$118,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,919
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$271,621	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271,621
D3040 - Distribution Systems	\$527,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$527,027
D3050 - Terminal & Package Units	\$481,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$481,982
D3060 - Controls & Instrumentation	\$166,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,667
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$1,228,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,228,828
D4020 - Standpipes	\$86,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,486
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,520	\$0	\$0	\$36,520
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$695,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$695,495
D5020 - Branch Wiring	\$1,610,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,610,809

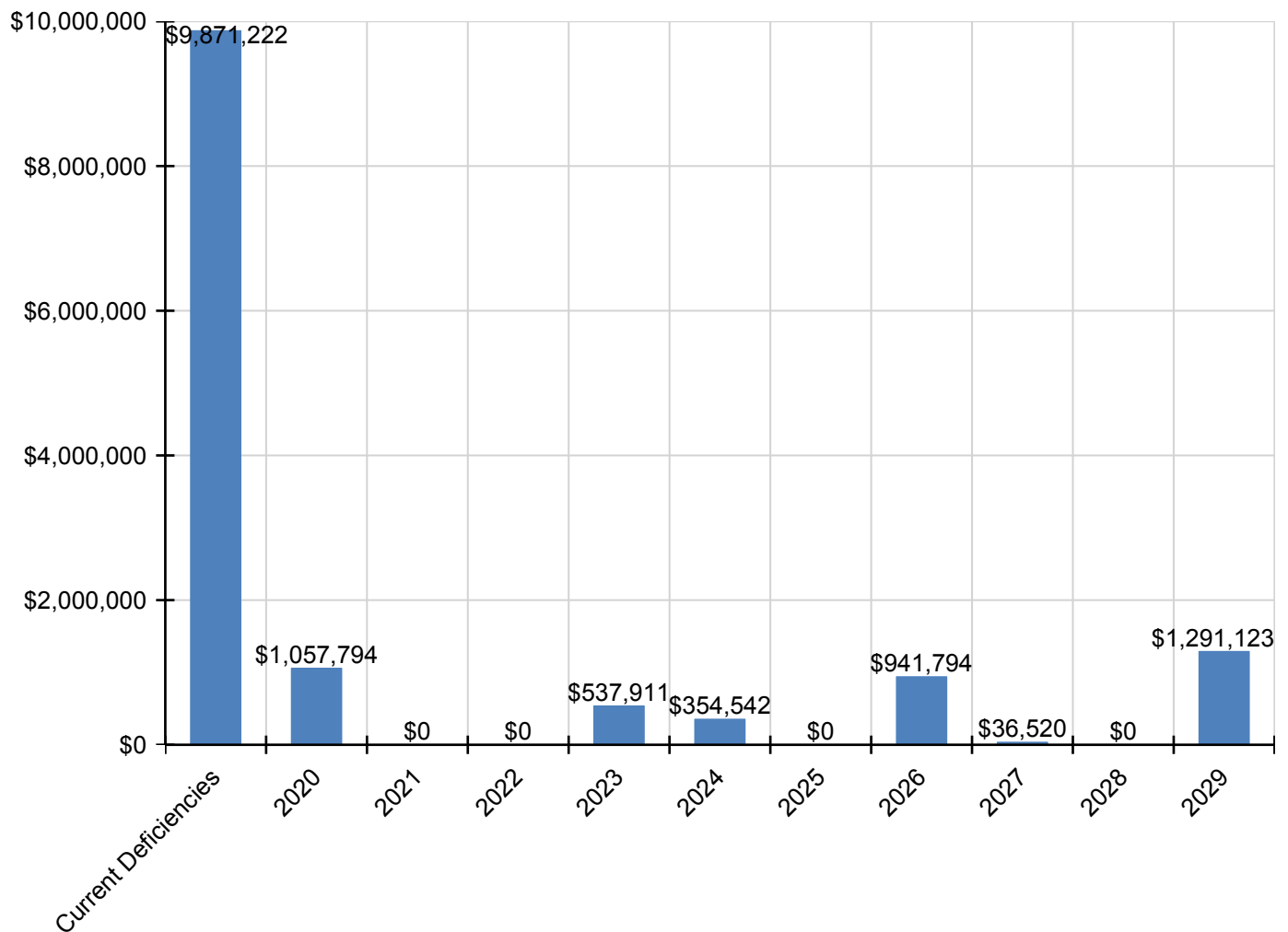
Support Campus Assessment Report - Main

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Lighting	\$1,967,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,967,566
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,614	\$0	\$0	\$0	\$334,614
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$607,180	\$0	\$0	\$0	\$607,180
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$29,243	\$0	\$0	\$0	\$0	\$0	\$29,243

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

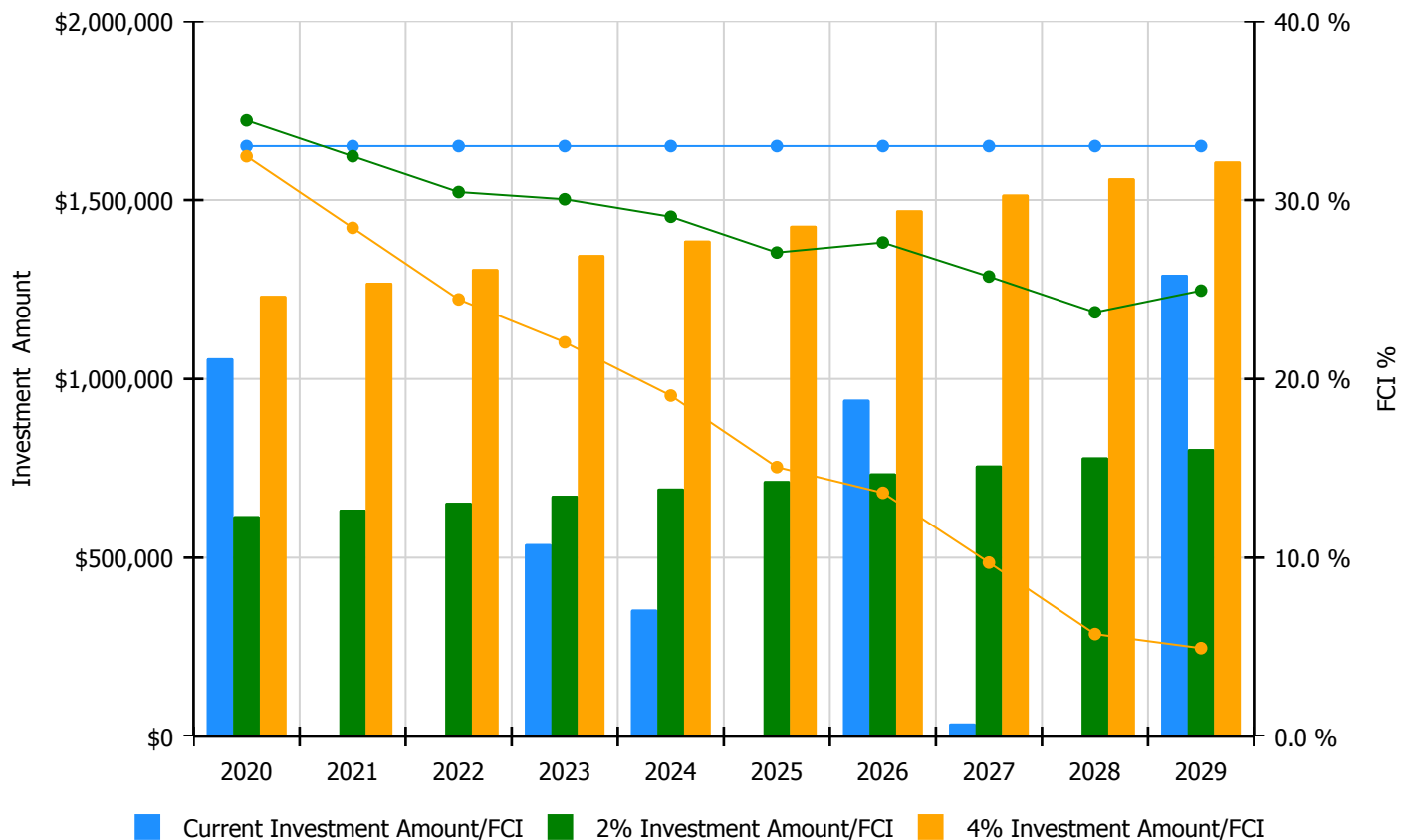


Condition Index Forecast by Investment Scenario

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

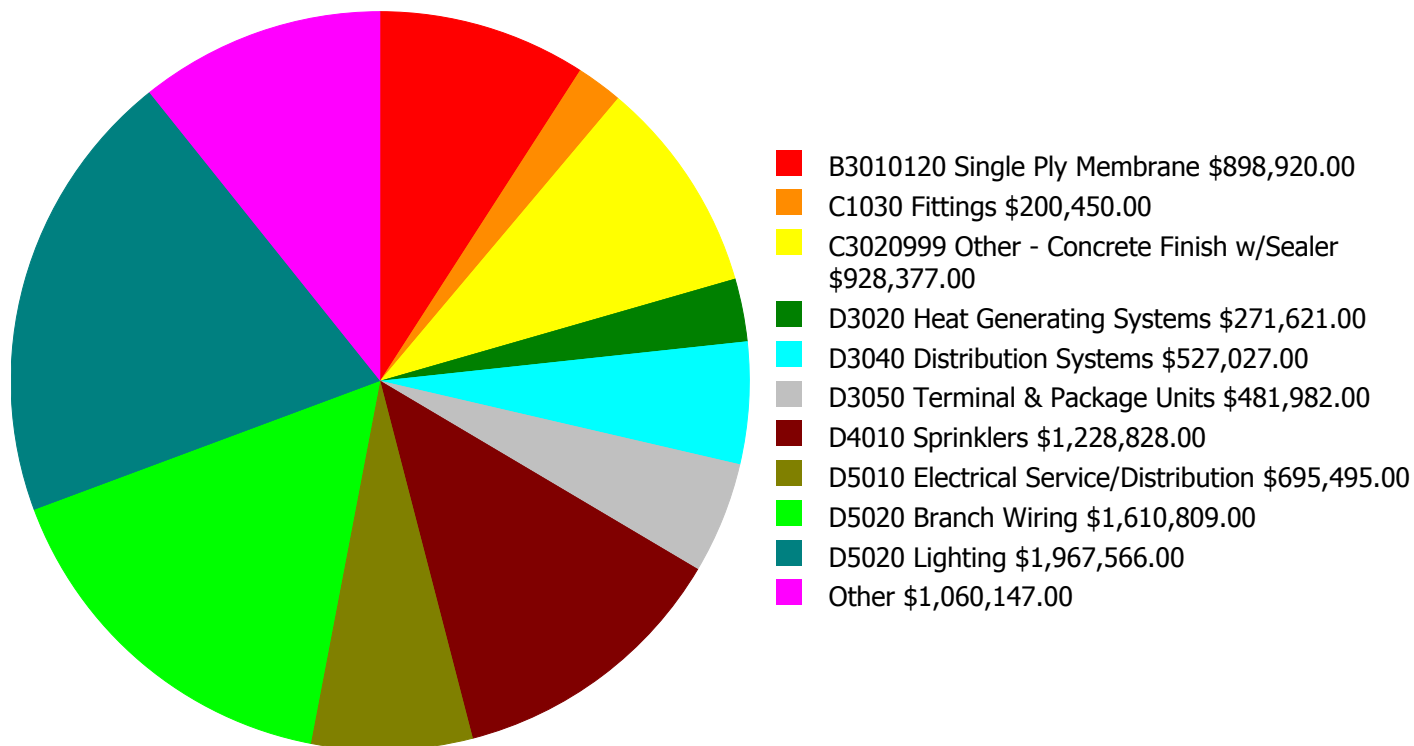
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 33.01%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$1,057,794	\$615,988.00	34.45 %	\$1,231,977.00	32.45 %
2021	\$0	\$634,468.00	32.45 %	\$1,268,936.00	28.45 %
2022	\$0	\$653,502.00	30.45 %	\$1,307,004.00	24.45 %
2023	\$537,911	\$673,107.00	30.04 %	\$1,346,214.00	22.04 %
2024	\$354,542	\$693,300.00	29.07 %	\$1,386,601.00	19.07 %
2025	\$0	\$714,099.00	27.07 %	\$1,428,199.00	15.07 %
2026	\$941,794	\$735,522.00	27.63 %	\$1,471,045.00	13.63 %
2027	\$36,520	\$757,588.00	25.72 %	\$1,515,176.00	9.72 %
2028	\$0	\$780,316.00	23.72 %	\$1,560,632.00	5.72 %
2029	\$1,291,123	\$803,725.00	24.94 %	\$1,607,450.00	4.94 %
Total:	\$4,219,684	\$7,061,615.00		\$14,123,234.00	

Deficiency Summary by System

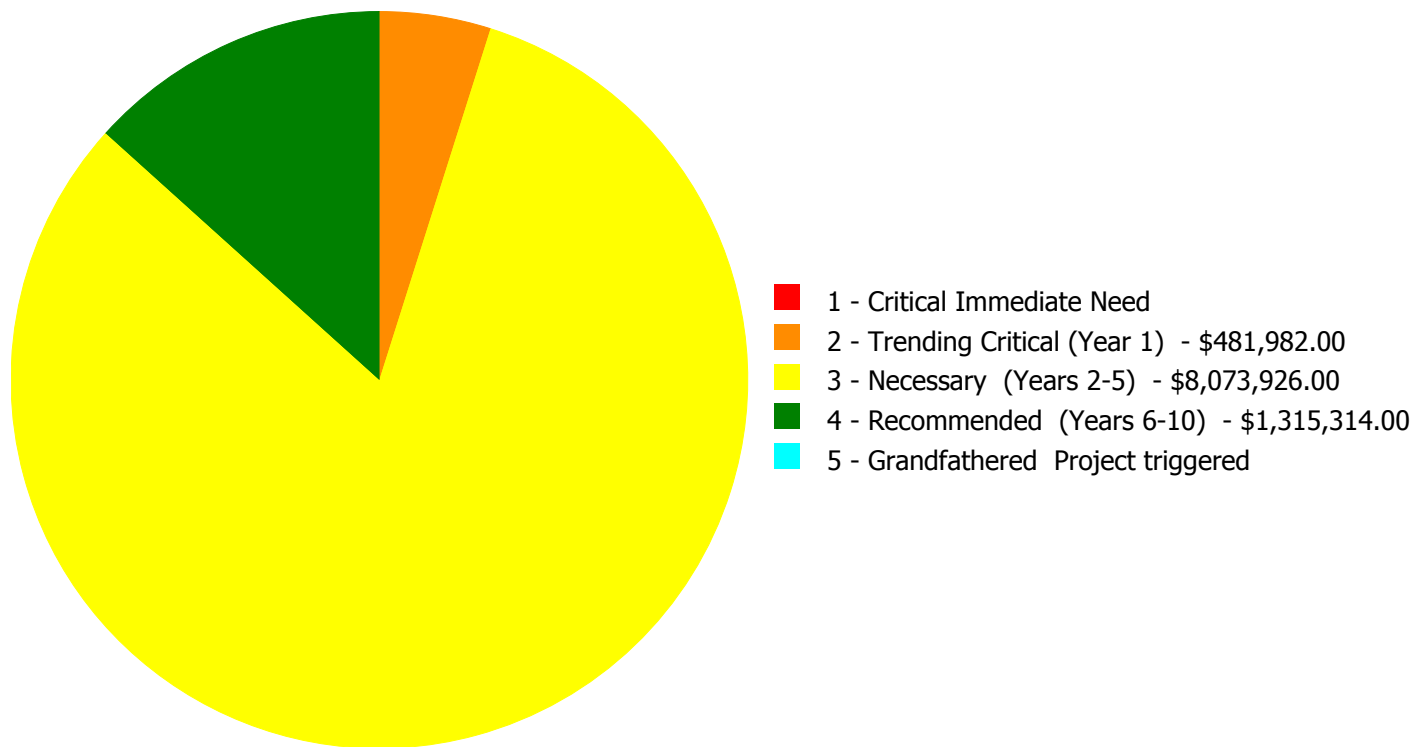
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$9,871,222.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$9,871,222.00

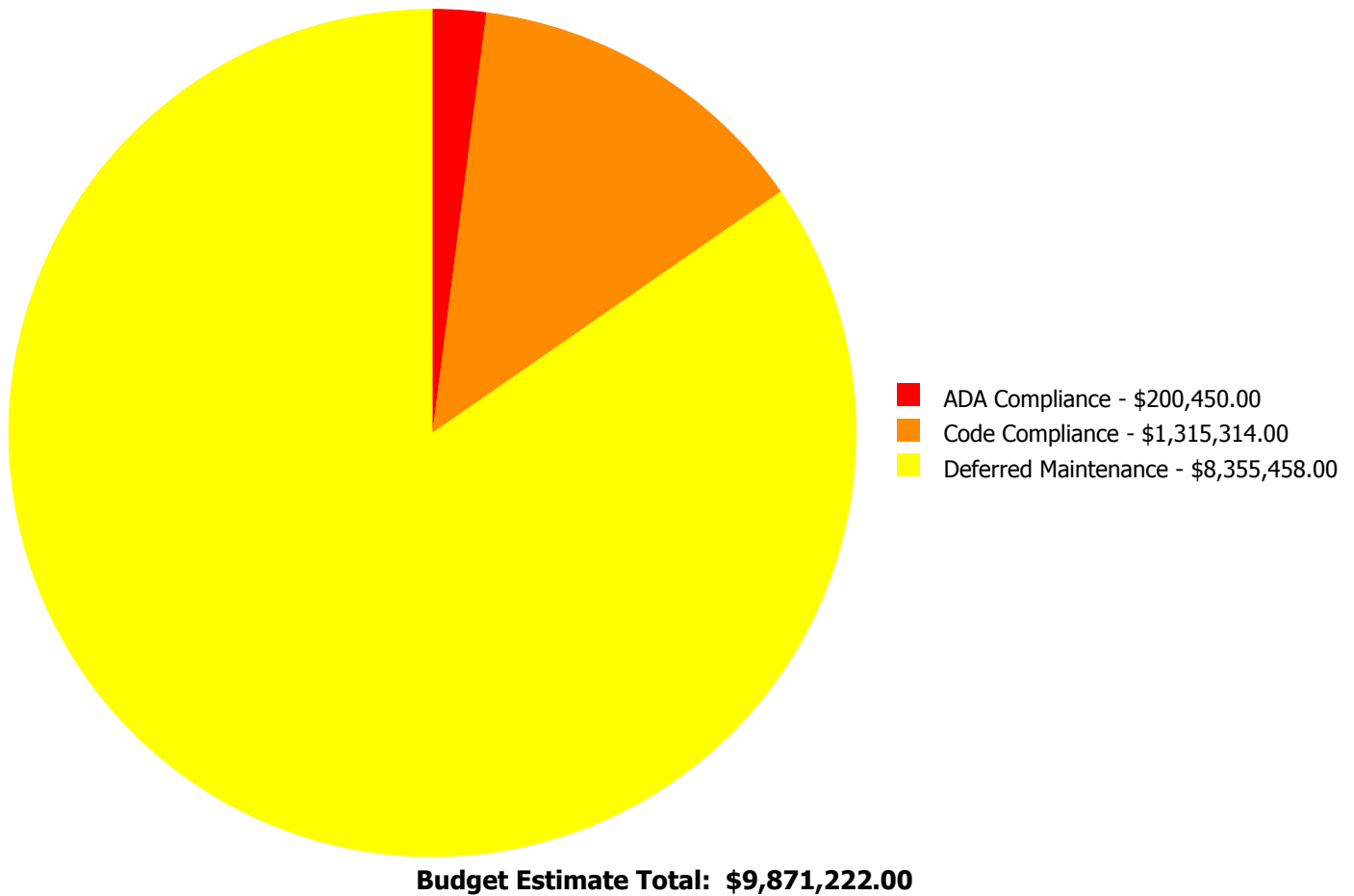
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010120	Single Ply Membrane	\$0.00	\$0.00	\$898,920.00	\$0.00	\$0.00	\$898,920.00
C1030	Fittings	\$0.00	\$0.00	\$200,450.00	\$0.00	\$0.00	\$200,450.00
C3010220	Tile	\$0.00	\$0.00	\$27,750.00	\$0.00	\$0.00	\$27,750.00
C3020420	Ceramic Tile	\$0.00	\$0.00	\$125,550.00	\$0.00	\$0.00	\$125,550.00
C3020903	VCT	\$0.00	\$0.00	\$177,732.00	\$0.00	\$0.00	\$177,732.00
C3020999	Other - Concrete Finish w/Sealer	\$0.00	\$0.00	\$928,377.00	\$0.00	\$0.00	\$928,377.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$172,809.00	\$0.00	\$0.00	\$172,809.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$55,405.00	\$0.00	\$0.00	\$55,405.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$128,829.00	\$0.00	\$0.00	\$128,829.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$118,919.00	\$0.00	\$0.00	\$118,919.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$271,621.00	\$0.00	\$0.00	\$271,621.00
D3040	Distribution Systems	\$0.00	\$0.00	\$527,027.00	\$0.00	\$0.00	\$527,027.00
D3050	Terminal & Package Units	\$0.00	\$481,982.00	\$0.00	\$0.00	\$0.00	\$481,982.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$166,667.00	\$0.00	\$0.00	\$166,667.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$1,228,828.00	\$0.00	\$1,228,828.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$86,486.00	\$0.00	\$86,486.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$695,495.00	\$0.00	\$0.00	\$695,495.00
D5020	Branch Wiring	\$0.00	\$0.00	\$1,610,809.00	\$0.00	\$0.00	\$1,610,809.00
D5020	Lighting	\$0.00	\$0.00	\$1,967,566.00	\$0.00	\$0.00	\$1,967,566.00
	Total:	\$0.00	\$481,982.00	\$8,073,926.00	\$1,315,314.00	\$0.00	\$9,871,222.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$481,982.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are at the end of their useful life. The system is functional however upgrades are warranted.

Priority 3 - Necessary (Years 2-5):

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 96,205.00
Unit of Measure: S.F.
Estimate: \$898,920.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The roofing system is a foam and coat applied over a single ply system that was reported to be original to the buildings construction. This system has exceeded its expected life cycle and is recommended for replacement.

System: C1030 - Fittings



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$200,450.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

Fittings, such as toilet partitions, lockers, signage and railing, are beyond their expected service life, worn and damaged in areas, and should be replaced and upgraded for compliance with ADA standards.

System: C3010220 - Tile



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: \$27,750.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The ceramic tile wall finish is beyond its expected service life, damaged and missing in areas, and should be replaced.

System: C3020420 - Ceramic Tile



Location: Restroom / Locker Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$125,550.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The ceramic tile floor finish is beyond its expected service life and should be replaced.

System: C3020903 - VCT



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 32,950.00
Unit of Measure: S.F.
Estimate: \$177,732.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

Support Campus Assessment Report - Main

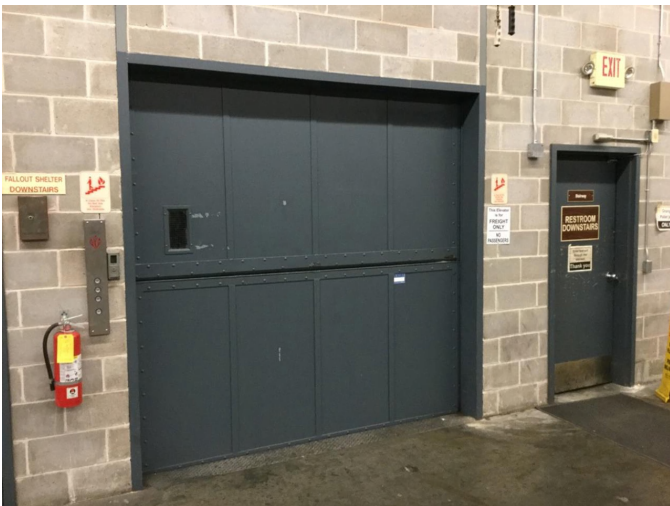
System: C3020999 - Other - Concrete Finish w/Sealer



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 122,850.00
Unit of Measure: S.F.
Estimate: \$928,377.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The concrete floor finish for this facility is beyond service life. Re surfacing the concrete finish is the best option for extended life. Surface sealers protect the surface and resist penetration from chemicals, rust, oils, salts, water, and many other stains. This deficiency provides a budgetary consideration for a uniform surface seal and protective coat application.

System: D1010 - Elevators and Lifts



Location: elevator
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$172,809.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes: Although facility has a working freight elevator - there is no passenger elevator for ADA Compliance to this 2 level building.

System: D2020 - Domestic Water Distribution



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$55,405.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

Notes: Although minor upgrades to the domestic water system are noted the building wide system is beyond its expected life and upgrades are warranted.

System: D2030 - Sanitary Waste



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$128,829.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

Notes: The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$118,919.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

The roof drains, insulation and fittings that support the water run off from this roof are in poor condition. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the roof and should be completed as part of the recommended roof upgrade also in this report.

System: D3020 - Heat Generating Systems



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$271,621.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The heat generating system is beyond its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$527,027.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

Notes: The HVAC Distribution System is nearing the end of useful life. Internal and external age and damage warrant upgrades.

System: D3060 - Controls & Instrumentation



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,950.00
Unit of Measure: S.F.
Estimate: \$166,667.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:
The controls system has exceeded its life cycle and recommended for upgrade.

System: D5010 - Electrical Service/Distribution



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$695,495.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

Notes: The electrical service/distribution system (Federal Pacific) is aged and should be replaced and upgraded for compliance with current code requirements.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$1,610,809.00
Assessor Name: Eduardo Lopez
Date Created: 01/09/2020

Notes: The original branch wiring system is operational but is aged and should be replaced with an energy efficient system.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$1,967,566.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The original lighting system is operational but is aged and should be replaced with an energy efficient system.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 163,800.00
Unit of Measure: S.F.
Estimate: \$1,228,828.00
Assessor Name: Eduardo Lopez
Date Created: 09/03/2013

Notes: This major storage facility has no sprinkler system. Install per owners standards.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout building

Distress: Missing

Category: Code Compliance

Priority: 4 - Recommended (Years 6-10)

Correction: Renew System

Qty: 163,800.00

Unit of Measure: S.F.

Estimate: \$86,486.00

Assessor Name: Eduardo Lopez

Date Created: 09/03/2013

Notes: This major storage facility has no sprinkler system. Install per Owner"s current standards.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as $100 - \text{Total FCI (without the \%)}$ where 100 is best and 0 is worst condition.

