Atlanta Public Schools/Charter Schools

Adamsville Primary School (Kindezi School)

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

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

Gross Area (SF):	75,058
Year Built:	1970
Last Renovation:	2001
Replacement Value:	$16,010,267
Repair Cost:	$1,287,338.41
Total FCI:	8.04 %
Total RSLI:	38.47 %
FCA Score:	91.96

Description:

Adamsville Primary School ,known as "Kindezi Charter", is located at 765 Peeples Street, SW in Atlanta, Georgia. The 2 story, 75,058 square foot building was originally constructed in 1970. There have been additions to the main school building constructed in 2001. In addition to the main building, the campus contains an ancillary buildings for storage.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior

envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access. 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: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes 1 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 and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include a kitchen fire suppression system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing. Site mechanical and electrical features include water, sewer, natural gas and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

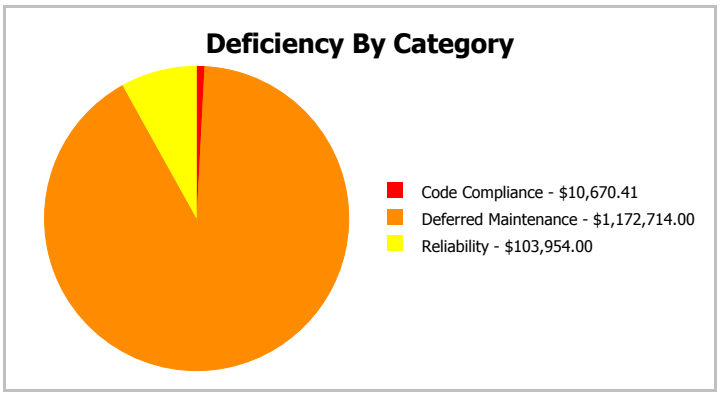
Attributes:

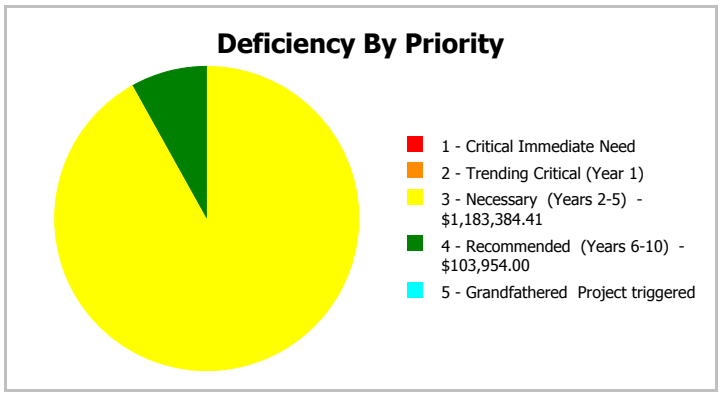
General Attributes:

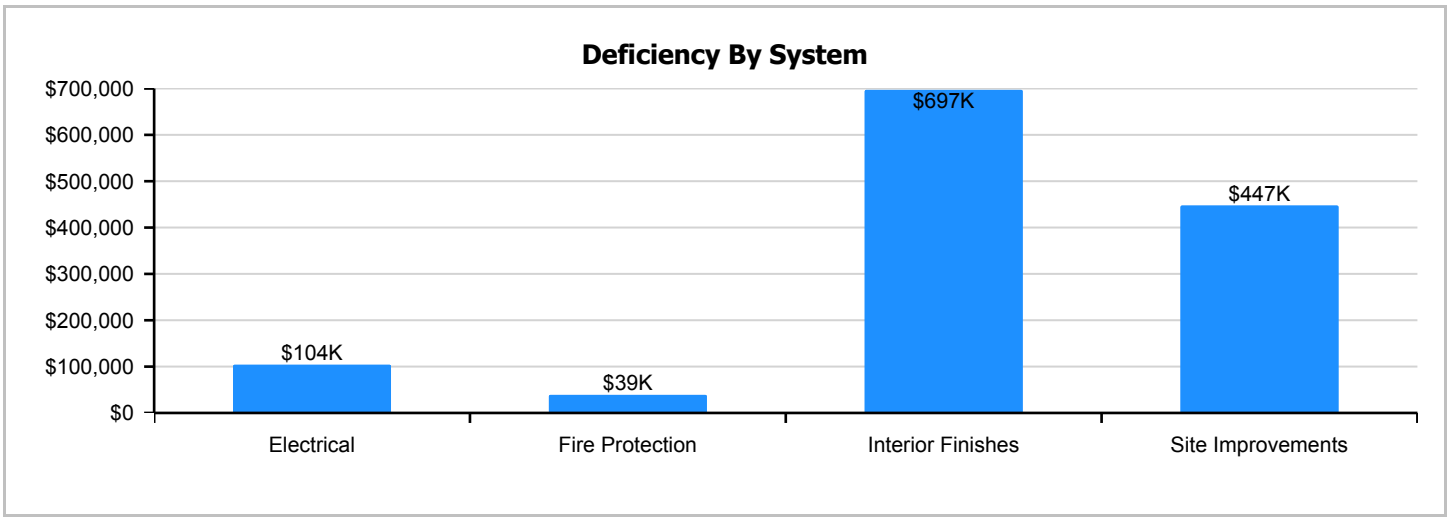
Arch Condition Assessor:	Homero Guerrero	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, KK, PK	DOE Drawing Total GSF:	75058
DOE Facility Number:	2050	Total # of Modular/Portables:	0
DOE Interior Site SF:	75058	Total GSF of Modular/Portables:	0
Approx. Acres:	4.89	Status:	Active

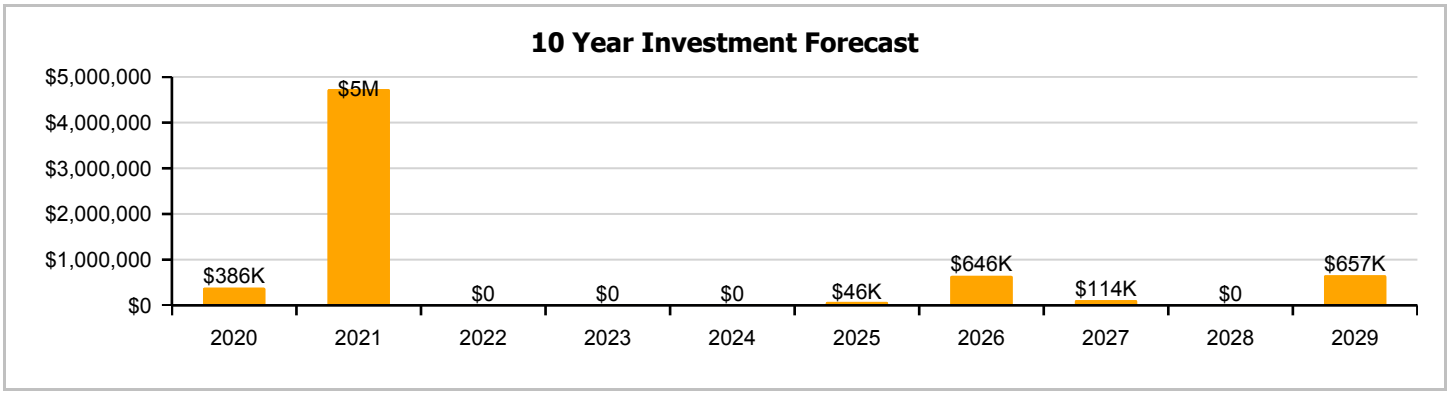
School Dashboard Summary

Gross Area:	75,058		
Year Built:	1970	Last Renovation:	2001
Repair Cost:	$1,287,338	Replacement Value:	$16,010,267
FCI:	8.04 %	RSLI%:	38.47 %









