CUMBERLAND COUNTY SCHOOLS

J. W. COON

ELEMENTARY SCHOOL

N.C.G.S. 115C-72 Study for Proposed

School Closure

J.W. COON ELEMENTARY SCHOOL
N.C.G.S. § 115C-72
Study for Proposed School Closure

1. Statutory Framework

Pursuant to N.C.G.S. § 115C-72, a local board of education has authority to close a school when, in its judgment, the closure will better serve the educational interests of the local school administrative unit or any part of it. Before entering an order of closing, the Board must cause a thorough study to be made and must consider, among other factors, geographic conditions, anticipated enrollment changes, the inconvenience or hardship to affected pupils, the cost of providing additional school facilities in the event of the closing, and any other germane factors. The statute also requires a public hearing at which the public is afforded an opportunity to express its views.

This summary is intended to present the J.W. Coon Elementary School rebuild/closure proposal in that statutory framework. The purpose of the proposed action service to the surrounding community, but to discontinue use of the existing aging facility so that students may be reassigned during the rebuild period and ultimately served in a modern replacement school on the same site.

2. Summary of the Thorough Study

Cumberland County Schools assembled and reviewed facility, enrollment, planning, and reassignment information concerning J.W. Coon Elementary School. That review includes the age and condition of the existing building, comparison of the building to current Department of Public Instruction planning standards, facility needs survey data, present enrollment and building capacity, the feasibility and cost of renovation versus rebuild, nearby school capacity for temporary reassignment, and stakeholder input gathered through the public process.

J.W. Coon Elementary School was originally constructed in 1963. The binder materials reflect that the building no longer provides the type of educational environment expected for a modern elementary program and that substantial expenditures would be required to renovate the campus, bring spaces into compliance with current code and ADA expectations, and align the building with current DPI space guidelines. Consultant observations in the binder describe deficiencies in instructional, support, administrative, toilet, play, and building

systems spaces, and conclude that a new facility on the same campus would provide a more suitable long-term learning environment.

3. Statutory Factors Supporting the Proposed Closing for Rebuild

• Educational interests of students. The proposed action is intended to better serve students by replacing an is not to eliminate outdated facility with a larger and more suitable elementary school capable of supporting a comprehensive, modern educational program.

• Geographic conditions. J.W. Coon is located in Fayetteville, and the reassignment study evaluated nearby elementary schools and surrounding assignment areas. The proposal relies primarily on Sherwood Park Elementary School and Brentwood Elementary School because of their relative proximity and available capacity during the rebuild period.

• Anticipated enrollment and utilization. Current enrollment is approximately 188 students in Pre-K through Grade 5, while the binder reflects building capacity in the approximate range of 339 students. The reassignment plan analyzes temporary placement of J.W. Coon students into nearby schools in a way that keeps both receiving schools within available capacity.

• Inconvenience or hardship to pupils. The study addresses hardship by seeking minimal student movement and by assigning students to nearby schools.

• Cost of providing additional school facilities. The 2020–21 DPI Facility Needs Survey reflects significant costs for additions, renovations, and equipment. The binder materials state that major renovation and code-compliance upgrades are prohibitive and less justifiable than replacement with a new school on the existing grounds.

• Other germane factors. The school's age, deferred maintenance, outdated layout, undersized support spaces, and inability to adequately support a 21st century instructional program all weigh in favor of rebuilding rather than continued operation of the existing structure.

4. Public Process and Board Consideration

Consistent with N.C.G.S. § 115C-72, the Board's consideration of J.W. Coon Elementary School includes a scheduled stakeholder engagement and public forum process. This process will involve faculty, staff, parents, district leadership, members of the Board of Education, and

other community representatives. The purpose of these meetings and the public hearing is to ensure that the Board's final action is informed by both the statutory study factors and public comment. Following completion of the public process and review of the full binder materials, the Board will determine whether closing J.W. Coon Elementary School during the rebuild period better serves the educational interests of the school system and the affected students.

5. Proposed Action

Based upon the study reflected in this binder, Cumberland County Schools is proposing that J.W. Coon Elementary School be discontinued because of its functional obsolescence and for purposes of rebuilding the campus, and that students be reassigned during construction, with the expectation that a new elementary school will be constructed on the present grounds. This proposed action is presented for consideration and public input and is supported by the educational, geographic, enrollment, hardship, cost, and facility-condition considerations summarized above.

School Closing Evaluation
03-20-26
J.W. Coon Elementary School, Cumberland County Schools
Fayetteville, NC

On March 20, 2026, I conducted a walk-through of the above school to further familiarize myself with the school's physical condition.

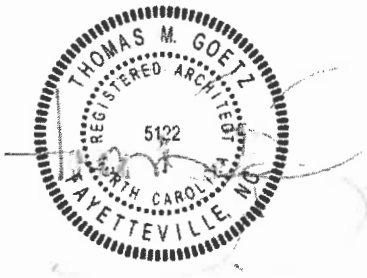
My initial impression of the school building was positive. The appearance was attractive, and the atmosphere was inviting. However, after a closer look at the spatial requirements set forth in the DPI Facilities Guidelines and weighing the existing physical conditions, it became evident that the physical structure and grounds are limited and unable to adequately provide a useful, suitable, and comprehensive 21st century educational learning environment. The facilities provide an outdated environment, and there is a significant need for renovations, coupled with the need for major mechanical and building code upgrades to support a modern, comprehensive educational program as outlined by DPI guidelines. My observations are supported by the School Assessment Report prepared by the Parsons Group September 30, 2024, and by a Facility Conditions Assessment and Master Planning Services Executive Summary prepared by Education Solutions Group, November 2024.

The school houses students in Pre-K through 5th grade with a capacity of 350, while the latest membership count is 188 which is a significant decline. The school's footprint is made up of five building pods which are connected by exterior covered walkway. The school was constructed in 1963 totaling approximately 45,546 square feet. The classroom pods allow both interior and exterior access to all classrooms via enclosed common space within each pod. Due to the school's age and high maintenance needs, the plan is to reassign temporarily the current student population while a new larger school is built in accordance with Department of Public Instruction Guidelines establishing space requirements for new construction. In replacing the existing school on the same campus following demolition of the older school, a much larger and more suitable learning environment and campus wide development will be realized for the community.

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Physical Condition & Maintenance Observed

- The Multipurpose room serves as an indoor general assembly and cafeteria while providing a very small separate space for indoor recreational activities located within a classroom pod. This space is approximately 1/3 the size of a suitable gym.
- The Media Center is undersized by DPI Standards and Support Spaces lacking
- The Administrative spaces are very limited and undersized
- The group toilets as well as single toilets are outdated and do not comply with Accessibility Standards as set forth in the NC Building Code
- Both the interior and exterior building appearance is dated and needing
- Support spaces needed to serve various services are lacking
- The mechanical systems are old and are not compliant with energy codes
- Classrooms have package wall units, which means air quality issues are brought into question
- The electrical, mechanical and technology systems appear outdated, including the fire alarm system
- Outdoor play structures / equipment is lacking
- Most classrooms are significantly undersized by DPI guidelines
- Space utilization and upgrades do not appear practical and justifiable due to significant costs that would be necessary to carry out a comprehensive renovation project on such an outdated structure
- Windows are single pane, none thermal insulated
- Due to the age of the school, overall maintenance needs / repairs have been difficult to keep pace and expenses to undertake these have increased



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DPI SURVEY

Cumberland County Schools Cost Summary (0 to 5 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
101	New High School	2	73,956,664	0	0	5,752,475	1,875,000	$81,584,139
102	North Elementary	2	19,425,078	0	0	1,701,893	0	$21,126,971
302	Alma O Easom Elementar	1	0	0	1,460,265	47,300	0	$1,507,565
306	Armstrong Elementary	1	0	0	3,915,991	0	0	$3,915,991
308	Ashley Elementary	1	0	0	2,606,258	20,000	0	$2,626,258
310	Loyd E Auman Elementar	1	0	1,949,062	3,720,406	210,155	0	$5,879,623
312	Beaver Dam Elementary	1	0	1,949,062	1,075,318	162,855	100,000	$3,287,235
316	Lillian Black Elementary	1	0	1,949,062	5,969,472	210,155	0	$8,128,689
318	Jack Britt High	1	0	0	10,743,359	56,100	0	$10,799,459
320	Brentwood Elementary	1	0	1,949,062	4,768,043	162,855	0	$6,879,960
321	Douglas Byrd Middle	1	0	0	4,187,668	51,700	0	$4,239,368
322	Douglas Byrd High	1	0	0	11,518,916	2,500	0	$11,521,416
325	Cape Fear High	1	0	5,314,641	11,384,989	766,568	0	$17,466,198
326	Elizabeth M Cashwell Ele	1	0	1,949,062	3,799,108	210,155	0	$5,958,325
332	Eastover-Central Element	1	0	130,219	3,911,183	58,180	0	$4,099,582
336	Anne Chesnutt Middle	1	0	0	4,811,070	51,700	0	$4,862,770
338	Cliffdale Elementary	1	0	0	2,273,016	0	0	$2,273,016
340	College Lakes Elementary	1	0	0	3,174,205	47,300	0	$3,221,505
342	C Wayne Collier Element	1	0	0	4,614,544	0	0	$4,614,544
344	J W Coon Elementary	1	0	3,250,012	3,430,096	318,860	0	$6,998,968
348	Cumberland Mills Element	1	0	1,949,062	3,535,100	210,155	0	$5,694,317
352	Cumberland Road Eleme	1	0	0	3,679,840	2,500	0	$3,682,340
356	District No 7 Elementary	1	0	0	2,539,912	0	0	$2,539,912
357	Gray's Creek High	1	0	6,682,275	5,496,209	548,304	0	$12,726,788
358	Luther Nick Jeralds Middl	1	0	0	5,804,426	51,700	0	$5,856,126
359	E E Smith High	1	0	0	10,796,014	56,000	0	$10,852,014
361	Ferguson-Easley Element	1	0	1,949,062	4,068,419	210,155	0	$6,227,636
362	Gray's Creek Middle	1	0	0	1,041,370	54,200	0	$1,095,570
363	Glendale Acres Elementar	1	0	1,949,062	2,614,823	186,505	0	$4,750,390
364	Alderman Road Elementa	1	0	3,055,781	4,683,060	302,628	0	$8,041,469
365	R Max Abbott Middle	1	0	0	6,944,352	71,700	0	$7,016,052
366	Howard L Hall Elementary	1	0	1,949,062	4,009,730	210,155	0	$6,168,947
367	Bill Hefner Elementary	1	0	0	5,148,766	47,300	0	$5,196,066
368	Hope Mills Middle	1	0	0	5,133,575	0	0	$5,133,575
369	John R Griffin Middle	1	0	0	3,505,436	56,700	0	$3,562,136
370	Ed V Baldwin Elementary	1	0	1,949,062	2,926,286	240,155	0	$5,115,503
371	Ireland Drive Middle	1	0	1,949,062	1,768,407	162,855	0	$3,880,324
372	Lewis Chapel Middle	1	0	0	5,652,912	0	0	$5,652,912
373	Gallberry Farm Elementar	1	0	3,055,781	2,820,849	302,628	0	$6,179,258
374	Alger B. Wilkins High Sch	1	0	0	2,863,718	40,000	0	$2,903,718

Cumberland County Schools Cost Summary (0 to 5 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
375	Gray's Creek Elementary	1	0	0	5,804,478	47,300	0	$5,851,778
380	Long Hill Elementary	1	0	0	2,876,226	0	0	$2,876,226
382	Lucile Souders Elementar	1	0	1,949,062	3,099,245	182,855	0	$5,231,162
383	Mac Williams Middle	1	0	0	4,475,435	51,700	0	$4,527,135
386	Margaret Willis Elementar	2	0	1,949,062	2,883,402	210,155	0	$5,042,619
388	Massey Hill Classical Hig	1	0	0	10,260,865	56,100	0	$10,316,965
396	Mary McArthur Elementar	1	0	1,949,062	4,024,086	230,155	0	$6,203,303
397	E Melvin Honeycutt Eleme	1	0	0	5,507,452	47,300	0	$5,554,752
398	E E Miller Elementary	1	0	0	3,905,570	47,300	0	$3,952,870
400	Montclair Elementary	1	0	1,949,062	3,755,887	210,155	0	$5,915,104
401	Morganton Road Element	1	0	1,949,062	3,697,720	210,155	0	$5,856,937
402	Manchester Elementary	1	0	3,113,438	2,755,232	316,205	0	$6,184,875
403	New Century International	1	0	0	2,336,017	0	0	$2,336,017
404	William H Owen Elementa	1	0	0	3,562,816	0	0	$3,562,816
405	Walker-Spivey Elementar	1	0	0	3,371,579	0	0	$3,371,579
406	Pine Forest Middle	1	0	0	5,997,104	51,700	0	$6,048,804
407	Lake Rim Elementary	1	0	0	3,352,233	47,300	0	$3,399,533
408	Pine Forest High	1	0	0	13,015,791	56,000	0	$13,071,791
410	Ponderosa Elementary	1	0	1,949,062	3,280,121	162,855	0	$5,392,038
411	Reid Ross Classical High	1	0	0	7,164,472	56,100	0	$7,220,572
412	Raleigh Road Elementary	1	0	1,949,062	2,999,615	162,855	0	$5,111,532
413	Howard Learning Academ	1	0	0	1,868,245	51,700	0	$1,919,945
414	Benjamin J Martin Elemen	1	0	1,949,062	2,250,492	162,855	0	$4,362,409
415	Rockfish Elementary	1	0	1,949,062	2,979,912	162,855	0	$5,091,829
416	J W Seabrook Elementary	1	0	0	2,158,935	0	0	$2,158,935
417	New Century International	1	0	0	535,646	0	0	$535,646
418	Seventy-First Classical Mi	1	0	0	3,325,966	0	0	$3,325,966
424	Seventy-First High	1	0	624,375	12,018,765	52,170	0	$12,695,310
425	South View Middle	1	0	0	7,230,281	69,700	0	$7,299,981
426	Sherwood Park Elementar	1	0	1,949,062	3,519,225	228,155	0	$5,696,442
427	South View High	1	0	0	11,520,006	40,000	0	$11,560,006
428	Spring Lake Middle	1	0	0	5,882,585	51,700	0	$5,934,285
430	Stedman Elementary	1	0	1,441,238	3,296,651	161,255	0	$4,899,144
432	Stedman Primary	1	0	11,359,969	2,983,261	1,166,488	0	$15,509,718
434	Stoney Point Elementary	1	0	3,055,781	3,230,795	302,628	0	$6,589,204
440	Sunnyside Elementary	1	0	3,169,997	2,588,650	319,810	0	$6,078,457
444	Teresa C Berrien Element	1	0	0	3,686,914	47,300	0	$3,734,214
446	Terry Sanford High	1	0	0	8,962,758	56,100	0	$9,018,858
448	Vanstory Hills Elementary	1	0	1,949,062	4,790,966	210,155	0	$6,950,183
449	Ramsey Street High	1	0	0	3,884,923	80,100	0	$3,965,023

Cumberland County Schools Cost Summary (0 to 5 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
450	Warrenwood Elementary	1	0	1,949,062	2,915,333	167,855	0	$5,032,250
452	Westarea Elementary	1	0	1,949,062	4,020,585	162,855	0	$6,132,502
454	Westover Middle	1	0	0	5,574,787	0	0	$5,574,787
455	Westover High	1	0	0	10,198,138	62,100	0	$10,260,238
459	William T Brown Element	1	0	0	5,046,485	47,300	0	$5,093,785
		Totals:	**93,381,742**	**91,030,995**	**384,992,761**	**18,333,662**	**1,975,000**	**$589,714,160**

Cumberland County Schools Cost Summary (6 - 10 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
302	Alma O Easom Elementar	4	0	0	691,940	0	0	$691,940
306	Armstrong Elementary	3	0	0	1,347,487	0	0	$1,347,487
308	Ashley Elementary	4	0	0	801,593	0	0	$801,593
310	Loyd E Auman Elementar	4	0	0	1,077,342	0	0	$1,077,342
312	Beaver Dam Elementary	4	0	0	626,193	0	0	$626,193
316	Lillian Black Elementary	4	0	0	408,910	0	0	$408,910
318	Jack Britt High	4	0	0	8,811,950	0	0	$8,811,950
320	Brentwood Elementary	3	0	0	893,806	0	0	$893,806
321	Douglas Byrd Middle	4	0	0	2,269,519	0	0	$2,269,519
322	Douglas Byrd High	4	0	0	1,009,608	0	0	$1,009,608
325	Cape Fear High	4	0	0	1,395,864	0	0	$1,395,864
326	Elizabeth M Cashwell Ele	4	0	0	1,662,177	0	0	$1,662,177
332	Eastover-Central Element	3	0	0	1,085,855	0	0	$1,085,855
336	Anne Chesnutt Middle	3	0	0	3,372,121	0	0	$3,372,121
338	Cliffdale Elementary	3	0	0	1,921,211	0	0	$1,921,211
340	College Lakes Elementary	4	0	0	1,540,199	0	0	$1,540,199
342	C Wayne Collier Element	4	0	0	1,070,299	0	0	$1,070,299
344	J W Coon Elementary	3	0	0	721,142	0	0	$721,142
348	Cumberland Mills Element	4	0	0	2,191,499	0	0	$2,191,499
352	Cumberland Road Eleme	4	0	0	748,510	0	0	$748,510
356	District No 7 Elementary	4	0	0	1,006,403	0	0	$1,006,403
357	Gray's Creek High	3	0	0	1,517,523	0	0	$1,517,523
358	Luther Nick Jeralds Middl	3	0	0	838,390	0	0	$838,390
359	E E Smith High	3	0	0	1,896,018	0	0	$1,896,018
361	Ferguson-Easley Element	4	0	0	225,559	0	0	$225,559
362	Gray's Creek Middle	4	0	4,227,750	2,705,466	353,252	0	$7,286,468
363	Glendale Acres Elementar	4	0	0	426,977	0	0	$426,977
364	Alderman Road Elementa	4	0	0	2,395,377	0	0	$2,395,377
365	R Max Abbott Middle	3	0	0	1,944,320	0	0	$1,944,320
366	Howard L Hall Elementary	4	0	0	516,030	0	0	$516,030
367	Bill Hefner Elementary	3	0	0	206,117	0	0	$206,117
368	Hope Mills Middle	3	0	0	2,116,241	0	0	$2,116,241
369	John R Griffin Middle	4	0	0	3,555,411	0	0	$3,555,411
370	Ed V Baldwin Elementary	3	0	0	2,105,802	0	0	$2,105,802
371	Ireland Drive Middle	4	0	0	1,614,235	0	0	$1,614,235
372	Lewis Chapel Middle	4	0	0	840,581	0	0	$840,581
373	Gallberry Farm Elementar	4	0	0	3,346,300	0	0	$3,346,300
374	Alger B. Wilkins High Sch	3	0	0	1,572,868	0	0	$1,572,868
375	Gray's Creek Elementary	4	0	0	906,548	0	0	$906,548
380	Long Hill Elementary	3	0	0	1,668,847	0	0	$1,668,847

Cumberland County Schools Cost Summary (6 - 10 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
382	Lucile Souders Elementar	3	0	0	559,750	0	0	$559,750
383	Mac Williams Middle	3	0	0	2,762,766	0	0	$2,762,766
386	Margaret Willis Elementar	3	0	0	1,069,210	0	0	$1,069,210
388	Massey Hill Classical Hig	3	0	0	1,276,912	0	0	$1,276,912
396	Mary McArthur Elementar	4	0	0	1,135,076	0	0	$1,135,076
397	E Melvin Honeycutt Eleme	3	0	0	584,527	0	0	$584,527
398	E E Miller Elementary	4	0	0	26,959	0	0	$26,959
400	Montclair Elementary	4	0	0	1,526,256	0	0	$1,526,256
401	Morganton Road Element	4	0	0	652,199	0	0	$652,199
402	Manchester Elementary	4	0	0	1,560,983	0	0	$1,560,983
403	New Century International	4	0	0	1,851,135	0	0	$1,851,135
404	William H Owen Elementa	4	0	0	1,249,811	0	0	$1,249,811
405	Walker-Spivey Elementar	4	0	0	1,056,852	0	0	$1,056,852
406	Pine Forest Middle	4	0	0	1,791,957	0	0	$1,791,957
407	Lake Rim Elementary	4	0	0	1,054,768	0	0	$1,054,768
408	Pine Forest High	3	0	0	1,719,927	0	0	$1,719,927
410	Ponderosa Elementary	4	0	0	838,788	0	0	$838,788
411	Reid Ross Classical High	3	0	0	1,234,419	0	0	$1,234,419
412	Raleigh Road Elementary	3	0	0	603,356	0	0	$603,356
413	Howard Learning Academ	3	0	0	1,013,507	0	0	$1,013,507
414	Benjamin J Martin Elemen	3	0	0	1,202,675	0	0	$1,202,675
415	Rockfish Elementary	4	0	0	2,158,806	0	0	$2,158,806
416	J W Seabrook Elementary	4	0	0	914,466	0	0	$914,466
417	New Century International	3	0	0	538,279	0	0	$538,279
418	Seventy-First Classical Mi	4	0	0	1,384,625	0	0	$1,384,625
424	Seventy-First High	4	0	0	2,106,938	0	0	$2,106,938
425	South View Middle	4	0	0	1,097,756	0	0	$1,097,756
426	Sherwood Park Elementar	4	0	0	1,836,084	0	0	$1,836,084
427	South View High	4	0	0	631,126	0	0	$631,126
428	Spring Lake Middle	3	0	0	187,440	0	0	$187,440
430	Stedman Elementary	4	0	0	1,499,885	0	0	$1,499,885
432	Stedman Primary	3	0	0	969,401	0	0	$969,401
434	Stoney Point Elementary	4	0	0	311,779	0	0	$311,779
440	Sunnyside Elementary	4	0	0	630,652	0	0	$630,652
444	Teresa C Berrien Element	4	0	0	533,368	0	0	$533,368
446	Terry Sanford High	3	0	0	972,464	0	0	$972,464
448	Vanstory Hills Elementary	4	0	0	231,330	0	0	$231,330
449	Ramsey Street High	4	0	0	1,335,013	0	0	$1,335,013
450	Warrenwood Elementary	3	0	0	830,920	0	0	$830,920
452	Westarea Elementary	3	0	0	1,438,511	0	0	$1,438,511

Cumberland County Schools Cost Summary (6 - 10 years)

Unit: 260		Priority	New School	Additions	Renovations	Furn/Eqpt	Land	Total
454	Westover Middle	4	0	0	557,840	0	0	$557,840
455	Westover High	3	0	0	3,960,227	0	0	$3,960,227
459	William T Brown Element	4	0	0	540,502	0	0	$540,502
	Totals:		**0**	**4,227,750**	**114,491,483**	**353,252**	**0**	**$119,072,485**

2020-21 DPI Facility Needs Survey — Capacity Calculator

J W Coon Elementary | **School No: 260344** | Date: **9/1/2020**

School Capacity

Form Instructions: Enter the number of classrooms and other spaces.
Include additions and new schools that are under construction or in the design phase.

Pre-K	Quantity	Capacity
Pre-K Classrooms		

Note: The capacity of Pre-K Classrooms is NOT included in the school capacity totals.

	Classrooms/Spaces			Capacity		
Academic	**Elem**	**Middle**	**High**	**Elem**	**Middle**	**High**
Kindergartens	3			54		
Grade 1	4			64		
Grades 2-3	6			102		
Grades 4-5	4			104		
LA/SS/Math Classrooms						
Math / Science Classrooms						
Science Labs						
Science Classrooms						
Exception S/C	4			40		
Resource	5					
4+ Computers in each room?	☑ Yes?					
Computer Rooms						

Scroll Down

Arts Education	**Elem**	**Middle**	**High**			
Visual Arts	1					
Dance / Drama						
General Music	1					
Instrumental Music (Band)						
Vocal Music (Chorus)						
Subtotal - Arts	2					

Vocational	**Elem**	**Middle**	**High**			
Keyboarding Labs						
Prevocational Labs						
Business / Office Ed.						
Service / Marketing						
Technology Labs						
Agri / Trade + Ind						

2020-21 DPI Facility Needs Survey — Capacity Calculator

J W Coon Elementary **School No: 260344** Date: **9/1/2020**

Physical Education, etc.	Elem	Middle	High			
P.E. / Multi / Gymnasium	☐	☐	☐	**(25)**		
Gym Seating						
Auxilliary Gym		☐	☐			
Health / P.E.						
Weight Room						
Wrestling						
ROTC						
Capacity Totals (sum from the capacity above):				**339**	**0**	**0**
Capacity Totals (sum from Capacity Plan form):				**339**	**0**	**0**

2020-21 DPI Facility Needs Survey — Capacity Calculator

J W Coon Elementary **School No: 260344** Date: **9/1/2020**

Core Capacity

Media Center	Facilities		Capacity	
Media RLV Area:	**1,624**		sq.ft. / 4 =	**406**
Media Support Area:	(•) Sm ( ) OK ( ) Good			

Dining and Kitchen	Facilities		Capacity	
Dining Area	**3,536**		sq.ft. / 4 =	**884**
Kitchen Area:	( ) Small ( ) OK (•) Good			
# of Serving Lines:				
	Minimum Core Capacity:			**406**

Auditorium	Facilities			
Auditorium:	☐ **Yes?**			
# of Seats:				
Admin/Guidance Area:	( ) Small (•) OK ( ) Good			

2020-21 DPI Facility Needs Survey — Capacity Calculator

J W Coon Elementary **School No: 260344** Date: **9/1/2020**

2020-21 DPI Facility Needs Survey

Capacity Summary
0 to 5 Years

Cumberland County Schools Capacity Summary & Plan (0 to 5 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	101	New High School		0	0	0	0	0	0	0	New School	0	0	0	1,200	1,200
260	102	North Elementary		0	0	0	0	0	0	0	New School	36	300	0	0	300
260	302	Alma O Easom Element	290	0	272	0	0	272	0	0	Renovations	0	272	0	0	272
260	306	Armstrong Elementary	404	18	441	0	0	441	0	0	Renovations	18	441	0	0	441
260	308	Ashley Elementary	194	0	297	0	0	297	0	0	Renovations	0	297	0	0	297
260	310	Loyd E Auman Element	500	18	528	0	0	528	1	1	Renovations	18	528	0	0	528
260	312	Beaver Dam Elementar	89	0	95	0	0	95	2	2	Addition/Renovation	0	95	0	0	95
260	316	Lillian Black Elementary	217	0	274	0	0	274	0	0	Addition/Renovation	0	274	0	0	274
260	318	Jack Britt High	1,864	0	0	0	1,929	1,929	2	2	Renovations	0	0	0	1,929	1,929
260	320	Brentwood Elementary	476	36	435	0	0	435	5	3	Addition/Renovation	36	435	0	0	435
260	321	Douglas Byrd Middle	546	0	0	768	0	768	0	0	Renovations	0	0	768	0	768
260	322	Douglas Byrd High	967	0	0	0	1,466	1,466	1	0	Renovations	0	0	0	1,466	1,466
260	325	Cape Fear High	1,372	0	0	0	1,476	1,476	8	7	Addition/Renovation	0	0	0	1,764	1,764
260	326	Elizabeth M Cashwell El	598	36	624	0	0	624	7	2	Addition/Renovation	36	624	0	0	624
260	332	Eastover-Central Eleme	387	18	480	0	0	480	2	0	Addition/Renovation	18	480	0	0	480
260	336	Anne Chesnutt Middle	513	0	0	739	0	739	0	0	Renovations	0	0	739	0	739
260	338	Cliffdale Elementary	574	54	581	0	0	581	4	1	Renovations	54	581	0	0	581
260	340	College Lakes Elementa	497	0	386	0	0	386	6	5	Renovations	0	386	0	0	386
260	342	C Wayne Collier Eleme	500	72	580	0	0	580	2	0	Renovations	72	580	0	0	580
260	344	J W Coon Elementary	189	0	339	0	0	339	0	0	Addition/Renovation	0	339	0	0	339
260	347	Cumberland Internation	269	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	348	Cumberland Mills Eleme	617	18	627	0	0	627	3	3	Addition/Renovation	18	627	0	0	627
260	352	Cumberland Road Elem	331	18	461	0	0	461	1	0	Renovations	18	461	0	0	461
260	354	Cross Creek Early Colle	274	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	356	District No 7 Elementary	259	18	307	0	0	307	2	0	Renovations	18	307	0	0	307
260	357	Gray's Creek High	1,400	0	0	0	1,517	1,517	0	0	Addition/Renovation	0	0	0	1,829	1,829
260	358	Luther Nick Jeralds Mid	596	0	0	716	0	716	3	0	Renovations	0	0	716	0	716
260	359	E E Smith High	871	0	0	0	1,406	1,406	0	0	Renovations	0	0	0	1,406	1,406
260	361	Ferguson-Easley Eleme	274	0	396	0	0	396	1	1	Addition/Renovation	0	396	0	0	396

260	362	Gray's Creek Middle	1,145	0	0	1,083	0	1,083	2	0	Renovations	0	0	1,083	0	1,083
260	363	Glendale Acres Element	222	18	230	0	0	230	1	0	Addition/Renovation	18	230	0	0	230
260	364	Alderman Road Elemen	667	54	707	0	0	707	0	0	Addition/Renovation	72	846	0	0	846
260	365	R Max Abbott Middle	804	0	0	950	0	950	0	0	Renovations	0	0	950	0	950
260	366	Howard L Hall Elementa	686	0	575	0	0	575	11	8	Addition/Renovation	0	575	0	0	575
260	367	Bill Hefner Elementary	720	18	817	0	0	817	5	2	Renovations	18	817	0	0	817
260	368	Hope Mills Middle	552	0	0	680	0	680	0	0	Renovations	0	0	680	0	680
260	369	John R Griffin Middle	1,184	0	0	1,273	0	1,273	0	0	Renovations	0	0	1,273	0	1,273
260	370	Ed V Baldwin Elementar	677	36	638	0	0	638	6	3	Addition/Renovation	36	638	0	0	638
260	371	Ireland Drive Middle	305	0	0	326	0	326	3	2	Addition/Renovation	0	0	326	0	326
260	372	Lewis Chapel Middle	613	0	0	691	0	691	1	1	Renovations	0	0	691	0	691
260	373	Gallberry Farm Element	980	36	884	0	0	884	7	5	Addition/Renovation	54	1,023	0	0	1,023
260	374	Alger B. Wilkins High Sc	136	0	0	0	320	320	0	0	Renovations	0	0	0	320	320
260	375	Gray's Creek Elementar	441	18	432	0	0	432	3	0	Renovations	18	432	0	0	432
260	380	Long Hill Elementary	494	0	516	0	0	516	1	0	Renovations	0	516	0	0	516
260	382	Lucile Souders Element	412	36	400	0	0	400	1	1	Addition/Renovation	36	400	0	0	400
260	383	Mac Williams Middle	1,185	0	0	1,164	0	1,164	1	0	Renovations	0	0	1,164	0	1,164
260	386	Margaret Willis Element	314	18	294	0	0	294	3	2	Addition/Renovation	18	294	0	0	294
260	388	Massey Hill Classical Hi	222	0	0	0	538	538	1	1	Renovations	0	0	0	538	538
260	396	Mary McArthur Element	437	36	520	0	0	520	2	0	Addition/Renovation	36	520	0	0	520
260	397	E Melvin Honeycutt Ele	957	0	892	0	0	892	5	3	Renovations	0	892	0	0	892
260	398	E E Miller Elementary	542	36	703	0	0	703	1	0	Renovations	36	703	0	0	703
260	400	Montclair Elementary	434	18	465	0	0	465	4	1	Addition/Renovation	18	465	0	0	465
260	401	Morganton Road Eleme	539	0	601	0	0	601	2	0	Addition/Renovation	0	601	0	0	601
260	402	Manchester Elementary	370	0	386	0	0	386	3	2	Addition/Renovation	0	386	0	0	386
260	403	New Century Internation	674	54	736	0	0	736	0	0	Renovations	54	736	0	0	736
260	404	William H Owen Elemen	393	36	480	0	0	480	1	0	Renovations	36	480	0	0	480
260	405	Walker-Spivey Element	253	18	310	0	0	310	3	2	Renovations	18	310	0	0	310
260	406	Pine Forest Middle	801	0	0	804	0	804	0	0	Renovations	0	0	804	0	804
260	407	Lake Rim Elementary	712	36	695	0	0	695	2	0	Renovations	36	695	0	0	695
260	408	Pine Forest High	1,488	0	0	0	1,712	1,712	3	0	Renovations	0	0	0	1,712	1,712
260	410	Ponderosa Elementary	380	36	356	0	0	356	3	3	Addition/Renovation	36	356	0	0	356
260	411	Reid Ross Classical Hig	240	0	0	0	610	610	0	0	Renovations	0	0	0	610	610

2020-21 DPI Facility Needs Survey

Capacity Summary 0 to 5 Years

260	412	Raleigh Road Elementa	243	0	179	0	0	179	2	2	Addition/Renovation	0	179	0	0	179
260	413	Howard Learning Acade	83	0	0	166	0	166	2	0	Renovations	0	0	166	0	166
260	414	Benjamin J Martin Elem	558	36	485	0	0	485	7	3	Addition/Renovation	36	485	0	0	485
260	415	Rockfish Elementary	718	18	799	0	0	799	2	0	Addition/Renovation	18	799	0	0	799
260	416	J W Seabrook Elementa	271	18	267	0	0	267	2	1	Renovations	18	267	0	0	267
260	417	New Century Internation	419	0	0	602	0	602	0	0	Renovations	0	0	602	0	602
260	418	Seventy-First Classical	479	0	0	523	0	523	3	2	Renovations	0	0	523	0	523
260	419	Reid Ross Classical Mid	325	0	0	444	0	444	0	0	None Needed	0	0	444	0	444
260	424	Seventy-First High	1,309	0	0	0	2,062	2,062	3	1	Addition/Renovation	0	0	0	2,062	2,062
260	425	South View Middle	683	0	0	847	0	847	0	0	Renovations	0	0	847	0	847
260	426	Sherwood Park Element	308	18	433	0	0	433	4	1	Addition/Renovation	18	433	0	0	433
260	427	South View High	1,456	0	0	0	1,871	1,871	3	3	Renovations	0	0	0	1,871	1,871
260	428	Spring Lake Middle	475	0	0	664	0	664	0	0	Renovations	0	0	664	0	664
260	430	Stedman Elementary	316	0	358	0	0	358	0	0	Addition/Renovation	0	358	0	0	358
260	432	Stedman Primary	148	36	162	0	0	162	0	0	Addition/Renovation	72	505	0	0	505
260	434	Stoney Point Elementar	1,015	0	826	0	0	826	11	11	Addition/Renovation	18	965	0	0	965
260	440	Sunnyside Elementary	340	0	303	0	0	303	7	4	Addition/Renovation	0	303	0	0	303
260	444	Teresa C Berrien Eleme	210	0	294	0	0	294	0	0	Renovations	0	294	0	0	294
260	446	Terry Sanford High	1,140	0	0	0	1,468	1,468	0	0	Renovations	0	0	0	1,468	1,468
260	448	Vanstory Hills Elementa	547	0	585	0	0	585	1	1	Addition/Renovation	0	585	0	0	585
260	449	Ramsey Street High	98	0	0	0	369	369	4	0	Renovations	0	0	0	369	369
260	450	Warrenwood Elementar	350	54	408	0	0	408	3	2	Addition/Renovation	54	408	0	0	408
260	452	Westarea Elementary	523	18	614	0	0	614	0	0	Addition/Renovation	18	614	0	0	614
260	454	Westover Middle	786	0	0	819	0	819	0	0	Renovations	0	0	819	0	819
260	455	Westover High	1,008	0	0	0	1,352	1,352	3	1	Renovations	0	0	0	1,352	1,352
260	459	William T Brown Eleme	292	72	666	0	0	666	0	0	Renovations	72	666	0	0	666
260	700	Cumberland Polytechnic	278	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
		Totals:	49,425	1,080	25,139	13,259	18,954	57,352	182	95		1,206	26,199	13,259	20,754	60,212

	K-5	Middle	High	K-12
Current Capacity:	25,139	13,259	18,954	57,352
ADM 2019-20:	23,542	11,491	14,392	49,425
Difference:	1,597	1,768	4,562	7,927

	K-5	Middle	High	K-12
Total Capacity:	26,199	13,259	20,754	60,212
Proj Enrollment 2024-25:	23,097	11,117	16,228	50,442
Difference:	3,102	2,142	4,526	9,770

2020-21 DPI Facility Needs Survey

Capacity Summary
6 to 10 Years

Cumberland County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	101	New High School		0	0	0	0	0	0	0	None Needed	0	0	0	1,200	1,200
260	102	North Elementary		0	0	0	0	0	0	0	None Needed	36	300	0	0	300
260	302	Alma O Easom Element	290	0	272	0	0	272	0	0	Renovations	0	272	0	0	272
260	306	Armstrong Elementary	404	18	441	0	0	441	0	0	Renovations	18	441	0	0	441
260	308	Ashley Elementary	194	0	297	0	0	297	0	0	Renovations	0	297	0	0	297
260	310	Loyd E Auman Element	500	18	528	0	0	528	1	1	Renovations	18	528	0	0	528
260	312	Beaver Dam Elementar	89	0	95	0	0	95	2	2	Renovations	0	95	0	0	95
260	316	Lillian Black Elementary	217	0	274	0	0	274	0	0	Renovations	0	274	0	0	274
260	318	Jack Britt High	1,864	0	0	0	1,929	1,929	2	2	Renovations	0	0	0	1,929	1,929
260	320	Brentwood Elementary	476	36	435	0	0	435	3	5	Renovations	36	435	0	0	435
260	321	Douglas Byrd Middle	546	0	0	768	0	768	0	0	Renovations	0	0	768	0	768
260	322	Douglas Byrd High	967	0	0	0	1,466	1,466	0	1	Renovations	0	0	0	1,466	1,466
260	325	Cape Fear High	1,372	0	0	0	1,476	1,476	7	8	Renovations	0	0	0	1,764	1,764
260	326	Elizabeth M Cashwell El	598	36	624	0	0	624	2	7	Renovations	36	624	0	0	624
260	332	Eastover-Central Eleme	387	18	480	0	0	480	0	2	Renovations	18	480	0	0	480
260	336	Anne Chesnutt Middle	513	0	0	739	0	739	0	0	Renovations	0	0	739	0	739
260	338	Cliffdale Elementary	574	54	581	0	0	581	1	4	Renovations	0	581	0	0	581
260	340	College Lakes Element	497	0	386	0	0	386	5	6	Renovations	0	386	0	0	386
260	342	C Wayne Collier Eleme	500	72	580	0	0	580	0	2	Renovations	72	580	0	0	580
260	344	J W Coon Elementary	189	0	339	0	0	339	0	0	Renovations	0	339	0	0	339
260	347	Cumberland Internation	269	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	348	Cumberland Mills Elem	617	18	627	0	0	627	3	3	Renovations	18	627	0	0	627
260	352	Cumberland Road Elem	331	18	461	0	0	461	0	1	Renovations	18	461	0	0	461
260	354	Cross Creek Early Colle	274	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
260	356	District No 7 Elementary	259	18	307	0	0	307	0	2	Renovations	18	307	0	0	307
260	357	Gray's Creek High	1,400	0	0	0	1,517	1,517	0	0	Renovations	0	0	0	1,829	1,829
260	358	Luther Nick Jeralds Mid	596	0	0	716	0	716	0	3	Renovations	0	0	716	0	716
260	359	E E Smith High	871	0	0	0	1,406	1,406	0	0	Renovations	0	0	0	1,406	1,406

