

# Sample Project

Location (City, State)



Facility Condition Assessment

**SAMPLE REPORT**

2016

Prepared by



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## SUMMARY – FACILITY CONDITION ASSESSMENT

### Property Description

- **Building A:** Constructed in 1984 and renovated in 2002 is a one-story, concrete block and wood truss structure of approximately 18,035 gross square feet. Facility use is a combination of office, classroom and residential living units. Exterior finishes include painted stucco walls and asphalt architectural shingle roof. Interior finishes are primarily painted gypsum board walls and ceilings with a combination of vinyl composition tile, carpet and ceramic tile floors. Facility systems include 14 split-system HVAC units, public water, sanitary sewer and electric services, a full fire sprinkler system, an IT network, and monitored fire alarm and security systems.
- **Building B:** Constructed in 2002 is a one-story, frame and truss structure of approximately 18,768 gross square feet. Facility use is a combination of office, counseling, training and daycare functions. Exterior finishes are primarily vinyl siding with painted wood trim and asphalt roof shingles. Interior finishes include painted gypsum board walls, a combination of painted gypsum board and suspended acoustic tile ceilings, and a combination of carpet, vinyl tile, and ceramic tile floors. Facility systems include 10 split-system HVAC units, public water, sanitary sewer, and electric services, a full fire sprinkler system, an IT network, and monitored fire alarm and security systems.
- **The Site:** Approximately 4.15 acres, originally commissioned in 1984 with the construction of building A, and significantly expanded in 2002 with the renovation of building A and the construction of building B (current site configuration). Major site features include asphalt-paved and concrete curbed circulation drives and 85 parking spaces, concrete sidewalks serving both buildings, on-site storm water collection and retention basins/ponds, and fence-enclosed outdoor activity areas. The site also features a masonry dumpster enclosure, pre-fabricated storage building, extensive landscaping and landscape irrigation system.

### Level 1 Assessment Procedure and Content

- A field assessment site visit was conducted January 19 and 20, 2016 at the Sample Project facilities. The assessment included the two major structures together with the site and related site improvements.
- From the field information collected, data was entered into the report content consisting of:
  - Condition Report: also referred to as a Cost Model, for each building and site, which shows building system descriptions, unit costs, soft costs factor, renewal, installation year, life cycle, year of renewal, deficiencies, replacement values and facility condition index (FCI).
    - Unit Costs Raw (Prices) are basically at sub or trade contractor level. **It is important to note that the indicated costs are intended to provide a rough order of magnitude (ROM) or “budget” cost analysis.**
    - Soft costs factor is the percentage of Raw Cost for indirect costs such as professional fees, owner’s personnel time, material testing, etc. plus **general contractor’s overhead and profit.**
    - Renewal % is the factor to be added to the Unit Price (Raw Cost + Soft Costs) for demolition of the existing system and any collateral work required.

- Renewal \$ is the extended cost of the Unit Price times the Renewal %.
- Life Cycle is the expected life of the respective building system and is taken, in most cases, from data from the Building Owners and Managers Assoc. (BOMA).
- The Calculated Next Renewal is Life Cycle + the year of installation.
- The Next Renewal is the “adjusted” renewal year based on the condition of the building system or the feasibility of renewal. It may be the same as the Calculated Next Renewal.
- Deficiency is the dollar value of the deficient system or portion of the system. Two types of Deficiencies: 1.) System deficiency; the entire system is deficient, usually expired (beyond expected useful life) and, 2.) Selective deficiency meaning only a portion or component of the system is deficient, not the entire system. All deficiencies are explained in the Deficiency Report.
- Replacement Value is dollar value of the building system as though the building were built new so it does not contain the Renewal %.
- Facility Condition Index (FCI) is a household word in building and property management. It is the ratio of the Cost to Repair (Deficiencies) divided by the Replacement Value.

$$\text{Example: } \frac{\text{Repair Costs (Deficiencies)}}{\text{Replacement Cost}} = \frac{\$200,000}{\$1,000,000} = 20\%$$

- Deficiency Report, per building and site: simply a list of the facility deficiencies with cost and deficiency type (system or selective) with a photo of the deficiency or a sample. **Note: All deficiencies are of the current date (they are deficient now) and project to the first year of the Renewal Schedule.**
- Renewal (Capital Improvement) Schedule: a schedule of projected renewals corresponding with the Condition Report. The planning period used for this project is 10 years beginning in 2016.

Building Condition

Institution:  
Name  
City, State

Cost Model Template:  
Community Center, 1 Story  
Split DX AC system

Building A

Building No.: A

Total Area (SF) 18,035 No.of Floors: 1 Year Built: 1984 Soft Costs 35% 1.35  
Major Renov. 2002