School Condition Summary

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

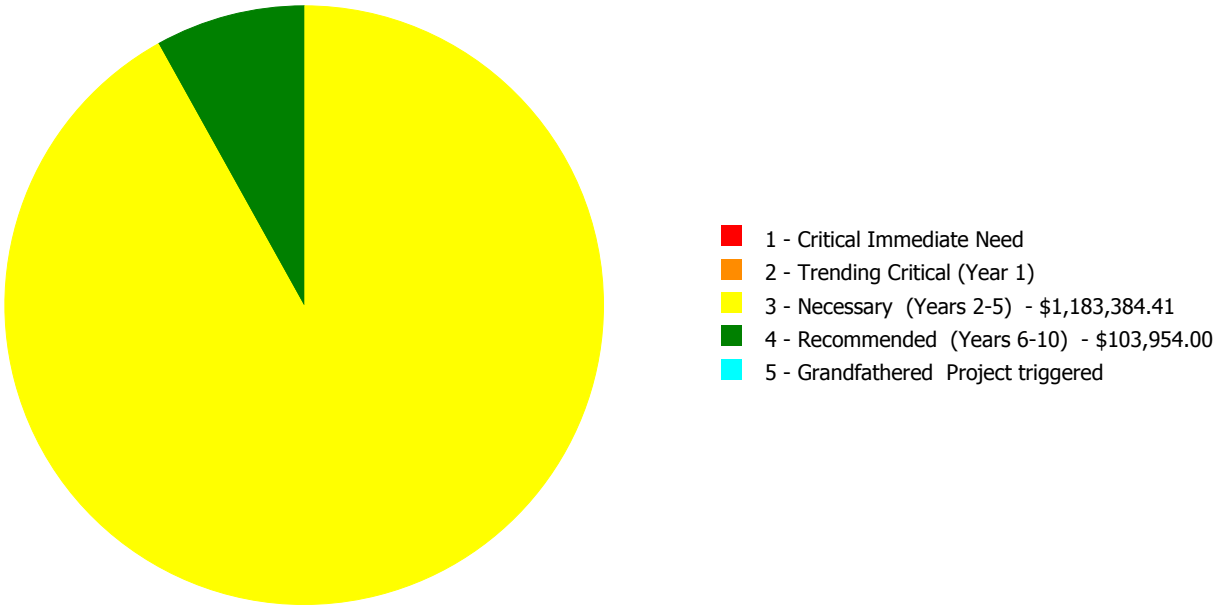
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	58.24 %	0.00 %	$0.00
B10 - Superstructure	54.30 %	0.00 %	$0.00
B20 - Exterior Enclosure	50.81 %	0.00 %	$0.00
B30 - Roofing	80.30 %	0.00 %	$0.00
C10 - Interior Construction	46.49 %	0.00 %	$0.00
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	12.46 %	43.57 %	$697,018.00
D10 - Conveying	10.00 %	0.00 %	$0.00
D20 - Plumbing	18.04 %	0.00 %	$0.00
D30 - HVAC	49.26 %	0.00 %	$0.00
D40 - Fire Protection	36.50 %	10.30 %	$38,934.00
D50 - Electrical	17.32 %	6.03 %	$103,954.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
G20 - Site Improvements	28.97 %	24.67 %	$447,432.41
G30 - Site Mechanical Utilities	2.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	40.00 %	0.00 %	$0.00
Totals:	**38.47 %**	**8.04 %**	**$1,287,338.41**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1970 Bldg 2010	58,024	4.00	$0.00	$0.00	$337,392.00	$79,783.00	$0.00
2001 Bldg 2011_2012	17,034	14.55	$0.00	$0.00	$398,560.00	$24,171.00	$0.00
Site	75,058	16.79	$0.00	$0.00	$447,432.41	$0.00	$0.00
Total:		**8.04**	**$0.00**	**$0.00**	**$1,183,384.41**	**$103,954.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,287,338.41

Executive Summary

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Function:	Middle Charter
Gross Area (SF):	58,024
Year Built:	1970
Last Renovation:	2001
Replacement Value:	$10,439,988
Repair Cost:	$417,175.00
Total FCI:	4.00 %
Total RSLI:	40.64 %
FCA Score:	96.00

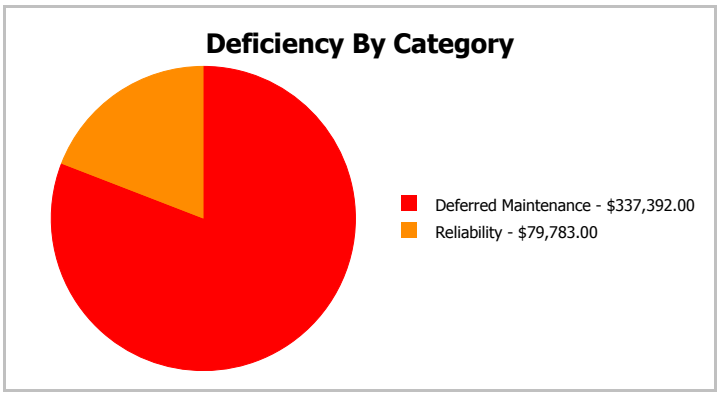
Description:

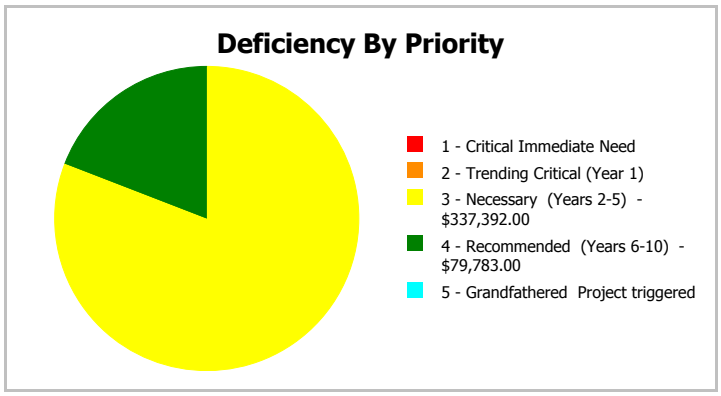
The narrative for this building is included in the Executive Summary Description at the front of this report.

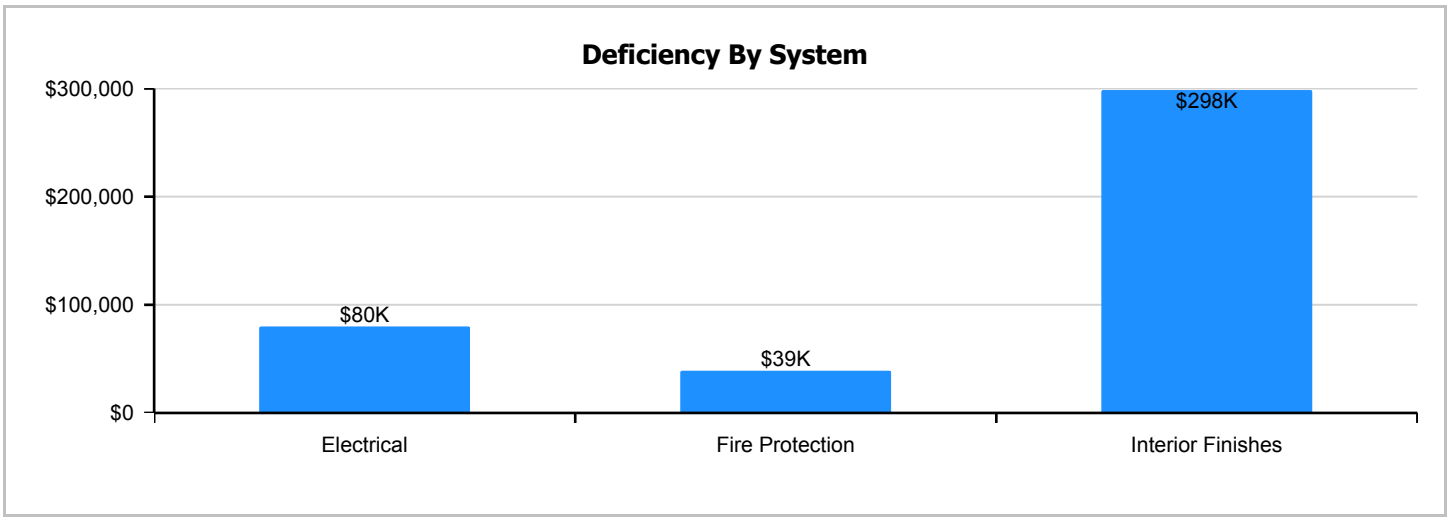
Attributes: This asset has no attributes.

