

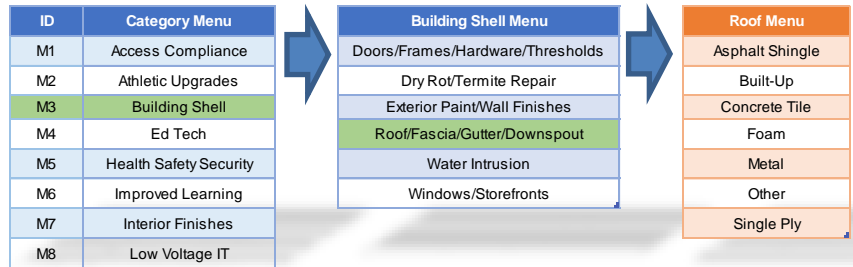
## Condition Assessment Tool Summary

Capital Program Management, Inc. (CPM) developed a condition assessment tool to assist with facility needs assessment planning and master plan program and project budgeting. The tool inventories facility items including their condition, installation date, and automatically calculates remaining useful life and the costs associated with their repair or replacement.

### Assessment Item Menu

A menu of assessment items typically encountered at a facility is included within the tool. Items are categorized for multi-level reporting. The menu of items and categories are fully customizable.

This menu serves as the backbone of the database which is used during an assessment to record measures encountered at facilities.



### Database

Data is collected and added to the tool by project site and space. Items are classified and quantities are measured and recorded. The database of items can be filtered by site, space, item type and numerous other ways for easily reporting facility data. Each item has an industry standard useful life and anticipated replacement date based on the date of installation.

Site	Building Description	Item	Item Type	Qty	UOM	Condition	Product Install Date	Typical Useful Life (Years)	Anticipated Replacement Date	Category (Main)	Classification
				25,761							
Site A	Building A-1	Roof	Concrete Tile	14,322	SQFT	Poor	1999	50	2049	Building Shell	Roof/Fascia/Gutter/Downspout
Site B	Building B-1	Roof	Built-Up	4,172	SQFT	Fair	1999	20	2019	Building Shell	Roof/Fascia/Gutter/Downspout
Site C	Building C-1	Roof	Metal	7,267	SQFT	Poor	1999	40	2039	Building Shell	Roof/Fascia/Gutter/Downspout

### Project Budget Scope Estimator

The project budget scope estimator extracts information from the database to create a conceptual project budget for the repair or replacement of items based on selected criteria. The estimator takes the unit cost for replacement and adds the appropriate contractor and soft cost mark-ups based on the year to be implemented. The year for a project to be implemented is complemented by an escalation projection calculation based on industry forecasting input.

#### Scope Selection & Summary

Category(Main)	Building Shell
Item	Roof
Condition	Replace
Anticipated Replacement Date	(All)

**Project Name:** Roof Replacement Project  
**Summary:** Project to replace roofing that has exceeded useful life.

School / Building	Quantity (SF)	Raw Hard Costs	GC Mark-Ups	Soft Costs	Contingencies	Total Estimate
Site A	9,192	\$ 182,869	\$ 48,461	\$ 69,399	\$ 60,145	\$ 360,874
Building A-1	9,192	\$ 182,869	\$ 48,461	\$ 69,399	\$ 60,145	\$ 360,874
Built-Up	5,808	\$ 111,805	\$ 29,629	\$ 42,431	\$ 36,773	\$ 220,638
Metal	3,384	\$ 71,064	\$ 18,832	\$ 26,968	\$ 23,372	\$ 140,236
Site B	210	\$ 1,943	\$ 515	\$ 737	\$ 639	\$ 3,834
Site C	61,437	\$ 1,188,584	\$ 314,975	\$ 451,070	\$ 390,925	\$ 2,345,554
<b>Grand Total</b>	<b>70,839</b>	<b>\$ 1,373,396</b>	<b>\$ 363,951</b>	<b>\$ 521,206</b>	<b>\$ 451,709</b>	<b>\$ 2,710,262</b>

Project Cost Summary	
Construction Budget	\$ 1,737,347
Soft Costs w/ Contingencies	\$ 972,915
<b>Selected Project Cost Sub Total</b>	<b>\$ 2,710,262</b>
<b>Escalation</b>	
Construction Year	2018
Escalation Rate	14%
Total Escalation Cost	\$ 392,446
<b>Selected Project Cost Grand Total</b>	<b>\$ 3,102,708</b>