Cumberland County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	361	Ferguson-Easley Eleme	274	0	396	0	0	396	1	1	Renovations	0	396	0	0	396
260	362	Gray's Creek Middle	1,145	0	0	1,083	0	1,083	0	2	Addition/Renovation	0	0	1,395	0	1,395
260	363	Glendale Acres Element	222	18	230	0	0	230	0	1	Renovations	18	230	0	0	230
260	364	Alderman Road Elemen	667	54	707	0	0	707	0	0	Renovations	72	846	0	0	846
260	365	R Max Abbott Middle	804	0	0	950	0	950	0	0	Renovations	0	0	950	0	950
260	366	Howard L Hall Elementa	686	0	575	0	0	575	8	11	Renovations	0	575	0	0	575
260	367	Bill Hefner Elementary	720	18	817	0	0	817	2	5	Renovations	18	817	0	0	817
260	368	Hope Mills Middle	552	0	0	680	0	680	0	0	Renovations	0	0	680	0	680
260	369	John R Griffin Middle	1,184	0	0	1,273	0	1,273	0	0	Renovations	0	0	1,273	0	1,273
260	370	Ed V Baldwin Elementar	677	36	638	0	0	638	3	6	Renovations	36	638	0	0	638
260	371	Ireland Drive Middle	305	0	0	326	0	326	2	3	Renovations	0	0	326	0	326
260	372	Lewis Chapel Middle	613	0	0	691	0	691	1	1	Renovations	0	0	691	0	691
260	373	Gallberry Farm Element	980	36	884	0	0	884	5	7	Renovations	54	1,023	0	0	1,023
260	374	Alger B. Wilkins High Sc	136	0	0	0	320	320	0	0	Renovations	0	0	0	320	320
260	375	Gray's Creek Elementar	441	18	432	0	0	432	0	3	Renovations	18	432	0	0	432
260	380	Long Hill Elementary	494	0	516	0	0	516	0	1	Renovations	0	516	0	0	516
260	382	Lucile Souders Element	412	36	400	0	0	400	1	1	Renovations	36	400	0	0	400
260	383	Mac Williams Middle	1,185	0	0	1,164	0	1,164	0	1	Renovations	0	0	1,164	0	1,164
260	386	Margaret Willis Element	314	18	294	0	0	294	2	3	Renovations	18	294	0	0	294
260	388	Massey Hill Classical Hi	222	0	0	0	538	538	1	1	Renovations	0	0	0	538	538
260	396	Mary McArthur Element	437	36	520	0	0	520	0	2	Renovations	36	520	0	0	520
260	397	E Melvin Honeycutt Ele	957	0	892	0	0	892	3	5	Renovations	0	892	0	0	892
260	398	E E Miller Elementary	542	36	703	0	0	703	0	1	Renovations	36	703	0	0	703
260	400	Montclair Elementary	434	18	465	0	0	465	1	4	Renovations	18	465	0	0	465
260	401	Morganton Road Eleme	539	0	601	0	0	601	0	2	Renovations	0	601	0	0	601
260	402	Manchester Elementary	370	0	386	0	0	386	2	3	Renovations	0	386	0	0	386
260	403	New Century Internation	674	54	736	0	0	736	0	0	Renovations	54	736	0	0	736
260	404	William H Owen Elemen	393	36	480	0	0	480	0	1	Renovations	36	480	0	0	480

Cumberland County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	405	Walker-Spivey Element	253	18	310	0	0	310	2	3	Renovations	18	310	0	0	310
260	406	Pine Forest Middle	801	0	0	804	0	804	0	0	Renovations	0	0	804	0	804
260	407	Lake Rim Elementary	712	36	695	0	0	695	0	2	Renovations	36	695	0	0	695
260	408	Pine Forest High	1,488	0	0	0	1,712	1,712	0	3	Renovations	0	0	0	1,712	1,712
260	410	Ponderosa Elementary	380	36	356	0	0	356	3	3	Renovations	36	356	0	0	356
260	411	Reid Ross Classical Hig	240	0	0	0	610	610	0	0	Renovations	0	0	0	610	610
260	412	Raleigh Road Elementa	243	0	179	0	0	179	2	2	Renovations	0	179	0	0	179
260	413	Howard Learning Acade	83	0	0	166	0	166	0	2	Renovations	0	0	166	0	166
260	414	Benjamin J Martin Elem	558	36	485	0	0	485	3	7	Renovations	36	485	0	0	485
260	415	Rockfish Elementary	718	18	799	0	0	799	0	2	Renovations	18	799	0	0	799
260	416	J W Seabrook Elementa	271	18	267	0	0	267	1	2	Renovations	18	267	0	0	267
260	417	New Century Internation	419	0	0	602	0	602	0	0	Renovations	0	0	602	0	602
260	418	Seventy-First Classical	479	0	0	523	0	523	2	3	Renovations	0	0	523	0	523
260	419	Reid Ross Classical Mid	325	0	0	444	0	444	0	0	None Needed	0	0	444	0	444
260	424	Seventy-First High	1,309	0	0	0	2,062	2,062	1	3	Renovations	0	0	0	2,062	2,062
260	425	South View Middle	683	0	0	847	0	847	0	0	Renovations	0	0	847	0	847
260	426	Sherwood Park Element	308	18	433	0	0	433	1	4	Renovations	18	433	0	0	433
260	427	South View High	1,456	0	0	0	1,871	1,871	3	3	Renovations	0	0	0	1,871	1,871
260	428	Spring Lake Middle	475	0	0	664	0	664	0	0	Renovations	0	0	664	0	664
260	430	Stedman Elementary	316	0	358	0	0	358	0	0	Renovations	0	358	0	0	358
260	432	Stedman Primary	148	36	162	0	0	162	0	0	Renovations	72	505	0	0	505
260	434	Stoney Point Elementar	1,015	0	826	0	0	826	11	11	Renovations	18	965	0	0	965
260	440	Sunnyside Elementary	340	0	303	0	0	303	4	7	Renovations	0	303	0	0	303
260	444	Teresa C Berrien Eleme	210	0	294	0	0	294	0	0	Renovations	0	294	0	0	294
260	446	Terry Sanford High	1,140	0	0	0	1,468	1,468	0	0	Renovations	0	0	0	1,468	1,468
260	448	Vanstory Hills Elementa	547	0	585	0	0	585	1	1	Renovations	0	585	0	0	585
260	449	Ramsey Street High	98	0	0	0	369	369	0	4	Renovations	0	0	0	369	369
260	450	Warrenwood Elementar	350	54	408	0	0	408	2	3	Renovations	54	408	0	0	408

Cumberland County Schools Capacity Summary & Plan (6 to 10 years)

UNIT: 260			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
260	452	Westarea Elementary	523	18	614	0	0	614	0	0	Renovations	18	614	0	0	614
260	454	Westover Middle	786	0	0	819	0	819	0	0	Renovations	0	0	819	0	819
260	455	Westover High	1,008	0	0	0	1,352	1,352	1	3	Renovations	0	0	0	1,352	1,352
260	459	William T Brown Eleme	292	72	666	0	0	666	0	0	Renovations	72	666	0	0	666
260	700	Cumberland Polytechni	278	0	0	0	286	286	0	0	None Needed	0	0	0	286	286
		Totals:	49,425	1,080	25,139	13,259	18,954	57,352	182	95		1,152	26,199	13,571	20,754	60,524

	K-5	Middle	High	K-12
Current Capacity:	25,139	13,259	18,954	57,352
ADM 2019-20:	23,542	11,491	14,392	49,425
Difference:	1,597	1,768	4,562	7,927

	K-5	Middle	High	K-12
Total Capacity:	26,199	13,571	20,754	60,524
Proj Enrollment 2029-30:	21,633	11,184	15,380	48,197
Difference:	4,566	2,387	5,374	12,327

2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-344** School: **J W Coon Elementary**

Type: **Elementary** Grades: **0K-05** Current ADM **189**

General Information Survey (this school)

traditional school	1. Operational calendar.
	2. For high schools, provide current scheduling format.
None	3. Does this school have a special programmatic focus: Magnet / CTE / IB / Early College, etc.?
Yes	4. Are all science labs at this school in compliance with NCDPI's Science Safety Checklist? https://files.nc.gov/dpi/documents/schoolplanning/science-safety-checklist.pdf
Yes	5. Does the main entrance at this school include a Security Vestibule to control visitor entry?
Yes	6. Is the main office at this school equipped with the required Silent Panic Alarm to directly call emergency first responders?
Staff	7. Staff or private janitorial services?
No	8. LEED certification? (any buildings)
0	9. Number of mobile units on this campus - in use?
0	10. Number of mobile units on this campus - out of use?
0	11. Number of SROs?
1	12. Number of School Nurses?
1	13. Number of Assistant Principals?
1	14. Number of School Counselors?
14135	15. Total expenditures for Capital Projects last 5 years? (this campus)

** ADM is based on NCDPI data for 5th Month 2019-20*

2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-344** School: **J W Coon Elementary**

Type: **Elementary** Grades: **0K-05** Current ADM **189**

Special Programs / Facilities Survey (this campus)

Yes	16. Pre-K? (not child care)
	17. CTE programs?
No	18. Auto body/paint shop?
No	19. Auto repair shop?
No	20. JROTC program?
No	21. Shooting range?
No	22. Greenhouse?
No	23. Swimming pool?
No	24. Fire training facility?
	25. List any other specialty programs and/or facilities.

Shared Campus Usage Survey (this campus)

No	26. Alternative school?
	27. Childcare Facility? (not Pre-K)
No	28. Lunch prepared on this site for transport to other schools?
No	29. Community College use?
No	30. Parks and Recreation use?
No	31. Public Library use?
No	32. Community Health Clinic?
No	33. Designation as a storm shelter / emergency shelter?
No	34. Site serves as a regional bus facility?
	35. List any other critical / shared facility services operating under an MOU?

** ADM is based on NCDPI data for 5th Month 2019-20*

2020-21 DPI Facility Needs Survey Schools Questionnaire

School No: **260-344** School: **J W Coon Elementary**

Type: **Elementary** Grades: **0K-05** Current ADM **189**

Campus Infrastructure Survey (this campus)

1963	36. Oldest building on campus - year built?
1963	37. Newest building on campus - year built?
N/A	38. Year of most recent renovation?
No	39. Are there retaining walls on site?
municipal	40. Water service provider?
municipal	41. Sewer service provider?
none	42. Emergency generator use?
Natural Gas	43. Fossil fuel type used on this campus?
No	44. Underground fuel storage tanks remaining?
No	45. Is campus totally abated / known to be free of asbestos, lead, etc.?
No	46. Any all-wood constructed educational buildings on campus?
No	47. Use of any PV / solar arrays?
Yes	48. Bus lot with parking for local route only?
WAN	49. Technology / Broadband service type?
unknown	50. Percentage of students with reliable home internet connection?
Complete	51. Status of named storm damage repairs, if any?
N/A	52. Has campus ever been closed long term due to damage from a catastrophic event such as fire, tornado, hurricane, flooding?

** ADM is based on NCDPI data for 5th Month 2019-20*

BUILDING INFO / LAYOUT

ELEMENTARY SCHOOL USAGE WORKSHEET

School Code: 260-344	School Name: J. W. Coon Elementary

Bldg #: 1 | (1963) Bldg Area SF: 13,485 | (UNK) Bldg Area SF: 438 | Total SF: 13,923

Updated: 09/20/22

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
KT	1,960	1,261	X	Kitchen	
DN	3,536	1,800	X	Dining / Cafeteria	
S1	505	87	X	Storage	
MUS	909		X	Music Room	
S2	60	87		Storage	
MED	1,624	1,600	X	Media Center	
O1	328	187	X	Office	
O2	84	187		Office	
TWK	297	300		Teacher Workroom	
LGE	328	300	X	Teacher Lounge	

Bldg #: 2 | (1963) Bldg Area SF: 6,696 | Total SF: 6,696

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
RES	429	450		Resource	Reading Lab
B1	979	1,200		Kindergarten Classroom	
B2	981	1,200		Kindergarten Classroom	
B3	983	450	X	Resource	ESL
B4	981	1,000		1st Grade Classroom	
B5	979	1,000		1st Grade Classroom	

Bldg #: 3 | (1963) Bldg Area SF: 6,696 | Total SF: 6,696

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
O1	209	187	X	Office	
O2	202	187	X	Office	
C1	979	1,200		EC Classroom	
C2	981	1,200		EC Classroom	
C3	981	1,200		EC Classroom	
C4	981	1,200		EC Classroom	
C5	979	1,200		EC Classroom	

Bldg #: 4 | (1963) Bldg Area SF: 9,221 | Total SF: 9,221

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
D1	877		X	Art Classroom	
D2	873	187	X	Office	Guidance
D3	877	450	X	Resource	AIG
D4	999	1,000		2nd Grade Classroom	
D5	945	1,000		2nd Grade Classroom	
D6	941	450	X	Resource	EC
D7	945	187	X	Office	

Bldg #: 5 | (1963) Bldg Area SF: 9,010 | Total SF: 9,010

Room #	SF	Typ. SF	Meets Typ.	Usage	Notes
CONF	260	300		Conference Room	
O1	104	187		Office	
O2	88	187		Office	
O3	84	187		Office	
E1	877	850	X	5th Grade Classroom	
E2	873	850	X	4th Grade Classroom	
E3	877	850	X	4th Grade Classroom	
E4	998	1,000		3rd Grade Classroom	
E5	877	1,000		3rd Grade Classroom	
E6	873	450	X	Resource	Remediation
E7	877	450	X	Resource	

Total School SF: 45,546

073

UPDATED: 07-10-2025

J. W. Coon Elementary School



Parcels

Value $0 / Pin# 0416-26-1788 - (1 of 1)

Parcel Details (1 of 1)

Pin	0416-26-1788
Owner Name	CUMBERLAND COUNTY BD OF ED
Owner Address	PO BOX 2357 FAYETTEVILLE NC 28302
Deed Book	00928
Deed Page	00104
Plat Book	
Plat Page	
Subdivision and Lot	
Total Assessemnt	$0
Total Assessed Land Value	$0
Total Assessed Build. Value	$0
Lot Frontage	0 ft.
Lot Depth	0 ft.
Calculated Acres	14.13
Deed Acreage	14.09
Year Sold	1984
Bldg. Sq Ft	0
Sale Price	0

Hyperlink to Assessor Data1 (1 of 1)

PLOT PLAN

TOTAL AREA 14.09 ACRES

Scale = 0 50

Name of Admin. Unit: CUMBERLAND COUNTY BOARD OF EDUCATION FAYETTEVILLE, N.C.

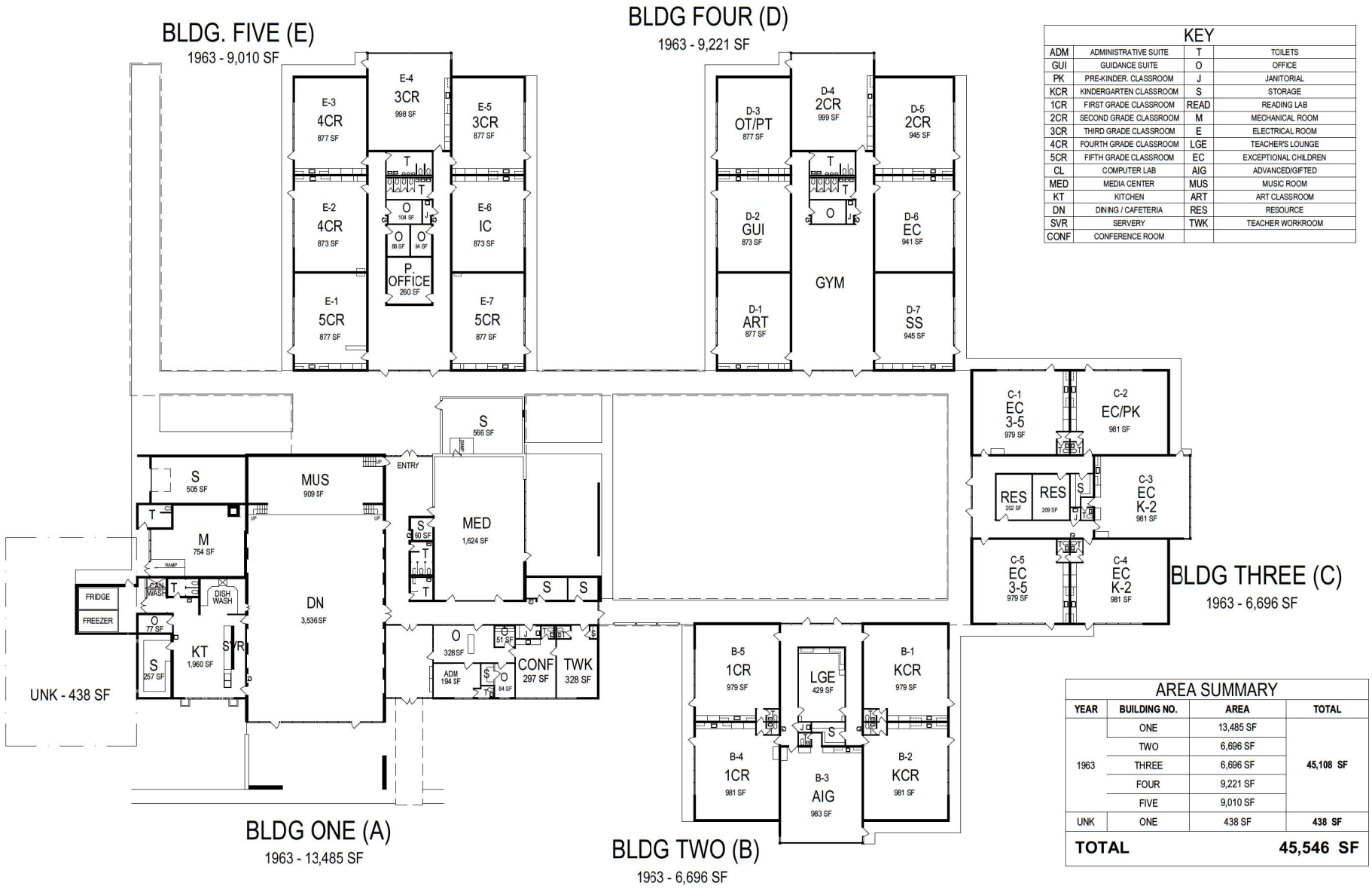
Name of Building(s): ADMINISTRATION #01 CLASSROOM #02-#05

Name of School: J.W. COON ELEMENTARY
Street Name / No.: 905 HOPE MILLS ROAD
Mailing Address: FAYETTEVILLE N.C. 28304

Unit / School No.: 260-344
Building(s) No.: #01-05

Sheet 1 Of 2

J. W. Coon Elementary School



KEY			
ADM	ADMINISTRATIVE SUITE	T	TOILETS
GUI	GUIDANCE SUITE	O	OFFICE
PK	PRE-KINDER. CLASSROOM	J	JANITORIAL
KCR	KINDERGARTEN CLASSROOM	S	STORAGE
1CR	FIRST GRADE CLASSROOM	READ	READING LAB
2CR	SECOND GRADE CLASSROOM	M	MECHANICAL ROOM
3CR	THIRD GRADE CLASSROOM	E	ELECTRICAL ROOM
4CR	FOURTH GRADE CLASSROOM	LGE	TEACHER'S LOUNGE
5CR	FIFTH GRADE CLASSROOM	EC	EXCEPTIONAL CHILDREN
CL	COMPUTER LAB	AIG	ADVANCED/GIFTED
MED	MEDIA CENTER	MUS	MUSIC ROOM
KT	KITCHEN	ART	ART CLASSROOM
DN	DINING / CAFETERIA	RES	RESOURCE
SVR	SERVERY	TWK	TEACHER WORKROOM
CONF	CONFERENCE ROOM		

AREA SUMMARY			
YEAR	BUILDING NO.	AREA	TOTAL
1963	ONE	13,485 SF	45,108 SF
	TWO	6,696 SF	
	THREE	6,696 SF	
	FOUR	9,221 SF	
	FIVE	9,010 SF	
UNK	ONE	438 SF	438 SF
TOTAL			**45,546 SF**

SCALE

0 8 16 24 32 40 48
4 12 20 28 36 44

Cumberland County Board of Education Fayetteville, NC	**Name of School:** **J. W. Coon Elementary School** **Street Name/ No.:** **905 Hope Mills Road** **Mailing Address:** **Fayetteville, North Carolina 28304-4295**	FLOORS Single	BUILDINGS 01 Media / Administration / Cafeteria 02 - 05 Classrooms	SHOWN THIS SHEET Floor Plans	UNIT - SCHOOL NO. 260-344	Sheet No. 2 of 2

MGT ASSESSMENT REPORT

MGT ASSESSMENT REPORT

Cumberland County Schools/Elementary Schools

J.W. Coon ES

Final

School Assessment Report

September 30, 2024



PARSONS

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School Executive Summary

The overall condition of a Campus or school is the accumulation of the condition evaluations of the component buildings and the site. Building condition evaluations are based on the function elements (systems, subsystem, or components) of a building and organized according to the ASTM UINFORMAT II Classification for Building elements (E1557-97). Parametric estimating methodology is applied within eCOMET 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 and replacement values. The grouping of these systems or elements and applying a current replacement value to them develops a representative cost model for a particular type of building. Cost Models are developed for the variety of building types and functions found on the campus. Systems are evaluated based on their current replacement values, life cycle durations, insulation dates and next renewal dates. Systems and their elements that are within their life cycle (design life) are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life. The system's or element's current replacement value is based on RSMeans Commercial Cost Data adjusted for the geographic location.

The following are the key facts and terminology for the facility. The **Current Replacement Value (CRV)** is the sum value of the system's or elements evaluated at present value. The **Repair Cost** (the sum of the costs 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. It excludes contributing or collateral costs for other components or adjacent systems that might also be associated with he corrective actions due to packaging of the work. The **Facility Condition Index (FCI)** is an industry-standard measurement of facility condition calculated as the ratio of costs to correct the facility's deficiencies (Condition Needs) to the facility's CRV. It ranges from 0% (new) to 100% (very poor). The **Remaining Service Life Index (RSLI)** is calculated as the sum of a renewable system's **Remaining Service Life (RSL)** weighted by the system's CRV, expressed as a percentage raging 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 as the backlog of needed investment grows (i.e., system's in need of replacement due to age), whereas the RSLI decreases annually indicating the relative time remaining before reaching the life-cycle expiration age.

Gross Area (SF):	45,546
Year Built:	
Last Renovation:	
Replacement Value:	$13,049,458
Repair Cost:	$4,495,639
Total FCI:	34.45%
Total RSLI:	24.71%
FCA Score:	65.55



Description:

J.W. Coon Elementary School is located at 905 Hope Mills Road in Fayetteville, North Carolina. The 1 story, 45,456 square foot facility was originally constructed in 1963. There have been no additions. This report contains condition data collected during the 2024 Facility Condition Assessment (FCA) Update. Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE
Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are steel frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: fabricated toilet partitions, urinal screens and fixed casework. The interior wall finishes are

typically painted CMU. Floor finishes in common areas is terrazzo including the kitchen, and ceramic tiles restrooms. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile and "Tectum" panels. Ceiling finishes in assignable areas are typically "Tectum" panels.

D. SERVICES

CONVEYING: Conveying equipment includes no hydraulic elevators, and no wheelchair lifts.

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

HVAC: Heating is provided by gas a fired boiler. Cooling is supplied by window A/C units. The heating distribution system is a hydronic system utilizing wall mounted fin tube and fan coil units. Roof mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are both analog and digital thermostats.

FIRE PROTECTION: 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 pole mounted transformers 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: There is no natural gas emergency generator.

E. EQUIPMENT
This building includes the following items and equipment: A walk-in cool and freezer.

G. SITE
Campus site features include paved roadways and parking lots, pedestrian pavement, fencing, a hard surface play area and two playground sets. Site mechanical and electrical features include water, sewer, propane, natural gas, and a above ground fuel tank.

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.

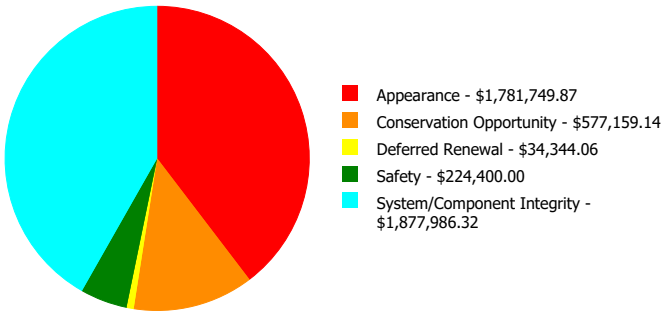
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School Dashboard Summary

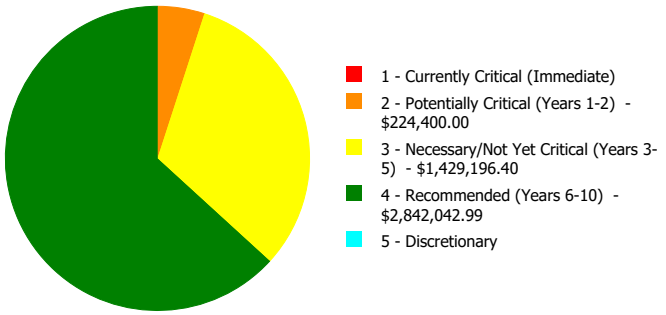
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Gross Area:	45,546		
Year Built:		Last Renovation:	
Repair Cost:	$4,495,639	Replacement Value:	$13,049,458
FCI:	34.45%	RSLI%:	24.71%

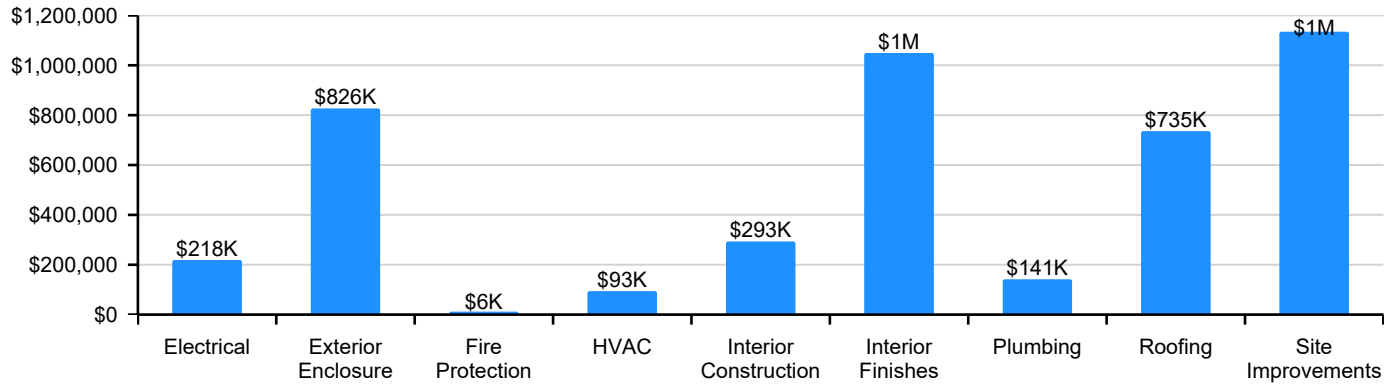
Deficiency By Category



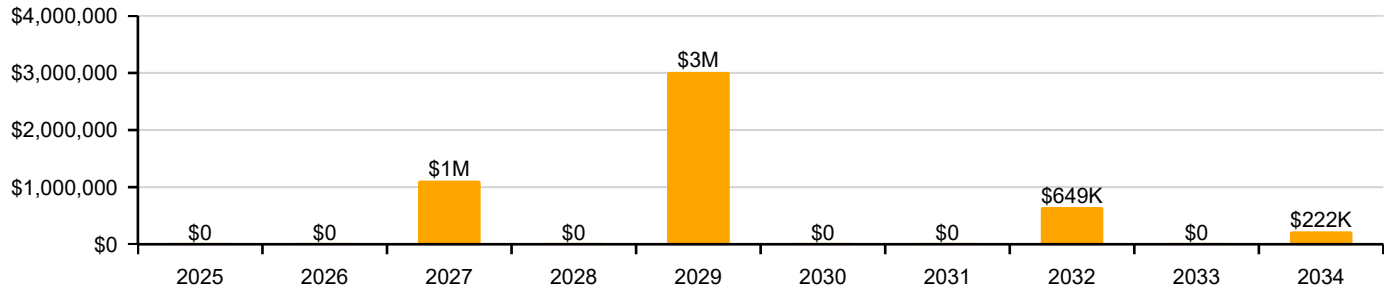
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

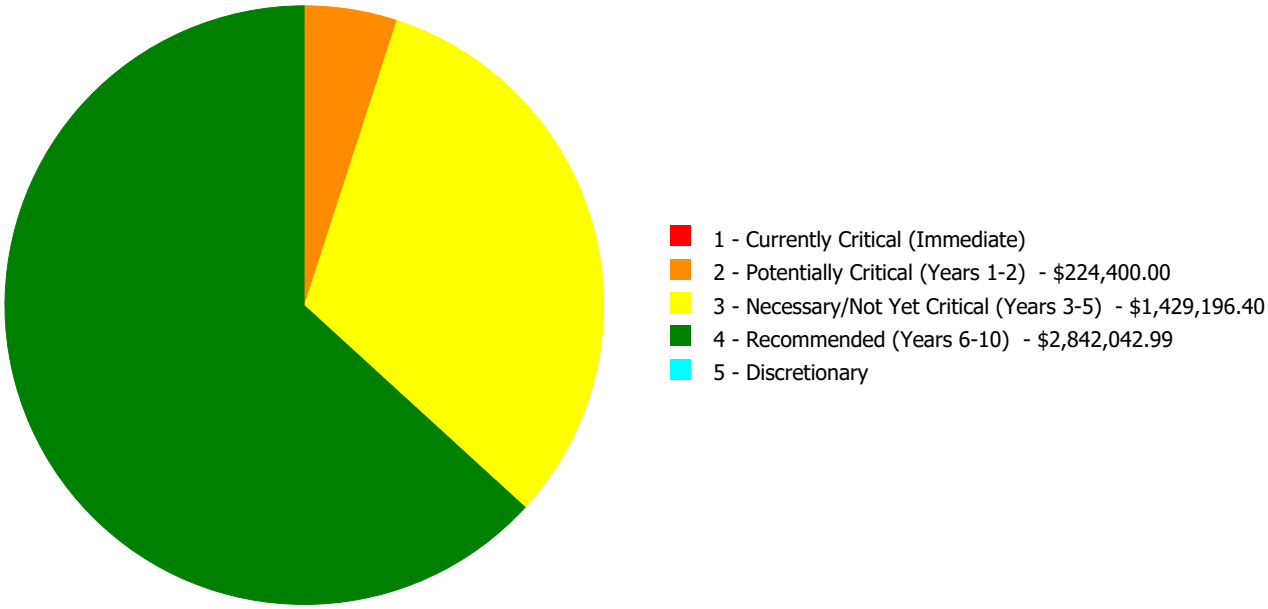
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	68.36%	$826,071.06
B30 - Roofing	0.00%	110.00%	$735,050.95
C10 - Interior Construction	20.45%	52.31%	$292,587.46
C30 - Interior Finishes	9.17%	61.89%	$1,049,162.33
D20 - Plumbing	22.08%	15.49%	$140,782.59
D30 - HVAC	16.83%	5.42%	$93,423.00
D40 - Fire Protection	0.00%	110.00%	$5,961.00
D50 - Electrical	45.27%	11.62%	$218,439.00
E10 - Equipment	25.00%	0.00%	$0.00
G20 - Site Improvements	15.25%	79.10%	$1,134,162.00
G30 - Site Mechanical Utilities	36.00%	0.00%	$0.00
G40 - Site Electrical Utilities	80.00%	0.00%	$0.00
Totals:	**24.71%**	**34.45%**	**$4,495,639.39**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary
Admin Bldg #1	13,923	33.83	$0.00	$72,736.00	$452,941.69	$675,049.00	$0.00
CLRM Bldg #2	6,696	23.57	$0.00	$32,114.02	$179,087.97	$171,875.71	$0.00
CLRM Bldg #3	6,696	33.67	$0.00	$32,114.02	$181,364.66	$325,674.81	$0.00
CLRM Bldg #4	9,221	32.36	$0.00	$44,224.00	$235,387.59	$443,756.00	$0.00
CLRM Bldg #5	9,010	24.01	$0.00	$43,211.96	$235,623.49	$236,316.47	$0.00
Site	0	59.92	$0.00	$0.00	$144,791.00	$989,371.00	$0.00
Total:		**34.45**	**$0.00**	**$224,400.00**	**$1,429,196.40**	**$2,842,042.99**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,495,639.39

Executive Summary

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

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

Function:	
Gross Area (SF):	13,923
Year Built:	1963
Last Renovation:	
Replacement Value:	$3,548,944
Repair Cost:	$1,200,727
Total FCI:	33.83%
Total RSLI:	24.33%
FCA Score:	66.17



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

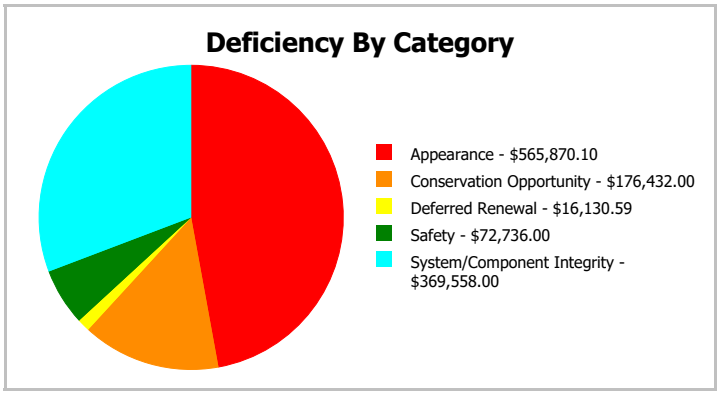
General Attributes:

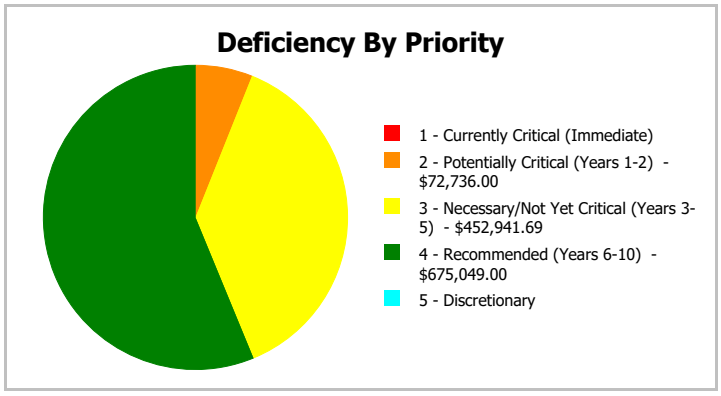
Additions:	1964 438SF
BNUMBER:	26034401

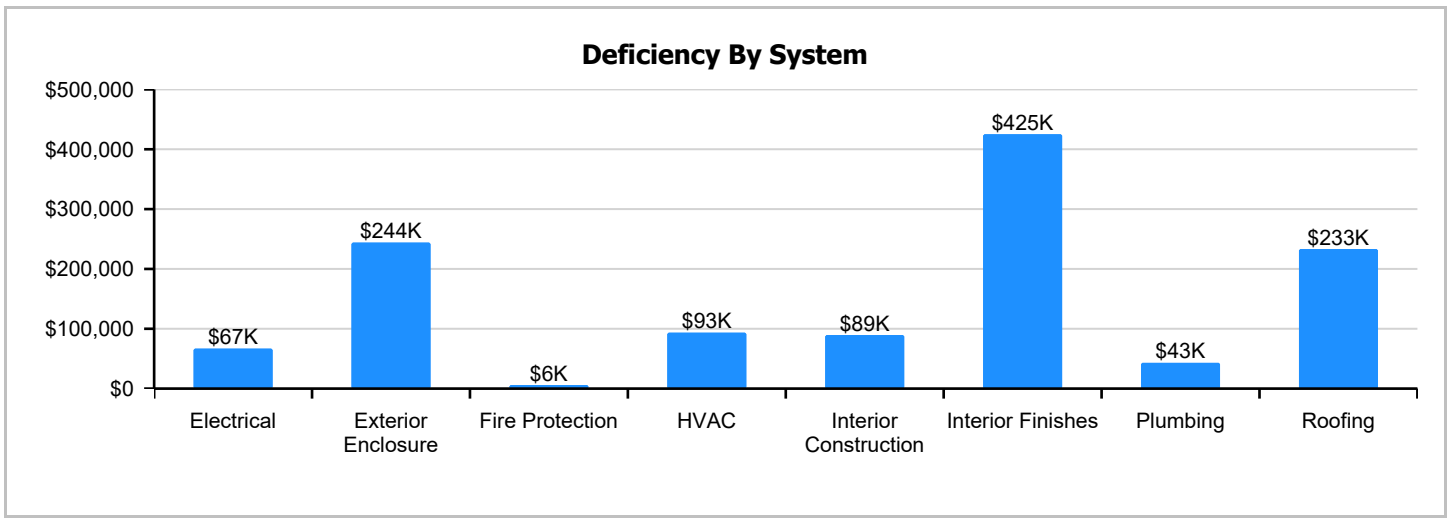
Dashboard Summary

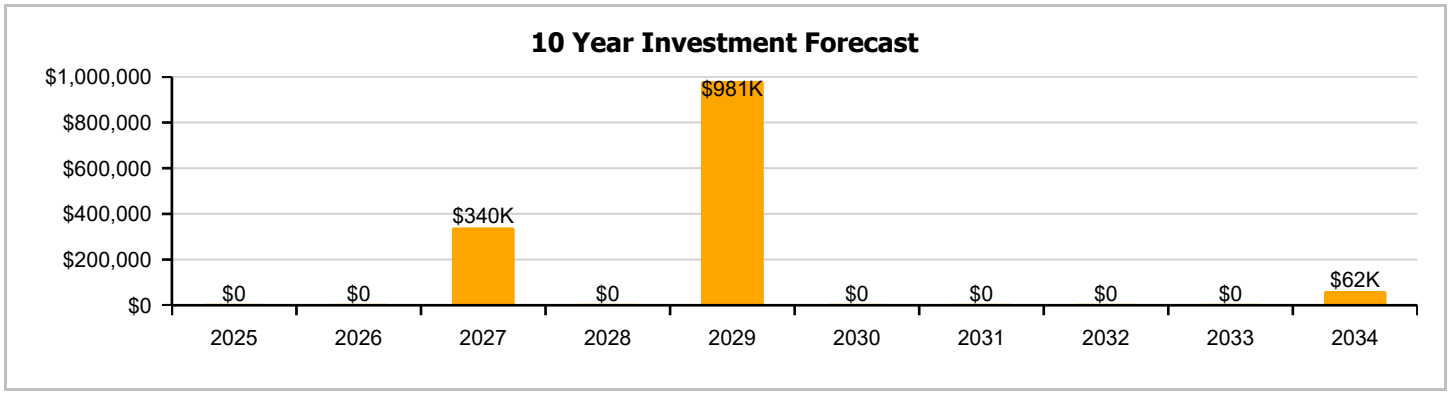
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	13,923
Year Built:	1963	Last Renovation:	
Repair Cost:	$1,200,727	Replacement Value:	$3,548,944
FCI:	33.83%	RSLI%:	24.33%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	66.05%	$243,973.69
B30 - Roofing	0.00%	110.00%	$233,099.00
C10 - Interior Construction	20.45%	52.31%	$89,441.00
C30 - Interior Finishes	4.14%	83.01%	$425,018.00
D20 - Plumbing	24.56%	15.49%	$43,036.00
D30 - HVAC	16.35%	15.18%	$93,423.00
D40 - Fire Protection	0.00%	110.00%	$5,961.00
D50 - Electrical	45.27%	11.62%	$66,775.00
E10 - Equipment	25.00%	0.00%	$0.00
Totals:	**24.33%**	**33.83%**	**$1,200,726.69**