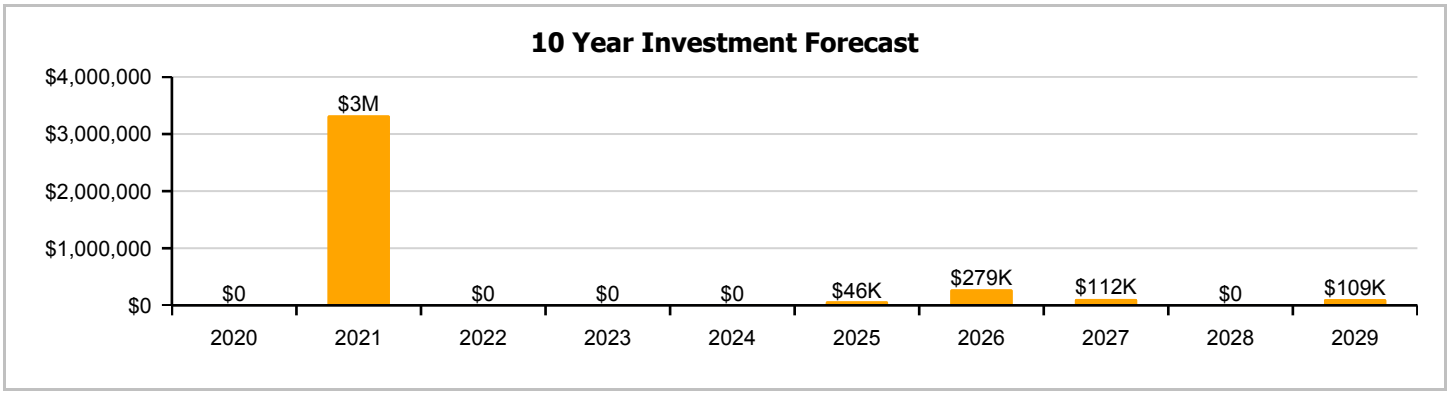
Dashboard Summary

Function:	Middle Charter	Gross Area:	58,024
Year Built:	1970	Last Renovation:	2001
Repair Cost:	$417,175	Replacement Value:	$10,439,988
FCI:	4.00 %	RSLI%:	40.64 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	51.00 %	0.00 %	$0.00
B10 - Superstructure	51.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.52 %	0.00 %	$0.00
B30 - Roofing	100.00 %	0.00 %	$0.00
C10 - Interior Construction	43.08 %	0.00 %	$0.00
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.38 %	28.99 %	$298,458.00
D10 - Conveying	10.00 %	0.00 %	$0.00
D20 - Plumbing	17.96 %	0.00 %	$0.00
D30 - HVAC	49.65 %	0.00 %	$0.00
D40 - Fire Protection	35.56 %	12.85 %	$38,934.00
D50 - Electrical	18.85 %	6.02 %	$79,783.00
E10 - Equipment	10.00 %	0.00 %	$0.00
E20 - Furnishings	10.00 %	0.00 %	$0.00
Totals:	**40.64 %**	**4.00 %**	**$417,175.00**

Photo Album

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

1). Northeast Elevation - Dec 04, 2019

2). North Elevation - Dec 04, 2019

3). Northwest Elevation - Dec 04, 2019

4). West Elevation - Dec 04, 2019

5). Southwest Elevation - Dec 04, 2019

Condition Detail

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

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

System Listing

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

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	$7.53	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$436,921
A1030	Slab on Grade	$6.35	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$368,452
B1010	Floor Construction	$19.15	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$1,111,160
B1020	Roof Construction	$12.37	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$717,757
B2010	Exterior Walls	$14.09	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$817,558
B2020	Exterior Windows	$8.80	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$510,611
B2030	Exterior Doors	$0.87	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$50,481
B3010120	Single Ply Membrane	$5.37	S.F.	58,024	20	2019	2039		100.00 %	0.00 %	20			$311,589
B3020	Roof Openings	$0.52	S.F.	58,024	30	2019	2049		100.00 %	0.00 %	30			$30,172
C1010	Partitions	$5.72	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$331,897
C1020	Interior Doors	$3.75	S.F.	58,024	40	2001	2041		55.00 %	0.00 %	22			$217,590
C1030	Fittings	$2.72	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$157,825
C2010	Stair Construction	$2.91	S.F.	58,024	100	1970	2070		51.00 %	0.00 %	51			$168,850
C3010220	Tile	$9.25	S.F.	8,000	30	2001	2031		40.00 %	0.00 %	12			$74,000
C3010230	Paint & Covering	$1.47	S.F.	50,024	10	2001	2011		0.00 %	0.00 %	-8			$73,535
C3020420	Ceramic Tile	$16.74	S.F.	8,000	50	2001	2051		64.00 %	0.00 %	32			$133,920
C3020901	Carpet	$7.50	S.F.	10,024	8	2001	2009		0.00 %	110.00 %	-10		$82,698.00	$75,180
C3020903	VCT	$3.48	S.F.	40,000	15	2001	2016		0.00 %	155.00 %	-3		$215,760.00	$139,200
C3030	Ceiling Finishes	$9.20	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$533,821
D1010	Elevators and Lifts	$1.28	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$74,271
D2010	Plumbing Fixtures	$6.51	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$377,736
D2020	Domestic Water Distribution	$0.75	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$43,518
D2030	Sanitary Waste	$1.75	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$101,542
D2040	Rain Water Drainage	$0.41	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$23,790
D3010	Energy Supply	$0.61	S.F.	58,024	30	1995	2025		20.00 %	0.00 %	6			$35,395
D3040	Distribution Systems	$10.87	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$630,721
D3050	Terminal & Package Units	$16.70	S.F.	58,024	15	2015	2030		73.33 %	0.00 %	11			$969,001
D3060	Controls & Instrumentation	$2.26	S.F.	58,024	15	2015	2030		73.33 %	0.00 %	11			$131,134
D4010	Sprinklers	$4.17	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$241,960
D4020	Standpipes	$0.35	S.F.	58,024	30	2001	2031		40.00 %	0.00 %	12			$20,308
D4030	Fire Protection Specialties	$0.09	S.F.	58,024	15	2012	2027		53.33 %	0.00 %	8			$5,222
D4090	Other Fire Protection Systems	$0.61	S.F.	58,024	15	2001	2016		0.00 %	110.00 %	-3		$38,934.00	$35,395

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 $
D5010	Electrical Service/Distribution	$2.35	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$136,356
D5020	Branch Wiring	$4.58	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$265,750
D5020	Lighting	$6.86	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$398,045
D5030810	Security & Detection Systems	$1.51	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$87,616
D5030910	Fire Alarm Systems	$2.74	S.F.	58,024	20	2012	2032		65.00 %	0.00 %	13			$158,986
D5030920	Data Communication	$3.56	S.F.	58,024	25	2001	2026		28.00 %	0.00 %	7			$206,565
D5090	Other Electrical Systems	$1.25	S.F.	58,024	15			2019	0.00 %	110.00 %	0		$79,783.00	$72,530
E1020	Institutional Equipment	$0.09	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$5,222
E1090	Other Equipment	$0.79	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$45,839
E2010	Fixed Furnishings	$1.94	S.F.	58,024	20	2001	2021		10.00 %	0.00 %	2			$112,567
								Total	**40.64 %**	**4.00 %**			**$417,175.00**	**$10,439,988**

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: 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:

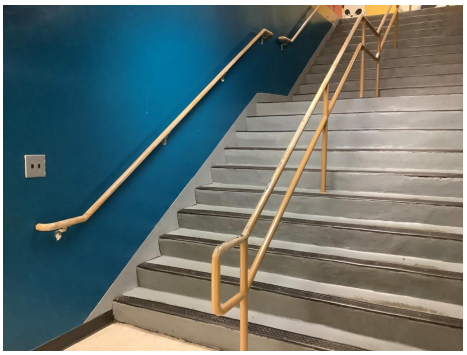
System: C1020 - Interior Doors

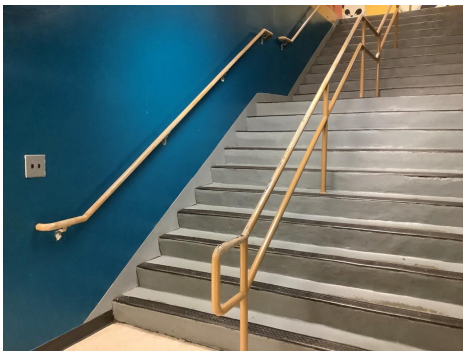
Note:

System: C1030 - Fittings

Note:

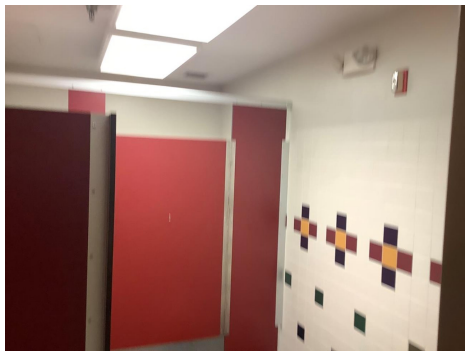
System: C2010 - Stair Construction





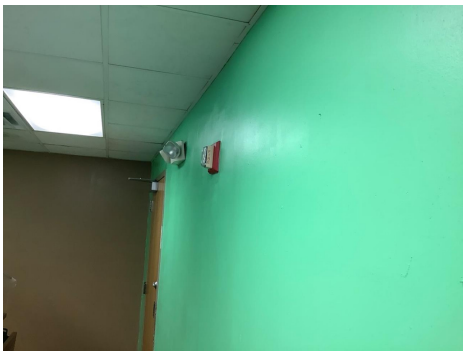
Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering




Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



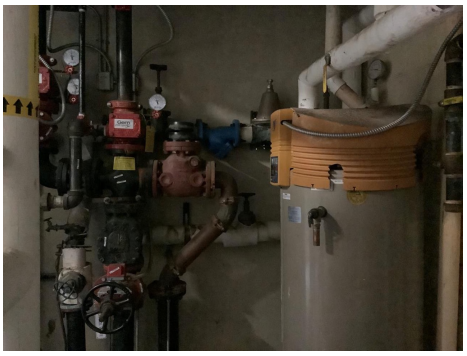
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

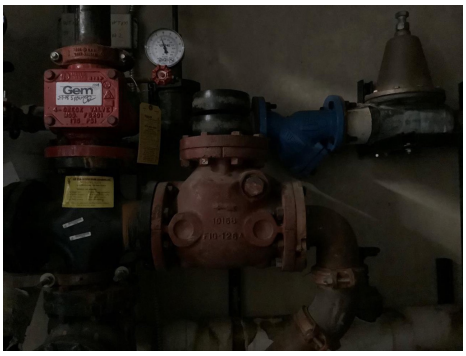
System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

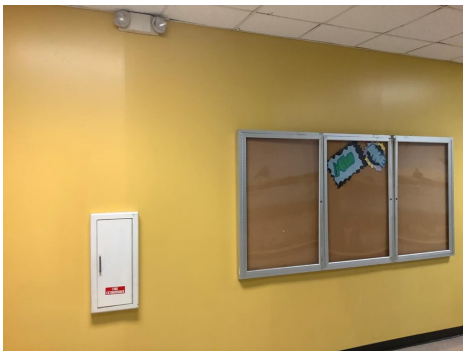

Note:

System: D4020 - Standpipes



Note:

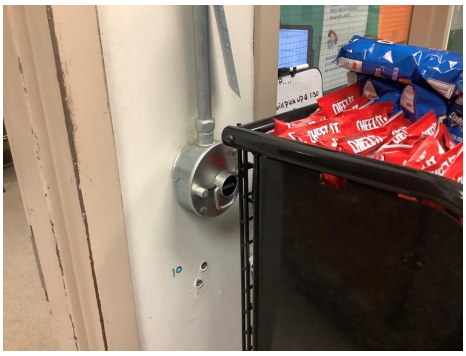
System: D4030 - Fire Protection Specialties


Note:

System: D4090 - Other Fire Protection Systems





Note:

System: D5010 - Electrical Service/Distribution



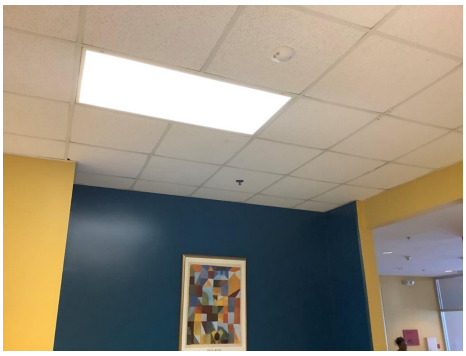
Note:

System: D5020 - Branch Wiring


Note:

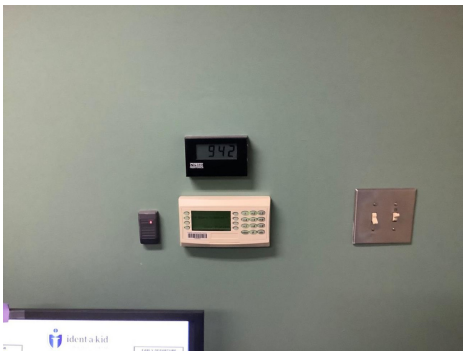
System: D5020 - Lighting





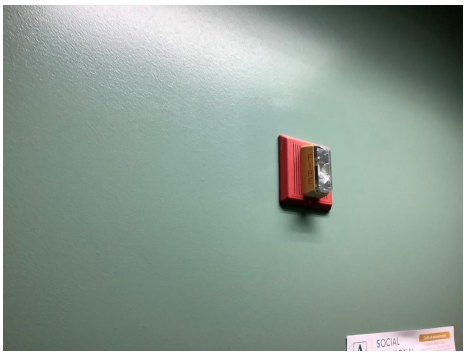
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$417,175**	**$0**	**$3,325,407**	**$0**	**$0**	**$0**	**$46,489**	**$279,454**	**$112,036**	**$0**	**$108,708**	**$4,289,269**
*** 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**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$184,181	$0	$0	$0	$0	$0	$0	$0	$0	**$184,181**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

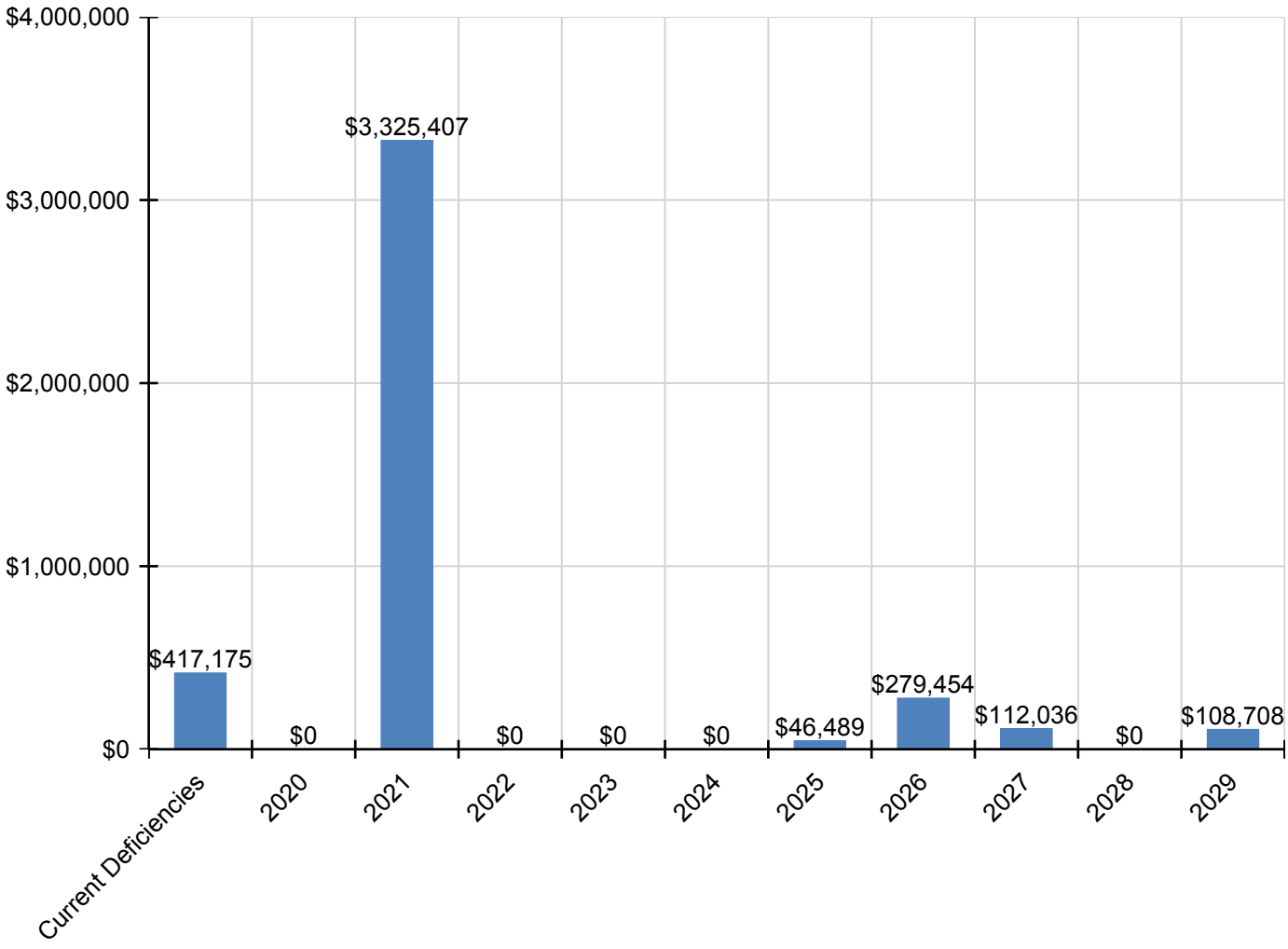
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$108,708	**$108,708**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$82,698	$0	$0	$0	$0	$0	$0	$0	$104,759	$0	$0	**$187,457**
C3020903 - VCT	$215,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$215,760**
C3030 - Ceiling Finishes	$0	$0	$622,964	$0	$0	$0	$0	$0	$0	$0	$0	**$622,964**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$86,673	$0	$0	$0	$0	$0	$0	$0	$0	**$86,673**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$440,815	$0	$0	$0	$0	$0	$0	$0	$0	**$440,815**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$27,763	$0	$0	$0	$0	$0	$0	$0	$0	**$27,763**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$46,489	$0	$0	$0	$0	**$46,489**
D3040 - Distribution Systems	$0	$0	$736,045	$0	$0	$0	$0	$0	$0	$0	$0	**$736,045**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$7,276	$0	$0	**$7,276**
D4090 - Other Fire Protection Systems	$38,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,934**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$159,127	$0	$0	$0	$0	$0	$0	$0	$0	**$159,127**
D5020 - Branch Wiring	$0	$0	$310,128	$0	$0	$0	$0	$0	$0	$0	$0	**$310,128**
D5020 - Lighting	$0	$0	$464,514	$0	$0	$0	$0	$0	$0	$0	$0	**$464,514**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$102,247	$0	$0	$0	$0	$0	$0	$0	$0	**$102,247**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$279,454	$0	$0	$0	**$279,454**
D5090 - Other Electrical Systems	$79,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,783**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$6,094	$0	$0	$0	$0	$0	$0	$0	$0	**$6,094**
E1090 - Other Equipment	$0	$0	$53,494	$0	$0	$0	$0	$0	$0	$0	$0	**$53,494**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$131,364	$0	$0	$0	$0	$0	$0	$0	$0	**$131,364**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