Building System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Total				\$ 143.10	SF	18,035		\$ 2,801,898						\$2,580,741	0%
SUBSTRUCTURE						18,035	100%	\$ 175,057						\$175,057	
Foundations						18,035	100%	\$ 175,057						\$175,057	
Standard Foundations	Thickened, Reinforced Concrete	Good	\$ 1.75	\$ 2.36	SF	18,035	100%	\$ 42,608	100	1984	2084	2084		\$42,608	
Slab on Grade	Concrete, vapor barrier	Good	\$ 5.44	\$ 7.34	SF	18,035	100%	\$ 132,449	100	1984	2084	2084		\$132,449	
SHELL							106%	\$ 486,300						\$459,798	
Superstructure							100%	\$ -						\$0	
Floor Construction	Reinforced concrete			\$ -	SF		100%	\$ -	100	1984	2084	2084		\$0	
Roof Construction	Wood trusses & plywood deck w/ R30 insulation	Good	\$ 8.00	\$ 10.80	SF	18,035	100%		100	1984	2084	2084		\$0	
Exterior Enclosure							107%	\$ 387,073						\$369,591	
Exterior Walls	CMU, 1.5" furring & insulation, gypsum board	Good	\$ 8.00	\$ 10.80	SF	18,035	100%	\$ 194,778	100	1984	2084	2084		\$194,778	
	Stucco		\$ 3.60	\$ 4.86	SF	18,035	110%	\$ 96,415	40	1984	2024	2024		\$87,650	
	Paint		\$ 0.43	\$ 0.58	SF	18,035	110%	\$ 11,516	10	2002	2012	2012	\$ 11,516	\$10,469	
Exterior Windows	Aluminum w/mill finish, single glazed	Fair-Poor	\$ 1.90	\$ 2.57	SF	18,035	110%	\$ 50,886	30	1984	2014	2014	\$ 50,886	\$46,260	
Exterior Doors & Frames	Painted hollow metal, hollow metal frames, hardware (some rusting) Noted 3 locations w/newly replaced doors	Fair-Poor	\$ 1.25	\$ 1.69	SF	18,035	110%	\$ 33,477	25	1984	2009	2009	\$ 33,477	\$30,434	
Roofing							110%	\$ 99,227						\$90,207	
Roof Coverings & Op'ngs.	Asphalt Shingle Shake	Good -Fair	\$ 2.25	\$ 3.04	SF	23,446	110%	\$ 78,337	15	2002	2017	2017		\$71,216	
	Aluminum fascia, soffit and gutters	Fair-Poor	\$ 0.78	\$ 1.05	SF	18,035	110%	\$ 20,890	30	1984	2014	2014	\$ 20,890	\$18,991	
INTERIORS								\$ 604,877						\$557,248	
Interior Construction								\$ 413,295						\$383,469	
Partitions	Gyp board on metal studs	Good	\$ 4.50	\$ 6.08	SF	18,035	110%	\$ 120,519	50	2002	2052	2052		\$109,563	
Interior Doors	Hollow metal or solid wood w/ hollow metal frames	Fair-Good	\$ 4.25	\$ 5.74	SF	18,035	110%	\$ 113,823	30	2002	2032	2032		\$103,476	
Fittings				\$ -	SF			\$ 89,476						\$85,215	
Toilet Partitions	N/A														
Folding Partitions	None														
Other Fittings	Counter tops granite and plas. lam./cabinets - 32lf; toilet accessories - 14 indiv. restrooms; signage. 4x8 marker boards (9) (allow)	Fair-Good	\$ 3.50	\$ 4.73	SF	18,035	105%	\$ 89,476	25	2002	2027	2027		\$85,215	
Interior Finishes					SF	18,035		\$ 191,582						\$173,778	
Wall Finishes	Paint & repair (on gypsum board)	Poor	\$ 0.95	\$ 1.28	SF	18,035	100%	\$ 23,130	5	2002	2007	2007	\$ 23,130	\$23,130	
Floor Finishes	Vinyl tile - approx 60%	Fair-Good	\$ 2.75	\$ 3.71	SF	10,821	110%	\$ 44,190	20	2002	2022	2022		\$40,173	
Carpet	Carpet - approx 35%	Poor	\$ 3.75	\$ 5.06	SF	6,312.25	110%	\$ 35,151	10	2002	2012	2012	\$ 35,151	\$31,956	
Tile & Mfg Stone	Ceramic tile - approx 5%	Good	\$ 8.50	\$ 11.48	SF	902	110%	\$ 11,382	25	2002	2027	2027		\$10,348	

Building Condition

Institution:  
Name  
City, State

Cost Model Template:  
Community Center, 1 Story  
Split DX AC system

Building A

Year of Assessment: 2016

Total Area (SF) 18,035 No.of Floors: 1 Year Built: 1984 Soft Costs  
Major Renov. 2002 35% 1.35