Photo Album

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

1). West Elevation - Feb 16, 2024



2). North Elevation (West Half) - Feb 16, 2024



3). North Elevation (East Half) - Feb 16, 2024



4). East Elevation (North Elevation) - Feb 16, 2024



5). South Elevation (East Portion and 2011 Storage) - Feb 16, 2024



6). East Elevation (South Portion) - Feb 16, 2024



7). South elevation (West Portion) - Feb 16, 2024



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

School Assessment Report - Admin Bldg #1

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	$12.81	S.F.	13,923	100	1963	2063		39.00%	0.00%	39	G		$178,354
A1030	Slab on Grade	$13.07	S.F.	13,923	100	1963	2063		39.00%	0.00%	39	G		$181,974
B1020	Roof Construction	$27.76	S.F.	13,923	100	1963	2063		39.00%	0.00%	39	G		$386,502
B2010	Exterior Walls	$13.03	S.F.	13,923	100	1963	2063		39.00%	20.51%	39	F	$37,217.69	$181,417
B2020	Exterior Windows	$11.52	S.F.	13,923	30	1963	1993		0.00%	110.00%	-31	MA	$176,432.00	$160,393
B2030	Exterior Doors	$1.98	S.F.	13,923	45	1963	2008		0.00%	110.00%	-16	MO	$30,324.00	$27,568
B3010120	Single Ply Membrane	$14.43	S.F.	13,923	15	1997	2012		0.00%	110.00%	-12	MO	$221,000.00	$200,909
B3020	Roof Openings	$0.79	S.F.	13,923	30	1997	2027	2024	0.00%	110.00%	0	MO	$12,099.00	$10,999
C1010	Partitions	$6.44	S.F.	13,923	100	1963	2063		39.00%	0.00%	39	G		$89,664
C1020	Interior Doors	$3.68	S.F.	13,923	30	1963	1993		0.00%	110.00%	-31	MO	$56,360.00	$51,237
C1030	Fittings	$2.16	S.F.	13,923	20	1992	2012		0.00%	110.00%	-12	MO	$33,081.00	$30,074
C3010220	Tile	$18.04	S.F.	2,000	30	1963	1993	2029	16.67%	0.00%	5	F		$36,080
C3010230	Paint & Covering	$3.52	S.F.	11,923	5	2014	2019		0.00%	110.00%	-5	MO	$46,166.00	$41,969
C3020412	VCT	$5.35	S.F.	11,000	20	1992	2012		0.00%	110.00%	-12	MO	$64,735.00	$58,850
C3020420	Ceramic Tile	$16.20	S.F.	180	50	1963	2013	2029	10.00%	0.00%	5	G		$2,916
C3020430	Terrazzo	$42.99	S.F.	1,670	75	1963	2038		18.67%	0.00%	14	G		$71,793
C3020472	Wood	$29.70	S.F.	500	50	1963	2013	2029	10.00%	0.00%	5	G		$14,850
C3030	Ceiling Finishes	$20.51	S.F.	13,923	20	1992	2012		0.00%	110.00%	-12	MO	$314,117.00	$285,561
D2010	Plumbing Fixtures	$15.96	S.F.	13,923	20	1992	2012	2029	25.00%	0.00%	5	F		$222,211
D2020	Domestic Water Distribution	$1.19	S.F.	13,923	30	2017	2047		76.67%	0.00%	23	G		$16,568
D2030	Sanitary Waste	$2.81	S.F.	13,923	30	1963	1993		0.00%	110.00%	-31	MA	$43,036.00	$39,124
D3010	Energy Supply	$3.05	S.F.	13,923	30	2017	2047		76.67%	0.00%	23	G		$42,465
D3020	Heat Generating Systems	$6.10	S.F.	13,923	20	1989	2009		0.00%	110.00%	-15	MA	$93,423.00	$84,930
D3040	Distribution Systems	$14.73	S.F.	13,923	40	1989	2029		12.50%	0.00%	5	F		$205,086
D3050	Terminal & Package Units	$14.73	S.F.	13,923	20	2007	2027		15.00%	0.00%	3	F		$205,086
D3060	Controls & Instrumentation	$5.58	S.F.	13,923	20	2007	2027		15.00%	0.00%	3	F		$77,690
D4090	Hood Fire Suppression	$5,418.96	Ea.	1	20	1992	2012		0.00%	110.00%	-12	MO	$5,961.00	$5,419
D5010	Electrical Service/Distribution	$2.53	S.F.	13,923	30	1992	2022	2029	16.67%	0.00%	5	F		$35,225
D5020	Branch Wiring	$10.53	S.F.	13,923	30	1992	2022	2029	16.67%	0.00%	5	F		$146,609
D5020	Lighting	$15.82	S.F.	13,923	30	2012	2042		60.00%	0.00%	18	G		$220,262
D5030810	Security & Detection Systems	$2.40	S.F.	13,923	20	2023	2043		95.00%	0.00%	19	G		$33,415
D5030910	Fire Alarm Systems	$4.36	S.F.	13,923	15	1992	2007		0.00%	110.00%	-17	MA	$66,775.00	$60,704
D5030920	Data Communication	$5.64	S.F.	13,923	25	2020	2045		84.00%	0.00%	21	G		$78,526
E1090	Refrigerator - Walk-in	$64,513.90	Ea.	1	20	2000	2020	2029	25.00%	0.00%	5	F		$64,514
								Total	**24.33%**	**33.83%**			**$1,200,726.69**	**$3,548,944**

System Notes

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

System: A1030 - Slab on Grade





Note:

System: B1020 - Roof Construction





Note:

System: B2010 - Exterior Walls





Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings





Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings





Note:

System: C3010220 - Tile





Note: Ceramic tiles are in Fair condition; steam cleaning could be considered

System: C3010230 - Paint & Covering





Note:

System: C3020 - Floor Finishes This system contains no images

Note: About 673 S.F. of concrete floor at mechanical areas and 2011 storage are not accounted for

System: C3020412 - VCT





Note:

System: C3020420 - Ceramic Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3020430 - Terrazzo





Note:

System: C3020472 - Wood





Note: The wood flooring appeared to be in good condition at time of 2024 visit

System: C3030 - Ceiling Finishes








Note:

System: D2010 - Plumbing Fixtures





Note: The plumbing fixtures are in fair condition with no reported issues.

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste





Note: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems





Note: The gas fired boilers are beyond design life, rusted, inefficient, sub components are obsolete, and due for replacement with an energy efficient model.

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4090 - Hood Fire Suppression







Note: The kitchen hood fire suppression system is aged and due for replacement.

System: D5010 - Electrical Service/Distribution







Note: The electrical service and distribution is functioning in fair condition with no reported issues.

System: D5020 - Branch Wiring



Note: The branch wiring is functioning in fair condition with no reported issues.

System: D5020 - Lighting







Note:

System: D5030810 - Security & Detection Systems







Note:

System: D5030910 - Fire Alarm Systems





Note: The fire alarm system is aged, has reported outages and due for replacement.

System: D5030920 - Data Communication





Note:

System: E1090 - Refrigerator - Walk-in





Note: The walk in cooler and freezer are functioning in fair condition with no reported issues.

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$1,163,509**	**$0**	**$0**	**$339,896**	**$0**	**$981,217**	**$0**	**$0**	**$0**	**$0**	**$62,043**	**$2,546,665**
*** 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	$176,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$176,432**
B2030 - Exterior Doors	$30,324	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,324**
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	$221,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$221,000**
B3020 - Roof Openings	$12,099	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,099**
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	$56,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,360**
C1030 - Fittings	$33,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,081**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

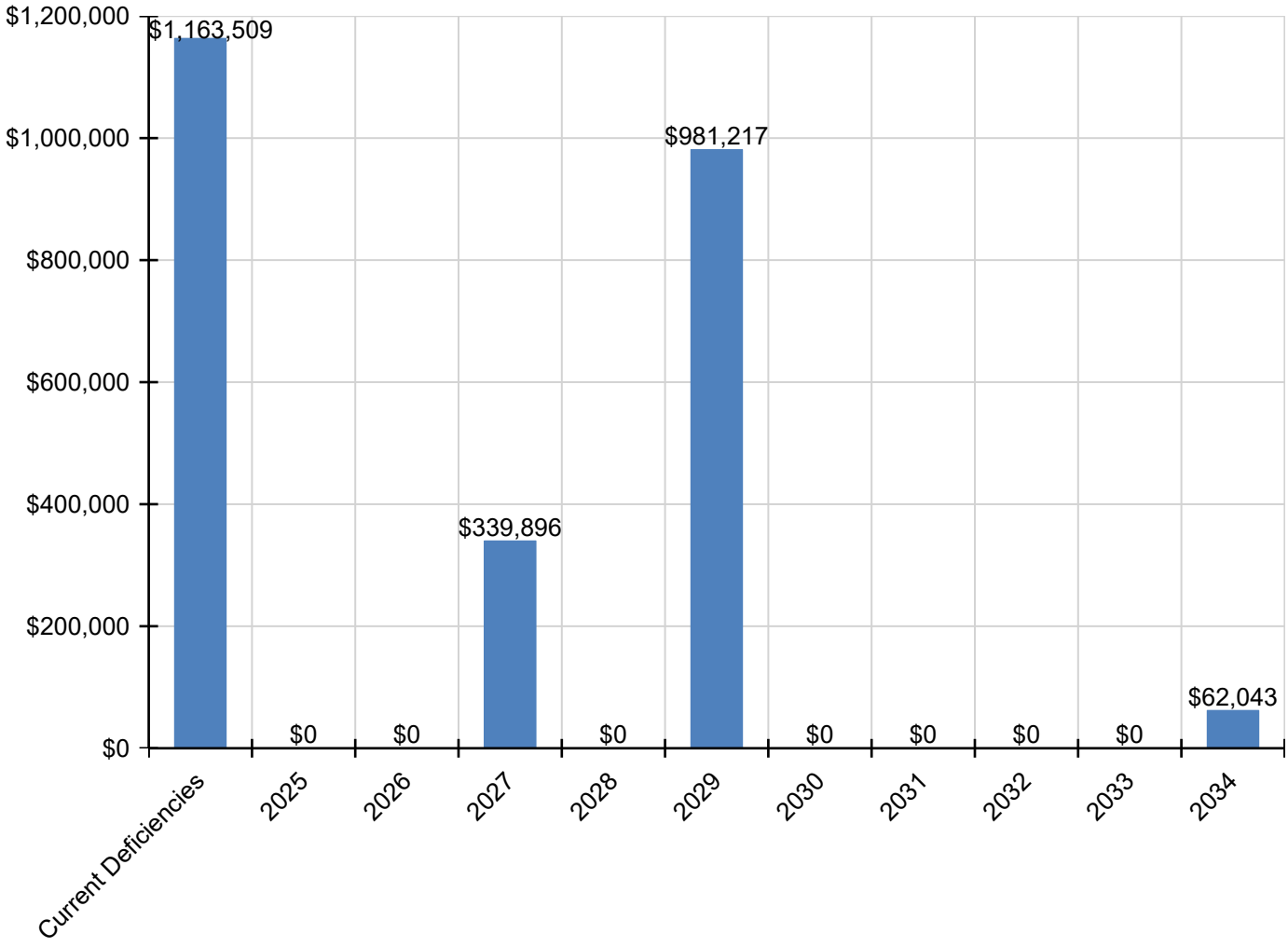
System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$46,009	$0	$0	$0	$0	$0	**$46,009**
C3010230 - Paint & Covering	$46,166	$0	$0	$0	$0	$53,519	$0	$0	$0	$0	$62,043	**$161,728**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - VCT	$64,735	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,735**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$3,719	$0	$0	$0	$0	$0	**$3,719**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020472 - Wood	$0	$0	$0	$0	$0	$18,937	$0	$0	$0	$0	$0	**$18,937**
C3030 - Ceiling Finishes	$314,117	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$314,117**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$283,364	$0	$0	$0	$0	$0	**$283,364**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$43,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,036**
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	$93,423	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,423**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$261,525	$0	$0	$0	$0	$0	**$261,525**
D3050 - Terminal & Package Units	$0	$0	$0	$246,513	$0	$0	$0	$0	$0	$0	$0	**$246,513**
D3060 - Controls & Instrumentation	$0	$0	$0	$93,383	$0	$0	$0	$0	$0	$0	$0	**$93,383**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Hood Fire Suppression	$5,961	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,961**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$44,920	$0	$0	$0	$0	$0	**$44,920**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$186,956	$0	$0	$0	$0	$0	**$186,956**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$66,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,775**
D5030920 - Data Communication	$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**

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
E1090 - Refrigerator - Walk-in	$0	$0	$0	$0	$0	$82,268	$0	$0	$0	$0	$0	**$82,268**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

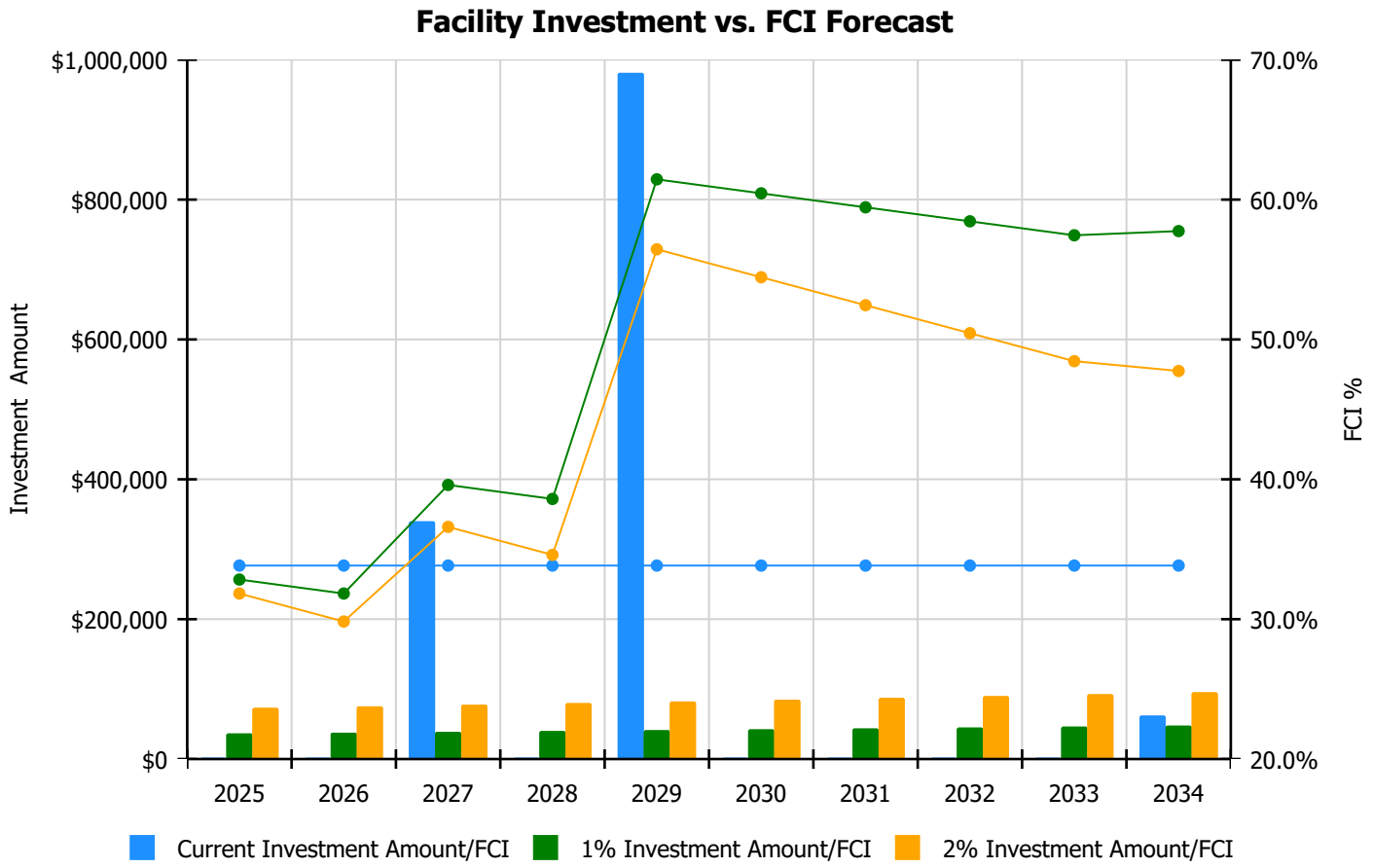
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

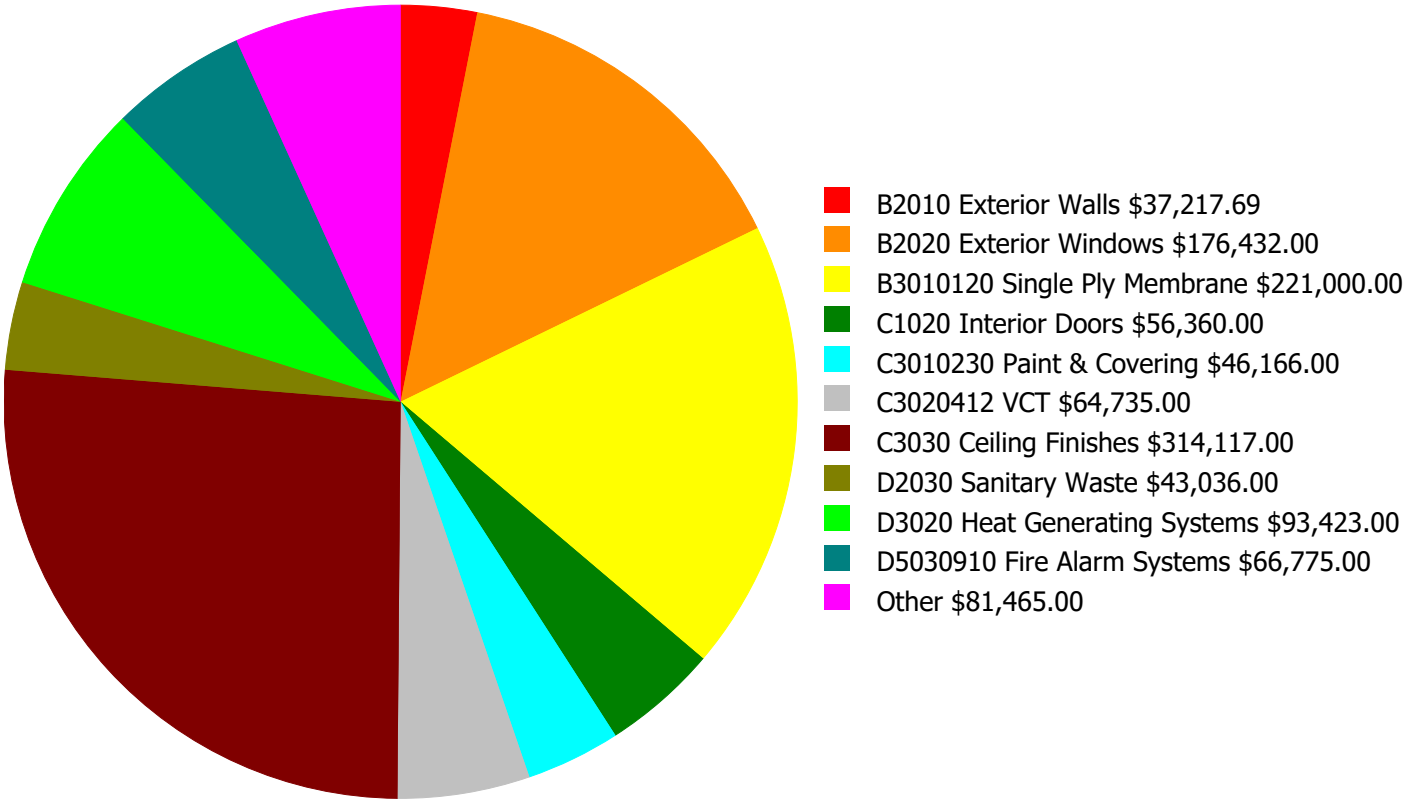
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 33.83%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$36,554.00	32.83%	$73,108.00	31.83%
2026	$0	$37,651.00	31.83%	$75,301.00	29.83%
2027	$339,896	$38,780.00	39.60%	$77,561.00	36.60%
2028	$0	$39,944.00	38.60%	$79,887.00	34.60%
2029	$981,217	$41,142.00	61.45%	$82,284.00	56.45%
2030	$0	$42,376.00	60.45%	$84,752.00	54.45%
2031	$0	$43,648.00	59.45%	$87,295.00	52.45%
2032	$0	$44,957.00	58.45%	$89,914.00	50.45%
2033	$0	$46,306.00	57.45%	$92,611.00	48.45%
2034	$62,043	$47,695.00	57.75%	$95,390.00	47.75%
Total:	**$1,383,156**	**$419,053.00**		**$838,103.00**	

Deficiency Summary by System

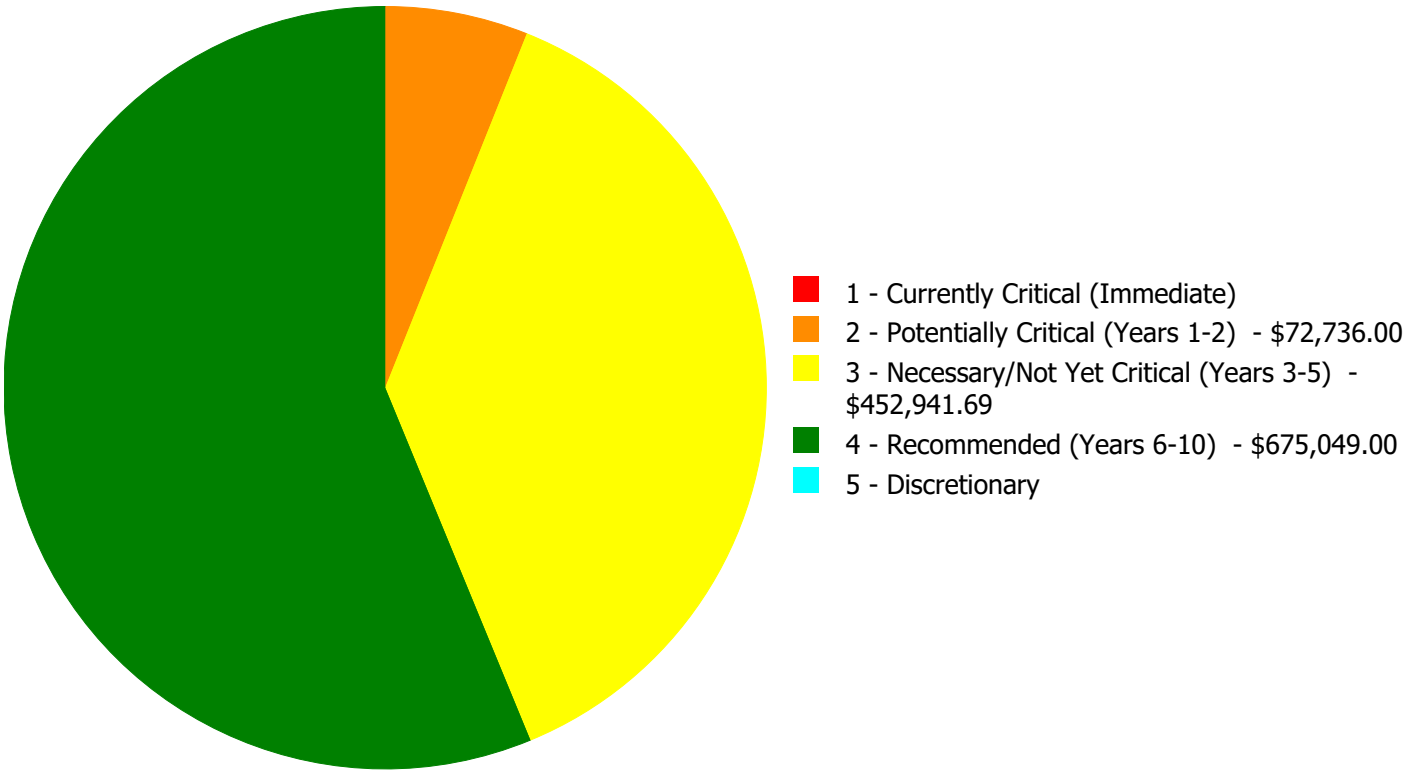
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $1,200,726.69

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $1,200,726.69

Deficiency By Priority Investment Table

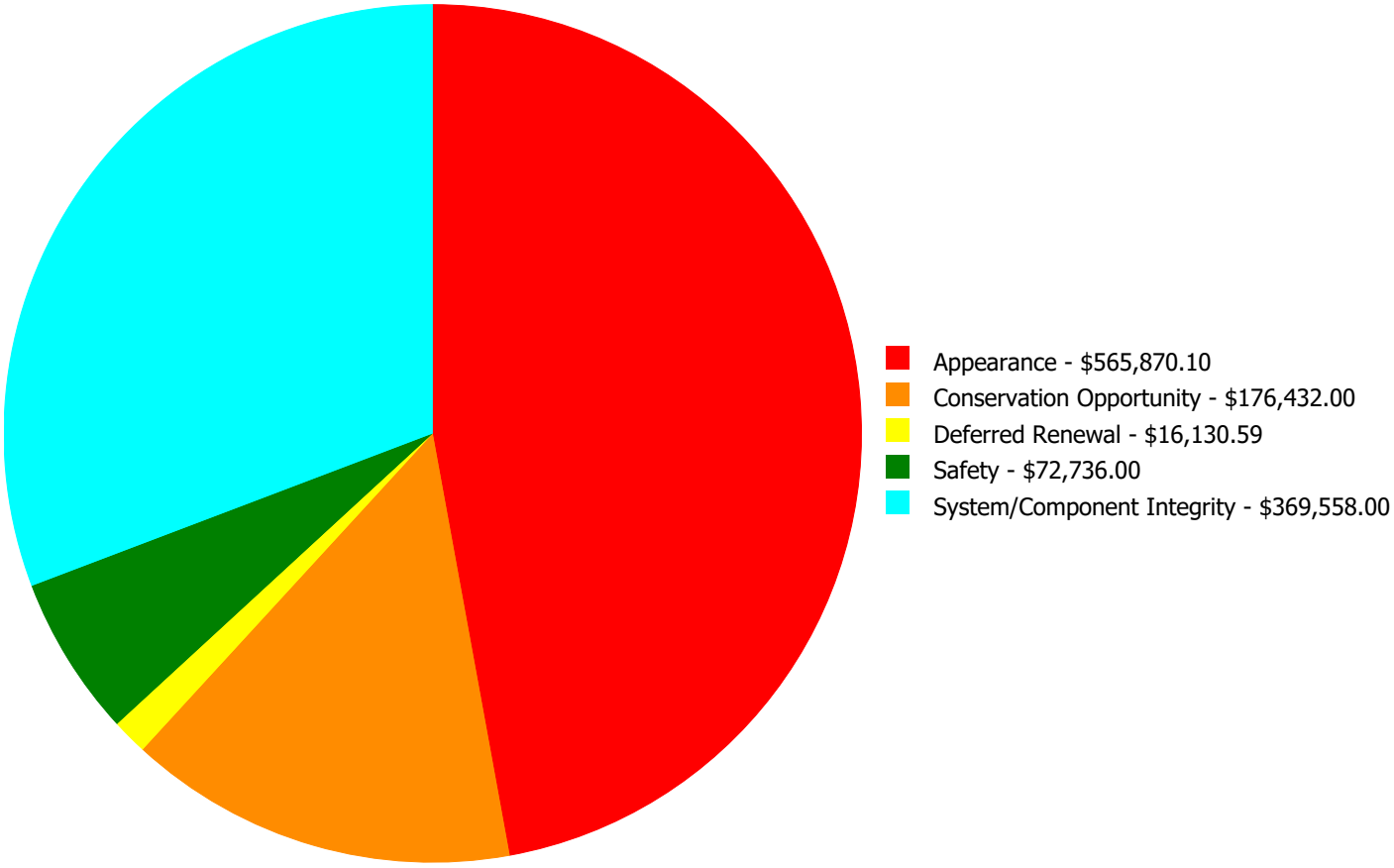
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2010	Exterior Walls	$0.00	$0.00	$37,217.69	$0.00	$0.00	$37,217.69
B2020	Exterior Windows	$0.00	$0.00	$0.00	$176,432.00	$0.00	$176,432.00
B2030	Exterior Doors	$0.00	$0.00	$0.00	$30,324.00	$0.00	$30,324.00
B3010120	Single Ply Membrane	$0.00	$0.00	$221,000.00	$0.00	$0.00	$221,000.00
B3020	Roof Openings	$0.00	$0.00	$12,099.00	$0.00	$0.00	$12,099.00
C1020	Interior Doors	$0.00	$0.00	$0.00	$56,360.00	$0.00	$56,360.00
C1030	Fittings	$0.00	$0.00	$0.00	$33,081.00	$0.00	$33,081.00
C3010230	Paint & Covering	$0.00	$0.00	$46,166.00	$0.00	$0.00	$46,166.00
C3020412	VCT	$0.00	$0.00	$0.00	$64,735.00	$0.00	$64,735.00
C3030	Ceiling Finishes	$0.00	$0.00	$0.00	$314,117.00	$0.00	$314,117.00
D2030	Sanitary Waste	$0.00	$0.00	$43,036.00	$0.00	$0.00	$43,036.00
D3020	Heat Generating Systems	$0.00	$0.00	$93,423.00	$0.00	$0.00	$93,423.00
D4090	Hood Fire Suppression	$0.00	$5,961.00	$0.00	$0.00	$0.00	$5,961.00
D5030910	Fire Alarm Systems	$0.00	$66,775.00	$0.00	$0.00	$0.00	$66,775.00
	Total:	$0.00	$72,736.00	$452,941.69	$675,049.00	$0.00	$1,200,726.69

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $1,200,726.69

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Years 1-2):

System: D4090 - Hood Fire Suppression



Location: Kitchen
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: $5,961.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The kitchen hood fire suppression system is aged and due for replacement.

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $66,775.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The fire alarm system is aged, has reported outages and due for replacement.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Deferred Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point clay brick wall, 1st floor
Qty: 6.00
Unit of Measure: C.S.F.
Estimate: $13,660.10
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior brick walls have deteriorated mortar joints and expansion caulking that could compromise the water tightness of the building envelope.

System: B2010 - Exterior Walls



Location: Soffits
Distress: Excessive Wear
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Refinish steel siding - 1st floor
Qty: 28.00
Unit of Measure: C.S.F.
Estimate: $13,654.87
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Metal soffit has dull finishes and paint chipped in some areas. Some areas have plaster finishes that also have faded paint.

System: B2010 - Exterior Walls



Location: Mechanical Room
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Replace steel louver, 1st floor
Qty: 5.00
Unit of Measure: Ea.
Estimate: $7,432.23
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Louvers have excessive coats of paint and are dented.

System: B2010 - Exterior Walls



Location: 2011 Storage Addition
Distress: Broken/Cracked/Chipped
Category: Deferred Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point and refinish painted concrete block wall, 1st floor
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: $2,470.49
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The CMU wall is cracked

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $221,000.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Roof is beyond design life and per satellite imagery it looks worn out, soiled and with evidence of areas with ponding water.

System: B3020 - Roof Openings



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $12,099.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: If roof covering has been replaced, consideration should be given to replacing the skylights as they are approaching the end of their design life and acrylic becomes brittle over time.

System: C3010230 - Paint & Covering



Location: Throughout Building
Distress: Beyond Design Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 11,923.00
Unit of Measure: S.F.
Estimate: $46,166.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Painted walls are stained, scuffed in areas, and due for refinish.

System: D2030 - Sanitary Waste



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $43,036.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3020 - Heat Generating Systems



Location: MECH RM
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $93,423.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The gas fired boilers are beyond design life, rusted, inefficient, sub components are obsolete, and due for replacement with an energy efficient model.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $176,432.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Windows were refinished and partially repaired around the year 1992, are beyond design life, inefficient, and due for replacement.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $30,324.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior doors have dull finishes, maybe hard to lock properly, have rusted components and some would benefit from replacement, refinishing or updates to hardware.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $56,360.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Interior doors are beyond their design life, have minor chips or deteriorated finishes, may not meet minimum size requirements, hardware is obsolete, and due for replacement. A few doors have been replaced and not original to the building.

System: C1030 - Fittings



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,923.00
Unit of Measure: S.F.
Estimate: $33,081.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Fittings are in moderate condition, with damaged cabinetry finishes and non-compliant signage. Toilet partitions are of more recent installation and mostly in good condition, except for some doors that are warped.

System: C3020412 - VCT



Location: Throughout Building
Distress: Excessive Wear
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,000.00
Unit of Measure: S.F.
Estimate: $64,735.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The VCT flooring is beyond design life, worn, and due for replacement. Some of the tiles are 9”x9” and may require abatement at time of replacement.

System: C3030 - Ceiling Finishes



Location:	Throughout Building
Distress:	Stained/Dirty
Category:	Appearance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	13,923.00
Unit of Measure:	S.F.
Estimate:	$314,117.00
Assessor Name:	Raul Berrios
Date Created:	02/17/2024

Notes: The acoustical ceiling tiles are beyond design life, stained, sagging, and due for replacement; Ceilings are painted "Tectum" panels; paint is fading; drywall ceilings are in good to fair condition, paint looks uneven in places.