Function:	Other
Gross Area (SF):	9,000
Year Built:	1994
Last Renovation:	
Replacement Value:	\$1,562,640
Repair Cost:	\$606,128.00
Total FCI:	38.79 %
Total RSLI:	33.32 %
FCA Score:	61.21



Description:

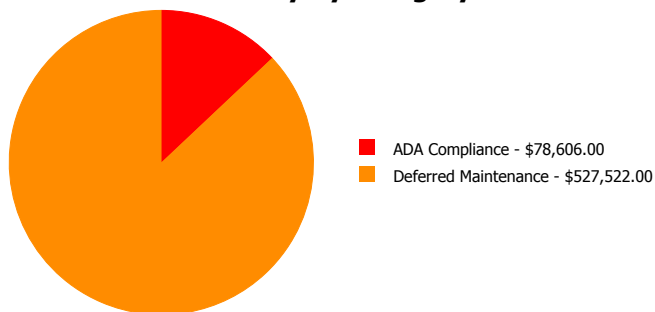
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

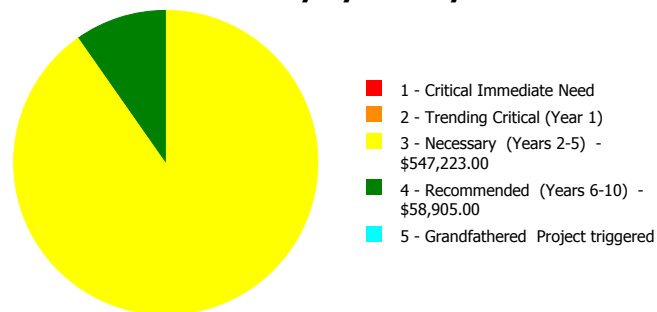
Dashboard Summary

Function:	Other	Gross Area:	9,000
Year Built:	1994	Last Renovation:	
Repair Cost:	\$606,128	Replacement Value:	\$1,562,640
FCI:	38.79 %	RSLI%:	33.32 %

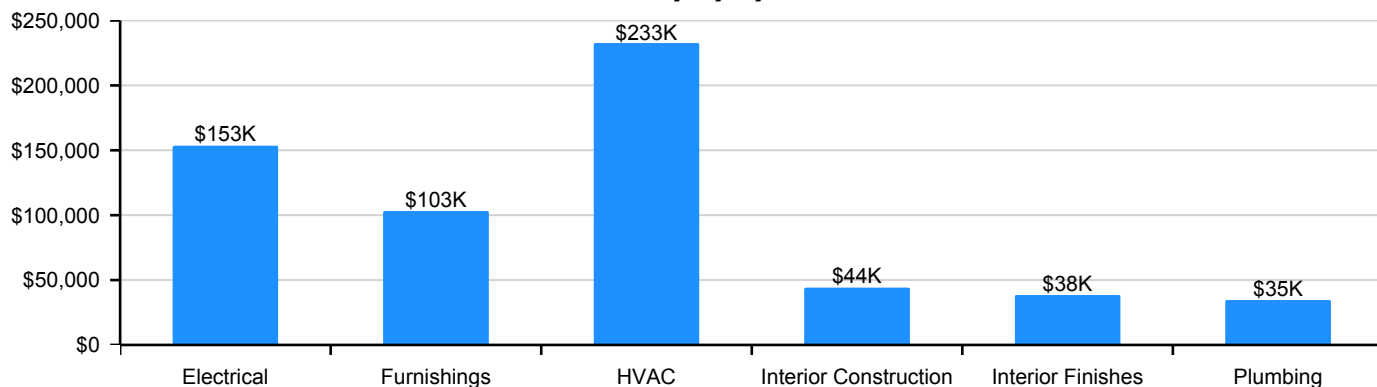
Deficiency By Category



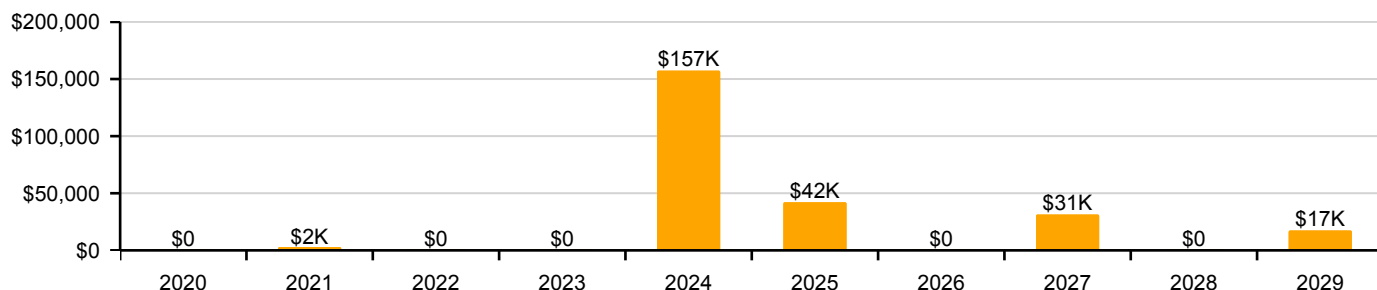
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	50.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.17 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	0.00 %	\$0.00
C10 - Interior Construction	27.15 %	69.33 %	\$44,055.00
C30 - Interior Finishes	35.10 %	43.54 %	\$38,354.00
D20 - Plumbing	2.98 %	90.33 %	\$34,551.00
D30 - HVAC	0.00 %	110.00 %	\$232,551.00
D40 - Fire Protection	10.00 %	0.00 %	\$0.00
D50 - Electrical	3.85 %	76.91 %	\$153,459.00
E20 - Furnishings	0.00 %	110.00 %	\$103,158.00
Totals:	33.32 %	38.79 %	\$606,128.00

Photo Album

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

1). Northern Exterior Elevation - Jan 09, 2020



2). Eastern Exterior Elevation - Jan 09, 2020



3). Southern Exterior Elevation - Jan 09, 2020



4). Western Exterior Elevation - Jan 09, 2020



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.11	S.F.	9,000	100	1994	2094		75.00 %	0.00 %	75			\$36,990
A1030	Slab on Grade	\$35.28	S.F.	9,000	100	1994	2094		75.00 %	0.00 %	75			\$317,520
B1020	Roof Construction	\$26.30	S.F.	9,000	50	1994	2044		50.00 %	0.00 %	25			\$236,700
B2010	Exterior Walls	\$17.78	S.F.	9,000	40	1994	2034		37.50 %	0.00 %	15			\$160,020
B2030	Exterior Doors	\$3.38	S.F.	9,000	30	1994	2024		16.67 %	0.00 %	5			\$30,420
B3010130	Preformed Metal Roofing	\$8.50	S.F.	9,000	30	1994	2024		16.67 %	0.00 %	5			\$76,500
B3020	Roof Openings	\$0.94	S.F.	9,000	30	1994	2024		16.67 %	0.00 %	5			\$8,460
C1010	Partitions	\$2.04	S.F.	9,000	100	1999	2099		80.00 %	0.00 %	80			\$18,360
C1020	Interior Doors	\$0.57	S.F.	9,000	40	1999	2039		50.00 %	0.00 %	20			\$5,130
C1030	Fittings	\$4.45	S.F.	9,000	20	1994	2014		0.00 %	110.00 %	-5		\$44,055.00	\$40,050
C3010230	Paint & Covering	\$1.47	S.F.	8,000	10	1994	2004		0.00 %	0.00 %	-15			\$11,760
C3010902	Wood Paneling	\$6.66	S.F.	1,000	15	1994	2009		0.00 %	123.99 %	-10		\$8,258.00	\$6,660
C3020901	Carpet	\$7.50	S.F.	3,000	8	1994	2002		0.00 %	110.00 %	-17		\$24,750.00	\$22,500
C3020999	Other - Concrete Finish	\$6.87	S.F.	6,000	100	1994	2094		75.00 %	0.00 %	75			\$41,220
C3030	Ceiling Finishes	\$1.98	S.F.	3,000	20	1999	2019		0.00 %	90.00 %	0		\$5,346.00	\$5,940
D2010	Plumbing Fixtures	\$3.49	S.F.	9,000	20	1999	2019		0.00 %	110.00 %	0		\$34,551.00	\$31,410
D2020	Domestic Water Distribution	\$0.76	S.F.	9,000	30	1994	2024		16.67 %	0.00 %	5			\$6,840
D3040	Distribution Systems	\$5.95	S.F.	9,000	20	1994	2014		0.00 %	110.00 %	-5		\$58,905.00	\$53,550
D3050	Terminal & Package Units	\$17.54	S.F.	9,000	15	1999	2014		0.00 %	110.00 %	-5		\$173,646.00	\$157,860
D4030	Fire Protection Specialties	\$0.16	S.F.	9,000	20	2001	2021		10.00 %	0.00 %	2			\$1,440
D5010	Electrical Service/Distribution	\$1.15	S.F.	9,000	20	1994	2014		0.00 %	90.00 %	-5		\$9,315.00	\$10,350
D5020	Branch Wiring	\$6.12	S.F.	9,000	20	1999	2019		0.00 %	90.00 %	0		\$49,572.00	\$55,080
D5020	Lighting	\$9.83	S.F.	9,000	20	1999	2019		0.00 %	90.00 %	0		\$79,623.00	\$88,470
D5030810	Security & Detection Systems	\$1.51	S.F.	9,000	20	1994	2014		0.00 %	110.00 %	-5		\$14,949.00	\$13,590
D5030920	Data Communication	\$3.56	S.F.	9,000	25	2000	2025		24.00 %	0.00 %	6			\$32,040
E2010	Fixed Furnishings	\$10.42	S.F.	9,000	25	1994	2019		0.00 %	110.00 %	0		\$103,158.00	\$93,780
Total									33.32 %	38.79 %			\$606,128.00	\$1,562,640

System Notes

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

System: B2010 - Exterior Walls**Note:**

System: B2030 - Exterior Doors**Note:**

System: B3010130 - Preformed Metal Roofing**Note:**

Support Campus Assessment Report - Annex

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

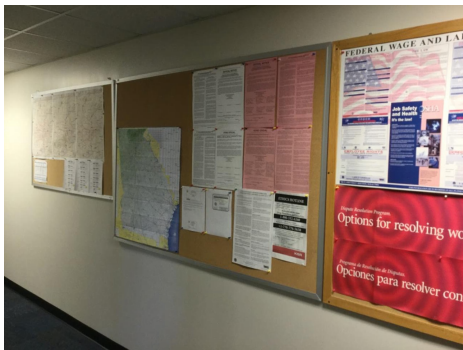
System: C1020 - Interior Doors



Note:

Support Campus Assessment Report - Annex

System: C1030 - Fittings



Note:

System: C3010230 - Paint & Covering



Note:

System: C3010902 - Wood Paneling



Note:

Support Campus Assessment Report - Annex

System: C3020901 - Carpet



Note:

System: C3020999 - Other - Concrete Finish



Note:

System: C3030 - Ceiling Finishes



Note:

Support Campus Assessment Report - Annex

System: D2020 - Domestic Water Distribution



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

Support Campus Assessment Report - Annex

System: D4030 - Fire Protection Specialties



Note:

System: D5020 - Branch Wiring



Note:

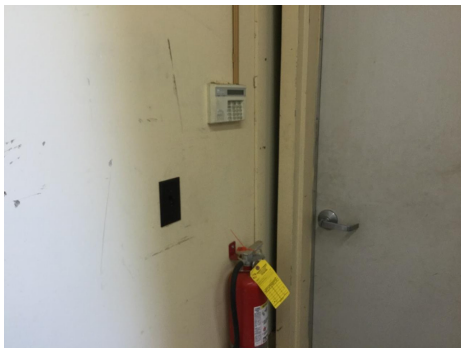
System: D5020 - Lighting



Note:

Support Campus Assessment Report - Annex

System: D5030810 - Security & Detection Systems



Note:

System: D5030920 - Data Communication



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$606,128	\$0	\$1,680	\$0	\$0	\$157,326	\$42,083	\$0	\$31,353	\$0	\$17,385	\$855,955
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$38,792	\$0	\$0	\$0	\$0	\$0	\$38,792
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$97,553	\$0	\$0	\$0	\$0	\$0	\$97,553
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$12,259	\$0	\$0	\$0	\$0	\$0	\$12,259
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$44,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,055
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	\$17,385	\$17,385
C3010902 - Wood Paneling	\$8,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,258
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020901 - Carpet	\$24,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,353	\$0	\$0	\$56,103

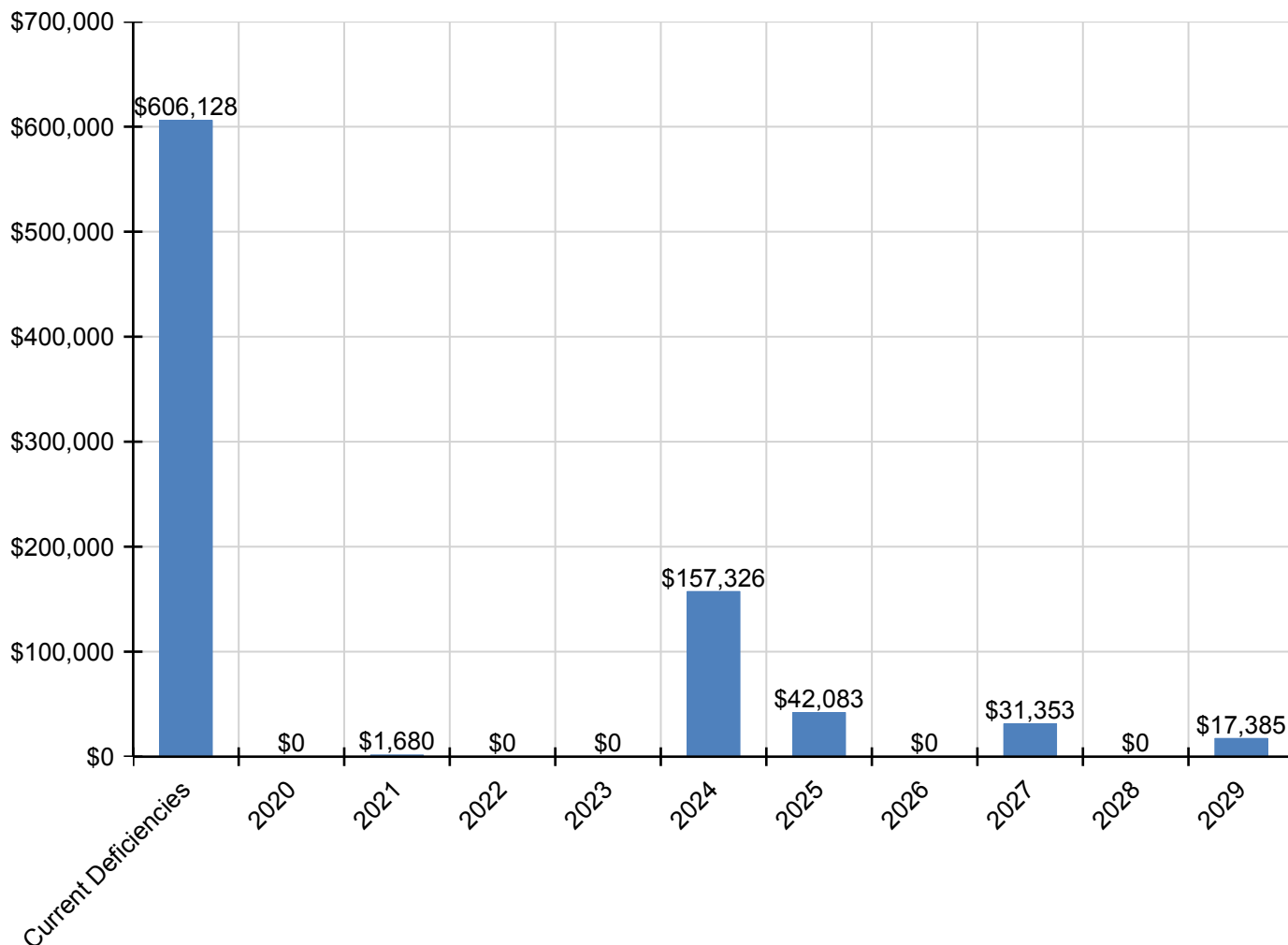
Support Campus Assessment Report - Annex

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020999 - Other - Concrete Finish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$5,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,346
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$34,551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,551
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$8,722	\$0	\$0	\$0	\$0	\$0	\$8,722
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$58,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,905
D3050 - Terminal & Package Units	\$173,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,646
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$1,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,680
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$9,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,315
D5020 - Branch Wiring	\$49,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,572
D5020 - Lighting	\$79,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,623
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$14,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,949
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$42,083	\$0	\$0	\$0	\$0	\$42,083
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$103,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,158

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

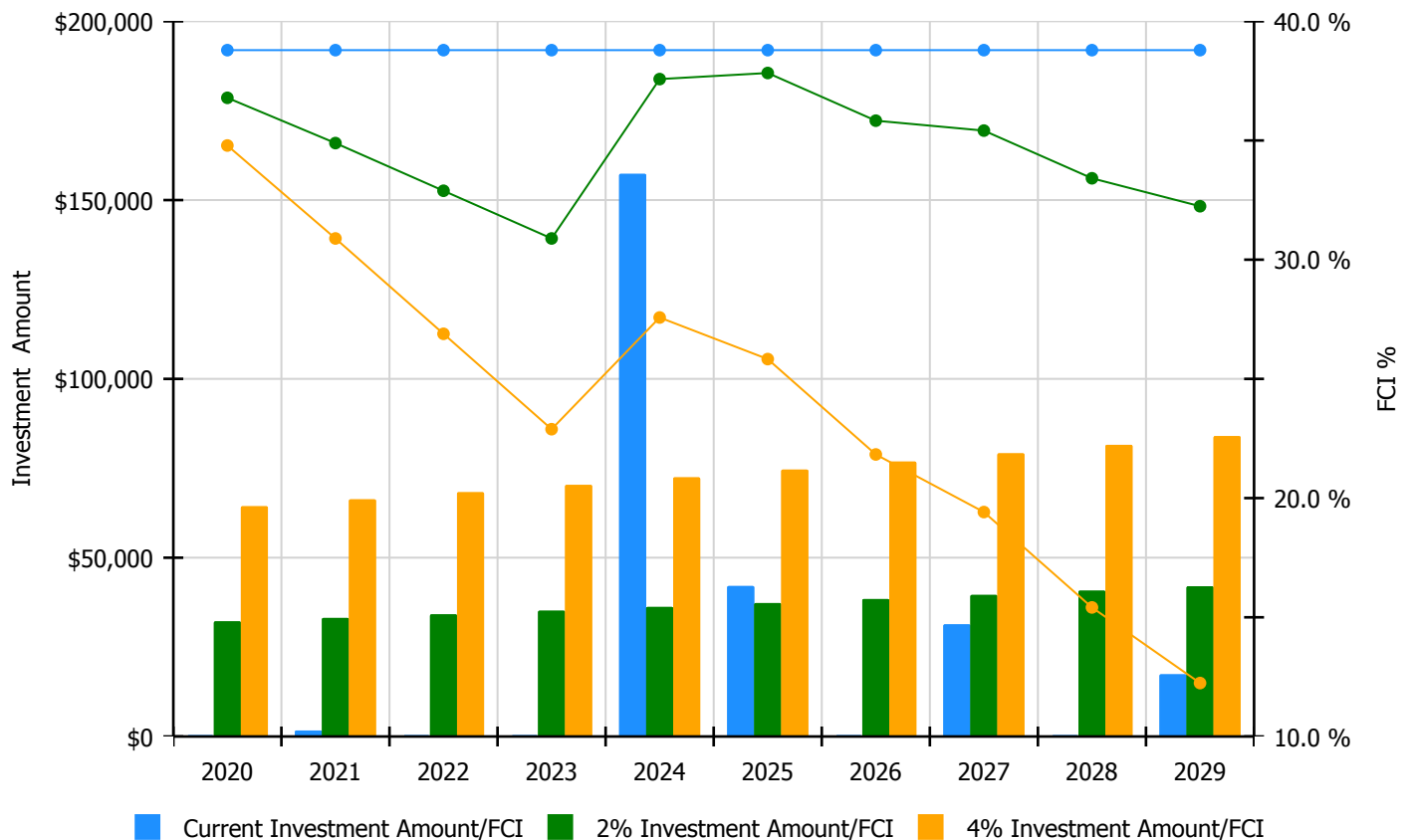


Condition Index Forecast by Investment Scenario

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

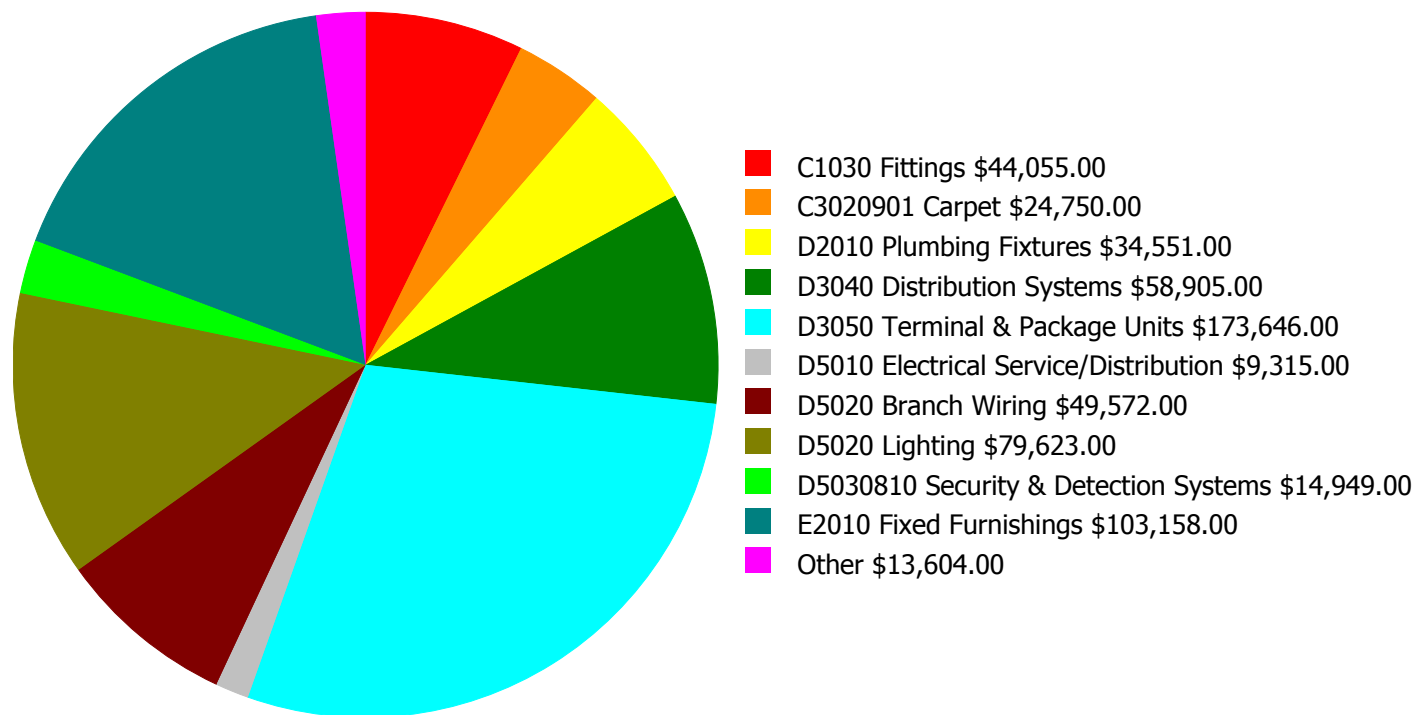
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 38.79%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$32,190.00	36.79 %	\$64,381.00	34.79 %
2021	\$1,680	\$33,156.00	34.89 %	\$66,312.00	30.89 %
2022	\$0	\$34,151.00	32.89 %	\$68,302.00	26.89 %
2023	\$0	\$35,175.00	30.89 %	\$70,351.00	22.89 %
2024	\$157,326	\$36,231.00	37.57 %	\$72,461.00	27.57 %
2025	\$42,083	\$37,317.00	37.83 %	\$74,635.00	25.83 %
2026	\$0	\$38,437.00	35.83 %	\$76,874.00	21.83 %
2027	\$31,353	\$39,590.00	35.41 %	\$79,180.00	19.41 %
2028	\$0	\$40,778.00	33.41 %	\$81,556.00	15.41 %
2029	\$17,385	\$42,001.00	32.24 %	\$84,002.00	12.24 %
Total:	\$249,827	\$369,026.00		\$738,054.00	

Deficiency Summary by System

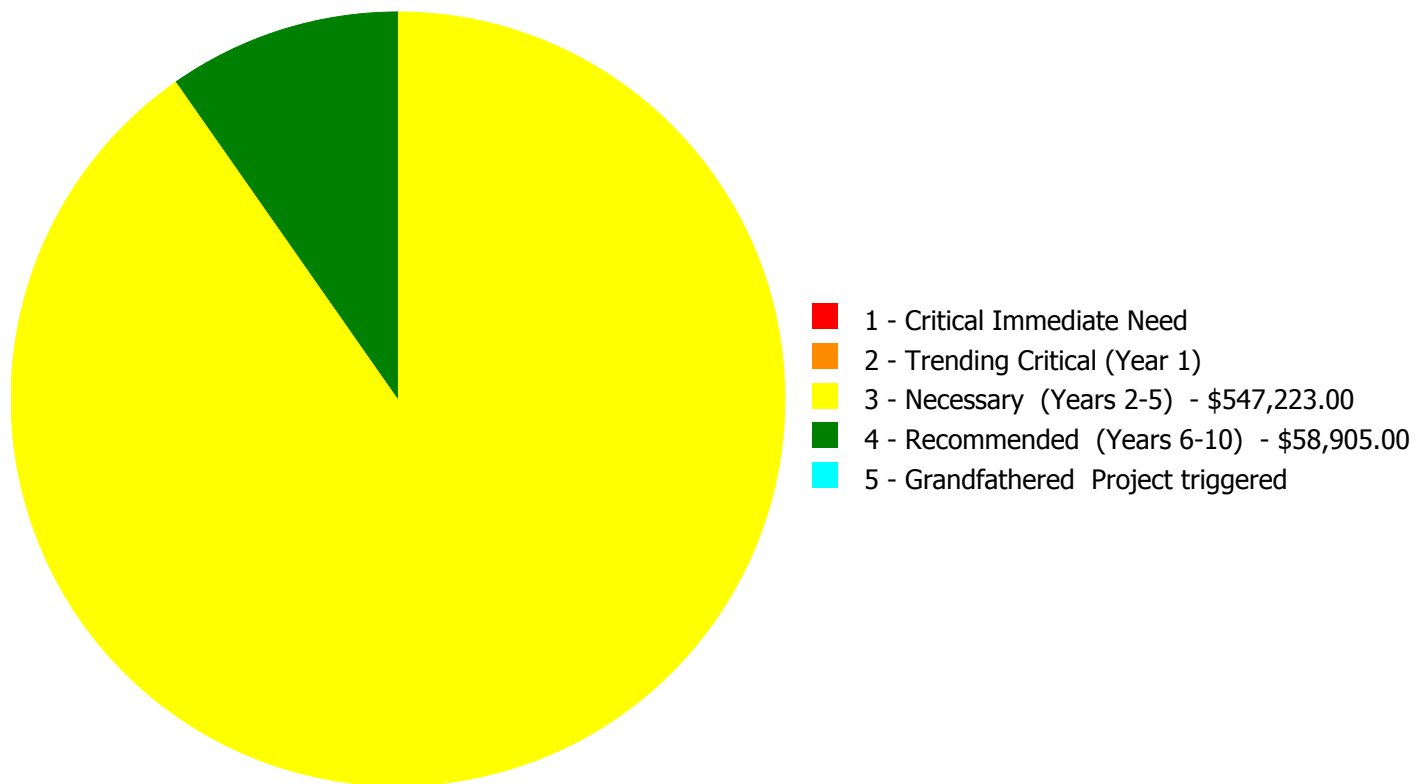
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$606,128.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$606,128.00