Building No.: A

Building System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Ceiling Finishes	Gypsum board	Good	\$ 2.25	\$ 3.04	SF	18,035	115%	\$ 62,999	40	1984	2024	2024		\$54,781	
Paint	Gypsum Board	Fair	\$ 0.55	\$ 0.74	SF	18,035	110%	\$ 14,730	10	2002	2012	2012	\$ 14,730	\$13,391	
SERVICES					SF	18,035		\$ 1,509,321						\$1,363,628	
Plumbing					SF	18,035		\$ 435,695						\$398,461	
Plumbing Fixtures	Standard grade	Fair	\$ 13.50	\$ 18.23	SF	18,035	110%	\$ 361,557	25	2002	2027	2027		\$328,688	
Domestic Water	Copper	Good	\$ 1.20	\$ 1.62	SF	18,035	113%	\$ 33,015	40	2002	2042	2042		\$29,217	
Water Heater	7 Units each 52 gal.	Fair	\$ 1,200	\$ 1,620	Each	7	105%	\$ 11,907	15	2002	2017	2017		\$11,340	
Sanitary Waste	PVC and CI	Good	\$ 1.20	\$ 1.62	SF	18,035	100%	\$ 29,217	40	1984	2024	2024		\$29,217	
HVAC					SF	18,035		\$ 485,822						\$442,918	
Distribution Systems	Fiber ductwork, dampers & air devices	Good	\$ 9.50	\$ 12.83	SF	18,035	110%	\$ 254,429	40	2002	2042	2042		\$231,299	
Split DX Systems	14 Split Systems; 6@5.T, 4@2.5T, 1 each @ 5T, 4T, 3T, 2T.														
	6 split systems - replaced 2013-15	Good	\$ 7.00	\$ 9.45	SF	7,755	110%	\$ 80,614	15	2014	2029	2029		\$73,285	
	3 split systems - replaced 2009-11	Good	\$ 7.00	\$ 9.45	SF	3,787	110%	\$ 39,370	15	2010	2025	2025		\$35,790	
	5 split systems - original	Fair-Poor	\$ 7.00	\$ 9.45	SF	6,493	110%	\$ 67,491	15	2002	2017	2017		\$61,355	
Controls	Electric, digital	Fair-Good	\$ 0.29	\$ 0.39	SF	18,035	110%	\$ 7,767	15	2002	2017	2017		\$7,061	
Systems T & B	Will need to be re-balanced upon replacement of unit & controls.		\$ 0.57	\$ 0.77	SF	18,035	100%	\$ 13,878	15	2002	2017	2017		\$13,878	
Other HVAC Systems	Ansul kitchen hood supply, exhaust & controls (allow)	Good	\$ 15,000	\$ 20,250	LS	1	110%	\$ 22,275	20	2002	2022	2022		\$20,250	
Fire Protection					SF	18,035		\$ 97,754						\$88,867	
Fire Sprinkler System	Full system at ceiling and truss space above.	Good	\$ 3.65	\$ 4.93	SF	18,035	110%	\$ 97,754	40	2002	2042	2042		\$88,867	
Electrical					SF	18,035		\$ 490,049						\$433,381	
Service & Distribution	Service transformer 000 KVA & 120/208V 3-phase 4-wire 1000A distribution panelboard	Good	\$ 2.75	\$ 3.71	SF	18,035	110%	\$ 73,650	30	2002	2032	2032		\$66,955	
	4 subpanelboards 120/208 3-phase 4-wire	Good	\$ 1.50	\$ 2.03	SF	18,035	110%	\$ 40,173	30	2002	2032	2032		\$36,521	
Lighting	1x4 surface mounted fluorescent	Good	\$ 2.75	\$ 3.71	SF	18,035	105%	\$ 70,303	20	2002	2022	2022		\$66,955	
Branch Wiring	Copper in EMT	Good	\$ 6.85	\$ 9.25	SF	18,035	120%	\$ 200,134	40	2002	2042	2042		\$166,779	
Fire Alarm	Addressable system for 4660 building, regularly maintained	Good	\$ 2.10	\$ 2.84	SF	18,035	110%	\$ 56,242	25	2002	2027	2027		\$51,129	
Comm. & Security	Telephone/data; board & servers, security. Monitored and regularly maintained	Good	\$ 1.40	\$ 1.89	SF	18,035	110%	\$ 37,495	15	2010	2025	2025		\$34,086	

Building Condition

Institution:  
Name  
City, State

Cost Model Template:  
Community Center, 1 Story  
Split DX AC system

Building A

Year of Assessment: 2016

Total Area (SF) 18,035 No.of Floors: 1 Year Built: 1984 Soft Costs  
Major Renov. 2002 35% 1.35

Building No.: A

Building System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Lightning Protection	Not installed (Considered a deficiency)	Missing	\$ 0.45	\$ 0.61	SF	18,035	110%	\$ 12,052	40			2016	\$ 12,052	\$10,956	
EQUIPMENT & FURNISHINGS					SF	18,035		\$ 26,344						\$25,010	
Equipment					SF	18,035		\$ 6,257						\$6,750	
Other Equipment	3 residential oven/cooktop units, 3 commercial cooler/freezer units	Good	\$ 1,500	\$ 2,025	Each	3	103%	\$ 6,257	15	2010	2025	2025		\$4,050	
	2 residential stacked washer/dryer laundry units	Poor	\$ 1,000	\$ 1,350	Each	2	103%	\$ 2,781	15	2002	2017	2017		\$2,700	
Furnishings					SF	18,035		\$ 20,086						\$18,260	
Fixed Furnishings	Window treatment, vertical vinyl blinds	Good - Fair	\$ 0.75	\$ 1.01	SF	18,035	110%	\$ 20,086	15	2002	2017	2017		\$18,260	



Deficiency Report

Building A

Institution:

Institution Name

Year Built:




2002

Year of Assessment: 2016

Total Area (SF)

No.of Floors: 1

18,768

Deficiency Description (system)	Root Bldg. System	Def. Type	Distress	\$ Amount	Photo	Remarks
			Expired = Beyond Expected Useful Life			
Paint	Exterior Enclosure	System	Expired	\$ 11,516		
Exterior Windows	Exterior Enclosure	System	Expired	\$ 50,886	 	
Exterior Doors	Exterior Enclosure	System	Expired	\$ 33,477		



Deficiency Report

Building A

Institution:

Institution Name



Year Built:

2002

Year of Assessment: 2016

Total Area (SF)  
No.of Floors: 1

18,768

<u>Deficiency Description (system)</u>	<u>Root Bldg. System</u>	<u>Def. Type</u>	Distress	<u>\$ Amount</u>	<u>Photo</u>	<u>Remarks</u>
Fascia, Soffit & Gutters	Roof	System	Expired	\$ 20,890		
Wall Paint & Gypsum Board Repair	Interior Finishes	System	Expired	\$ 23,130		
Carpet	Interior Finishes- Floor Finishes	System	Expired	\$ 35,151		

Deficiency Report

Building A

Institution:

Institution Name

Year Built:

2002

Year of Assessment: 2016

Total Area (SF)

No.of Floors: 1

18,768

Deficiency Description (system)	<u>Root Bldg.</u> System	Def. Type	Distress	\$ Amount	Photo	Remarks
Ceiling Paint	Interior Finishes	System	Expired	\$ 14,730		
Lightning Protection	Electrical Systems	System	Missing	\$ 12,052		
Total Deficiencies				\$ 201,833		

## RENEWAL (Capital Improvement) and FCI REPORT

Institution:

Institution Name

[illegible]

RENEWAL (Capital Improvement) and FCI REPORT

Institution:  
Institution Name

Building No.: A	Replacement Value	Repair (Deficiency) Value	FCI (Repair/ Replacement)	Life (Years)												Building Totals
					2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Lightning Protection	\$ 10,956	\$ 12,052	110%	40	\$ 12,052										\$ 12,052	
EQUIPMENT & FURNISHINGS																
Equipment																
Other Equipment - Kitchen & Food Service	\$ 4,050			15										\$ 4,050	\$ 4,050	
Other Equipment - Laundry Units	\$ 2,700			15		\$ 2,700									\$ 2,700	
Furnishings																
Fixed Furnishings - Window Treatment	\$ 18,260			20		\$ 18,260									\$ 18,260	
Total	\$ 744,349	\$ 201,833	27%		\$ 201,833	\$ 185,810	\$ -	\$ -	\$ -	\$ 23,130	\$ 127,378	\$ -	\$ 171,648	\$ 73,927	\$ 783,725	

Building Condition

Institution:  
Institution Name  
City, State

Cost Model Template:  
Community Center, 1 Story  
Split DX AC system

Building B

Year of Assessment: 2016

Total Area (SF) 18,768 No.of Floors: 1 Year Built: 2002 Soft Costs 35% 1.35  
Major Renov. none

Building No.: B

Building System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Total				\$ 152.88	SF	18,768		\$ 3,103,447					\$ 68,663	\$2,869,282	2%
SUBSTRUCTURE						18,768	100%	\$ 182,172						\$182,172	
Foundations						18,768	100%	\$ 182,172						\$182,172	
Standard Foundations	Concrete thickened slab	Good	\$ 1.75	\$ 2.36	SF	18,768	100%	\$ 44,339	100	2002	2102	2102		\$44,339	
Slab on Grade	4" Concrete, wire mesh reinf., vapor barrier	Good	\$ 5.44	\$ 7.34	SF	18,768	100%	\$ 137,832	100	2002	2102	2102		\$137,832	
SHELL							106%	\$ 662,950						\$636,080	
Superstructure							100%	\$ 202,694						\$202,694	
Roof Construction	Wood trusses & plywood deck w/R-30 fiberglass insulation	Good	\$ 8.00	\$ 10.80	SF	18,768	100%	\$ 202,694	100	2002	2102	2102		\$202,694	
Exterior Enclosure							107%	\$ 356,996						\$339,513	
Exterior Walls	Metal stud, gyp. bd., R-11 insul.	Good	\$ 6.50	\$ 8.78	SF	18,768	100%	\$ 164,689	100	2002	2102	2102		\$164,689	
	Vinyl Siding / wood trim	Good / Fair	\$ 3.75	\$ 5.06	SF	18,768	110%	\$ 104,514	25	2002	2027	2027		\$95,013	
Exterior Windows	Aluminum frame, single glazed, white factory finish	Good	\$ 1.90	\$ 2.57	SF	18,768	110%	\$ 52,954	40	2002	2042	2042		\$48,140	
Exterior Doors	Hollow metal (some w/1/2 glass/Hollow metal frames, painted	Good	\$ 1.25	\$ 1.69	SF	18,768	110%	\$ 34,838	25	2002	2027	2027		\$31,671	
Roofing							110%	\$ 103,260						\$93,873	
Roof Coverings &Openings	Slope, Asphalt Shingles	Good	\$ 2.25	\$ 3.04	SF	24,398	110%	\$ 81,521	15	2015	2030	2030		\$74,110	
Fascia, soffit and gutters	Aluminum fascia, soffit and gutters, factory finish	Good	\$ 0.78	\$ 1.05	SF	18,768	110%	\$ 21,739	25	2002	2027	2027		\$19,763	
INTERIORS								\$ 567,291						\$520,786	
Interior Construction								\$ 350,344						\$322,526	
Partitions	Gypsum board on metal studs	Good	\$ 4.50	\$ 6.08	SF	18,768	110%	\$ 125,417	50	2002	2052	2052		\$114,016	
Interior Doors	Solid core wood/hollow metal w/HM Frames	Good	\$ 4.25	\$ 5.74	SF	18,768	110%	\$ 118,450	30	2002	2032	2032		\$107,681	
Fittings				\$ -	SF			\$ 106,478						\$100,829	
Folding Partitions	Solid panel folding wall w/ vinyl finish	Good	\$ 225.00	\$ 303.75	LF	40	110%	\$ 13,365	20	2002	2022	2022		\$12,150	
Other Fittings	Counter tops, cabinets, lavatory counters, toilet accessories, signage. (allowance)	Fair	\$ 3.50	\$ 4.73	SF	18,768	105%	\$ 93,113	25	2002	2027	2027		\$88,679	
Interior Finishes					SF	18,768		\$ 216,946						\$198,260	
Wall Finishes	Paint on gypsum board	Fair	\$ 0.95	\$ 1.28	SF	18,768	100%	\$ 24,070	5	2008	2013	2013	\$ 24,070	\$24,070	
Floor Finishes	Vinyl tile approx 70%	Good	\$ 4.50	\$ 6.08	SF	14,076	110%	\$ 94,063	20	2002	2022	2022		\$85,512	
Carpet	Carpet approx 20%	Fair	\$ 5.75	\$ 7.76	SF	3,753.60	110%	\$ 32,051	10	2002	2012	2012	\$ 32,051	\$29,137	
Tile & Mfg Stone	Ceramic Tile approx 5%	Good	\$ 7.00	\$ 9.45	SF	938.40	110%	\$ 9,755	25	2002	2027	2027		\$8,868	
Ceiling Finishes	Acoustical T bar grid 2x2 - 50%	Good	\$ 4.50	\$ 6.08	SF	9,384	115%	\$ 65,559	25	2002	2027	2027		\$57,008	
	Acoustical panels 2x2 - 50%	Good	\$ 2.50	\$ 3.38	SF	9,384	105%	\$ 33,255	15	2002	2017	2017		\$31,671	
	Gypsum board- 50%	Good	\$ 2.25	\$ 3.04	SF	9,384	110%	\$ 31,354	40	2002	2042	2042		\$28,504	
	Paint on gypsum board	Good	\$ 0.55	\$ 0.74	SF	9,384	105%	\$ 7,316	10	2008	2018	2018		\$6,968	
SERVICES					SF	18,768		\$ 1,670,131						\$1,511,241	
Plumbing					SF	18,768		\$ 436,825						\$399,221	