Executive Summary

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

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

Function:	
Gross Area (SF):	6,696
Year Built:	1963
Last Renovation:	
Replacement Value:	$1,625,115
Repair Cost:	$383,078
Total FCI:	23.57%
Total RSLI:	26.65%
FCA Score:	76.43



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

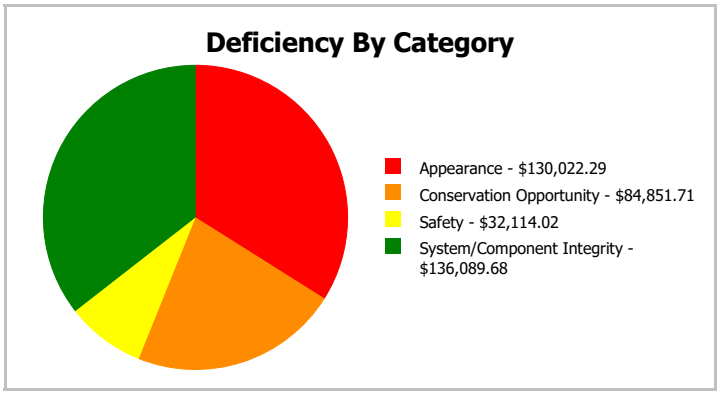
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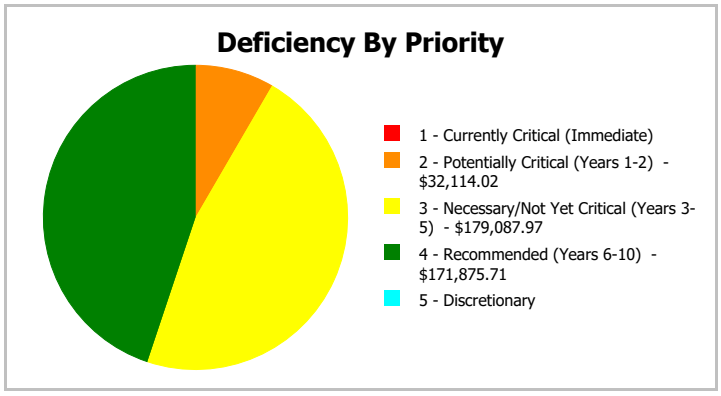
Additions:	-
BNUMBER:	26034402

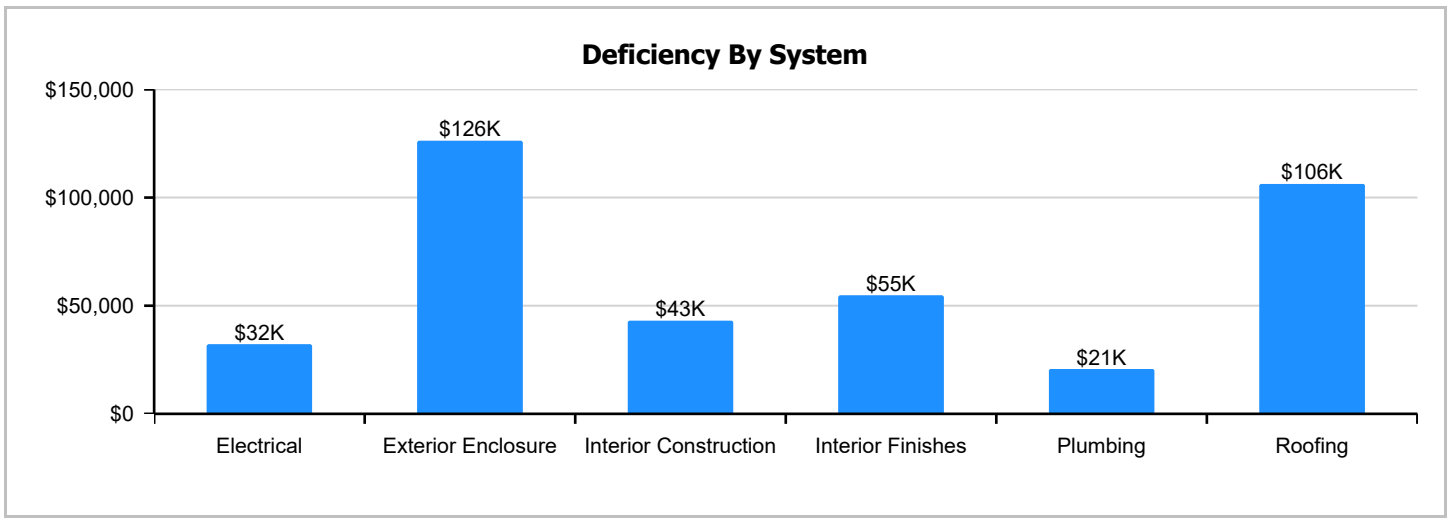
Dashboard Summary

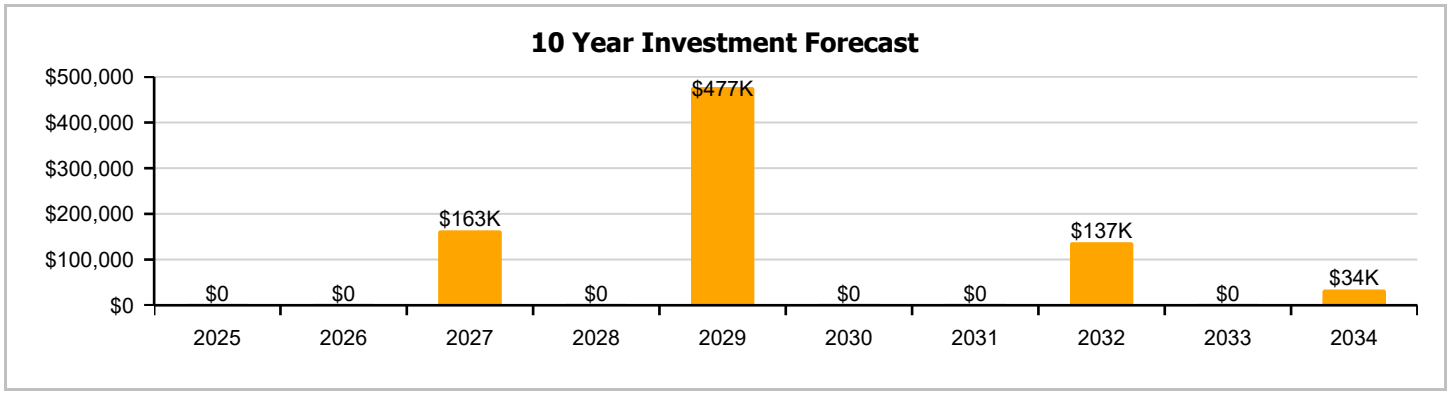
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	6,696
Year Built:	1963	Last Renovation:	
Repair Cost:	$383,078	Replacement Value:	$1,625,115
FCI:	23.57%	RSLI%:	26.65%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	71.06%	$126,233.23
B30 - Roofing	0.00%	110.00%	$106,285.61
C10 - Interior Construction	20.45%	52.31%	$43,015.11
C30 - Interior Finishes	18.48%	20.67%	$54,732.39
D20 - Plumbing	20.98%	15.49%	$20,697.34
D30 - HVAC	17.10%	0.00%	$0.00
D50 - Electrical	45.27%	11.62%	$32,114.02
Totals:	**26.65%**	**23.57%**	**$383,077.70**

Photo Album

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

1). East Elevation - Feb 16, 2024



2). North Elevation - Feb 16, 2024



3). West Elevation - Feb 16, 2024



4). South Elevation - Feb 16, 2024



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

School Assessment Report - CLRM Bldg #2

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	$12.81	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$85,776
A1030	Slab on Grade	$13.07	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$87,517
B1020	Roof Construction	$27.76	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$185,881
B2010	Exterior Walls	$13.03	S.F.	6,696	100	1963	2063		39.00%	30.71%	39	F	$26,797.63	$87,249
B2020	Exterior Windows	$11.52	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MA	$84,851.71	$77,138
B2030	Exterior Doors	$1.98	S.F.	6,696	45	1963	2008		0.00%	110.00%	-16	MO	$14,583.89	$13,258
B3010120	Single Ply Membrane	$14.43	S.F.	6,696	15	1997	2012		0.00%	110.00%	-12	MO	$106,285.61	$96,623
C1010	Partitions	$6.44	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$43,122
C1020	Interior Doors	$3.68	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MO	$27,105.41	$24,641
C1030	Fittings	$2.16	S.F.	6,696	20	1963	1983		0.00%	110.00%	-41	MO	$15,909.70	$14,463
C3010220	Tile	$18.04	S.F.	160	30	1963	1993	2029	16.67%	0.00%	5	F		$2,886
C3010230	Paint & Covering	$3.52	S.F.	6,536	5	2014	2019		0.00%	110.00%	-5	MO	$25,307.39	$23,007
C3020412	VCT	$5.35	S.F.	5,000	20	1963	1983		0.00%	110.00%	-41	MO	$29,425.00	$26,750
C3020420	Ceramic Tile	$16.20	S.F.	160	50	1963	2013	2029	10.00%	0.00%	5	G		$2,592
C3020430	Terrazzo	$42.99	S.F.	1,536	75	1963	2038		18.67%	0.00%	14	G		$66,033
C3030	Ceiling Finishes	$20.51	S.F.	6,996	20	1963	1983	2029	25.00%	0.00%	5	F		$143,488
D2010	Plumbing Fixtures	$15.96	S.F.	6,696	20	1992	2012	2029	25.00%	0.00%	5	F		$106,868
D2020	Domestic Water Distribution	$1.19	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	F		$7,968
D2030	Sanitary Waste	$2.81	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MA	$20,697.34	$18,816
D3040	Distribution Systems	$14.73	S.F.	6,696	40	1992	2032		20.00%	0.00%	8	F		$98,632
D3050	Terminal & Package Units	$14.73	S.F.	6,696	20	2007	2027		15.00%	0.00%	3	F		$98,632
D3060	Controls & Instrumentation	$5.58	S.F.	6,696	20	2007	2027		15.00%	0.00%	3	F		$37,364
D5010	Electrical Service/Distribution	$2.53	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	F		$16,941
D5020	Branch Wiring	$10.53	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	F		$70,509
D5020	Lighting	$15.82	S.F.	6,696	30	2012	2042		60.00%	0.00%	18	F		$105,931
D5030810	Security & Detection Systems	$2.40	S.F.	6,696	20	2023	2043		95.00%	0.00%	19	G		$16,070
D5030910	Fire Alarm Systems	$4.36	S.F.	6,696	15	1992	2007		0.00%	110.00%	-17	MA	$32,114.02	$29,195
D5030920	Data Communication	$5.64	S.F.	6,696	25	2020	2045		84.00%	0.00%	21	G		$37,765
								Total	**26.65%**	**23.57%**			**$383,077.70**	**$1,625,115**

System Notes

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

System: A1030 - Slab on Grade





Note:

System: B1020 - Roof Construction





Note:

System: B2010 - Exterior Walls






Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions







Note:

System: C1020 - Interior Doors







Note:

System: C1030 - Fittings







Note:

System: C3010220 - Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3010230 - Paint & Covering





Note:

System: C3020412 - VCT





Note:

System: C3020420 - Ceramic Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3020430 - Terrazzo





Note:

System: C3030 - Ceiling Finishes





Note: The ceilings are painted "Tectum" panels; paint and panels are in good condition

System: D2010 - Plumbing Fixtures





Note: The plumbing fixtures are in fair condition with no reported issues.

System: D2020 - Domestic Water Distribution This system contains no images

Note: The domestic water distribution is in fair condition with no reported issues.

System: D2030 - Sanitary Waste This system contains no images

Note: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation





Note:

System: D5010 - Electrical Service/Distribution





Note: The electrical service and distribution is functioning in good condition with no reported issues.

System: D5020 - Branch Wiring This system contains no images

Note: The branch wiring is functioning in good condition with no reported issues.

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems







Note: The fire alarm system is aged, has reported outages and due for replacement.

System: D5030920 - Data Communication







Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

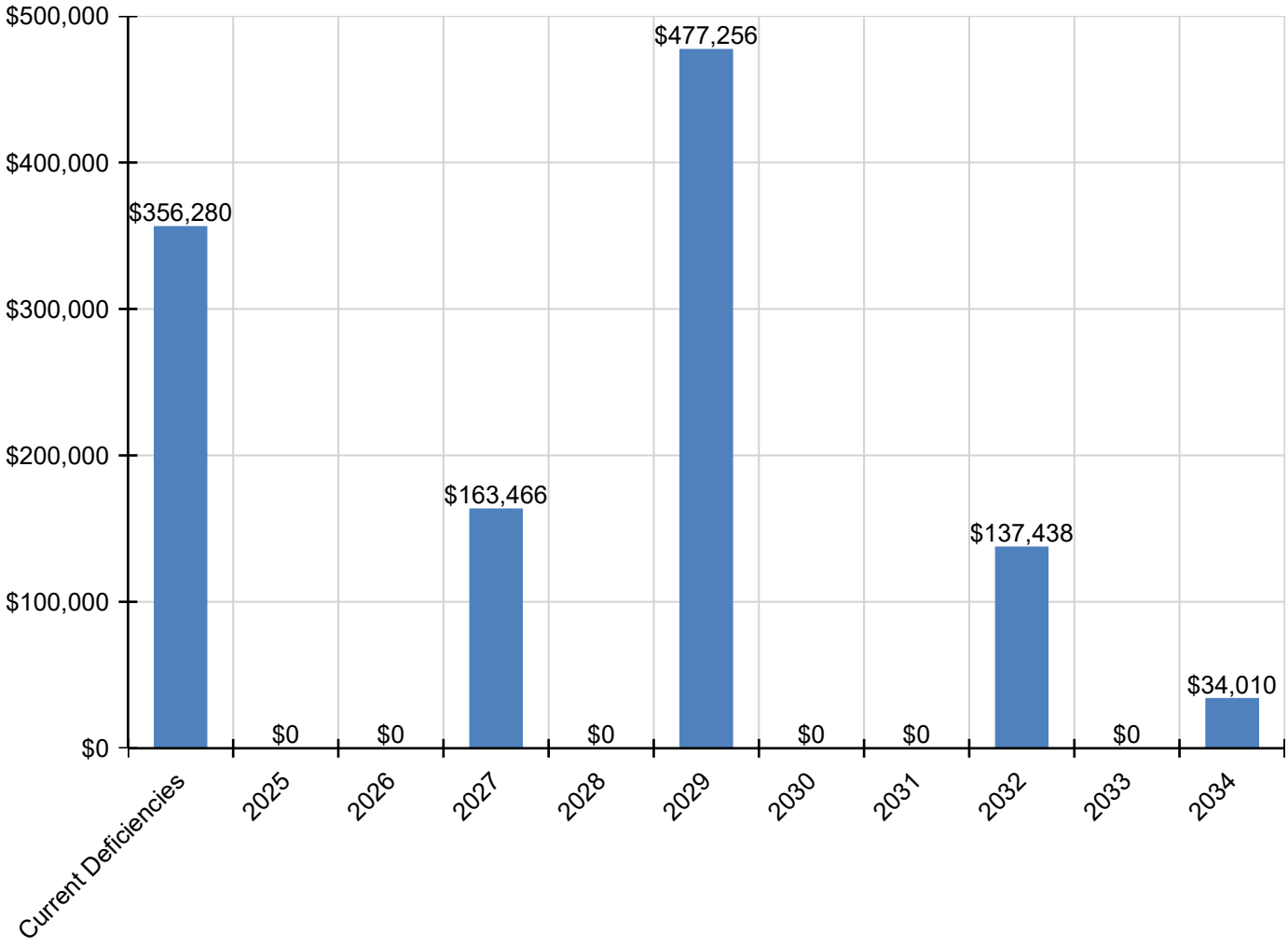
System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$356,280**	**$0**	**$0**	**$163,466**	**$0**	**$477,256**	**$0**	**$0**	**$137,438**	**$0**	**$34,010**	**$1,168,451**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$84,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,852**
B2030 - Exterior Doors	$14,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,584**
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	$106,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,286**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$27,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,105**
C1030 - Fittings	$15,910	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,910**
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**

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$3,681	$0	$0	$0	$0	$0	**$3,681**
C3010230 - Paint & Covering	$25,307	$0	$0	$0	$0	$29,338	$0	$0	$0	$0	$34,010	**$88,656**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - VCT	$29,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,425**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$3,305	$0	$0	$0	$0	$0	**$3,305**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$182,976	$0	$0	$0	$0	$0	**$182,976**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$136,278	$0	$0	$0	$0	$0	**$136,278**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$10,161	$0	$0	$0	$0	$0	**$10,161**
D2030 - Sanitary Waste	$20,697	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,697**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$137,438	$0	$0	**$137,438**
D3050 - Terminal & Package Units	$0	$0	$0	$118,555	$0	$0	$0	$0	$0	$0	$0	**$118,555**
D3060 - Controls & Instrumentation	$0	$0	$0	$44,911	$0	$0	$0	$0	$0	$0	$0	**$44,911**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$21,603	$0	$0	$0	$0	$0	**$21,603**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$89,913	$0	$0	$0	$0	$0	**$89,913**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$32,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,114**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

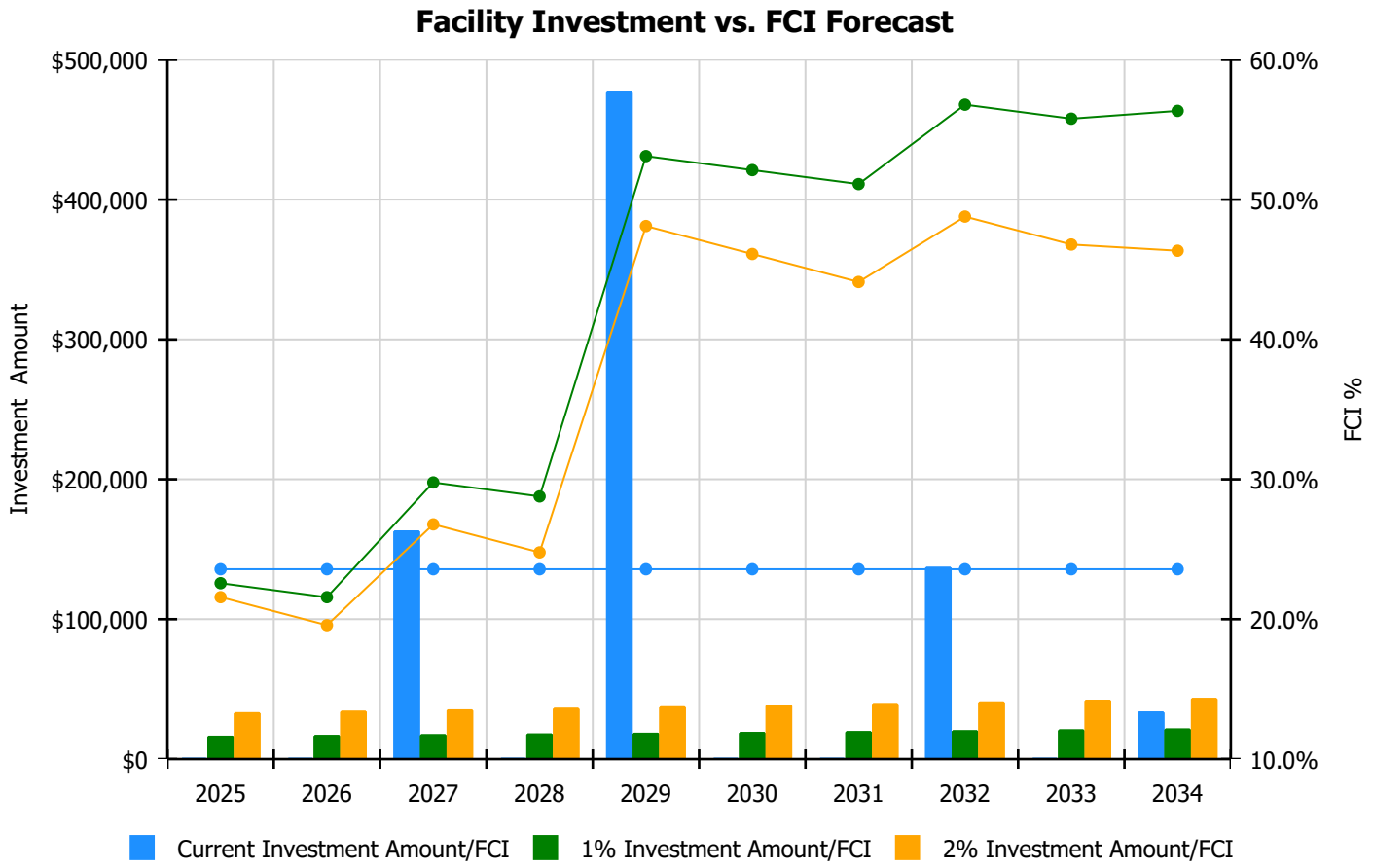
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

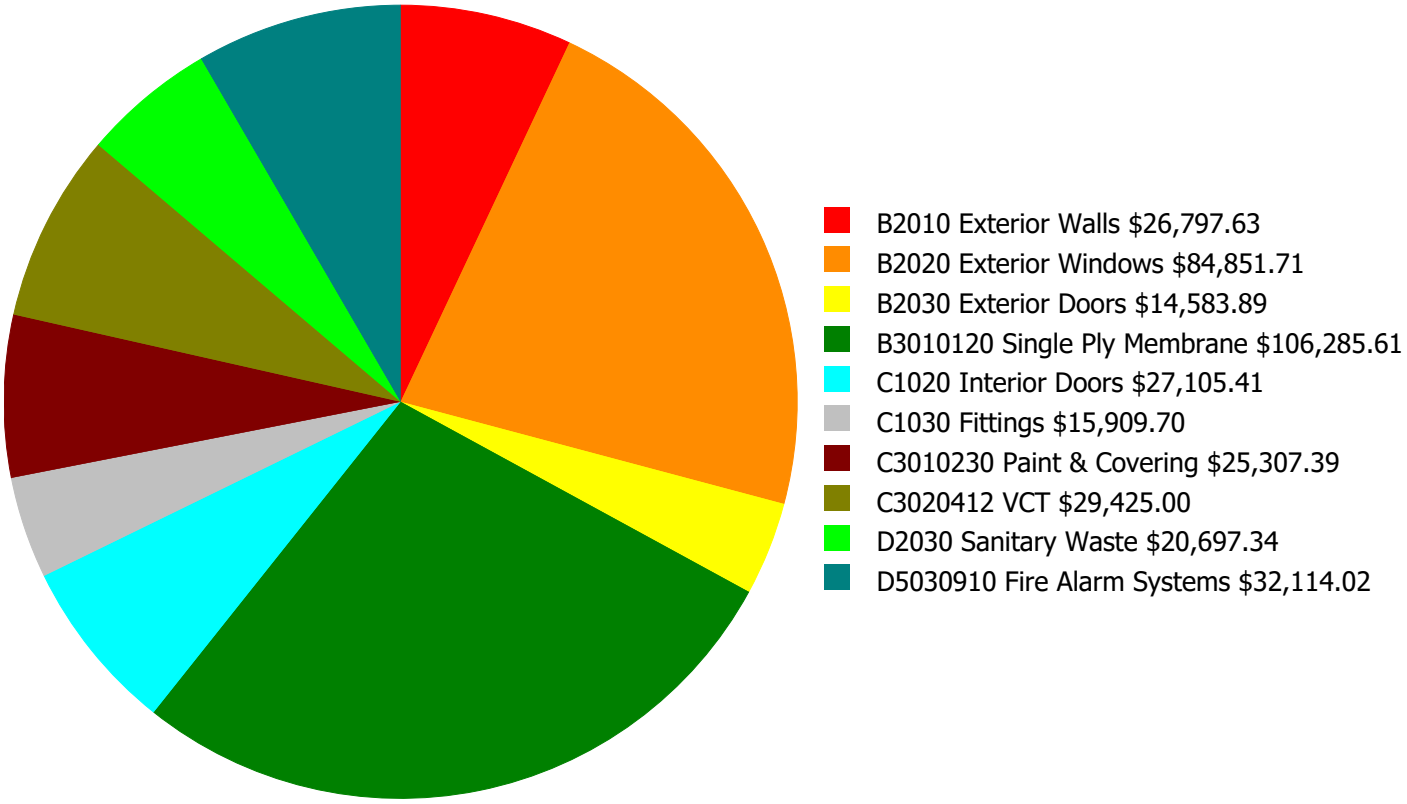
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 23.57%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$16,739.00	22.57%	$33,477.00	21.57%
2026	$0	$17,241.00	21.57%	$34,482.00	19.57%
2027	$163,466	$17,758.00	29.78%	$35,516.00	26.78%
2028	$0	$18,291.00	28.78%	$36,582.00	24.78%
2029	$477,256	$18,840.00	53.11%	$37,679.00	48.11%
2030	$0	$19,405.00	52.11%	$38,809.00	46.11%
2031	$0	$19,987.00	51.11%	$39,974.00	44.11%
2032	$137,438	$20,586.00	56.79%	$41,173.00	48.79%
2033	$0	$21,204.00	55.79%	$42,408.00	46.79%
2034	$34,010	$21,840.00	56.34%	$43,680.00	46.34%
Total:	**$812,171**	**$191,891.00**		**$383,780.00**	

Deficiency Summary by System

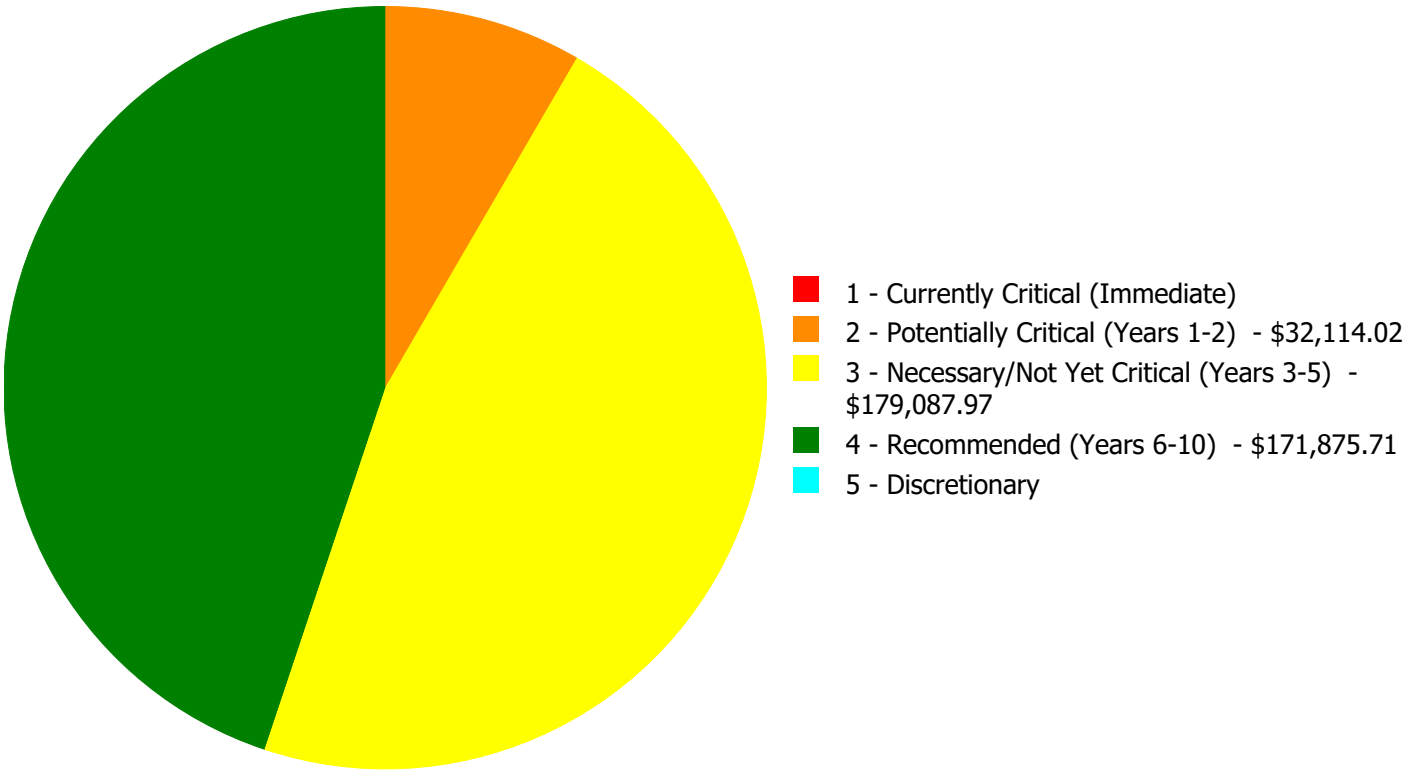
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $383,077.70

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $383,077.70

Deficiency By Priority Investment Table

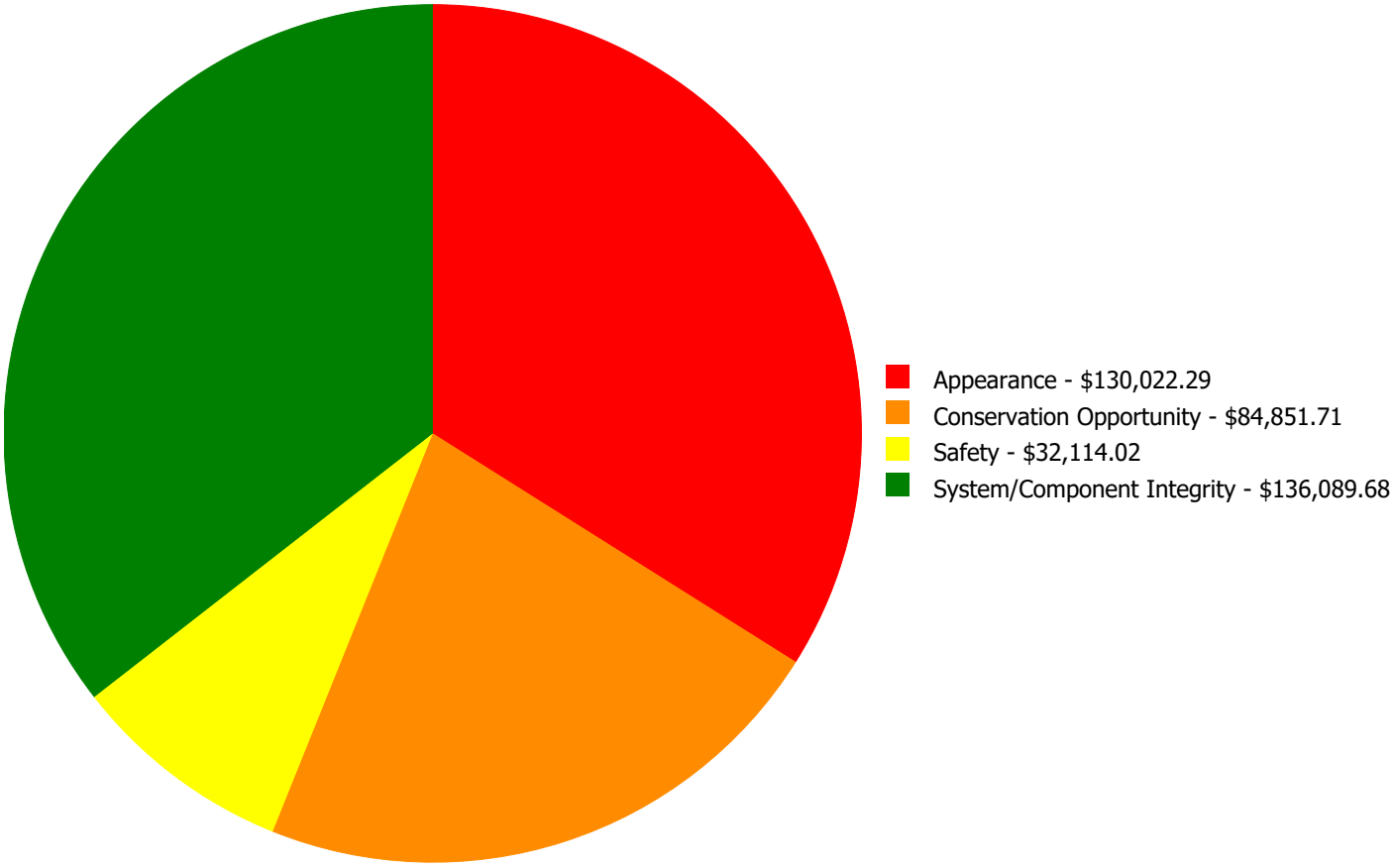
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2010	Exterior Walls	$0.00	$0.00	$26,797.63	$0.00	$0.00	$26,797.63
B2020	Exterior Windows	$0.00	$0.00	$0.00	$84,851.71	$0.00	$84,851.71
B2030	Exterior Doors	$0.00	$0.00	$0.00	$14,583.89	$0.00	$14,583.89
B3010120	Single Ply Membrane	$0.00	$0.00	$106,285.61	$0.00	$0.00	$106,285.61
C1020	Interior Doors	$0.00	$0.00	$0.00	$27,105.41	$0.00	$27,105.41
C1030	Fittings	$0.00	$0.00	$0.00	$15,909.70	$0.00	$15,909.70
C3010230	Paint & Covering	$0.00	$0.00	$25,307.39	$0.00	$0.00	$25,307.39
C3020412	VCT	$0.00	$0.00	$0.00	$29,425.00	$0.00	$29,425.00
D2030	Sanitary Waste	$0.00	$0.00	$20,697.34	$0.00	$0.00	$20,697.34
D5030910	Fire Alarm Systems	$0.00	$32,114.02	$0.00	$0.00	$0.00	$32,114.02
	Total:	$0.00	$32,114.02	$179,087.97	$171,875.71	$0.00	$383,077.70

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $383,077.70

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Years 1-2):

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $32,114.02
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The fire alarm system is aged, has reported outages and due for replacement.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B2010 - Exterior Walls



Location: Soffit
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Spray refinish steel siding - 1st floor
Qty: 28.00
Unit of Measure: C.S.F.
Estimate: $17,690.90
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Metal soffit has dull finishes and paint chipping in some areas.

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point clay brick wall, 1st floor
Qty: 4.00
Unit of Measure: C.S.F.
Estimate: $9,106.73
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior brick walls have deteriorated mortar joints and expansion caulking that could compromise the water tightness of the building envelope. Areas of brick are heavily soiled.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $106,285.61
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The roof is beyond design life and due for replacement.

System: C3010230 - Paint & Covering



Location: Throughout Building
Distress: Beyond Design Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,536.00
Unit of Measure: S.F.
Estimate: $25,307.39
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Painted walls are stained, scuffed in areas, and due for refinish.

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $20,697.34
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $84,851.71
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Windows were refinished and partially repaired around the year 1992 and beyond design life, inefficient, and due for replacement.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $14,583.89
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior doors have dull finishes, maybe hard to lock properly and some would benefit from replacement, refinishing or updates to hardware.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $27,105.41
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Interior doors are beyond their design life, have minor chips or deteriorated finishes, may not meet minimum size requirements, hardware is obsolete, and due for replacement.

System: C1030 - Fittings



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $15,909.70
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Fixed furnishings are in good condition, but surfaces of counters are beyond design life and some wood veneers are damaged; partial or full replacement may be necessary, and/or repairs and refinishing.

System: C3020412 - VCT



Location:	Throughout Building
Distress:	Excessive Wear
Category:	Appearance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	5,000.00
Unit of Measure:	S.F.
Estimate:	$29,425.00
Assessor Name:	Raul Berrios
Date Created:	02/17/2024

Notes: The VCT flooring is beyond design life, worn, stained, and due for replacement. Some of the tiles are 9”x9” and may require abatement at time of replacement.

Executive Summary

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

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

Function:	
Gross Area (SF):	6,696
Year Built:	1963
Last Renovation:	
Replacement Value:	$1,601,496
Repair Cost:	$539,153
Total FCI:	33.67%
Total RSLI:	24.57%
FCA Score:	66.33



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

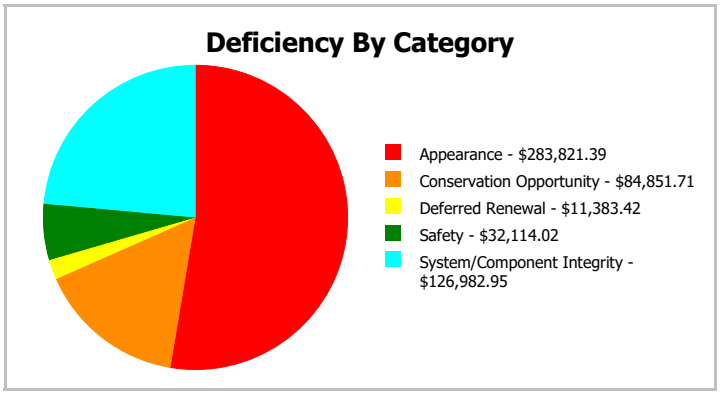
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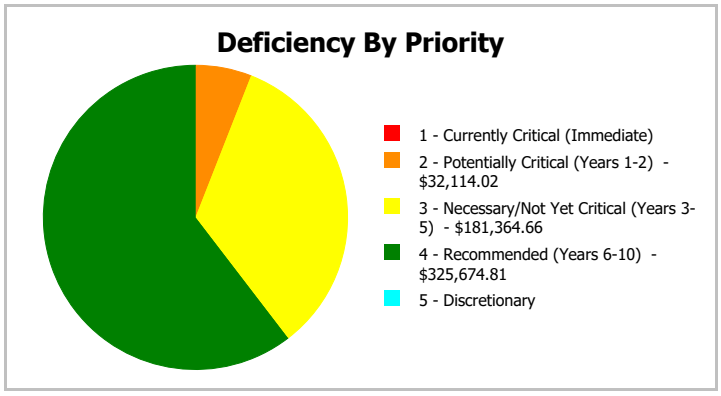
Additions:	-
BNUMBER:	26034403

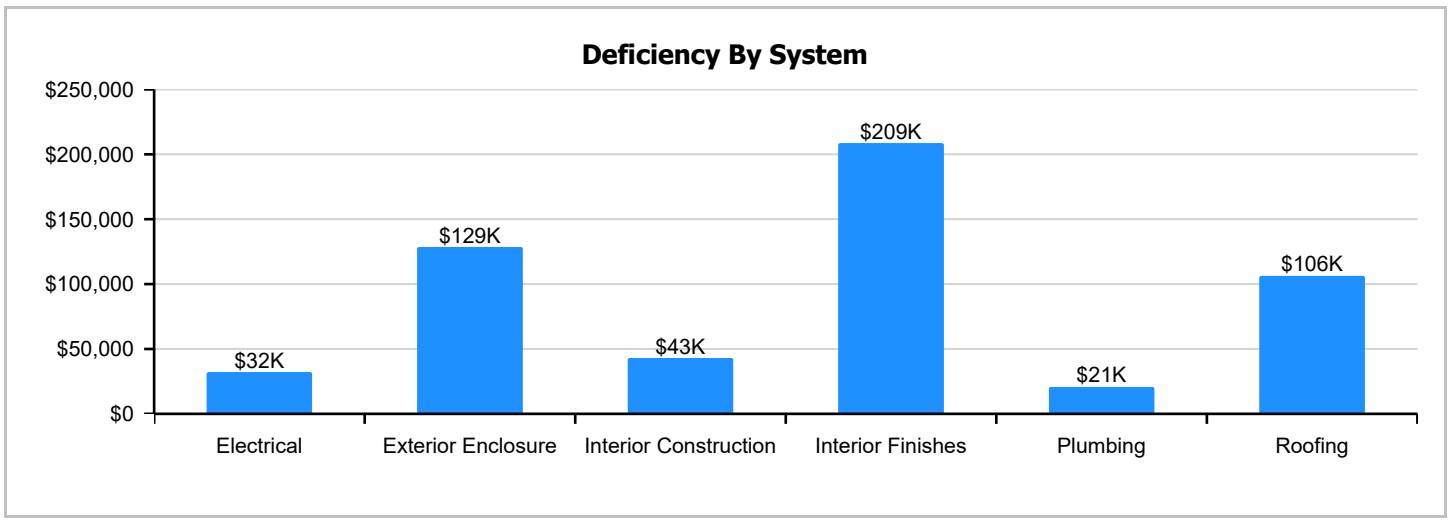
Dashboard Summary

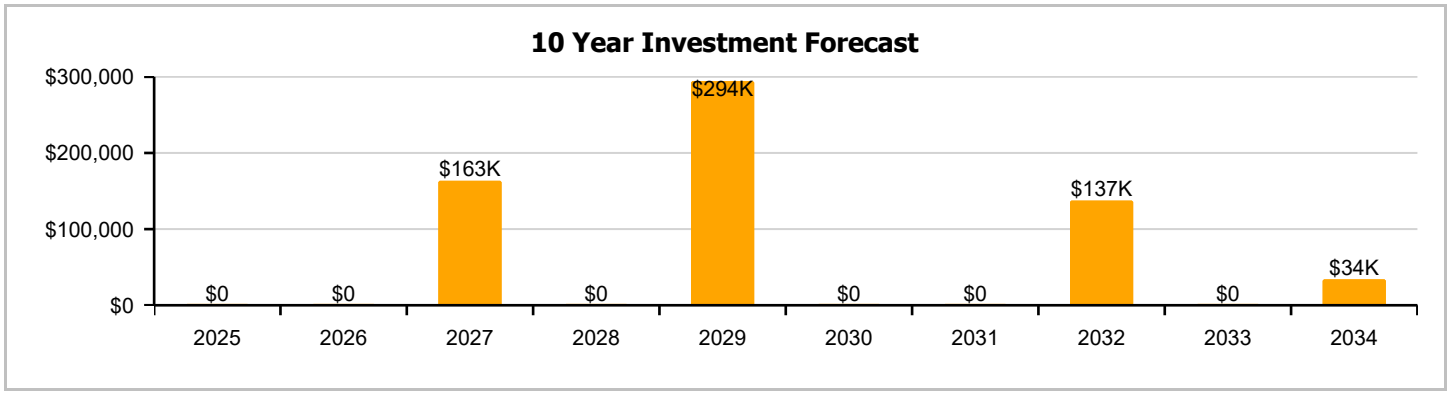
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	6,696
Year Built:	1963	Last Renovation:	
Repair Cost:	$539,153	Replacement Value:	$1,601,496
FCI:	33.67%	RSLI%:	24.57%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	72.34%	$128,509.92
B30 - Roofing	0.00%	110.00%	$106,285.61
C10 - Interior Construction	20.45%	52.31%	$43,015.11
C30 - Interior Finishes	3.87%	86.48%	$208,531.49
D20 - Plumbing	20.98%	15.49%	$20,697.34
D30 - HVAC	17.10%	0.00%	$0.00
D50 - Electrical	45.27%	11.62%	$32,114.02
Totals:	**24.57%**	**33.67%**	**$539,153.49**

Photo Album

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

1). North Elevation - Feb 16, 2024



2). East Elevation - Feb 16, 2024



3). South Elevation - Feb 16, 2024



4). West Elevation - Feb 16, 2024



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$12.81	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$85,776
A1030	Slab on Grade	$13.07	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$87,517
B1020	Roof Construction	$27.76	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$185,881
B2010	Exterior Walls	$13.03	S.F.	6,696	100	1963	2063		39.00%	33.32%	39	F	$29,074.32	$87,249
B2020	Exterior Windows	$11.52	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MA	$84,851.71	$77,138
B2030	Exterior Doors	$1.98	S.F.	6,696	45	1963	2008		0.00%	110.00%	-16	MA	$14,583.89	$13,258
B3010120	Single Ply Membrane	$14.43	S.F.	6,696	15	1997	2012		0.00%	110.00%	-12	MO	$106,285.61	$96,623
C1010	Partitions	$6.44	S.F.	6,696	100	1963	2063		39.00%	0.00%	39	G		$43,122
C1020	Interior Doors	$3.68	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MO	$27,105.41	$24,641
C1030	Fittings	$2.16	S.F.	6,696	20	1963	1983		0.00%	110.00%	-41	MO	$15,909.70	$14,463
C3010220	Tile	$18.04	S.F.	160	30	1963	1993	2029	16.67%	0.00%	5	F		$2,886
C3010230	Paint & Covering	$3.52	S.F.	6,536	5	2014	2019		0.00%	110.00%	-5	MO	$25,307.39	$23,007
C3020412	VCT	$5.35	S.F.	5,464	20	1992	2012		0.00%	110.00%	-12	MO	$32,155.64	$29,232
C3020420	Ceramic Tile	$16.20	S.F.	160	50	1963	2013	2029	10.00%	0.00%	5	G		$2,592
C3020430	Terrazzo	$42.99	S.F.	1,072	75	1963	2038		18.67%	0.00%	14	G		$46,085
C3030	Ceiling Finishes	$20.51	S.F.	6,696	20	1992	2012		0.00%	110.00%	-12	MO	$151,068.46	$137,335
D2010	Plumbing Fixtures	$15.96	S.F.	6,696	20	1992	2012	2029	25.00%	0.00%	5	F		$106,868
D2020	Domestic Water Distribution	$1.19	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	F		$7,968
D2030	Sanitary Waste	$2.81	S.F.	6,696	30	1963	1993		0.00%	110.00%	-31	MA	$20,697.34	$18,816
D3040	Distribution Systems	$14.73	S.F.	6,696	40	1992	2032		20.00%	0.00%	8	F		$98,632
D3050	Terminal & Package Units	$14.73	S.F.	6,696	20	2007	2027		15.00%	0.00%	3	F		$98,632
D3060	Controls & Instrumentation	$5.58	S.F.	6,696	20	2007	2027		15.00%	0.00%	3	F		$37,364
D5010	Electrical Service/Distribution	$2.53	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	G		$16,941
D5020	Branch Wiring	$10.53	S.F.	6,696	30	1992	2022	2029	16.67%	0.00%	5	G		$70,509
D5020	Lighting	$15.82	S.F.	6,696	30	2012	2042		60.00%	0.00%	18	G		$105,931
D5030810	Security & Detection Systems	$2.40	S.F.	6,696	20	2023	2043		95.00%	0.00%	19	G		$16,070
D5030910	Fire Alarm Systems	$4.36	S.F.	6,696	15	1992	2007		0.00%	110.00%	-17	MA	$32,114.02	$29,195
D5030920	Data Communication	$5.64	S.F.	6,696	25	2020	2045		84.00%	0.00%	21	G		$37,765
								Total	**24.57%**	**33.67%**			**$539,153.49**	**$1,601,496**

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls







Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings






Note:

System: C3010220 - Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3010230 - Paint & Covering





Note:

System: C3020412 - VCT





Note:

System: C3020420 - Ceramic Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3020430 - Terrazzo





Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures





Note: The plumbing fixtures are in fair condition with no reported issues.