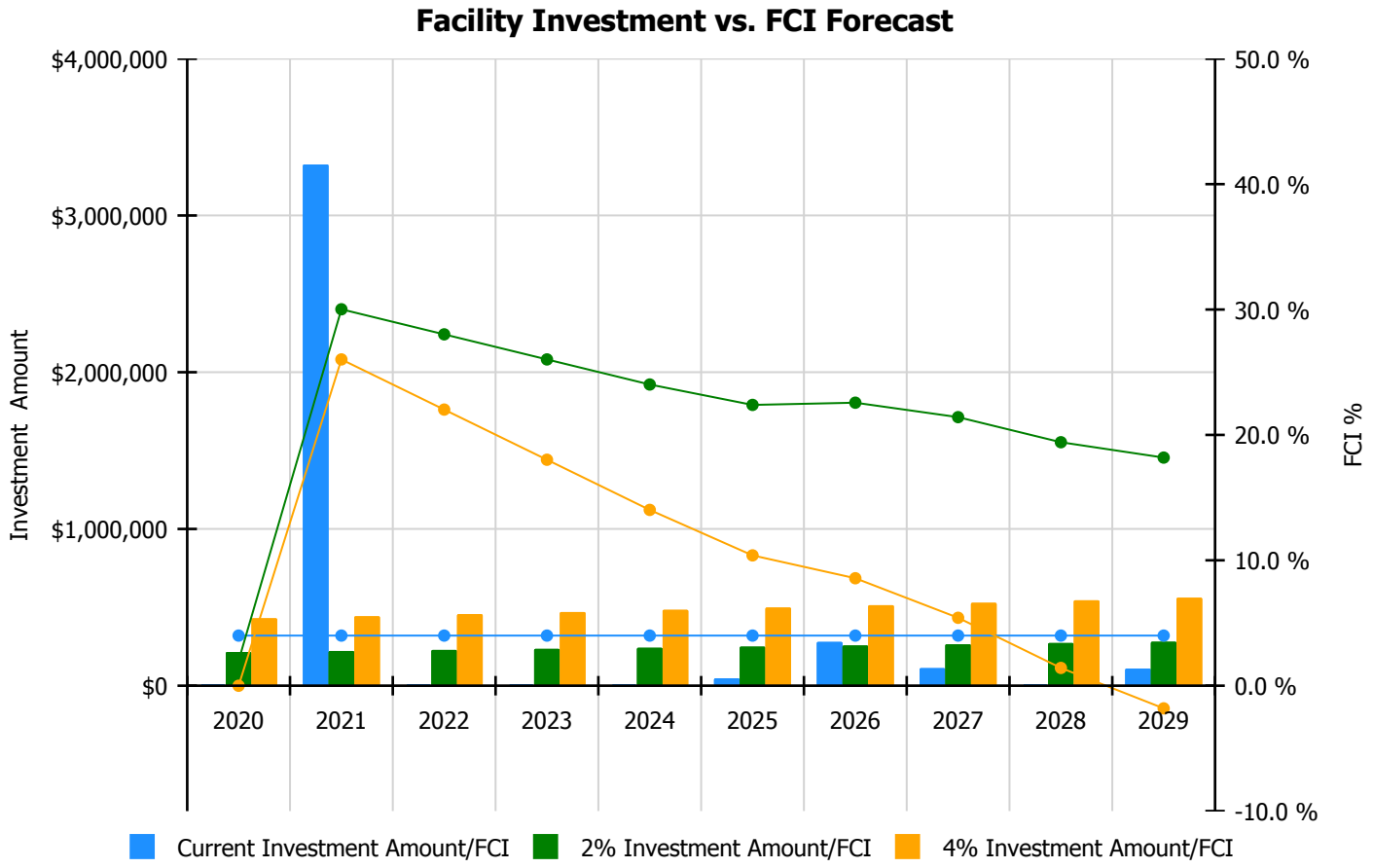
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

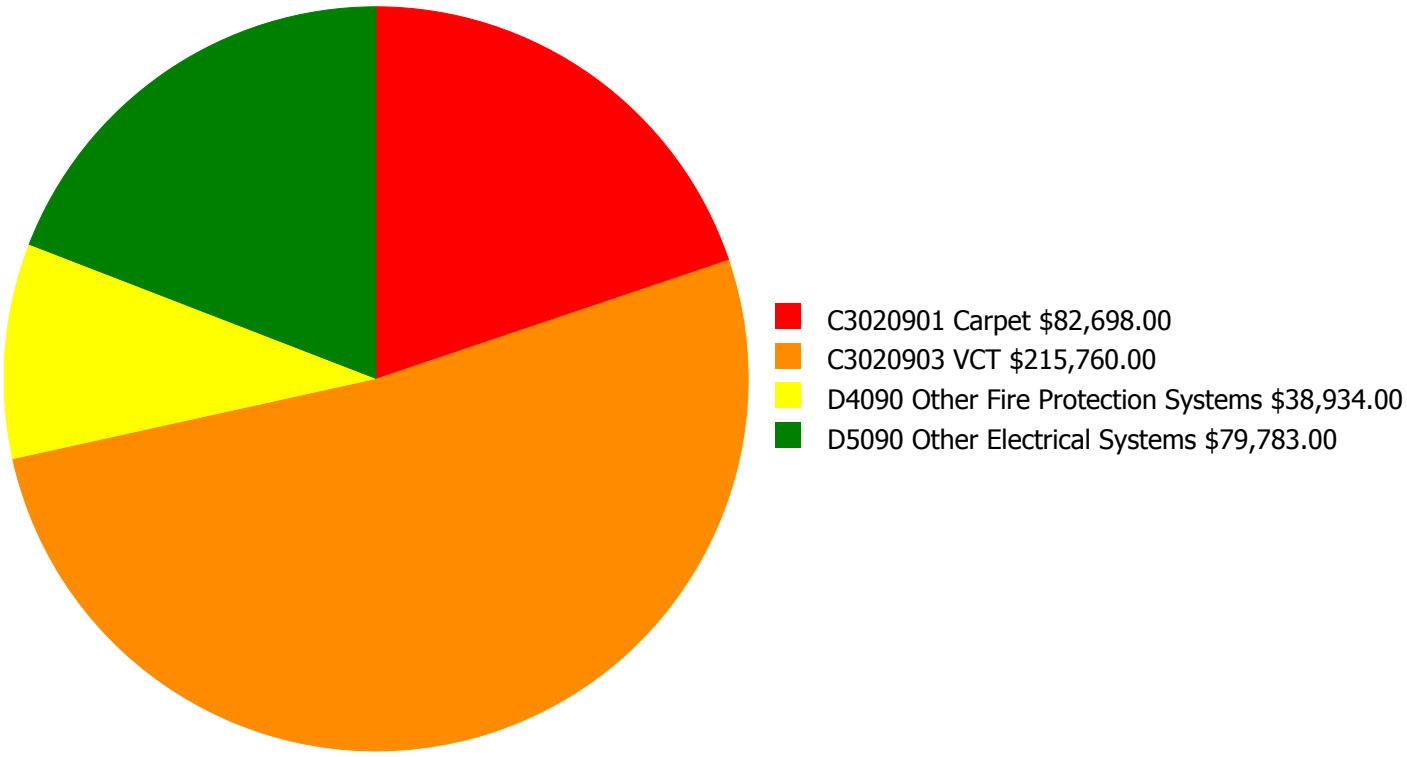
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 4%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$215,064.00	2.00 %	$430,128.00	0.00 %
2021	$3,325,407	$221,516.00	30.02 %	$443,031.00	26.02 %
2022	$0	$228,161.00	28.02 %	$456,322.00	22.02 %
2023	$0	$235,006.00	26.02 %	$470,012.00	18.02 %
2024	$0	$242,056.00	24.02 %	$484,112.00	14.02 %
2025	$46,489	$249,318.00	22.39 %	$498,636.00	10.39 %
2026	$279,454	$256,797.00	22.57 %	$513,595.00	8.57 %
2027	$112,036	$264,501.00	21.42 %	$529,003.00	5.42 %
2028	$0	$272,436.00	19.42 %	$544,873.00	1.42 %
2029	$108,708	$280,609.00	18.19 %	$561,219.00	-1.81 %
Total:	**$3,872,094**	**$2,465,464.00**		**$4,930,931.00**	