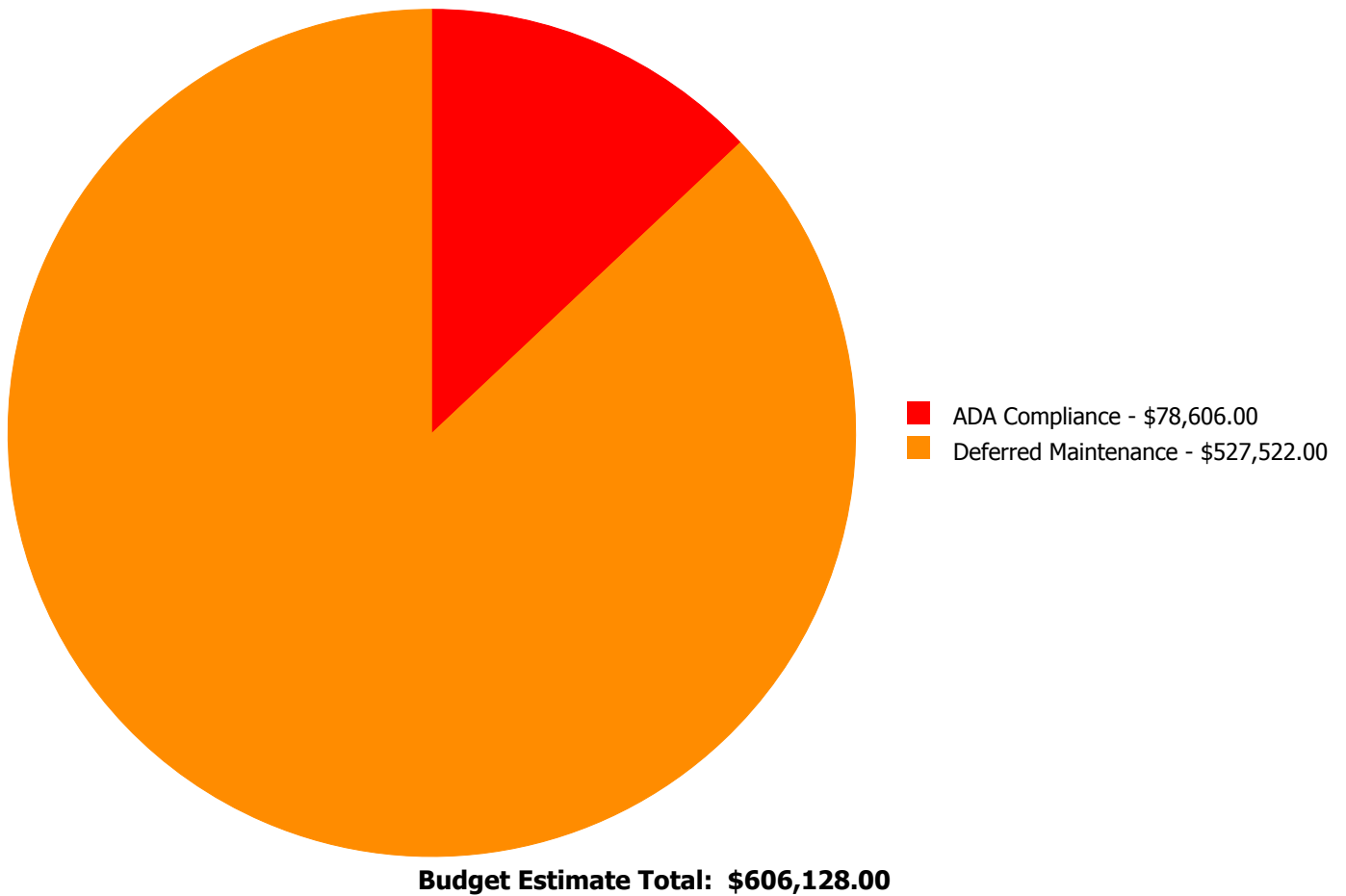
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	\$0.00	\$0.00	\$44,055.00	\$0.00	\$0.00	\$44,055.00
C3010902	Wood Paneling	\$0.00	\$0.00	\$8,258.00	\$0.00	\$0.00	\$8,258.00
C3020901	Carpet	\$0.00	\$0.00	\$24,750.00	\$0.00	\$0.00	\$24,750.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$5,346.00	\$0.00	\$0.00	\$5,346.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$34,551.00	\$0.00	\$0.00	\$34,551.00
D3040	Distribution Systems	\$0.00	\$0.00	\$0.00	\$58,905.00	\$0.00	\$58,905.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$173,646.00	\$0.00	\$0.00	\$173,646.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$9,315.00	\$0.00	\$0.00	\$9,315.00
D5020	Branch Wiring	\$0.00	\$0.00	\$49,572.00	\$0.00	\$0.00	\$49,572.00
D5020	Lighting	\$0.00	\$0.00	\$79,623.00	\$0.00	\$0.00	\$79,623.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$14,949.00	\$0.00	\$0.00	\$14,949.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$103,158.00	\$0.00	\$0.00	\$103,158.00
	Total:	\$0.00	\$0.00	\$547,223.00	\$58,905.00	\$0.00	\$606,128.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$44,055.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: Fittings, such as toilet partitions, lockers, signage and railing, are beyond their expected service life, outdated and missing in areas, and should be replaced and upgraded for compliance with ADA standards.

System: C3010902 - Wood Paneling



Location: Support Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$8,258.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The wood panel system is aged and should be replaced and upgraded.

System: C3020901 - Carpet



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: \$24,750.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The carpet is aged, worn and stained, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: \$5,346.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The acoustical ceilings are aged, stained and sagging, and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

This deficiency has no image.

Location: Restroom
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$34,551.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D3050 - Terminal & Package Units



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$173,646.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are nearing the end of their useful life. The system is functional however upgrades are warranted.

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$9,315.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$49,572.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The original branch wiring system is operational but is aged and should be replaced with an energy efficient system.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$79,623.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Most of the lighting and branch wire system appears to be from the original construction. The age and conditions warrants upgrades.

System: D5030810 - Security & Detection Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$14,949.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The security system is beyond the expected service life and should be upgraded.

System: E2010 - Fixed Furnishings



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$103,158.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: Fixed furnishings are aged, worn and damaged, and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D3040 - Distribution Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$58,905.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The HVAC Distribution System is nearing the end of useful life. Internal and external age and damage warrant upgrades.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as $100 - \text{Total FCI (without the \%)}$ where 100 is best and 0 is worst condition.

Function:	Other
Gross Area (SF):	5,100
Year Built:	1994
Last Renovation:	
Replacement Value:	\$1,003,872
Repair Cost:	\$373,361.00
Total FCI:	37.19 %
Total RSLI:	33.37 %
FCA Score:	62.81



Description:

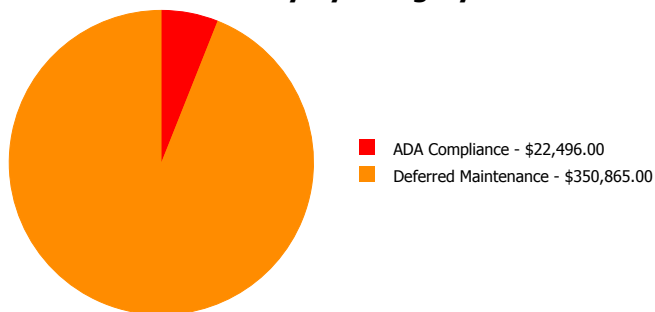
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

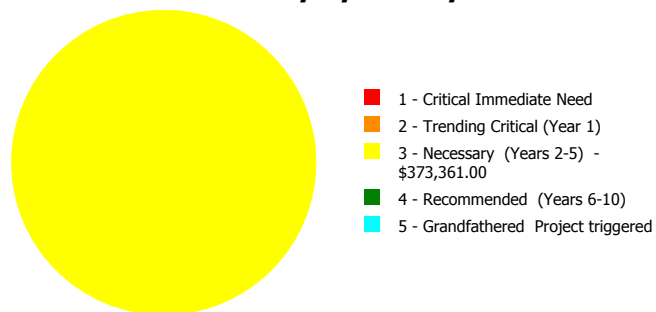
Dashboard Summary

Function:	Other	Gross Area:	5,100
Year Built:	1994	Last Renovation:	
Repair Cost:	\$373,361	Replacement Value:	\$1,003,872
FCI:	37.19 %	RSLI%:	33.37 %

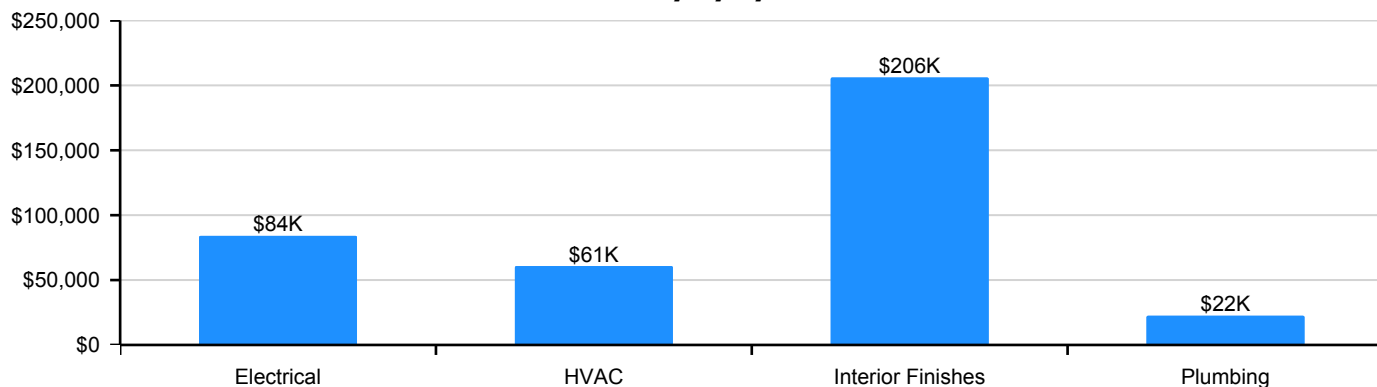
Deficiency By Category



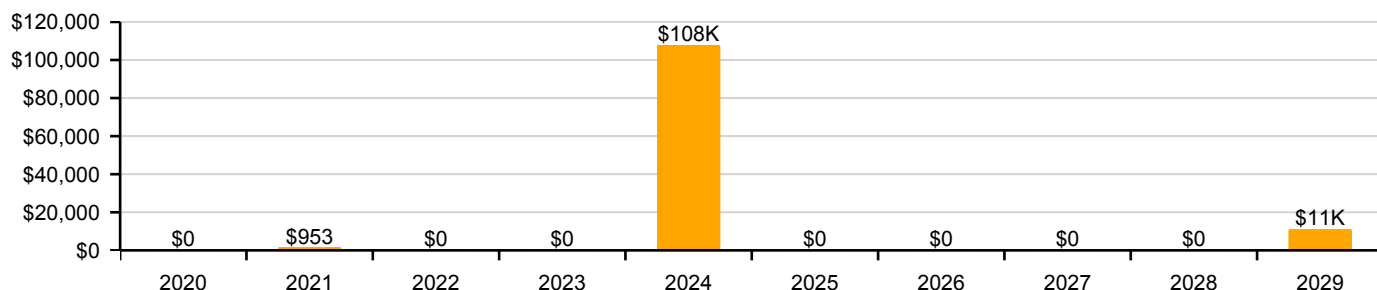
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	50.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	34.17 %	0.00 %	\$0.00
B30 - Roofing	16.74 %	0.00 %	\$0.00
C10 - Interior Construction	66.75 %	0.00 %	\$0.00
C30 - Interior Finishes	9.20 %	79.98 %	\$206,065.00
D20 - Plumbing	2.89 %	88.04 %	\$22,496.00
D30 - HVAC	0.89 %	104.14 %	\$60,757.00
D40 - Fire Protection	10.00 %	0.00 %	\$0.00
D50 - Electrical	0.00 %	90.00 %	\$84,043.00
Totals:	33.37 %	37.19 %	\$373,361.00

Photo Album

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

1). Northern Exterior Elevation - Jan 13, 2020



2). Eastern Exterior Elevation - Jan 13, 2020



3). Southern Exterior Elevation - Jan 13, 2020



4). Western Exterior Elevation - Jan 13, 2020



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.72	S.F.	5,100	100	1994	2094		75.00 %	0.00 %	75			\$24,072
A1030	Slab on Grade	\$40.48	S.F.	5,100	100	1994	2094		75.00 %	0.00 %	75			\$206,448
B1020	Roof Construction	\$30.21	S.F.	5,100	50	1994	2044		50.00 %	0.00 %	25			\$154,071
B2010	Exterior Walls	\$20.43	S.F.	5,100	40	1994	2034		37.50 %	0.00 %	15			\$104,193
B2030	Exterior Doors	\$3.88	S.F.	5,100	30	1994	2024		16.67 %	0.00 %	5			\$19,788
B3010130	Preformed Metal Roofing	\$8.50	S.F.	5,100	30	1994	2024		16.67 %	0.00 %	5			\$43,350
B3020	Roof Openings	\$0.18	S.F.	5,100	25	1994	2019	2024	20.00 %	0.00 %	5			\$918
C1010	Partitions	\$2.34	S.F.	5,100	100	1994	2094		75.00 %	0.00 %	75			\$11,934
C1020	Interior Doors	\$0.66	S.F.	5,100	40	1994	2034		37.50 %	0.00 %	15			\$3,366
C3010230	Paint & Covering	\$1.47	S.F.	5,100	10	1994	2004		0.00 %	110.00 %	-15		\$8,247.00	\$7,497
C3020903	VCT	\$3.48	S.F.	500	15	1994	2009		0.00 %	155.00 %	-10		\$2,697.00	\$1,740
C3020999	Other - Concrete Finish	\$6.87	S.F.	4,600	100	1994	2094		75.00 %	0.00 %	75			\$31,602
C3030	Ceiling Finishes	\$42.51	S.F.	5,100	20	1994	2014		0.00 %	90.00 %	-5		\$195,121.00	\$216,801
D2010	Plumbing Fixtures	\$4.01	S.F.	5,100	20	1994	2014		0.00 %	110.00 %	-5		\$22,496.00	\$20,451
D2020	Domestic Water Distribution	\$0.87	S.F.	5,100	30	1994	2024		16.67 %	0.00 %	5			\$4,437
D2090	Other Plumbing Systems - Air Supply System	\$0.13	S.F.	5,100	0	1994		2019	0.00 %	0.00 %	0			\$663
D3010	Energy Supply	\$0.61	S.F.	5,100	30	1994	2024		16.67 %	0.00 %	5			\$3,111
D3020	Heat Generating Systems	\$4.88	S.F.	5,100	20	1994	2014		0.00 %	110.00 %	-5		\$27,377.00	\$24,888
D3040	Distribution Systems	\$5.95	S.F.	5,100	20	1994	2014		0.00 %	110.00 %	-5		\$33,380.00	\$30,345
D4030	Fire Protection Specialties	\$0.16	S.F.	5,100	20	2001	2021		10.00 %	0.00 %	2			\$816
D5020	Branch Wiring	\$7.39	S.F.	5,100	20	1994	2014		0.00 %	90.00 %	-5		\$33,920.00	\$37,689
D5020	Lighting	\$10.92	S.F.	5,100	20	1994	2014		0.00 %	90.00 %	-5		\$50,123.00	\$55,692
Total									33.37 %	37.19 %			\$373,361.00	\$1,003,872

System Notes

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

System: B1020 - Roof Construction**Note:**

System: B2010 - Exterior Walls**Note:**

System: B2030 - Exterior Doors**Note:**

Support Campus Assessment Report - Storage

System: B3010130 - Preformed Metal Roofing



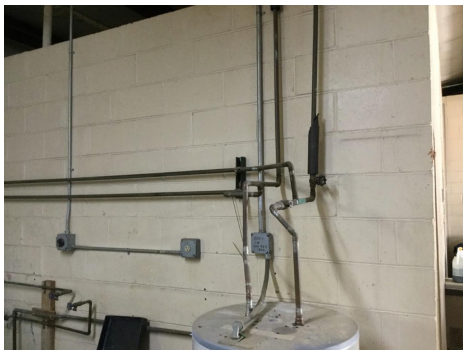
Note:

System: B3020 - Roof Openings



Note:

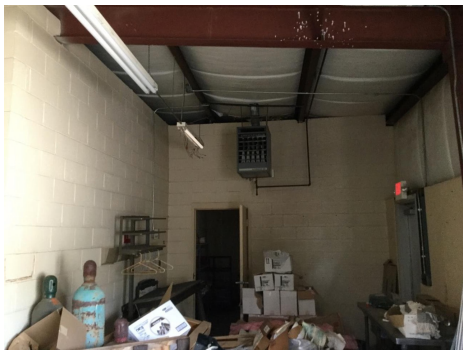
System: C1010 - Partitions



Note:

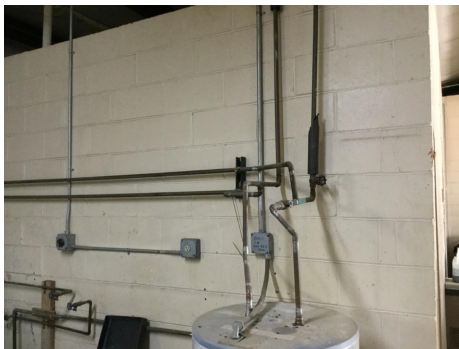
Support Campus Assessment Report - Storage

System: C1020 - Interior Doors



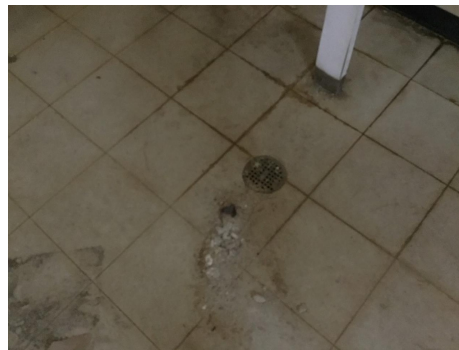
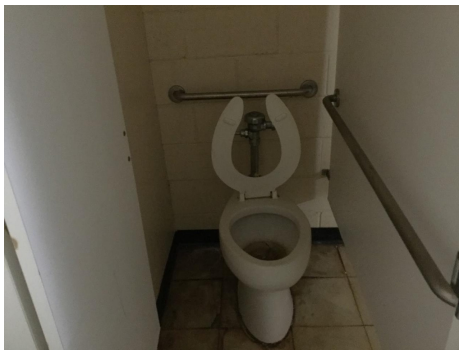
Note:

System: C3010230 - Paint & Covering



Note:

System: C3020903 - VCT



Note:

Support Campus Assessment Report - Storage

System: C3020999 - Other - Concrete Finish



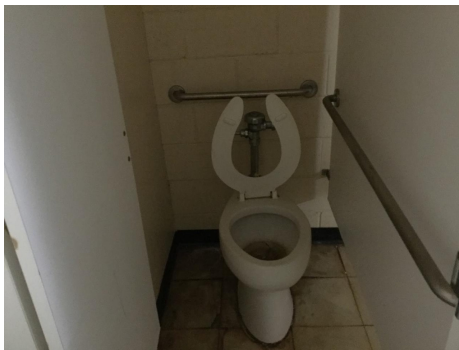
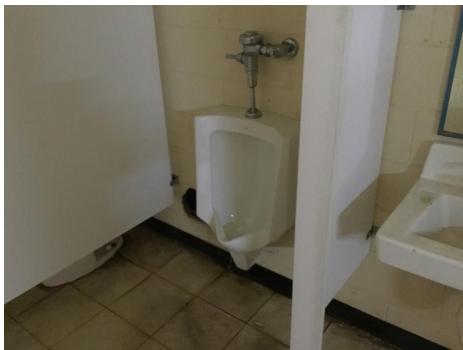
Note:

System: C3030 - Ceiling Finishes



Note:

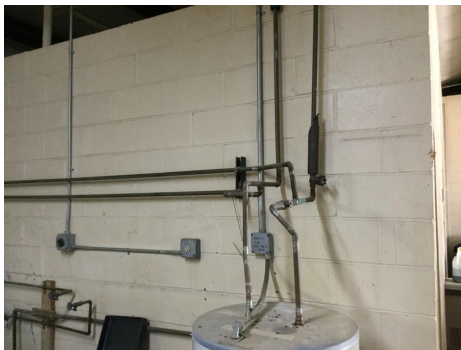
System: D2010 - Plumbing Fixtures



Note:

Support Campus Assessment Report - Storage

System: D2020 - Domestic Water Distribution



Note:

System: D2090 - Other Plumbing Systems - Air Supply System



Note:

System: D3020 - Heat Generating Systems



Note:

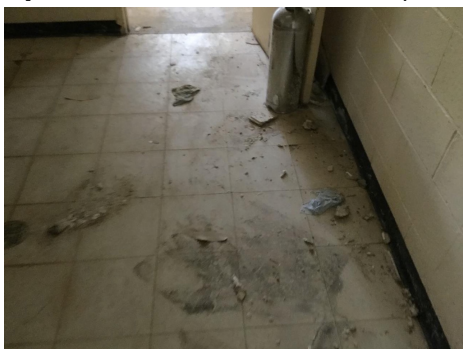
Support Campus Assessment Report - Storage

System: D3040 - Distribution Systems



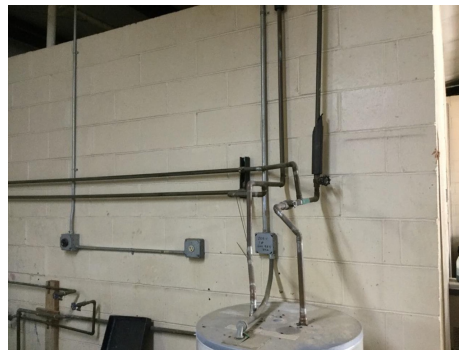
Note:

System: D4030 - Fire Protection Specialties



Note:

System: D5020 - Branch Wiring



Note:

Support Campus Assessment Report - Storage

System: D5020 - Lighting



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$373,361	\$0	\$953	\$0	\$0	\$107,895	\$0	\$0	\$0	\$0	\$11,083	\$493,292
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$25,234	\$0	\$0	\$0	\$0	\$0	\$25,234
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$71,865	\$0	\$0	\$0	\$0	\$0	\$71,865
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$1,171	\$0	\$0	\$0	\$0	\$0	\$1,171
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$8,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,083	\$19,330
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$2,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,697
C3020999 - Other - Concrete Finish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$195,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,121

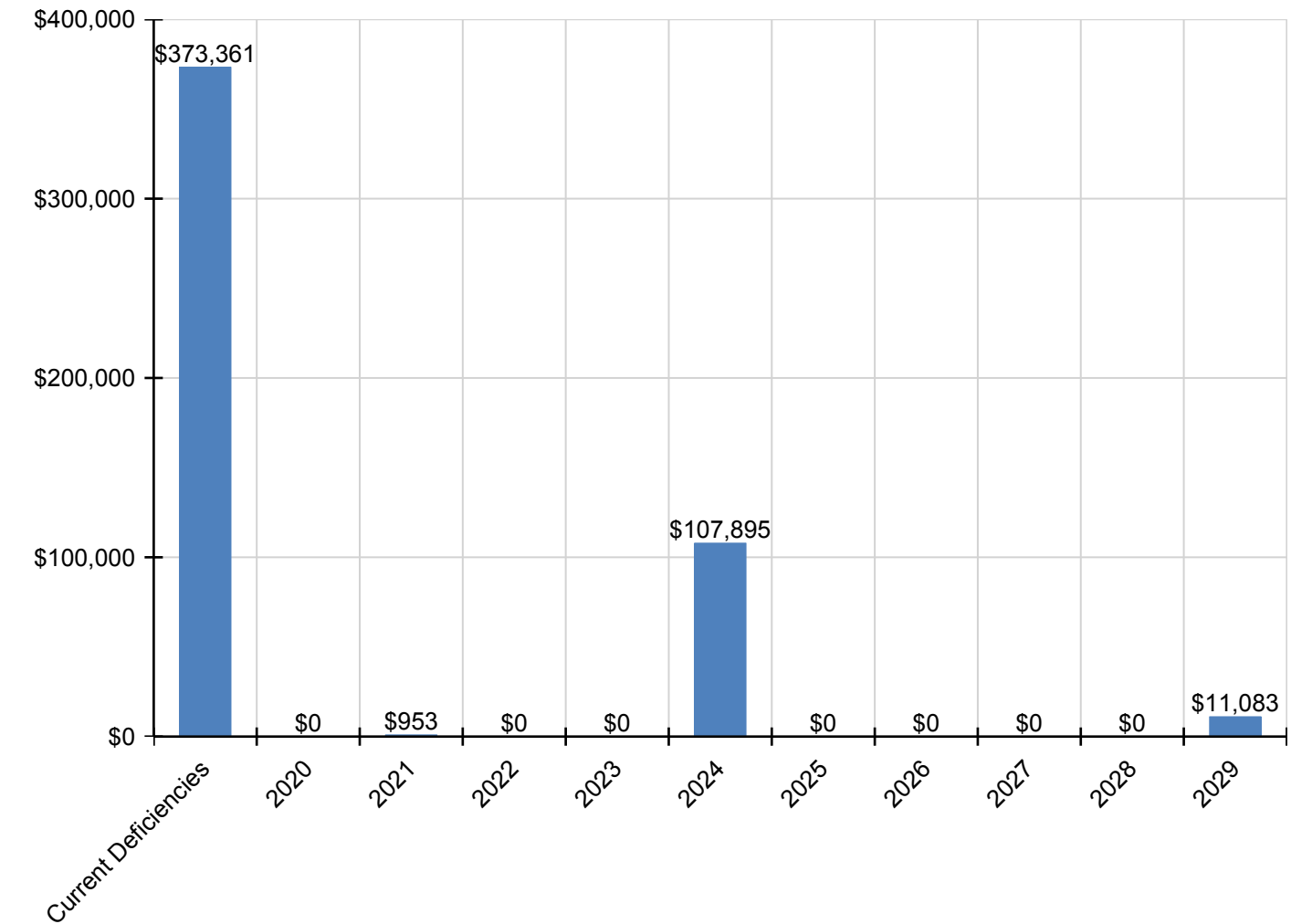
Support Campus Assessment Report - Storage