System: D2020 - Domestic Water Distribution This system contains no images

Note: The domestic water distribution is in fair condition with no reported issues.

System: D2030 - Sanitary Waste This system contains no images

Note: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation




Note:

System: D5010 - Electrical Service/Distribution





Note: The electrical service and distribution is functioning in good condition with no reported issues.

System: D5020 - Branch Wiring This system contains no images

Note: The branch wiring is functioning in good condition with no reported issues.

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems







Note: The fire alarm system is aged, has reported outages and due for replacement.

System: D5030920 - Data Communication







Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

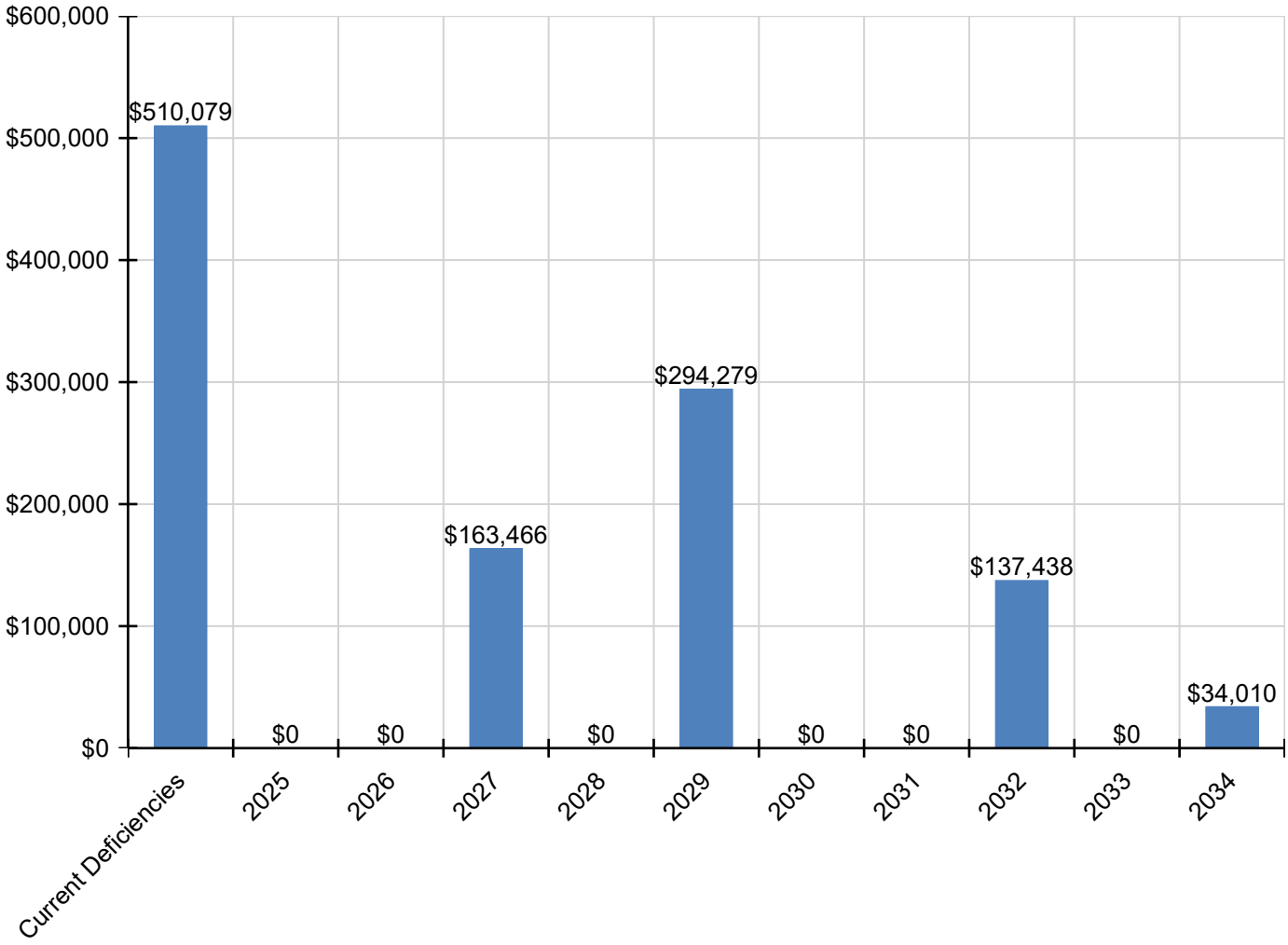
System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$510,079**	**$0**	**$0**	**$163,466**	**$0**	**$294,279**	**$0**	**$0**	**$137,438**	**$0**	**$34,010**	**$1,139,274**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$84,852	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$84,852**
B2030 - Exterior Doors	$14,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,584**
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	$106,286	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,286**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C1010 - Partitions**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$27,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,105**
C1030 - Fittings	$15,910	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,910**
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**

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$3,681	$0	$0	$0	$0	$0	**$3,681**
C3010230 - Paint & Covering	$25,307	$0	$0	$0	$0	$29,338	$0	$0	$0	$0	$34,010	**$88,656**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - VCT	$32,156	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,156**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$3,305	$0	$0	$0	$0	$0	**$3,305**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$151,068	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$151,068**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$136,278	$0	$0	$0	$0	$0	**$136,278**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$10,161	$0	$0	$0	$0	$0	**$10,161**
D2030 - Sanitary Waste	$20,697	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,697**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$137,438	$0	$0	**$137,438**
D3050 - Terminal & Package Units	$0	$0	$0	$118,555	$0	$0	$0	$0	$0	$0	$0	**$118,555**
D3060 - Controls & Instrumentation	$0	$0	$0	$44,911	$0	$0	$0	$0	$0	$0	$0	**$44,911**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$21,603	$0	$0	$0	$0	$0	**$21,603**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$89,913	$0	$0	$0	$0	$0	**$89,913**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$32,114	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,114**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

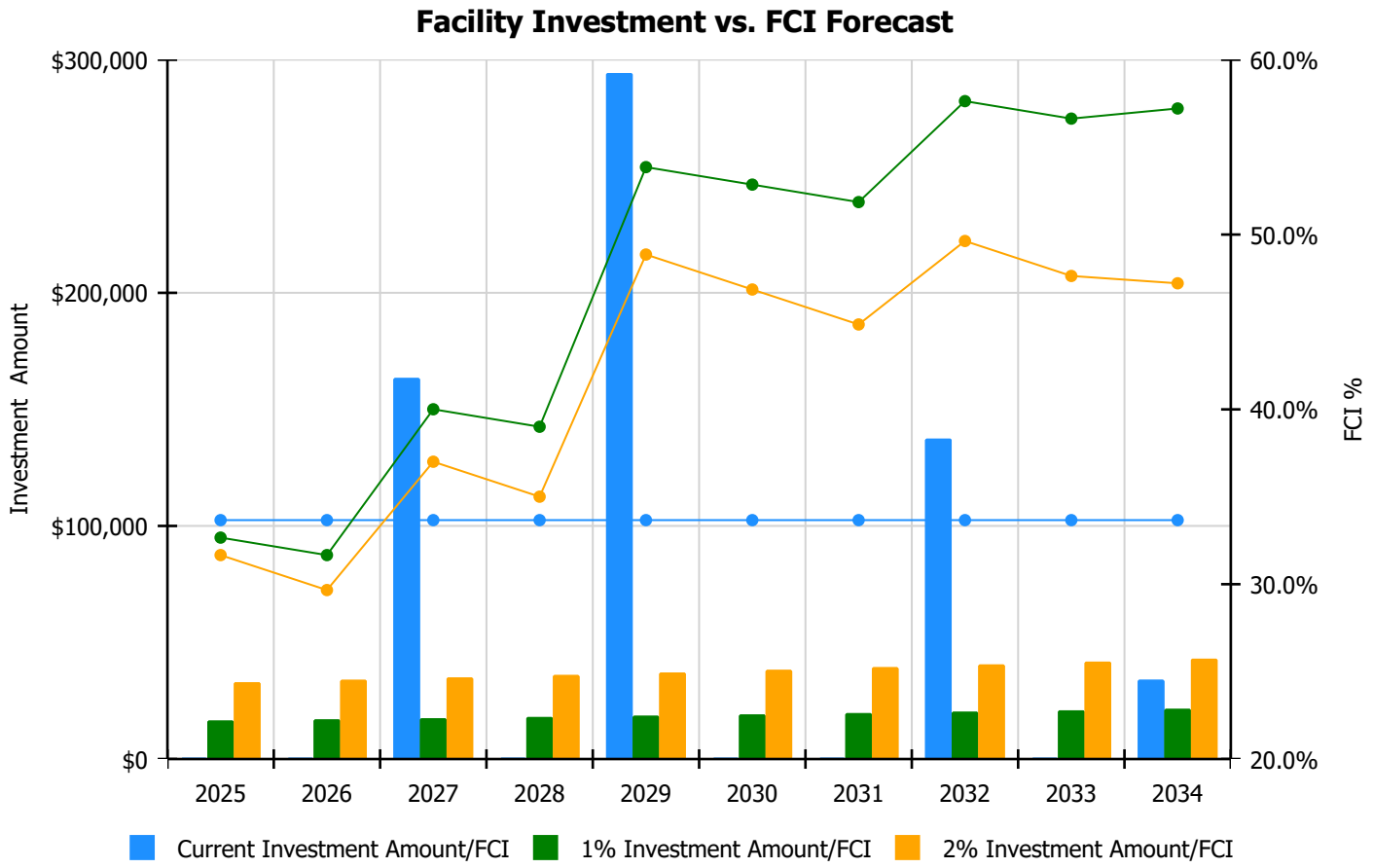
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

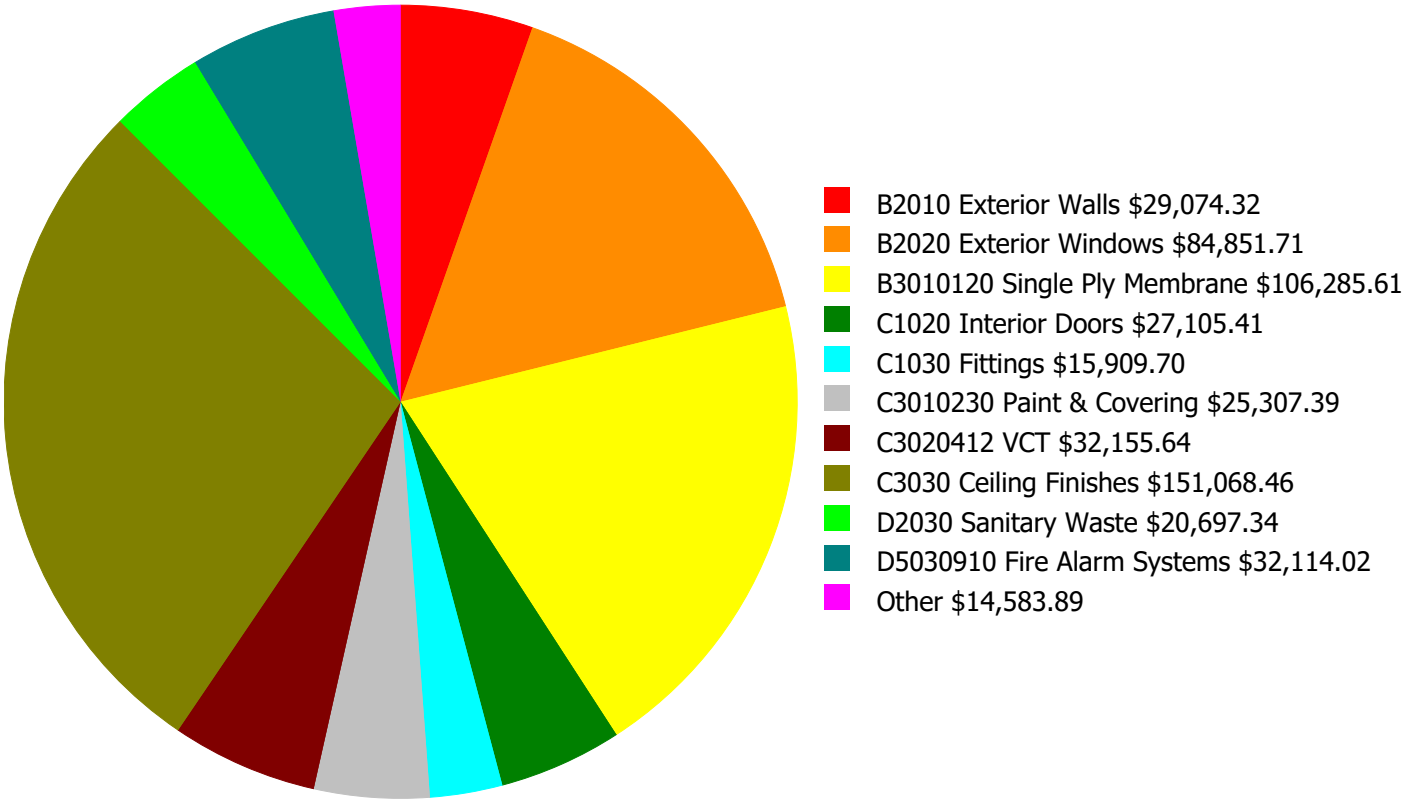
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 33.67%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$16,495.00	32.67%	$32,991.00	31.67%
2026	$0	$16,990.00	31.67%	$33,981.00	29.67%
2027	$163,466	$17,500.00	40.01%	$35,000.00	37.01%
2028	$0	$18,025.00	39.01%	$36,050.00	35.01%
2029	$294,279	$18,566.00	53.86%	$37,131.00	48.86%
2030	$0	$19,123.00	52.86%	$38,245.00	46.86%
2031	$0	$19,696.00	51.86%	$39,393.00	44.86%
2032	$137,438	$20,287.00	57.63%	$40,575.00	49.63%
2033	$0	$20,896.00	56.63%	$41,792.00	47.63%
2034	$34,010	$21,523.00	57.21%	$43,046.00	47.21%
Total:	**$629,195**	**$189,101.00**		**$378,204.00**	

Deficiency Summary by System

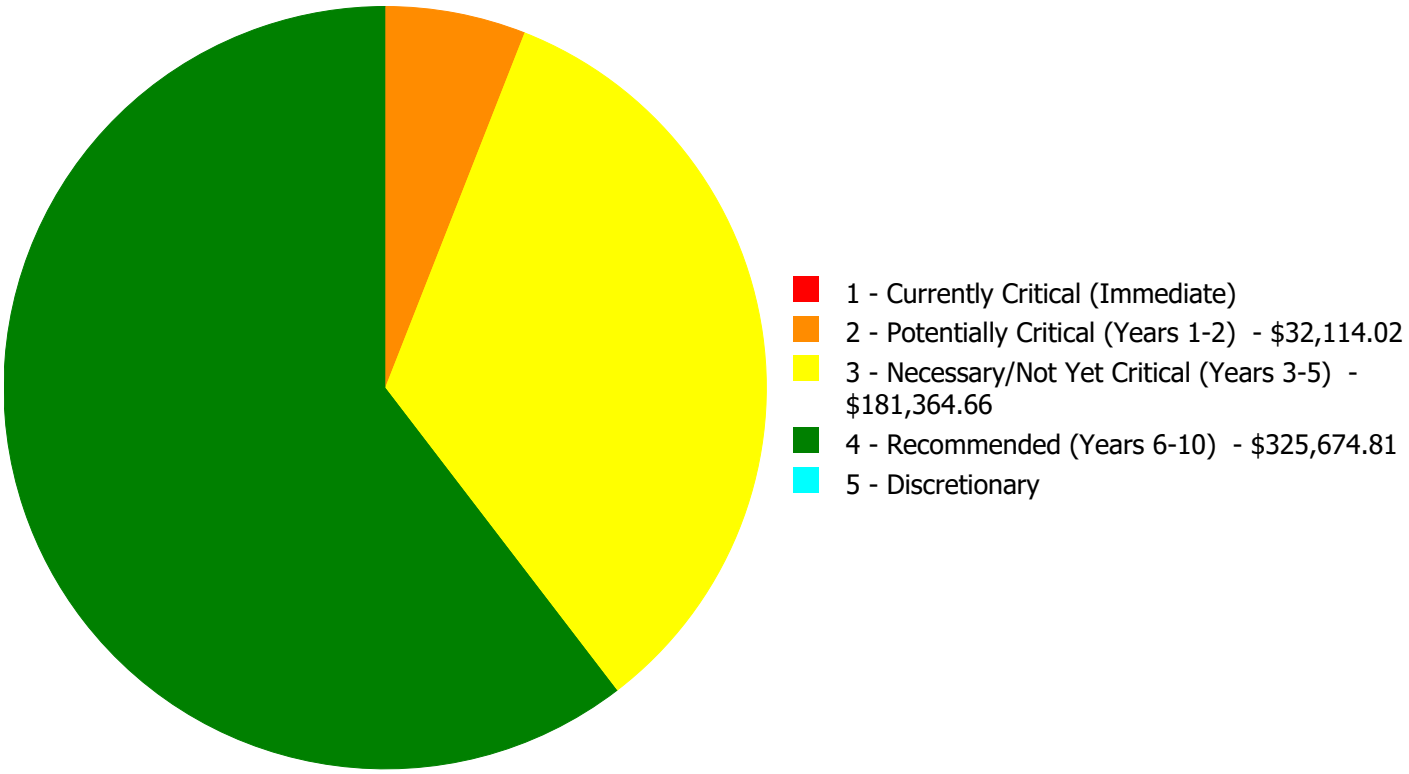
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $539,153.49

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $539,153.49

Deficiency By Priority Investment Table

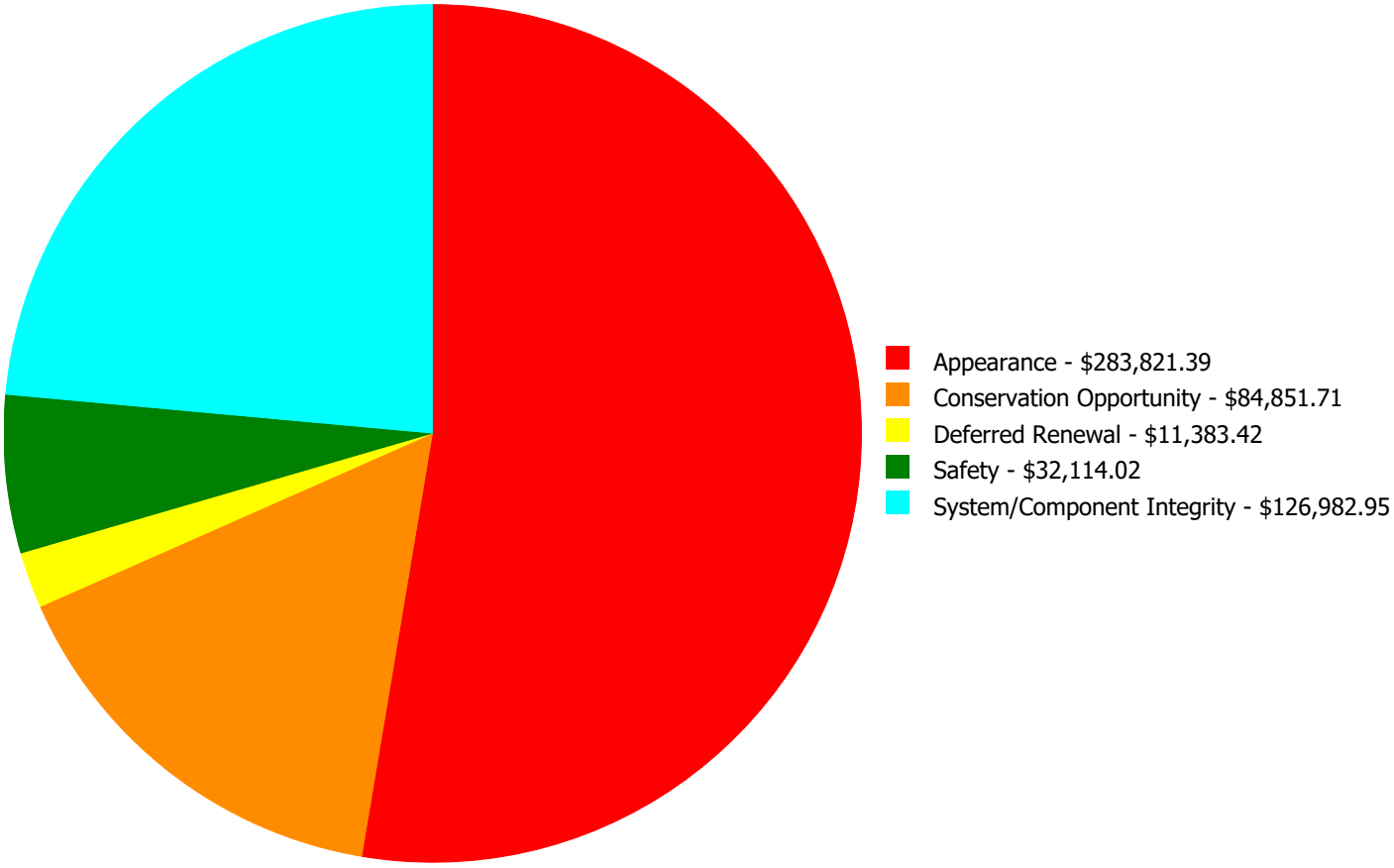
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2010	Exterior Walls	$0.00	$0.00	$29,074.32	$0.00	$0.00	$29,074.32
B2020	Exterior Windows	$0.00	$0.00	$0.00	$84,851.71	$0.00	$84,851.71
B2030	Exterior Doors	$0.00	$0.00	$0.00	$14,583.89	$0.00	$14,583.89
B3010120	Single Ply Membrane	$0.00	$0.00	$106,285.61	$0.00	$0.00	$106,285.61
C1020	Interior Doors	$0.00	$0.00	$0.00	$27,105.41	$0.00	$27,105.41
C1030	Fittings	$0.00	$0.00	$0.00	$15,909.70	$0.00	$15,909.70
C3010230	Paint & Covering	$0.00	$0.00	$25,307.39	$0.00	$0.00	$25,307.39
C3020412	VCT	$0.00	$0.00	$0.00	$32,155.64	$0.00	$32,155.64
C3030	Ceiling Finishes	$0.00	$0.00	$0.00	$151,068.46	$0.00	$151,068.46
D2030	Sanitary Waste	$0.00	$0.00	$20,697.34	$0.00	$0.00	$20,697.34
D5030910	Fire Alarm Systems	$0.00	$32,114.02	$0.00	$0.00	$0.00	$32,114.02
	Total:	$0.00	$32,114.02	$181,364.66	$325,674.81	$0.00	$539,153.49

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $539,153.49

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Years 1-2):

System: D5030910 - Fire Alarm Systems



Location:	Throughout building
Distress:	Beyond Design Life
Category:	Safety
Priority:	2 - Potentially Critical (Years 1-2)
Correction:	Renew System
Qty:	6,696.00
Unit of Measure:	S.F.
Estimate:	$32,114.02
Assessor Name:	Scott Stone
Date Created:	02/16/2024

Notes: The fire alarm system is aged, has reported outages and due for replacement.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B2010 - Exterior Walls



Location:	Metal Soffit
Distress:	Broken/Cracked/Chipped
Category:	Appearance
Priority:	3 - Necessary/Not Yet Critical (Years 3-5)
Correction:	Spray refinish steel siding - 1st floor
Qty:	28.00
Unit of Measure:	C.S.F.
Estimate:	$17,690.90
Assessor Name:	Raul Berrios
Date Created:	02/17/2024

Notes: Metal soffit has dull finishes and chipped areas.

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Deferred Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point clay brick wall, 1st floor
Qty: 5.00
Unit of Measure: C.S.F.
Estimate: $11,383.42
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior brick walls have deteriorated mortar joints and expansion caulking that could compromise the water tightness of the building envelope. Brick is soiled in areas.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $106,285.61
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Roof is beyond design life and per satellite imagery it looks worn out, soiled and with evidence of areas with ponding water.

System: C3010230 - Paint & Covering



Location: Throughout Building
Distress: Beyond Design Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,536.00
Unit of Measure: S.F.
Estimate: $25,307.39
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Painted walls are stained, scuffed in areas, and due for refinish.

System: D2030 - Sanitary Waste

This deficiency has no image.

Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $20,697.34
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Beyond Design Life
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $84,851.71
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Windows were refinished and partially repaired around the year 1992 and are beyond their design life, inefficient, and due for replacement.

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $14,583.89
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior doors have dull finishes, maybe hard to lock properly, are rusted and some would benefit from replacement, refinishing or updates to hardware.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Beyond Design Life
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $27,105.41
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Interior doors are beyond their design life, have minor chips or deteriorated finishes, may not meet minimum size requirements and have obsolete hardware.

System: C1030 - Fittings



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $15,909.70
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Fixed furnishings are in good condition, but surfaces of counters are beyond design life and some wood veneers are damaged; partial or full replacement may be necessary, and/or repairs and refinishing.

System: C3020412 - VCT



Location: Throughout Building
Distress: Excessive Wear
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,464.00
Unit of Measure: S.F.
Estimate: $32,155.64
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The VCT flooring is beyond design life, worn, and due for replacement. Some of the tiles are 9”x9” and may require abatement at time of replacement.

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Stained/Dirty
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,696.00
Unit of Measure: S.F.
Estimate: $151,068.46
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The acoustical ceiling tiles and grid system are beyond design life, stained, sagging, and due for replacement.

Executive Summary

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

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

Function:	
Gross Area (SF):	9,221
Year Built:	1963
Last Renovation:	
Replacement Value:	$2,235,282
Repair Cost:	$723,368
Total FCI:	32.36%
Total RSLI:	24.53%
FCA Score:	67.64



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

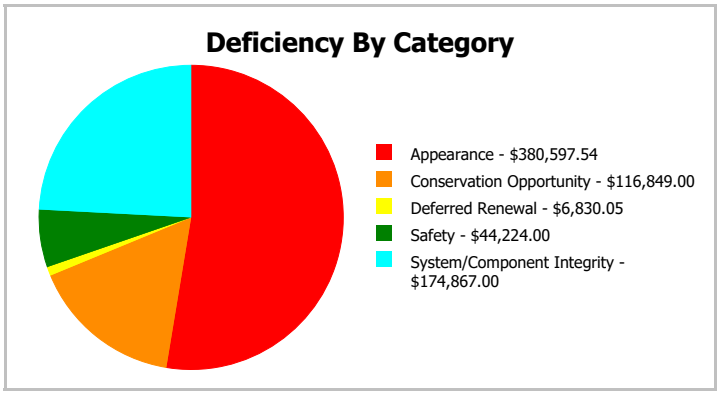
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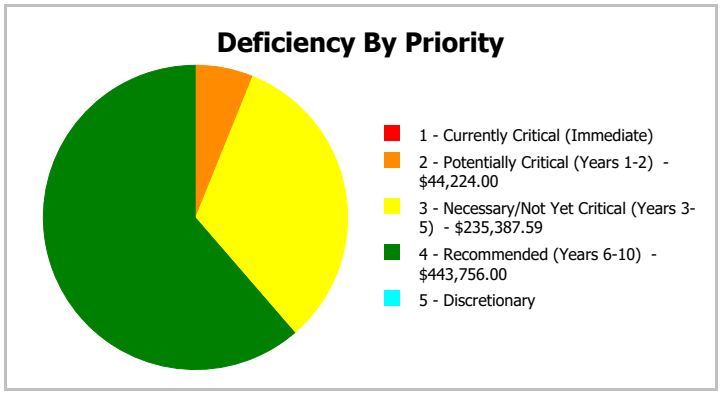
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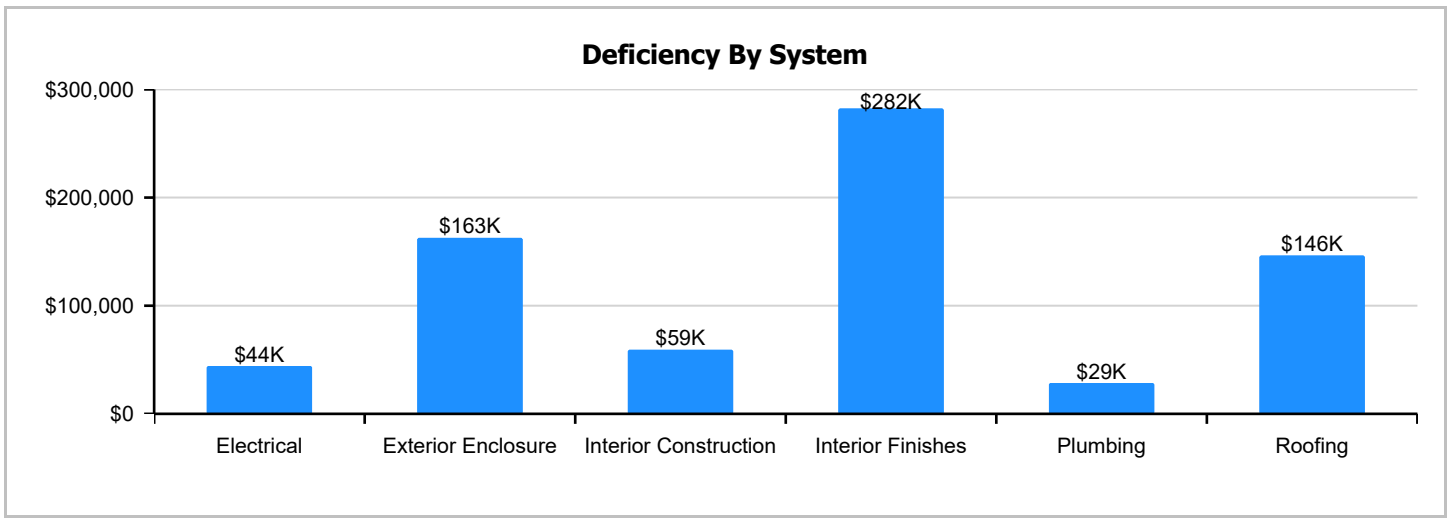
Dashboard Summary

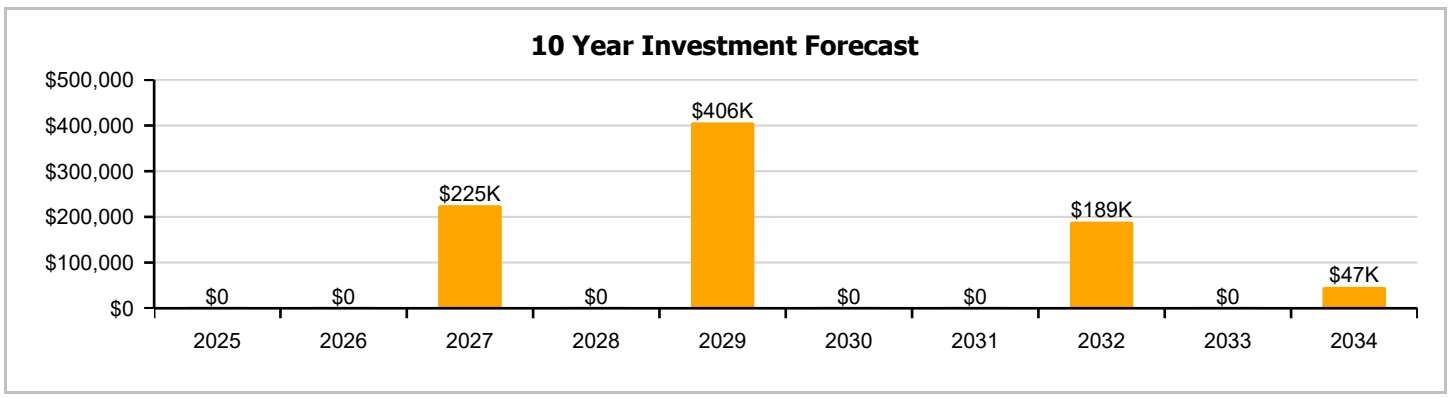
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	9,221
Year Built:	1963	Last Renovation:	
Repair Cost:	$723,368	Replacement Value:	$2,235,282
FCI:	32.36%	RSLI%:	24.53%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	66.51%	$162,716.59
B30 - Roofing	0.00%	110.00%	$146,365.00
C10 - Interior Construction	20.45%	52.31%	$59,236.00
C30 - Interior Finishes	5.31%	78.00%	$282,324.00
D20 - Plumbing	20.98%	15.49%	$28,502.00
D30 - HVAC	17.10%	0.00%	$0.00
D50 - Electrical	45.27%	11.62%	$44,224.00
Totals:	**24.53%**	**32.36%**	**$723,367.59**

Photo Album

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

1). West Elevation - Feb 16, 2024



2). South Elevation - Feb 16, 2024



3). East Elevation - Feb 16, 2024



4). North Elevation - Feb 16, 2024



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$12.81	S.F.	9,221	100	1963	2063		39.00%	0.00%	39	G		$118,121
A1030	Slab on Grade	$13.07	S.F.	9,221	100	1963	2063		39.00%	0.00%	39	G		$120,518
B1020	Roof Construction	$27.76	S.F.	9,221	100	1963	2063		39.00%	0.00%	39	G		$255,975
B2010	Exterior Walls	$13.03	S.F.	9,221	100	1963	2063		39.00%	21.46%	39	F	$25,784.59	$120,150
B2020	Exterior Windows	$11.52	S.F.	9,221	30	1963	1993		0.00%	110.00%	-31	MA	$116,849.00	$106,226
B2030	Exterior Doors	$1.98	S.F.	9,221	45	1963	2008		0.00%	110.00%	-16	MA	$20,083.00	$18,258
B3010120	Single Ply Membrane	$14.43	S.F.	9,221	15	1997	2012		0.00%	110.00%	-12	MO	$146,365.00	$133,059
C1010	Partitions	$6.44	S.F.	9,221	100	1963	2063		39.00%	0.00%	39	G		$59,383
C1020	Interior Doors	$3.68	S.F.	9,221	30	1963	1993		0.00%	110.00%	-31	MO	$37,327.00	$33,933
C1030	Fittings	$2.16	S.F.	9,221	20	1963	1983		0.00%	110.00%	-41	MO	$21,909.00	$19,917
C3010220	Tile	$18.04	S.F.	250	30	1963	1993	2029	16.67%	0.00%	5	F		$4,510
C3010230	Paint & Covering	$3.52	S.F.	8,971	5	1963	1968		0.00%	110.00%	-56	MO	$34,736.00	$31,578
C3020412	VCT	$5.35	S.F.	6,721	20	1992	2012		0.00%	110.00%	-12	MO	$39,553.00	$35,957
C3020420	Ceramic Tile	$16.20	S.F.	250	50	1963	2013	2029	10.00%	0.00%	5	G		$4,050
C3020430	Terrazzo	$42.99	S.F.	2,250	75	1963	2038		18.67%	0.00%	14	G		$96,728
C3030	Ceiling Finishes	$20.51	S.F.	9,221	20	1992	2012		0.00%	110.00%	-12	MO	$208,035.00	$189,123
D2010	Plumbing Fixtures	$15.96	S.F.	9,221	20	1992	2012	2029	25.00%	0.00%	5	F		$147,167
D2020	Domestic Water Distribution	$1.19	S.F.	9,221	30	1992	2022	2029	16.67%	0.00%	5	F		$10,973
D2030	Sanitary Waste	$2.81	S.F.	9,221	30	1963	1993		0.00%	110.00%	-31	MA	$28,502.00	$25,911
D3040	Distribution Systems	$14.73	S.F.	9,221	40	1992	2032		20.00%	0.00%	8	F		$135,825
D3050	Terminal & Package Units	$14.73	S.F.	9,221	20	2007	2027		15.00%	0.00%	3	F		$135,825
D3060	Controls & Instrumentation	$5.58	S.F.	9,221	20	2007	2027		15.00%	0.00%	3	F		$51,453
D5010	Electrical Service/Distribution	$2.53	S.F.	9,221	30	1992	2022	2029	16.67%	0.00%	5	G		$23,329
D5020	Branch Wiring	$10.53	S.F.	9,221	30	1992	2022	2029	16.67%	0.00%	5	G		$97,097
D5020	Lighting	$15.82	S.F.	9,221	30	2012	2042		60.00%	0.00%	18	G		$145,876
D5030810	Security & Detection Systems	$2.40	S.F.	9,221	20	2023	2043		95.00%	0.00%	19	G		$22,130
D5030910	Fire Alarm Systems	$4.36	S.F.	9,221	15	1992	2007		0.00%	110.00%	-17	MA	$44,224.00	$40,204
D5030920	Data Communication	$5.64	S.F.	9,221	25	2020	2045		84.00%	0.00%	21	G		$52,006
								Total	**24.53%**	**32.36%**			**$723,367.59**	**$2,235,282**

System Notes

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

System: A1030 - Slab on Grade





Note:

System: B1020 - Roof Construction





Note:

System: B2010 - Exterior Walls





Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings





Note:

System: C3010220 - Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3010230 - Paint & Covering





Note:

System: C3020412 - VCT





Note:

System: C3020420 - Ceramic Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3020430 - Terrazzo





Note:

System: C3030 - Ceiling Finishes








Note:

System: D2010 - Plumbing Fixtures





Note: The plumbing fixtures are in fair condition with no reported issues.