Building Condition

Institution:  
Institution Name  
City, State

Cost Model Template:  
Community Center, 1 Story  
Split DX AC system

Building B

Building No.: B

Total Area (SF) 18,768 No.of Floors: 1 Year Built: 2002 Major Renov. none Soft Costs 35% 1.35

Building System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Plumbing Fixtures	Standard 1.6gpm flush basic grade	Good-Fair	\$ 13.50	\$ 18.23	SF	18,768	110%	\$ 376,251	20	2002	2022	2022		\$342,047	
Domestic Water	CPVC above slab	Good	\$ 0.95	\$ 1.28	SF	18,768	113%	\$ 27,199	40	2002	2042	2042		\$24,070	
Water Heater	Water heater - 120gal electric	Fair	\$ 2,000	\$ 2,700	Each	1	110%	\$ 2,970	15	2002	2017	2017		\$2,700	
Sanitary Waste	PVC	Good	\$ 1.20	\$ 1.62	SF	18,768	100%	\$ 30,404	40	2002	2042	2042		\$30,404	
Rain Water Drainage	N/A														
Other Plumb Systems	None			\$ -	SF	18,768	115%	\$ -	40	2002	2042	2042		\$0	
HVAC					SF	18,768		\$ 614,202						\$559,678	
Distribution Systems	Fiberboard ductwork, dampers & air devices	Good	\$ 9.50	\$ 12.83	SF	18,768	110%	\$ 264,770	40	2002	2042	2042		\$240,700	
Split DX Systems	8 original split systems	Fair	\$ 11.25	\$ 15.19	SF	15,014	110%	\$ 250,834	15	2002	2017	2017		\$228,031	
	1 replaced system	Good	\$ 11.25	\$ 15.19	SF	1,877	110%	\$ 31,354	15	2015	2030	2030		\$28,504	
	1 replaced system	Good	\$ 11.25	\$ 15.19	SF	1,877	110%	\$ 31,354	15	2011	2026	2026		\$28,504	
Controls	Electric, digital	Fair	\$ 0.29	\$ 0.39	SF	18,768	110%	\$ 8,082	15	2002	2017	2017		\$7,348	
Systems T & B	Will need to be re-done upon replacement of unit & controls.		\$ 0.57	\$ 0.77	SF	18,768	100%	\$ 14,442	15	2002	2017	2017		\$14,442	
Other HVAC Systems	Server room split system	Good	\$ 9,000.00	\$ 12,150.00	LS	1	110%	\$ 13,365	15	2014	2029	2029		\$12,150	
Fire Protection					SF	18,768		\$ 101,727						\$92,479	
Fire Prot. Specialties	Water sprinkler system full facility in ceiling and above ceiling in truss space	Good	\$ 3.65	\$ 4.93	SF	18,768	110%	\$ 101,727	40	2002	2042	2042		\$92,479	
Electrical					SF	18,768		\$ 517,377						\$459,863	
Service & Distribution	Main distribution panel; 120/208V, 3-phase 4-wire 1000A main switch, serves multiple sub-panels	Good	\$ 2.75	\$ 3.71	SF	18,768	110%	\$ 76,644	30	2002	2032	2032		\$69,676	
	Sub-panels 120/208V 3 phase 4-wire	Good	\$ 1.10	\$ 1.49	SF	18,768	105%	\$ 29,264	30	2002	2032	2032		\$27,870	
Lighting	Surface and recessed fluorescent w/ misc. specialty fixtures	Good	\$ 3.50	\$ 4.73	SF	18,768	105%	\$ 93,113	20	2002	2022	2022		\$88,679	
Branch Wiring	Copper in EMT/PVC conduit	Good	\$ 6.85	\$ 9.25	SF	18,768	120%	\$ 208,268	40	2002	2042	2042		\$173,557	
Fire Alarm	Simplex addressable main FACP in Lobby	Good	\$ 2.10	\$ 2.84	SF	18,768	110%	\$ 58,528	25	2002	2027	2027		\$53,207	
Comm. & Security	Telephone/data/cable	Good	\$ 1.40	\$ 1.89	SF	18,768	110%	\$ 39,019	15	2002	2017	2017		\$35,472	
Lightning Protection	Not installed (Considered a deficiency)	missing	\$ 0.45	\$ 0.61	SF	18,768	110%	\$ 12,542	40			2016	\$ 12,542	\$11,402	
EQUIPMENT & FURNISHINGS					SF	18,768		\$ 20,903						\$19,003	
Furnishings					SF	18,768		\$ 20,903						\$19,003	
Fixed Furnishings	Window treatment, vertical vinyl blinds	Fair	\$ 0.75	\$ 1.01	SF	18,768	110%	\$ 20,903	15	2002	2017	2017		\$19,003	