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$22,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,496
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$5,658	\$0	\$0	\$0	\$0	\$0	\$5,658
D2090 - Other Plumbing Systems - Air Supply System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$3,967	\$0	\$0	\$0	\$0	\$0	\$3,967
D3020 - Heat Generating Systems	\$27,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,377
D3040 - Distribution Systems	\$33,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,380
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$953
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$33,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,920
D5020 - Lighting	\$50,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,123

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

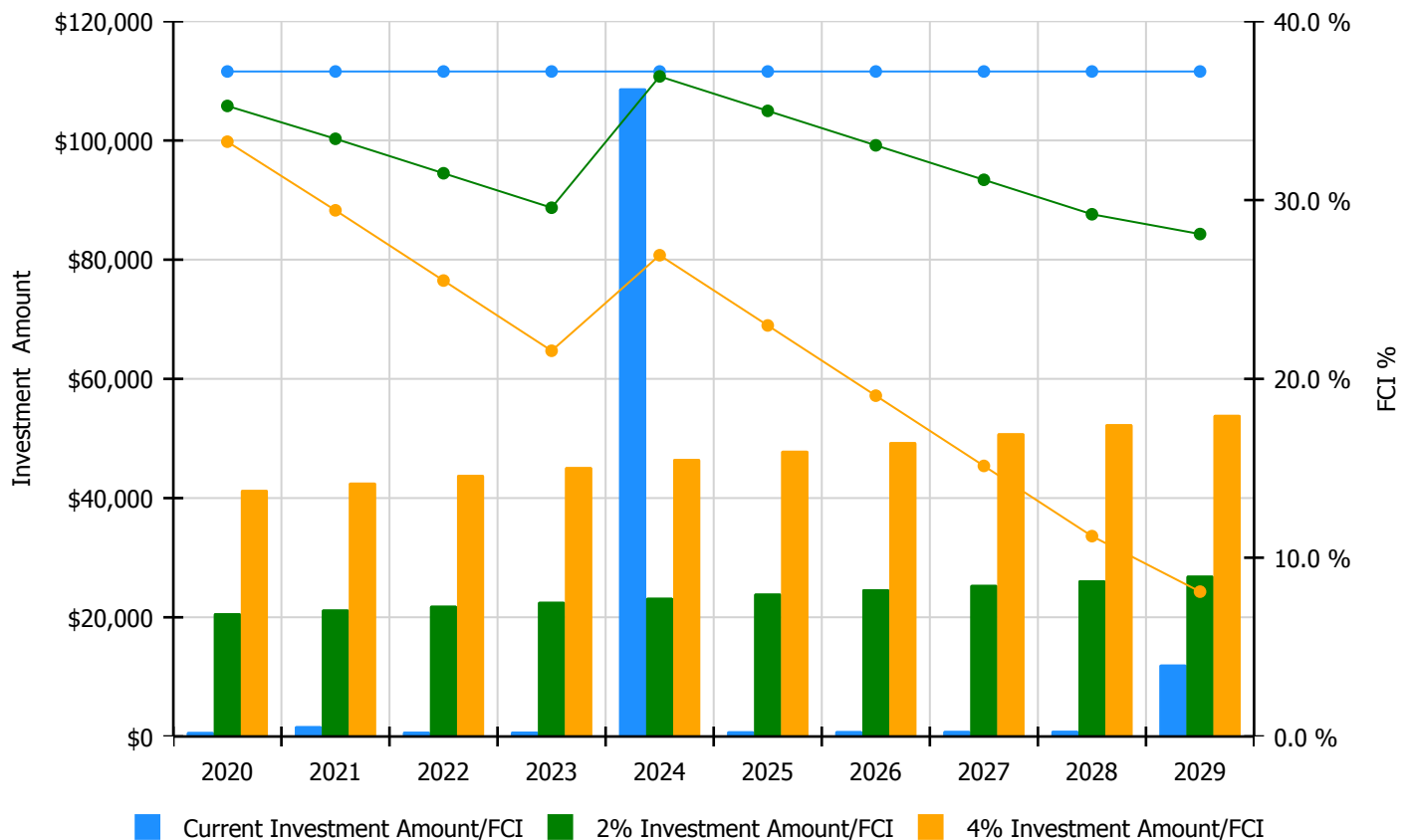


Condition Index Forecast by Investment Scenario

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

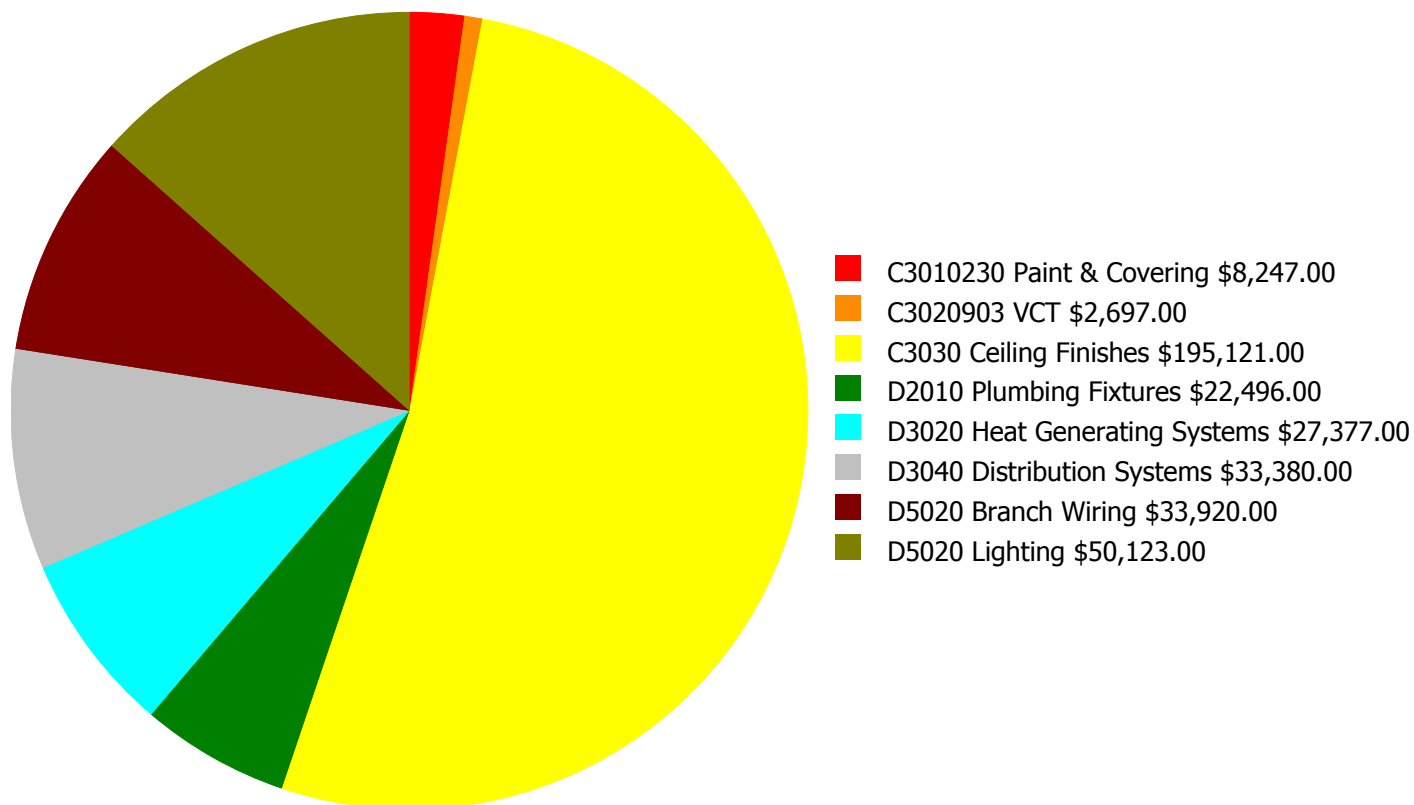
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 37.19%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$751	\$20,680.00	35.26 %	\$41,360.00	33.26 %
2021	\$1,726	\$21,300.00	33.43 %	\$42,600.00	29.43 %
2022	\$797	\$21,939.00	31.50 %	\$43,878.00	25.50 %
2023	\$820	\$22,597.00	29.57 %	\$45,195.00	21.57 %
2024	\$108,740	\$23,275.00	36.92 %	\$46,551.00	26.92 %
2025	\$870	\$23,974.00	34.99 %	\$47,947.00	22.99 %
2026	\$897	\$24,693.00	33.06 %	\$49,385.00	19.06 %
2027	\$923	\$25,434.00	31.13 %	\$50,867.00	15.13 %
2028	\$951	\$26,197.00	29.21 %	\$52,393.00	11.21 %
2029	\$12,063	\$26,982.00	28.10 %	\$53,965.00	8.10 %
Total:	\$128,539	\$237,071.00		\$474,141.00	

Deficiency Summary by System

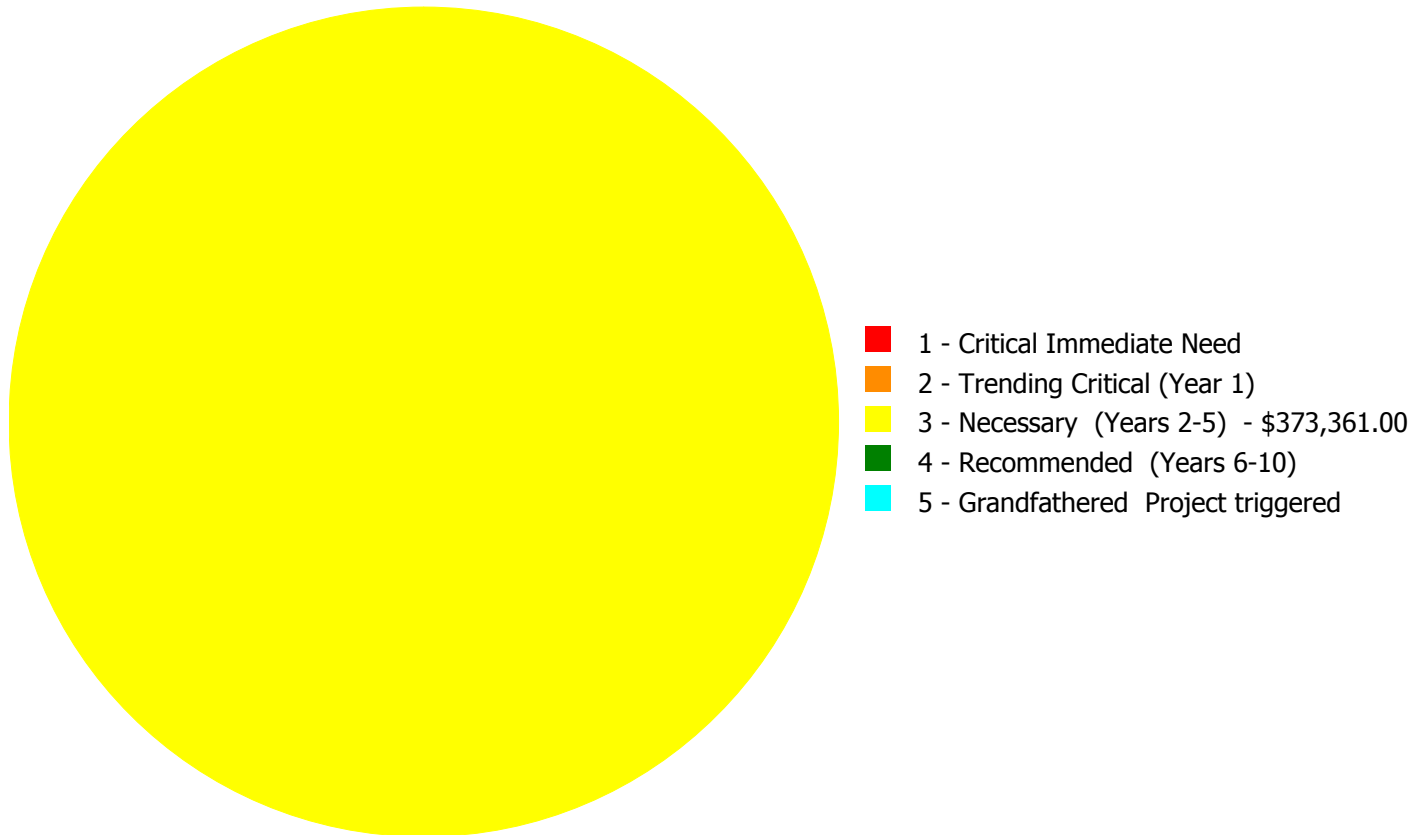
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$373,361.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$373,361.00

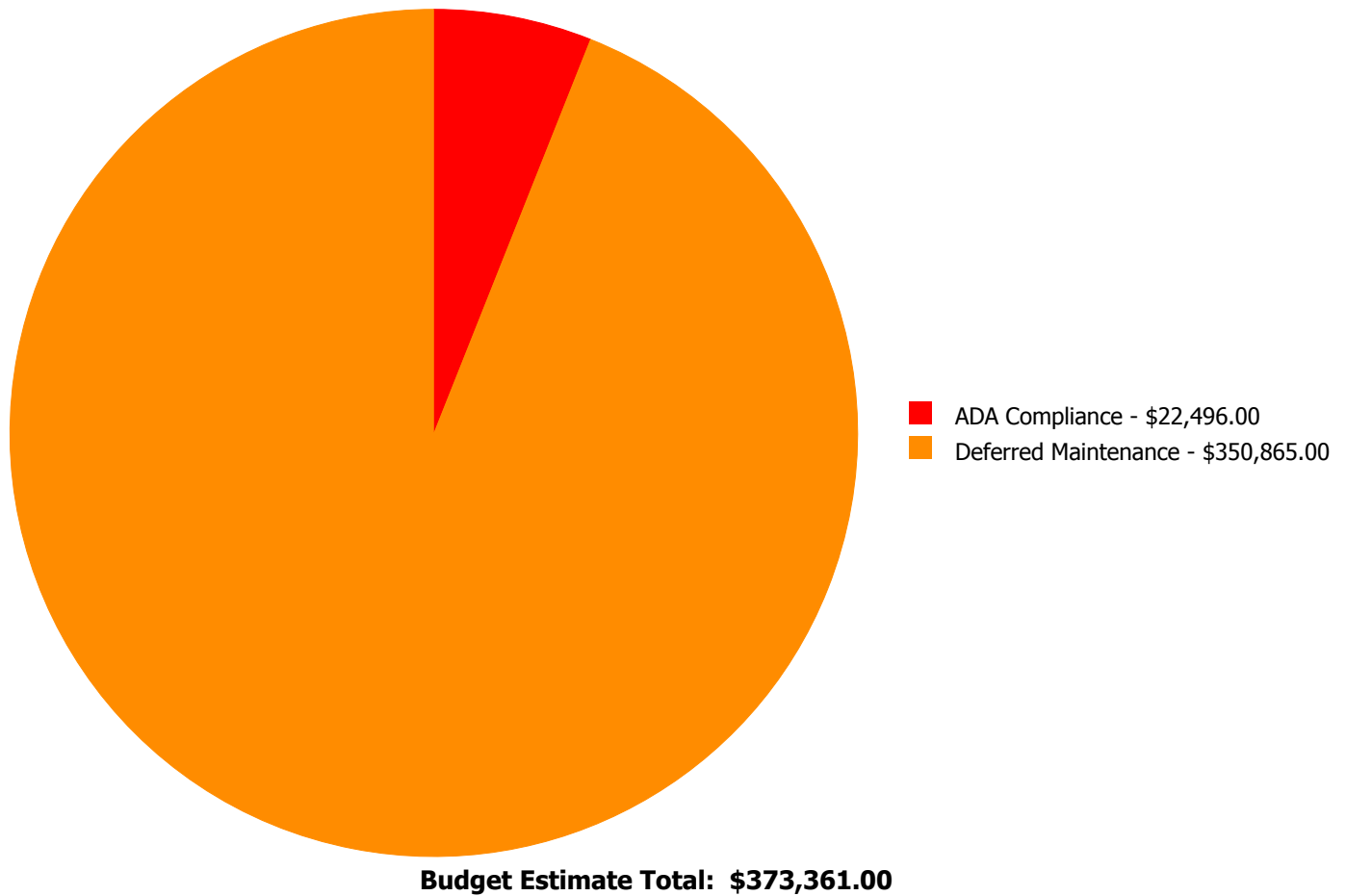
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3010230	Paint & Covering	\$0.00	\$0.00	\$8,247.00	\$0.00	\$0.00	\$8,247.00
C3020903	VCT	\$0.00	\$0.00	\$2,697.00	\$0.00	\$0.00	\$2,697.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$195,121.00	\$0.00	\$0.00	\$195,121.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$22,496.00	\$0.00	\$0.00	\$22,496.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$27,377.00	\$0.00	\$0.00	\$27,377.00
D3040	Distribution Systems	\$0.00	\$0.00	\$33,380.00	\$0.00	\$0.00	\$33,380.00
D5020	Branch Wiring	\$0.00	\$0.00	\$33,920.00	\$0.00	\$0.00	\$33,920.00
D5020	Lighting	\$0.00	\$0.00	\$50,123.00	\$0.00	\$0.00	\$50,123.00
	Total:	\$0.00	\$0.00	\$373,361.00	\$0.00	\$0.00	\$373,361.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3010230 - Paint & Covering



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$8,247.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The applied interior wall finish is aged and stained and should be replaced with a more resilient finish.

System: C3020903 - VCT



Location: Restroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 500.00
Unit of Measure: S.F.
Estimate: \$2,697.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

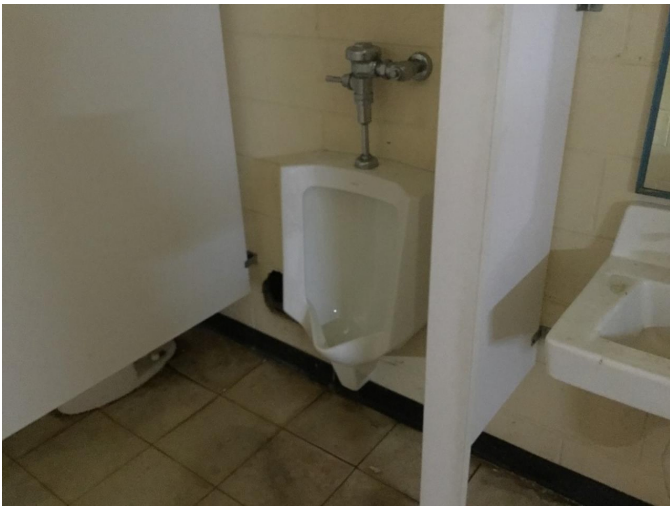
System: C3030 - Ceiling Finishes



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$195,121.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The ceiling finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

System: D2010 - Plumbing Fixtures



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$22,496.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The plumbing fixtures are from original construction with few exceptions. The system is beyond its expected life cycle and upgrades are warranted for ADA compliance.

System: D3020 - Heat Generating Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$27,377.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The Heating System is nearing the end of useful life. Internal and external age and damage warrant upgrades.

System: D3040 - Distribution Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$33,380.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The HVAC Distribution System is nearing the end of useful life. Internal and external age and damage warrant upgrades.

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System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$33,920.00
Assessor Name: Homero Guerrero
Date Created: 01/10/2020

Notes: The electrical service and distribution system consist of a service disconnect, primary main rated at 200 amps, breaker system, switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. Upgrades are warranted.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,100.00
Unit of Measure: S.F.
Estimate: \$50,123.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: Most of the lighting system appears to be from the original construction. The system is showing signs of age and should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as $100 - \text{Total FCI (without the \%)}$ where 100 is best and 0 is worst condition.

Function:	Other
Gross Area (SF):	4,427
Year Built:	1955
Last Renovation:	
Replacement Value:	\$1,069,638
Repair Cost:	\$552,789.00
Total FCI:	51.68 %
Total RSLI:	22.90 %
FCA Score:	48.32



Description:

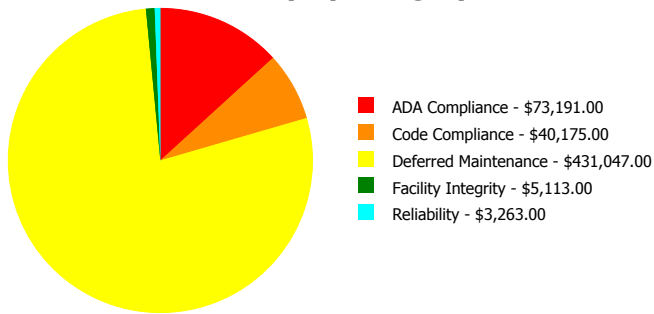
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

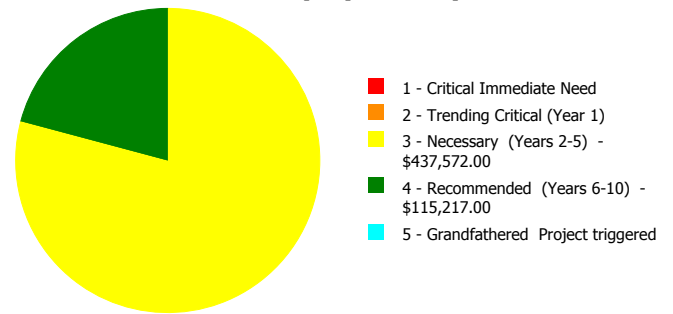
Dashboard Summary

Function:	Other	Gross Area:	4,427
Year Built:	1955	Last Renovation:	
Repair Cost:	\$552,789	Replacement Value:	\$1,069,638
FCI:	51.68 %	RSLI%:	22.90 %

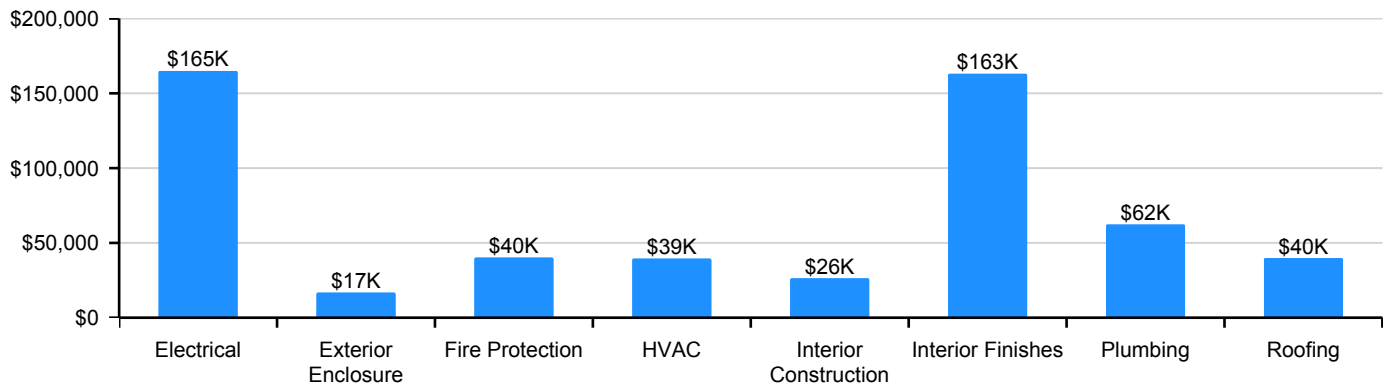
Deficiency By Category



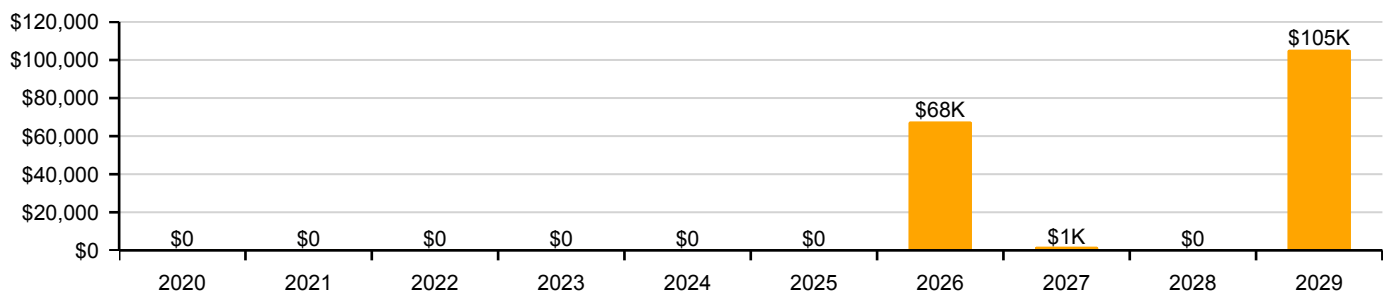
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	36.00 %	0.00 %	\$0.00
B10 - Superstructure	36.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	32.05 %	12.08 %	\$16,752.00
B30 - Roofing	0.00 %	110.00 %	\$39,809.00
C10 - Interior Construction	36.84 %	24.66 %	\$26,296.00
C30 - Interior Finishes	0.00 %	106.41 %	\$163,044.00
D20 - Plumbing	0.00 %	110.00 %	\$62,283.00
D30 - HVAC	51.03 %	29.29 %	\$39,493.00
D40 - Fire Protection	1.20 %	107.52 %	\$40,175.00
D50 - Electrical	0.00 %	110.00 %	\$164,937.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
Totals:	22.90 %	51.68 %	\$552,789.00