System: D2020 - Domestic Water Distribution



Note: The domestic water distribution in fair condition with no reported issues.

System: D2030 - Sanitary Waste



Note: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3040 - Distribution Systems





Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation




Note:

System: D5010 - Electrical Service/Distribution




Note: The electrical service and distribution is functioning in good condition with no reported issues.

System: D5020 - Branch Wiring This system contains no images

Note: The branch wiring is functioning in good condition with no reported issues.

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems





Note: The fire alarm system is aged, has reported outages and due for replacement.

System: D5030920 - Data Communication





Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

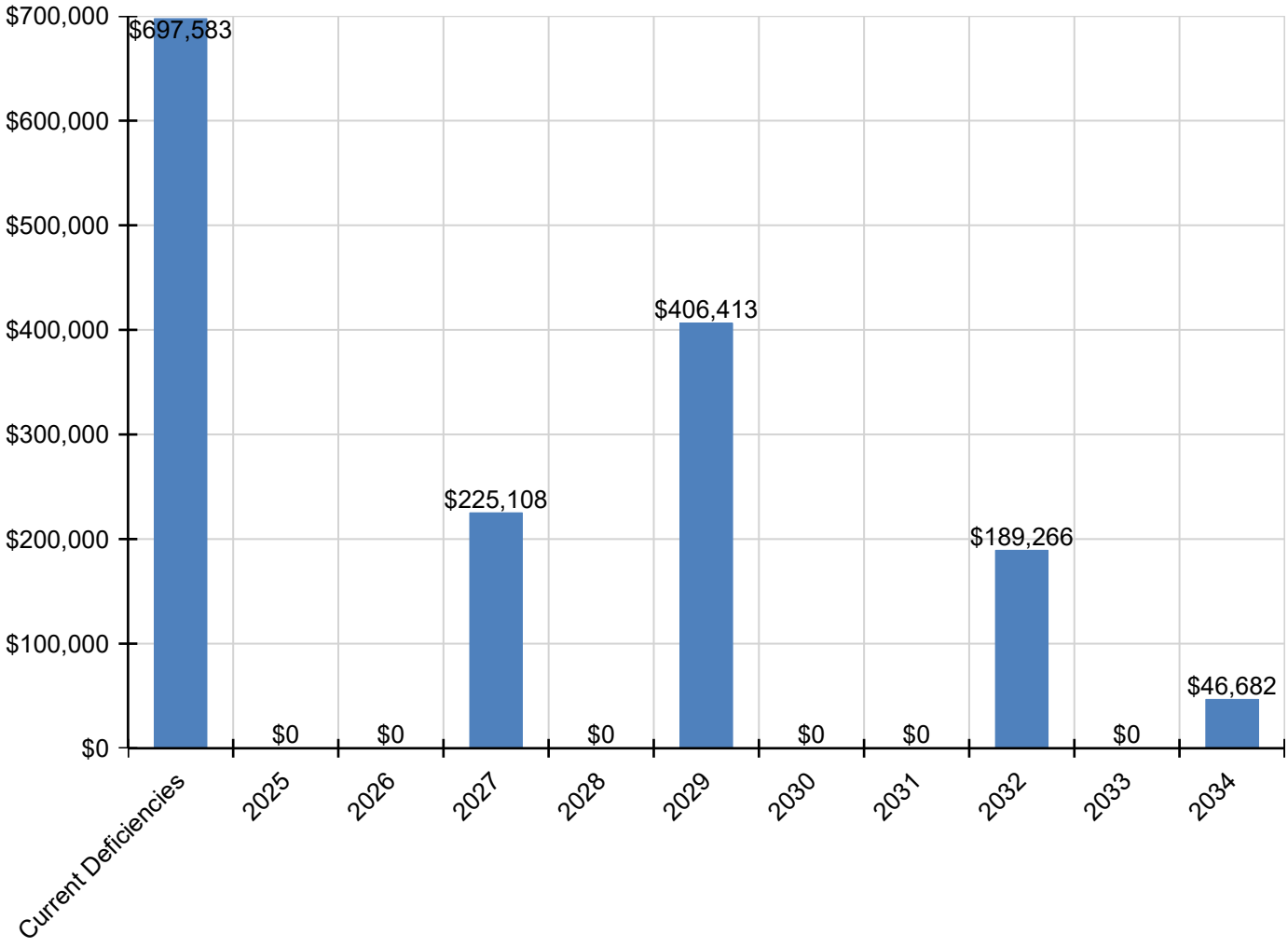
System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$697,583**	**$0**	**$0**	**$225,108**	**$0**	**$406,413**	**$0**	**$0**	**$189,266**	**$0**	**$46,682**	**$1,565,052**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$116,849	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,849**
B2030 - Exterior Doors	$20,083	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,083**
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	$146,365	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$146,365**
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	$37,327	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,327**
C1030 - Fittings	$21,909	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,909**
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**

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$5,751	$0	$0	$0	$0	$0	**$5,751**
C3010230 - Paint & Covering	$34,736	$0	$0	$0	$0	$40,269	$0	$0	$0	$0	$46,682	**$121,687**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - VCT	$39,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,553**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$5,165	$0	$0	$0	$0	$0	**$5,165**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$208,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$208,035**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$187,668	$0	$0	$0	$0	$0	**$187,668**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$13,992	$0	$0	$0	$0	$0	**$13,992**
D2030 - Sanitary Waste	$28,502	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,502**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$189,266	$0	$0	**$189,266**
D3050 - Terminal & Package Units	$0	$0	$0	$163,262	$0	$0	$0	$0	$0	$0	$0	**$163,262**
D3060 - Controls & Instrumentation	$0	$0	$0	$61,846	$0	$0	$0	$0	$0	$0	$0	**$61,846**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$29,749	$0	$0	$0	$0	$0	**$29,749**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$123,819	$0	$0	$0	$0	$0	**$123,819**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$44,224	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,224**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

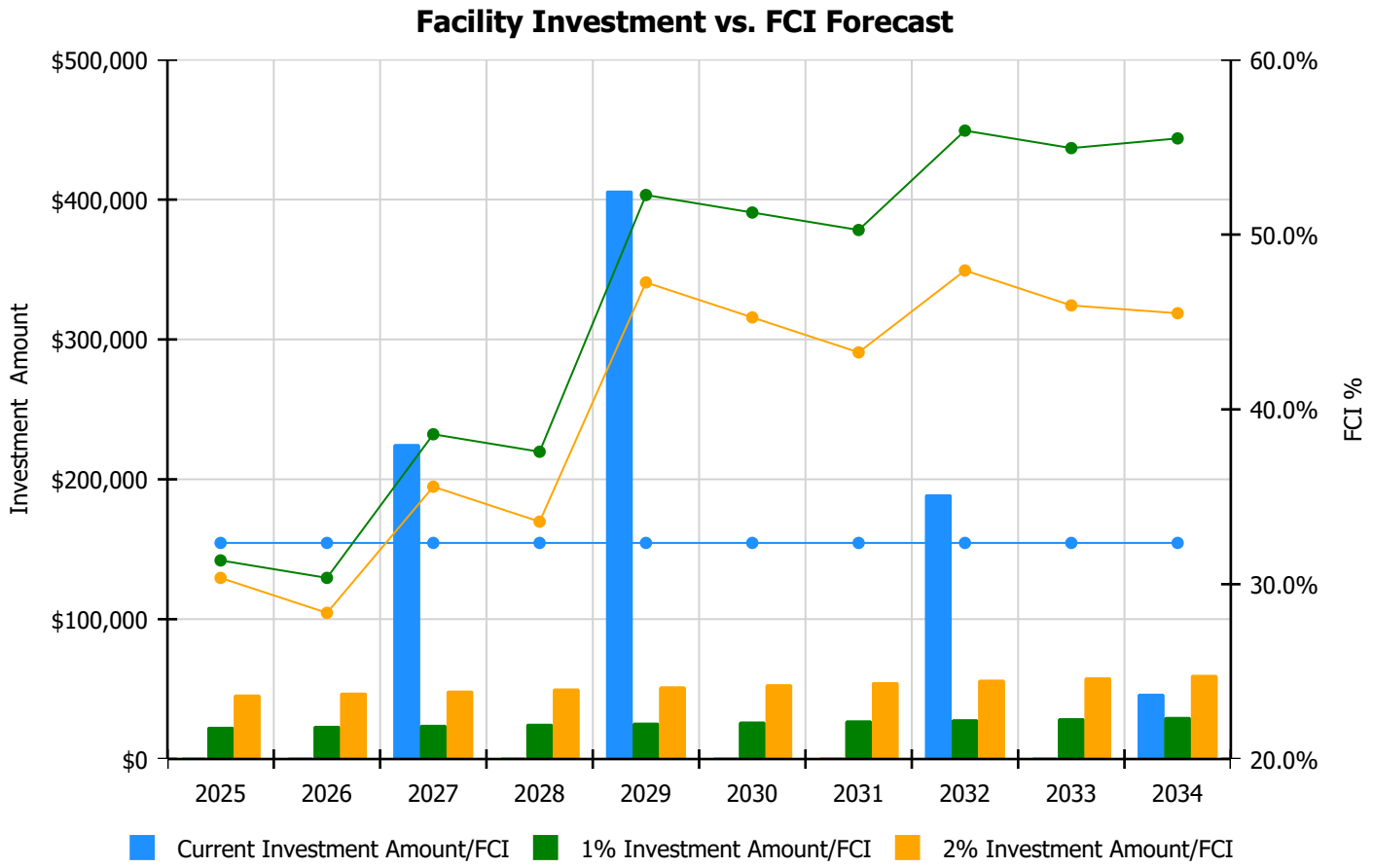
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

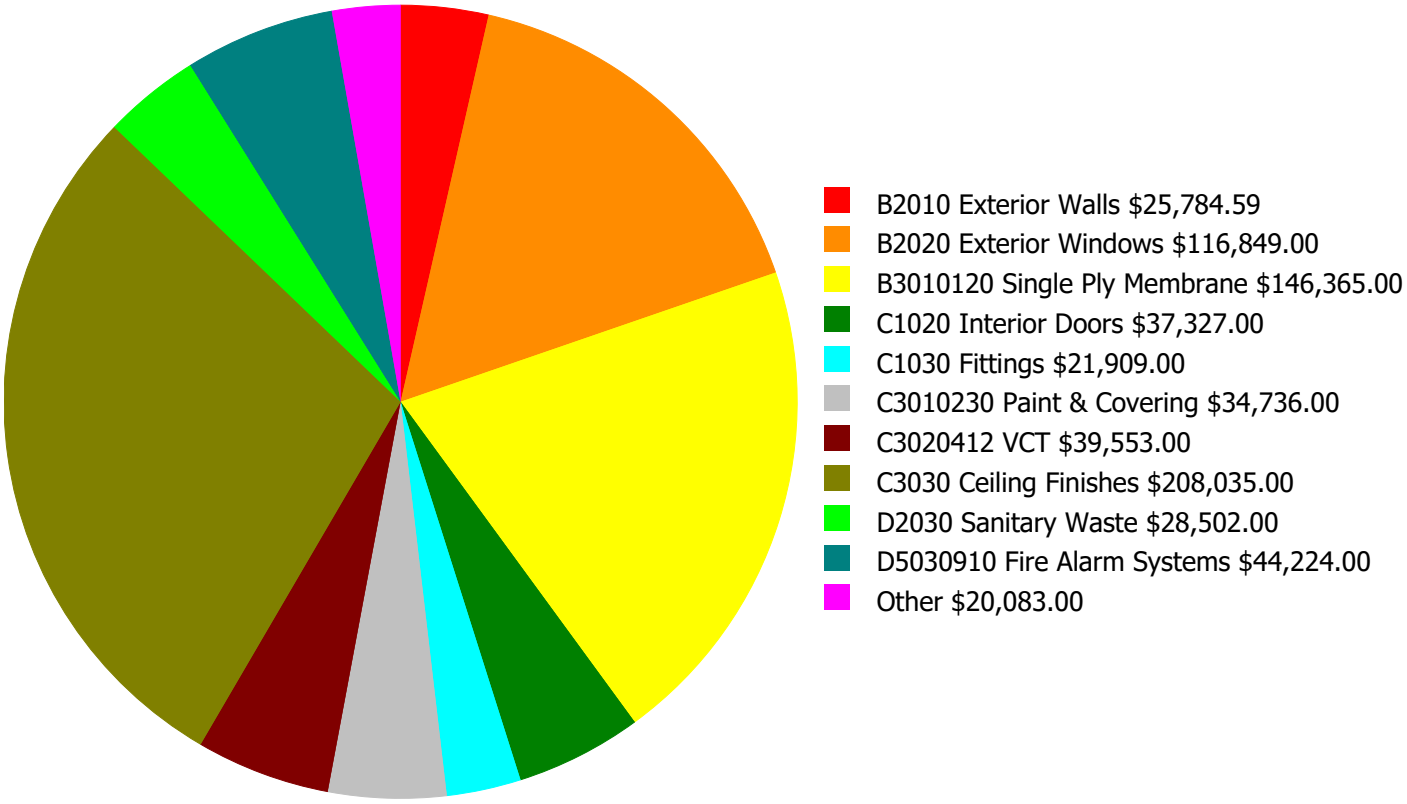
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 32.36%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$23,023.00	31.36%	$46,047.00	30.36%
2026	$0	$23,714.00	30.36%	$47,428.00	28.36%
2027	$225,108	$24,426.00	38.58%	$48,851.00	35.58%
2028	$0	$25,158.00	37.58%	$50,317.00	33.58%
2029	$406,413	$25,913.00	52.26%	$51,826.00	47.26%
2030	$0	$26,690.00	51.26%	$53,381.00	45.26%
2031	$0	$27,491.00	50.26%	$54,982.00	43.26%
2032	$189,266	$28,316.00	55.95%	$56,632.00	47.95%
2033	$0	$29,165.00	54.95%	$58,331.00	45.95%
2034	$46,682	$30,040.00	55.50%	$60,081.00	45.50%
Total:	**$867,469**	**$263,936.00**		**$527,876.00**	

Deficiency Summary by System

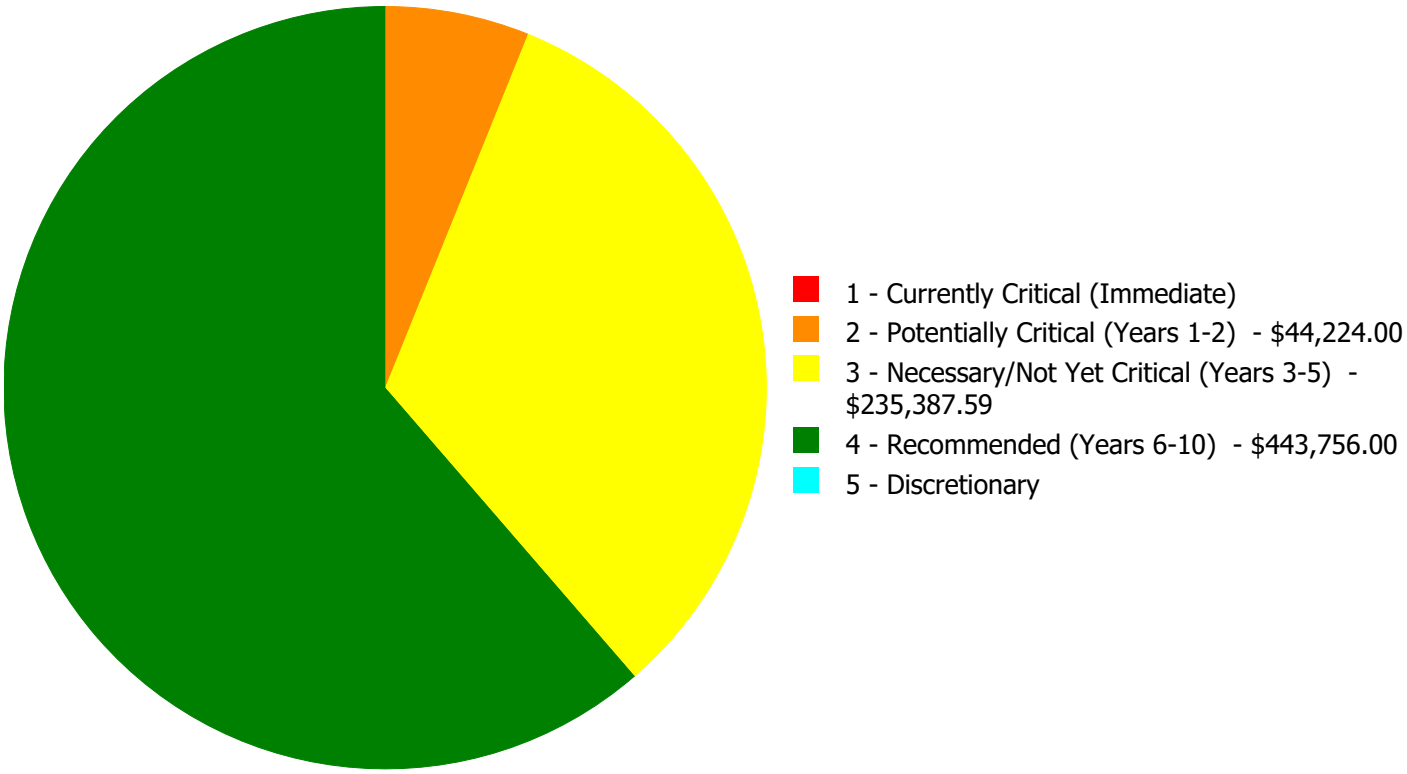
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $723,367.59

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $723,367.59

Deficiency By Priority Investment Table

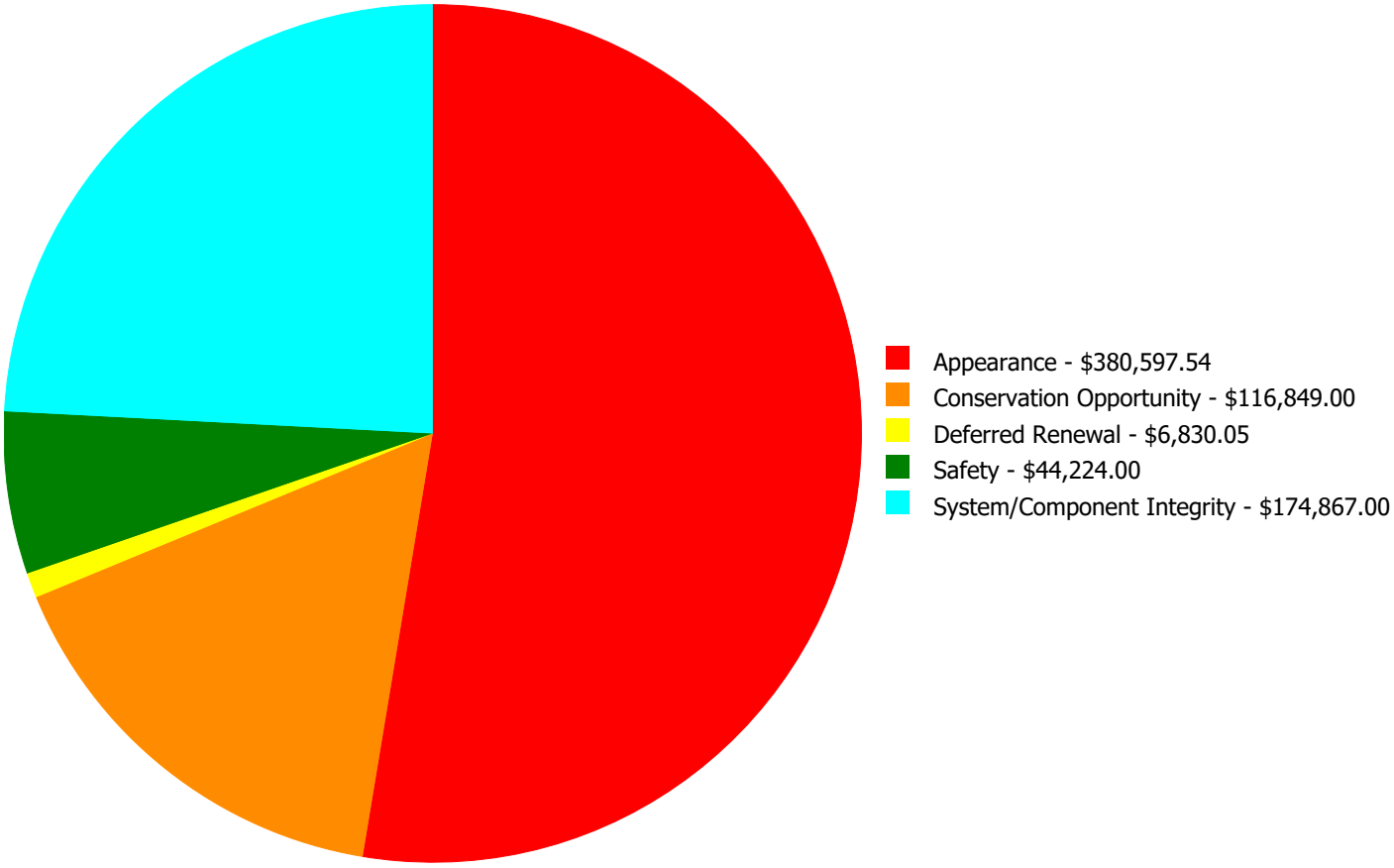
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2010	Exterior Walls	$0.00	$0.00	$25,784.59	$0.00	$0.00	$25,784.59
B2020	Exterior Windows	$0.00	$0.00	$0.00	$116,849.00	$0.00	$116,849.00
B2030	Exterior Doors	$0.00	$0.00	$0.00	$20,083.00	$0.00	$20,083.00
B3010120	Single Ply Membrane	$0.00	$0.00	$146,365.00	$0.00	$0.00	$146,365.00
C1020	Interior Doors	$0.00	$0.00	$0.00	$37,327.00	$0.00	$37,327.00
C1030	Fittings	$0.00	$0.00	$0.00	$21,909.00	$0.00	$21,909.00
C3010230	Paint & Covering	$0.00	$0.00	$34,736.00	$0.00	$0.00	$34,736.00
C3020412	VCT	$0.00	$0.00	$0.00	$39,553.00	$0.00	$39,553.00
C3030	Ceiling Finishes	$0.00	$0.00	$0.00	$208,035.00	$0.00	$208,035.00
D2030	Sanitary Waste	$0.00	$0.00	$28,502.00	$0.00	$0.00	$28,502.00
D5030910	Fire Alarm Systems	$0.00	$44,224.00	$0.00	$0.00	$0.00	$44,224.00
	Total:	$0.00	$44,224.00	$235,387.59	$443,756.00	$0.00	$723,367.59

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $723,367.59

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Years 1-2):

System: D5030910 - Fire Alarm Systems



Location: Throughout building
Distress: Beyond Design Life
Category: Safety
Priority: 2 - Potentially Critical (Years 1-2)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $44,224.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The fire alarm system is aged, has reported outages and due for replacement.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B2010 - Exterior Walls



Location: Soffit
Distress: Excessive Wear
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Spray refinish steel siding - 1st floor
Qty: 30.00
Unit of Measure: C.S.F.
Estimate: $18,954.54
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Metal soffit has dull finishes and chipped off areas

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Deferred Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point clay brick wall, 1st floor
Qty: 3.00
Unit of Measure: C.S.F.
Estimate: $6,830.05
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior brick walls have deteriorated mortar joints and expansion caulking that could compromise the water tightness of the building envelope. Masonry should be cleaned.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $146,365.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Roof is beyond design life and per satellite imagery it looks worn out, soiled and with evidence of areas with ponding water.

System: C3010230 - Paint & Covering



Location: Throughout Building
Distress: Excessive Wear
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 8,971.00
Unit of Measure: S.F.
Estimate: $34,736.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Painted walls are stained, scuffed in areas, and due for refinish.

System: D2030 - Sanitary Waste



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $28,502.00
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $116,849.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Windows were refinished and partially repaired around the year 1992, are beyond design life, inefficient, and due for replacement

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $20,083.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior doors have dull finishes, maybe hard to lock properly, are rusted and some would benefit from replacement, refinishing or updates to hardware.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $37,327.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Interior doors are beyond their design life, have minor chips or deteriorated finishes, may not meet minimum size requirements, hardware is obsolete, and due for replacement.

System: C1030 - Fittings



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $21,909.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Fixed furnishings are in good condition, but surfaces of counters are beyond design life and some wood veneers are damaged; partial or full replacement may be necessary, and/or repairs and refinishing. Toilet partitions were installed within the last 5 years and are in good condition. Percentage of renewal has been adjusted to reflect this.

System: C3020412 - VCT



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 6,721.00
Unit of Measure: S.F.
Estimate: $39,553.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The VCT flooring is beyond design life, worn, and due for replacement. Some of the tiles are 9”x9” and may require abatement at time of replacement.

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Stained/Dirty
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,221.00
Unit of Measure: S.F.
Estimate: $208,035.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The acoustical ceiling tiles and grid system are beyond design life, stained, sagging, mismatched, and due for replacement.

Executive Summary

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

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

Function:	
Gross Area (SF):	9,010
Year Built:	1963
Last Renovation:	
Replacement Value:	$2,145,754
Repair Cost:	$515,152
Total FCI:	24.01%
Total RSLI:	26.74%
FCA Score:	75.99



Description:

The narrative for this building is included in the campus summary description at the front of this report.

Attributes:

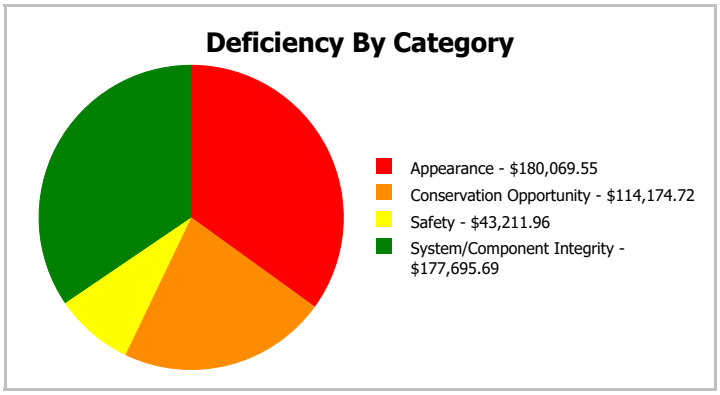
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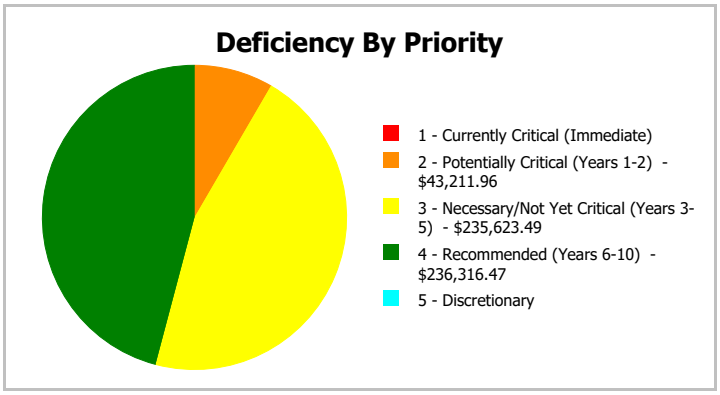
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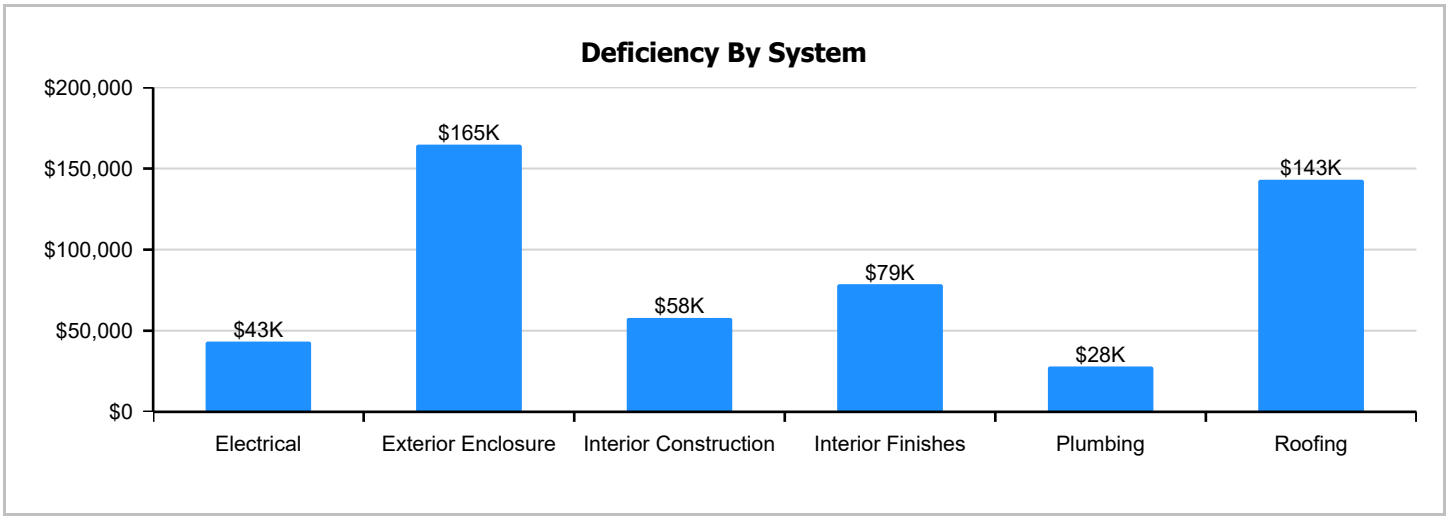
Dashboard Summary

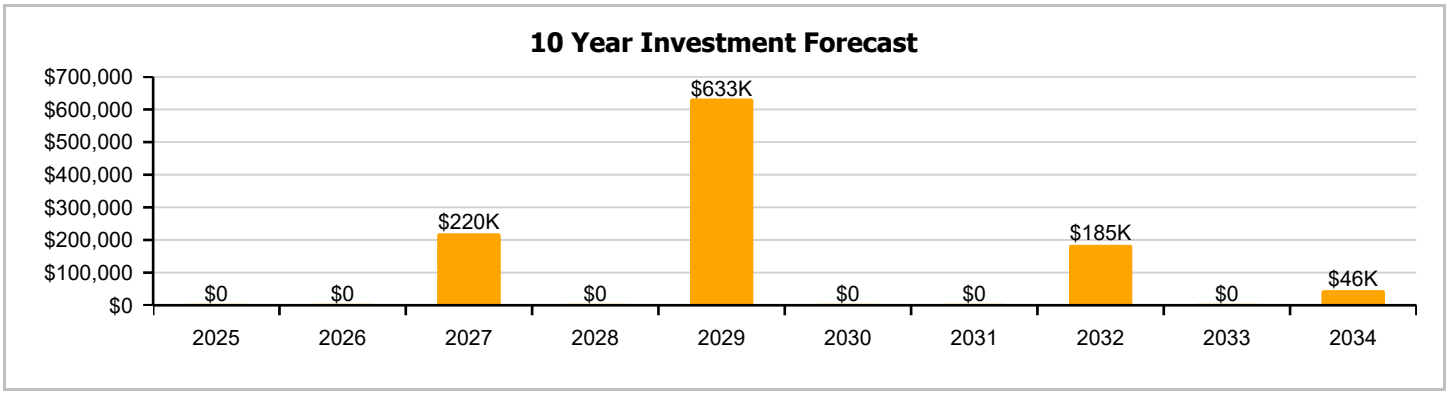
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	9,010
Year Built:	1963	Last Renovation:	
Repair Cost:	$515,152	Replacement Value:	$2,145,754
FCI:	24.01%	RSLI%:	26.74%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	39.00%	0.00%	$0.00
B10 - Superstructure	39.00%	0.00%	$0.00
B20 - Exterior Enclosure	19.15%	68.88%	$164,637.63
B30 - Roofing	0.00%	110.00%	$143,015.73
C10 - Interior Construction	20.45%	52.31%	$57,880.24
C30 - Interior Finishes	18.01%	24.92%	$78,556.45
D20 - Plumbing	20.98%	15.49%	$27,849.91
D30 - HVAC	17.10%	0.00%	$0.00
D50 - Electrical	45.27%	11.62%	$43,211.96
Totals:	**26.74%**	**24.01%**	**$515,151.92**

Photo Album

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

1). South Elevation - Feb 16, 2024



2). East Elevation - Feb 16, 2024



3). North Elevation - Feb 16, 2024



Condition Detail

This section of the report contains results of the Facility Condition Assessment. The building is separated into system components based on UNIFORMAT II Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

School Assessment Report - CLRM Bldg #5

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	$12.81	S.F.	9,010	100	1963	2063		39.00%	0.00%	39	G		$115,418
A1030	Slab on Grade	$13.07	S.F.	9,010	100	1963	2063		39.00%	0.00%	39	G		$117,761
B1020	Roof Construction	$27.76	S.F.	9,010	100	1963	2063		39.00%	0.00%	39	G		$250,118
B2010	Exterior Walls	$13.03	S.F.	9,010	100	1963	2063		39.00%	26.27%	39	F	$30,839.13	$117,400
B2020	Exterior Windows	$11.52	S.F.	9,010	30	1963	1993		0.00%	110.00%	-31	MA	$114,174.72	$103,795
B2030	Exterior Doors	$1.98	S.F.	9,010	45	1963	2008		0.00%	110.00%	-16	MA	$19,623.78	$17,840
B3010120	Single Ply Membrane	$14.43	S.F.	9,010	15	1997	2012		0.00%	110.00%	-12	MO	$143,015.73	$130,014
C1010	Partitions	$6.44	S.F.	9,010	100	1963	2063		39.00%	0.00%	39	G		$58,024
C1020	Interior Doors	$3.68	S.F.	9,010	30	1963	1993		0.00%	110.00%	-31	MO	$36,472.48	$33,157
C1030	Fittings	$2.16	S.F.	9,010	20	1963	1983		0.00%	110.00%	-41	MO	$21,407.76	$19,462
C3010220	Tile	$18.04	S.F.	250	30	1963	1993	2029	16.67%	0.00%	5	F		$4,510
C3010230	Paint & Covering	$3.52	S.F.	8,760	5	2014	2019		0.00%	110.00%	-5	MO	$33,918.72	$30,835
C3020412	VCT	$5.35	S.F.	7,585	20	1992	2012		0.00%	110.00%	-12	MO	$44,637.73	$40,580
C3020420	Ceramic Tile	$16.20	S.F.	250	50	1963	2013	2029	10.00%	0.00%	5	G		$4,050
C3020430	Terrazzo	$42.99	S.F.	1,175	75	1963	2038		18.67%	0.00%	14	G		$50,513
C3030	Ceiling Finishes	$20.51	S.F.	9,010	20	1992	2012	2029	25.00%	0.00%	5	F		$184,795
D2010	Plumbing Fixtures	$15.96	S.F.	9,010	20	1992	2012	2029	25.00%	0.00%	5	F		$143,800
D2020	Domestic Water Distribution	$1.19	S.F.	9,010	30	1992	2022	2029	16.67%	0.00%	5	F		$10,722
D2030	Sanitary Waste	$2.81	S.F.	9,010	30	1963	1993		0.00%	110.00%	-31	MA	$27,849.91	$25,318
D3040	Distribution Systems	$14.73	S.F.	9,010	40	1992	2032		20.00%	0.00%	8	F		$132,717
D3050	Terminal & Package Units	$14.73	S.F.	9,010	20	2007	2027		15.00%	0.00%	3	F		$132,717
D3060	Controls & Instrumentation	$5.58	S.F.	9,010	20	2007	2027		15.00%	0.00%	3	F		$50,276
D5010	Electrical Service/Distribution	$2.53	S.F.	9,010	30	1992	2022	2029	16.67%	0.00%	5	G		$22,795
D5020	Branch Wiring	$10.53	S.F.	9,010	30	1992	2022	2029	16.67%	0.00%	5	G		$94,875
D5020	Lighting	$15.82	S.F.	9,010	30	2012	2042		60.00%	0.00%	18	G		$142,538
D5030810	Security & Detection Systems	$2.40	S.F.	9,010	20	2023	2043		95.00%	0.00%	19	G		$21,624
D5030910	Fire Alarm Systems	$4.36	S.F.	9,010	15	1992	2007		0.00%	110.00%	-17	MA	$43,211.96	$39,284
D5030920	Data Communication	$5.64	S.F.	9,010	25	2020	2045		84.00%	0.00%	21	G		$50,816
								Total	**26.74%**	**24.01%**			**$515,151.92**	**$2,145,754**

System Notes

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

System: A1030 - Slab on Grade



Note:

System: B1020 - Roof Construction







Note:

System: B2010 - Exterior Walls







Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors





Note:

System: B3010120 - Single Ply Membrane



Note:

System: C1010 - Partitions





Note:

System: C1020 - Interior Doors





Note:

System: C1030 - Fittings






Note:

System: C3010220 - Tile





Note: Wall tiles are in fair condition; no major issues to report

System: C3010230 - Paint & Covering





Note:

System: C3020412 - VCT





Note:

System: C3020420 - Ceramic Tile





Note: Ceramic tiles are in good condition; steam cleaning could be considered

System: C3020430 - Terrazzo





Note:

System: C3030 - Ceiling Finishes





Note: The ceilings are painted "Tectum" panels; paint and panels are in good condition

System: D2010 - Plumbing Fixtures





Note: The plumbing fixtures are in fair condition with no reported issues.