Deficiency Summary by System

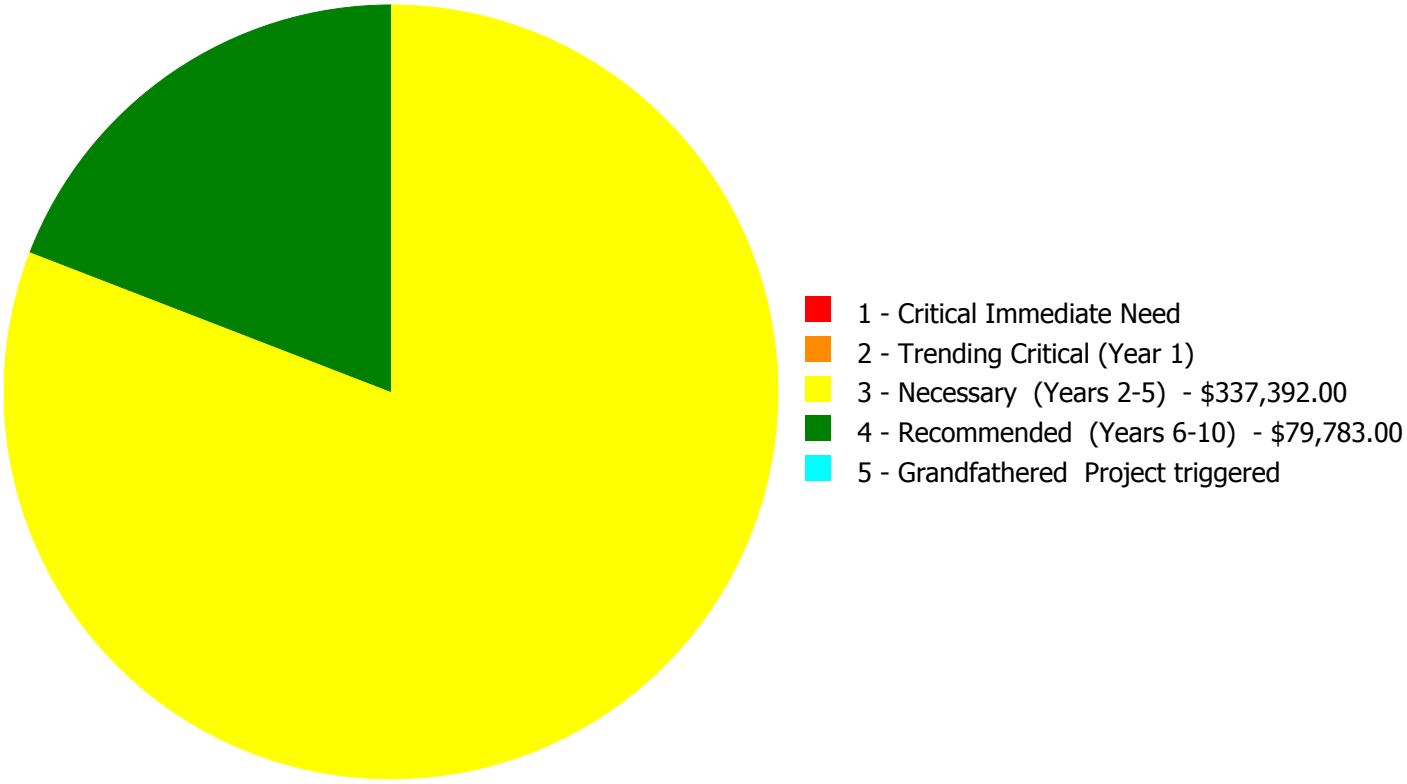
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $417,175.00

Deficiency Summary by Priority

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



Budget Estimate Total: $417,175.00

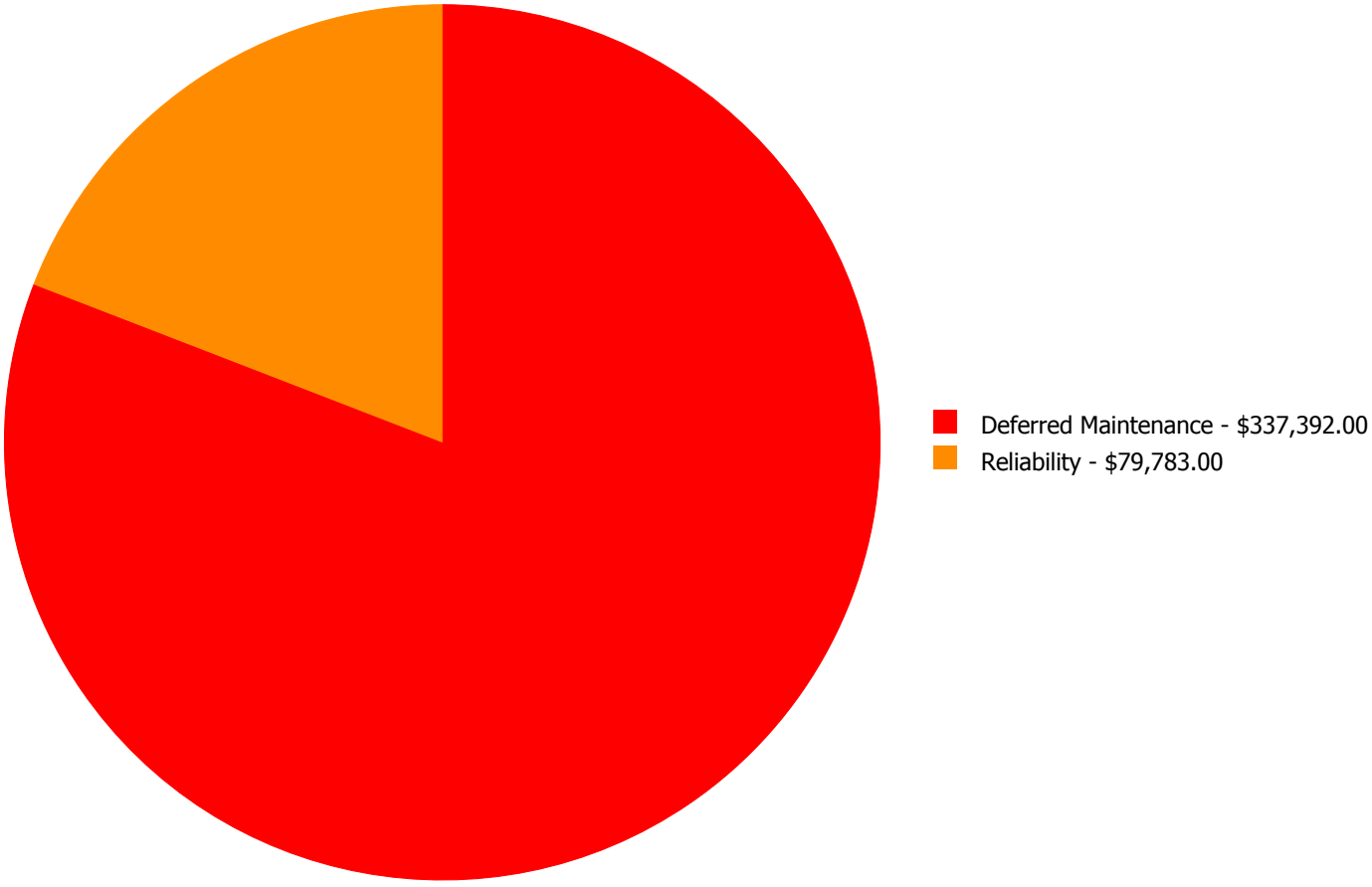
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$82,698.00	$0.00	$0.00	$82,698.00
C3020903	VCT	$0.00	$0.00	$215,760.00	$0.00	$0.00	$215,760.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$38,934.00	$0.00	$0.00	$38,934.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$79,783.00	$0.00	$79,783.00
	Total:	$0.00	$0.00	$337,392.00	$79,783.00	$0.00	$417,175.00