Photo Album

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

1). Northern Exterior Elevation - Jan 09, 2020



2). Eastern Exterior Elevation - Jan 09, 2020



3). Western Exterior Elevation - Jan 09, 2020



4). Southern Exterior Elevation - Jan 09, 2020



Condition Detail

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

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

Support Campus Assessment Report - Vehicle Service

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$14.88	S.F.	4,427	100	1955	2055		36.00 %	0.00 %	36			\$65,874
A1030	Slab on Grade	\$12.56	S.F.	4,427	100	1955	2055		36.00 %	0.00 %	36			\$55,603
B1020	Roof Construction	\$24.48	S.F.	4,427	100	1955	2055		36.00 %	0.00 %	36			\$108,373
B2010	Exterior Walls	\$27.89	S.F.	4,427	100	1955	2055		36.00 %	0.00 %	36			\$123,469
B2020	Exterior Windows	\$1.69	S.F.	4,427	30	1955	1985		0.00 %	110.00 %	-34		\$8,230.00	\$7,482
B2030	Exterior Doors	\$1.75	S.F.	4,427	30	1970	2000		0.00 %	110.00 %	-19		\$8,522.00	\$7,747
B3010130	Preformed Metal Roofing	\$8.50	S.F.	2,482	30	1955	1985		0.00 %	110.00 %	-34		\$23,207.00	\$21,097
B3010999	Other - Foam and Coat over Single Ply	\$5.37	S.F.	1,945	25	1955	1980		0.00 %	110.00 %	-39		\$11,489.00	\$10,445
B3020	Roof Openings	\$1.05	S.F.	4,427	30	1955	1985		0.00 %	110.00 %	-34		\$5,113.00	\$4,648
C1010	Partitions	\$11.32	S.F.	4,427	100	1986	2086		67.00 %	0.00 %	67			\$50,114
C1020	Interior Doors	\$7.37	S.F.	4,427	40	1986	2026		17.50 %	0.00 %	7			\$32,627
C1030	Fittings	\$5.40	S.F.	4,427	20	1986	2006		0.00 %	110.00 %	-13		\$26,296.00	\$23,906
C3010230	Paint & Covering	\$1.47	S.F.	4,427	10	1955	1965		0.00 %	0.00 %	-54			\$6,508
C3020420	Ceramic Tile	\$16.74	S.F.	247	50	1955	2005		0.00 %	149.99 %	-14		\$6,202.00	\$4,135
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	4,200	15	1955	1970		0.00 %	110.00 %	-49		\$31,739.00	\$28,854
C3030	Ceiling Finishes	\$25.69	S.F.	4,427	20	1986	2006		0.00 %	110.00 %	-13		\$125,103.00	\$113,730
D2010	Plumbing Fixtures	\$7.88	S.F.	4,427	20	1978	1998		0.00 %	110.00 %	-21		\$38,373.00	\$34,885
D2020	Domestic Water Distribution	\$1.46	S.F.	4,427	30	1955	1985		0.00 %	110.01 %	-34		\$7,110.00	\$6,463
D2030	Sanitary Waste	\$3.45	S.F.	4,427	30	1955	1985		0.00 %	110.00 %	-34		\$16,800.00	\$15,273
D3020	Heat Generating Systems	\$8.11	S.F.	4,427	20	1955	1975		0.00 %	110.00 %	-44		\$39,493.00	\$35,903
D3040	Distribution Systems	\$7.72	S.F.	4,427	20	2014	2034		75.00 %	0.00 %	15			\$34,176
D3050	Terminal & Package Units	\$14.63	S.F.	4,427	15	2014	2029		66.67 %	0.00 %	10			\$64,767
D4010	Sprinklers	\$8.25	S.F.	4,427	30			2019	0.00 %	110.00 %	0		\$40,175.00	\$36,523
D4030	Fire Protection Specialties	\$0.19	S.F.	4,427	15	2012	2027		53.33 %	0.00 %	8			\$841
D5010	Electrical Service/Distribution	\$4.63	S.F.	4,427	20	1986	2006		0.00 %	110.00 %	-13		\$22,547.00	\$20,497
D5020	Branch Wiring	\$9.81	S.F.	4,427	20	1986	2006		0.00 %	110.00 %	-13		\$47,772.00	\$43,429
D5020	Lighting	\$13.69	S.F.	4,427	20	1986	2006		0.00 %	110.00 %	-13		\$66,666.00	\$60,606
D5030810	Security & Detection Systems	\$1.51	S.F.	4,427	20	1955	1975		0.00 %	109.99 %	-44		\$7,353.00	\$6,685
D5030920	Data Communication	\$3.56	S.F.	4,427	25	1955	1980		0.00 %	110.00 %	-39		\$17,336.00	\$15,760
D5090	Other Electrical Systems	\$0.67	S.F.	4,427	15			2019	0.00 %	110.01 %	0		\$3,263.00	\$2,966
E1030	Vehicular Equipment	\$5.93	S.F.	4,427	20	2006	2026		35.00 %	0.00 %	7			\$26,252
Total									22.90 %	51.68 %			\$552,789.00	\$1,069,638

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

Support Campus Assessment Report - Vehicle Service

System: B3010130 - Preformed Metal Roofing



Note:

System: B3010999 - Other - Foam and Coat over Single Ply



Note:

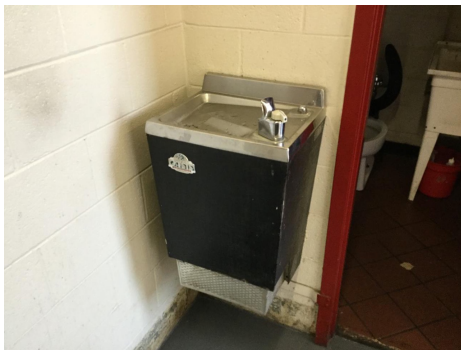
System: B3020 - Roof Openings



Note:

Support Campus Assessment Report - Vehicle Service

System: C1010 - Partitions



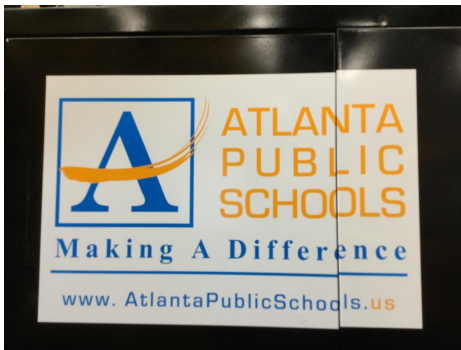
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

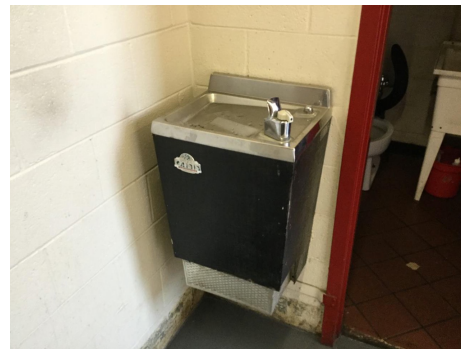
Support Campus Assessment Report - Vehicle Service

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020999 - Other - Concrete Finish w/Sealer



Note:

Support Campus Assessment Report - Vehicle Service

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

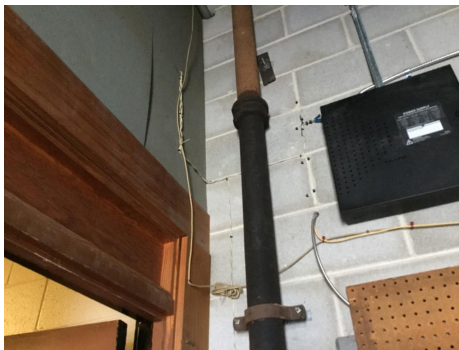
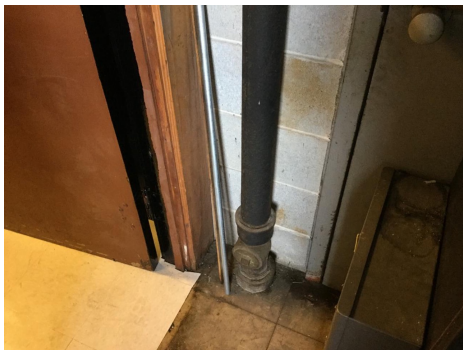
System: D2020 - Domestic Water Distribution



Note:

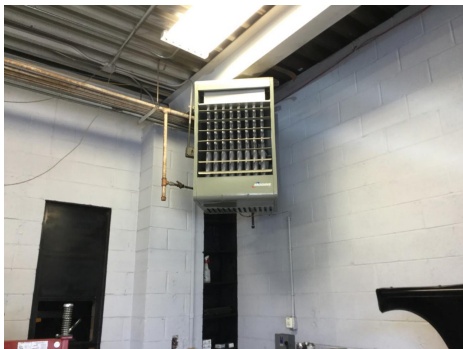
Support Campus Assessment Report - Vehicle Service

System: D2030 - Sanitary Waste



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

Support Campus Assessment Report - Vehicle Service

System: D3050 - Terminal & Package Units



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

Support Campus Assessment Report - Vehicle Service

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030920 - Data Communication



Note:

Support Campus Assessment Report - Vehicle Service

System: E1030 - Vehicular Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$552,789	\$0	\$0	\$0	\$0	\$0	\$0	\$67,617	\$1,172	\$0	\$105,366	\$726,944
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$8,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,230
B2030 - Exterior Doors	\$8,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,522
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$23,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,207
B3010999 - Other - Foam and Coat over Single Ply	\$11,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,489
B3020 - Roof Openings	\$5,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,113
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,102	\$0	\$0	\$0	\$32,102
C1030 - Fittings	\$26,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,296
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	\$9,620	\$9,620
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

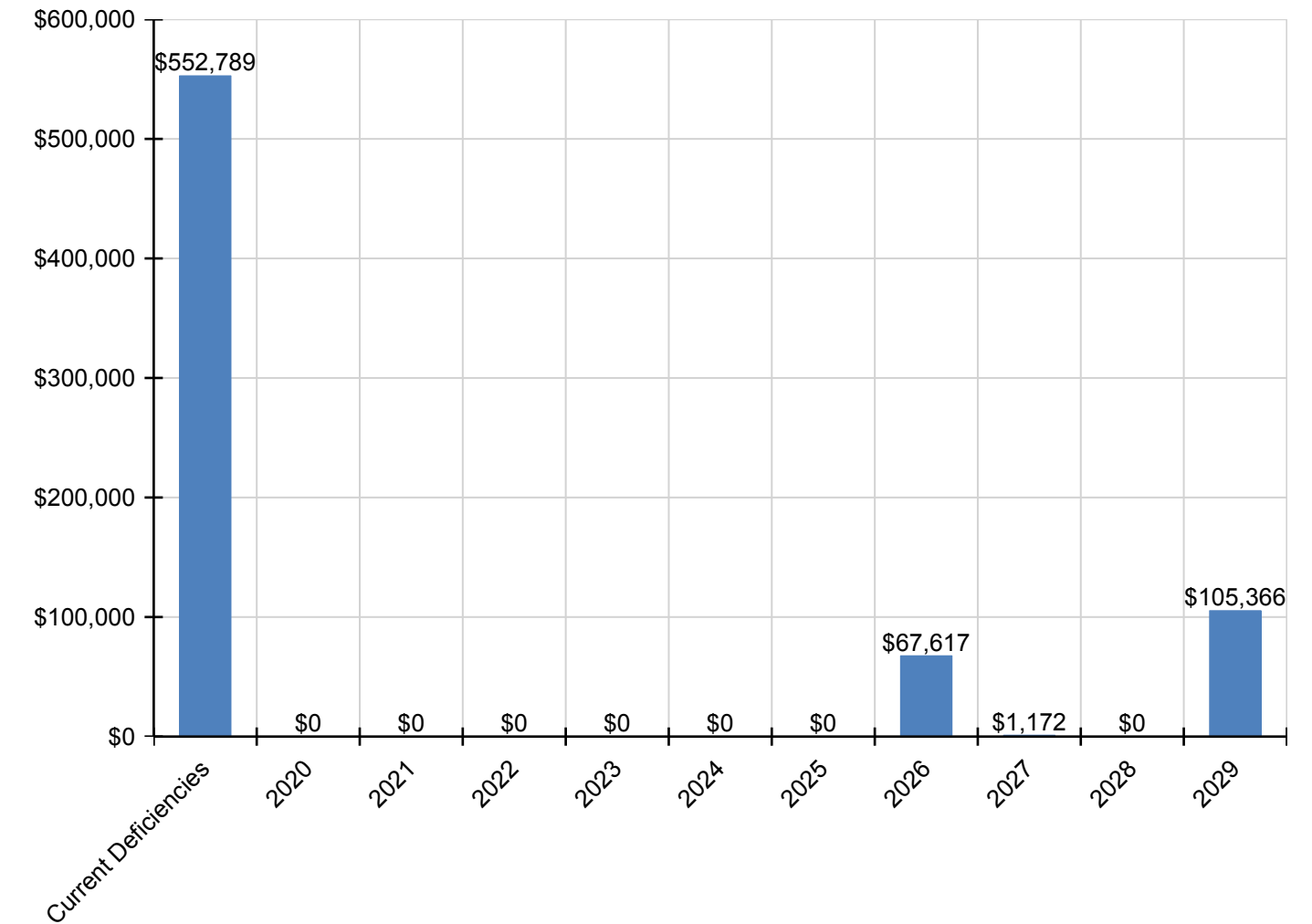
Support Campus Assessment Report - Vehicle Service

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	\$6,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,202
C3020999 - Other - Concrete Finish w/Sealer	\$31,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,739
C3030 - Ceiling Finishes	\$125,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,103
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$38,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,373
D2020 - Domestic Water Distribution	\$7,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,110
D2030 - Sanitary Waste	\$16,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,800
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$39,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,493
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,746	\$95,746
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$40,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,175
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,172	\$0	\$0	\$1,172
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$22,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,547
D5020 - Branch Wiring	\$47,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,772
D5020 - Lighting	\$66,666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,666
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$7,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,353
D5030920 - Data Communication	\$17,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,336
D5090 - Other Electrical Systems	\$3,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263
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
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,515	\$0	\$0	\$0	\$35,515

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

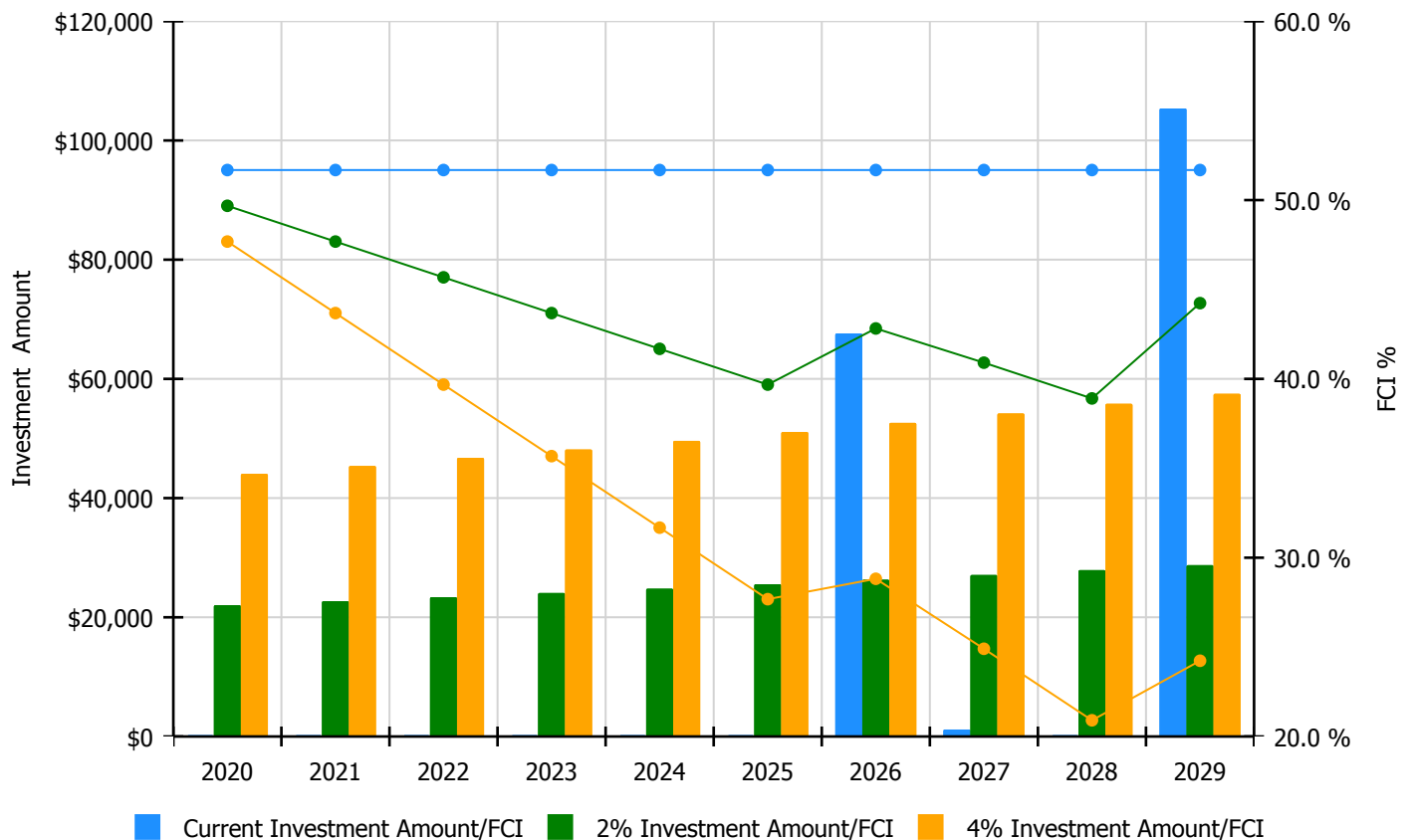


Condition Index Forecast by Investment Scenario

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

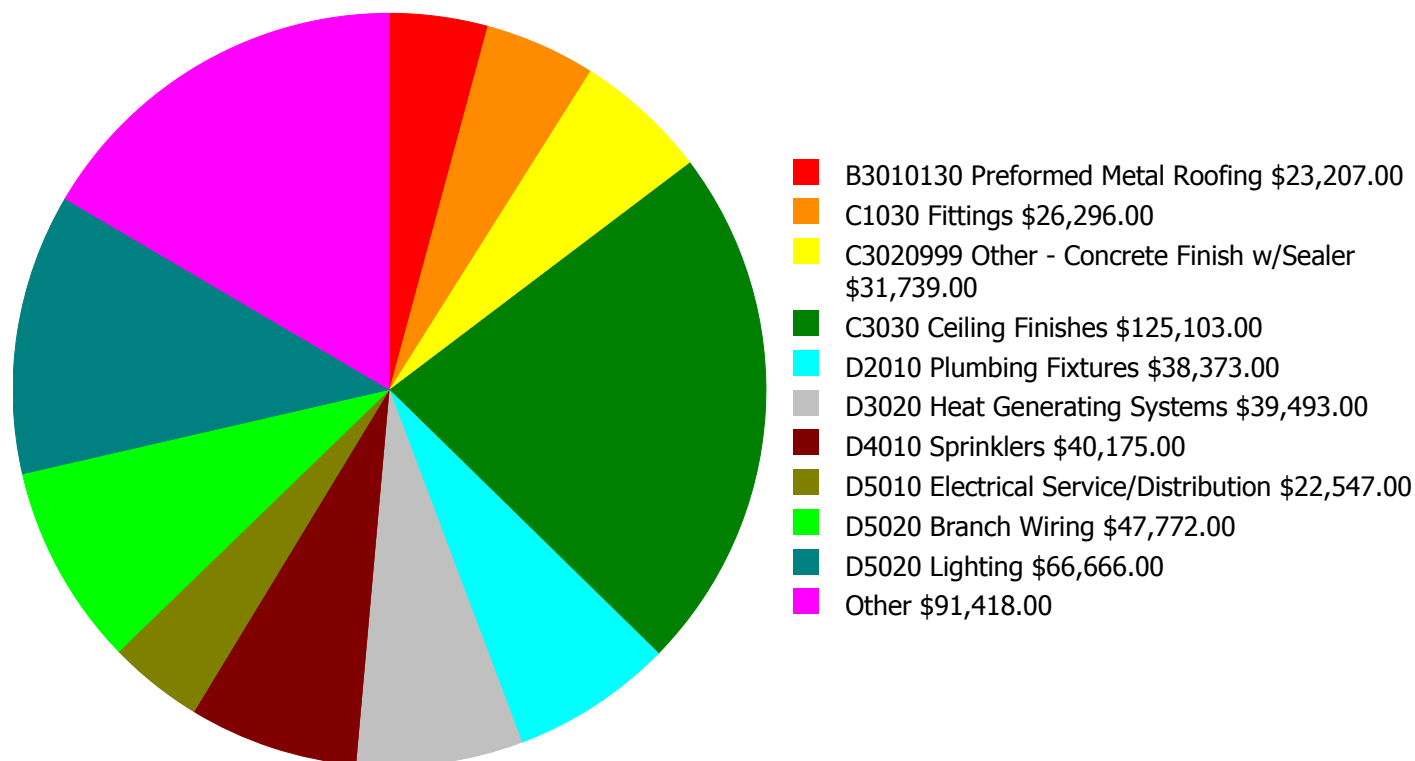
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 51.68%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$22,035.00	49.68 %	\$44,069.00	47.68 %
2021	\$0	\$22,696.00	47.68 %	\$45,391.00	43.68 %
2022	\$0	\$23,376.00	45.68 %	\$46,753.00	39.68 %
2023	\$0	\$24,078.00	43.68 %	\$48,155.00	35.68 %
2024	\$0	\$24,800.00	41.68 %	\$49,600.00	31.68 %
2025	\$0	\$25,544.00	39.68 %	\$51,088.00	27.68 %
2026	\$67,617	\$26,310.00	42.82 %	\$52,621.00	28.82 %
2027	\$1,172	\$27,100.00	40.91 %	\$54,199.00	24.91 %
2028	\$0	\$27,913.00	38.91 %	\$55,825.00	20.91 %
2029	\$105,366	\$28,750.00	44.24 %	\$57,500.00	24.24 %
Total:	\$174,155	\$252,602.00		\$505,201.00	

Deficiency Summary by System

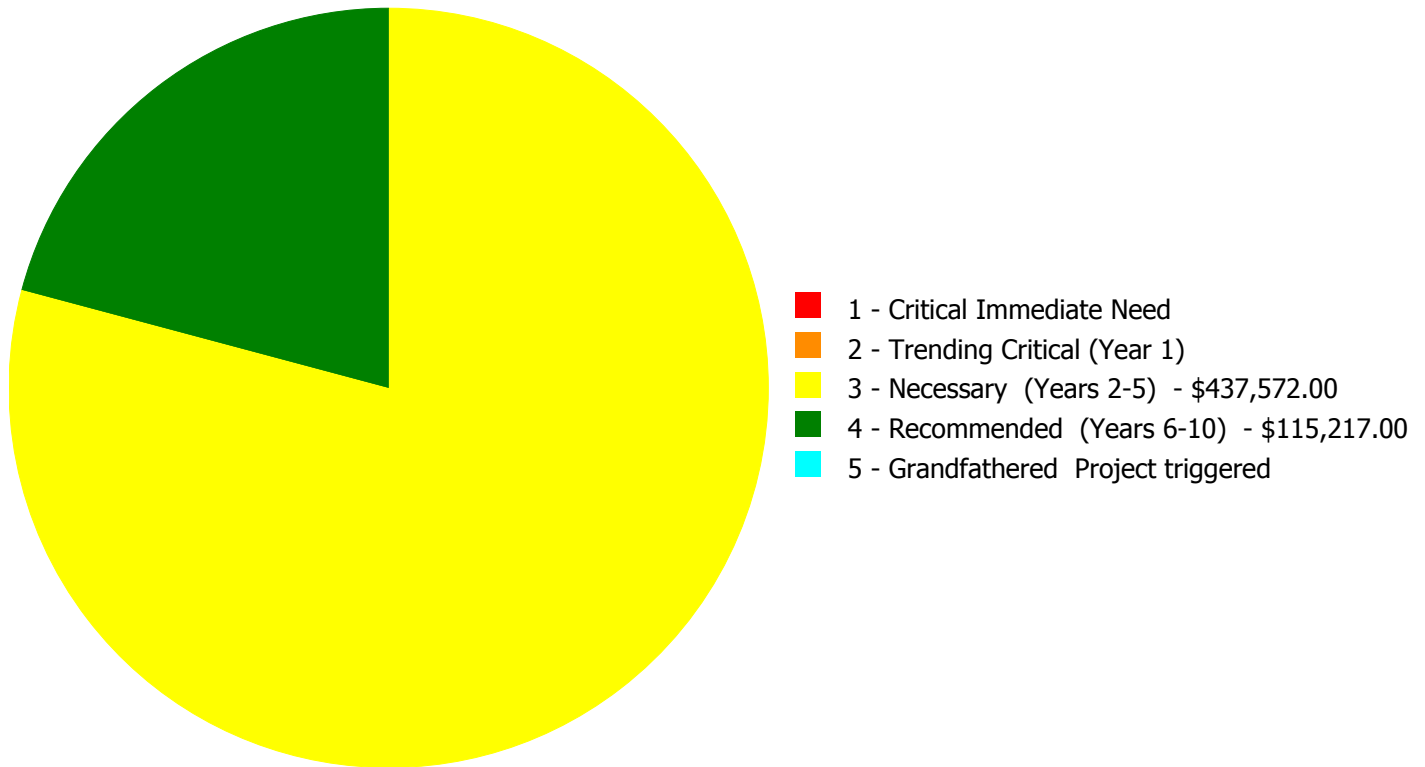
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$552,789.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$552,789.00