System: D2020 - Domestic Water Distribution This system contains no images

Note: The domestic water distribution is in fair condition with no reported issues.

System: D2030 - Sanitary Waste




Note: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

System: D3040 - Distribution Systems






Note:

System: D3050 - Terminal & Package Units





Note:

System: D3060 - Controls & Instrumentation




Note:

System: D5010 - Electrical Service/Distribution





Note: The electrical service and distribution is functioning in good condition with no reported issues.

System: D5020 - Branch Wiring This system contains no images

Note: The branch wiring is functioning in good condition with no reported issues.

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems




Note:

System: D5030910 - Fire Alarm Systems





Note: The fire alarm system is aged, has reported outages and due for replacement.

System: D5030920 - Data Communication




Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

Inflation Rate: 3%

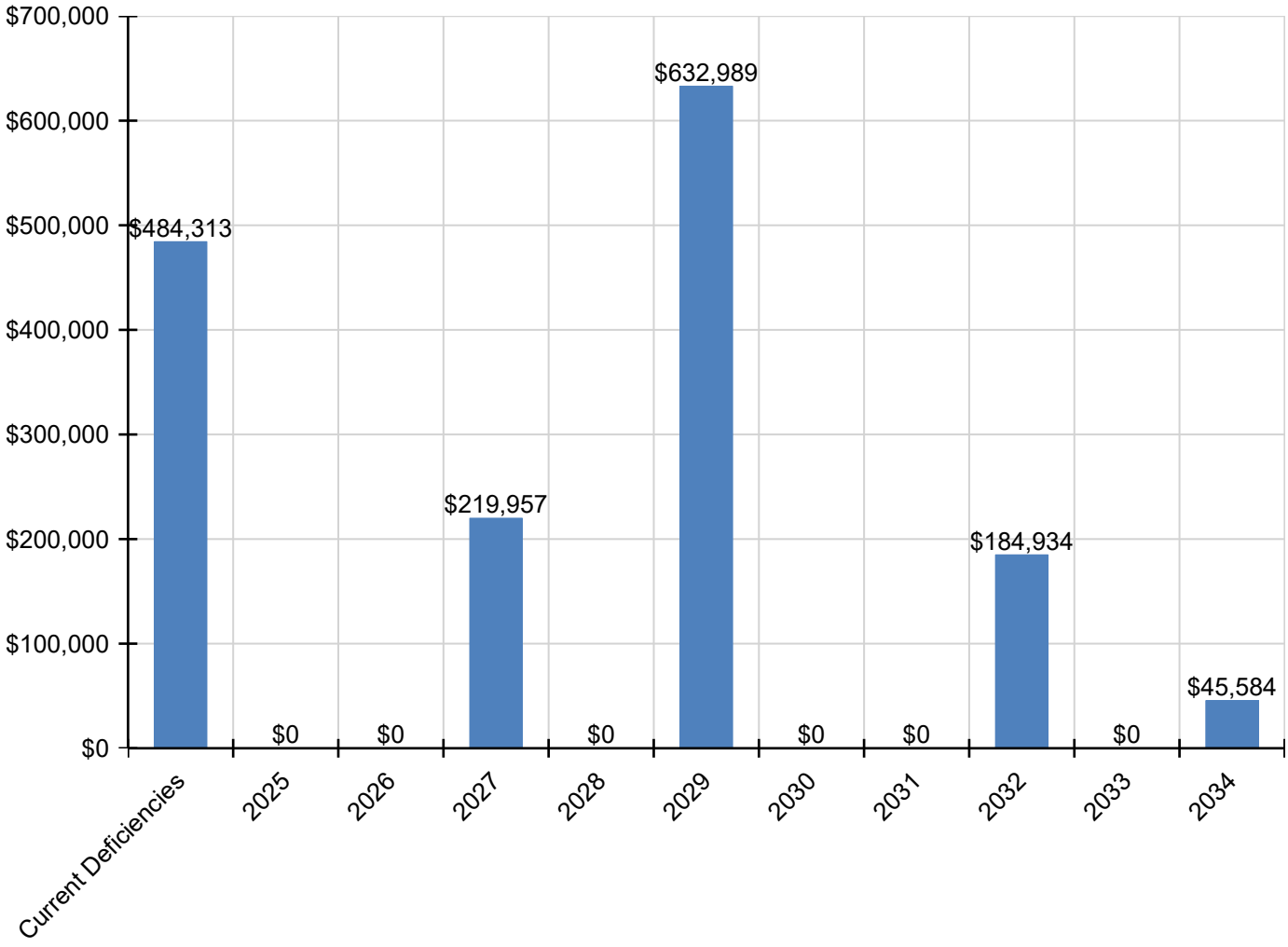
System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$484,313**	**$0**	**$0**	**$219,957**	**$0**	**$632,989**	**$0**	**$0**	**$184,934**	**$0**	**$45,584**	**$1,567,778**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$114,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,175**
B2030 - Exterior Doors	$19,624	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,624**
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	$143,016	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$143,016**
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	$36,472	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,472**
C1030 - Fittings	$21,408	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,408**
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**

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$5,751	$0	$0	$0	$0	$0	**$5,751**
C3010230 - Paint & Covering	$33,919	$0	$0	$0	$0	$39,321	$0	$0	$0	$0	$45,584	**$118,824**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020412 - VCT	$44,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,638**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$5,165	$0	$0	$0	$0	$0	**$5,165**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$235,651	$0	$0	$0	$0	$0	**$235,651**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$183,374	$0	$0	$0	$0	$0	**$183,374**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$13,672	$0	$0	$0	$0	$0	**$13,672**
D2030 - Sanitary Waste	$27,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,850**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$184,934	$0	$0	**$184,934**
D3050 - Terminal & Package Units	$0	$0	$0	$159,526	$0	$0	$0	$0	$0	$0	$0	**$159,526**
D3060 - Controls & Instrumentation	$0	$0	$0	$60,431	$0	$0	$0	$0	$0	$0	$0	**$60,431**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$29,069	$0	$0	$0	$0	$0	**$29,069**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$120,985	$0	$0	$0	$0	$0	**$120,985**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$43,212	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,212**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

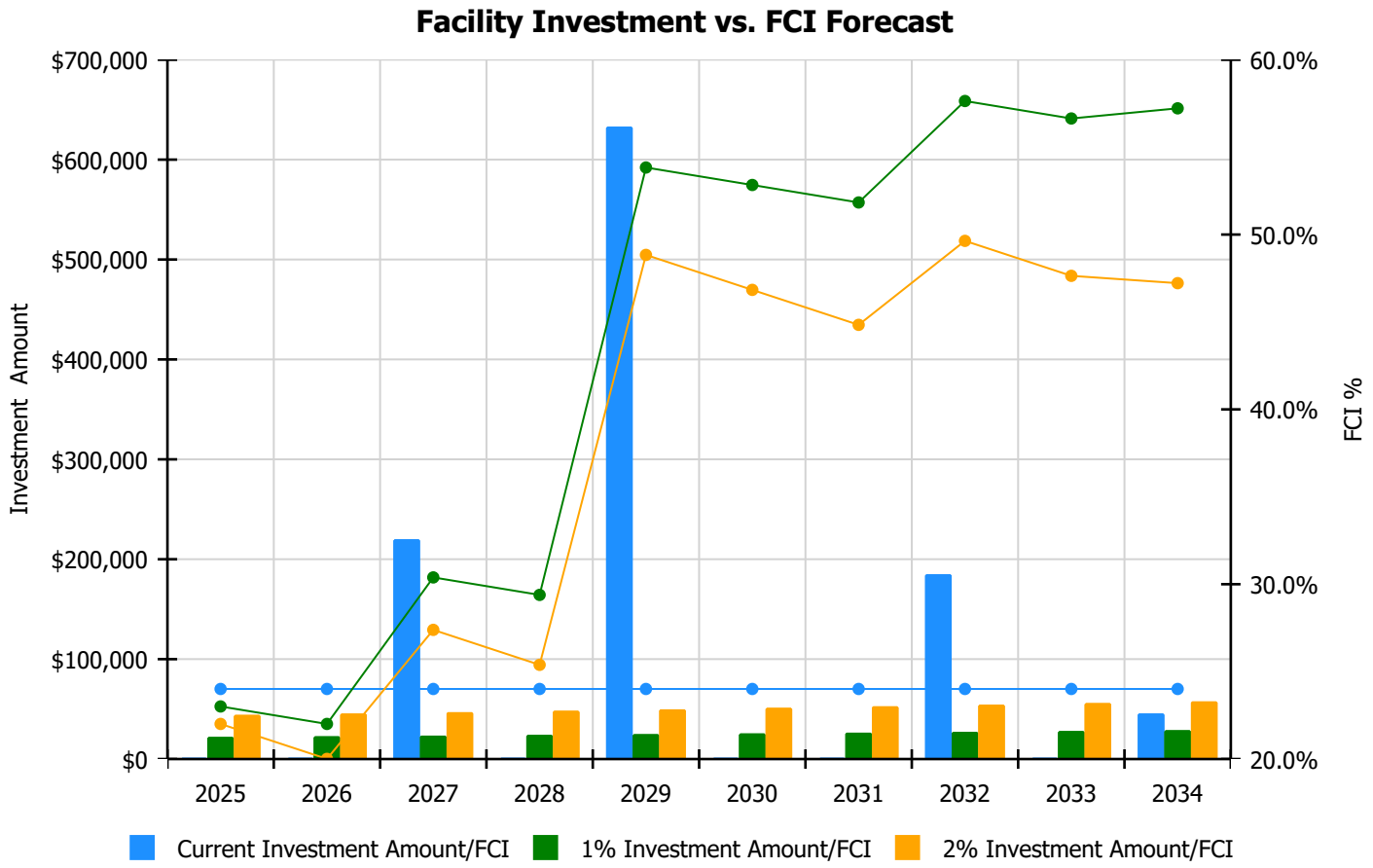
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

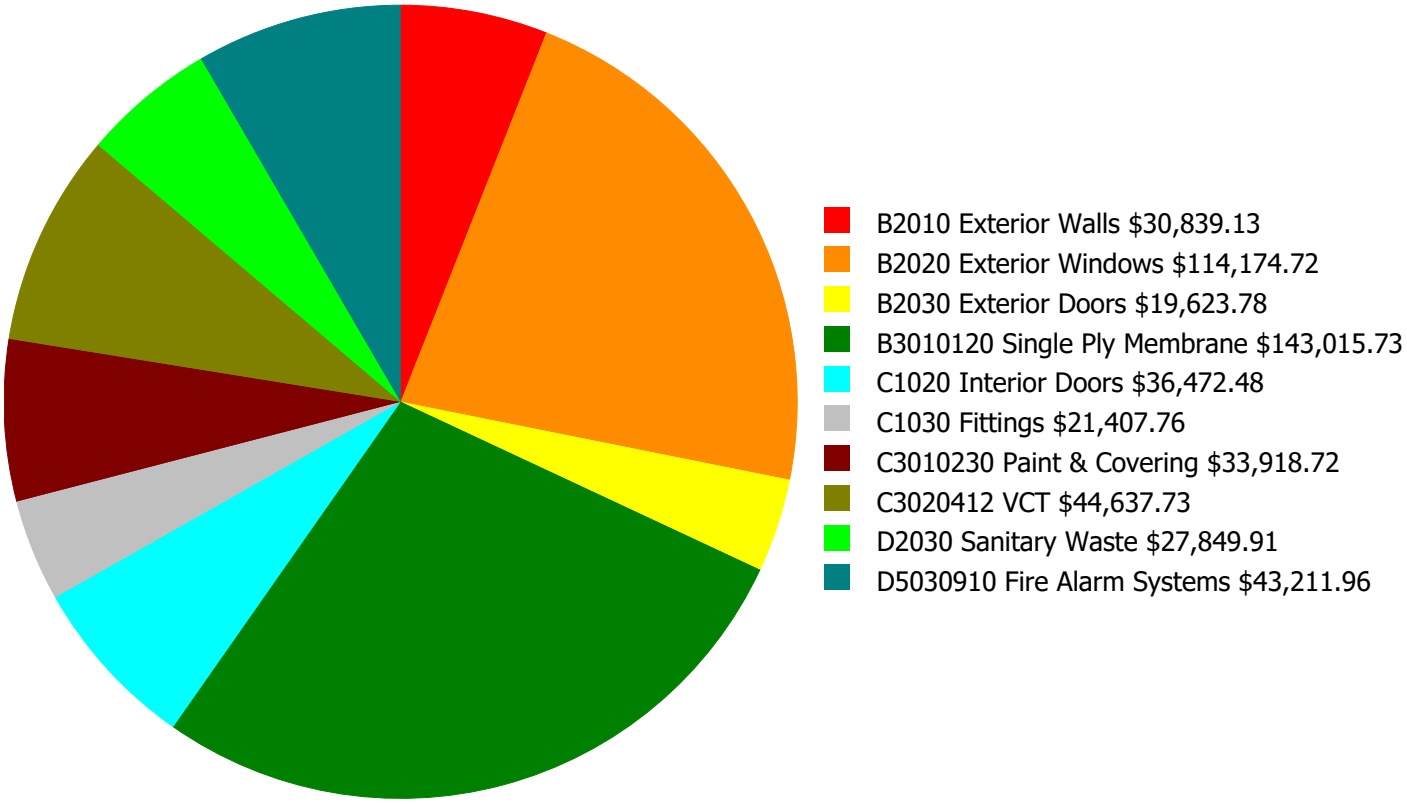
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 24.01%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$22,101.00	23.01%	$44,203.00	22.01%
2026	$0	$22,764.00	22.01%	$45,529.00	20.01%
2027	$219,957	$23,447.00	30.39%	$46,894.00	27.39%
2028	$0	$24,151.00	29.39%	$48,301.00	25.39%
2029	$632,989	$24,875.00	53.84%	$49,750.00	48.84%
2030	$0	$25,621.00	52.84%	$51,243.00	46.84%
2031	$0	$26,390.00	51.84%	$52,780.00	44.84%
2032	$184,934	$27,182.00	57.64%	$54,364.00	49.64%
2033	$0	$27,997.00	56.64%	$55,994.00	47.64%
2034	$45,584	$28,837.00	57.22%	$57,674.00	47.22%
Total:	**$1,083,465**	**$253,365.00**		**$506,732.00**	

Deficiency Summary by System

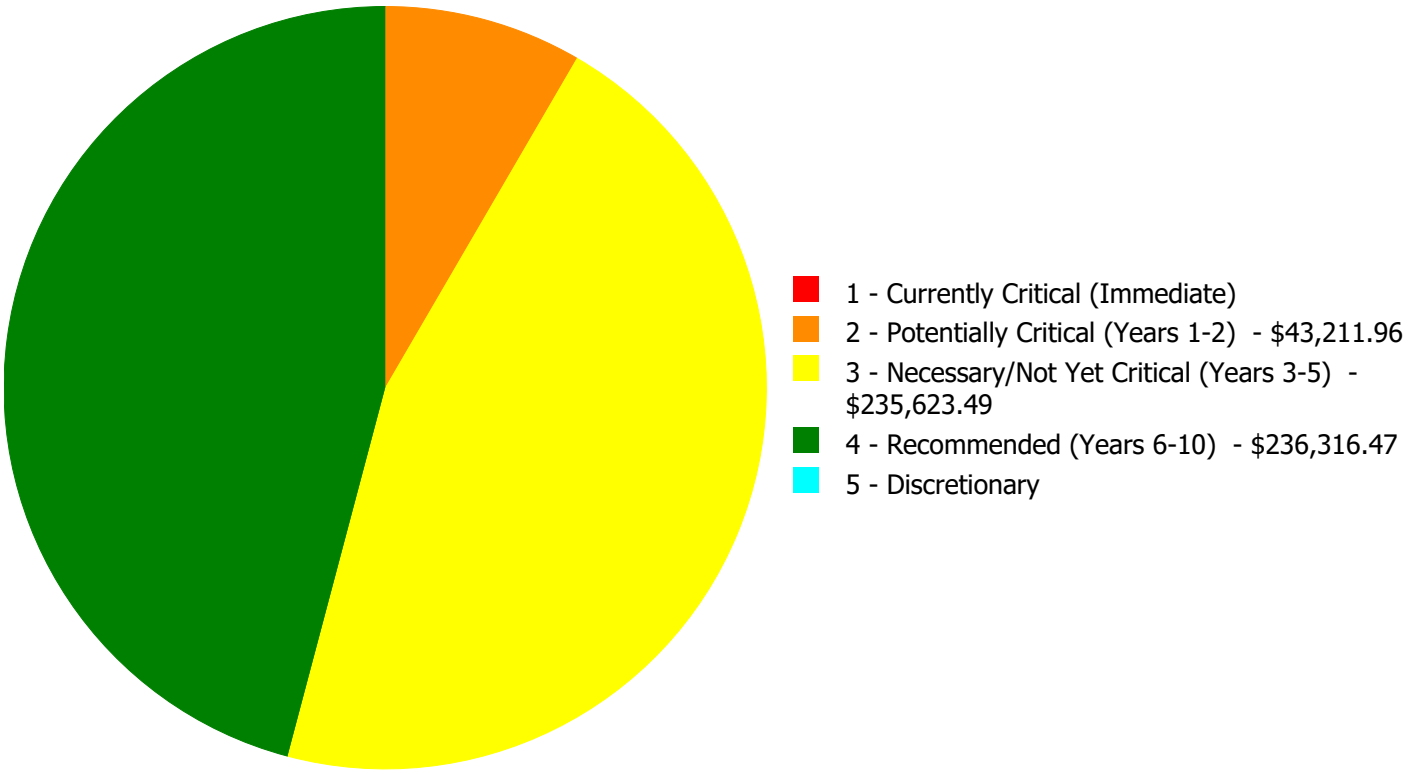
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $515,151.92

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $515,151.92

Deficiency By Priority Investment Table

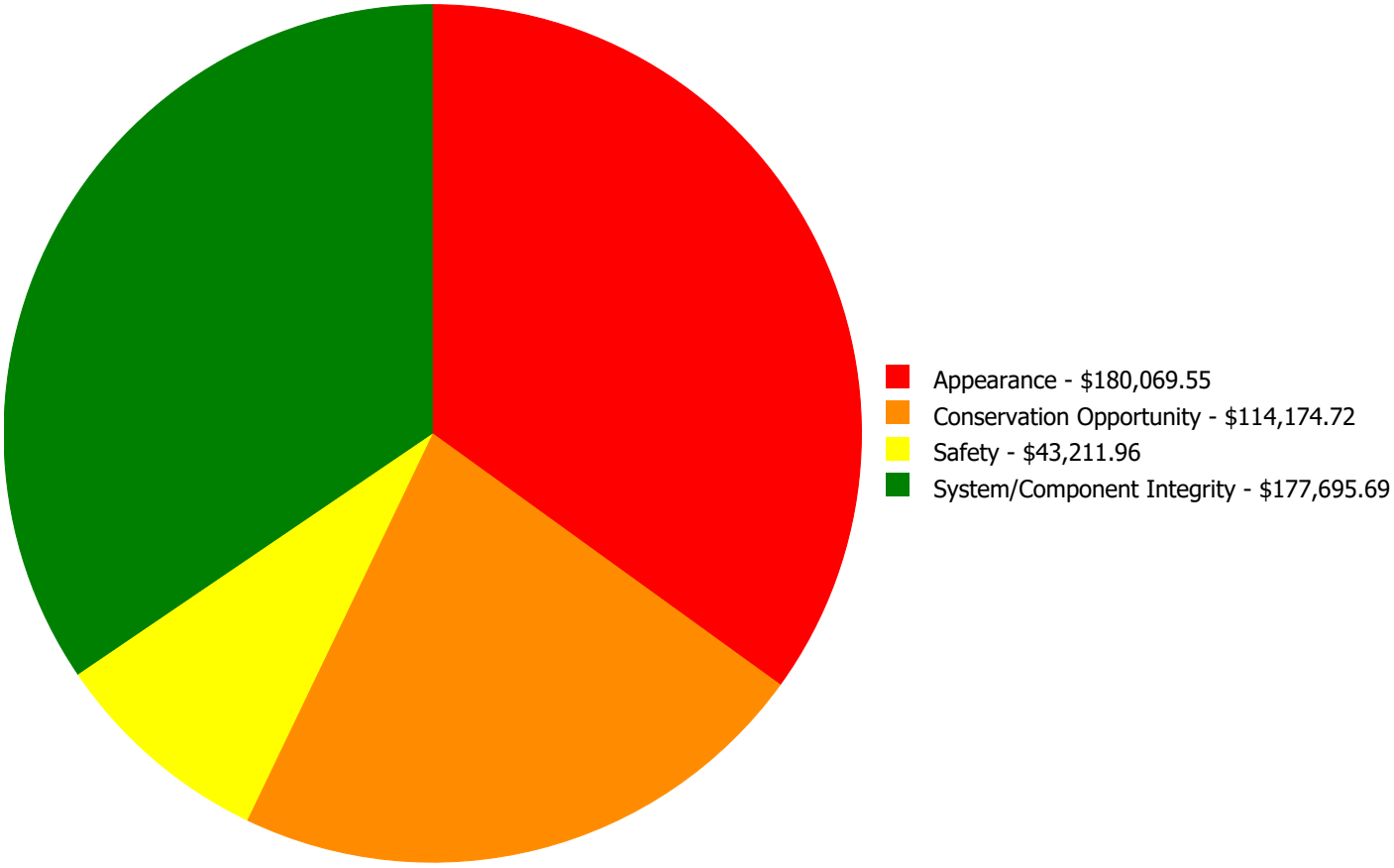
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
B2010	Exterior Walls	$0.00	$0.00	$30,839.13	$0.00	$0.00	$30,839.13
B2020	Exterior Windows	$0.00	$0.00	$0.00	$114,174.72	$0.00	$114,174.72
B2030	Exterior Doors	$0.00	$0.00	$0.00	$19,623.78	$0.00	$19,623.78
B3010120	Single Ply Membrane	$0.00	$0.00	$143,015.73	$0.00	$0.00	$143,015.73
C1020	Interior Doors	$0.00	$0.00	$0.00	$36,472.48	$0.00	$36,472.48
C1030	Fittings	$0.00	$0.00	$0.00	$21,407.76	$0.00	$21,407.76
C3010230	Paint & Covering	$0.00	$0.00	$33,918.72	$0.00	$0.00	$33,918.72
C3020412	VCT	$0.00	$0.00	$0.00	$44,637.73	$0.00	$44,637.73
D2030	Sanitary Waste	$0.00	$0.00	$27,849.91	$0.00	$0.00	$27,849.91
D5030910	Fire Alarm Systems	$0.00	$43,211.96	$0.00	$0.00	$0.00	$43,211.96
	Total:	$0.00	$43,211.96	$235,623.49	$236,316.47	$0.00	$515,151.92

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $515,151.92

Deficiency Details by Priority

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

Priority 2 - Potentially Critical (Years 1-2):

System: D5030910 - Fire Alarm Systems



Location:	Throughout building
Distress:	Beyond Design Life
Category:	Safety
Priority:	2 - Potentially Critical (Years 1-2)
Correction:	Renew System
Qty:	9,010.00
Unit of Measure:	S.F.
Estimate:	$43,211.96
Assessor Name:	Scott Stone
Date Created:	02/16/2024

Notes: The fire alarm system is aged, has reported outages and due for replacement.

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: B2010 - Exterior Walls



Location:	Soffit (Including Covered Area between Building 05 and 01)
Distress:	Broken/Cracked/Chipped
Category:	Appearance
Priority:	3 - Necessary/Not Yet Critical (Years 3-5)
Correction:	Spray refinish steel siding - 1st floor
Qty:	38.00
Unit of Measure:	C.S.F.
Estimate:	$24,009.08
Assessor Name:	Raul Berrios
Date Created:	02/17/2024

Notes: Metal soffit and fascia have dull finishes and chipped off areas.

System: B2010 - Exterior Walls



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Point clay brick wall, 1st floor
Qty: 3.00
Unit of Measure: C.S.F.
Estimate: $6,830.05
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior brick walls have deteriorated mortar joints and expansion joint caulking that could compromise the water tightness of the building envelope.

System: B3010120 - Single Ply Membrane



Location: Roof
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $143,015.73
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Roof is beyond design life and per satellite imagery it looks worn out, soiled and with evidence of areas with ponding water.

System: C3010230 - Paint & Covering



Location: Throughout Building
Distress: Beyond Design Life
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 8,760.00
Unit of Measure: S.F.
Estimate: $33,918.72
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Painted walls are stained, scuffed in areas, and due for refinish.

System: D2030 - Sanitary Waste



Location: Throughout building
Distress: Beyond Design Life
Category: System/Component Integrity
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $27,849.91
Assessor Name: Scott Stone
Date Created: 02/16/2024

Notes: The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and due for replacement.

Priority 4 - Recommended (Years 6-10):

System: B2020 - Exterior Windows



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Conservation Opportunity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $114,174.72
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Windows were refinished and partially repaired around the year 1992, are beyond design life, inefficient, and due for replacement

System: B2030 - Exterior Doors



Location: Exterior Walls
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $19,623.78
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Exterior doors have dull finishes, maybe hard to lock properly and some would benefit from replacement, refinishing or updates to hardware.

System: C1020 - Interior Doors



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $36,472.48
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Interior doors are beyond their design life, have minor chips or deteriorated finishes, may not meet minimum size requirements and have obsolete hardware.

System: C1030 - Fittings



Location: Throughout Building
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,010.00
Unit of Measure: S.F.
Estimate: $21,407.76
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Fittings are functional, but beyond their design life, components have damaged finishes, are non-compliant or in some instances missing where required. Toilet partitions are of later installation and in good condition.

System: C3020412 - VCT



Location:	Classrooms
Distress:	Excessive Wear
Category:	Appearance
Priority:	4 - Recommended (Years 6-10)
Correction:	Renew System
Qty:	7,585.00
Unit of Measure:	S.F.
Estimate:	$44,637.73
Assessor Name:	Raul Berrios
Date Created:	02/17/2024

Notes: The VCT flooring is beyond design life, worn, stained, and due for replacement.

Executive Summary

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

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

Function:	
Gross Area (SF):	0
Year Built:	
Last Renovation:	
Replacement Value:	$1,892,867
Repair Cost:	$1,134,162
Total FCI:	59.92%
Total RSLI:	21.76%
FCA Score:	40.08



Description:

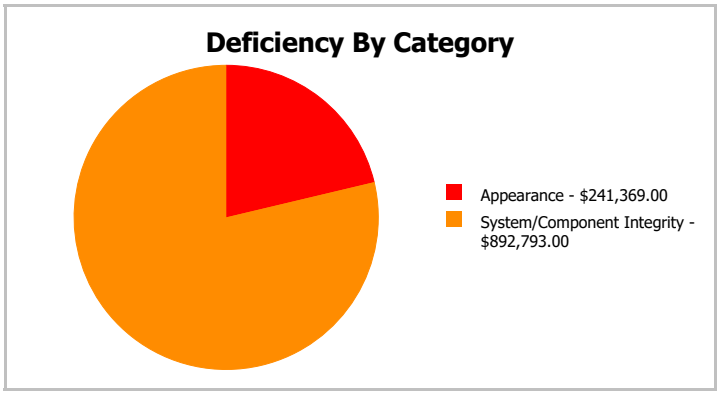
The narrative for this building is included in the campus summary description at the front of this report.

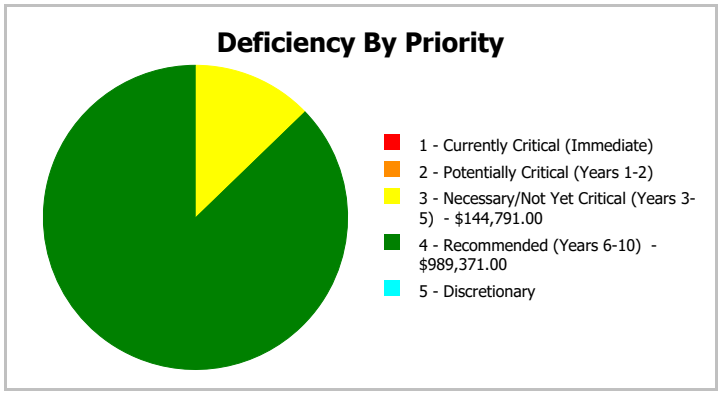
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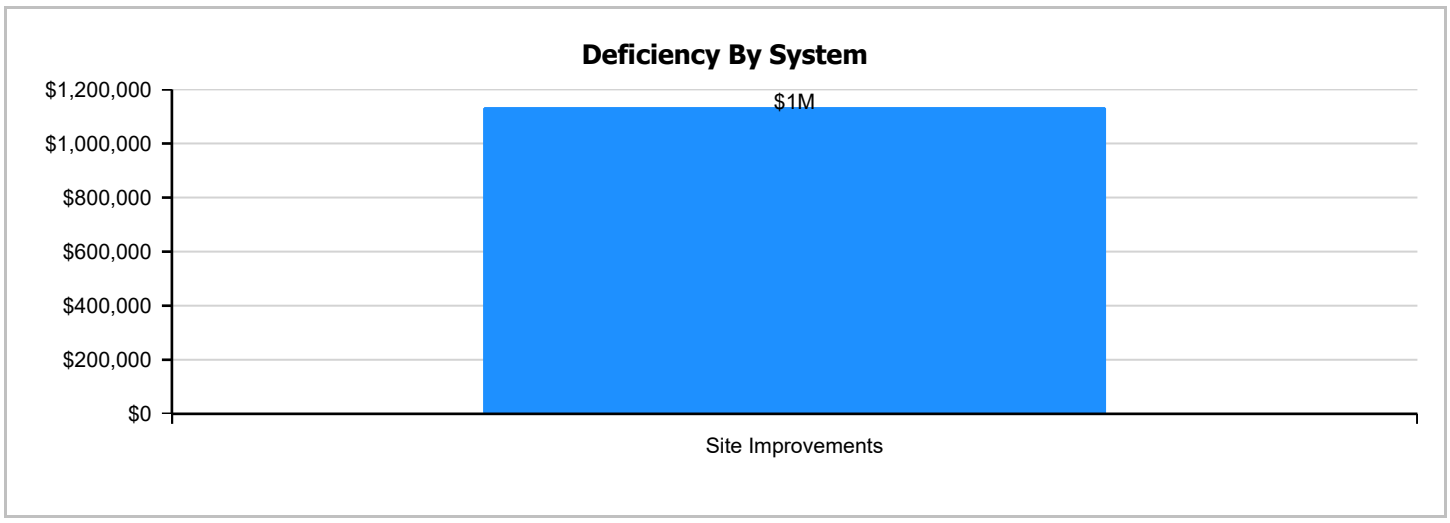
Dashboard Summary

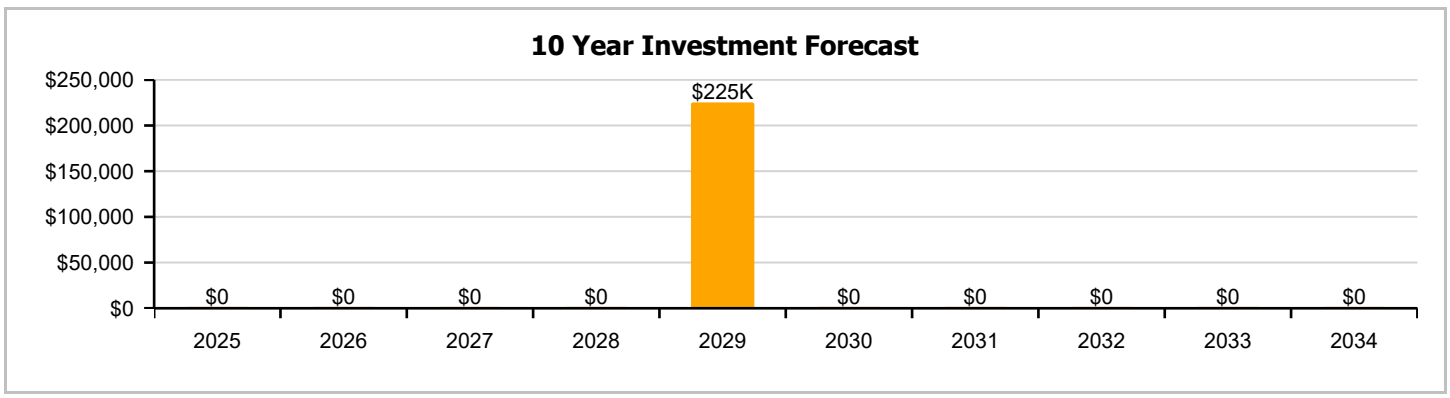
The following charts and graphs demonstrate the granularity of the data and provide planning opportunities from different perspectives. The graphs are organized by Category, Priority, and System and forecasted renewal to illustrate investment strategies.

Function:		Gross Area:	0
Year Built:		Last Renovation:	
Repair Cost:	$1,134,162	Replacement Value:	$1,892,867
FCI:	59.92%	RSLI%:	21.76%









Condition Summary

The Table below shows the RSLI and FCI for each major building system shown at the UNIFORMAT II Group Elements classification level. Note that systems with lower FCIs require less investment than system with higher FCIs, where the system with the low RSLI reflect system that are aged. Comparing the investment requirement (FCI) to the age of the systems (RSLI) may highlight systems that are aged or deteriorating at an accelerated rate and require further investigation.

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	15.25%	79.10%	$1,134,162.00
G30 - Site Mechanical Utilities	36.00%	0.00%	$0.00
G40 - Site Electrical Utilities	80.00%	0.00%	$0.00
Totals:	**21.76%**	**59.92%**	**$1,134,162.00**

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 Classification for Building Elements. The columns in the System Listing table are as follows:

- **System Code:** UNIFORMAT II code classification.
- System Description: UNIFORMAT II code description, noting the system name may include an added descriptor when more than one instance exists.
- **Unit Price $:** The unit price of the system.
- **UoM:** The unit cost bases of measurement.
- **Qty:** The quantity for the system
- **Life:** Recommended system design life based on RSMeans frequency of replacement, Building Owner's and Managers Association(BOMA), or owner specification.
- **Year Installed:** The date of system installation.
- **Calc Next Renewal Year:** The date of system expiration based on the life and install date; NR stands for non renewable.
- **Next Renewal Year:** The suggested system expiration date by the assessor based on visual inspection.
- **FCI:** The Condition Index of the system calculated as sum value of recommended investment divided by component replacement value.
- **RSL:** Remaining Service Life calculated as Calc Next Renewal (or Next Renewal override) - Current Year.
- **eCR:** eCOMET Condition Rating- 9 pt condition rating scale based on the assessors objective evaluation.
- **Deficiency $:** The sum of financial investment to repair/replace system to address associated deficiencies.
  Replacement Value $: The replacement cost of the system calculated as Unit Cost times quantity.

System Listing

The System Listing table below lists each of the systems inventoried, organized by UNIFORMAT II classification. The assessment team was tasked with recording the system type, quantity, most recent installation year, and evaluating the condition to confirm the forecast next replacement year. This table serves as the foundation for the data contained within this building report. As previously stated, the assessors first record the makeup of the building by system, determine if the global system is within design life and operating at an acceptable condition. They then conduct a visual inspection to determine if there are subcomponents that need repair or replacement. Systems rated at or below the Marginal (MA) eCR rating include a detailed deficiency record(s), recommended corrective action, photographs, and supporting assessor notes/comments.

A condition rating (eCR) based on the following guidelines is provided as observed at the time of the assessment:

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.69	S.F.	45,546	25	1997	2022		0.00%	110.00%	-2	MO	$134,771.00	$122,519
G2020	Parking Lots	$15.13	S.F.	45,546	25	1997	2022		0.00%	110.00%	-2	MO	$758,022.00	$689,111
G2030	Pedestrian Paving	$2.89	S.F.	45,546	25	1997	2022		0.00%	110.00%	-2	MO	$144,791.00	$131,628
G2040105	Fence & Guardrails	$2.14	S.F.	45,546	30	2018	2048		80.00%	0.00%	24	F		$97,468
G2040900	Covered Walkways	$78.43	S.F.	2,250	20	1997	2017	2029	25.00%	0.00%	5	F		$176,468
G2040900	Hard Surface Play Area	$87,798.37	Ea.	1	20	1997	2017		0.00%	110.00%	-7	MA	$96,578.00	$87,798
G2040900	Playground Set	$64,385.46	Ea.	2	20	2019	2039		75.00%	0.00%	15	G		$128,771
G3010	Water Supply	$2.18	S.F.	45,546	50	1992	2042		36.00%	0.00%	18	G		$99,290
G3020	Sanitary Sewer	$0.95	S.F.	45,546	50	1992	2042		36.00%	0.00%	18	G		$43,269
G3030	Storm Sewer	$5.56	S.F.	45,546	50	1992	2042		36.00%	0.00%	18	G		$253,236
G4020	Site Lighting	$1.39	S.F.	45,546	30	2018	2048		80.00%	0.00%	24	G		$63,309
								Total	**21.76%**	**59.92%**			**$1,134,162.00**	**$1,892,867**

System Notes

The facility description in the executive summary contains an overview of each system. 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:

System: G2040105 - Fence & Guardrails





Note:

System: G2040900 - Covered Walkways





Note: The covered sidewalks are in good condition, refinishing could be considered

System: G2040900 - Hard Surface Play Area





Note:

System: G2040900 - Playground Set





Note:

System: G3010 - Water Supply





Note:

System: G3020 - Sanitary Sewer




Note:

System: G3030 - Storm Sewer





Note:

System: G4020 - Site Lighting







Note:

Renewal Schedule

The following renewal schedule lists the capital renewal investment plan for each system summarized to the UNIFORMAT II Building Classifications Level 3 Individual Elements. Investment values are based on RSMeans cost data and include a 3% inflation factor for renewals beyond current year. The planned renewal year is based on the year installed, design life and condition.

Systems are evaluated based on the year it is installed or renewed to determine the next renewal cycle. Systems that are deteriorating at an accelerated rate are adjusted if the full design life cycle cannot be reached without risk of failure. Systems that are well maintained and their life cycles can be extended without risk of failure are also adjusted to maximize the investment. The cost of deficiencies associated with the system are summed in the Current Deficiencies column. Note a system can have current deficiencies to remedy a subcomponent of the system as well as investment in future years to renew the total system upon expiration. Review the System Listing table in the prior section and the Deficiency Detail in the following sections for supporting details.