Deficiency Summary by Category

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



Budget Estimate Total: $417,175.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,024.00
Unit of Measure: S.F.
Estimate: $82,698.00
Assessor Name: Homero Guerrero
Date Created: 12/18/2019

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,000.00
Unit of Measure: S.F.
Estimate: $215,760.00
Assessor Name: Homero Guerrero
Date Created: 12/18/2019

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

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 58,024.00
Unit of Measure: S.F.
Estimate: $38,934.00
Assessor Name: Homero Guerrero
Date Created: 09/27/2019

Notes: This buildings kitchen fire suppression system warrants upgrades based on usage and age. This deficiency provides a budgetary consideration for upgrades.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 58,024.00
Unit of Measure: S.F.
Estimate: $79,783.00
Assessor Name: Homero Guerrero
Date Created: 08/06/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

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

Function:	Middle Charter
Gross Area (SF):	17,034
Year Built:	2001
Last Renovation:	2001
Replacement Value:	$2,904,970
Repair Cost:	$422,731.00
Total FCI:	14.55 %
Total RSLI:	40.61 %
FCA Score:	85.45

Description:

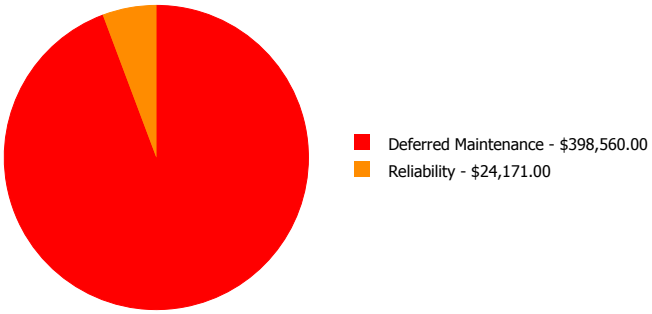
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

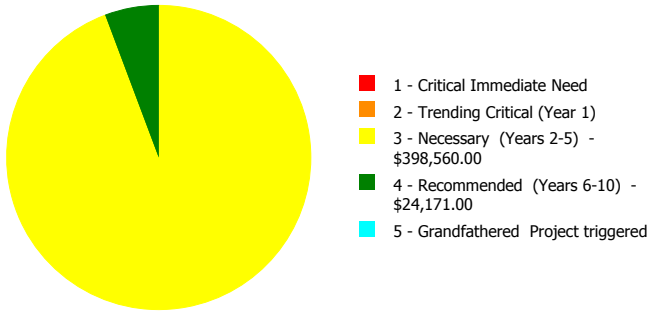
Dashboard Summary

Function:	Middle Charter	Gross Area:	17,034
Year Built:	2001	Last Renovation:	2001
Repair Cost:	$422,731	Replacement Value:	$2,904,970
FCI:	14.55 %	RSLI%:	40.61 %

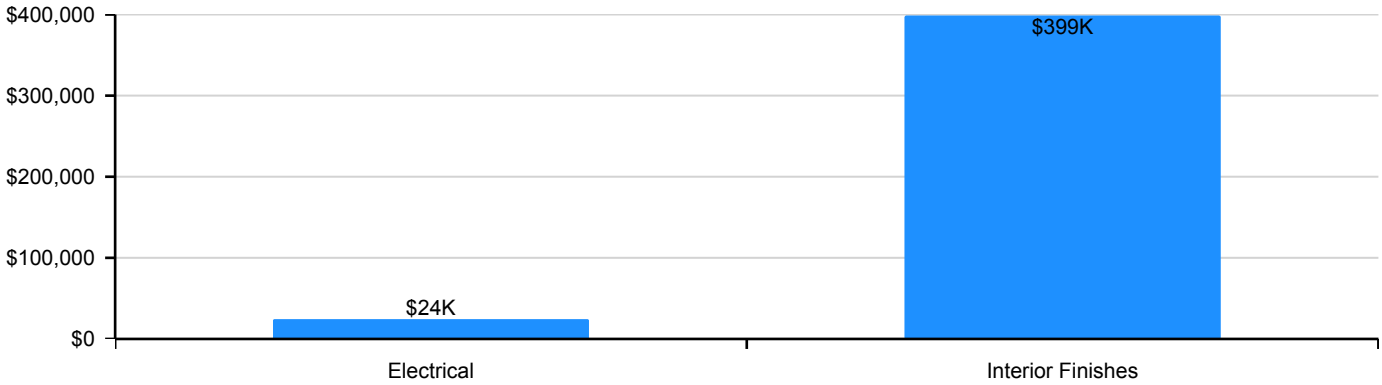
Deficiency By Category



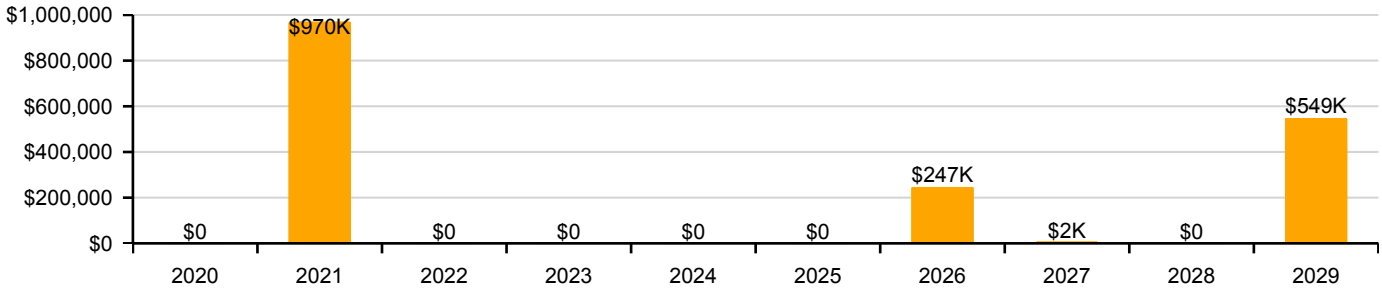
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	82.00 %	0.00 %	$0.00
B10 - Superstructure	82.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.95 %	0.00 %	$0.00
B30 - Roofing	28.83 %	0.00 %	$0.00
C10 - Interior Construction	57.69 %	0.00 %	$0.00
C30 - Interior Finishes	5.38 %	69.89 %	$398,560.00
D20 - Plumbing	18.33 %	0.00 %	$0.00
D30 - HVAC	47.83 %	0.00 %	$0.00
D40 - Fire Protection	40.30 %	0.00 %	$0.00
D50 - Electrical	12.19 %	6.08 %	$24,171.00
Totals:	**40.61 %**	**14.55 %**	**$422,731.00**