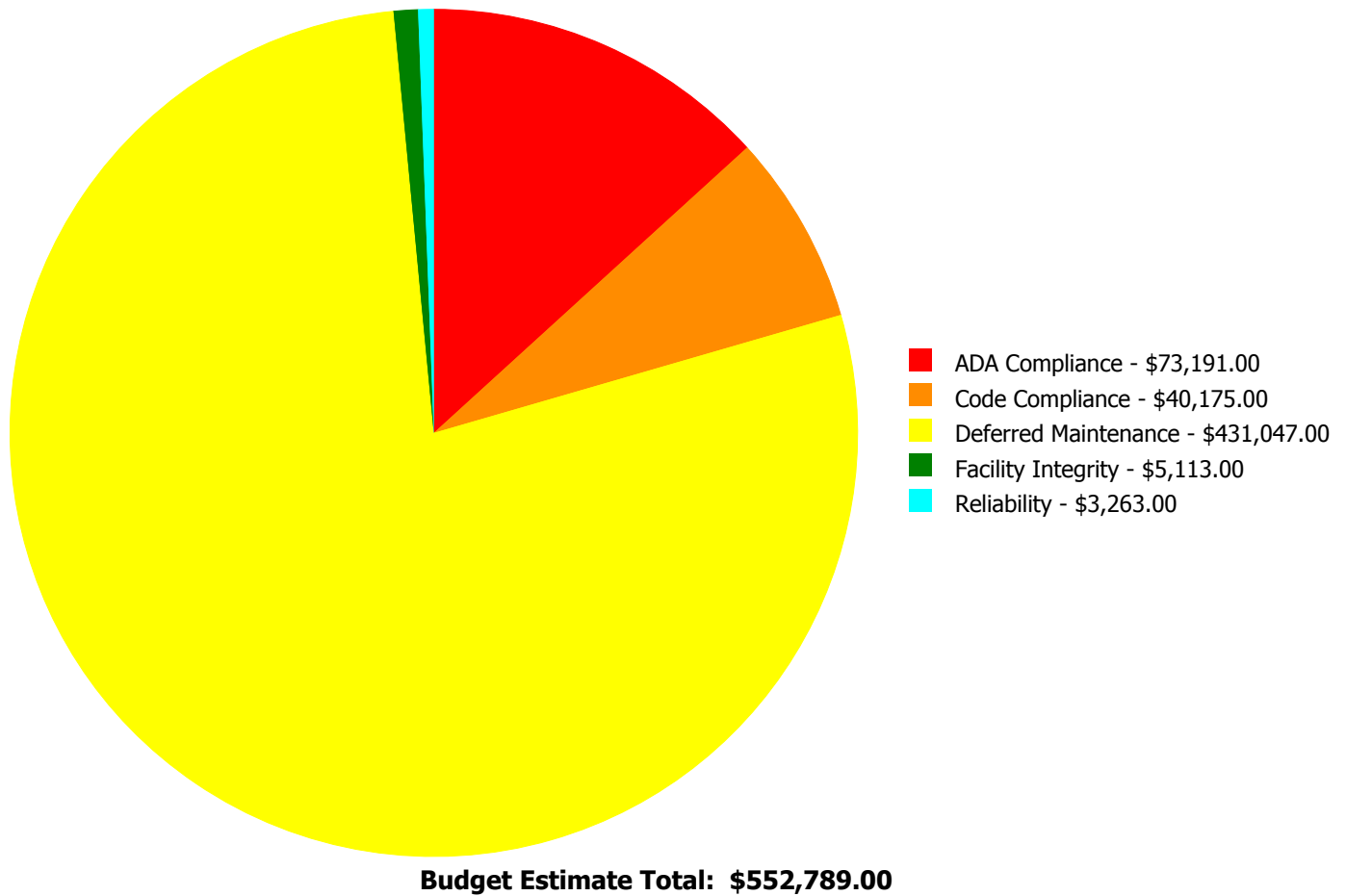
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2020	Exterior Windows	\$0.00	\$0.00	\$8,230.00	\$0.00	\$0.00	\$8,230.00
B2030	Exterior Doors	\$0.00	\$0.00	\$8,522.00	\$0.00	\$0.00	\$8,522.00
B3010130	Preformed Metal Roofing	\$0.00	\$0.00	\$23,207.00	\$0.00	\$0.00	\$23,207.00
B3010999	Other - Foam and Coat over Single Ply	\$0.00	\$0.00	\$11,489.00	\$0.00	\$0.00	\$11,489.00
B3020	Roof Openings	\$0.00	\$0.00	\$0.00	\$5,113.00	\$0.00	\$5,113.00
C1030	Fittings	\$0.00	\$0.00	\$26,296.00	\$0.00	\$0.00	\$26,296.00
C3020420	Ceramic Tile	\$0.00	\$0.00	\$6,202.00	\$0.00	\$0.00	\$6,202.00
C3020999	Other - Concrete Finish w/Sealer	\$0.00	\$0.00	\$31,739.00	\$0.00	\$0.00	\$31,739.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,103.00	\$0.00	\$0.00	\$125,103.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$38,373.00	\$0.00	\$0.00	\$38,373.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$7,110.00	\$0.00	\$0.00	\$7,110.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$16,800.00	\$0.00	\$0.00	\$16,800.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$39,493.00	\$0.00	\$0.00	\$39,493.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$40,175.00	\$0.00	\$40,175.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$22,547.00	\$0.00	\$0.00	\$22,547.00
D5020	Branch Wiring	\$0.00	\$0.00	\$47,772.00	\$0.00	\$0.00	\$47,772.00
D5020	Lighting	\$0.00	\$0.00	\$0.00	\$66,666.00	\$0.00	\$66,666.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$7,353.00	\$0.00	\$0.00	\$7,353.00
D5030920	Data Communication	\$0.00	\$0.00	\$17,336.00	\$0.00	\$0.00	\$17,336.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$3,263.00	\$0.00	\$3,263.00
	Total:	\$0.00	\$0.00	\$437,572.00	\$115,217.00	\$0.00	\$552,789.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B2020 - Exterior Windows



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$8,230.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

The exterior windows are original to the building's construction with few exceptions. The window system is beyond its expected life cycle, worn and damaged, and should be replaced and upgraded.

System: B2030 - Exterior Doors



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$8,522.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes: The glazed metal exterior doors are original to the building's construction with few exceptions. The door system is beyond its expected life cycle, worn and damaged, and should be replaced and upgraded for ADA compliance.

System: B3010130 - Preformed Metal Roofing



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,482.00
Unit of Measure: S.F.
Estimate: \$23,207.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The metal roof covering is original and beyond its service life and should be scheduled for replacement.

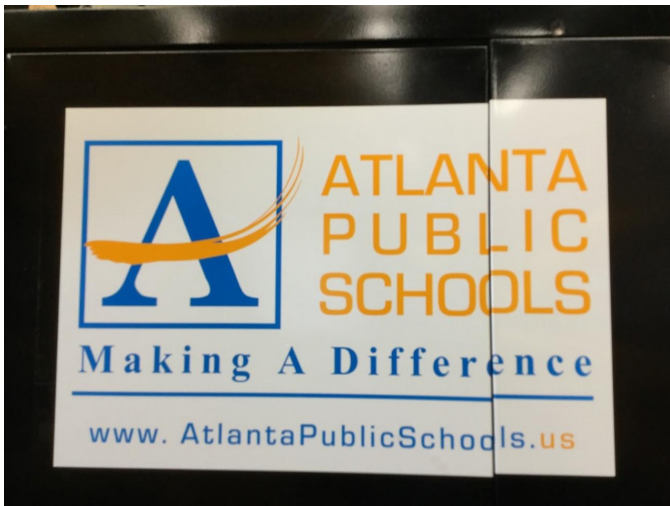
System: B3010999 - Other - Foam and Coat over Single Ply



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,945.00
Unit of Measure: S.F.
Estimate: \$11,489.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The roofing system is not expected to outlast the purview of this analysis. Future budgetary consideration should include provision for the renewal of the foam and coat roofing system and install a new Single-Ply roof.

System: C1030 - Fittings

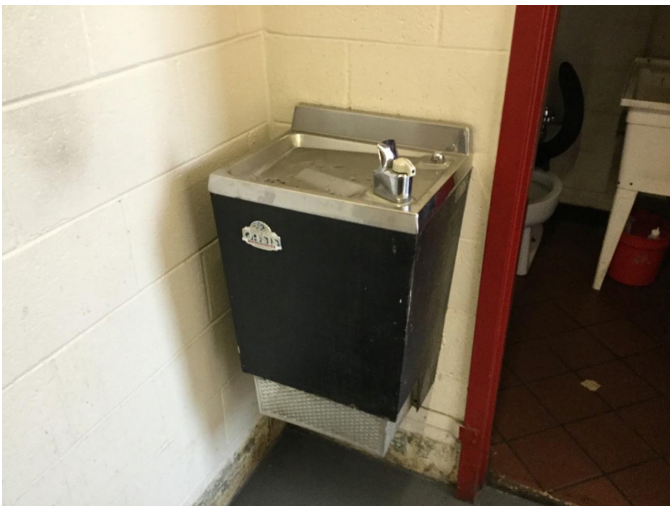


Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$26,296.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

Fittings, such as toilet partitions, lockers, signage and railing, are beyond their expected service life, worn and damaged in areas, and should be replaced and upgraded for compliance with ADA standards.

System: C3020420 - Ceramic Tile



Location: Restroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 247.00
Unit of Measure: S.F.
Estimate: \$6,202.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The ceramic tile floor finish is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

Support Campus Assessment Report - Vehicle Service

System: C3020999 - Other - Concrete Finish w/Sealer



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,200.00
Unit of Measure: S.F.
Estimate: \$31,739.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2020

Notes: The concrete finish is worn and should be resealed.

System: C3030 - Ceiling Finishes



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$125,103.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:
The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures



Location: Restroom
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$38,373.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2020 - Domestic Water Distribution



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$7,110.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: The domestic water distribution system consists of galvanized and copper pipes, valves and domestic water supply. The system is beyond its expected life cycle and upgrades are recommended.

System: D2030 - Sanitary Waste



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$16,800.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: D3020 - Heat Generating Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$39,493.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: The heat generation system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: D5010 - Electrical Service/Distribution



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$22,547.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The Federal Pacific electrical service and distribution system consist of a service disconnect, primary main rated at 100 amps, breaker system, switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. Upgrades are warranted.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$47,772.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The Federal Pacific electrical service/distribution system is no longer supported and is aged and should be replaced and upgraded for compliance with current code requirements.

System: D5030810 - Security & Detection Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$7,353.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: This facilities security and alarm system is original. The main entrance is easily accessed and there are no existing barriers to prevent vehicle access. This project provides a budgetary consideration to improve the entrance and upgrade the alarm and security system.

System: D5030920 - Data Communication



Location: Administration Area
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$17,336.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: This facilities original data communications system that provides access to the internet and phone services. The system is aged and a new data system is recommended.

Priority 4 - Recommended (Years 6-10):

System: B3020 - Roof Openings



Location: Roof
Distress: Missing
Category: Facility Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$5,113.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: Facility lacks roof access hatch and built-in ladder.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$40,175.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: Facility has no fire protection system. Install per owner standards.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$66,666.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The original lighting system is operational but is aged and should be replaced with an energy efficient system.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 4,427.00
Unit of Measure: S.F.
Estimate: \$3,263.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: Facility lacks an emergency generator. Provide per Owner standards.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as 100-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	Other
Gross Area (SF):	43,000
Year Built:	1975
Last Renovation:	
Replacement Value:	\$7,113,872
Repair Cost:	\$1,776,879.00
Total FCI:	24.98 %
Total RSLI:	26.10 %
FCA Score:	75.02



Description:

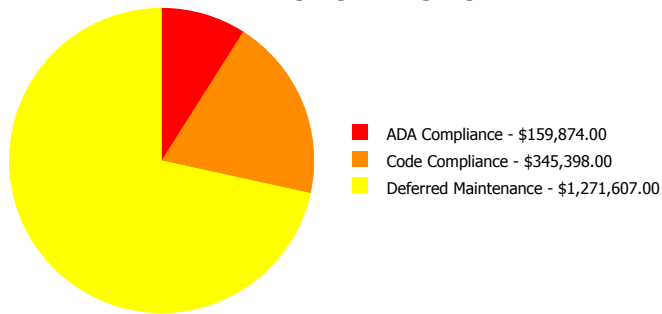
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

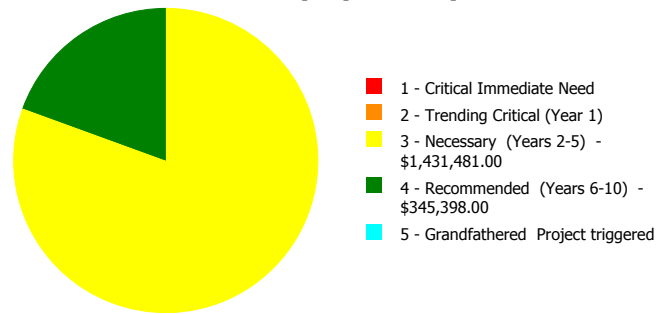
Dashboard Summary

Function:	Other	Gross Area:	43,000
Year Built:	1975	Last Renovation:	
Repair Cost:	\$1,776,879	Replacement Value:	\$7,113,872
FCI:	24.98 %	RSLI%:	26.10 %

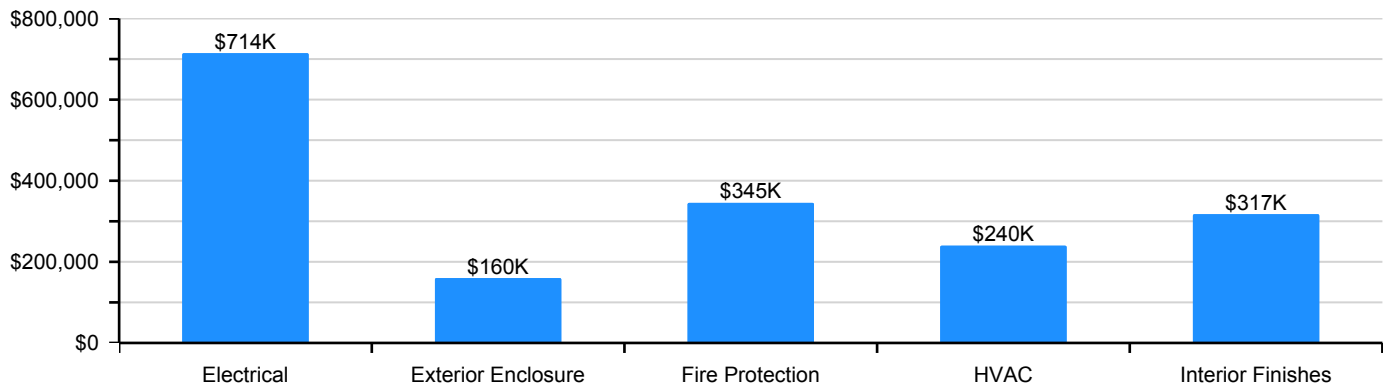
Deficiency By Category



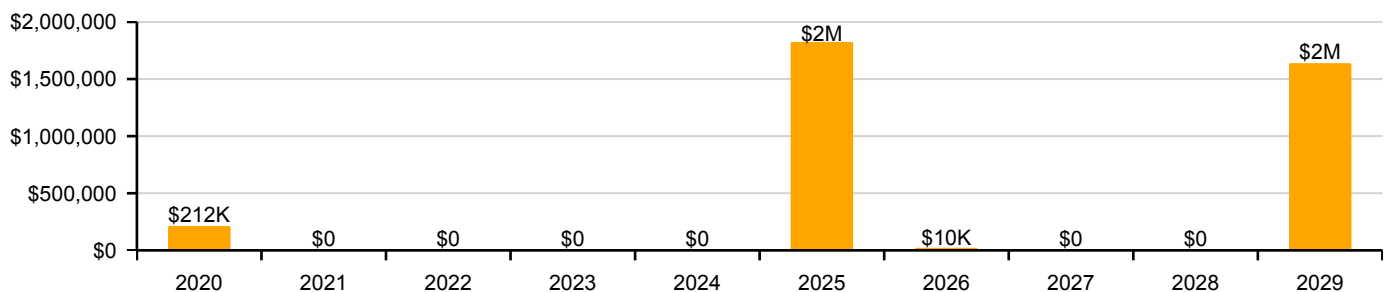
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	56.00 %	0.00 %	\$0.00
B10 - Superstructure	12.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	0.00 %	17.55 %	\$159,874.00
B30 - Roofing	36.67 %	0.00 %	\$0.00
C10 - Interior Construction	55.86 %	0.00 %	\$0.00
C30 - Interior Finishes	5.78 %	99.33 %	\$317,394.00
D20 - Plumbing	33.20 %	0.00 %	\$0.00
D30 - HVAC	52.65 %	23.13 %	\$239,811.00
D40 - Fire Protection	0.00 %	75.00 %	\$345,398.00
D50 - Electrical	4.06 %	63.24 %	\$714,402.00
Totals:	26.10 %	24.98 %	\$1,776,879.00

Photo Album

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

1). Northern Exterior Elevation - Jan 13, 2020



2). Eastern Exterior Elevation - Jan 13, 2020



3). Southern Exterior Elevation - Jan 13, 2020



4). Western Exterior Elevation - Jan 13, 2020



Condition Detail

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

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

System Listing

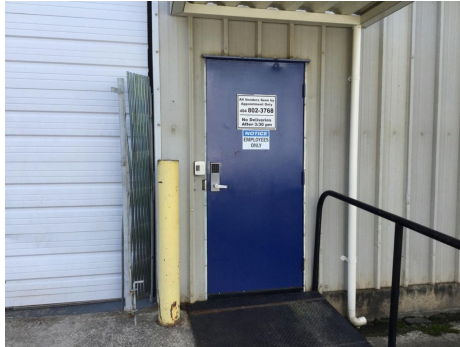
The System Listing table (also called the Cost Model) below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$4.11	S.F.	43,000	100	1975	2075		56.00 %	0.00 %	56			\$176,730
A1030	Slab on Grade	\$35.31	S.F.	43,000	100	1975	2075		56.00 %	0.00 %	56			\$1,518,330
B1020	Roof Construction	\$26.34	S.F.	43,000	50	1975	2025		12.00 %	0.00 %	6			\$1,132,620
B2010	Exterior Walls	\$17.80	S.F.	43,000	40	1975	2015		0.00 %	0.00 %	-4			\$765,400
B2030	Exterior Doors	\$3.38	S.F.	43,000	30	1975	2005		0.00 %	110.00 %	-14		\$159,874.00	\$145,340
B3010130	Preformed Metal Roofing	\$8.50	S.F.	43,000	30	2000	2030		36.67 %	0.00 %	11			\$365,500
C1010	Partitions	\$2.04	S.F.	1,150	100	2010	2110		91.00 %	0.00 %	91			\$2,346
C1020	Interior Doors	\$0.57	S.F.	43,000	40	2000	2040		52.50 %	0.00 %	21			\$24,510
C3010220	Tile	\$9.25	S.F.	500	30	2000	2030		36.67 %	0.00 %	11			\$4,625
C3010230	Paint & Covering	\$1.47	S.F.	5,000	10	2016	2026		70.00 %	0.00 %	7			\$7,350
C3020420	Ceramic Tile	\$16.74	S.F.	1,000	50	2000	2050		62.00 %	0.00 %	31			\$16,740
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	42,000	10	1975	1985		0.00 %	110.00 %	-34		\$317,394.00	\$288,540
C3030	Ceiling Finishes	\$1.98	S.F.	1,150	20	2010	2030		55.00 %	0.00 %	11			\$2,277
D2010	Plumbing Fixtures	\$3.49	S.F.	1,150	20	2000	2020		5.00 %	0.00 %	1			\$4,014
D2020	Domestic Water Distribution	\$0.76	S.F.	43,000	30	2000	2030		36.67 %	0.00 %	11			\$32,680
D3010	Energy Supply	\$0.61	S.F.	43,000	30	1975	2005		0.00 %	110.00 %	-14		\$28,853.00	\$26,230
D3020	Heat Generating Systems	\$4.46	S.F.	43,000	20	1975	1995		0.00 %	110.00 %	-24		\$210,958.00	\$191,780
D3050	Terminal & Package Units	\$19.04	S.F.	43,000	15	2014	2029		66.67 %	0.00 %	10			\$818,720
D4010	Sprinklers	\$10.71	S.F.	43,000	30			2019	0.00 %	75.00 %	0		\$345,398.00	\$460,530
D5010	Electrical Service/Distribution	\$1.15	S.F.	43,000	20	1975	1995		0.00 %	90.00 %	-24		\$44,505.00	\$49,450
D5020	Branch Wiring	\$6.92	S.F.	43,000	20	1975	1995		0.00 %	90.00 %	-24		\$267,804.00	\$297,560
D5020	Lighting	\$10.39	S.F.	43,000	20	1975	1995		0.00 %	90.00 %	-24		\$402,093.00	\$446,770
D5030810	Security & Detection Systems	\$1.51	S.F.	43,000	20	2000	2020		5.00 %	0.00 %	1			\$64,930
D5030910	Fire Alarm Systems	\$2.74	S.F.	43,000	20	2000	2020		5.00 %	0.00 %	1			\$117,820
D5030920	Data Communication	\$3.56	S.F.	43,000	25	2000	2025		24.00 %	0.00 %	6			\$153,080
Total									26.10 %	24.98 %			\$1,776,879.00	\$7,113,872

System Notes

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

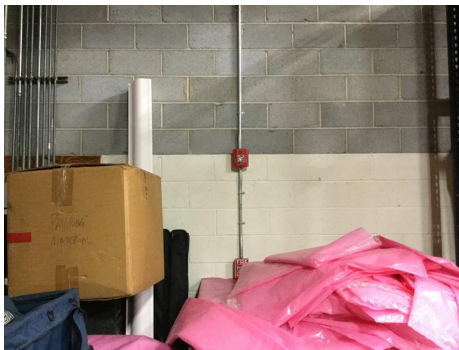
System: B2010 - Exterior Walls**Note:**

System: B2030 - Exterior Doors**Note:**

System: B3010130 - Preformed Metal Roofing**Note:**

Support Campus Assessment Report - Warehouse

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C3010220 - Tile



Note:

Support Campus Assessment Report - Warehouse

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

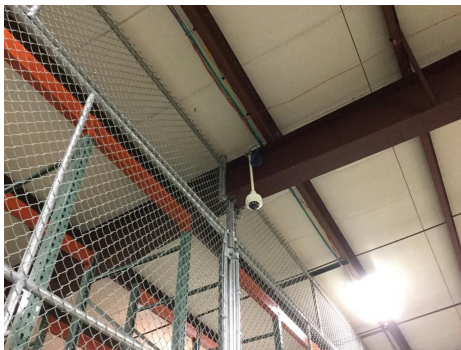
System: C3020999 - Other - Concrete Finish w/Sealer



Note:

Support Campus Assessment Report - Warehouse

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

Support Campus Assessment Report - Warehouse

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems



Note:

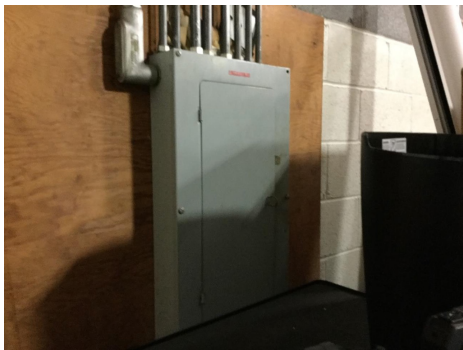
System: D3050 - Terminal & Package Units



Note:

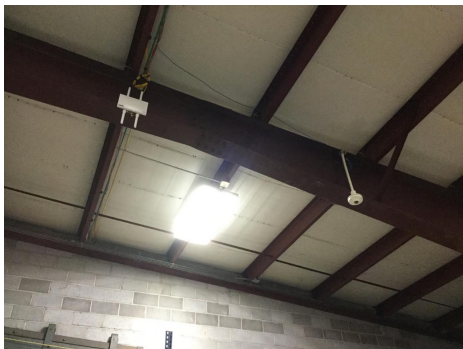
Support Campus Assessment Report - Warehouse

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

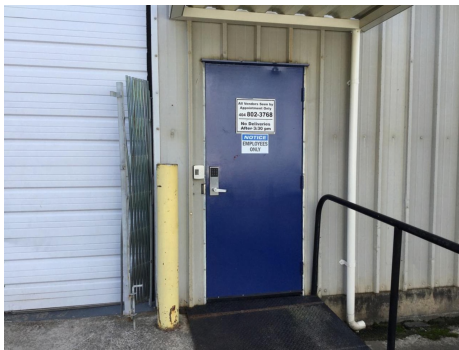
System: D5020 - Lighting



Note:

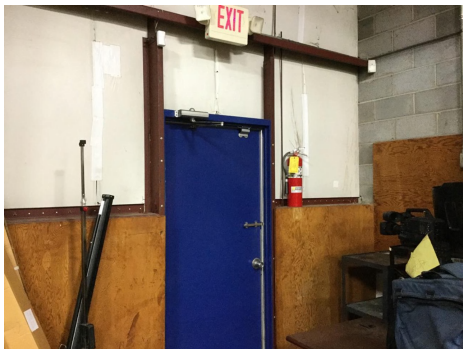
Support Campus Assessment Report - Warehouse

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$1,776,879	\$211,603	\$0	\$0	\$0	\$0	\$1,823,953	\$9,944	\$0	\$0	\$1,636,871	\$5,459,250
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$1,622,889	\$0	\$0	\$0	\$0	\$1,622,889
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$159,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,874
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,944	\$0	\$0	\$0	\$9,944
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020999 - Other - Concrete Finish w/Sealer	\$317,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426,551	\$743,945
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

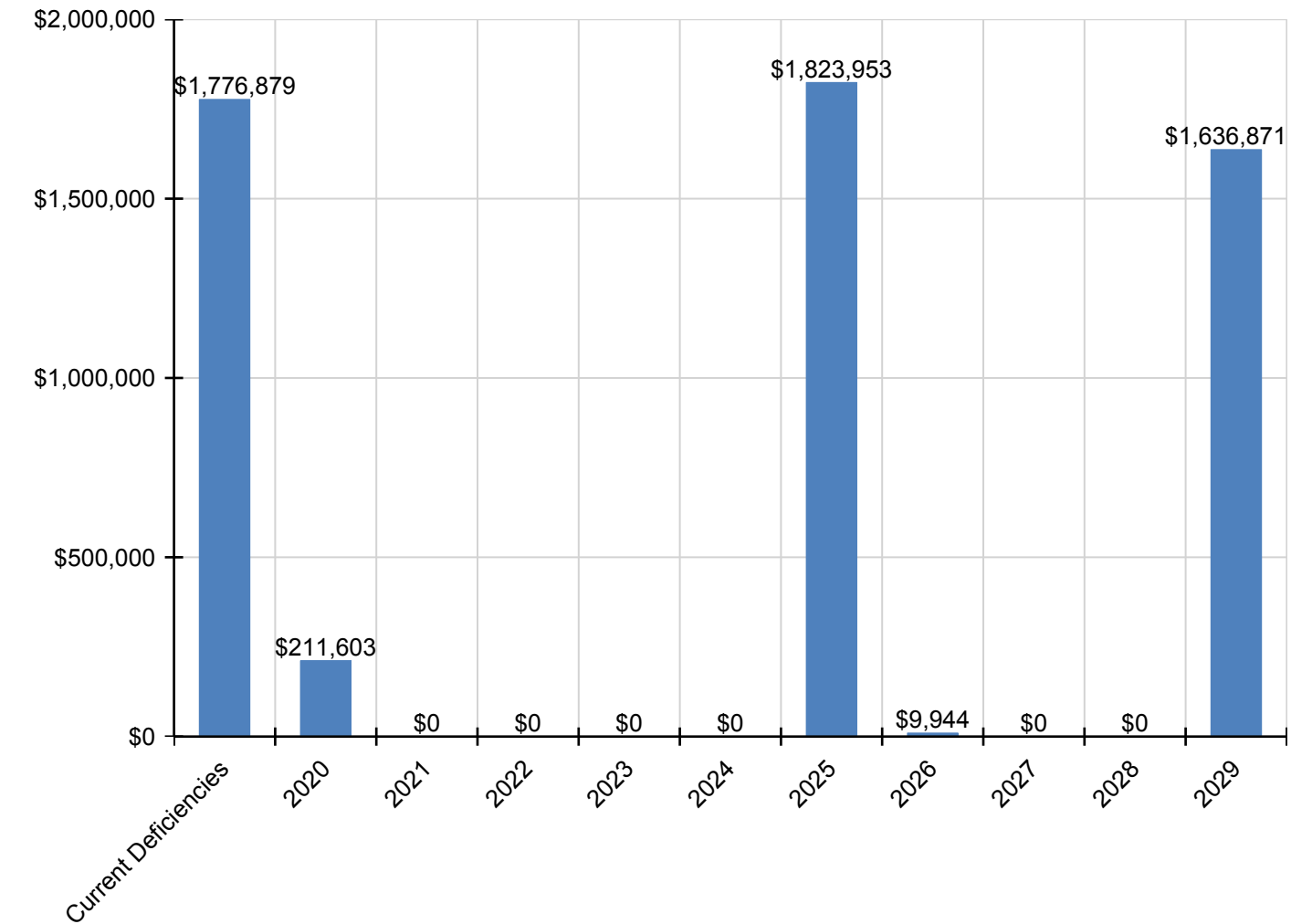
Support Campus Assessment Report - Warehouse