Deficiency Report

Building B

Institution:

Institution Name


Year Built:

2002

Year of Assessment: 2016

Total Area (SF)  
No.of Floors: 1

18,768

Deficiency Description (system)	<u>Root Bldg.</u> System	Def. Type	Distress	\$ Amount	Photo	Remarks
			Expired = Beyond Expected Useful Life			
Wall Paint	Interior Finishes	System	Expired	\$ 24,070		
Carpet	Interior Finishes	System	Expired	\$ 32,051		
Total Deficiencies				\$ 56,121		

RENEWAL (Capital Improvement) and FCI REPORT

Institution:  
Institution Name

Building No.: B	Replacement Value	Repair (Deficiency) Value	FCI (Repair/ Replacement)	Life (Years)											Building Totals
					2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
INTERIORS															
Interior Construction															
Fittings - Folding Partitions	\$ 12,150			20							\$ 12,150				\$ 12,150
Interior Finishes															
Wall Finishes - Paint	\$ 24,070	\$ 24,070	100%	5	\$ 24,070					\$ 24,070					\$ 48,140
Floor Finishes - Vinyl Tile	\$ 85,512			20							\$ 85,512				\$ 85,512
Floor Finishes - Carpet	\$ 29,137	\$ 32,051	110%	10	\$ 32,051										\$ 32,051
Ceiling Finishes - Acoustical Panels	\$ 31,671			15		\$ 31,671									\$ 31,671
Ceiling Finishes - Paint on Gypsum Board	\$ 6,968			10			\$ 6,968								\$ 6,968
SERVICES															
Conveying Systems															\$ -
Elevators															\$ -
Other Conveying Systems															\$ -
Plumbing															
Plumbing Fixtures	\$ 342,047			20							\$ 342,047				\$ 342,047
Domestic Water - Elec. Water Heater	\$ 2,700			15		\$ 2,700									\$ 2,700
HVAC															
Split DX Systems	\$ 228,031			15		\$ 228,031									\$ 228,031
Controls	\$ 7,348			15		\$ 7,348									\$ 7,348
Systems T & B	\$ 14,442			15		\$ 14,442									\$ 14,442
Electrical															
Lighting	\$ 88,679			20							\$ 88,679				\$ 88,679
Comm. & Security - Telephone/Data/Cable	\$ 35,472			15		\$ 35,472									\$ 35,472
Lightning Protection	\$ 11,402	\$ 12,542	110%	40	\$ 12,542										\$ 12,542
EQUIPMENT & FURNISHINGS															
Furnishings															
Fixed Furnishings - Window Treatment	\$ 19,003			15		\$ 19,003									\$ 19,003
															\$ -
Total	\$ 938,630	\$ 68,663	7%		\$ 68,663	\$ 338,666	\$ 6,968	\$ -	\$ -	\$ 24,070	\$ 528,387	\$ -	\$ -	\$ -	\$ 966,754

Condition:

Institution:  
Institution Name  
City, State

Site

Approx. Site Area (SF)185,000 Renovations

Year of Assessment:2016

Approx. Site Area (acres)4.25

Year Built:2002  
(average)Soft Costs35%1.35

System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed/R enewed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Total				\$3.72	SF	185,000		\$762,715					\$-	\$688,147	0%
BUILDING SITEWORK						185,000	100%	\$762,715						\$688,147	
Site Preparation								\$85,961						\$85,961	
Site Clearing			\$4,100	\$5,535	Acre	4.25	100%	\$23,524	100	2002	2102	2102		\$23,524	
Site Earthwork			\$0.25	\$0.34	SF	185,000	100%	\$62,438	100	2002	2102	2102		\$62,438	
				\$-								0			
Site Improvements								\$524,615						\$473,546	
Roadways & Parking Lots	Bituminous Concrete (Asphalt) binder course & wearing surface	Good	\$15.83	\$21.37	SY	4,950	110%	\$116,362	30	2002	2032	2032		\$105,784	
	Concrete curb	Good	\$10.00	\$13.50	LF	2,700	110%	\$40,095	40	2002	2042	2042		\$36,450	
	Parking striping (allowance for symbols & signage)	Fair	\$12.55	\$16.94	Space	83	100%	\$1,406	5	2012	2017	2017		\$1,406	
Pedestrian Paving	Concrete	Fair	\$8.10	\$10.94	SF	7,650	110%	\$92,018	40	2002	2042	2042		\$83,653	
Site Development				\$-		0		\$274,733						\$246,254	
Fencing & gates	N/A			\$-	LF		105%	\$-	25					\$0	
Athletic Courts	N/A			\$-	Each		105%	\$-	30					\$0	
Other Site Amenities	Walkway canopy, attached to buildings; steel pipe frame painted w/ synthetic fabric	Good	\$50.00	\$67.50	SF	450	110%	\$33,413	25	2002	2027	2027		\$30,375	
	Play area shade structure, steel pole frame w/ synthetic shade fabric	Good	\$40.00	\$54.00	SF	150	105%	\$8,505	25	2002	2027	2027		\$8,100	
	Courtyard w/ concrete paving	Fair	\$12.20	\$16.47	SF	1,000	110%	\$18,117	40	2002	2042	2042		\$16,470	
	Masonry dumpeter enclosure w/ chain link gates	Fair	\$105.00	\$141.75	SF	170	110%	\$26,507	40	2002	2042	2042		\$24,098	
	Chain link fence at play areas	Fair	\$15.00	\$20.25	LF	340	120%	\$8,262	20	2002	2022	2022		\$6,885	
	Pre-fab storage building	Fair	\$30.00	\$40.50	SF	450	100%	\$18,225	25	2002	2027	2027		\$18,225	
	Soft play synthetic play surface	Good	\$8.00	\$10.80	SF	670	110%	\$7,960	25	2002	2027	2027		\$7,236	
	Signage (allow)	Good	\$10,000.00	\$13,500.00	LS	1	105%	\$14,175	25	2002	2027	2027		\$13,500	
Landscaping & Irrigation		Fair	\$1.45	\$1.96	SF	62,000	115%	\$139,570	30	2002	2032	2032		\$121,365	
Site Lighting								\$24,503						\$22,275	
Site Lighting	Sq. shoebox HIDs, 30 ft. concrete poles, allow branch circuitry	Good	\$3,300	\$4,455	Each	5	110%	\$24,503	25	2002	2027	2027		\$22,275	
Sports Lighting	N/A			\$-	Each		110%	\$-	20					\$0	
Site Utilities								\$127,637						\$106,364	
Domestic Water	Average installed date		\$8.75	\$11.81	LF	200	120%	\$2,835	40	1993	2033	2033		\$2,363	
Fire Protection System	Main to buildings - average installed date		\$13.40	\$18.09	LF	300	120%	\$6,512	40	1993	2033	2033		\$5,427	
Sanitary Sewer	Includes lift station and force main for 'B' - 400' sewer line for 'A' (extent undetermined) - average installed date		\$22.70	\$30.65	LF	1,360	120%	\$50,013	40	1993	2033	2033		\$41,677	
Storm Sewer	Drain to storm water retention - Average installed date		\$31.00	\$41.85	LF	710	120%	\$35,656	40	1993	2033	2033		\$29,714	

Condition:

Institution:  
Institution Name  
City, State

Site

Approx. Site Area (SF) 185,000 Renovations Year of Assessment: 2016

Approx. Site Area (acres) 4.25 Year Built: 2002 Soft Costs 35% 1.35  
(average)

System	Description/Notes	Condition (as applicable)	Unit Price (Raw Cost)	Unit Price \$	Unit of Measure	Qty	Renewal %	Renewal \$	Life (years)	Installed/R enewed	Calc Next Renewal	Next Renewal	Deficiency \$	Replacement Value \$	FCI %
Electrical Distribution	N/A, primary service, transformers & meters by utility co.			\$ -	LF		120%	\$ -	40		40	40		\$0	
Electrical Service Entrance	Underground from Overhead transformer to MDP		\$ 25.00	\$ 33.75	LF	600	120%	\$ 24,300	40	2002	2042	2042		\$20,250	
Communications (telephone)	By phone company, raceway only		\$ 17.12	\$ 23.11	LF	300	120%	\$ 8,320	40	1993	2033	2033		\$6,934	

RENEWAL (Capital Improvement) and FCI REPORT

Institution:  
Institution Name

Site	Replacement Value	Repair (Deficiency) Value	FCI (Repair/ Replacement)	Life (Years)											Building Totals
					2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
BUILDING SITEWORK															
Site Improvements															
Parking Striping	\$ 1,406			5		\$ 1,406									\$ 1,406
Chain Link Fence - Play Areas	\$ 6,885			20							\$ 6,885				\$ 6,885
															\$ -
Total	\$ 8,291	\$ -	0%		\$ -	\$ 1,406	\$ -	\$ -	\$ -	\$ -	\$ 6,885	\$ -	\$ -	\$ -	\$ 8,291