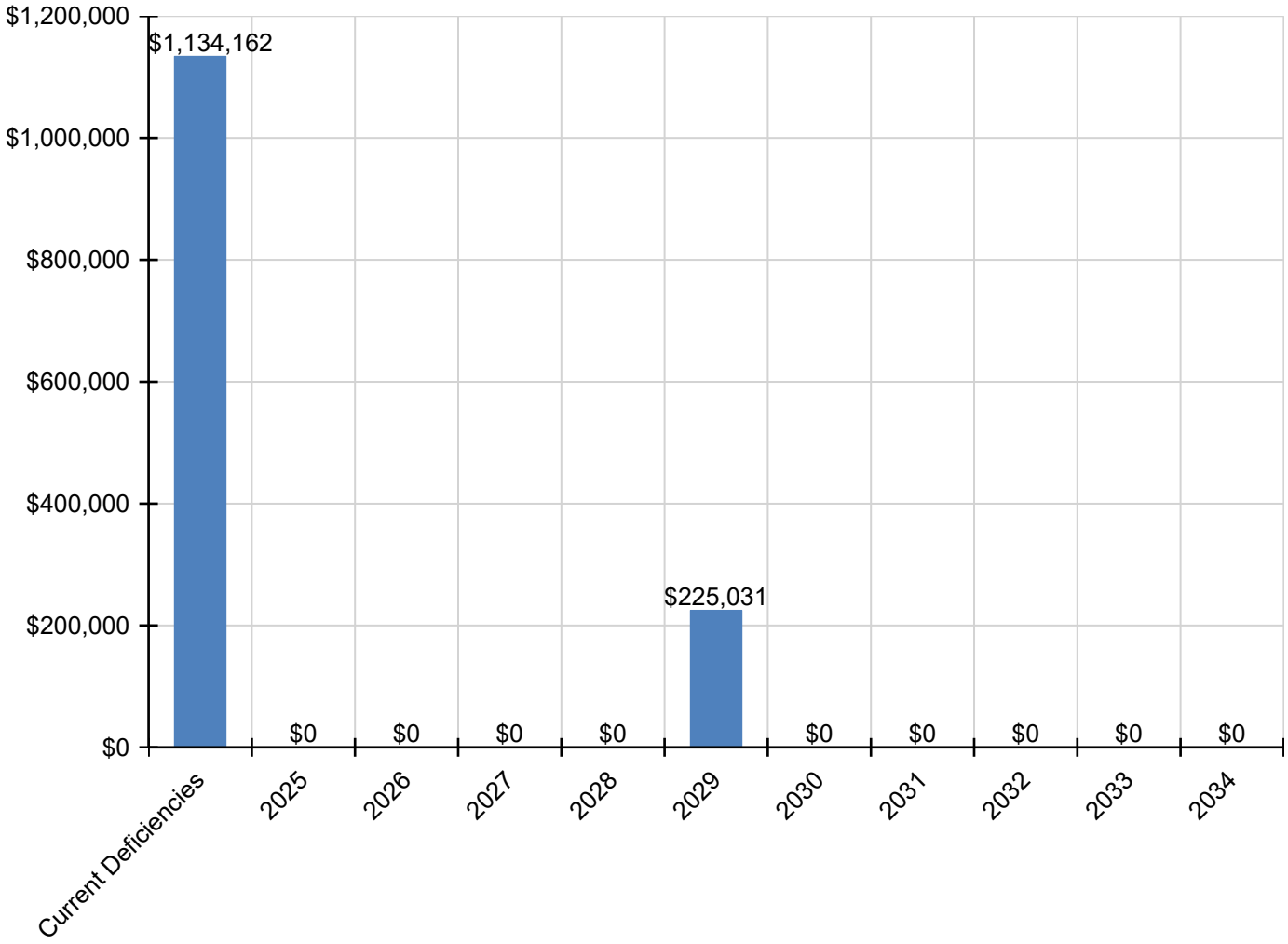
Inflation Rate: 3%

System	Current Deficiencies	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total:	**$1,134,162**	**$0**	**$0**	**$0**	**$0**	**$225,031**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,359,193**
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	$134,771	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$134,771**
G2020 - Parking Lots	$758,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$758,022**
G2030 - Pedestrian Paving	$144,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,791**
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	$0	$0	**$0**
G2040900 - Covered Walkways	$0	$0	$0	$0	$0	$225,031	$0	$0	$0	$0	$0	**$225,031**
G2040900 - Hard Surface Play Area	$96,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$96,578**
G2040900 - Playground Set	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Sustainment Requirement

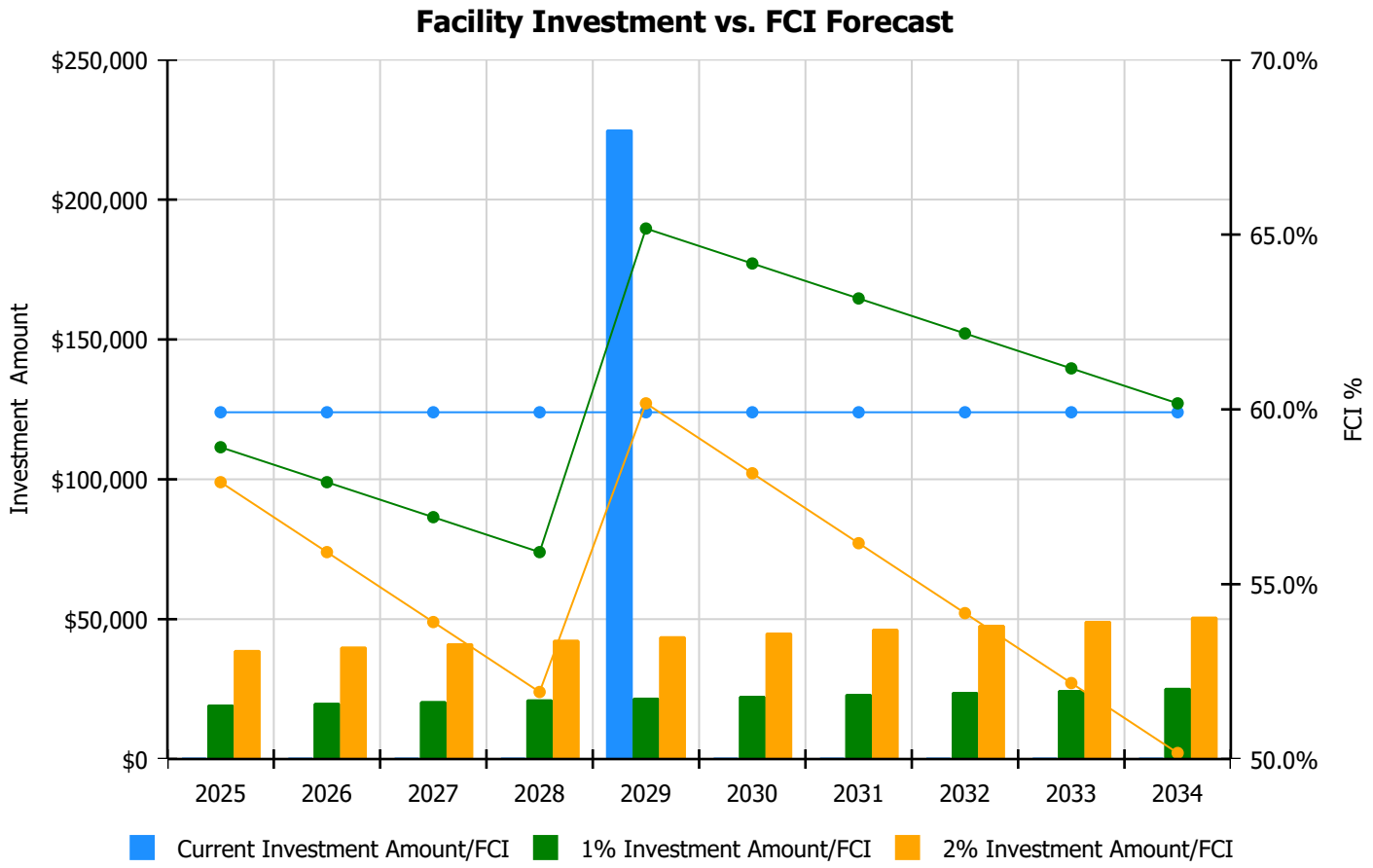
The following chart shows the current building deficiencies and forecasting sustainment requirements over the next ten years.



Condition Index Forecast by Investment Scenario

Depicted in the graph below is the 10-year investment requirement represented in the blue bar graph with the associated investment thresholds along the left axis. The blue line in the graph and corresponding FCI rating along the right axis represents the starting point of the FCI in current year and the funding strategy to maintain that FCI. To accomplish this goal, the amount for years 2025 – 2034 shown in the table column Current FCI must be funded. This does not mean systems expiring need to be renewed, what improvements are made does not matter as long as the sum of current backlog does not grow.

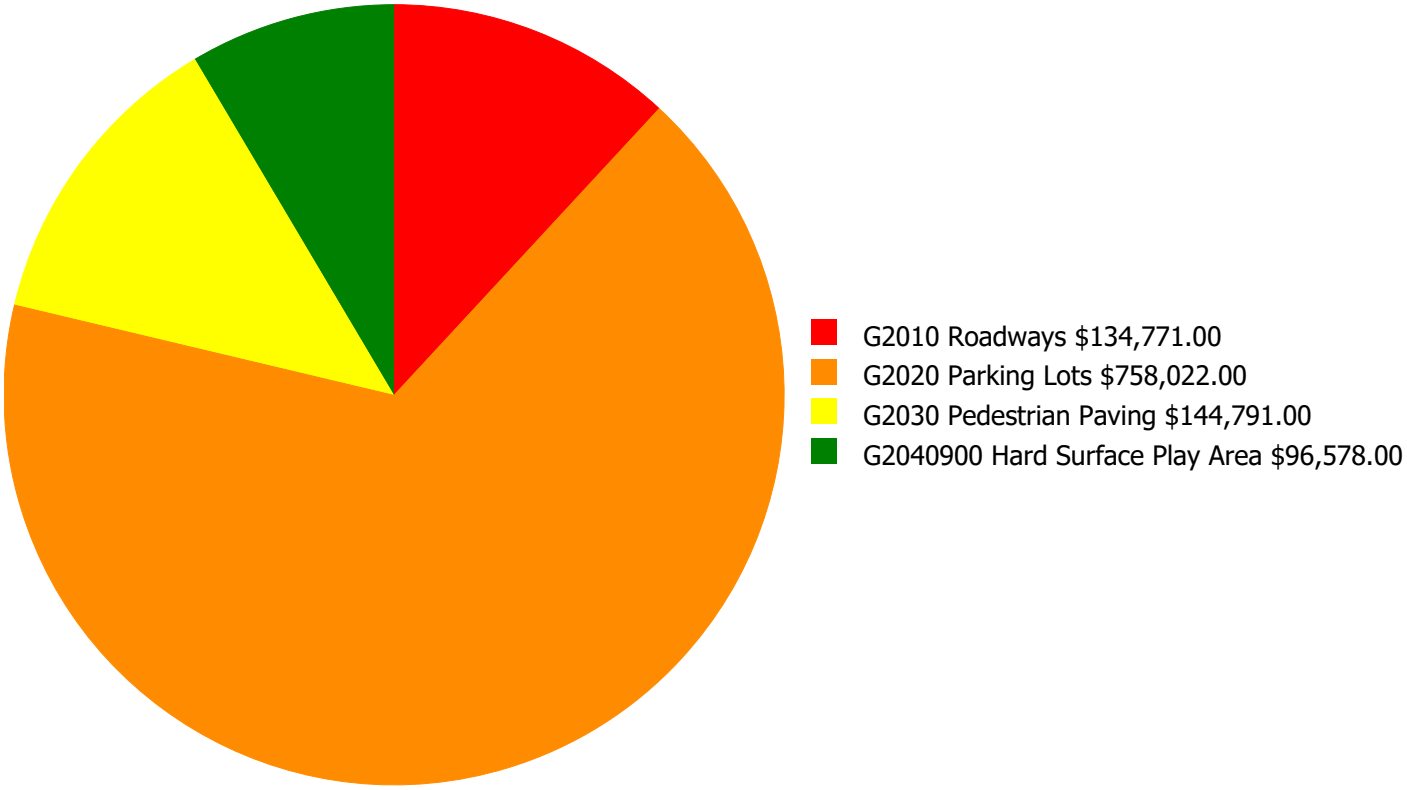
Alternate investment strategies to consider are investing 1% or 2% of the buildings Current Replacement Value (CRV). The green line demonstrates the impact to the FCI with a 1% of facility's CRV, and the amber line at 2% CRV. The graph provides flexible funding strategies to control the upward trend of the FCI towards a 'poor' FCI rating. Also visible is the impact of underfunding. Increasing the percent of CRV investment should be consider if it is a viable option. The calculated future investments are based on the System Listing table and include a 3% escalation rate.



Year	Investment Amount Current FCI - 59.92%	1% Investment		2% Investment	
		Amount	FCI	Amount	FCI
2025	$0	$19,497.00	58.92%	$38,993.00	57.92%
2026	$0	$20,081.00	57.92%	$40,163.00	55.92%
2027	$0	$20,684.00	56.92%	$41,368.00	53.92%
2028	$0	$21,304.00	55.92%	$42,609.00	51.92%
2029	$225,031	$21,944.00	65.17%	$43,887.00	60.17%
2030	$0	$22,602.00	64.17%	$45,204.00	58.17%
2031	$0	$23,280.00	63.17%	$46,560.00	56.17%
2032	$0	$23,978.00	62.17%	$47,957.00	54.17%
2033	$0	$24,698.00	61.17%	$49,395.00	52.17%
2034	$0	$25,439.00	60.17%	$50,877.00	50.17%
Total:	**$225,031**	**$223,507.00**		**$447,013.00**	

Deficiency Summary by System

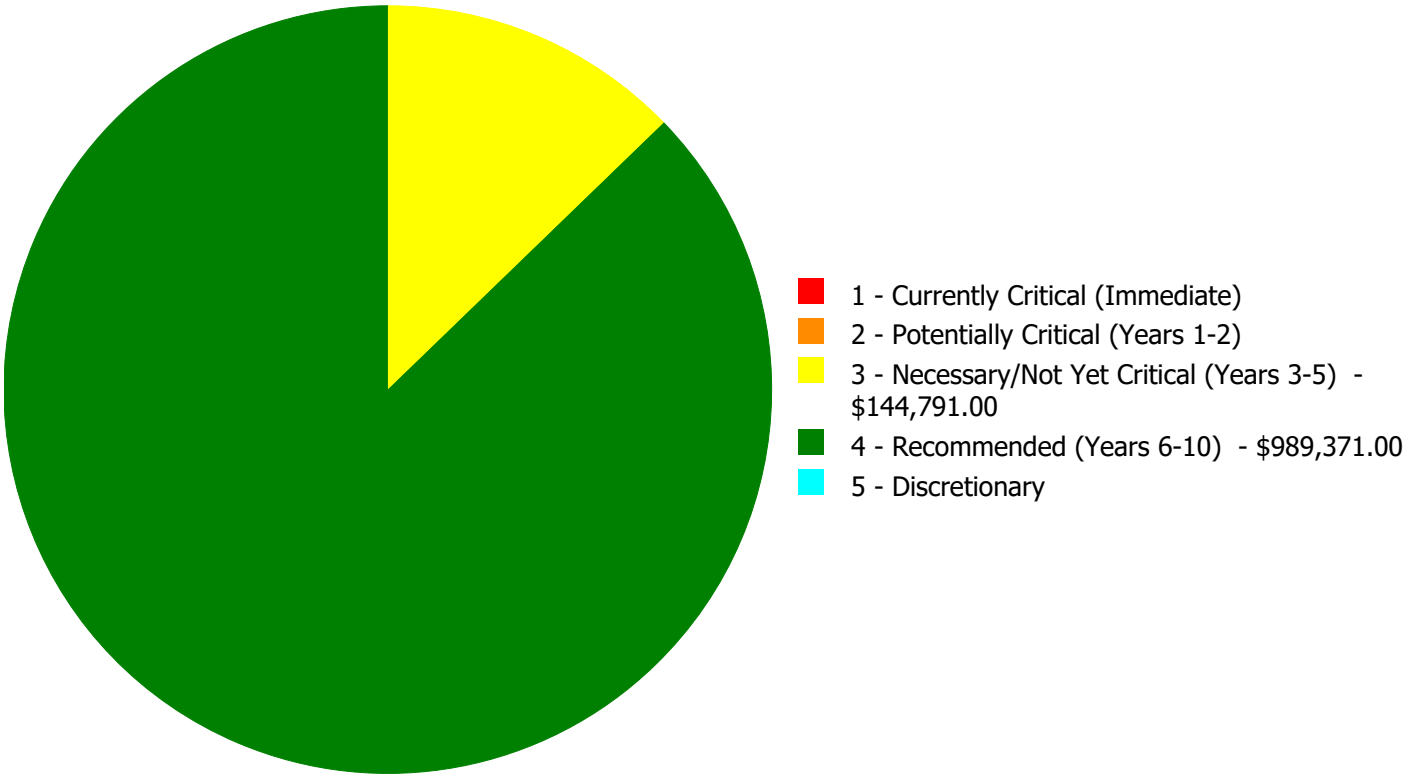
The chart below contains the distribution of investment for the current deficiencies ordered by UNIFORMAT II classification. The deficiencies identified are linked to the parent system to obtain an understanding of the overall condition. From this perspective reviews can see which system requires most investment to develop vertical projects by system or identity opportunities to defer work for non-critical components to meet the funding targets discussed in the Condition Index Forecast by Investment Scenario section.



Budget Estimate Total: $1,134,162.00

Deficiency Summary by Priority

Like the Deficiency Summary by System chart, the distribution of investment for the current deficiency in the chart below are ordered by Priority assignment. Although the condition has been recorded as a current need, the Priority structure provides a short-term planning perspective based on the associated timeline. Deficiencies associated with Priority 3 – Necessary/Not Yet Critical offer an opportunity to defer the corrective action 4 to 5 years. When planning to defer work activities, the escalating cost of the materials and labor in future years as well as the continued deterioration of the system/component should be considered.



Budget Estimate Total: $1,134,162.00

Deficiency By Priority Investment Table

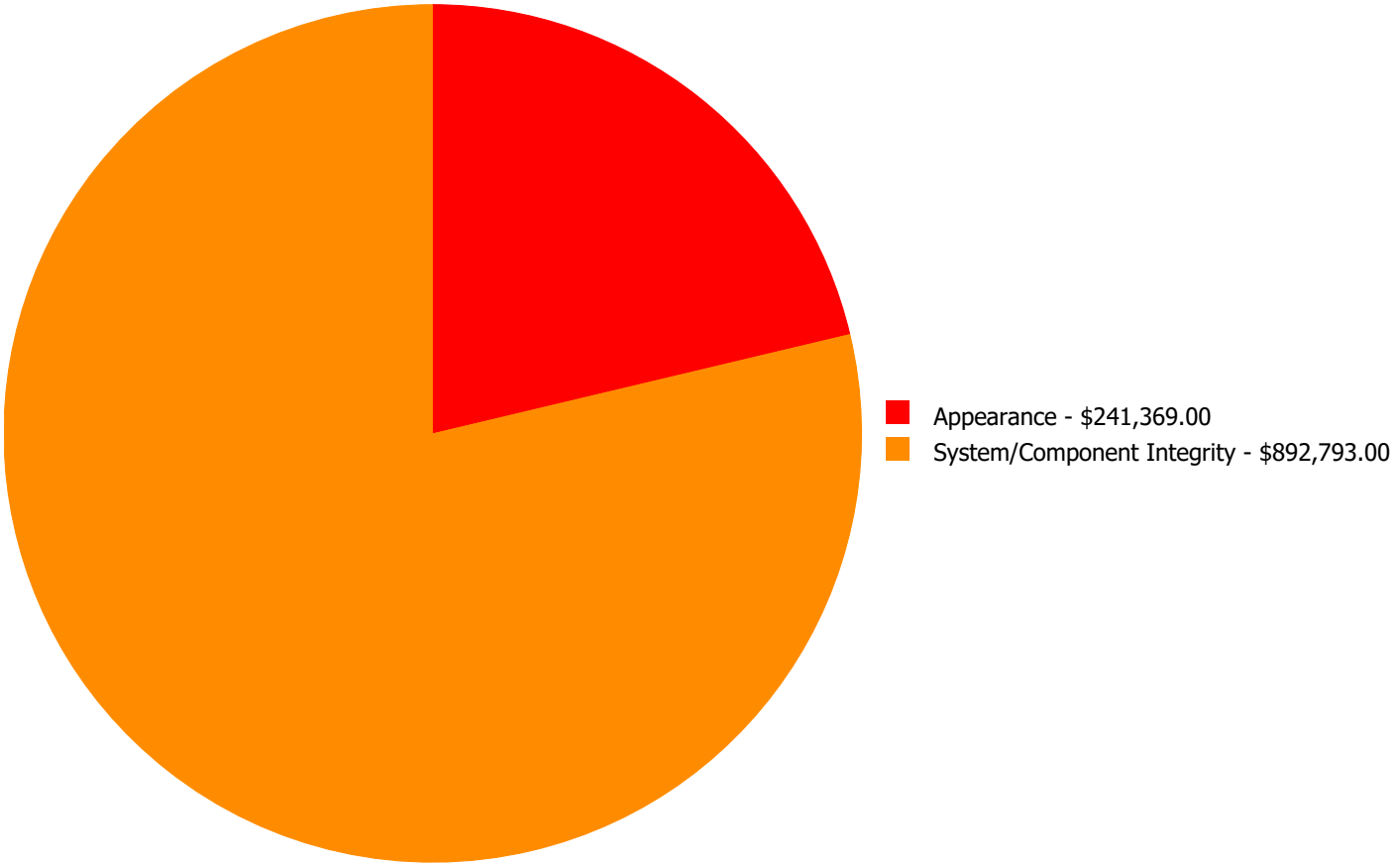
The table below shows the current investment cost grouped by deficiency priority and building system.

System Code	System Description	1 - Currently Critical (Immediate)	2 - Potentially Critical (Years 1-2)	3 - Necessary/Not Yet Critical (Years 3-5)	4 - Recommended (Years 6-10)	5 - Discretionary	Total
G2010	Roadways	$0.00	$0.00	$0.00	$134,771.00	$0.00	$134,771.00
G2020	Parking Lots	$0.00	$0.00	$0.00	$758,022.00	$0.00	$758,022.00
G2030	Pedestrian Paving	$0.00	$0.00	$144,791.00	$0.00	$0.00	$144,791.00
G2040900	Hard Surface Play Area	$0.00	$0.00	$0.00	$96,578.00	$0.00	$96,578.00
	Total:	$0.00	$0.00	$144,791.00	$989,371.00	$0.00	$1,134,162.00

Deficiency Summary by Category

The following chart shows the distribution of investment by deficiency category in accordance with the project guidelines. Assessors assign one of eight possible category descriptions that best fits the deficient condition. Ordering the investment by Category may help identify funding source opportunities such as deferred maintenance that can be addressed internally, or energy opportunities that can be funded with energy rebates or internal energy budgets. The distribution will vary from building to building based on the deficient condition and impact to the building operations. The Deficiency Category guidelines are as follows:

- Definitions:



Budget Estimate Total: $1,134,162.00

Deficiency Details by Priority

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

Priority 3 - Necessary/Not Yet Critical (Years 3-5):

System: G2030 - Pedestrian Paving



Location: Throughout Site
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 3 - Necessary/Not Yet Critical (Years 3-5)
Correction: Renew System
Qty: 45,546.00
Unit of Measure: S.F.
Estimate: $144,791.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The sidewalks are cracked in areas and heavily stained.

Priority 4 - Recommended (Years 6-10):

System: G2010 - Roadways



Location: Throughout Site
Distress: Broken/Cracked/Chipped
Category: System/Component Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,546.00
Unit of Measure: S.F.
Estimate: $134,771.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Asphalt surfaces are rough, alligatored and cracked in areas

System: G2020 - Parking Lots



Location: Throughout Site
Distress: Broken/Cracked/Chipped
Category: System/Component Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,546.00
Unit of Measure: S.F.
Estimate: $758,022.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: Parking surfaces are rough, alligatored and cracked in areas. Parking appears to have been restriped within the last 10 years.

System: G2040900 - Hard Surface Play Area



Location: Play Area Asphalt Surface
Distress: Broken/Cracked/Chipped
Category: Appearance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: $96,578.00
Assessor Name: Raul Berrios
Date Created: 02/17/2024

Notes: The asphalt is eroded at corners, cracked and uneven

PROPOSED RE-BUILD/REASSIGNMENT PLAN

PROPOSED REBUILD

CUMBERLAND COUNTY SCHOOLS
Planning

Proposed Re-Build/Reassignment Plan

J.W. Coon Elementary School Rebuild, 202627

Our Commitment: Every Student
Collaborative ★ Competitive ★ Successful

Assignment Change Drivers

- School Closures
- Proximity
- Utilization

CUMBERLAND COUNTY SCHOOLS

Plan

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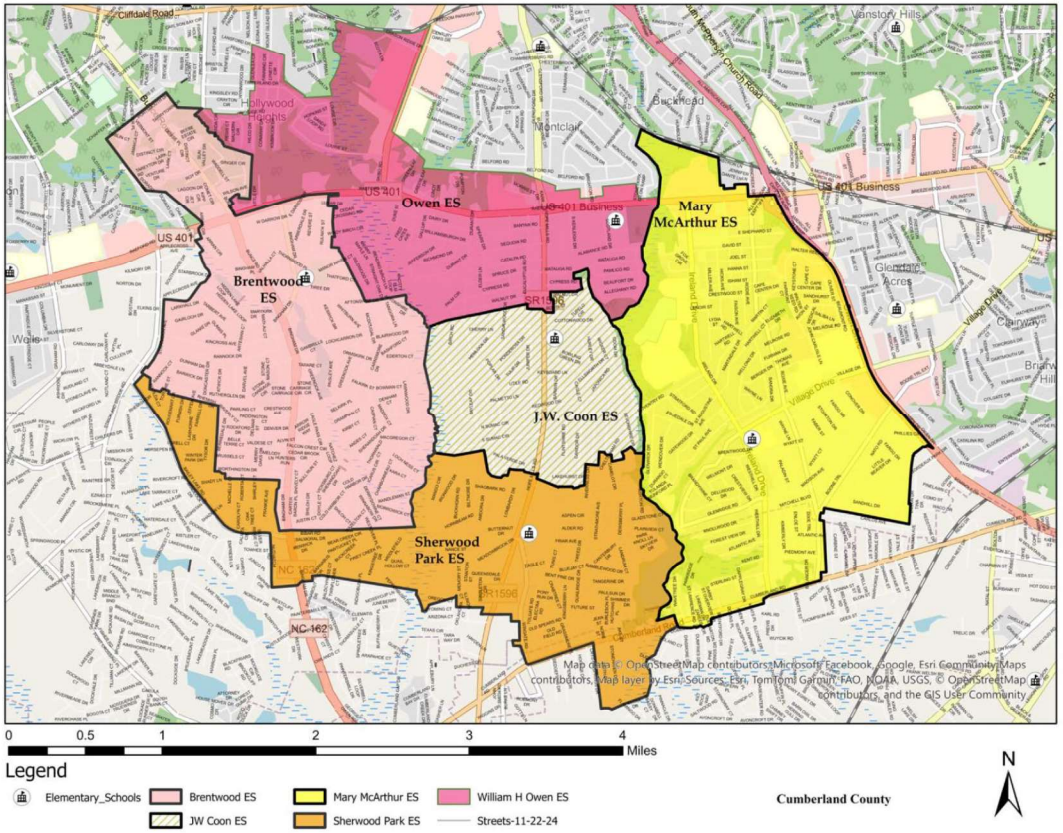
Proposed Plan for Re-Build/Reassignment of J.W. Coon ES

- ★ Reassign J.W. Coon ES students between Sherwood Park ES and Brentwood ES.
  -Attempted goals:

    1) School Closure (JWCES)
    2) Reassign Students
    3) Proximity
    4) Utilization
    5) Minimal movement

CUMBERLAND COUNTY SCHOOLS

J.W. Coon ES and Surrounding Assignment Areas



This is a map of J.W. Coon ES (JWCES) and its surrounding student assignment areas. The closest are:

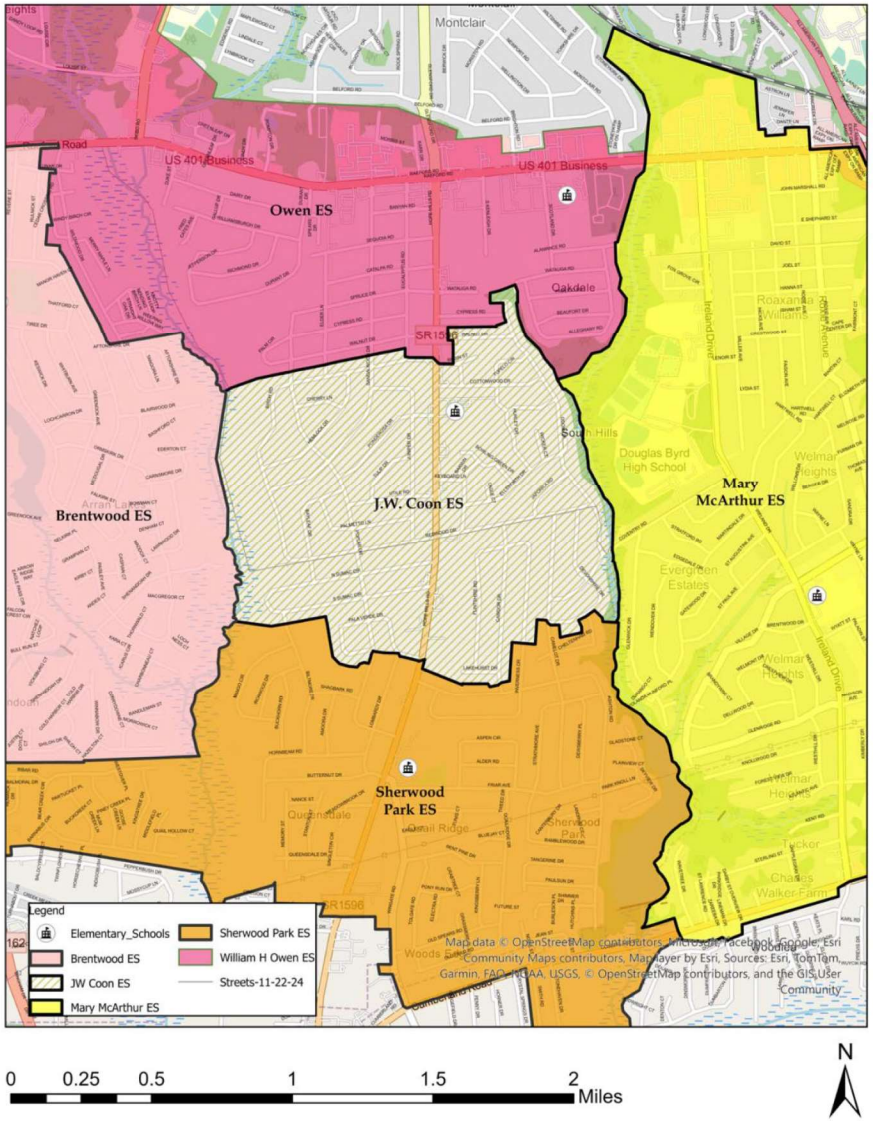
- ★ Sherwood Park ES (SPES)
- ★ Brentwood ES (BES)
- ★ W.H. Owen ES (WHOES)
- ★ Mary McArthur ES (MMES)

CUMBERLAND COUNTY SCHOOLS

J.W. Coon ES

- Currently there are 183 students that live in the student assignment area and attend Manchester Elementary School in grades K-5.

Grade Level	Current Enrollment
K	30
1	39
2	36
3	26
4	22
5	30
Total	183



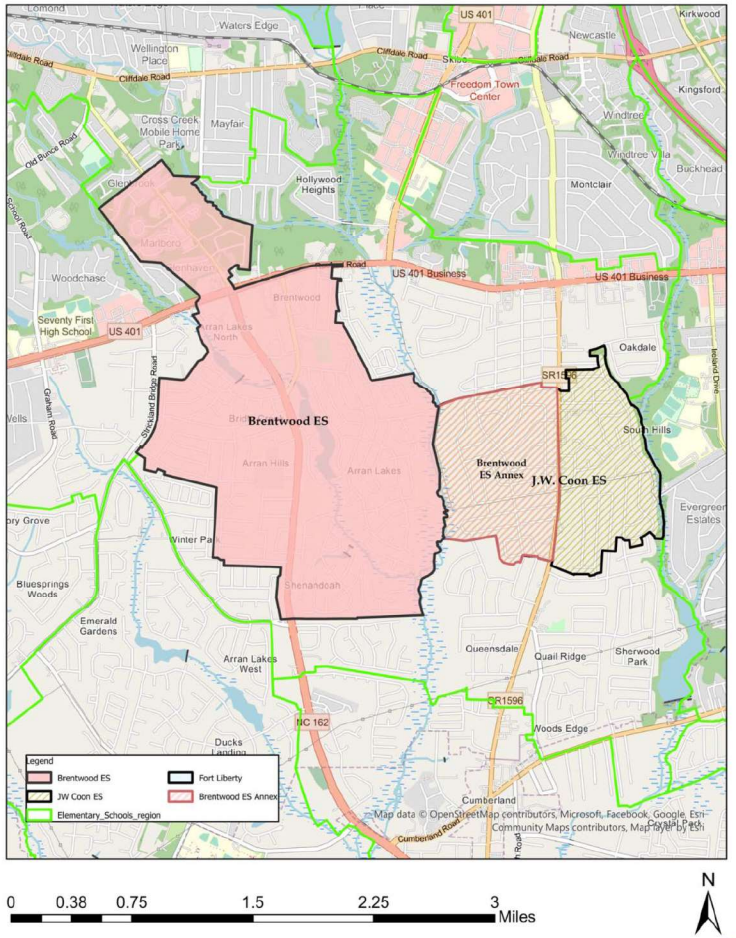
CUMBERLAND COUNTY SCHOOLS

Proposed Annex to Brentwood ES

- Brentwood ES currently has 441 students in grades K-5, with a building capacity for 585 students. This plan would add 53 students from J.W. Coon ES to Brentwood ES.

Grade Level	Current Enrollment		Students from J.W. Coon		Grade Level	New Proposed Enrollment
K	65	⇨	11	⇨	K	76
1	81		10		1	91
2	86	⇨	14	⇨	2	100
3	63		6		3	69
4	81		6		4	87
5	65	⇨	6	⇨	5	71
Total	441		53		Total	494

Building Capacity	New Proposed Enrollment
585	494



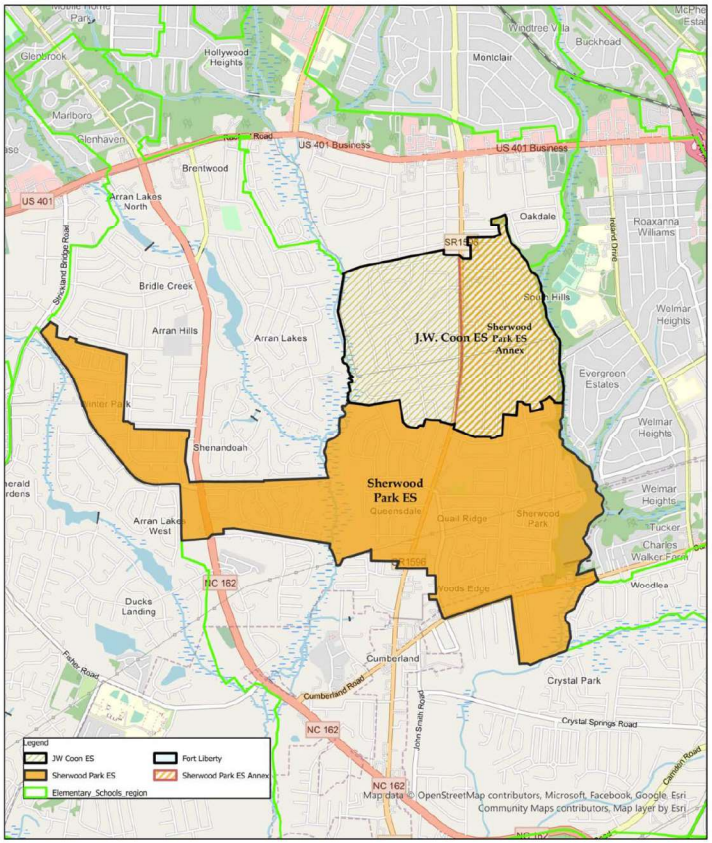
CUMBERLAND COUNTY SCHOOLS

Proposed Annex to Sherwood Park ES

- Sherwood Park ES currently has 311 students in grades K-5, with a building capacity for 538 students. This plan would add 130 students from J.W. Coon ES to Sherwood Park ES.

Grade Level	Current Enrollment	Students from J.W. Coon	Grade Level	New Proposed Enrollment
K	55	19	K	74
1	53	29	1	82
2	53	22	2	75
3	52	20	3	72
4	58	16	4	74
5	40	24	5	64
Total	311	130	Total	441

Building Capacity	New Proposed Enrollment
538	441



CUMBERLAND COUNTY SCHOOLS

Demographics of Plan

School	Hispanic	Amer. Indian	Two or More	Black	Pacific Islander	White	Asian
J.W. Coon	25%	0%	1%	46%	0%	18%	9%
Brentwood	18%	1%	0.7%	59%	1%	9%	11%
Sherwood Park	21%	0.3%	2%	49%	0%	15%	12%

School	Hispanic	Amer. Indian	Two or More	Black	Pacific Islander	White	Asian
Brentwood	5% ↓	1% ↑	0%	10% ↑	0%	1% ↑	0%
Sherwood Park	2% ↓	0.3% ↓	0.3% ↑	5% ↓	0%	1% ↓	2% ↓

Student Assignment Area	Economic Index
J.W. Coon	
Brentwood	
Sherwood Park	

Student Assignment Area	Economic Index
Brentwood	↓
Sherwood Park	↓

CUMBERLAND COUNTY SCHOOLS

Considerations of Plan

- Movement of 183 students from J.W. Coon ES.
- Minimal movement of students.
- Students from JWCES are most affected by the re-build/reassignment.
- Closest geographical location to majority of students being transferred.
- The distance that the majority of the students would have to travel is minimal. JWCES is 1.2 miles from Sherwood Park ES and 2.6 miles from Brentwood ES.
- JWCES currently is a 100% feeder school for Douglas Byrd MS. With this plan, the students from JWCES would feed Douglas Byrd MS and Lewis Chapel MS. There may be some change in the students assigned Middle School.
- May be some increase in transportation costs for some students.

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Questions?

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