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$4,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,547
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$28,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,853
D3020 - Heat Generating Systems	\$210,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,958
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,210,320	\$1,210,320
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$345,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$345,398
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$44,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,505
D5020 - Branch Wiring	\$267,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,804
D5020 - Lighting	\$402,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$402,093
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$73,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,566
D5030910 - Fire Alarm Systems	\$0	\$133,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,490
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$201,064	\$0	\$0	\$0	\$0	\$201,064

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

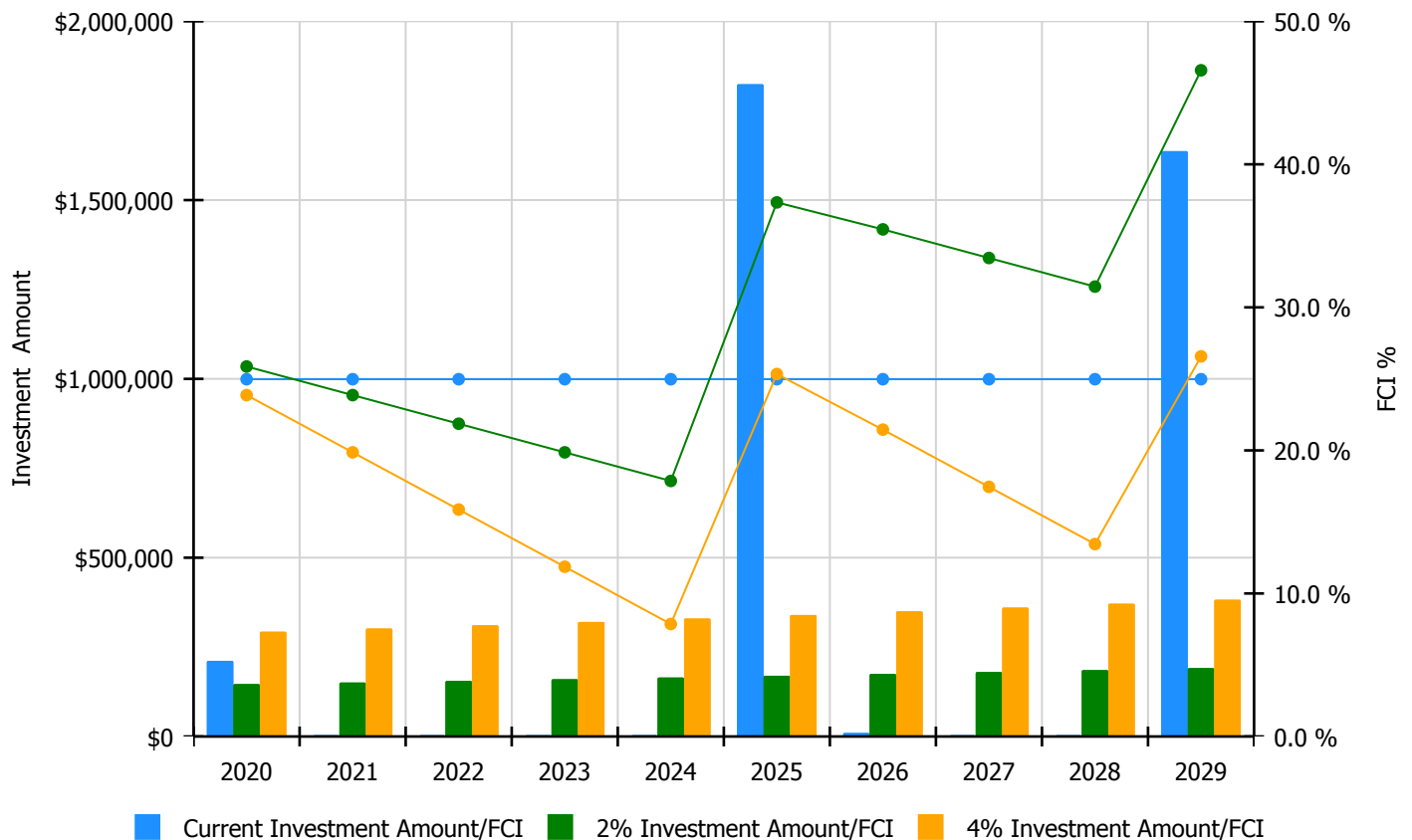


Condition Index Forecast by Investment Scenario

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

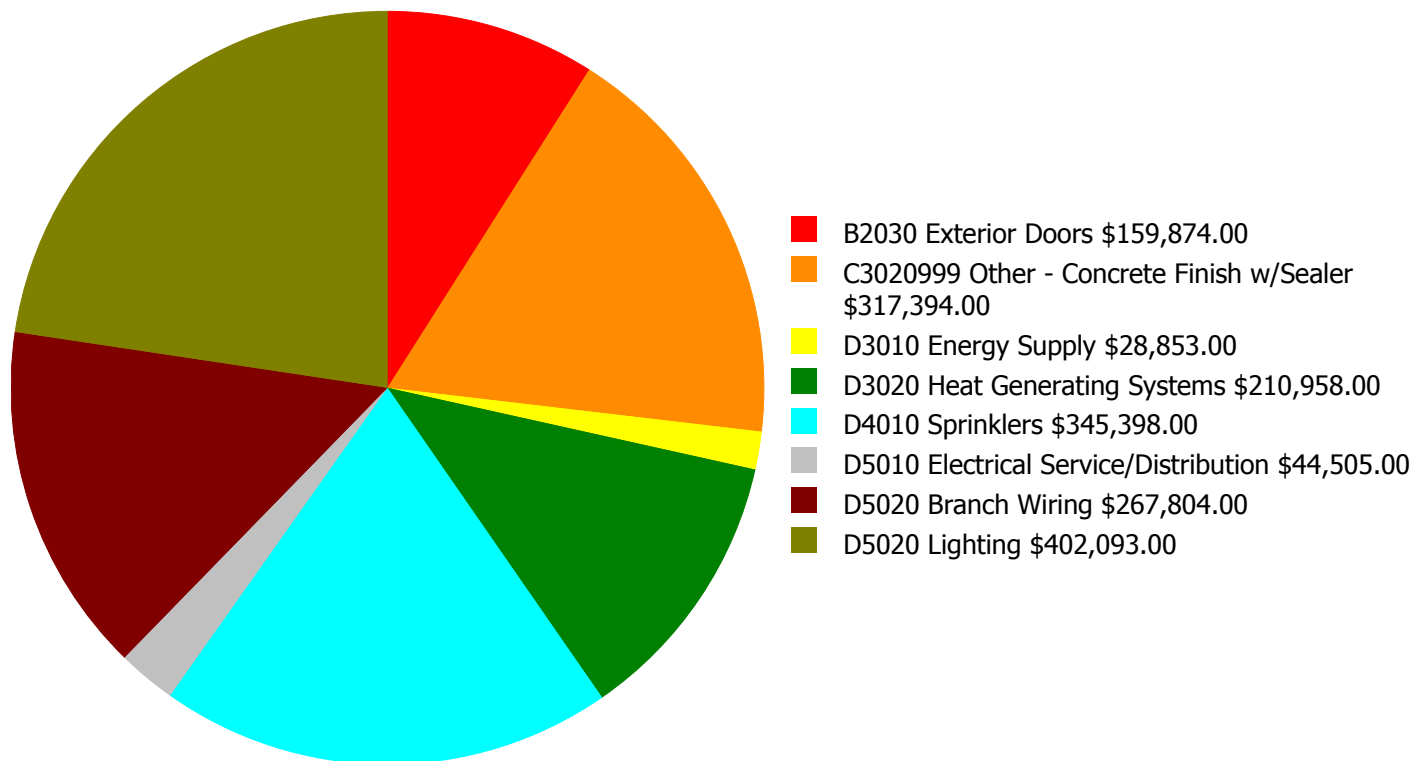
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 24.98%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$211,603	\$146,546.00	25.87 %	\$293,092.00	23.87 %
2021	\$0	\$150,942.00	23.87 %	\$301,884.00	19.87 %
2022	\$0	\$155,470.00	21.87 %	\$310,941.00	15.87 %
2023	\$0	\$160,135.00	19.87 %	\$320,269.00	11.87 %
2024	\$0	\$164,939.00	17.87 %	\$329,877.00	7.87 %
2025	\$1,823,953	\$169,887.00	37.34 %	\$339,773.00	25.34 %
2026	\$9,944	\$174,983.00	35.45 %	\$349,967.00	21.45 %
2027	\$0	\$180,233.00	33.45 %	\$360,466.00	17.45 %
2028	\$0	\$185,640.00	31.45 %	\$371,280.00	13.45 %
2029	\$1,636,871	\$191,209.00	46.57 %	\$382,418.00	26.57 %
Total:	\$3,682,371	\$1,679,984.00		\$3,359,967.00	

Deficiency Summary by System

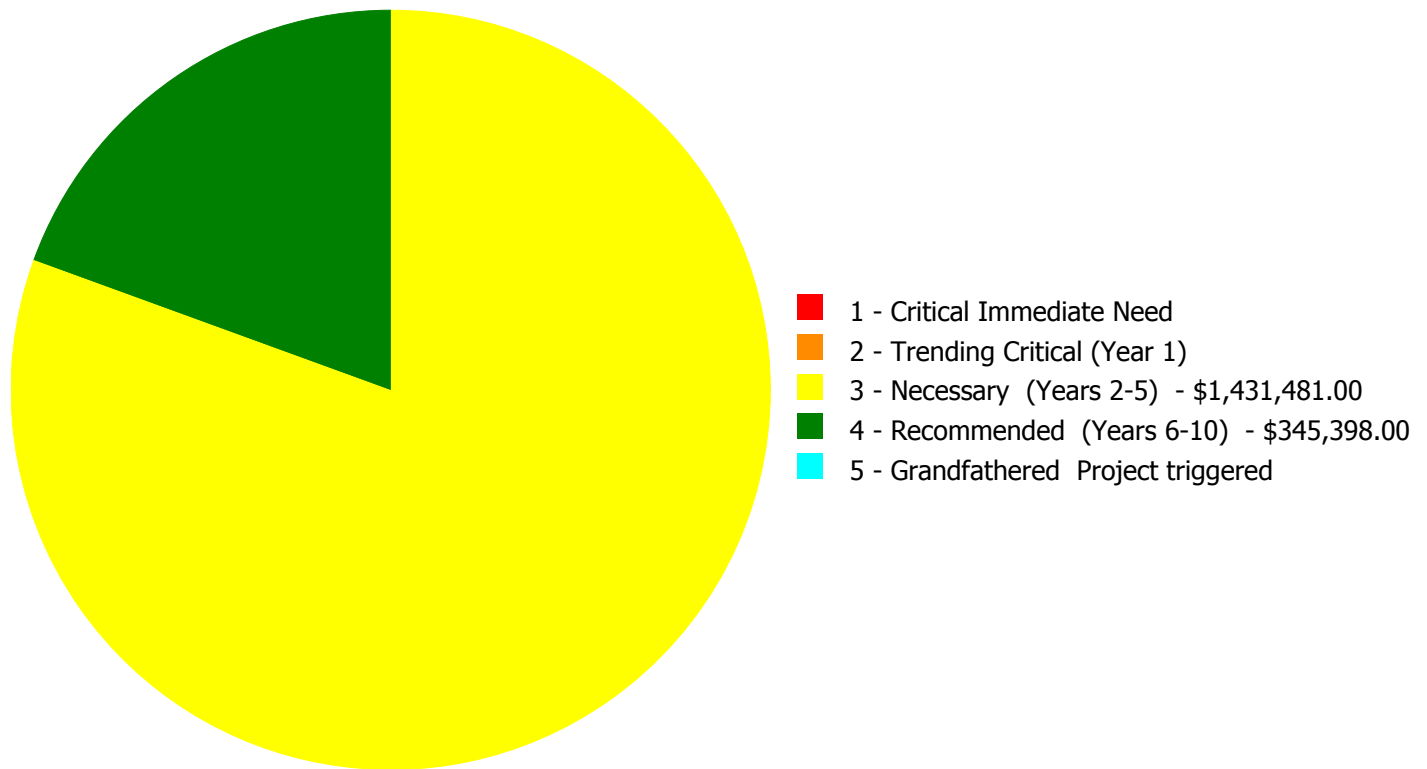
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,776,879.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,776,879.00

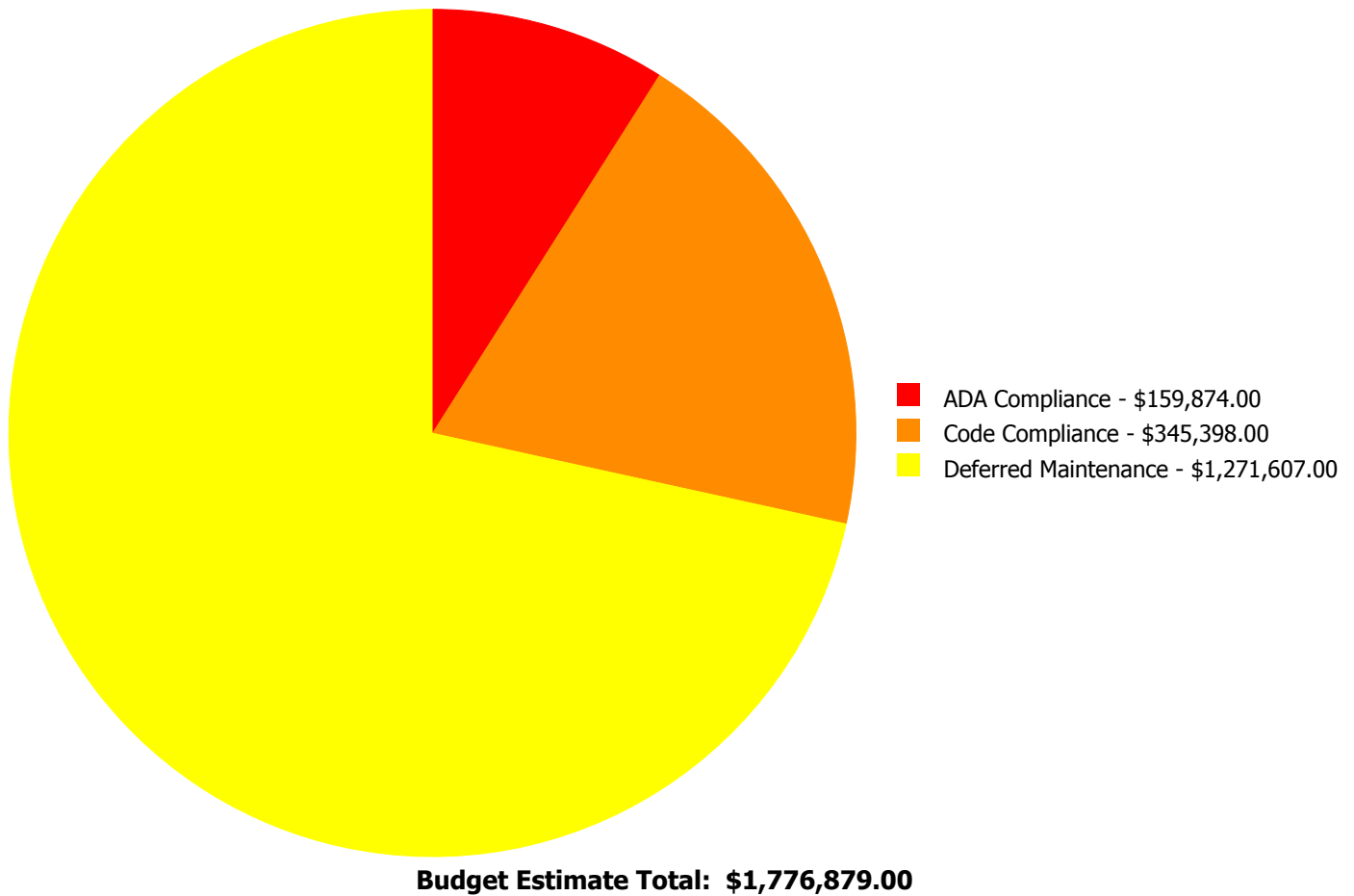
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2030	Exterior Doors	\$0.00	\$0.00	\$159,874.00	\$0.00	\$0.00	\$159,874.00
C3020999	Other - Concrete Finish w/Sealer	\$0.00	\$0.00	\$317,394.00	\$0.00	\$0.00	\$317,394.00
D3010	Energy Supply	\$0.00	\$0.00	\$28,853.00	\$0.00	\$0.00	\$28,853.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$210,958.00	\$0.00	\$0.00	\$210,958.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$345,398.00	\$0.00	\$345,398.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$44,505.00	\$0.00	\$0.00	\$44,505.00
D5020	Branch Wiring	\$0.00	\$0.00	\$267,804.00	\$0.00	\$0.00	\$267,804.00
D5020	Lighting	\$0.00	\$0.00	\$402,093.00	\$0.00	\$0.00	\$402,093.00
	Total:	\$0.00	\$0.00	\$1,431,481.00	\$345,398.00	\$0.00	\$1,776,879.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B2030 - Exterior Doors



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$159,874.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The metal exterior doors are original to the building's construction with few exceptions. The door system is beyond its expected life cycle, worn and should be replaced and upgraded for ADA compliance.

System: C3020999 - Other - Concrete Finish w/Sealer



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 42,000.00
Unit of Measure: S.F.
Estimate: \$317,394.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes: The concrete floor finish for this facility is beyond service life. Re surfacing the concrete finish is the best option for extended life. Surface sealers protect the surface and resist penetration from chemicals, rust, oils, salts, water, and many other stains. This deficiency provides a budgetary consideration for a uniform surface seal and protective coat application.

System: D3010 - Energy Supply



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$28,853.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes: There were no records to indicate the installation of the gas distribution system. This system appears to be from the the original construction and is beyond the expected life cycle for this application. Upgrades are warranted.

System: D3020 - Heat Generating Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$210,958.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes: There were no records to indicate the installation of the heat generation system. This system appears to be from the original construction and is beyond the expected life cycle for this application. Upgrades are warranted.

System: D5010 - Electrical Service/Distribution



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$44,505.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

The original electrical distribution system is operational but is aged and should be replaced with an energy efficient system.

System: D5020 - Branch Wiring



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$267,804.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The electrical service and distribution system consist of a service disconnect, primary main rated at 100 amps, breaker system, switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. Upgrades are warranted.

System: D5020 - Lighting



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$402,093.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:

The original lighting system is operational but is aged and should be replaced with an energy efficient system.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 43,000.00
Unit of Measure: S.F.
Estimate: \$345,398.00
Assessor Name: Eduardo Lopez
Date Created: 09/04/2013

Notes: Facility has no fire protection system. Install per owner standards.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically \$/SF, and used to approximate future construction costs or replacement values. 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 **Current Replacement Value (CRV)** is the amount needed to replace the property of the same present scope. The **Repair Cost** (the sum of the cost to repair/replace the Deficiencies) represents the budgeted contractor-installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging of the work. **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of the costs to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value. It ranges from 0% (new) to 100% (very poor - beyond service life). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** divided by the sum of a system's Replacement Value (both values exclude soft-cost to simplify calculation updates) expressed as a percentage ranging from 100% (new) to 0% (expired). The relationship between the key metrics FCI and RSLI is an important indicator, at either the facility, building, system, or component levels, of the condition trend and the imminent need for capital renewal. These indices exist in an inverse relationship wherein the FCI increases when systems reach their expected life-cycle age, whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age. For example, a facility or a system with a high RSLI and a low FCI indicates it is in the early portion of its useful life. However, a low RSLI indicates that expiration dates are approaching at which point the FCI would increase. The term **FCA Score** is the inverse of Total FCI and calculated as $100 - \text{Total FCI (without the \%)}$ where 100 is best and 0 is worst condition.

Function:	
Gross Area (SF):	225,327
Year Built:	1965
Last Renovation:	
Replacement Value:	\$7,398,710
Repair Cost:	\$3,874,684.24
Total FCI:	52.37 %
Total RSLI:	14.61 %
FCA Score:	47.63



Description:

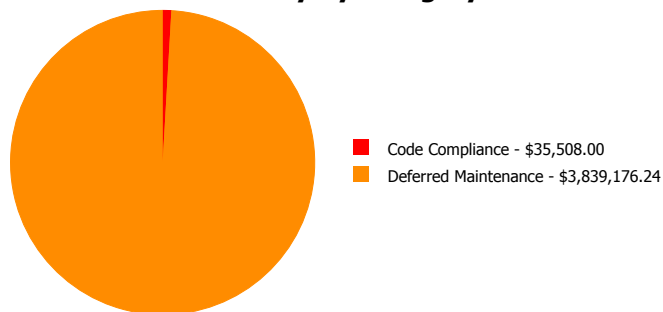
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

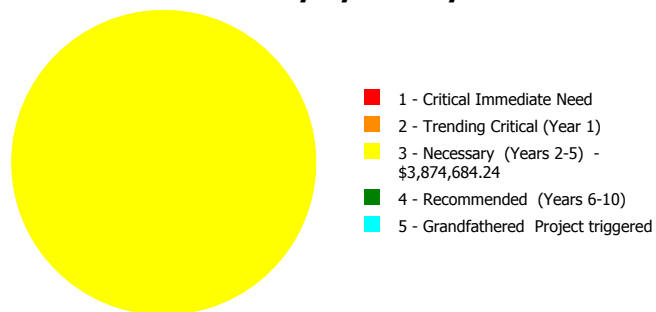
Dashboard Summary

Function:		Gross Area:	225,327
Year Built:	1965	Last Renovation:	
Repair Cost:	\$3,874,684	Replacement Value:	\$7,398,710
FCI:	52.37 %	RSLI%:	14.61 %

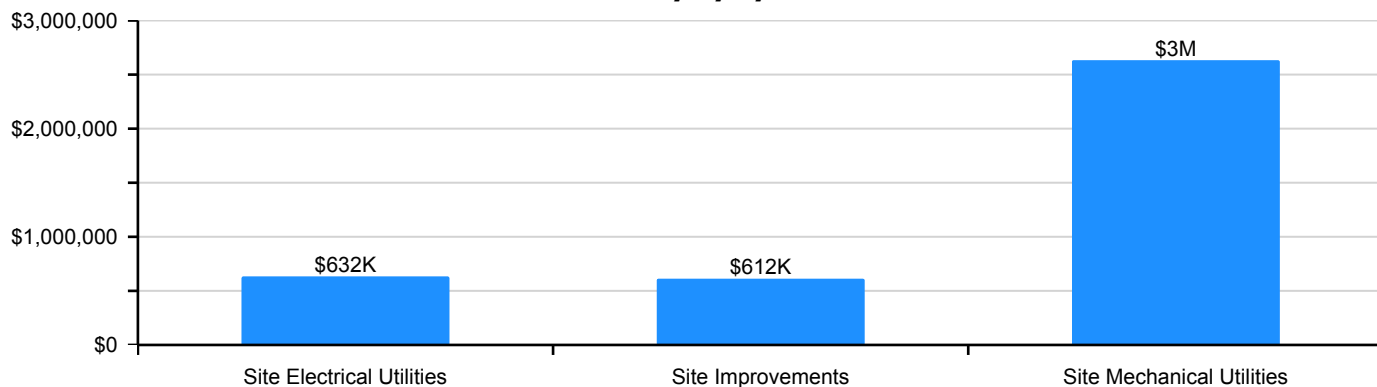
Deficiency By Category



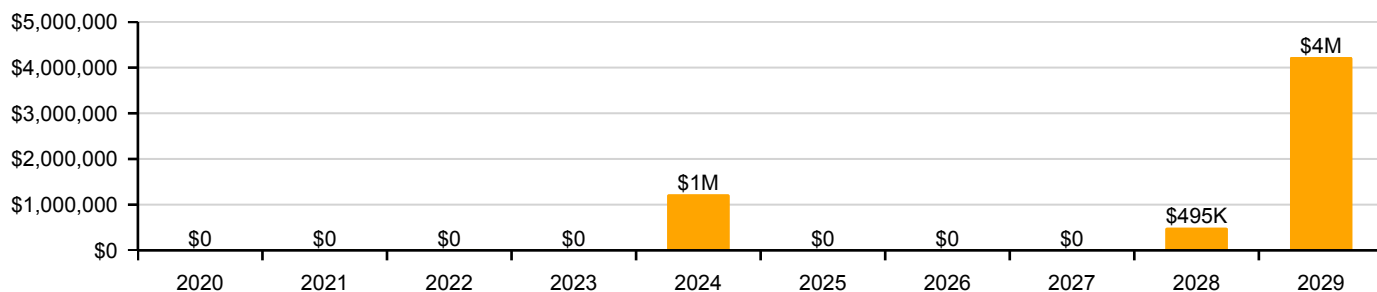
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	26.53 %	17.61 %	\$611,503.24
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$2,631,139.00
G40 - Site Electrical Utilities	10.43 %	41.19 %	\$632,042.00
Totals:	14.61 %	52.37 %	\$3,874,684.24