## FACILITY RENEWAL & CAPITAL IMPROVEMENT SUMMARY (10-YEAR)

**Institution:**  
**Institution Name**

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>1 Year (Deficiency)</b>												
Exterior Walls Paint, Bldg A	\$ 11,516	\$ 11,516										\$ 11,516
Exterior Windows, Bldg A	\$ 50,886	\$ 50,886										\$ 50,886
Exterior Doors & Frames, Bldg A	\$ 33,477	\$ 33,477										\$ 33,477
Roof - Alum. Fascia/Soffit/Gutters, Bldg A	\$ 20,890	\$ 20,890										\$ 20,890
Interior Wall Finishes - Paint, Bldg A	\$ 23,130	\$ 23,130										\$ 23,130
Floor Finishes - Carpet, Bldg A	\$ 35,151	\$ 35,151										\$ 35,151
Ceiling Finishes - Paint (on GB), Bldg A	\$ 14,730	\$ 14,730										\$ 14,730
Lightning Protection, Bldg A	\$ 12,052	\$ 12,052										\$ 12,052
Interior Wall Finishes - Paint, Bldg B	\$ 24,070	\$ 24,070										\$ 24,070
Floor Finishes - Carpet, Bldg B	\$ 32,051	\$ 32,051										\$ 32,051
Lightning Protection, Bldg B	\$ 12,542	\$ 12,542										\$ 12,542
<b>1 Year Total (Deficiencies)</b>	<b>\$ 270,495</b>											
<b>2 Years</b>												
Roof - Asphalt Shingle Shake, Bldg A	\$ 71,216		\$ 71,216									\$ 71,216
Domestic Water Heater, Bldg A	\$ 11,340		\$ 11,340									\$ 11,340
HVAC (5 systems), Bldg A	\$ 61,355		\$ 61,355									\$ 61,355
HVAC Controls, Bldg A	\$ 7,061		\$ 7,061									\$ 7,061
HVAC Systems Test & Balance, Bldg A	\$ 13,878		\$ 13,878									\$ 13,878
Equipment - Laundry Units, Bldg A	\$ 2,700		\$ 2,700									\$ 2,700
Window Treatment, Bldg A	\$ 18,260		\$ 18,260									\$ 18,260
Ceiling Finishes - Acoust. Panels, Bldg B	\$ 31,671		\$ 31,671									\$ 31,671
Domestic Water Heater, Bldg B	\$ 2,700		\$ 2,700									\$ 2,700
HVAC Split DX Systems (8), Bldg B	\$ 228,031		\$ 228,031									\$ 228,031
HVAC Controls, Bldg B	\$ 7,348		\$ 7,348									\$ 7,348
HVAC Systems Test & Balance, Bldg B	\$ 14,442		\$ 14,442									\$ 14,442
Comm./Security - Tele/Data/Cable, Bldg B	\$ 35,472		\$ 35,472									\$ 35,472
Window Treatment, Bldg B	\$ 19,003		\$ 19,003									\$ 19,003
Parking Striping	\$ 1,406		\$ 1,406									\$ 1,406
<b>2 Years Total</b>	<b>\$ 525,883</b>											
<b>3 Years</b>												
Ceiling Finishes - Paint (on GB), Bldg B	\$ 6,968			\$ 6,968								\$ 6,968
<b>3 Years Total</b>	<b>\$ 6,968</b>											
<b>6 Years</b>												
Interior Wall Finishes - Paint, Bldg A	\$ 23,130						\$ 23,130					\$ 23,130
Interior Wall Finishes - Paint, Bldg B	\$ 24,070						\$ 24,070					\$ 24,070
<b>6 Years Total</b>	<b>\$ 47,200</b>											
<b>7 Years</b>												
Floor Finishes - Vinyl Tile, Bldg A	\$ 40,173							\$ 40,173				\$ 40,173
Kitchen hood supply/exhaust, Bldg A	\$ 20,250							\$ 20,250				\$ 20,250
Lighting, Bldg A	\$ 66,955							\$ 66,955				\$ 66,955
Fittings - Folding Partitions, Bldg B	\$ 12,150							\$ 12,150				\$ 12,150
Floor Finishes - Vinyl Tile, Bldg B	\$ 85,512							\$ 85,512				\$ 85,512
Plumbing Fixtures, Bldg B	\$ 342,047							\$ 342,047				\$ 342,047
Lighting, Bldg B	\$ 88,679							\$ 88,679				\$ 88,679
Chain Link Fence - Play Areas	\$ 6,885							\$ 6,885				\$ 6,885
<b>7 Years Total</b>	<b>\$ 662,651</b>											



FACILITY RENEWAL & CAPITAL  
IMPROVEMENT SUMMARY  
(10-YEAR)

Institution:  
Institution Name

9 Years		
Exterior Wall - Stucco, Bldg A	\$	87,650
Ceiling Finishes - Gypsum Board, Bldg A	\$	54,781
Sanitary Waste, Bldg A	\$	29,217
9 Years Total	\$	171,648

10 Years		
HVAC Split DX Systems (3), Bldg A	\$	35,790
Comm/Security - Tel/Data/Svr/Sec, Bldg A	\$	34,086
Equipment - Kitchen & Food Svc, Bldg A	\$	4,050
10 Years Total	\$	73,926

DEFICIENCY TOTAL  
RENEWAL TOTAL

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
								\$ 87,650		\$ 87,650
								\$ 54,781		\$ 54,781
								\$ 29,217		\$ 29,217
									\$ 35,790	\$ 35,790
									\$ 34,086	\$ 34,086
									\$ 4,050	\$ 4,050
\$ 270,495										\$ 270,495
\$ -	\$ 525,883	\$ 6,968	\$ -	\$ -	\$ 47,200	\$ 662,651	\$ -	\$ 171,648	\$ 73,926	\$ 1,488,276

DEFICIENCY AND RESERVE FOR RENEWAL EXPENSE 2015 \$  
RESERVE FOR RENEWAL FUND 2015 \$

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 175,877	\$ 1,758,771
\$ (94,618)	\$ (444,624)	\$ (275,715)	\$ (99,838)	\$ 76,040	\$ 204,717	\$ (282,057)	\$ (106,180)	\$ (101,951)	\$ -	

INFLATION 3.0%  
INFLATED EXPENDITURE  
RESERVE FOR RENEWAL EXPENSE  
RESERVE FOR RENEWAL FUND

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
\$ 270,495	\$ 541,659	\$ 7,392	\$ -	\$ -	\$ 54,450	\$ 784,910	\$ -	\$ 213,925	\$ 94,418	\$ 1,967,250
\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	\$ 196,725.01	
\$ (73,770)	\$ (418,704)	\$ (229,372)	\$ (32,647)	\$ 164,078	\$ 306,353	\$ (281,832)	\$ (85,107)	\$ (102,307)	\$ -	