Photo Album

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.37	S.F.	225,327	35	1994	2029		28.57 %	0.00 %	10			\$534,025
G2020	Parking Lots	\$8.00	S.F.	225,327	35	1994	2029		28.57 %	33.92 %	10		\$611,503.24	\$1,802,616
G2030	Pedestrian Paving	\$2.33	S.F.	225,327	35	1994	2029		28.57 %	0.00 %	10			\$525,012
G2040105	Fence & Guardrails	\$1.53	S.F.	225,327	30	1998	2028		30.00 %	0.00 %	9			\$344,750
G2050	Landscaping	\$1.18	S.F.	225,327	25	1994	2019		0.00 %	0.00 %	0			\$265,886
G3010	Water Supply	\$1.09	S.F.	225,327	50	1965	2015		0.00 %	110.00 %	-4		\$270,167.00	\$245,606
G3020	Sanitary Sewer	\$2.20	S.F.	225,327	50	1965	2015		0.00 %	110.00 %	-4		\$545,291.00	\$495,719
G3030	Storm Sewer	\$1.25	S.F.	225,327	50	1965	2015		0.00 %	110.00 %	-4		\$309,825.00	\$281,659
G3060110	Gas Service Piping	\$37.90	S.F.	1,200	30	1965	1995		0.00 %	110.00 %	-24		\$50,028.00	\$45,480
G3060320	Steel Fuel Tank, Double Wall	\$64.56	Gal.	20,000	30	1965	1995		0.00 %	110.00 %	-24		\$1,420,320.00	\$1,291,200
G3060325	Steel Tank, Above Ground, Single Wall	\$64.56	Gal.	500	30	1965	1995		0.00 %	110.00 %	-24		\$35,508.00	\$32,280
G4010	Electrical Distribution	\$2.55	S.F.	225,327	30	1965	1995		0.00 %	110.00 %	-24		\$632,042.00	\$574,584
G4020	Site Lighting	\$2.98	S.F.	225,327	30	1994	2024		16.67 %	0.00 %	5			\$671,474
G4030	Site Communication and Security	\$1.28	S.F.	225,327	30	1994	2024		16.67 %	0.00 %	5			\$288,419
Total									14.61 %	52.37 %			\$3,874,684.24	\$7,398,710

System Notes

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

System: G2010 - Roadways**Note:**

System: G2020 - Parking Lots**Note:**

System: G2030 - Pedestrian Paving**Note:**

Support Campus Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

Support Campus Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3060110 - Gas Service Piping



Note:

Support Campus Assessment Report - Site

System: G3060320 - Steel Fuel Tank, Double Wall



Note:

System: G3060325 - Steel Tank, Above Ground, Single Wall



Note:

System: G4010 - Electrical Distribution



Note:

Support Campus Assessment Report - Site

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

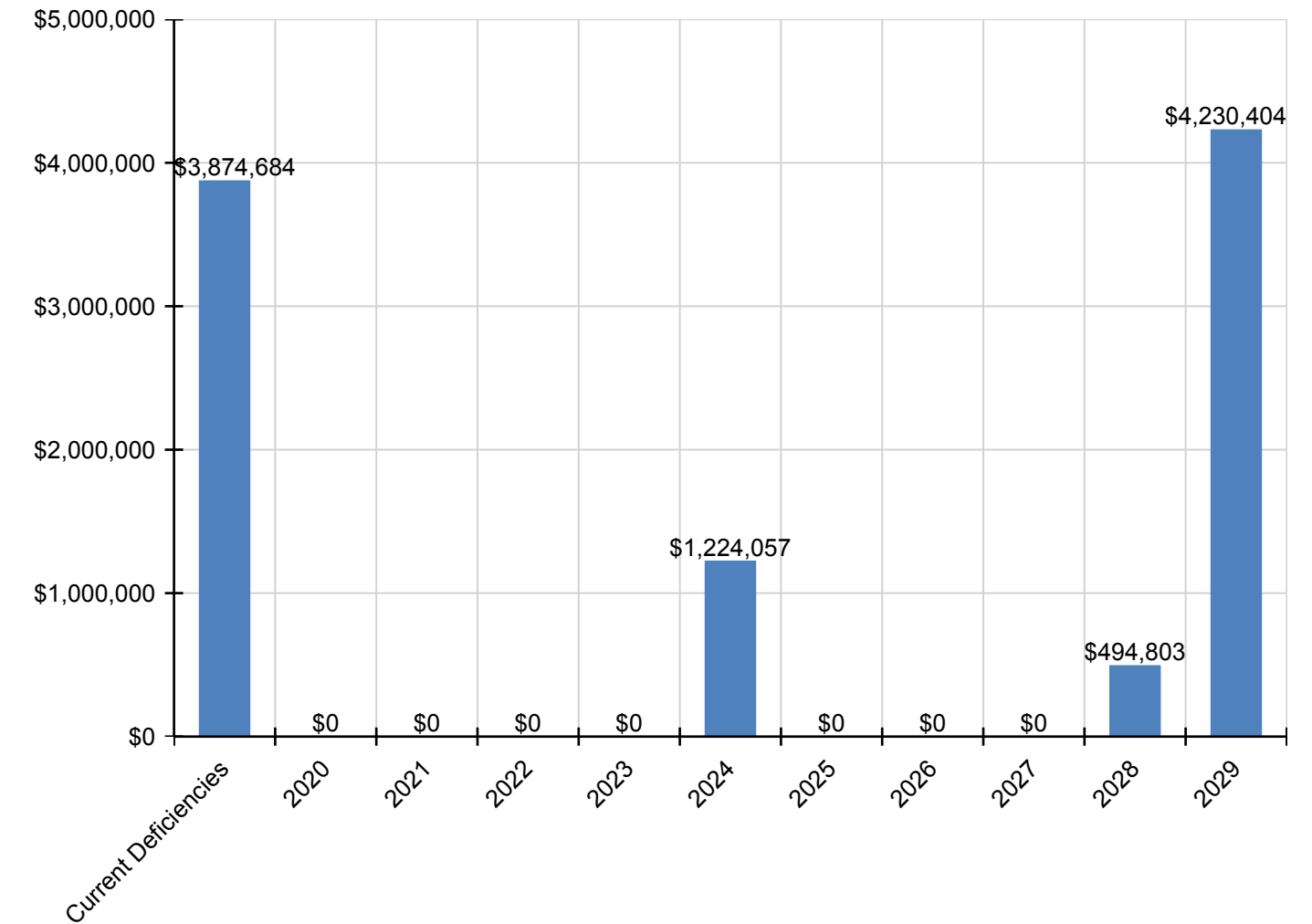
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$3,874,684	\$0	\$0	\$0	\$0	\$1,224,057	\$0	\$0	\$0	\$494,803	\$4,230,404	\$9,823,948
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	\$789,453	\$789,453
G2020 - Parking Lots	\$611,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,664,822	\$3,276,325
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776,129	\$776,129
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494,803	\$0	\$494,803
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$270,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,167
G3020 - Sanitary Sewer	\$545,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545,291
G3030 - Storm Sewer	\$309,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309,825
G3060 - Fuel Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3060110 - Gas Service Piping	\$50,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,028
G3060320 - Steel Fuel Tank, Double Wall	\$1,420,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,420,320
G3060325 - Steel Tank, Above Ground, Single Wall	\$35,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,508
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$632,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$632,042
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$856,265	\$0	\$0	\$0	\$0	\$0	\$856,265
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$367,791	\$0	\$0	\$0	\$0	\$0	\$367,791

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.

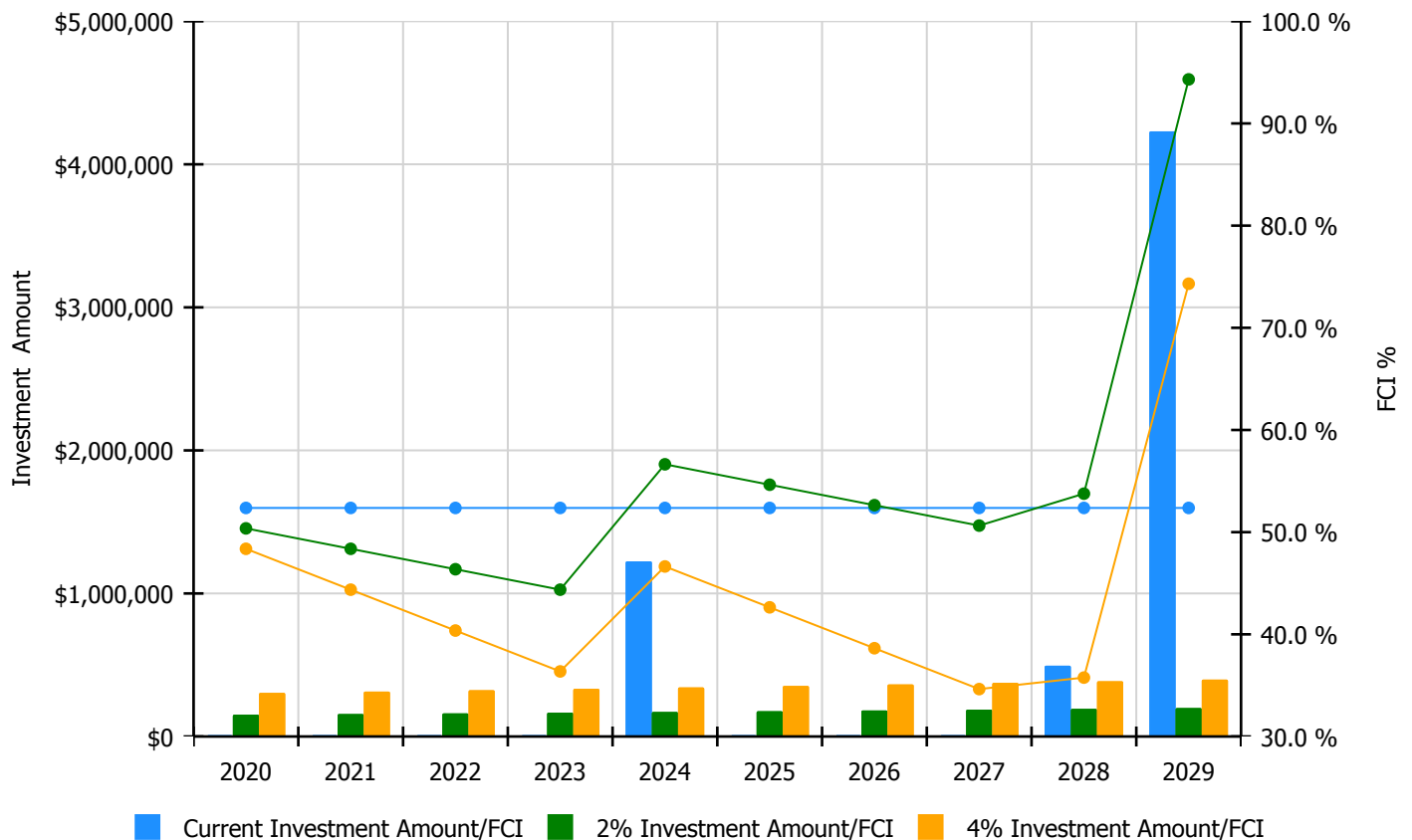


Condition Index Forecast by Investment Scenario

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

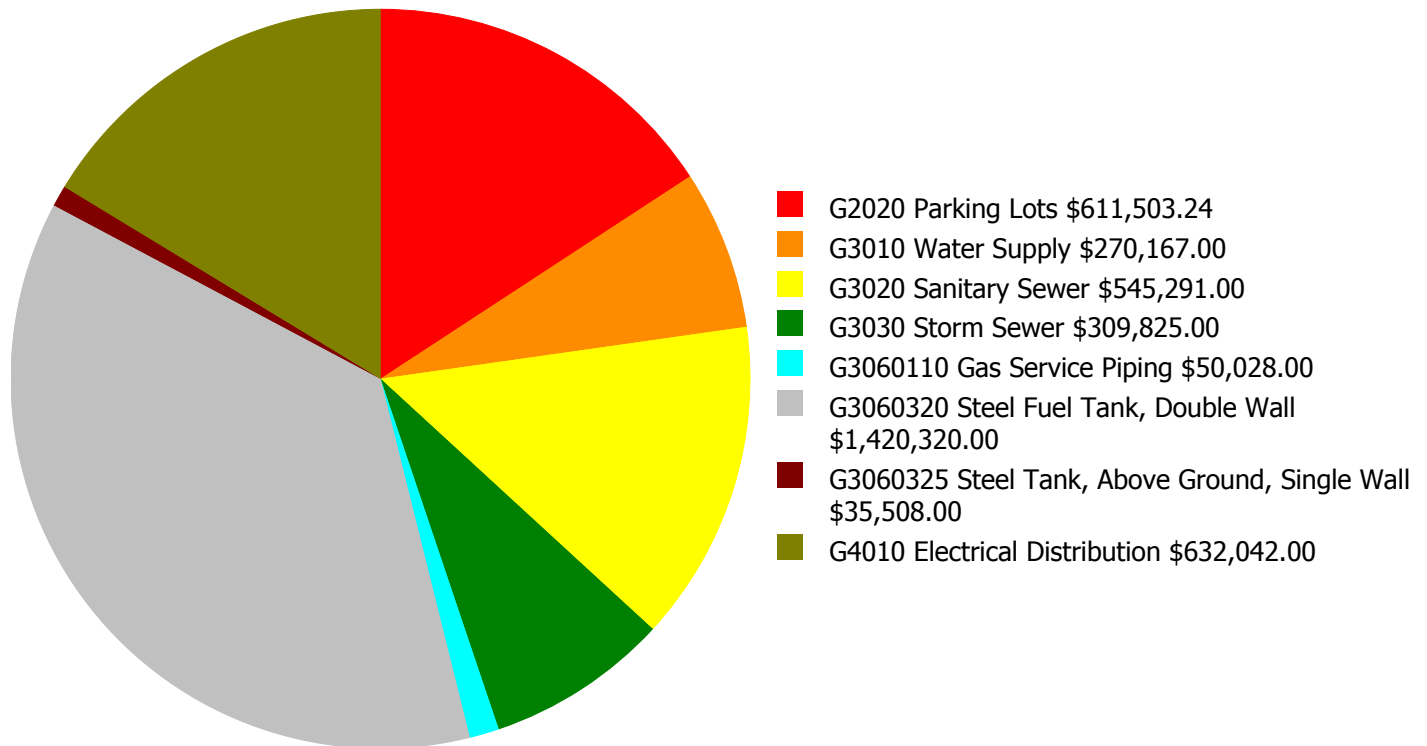
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 52.37%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$152,413.00	50.37 %	\$304,827.00	48.37 %
2021	\$0	\$156,986.00	48.37 %	\$313,972.00	44.37 %
2022	\$0	\$161,695.00	46.37 %	\$323,391.00	40.37 %
2023	\$0	\$166,546.00	44.37 %	\$333,093.00	36.37 %
2024	\$1,224,057	\$171,543.00	56.64 %	\$343,085.00	46.64 %
2025	\$0	\$176,689.00	54.64 %	\$353,378.00	42.64 %
2026	\$0	\$181,990.00	52.64 %	\$363,979.00	38.64 %
2027	\$0	\$187,449.00	50.64 %	\$374,899.00	34.64 %
2028	\$494,803	\$193,073.00	53.77 %	\$386,146.00	35.77 %
2029	\$4,230,404	\$198,865.00	94.31 %	\$397,730.00	74.31 %
Total:	\$5,949,263	\$1,747,249.00		\$3,494,500.00	

Deficiency Summary by System

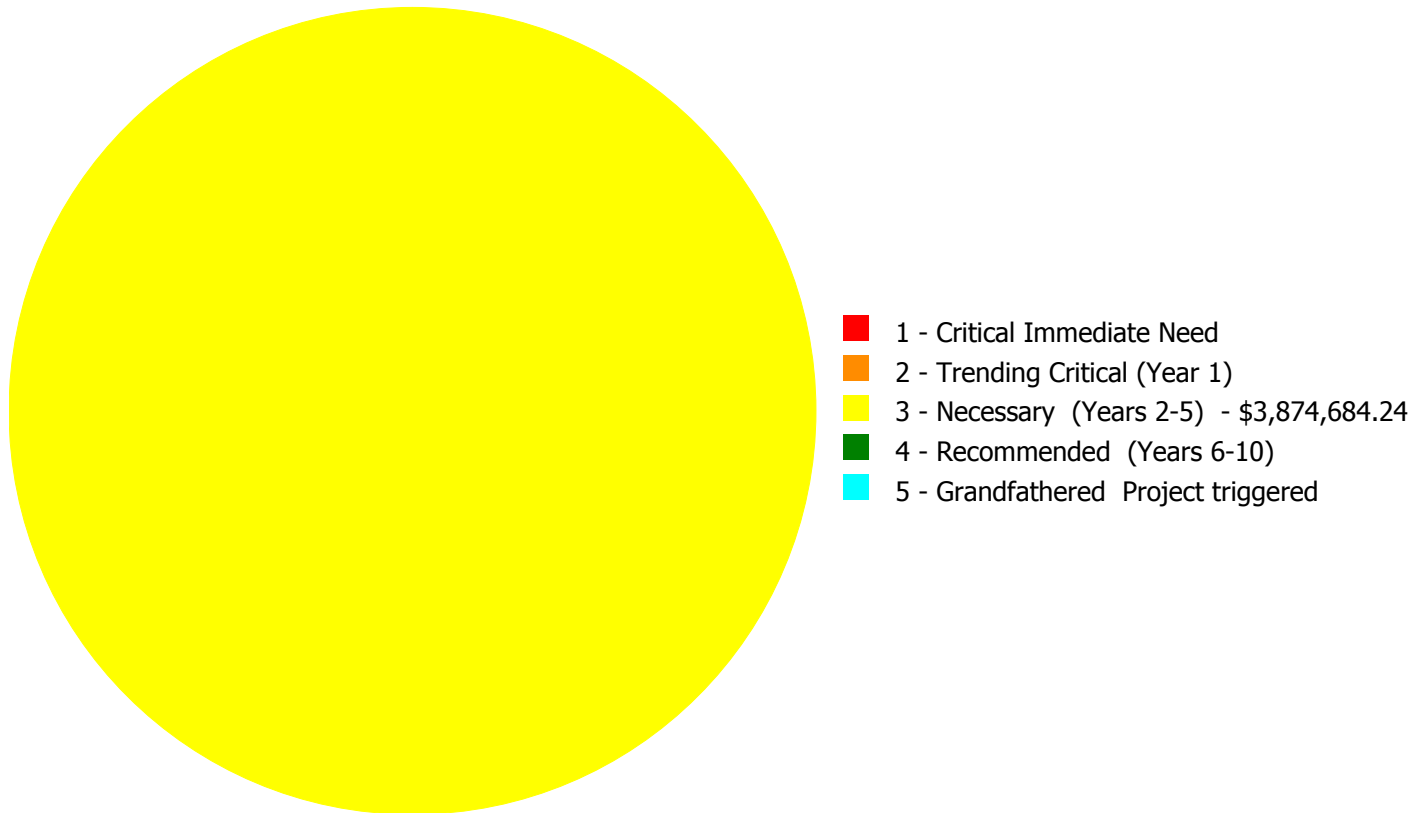
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$3,874,684.24

Deficiency Summary by Priority

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



Budget Estimate Total: \$3,874,684.24

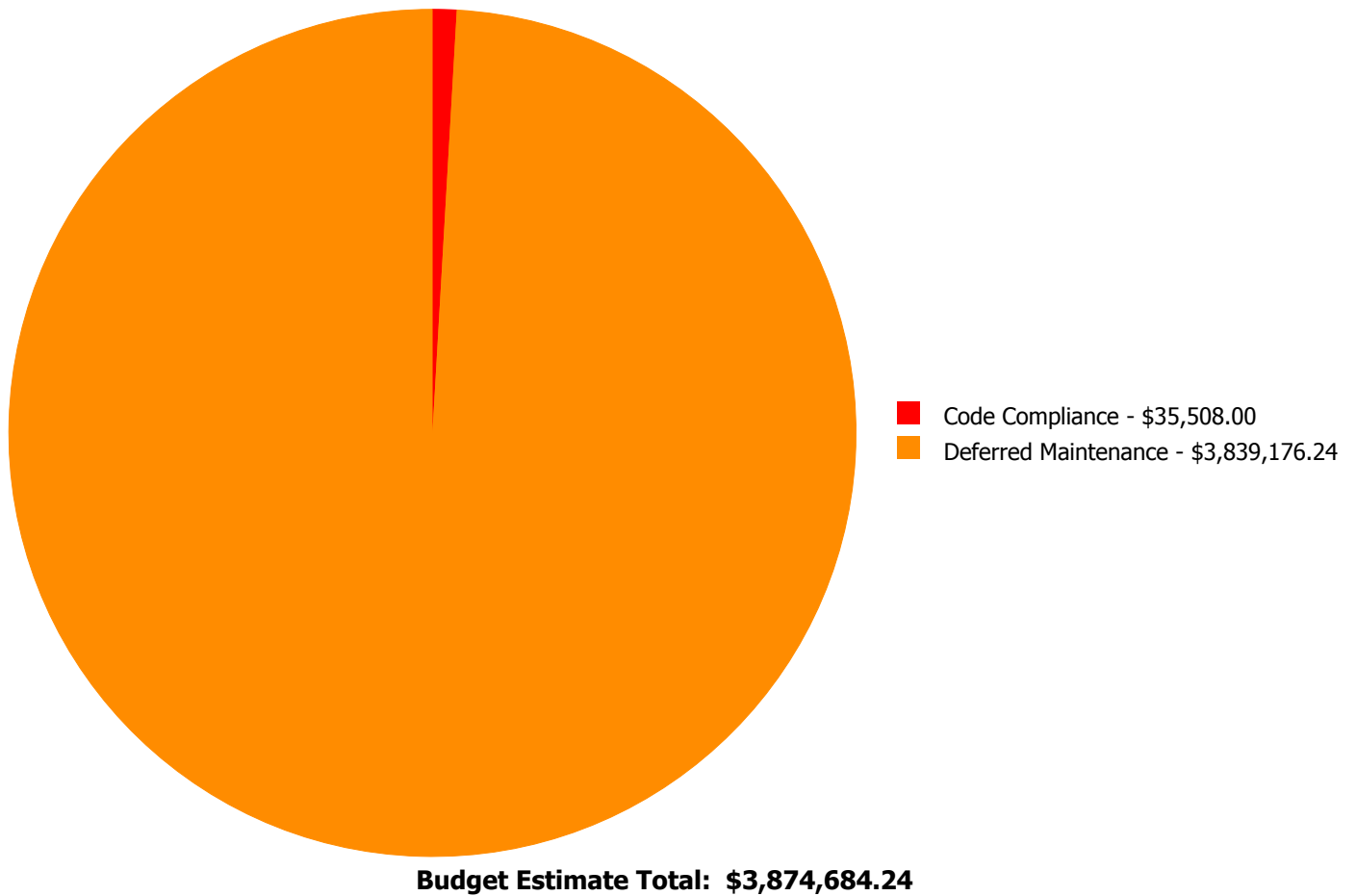
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2020	Parking Lots	\$0.00	\$0.00	\$611,503.24	\$0.00	\$0.00	\$611,503.24
G3010	Water Supply	\$0.00	\$0.00	\$270,167.00	\$0.00	\$0.00	\$270,167.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$545,291.00	\$0.00	\$0.00	\$545,291.00
G3030	Storm Sewer	\$0.00	\$0.00	\$309,825.00	\$0.00	\$0.00	\$309,825.00
G3060110	Gas Service Piping	\$0.00	\$0.00	\$50,028.00	\$0.00	\$0.00	\$50,028.00
G3060320	Steel Fuel Tank, Double Wall	\$0.00	\$0.00	\$1,420,320.00	\$0.00	\$0.00	\$1,420,320.00
G3060325	Steel Tank, Above Ground, Single Wall	\$0.00	\$0.00	\$35,508.00	\$0.00	\$0.00	\$35,508.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$632,042.00	\$0.00	\$0.00	\$632,042.00
	Total:	\$0.00	\$0.00	\$3,874,684.24	\$0.00	\$0.00	\$3,874,684.24

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2020 - Parking Lots



Location: Loading dock

Distress: Damaged

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Remove and replace concrete parking slab.

Qty: 1.00

Unit of Measure: S.F.

Estimate: \$611,503.24

Assessor Name: Hayden Collins

Date Created: 02/21/2020

Notes:

Concrete slab at areas of heavy truck use - including loading docks, and ramp to lower area of site - is cracked, broken spalled and significantly deteriorated.

System: G3010 - Water Supply



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 225,327.00
Unit of Measure: S.F.
Estimate: \$270,167.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The original domestic water distribution system components consist of galvanized and copper pipes, valves and domestic water supply. Water supply control valves should be accessible for easy operation. Valves located in various areas on the site should be protected and easily accessible during a fire. All valves should be clearly marked and identifiable with exterior signs showing the locations of each valve. These valves should be marked with information indicating the areas and locations covered by their water source. This deficiency provides a budgetary consideration for universal upgrades to the domestic water distribution system for this site.

System: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 225,327.00
Unit of Measure: S.F.
Estimate: \$545,291.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 225,327.00
Unit of Measure: S.F.
Estimate: \$309,825.00
Assessor Name: Hayden Collins
Date Created: 09/17/2015

Notes: The site storm drains that support the water runoff are functional however, have exceeded the expected life cycle. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the site and should be completed as part of the recommended site upgrades also in this report.

System: G3060110 - Gas Service Piping



Location: Vehicle Service Station
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,200.00
Unit of Measure: S.F.
Estimate: \$50,028.00
Assessor Name: Hayden Collins
Date Created: 01/14/2020

Notes: There were no records to indicate the installation of the gasoline distribution system. This system appears to be from the the original construction and is beyond the expected life cycle for this application. Upgrades are warranted.

System: G3060320 - Steel Fuel Tank, Double Wall



Location: Vehicle Service Station
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 20,000.00
Unit of Measure: Gal.
Estimate: \$1,420,320.00
Assessor Name: Hayden Collins
Date Created: 01/13/2020

Notes: This site contains an underground storage tanks (USTs). The greatest potential threat from a leaking UST is contamination of groundwater, the source of drinking water. This UST is assumed to be original and beyond its expected useful life. This deficiency provides a budgetary consideration for the removal and replacement of this UST.

System: G3060325 - Steel Tank, Above Ground, Single Wall



Location: Vehicle Service Station
Distress: Beyond Expected Life
Category: Code Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 500.00
Unit of Measure: Gal.
Estimate: \$35,508.00
Assessor Name: Hayden Collins
Date Created: 01/13/2020

Notes: Aboveground storage tanks (ASTs) used for the store of petroleum products is regulated primarily under 40 CFR 112. This Fuel Tank Systems is pre-engineered and constructed in place with no safety catch basin. This AST is original and has exceeded its expected life. A new AST designed in accordance with 40 CFR 112 is recommended.

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 225,327.00
Unit of Measure: S.F.
Estimate: \$632,042.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:

The site electrical services and distribution system consist of pole mounted transformers connecting the facility to the power net. This system has expired and will require upgrades. This deficiency is expected to be completed as part of an overall site upgrade effort.

Glossary

Abandoned	A facility owned by the city that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
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.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1987 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building 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 refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, 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.

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Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value 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 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work 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.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.

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Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
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.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
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.
Life Cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
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.

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Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's or component's Remaining Service Life (RSL) Value divided by the sum of a system's or component's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining service life).
Remaining Service Life Value	Remaining Service Life Value, also known as the RSL Weight, is a calculated value used to determine the RSLI and is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
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.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society's present needs without compromising the ability of future generations to meet their own needs.
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.
System Generated Deficiency	eCOMET automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Unit Price (Raw)	The actual \$/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility. See Abandoned.
Year Built	The year that a building or addition was originally built based on substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.