Photo Album

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

1). Northeast Elevation - Dec 04, 2019

2). Northwest Elevation - Dec 04, 2019

Condition Detail

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

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

System Listing

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

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	$7.80	S.F.	17,034	100	2001	2101		82.00 %	0.00 %	82			$132,865
A1030	Slab on Grade	$6.60	S.F.	17,034	100	2001	2101		82.00 %	0.00 %	82			$112,424
B1020	Roof Construction	$12.80	S.F.	17,034	100	2001	2101		82.00 %	0.00 %	82			$218,035
B2010	Exterior Walls	$14.59	S.F.	17,034	100	2001	2101		82.00 %	0.00 %	82			$248,526
B2020	Exterior Windows	$9.08	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$154,669
B2030	Exterior Doors	$0.89	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$15,160
B3010120	Single Ply Membrane	$7.15	S.F.	17,034	25	2001	2026		28.00 %	0.00 %	7			$121,793
B3020	Roof Openings	$0.53	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$9,028
C1010	Partitions	$5.94	S.F.	17,034	100	2001	2101		82.00 %	0.00 %	82			$101,182
C1020	Interior Doors	$3.86	S.F.	17,034	40	2001	2041		55.00 %	0.00 %	22			$65,751
C1030	Fittings	$2.81	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$47,866
C3010220	Tile	$9.25	S.F.	1,000	30	2001	2031		40.00 %	0.00 %	12			$9,250
C3010230	Paint & Covering	$1.47	S.F.	16,034	10	2001	2011		0.00 %	0.00 %	-8			$23,570
C3020420	Ceramic Tile	$16.74	S.F.	1,000	50	2001	2051		64.00 %	0.00 %	32			$16,740
C3020903	VCT	$3.48	S.F.	3,000	15	2001	2016		0.00 %	155.00 %	-3		$16,182.00	$10,440
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	13,034	10	2001	2011		0.00 %	110.00 %	-8		$382,378.00	$347,617
C3030	Ceiling Finishes	$9.55	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$162,675
D2010	Plumbing Fixtures	$6.71	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$114,298
D2020	Domestic Water Distribution	$0.76	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$12,946
D2030	Sanitary Waste	$1.82	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$31,002
D3040	Distribution Systems	$11.26	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$191,803
D3050	Terminal & Package Units	$16.70	S.F.	17,034	15	2015	2030		73.33 %	0.00 %	11			$284,468
D4010	Sprinklers	$4.32	S.F.	17,034	30	2001	2031		40.00 %	0.00 %	12			$73,587
D4030	Fire Protection Specialties	$0.10	S.F.	17,034	15	2012	2027		53.33 %	0.00 %	8			$1,703
D5010	Electrical Service/Distribution	$2.42	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$41,222
D5020	Branch Wiring	$4.72	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$80,400
D5020	Lighting	$7.10	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$120,941
D5030810	Security & Detection Systems	$1.51	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$25,721
D5030910	Communication & Alarm Systems	$2.74	S.F.	17,034	20	2001	2021		10.00 %	0.00 %	2			$46,673
D5030920	Data Communication	$3.56	S.F.	17,034	25	2001	2026		28.00 %	0.00 %	7			$60,641
D5090	Other Electrical Systems	$1.29	S.F.	17,034	15			2019	0.00 %	110.00 %	0		$24,171.00	$21,974
								Total	**40.61 %**	**14.55 %**			**$422,731.00**	**$2,904,970**

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: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

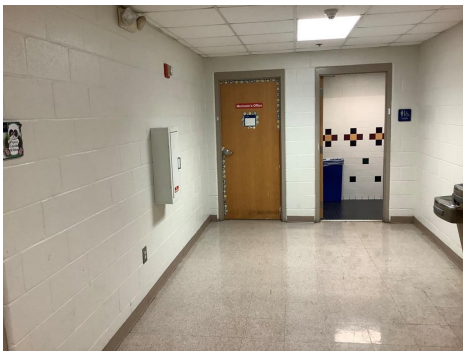


Note:

System: B2030 - Exterior Doors

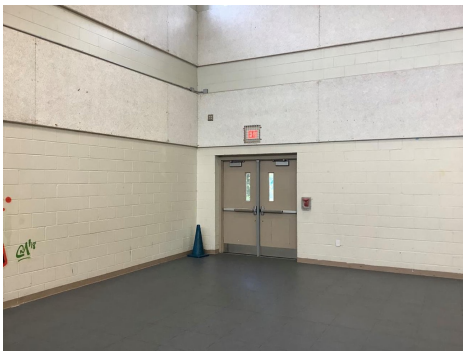

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

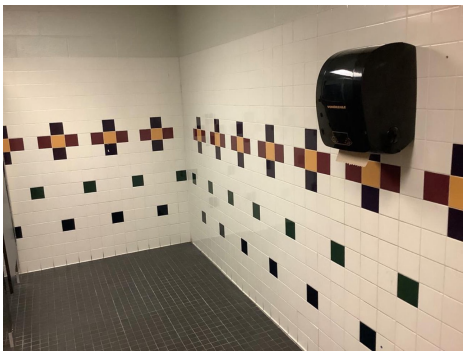


Note:

System: C1030 - Fittings

Note:

System: C3010220 - Tile

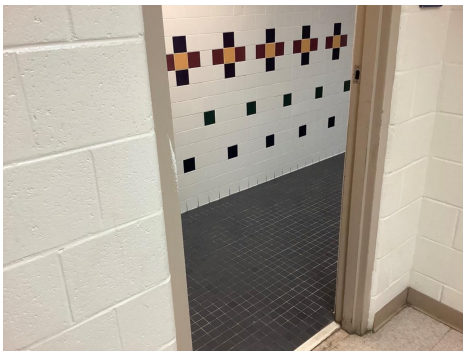


Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020903 - VCT

Note:

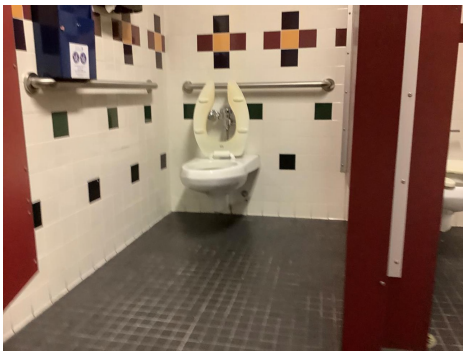
System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution

Note:

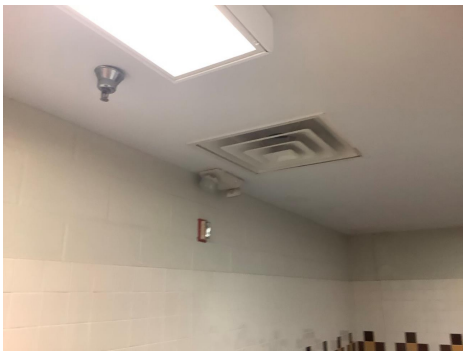
System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

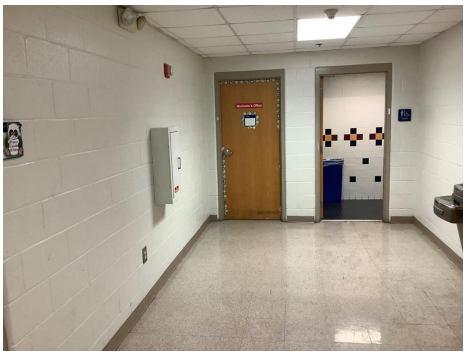

Note:

System: D4010 - Sprinklers



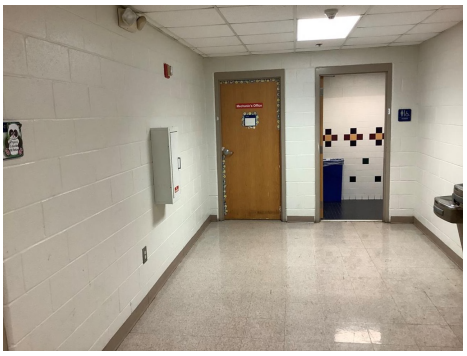

Note:

System: D4030 - Fire Protection Specialties



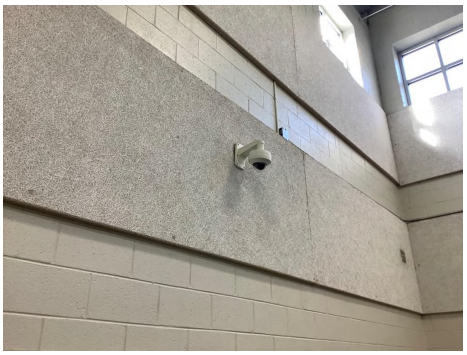

Note:

System: D5020 - Lighting



Note:

System: D5030 - Communications and Security



Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

Inflation Rate: 3%

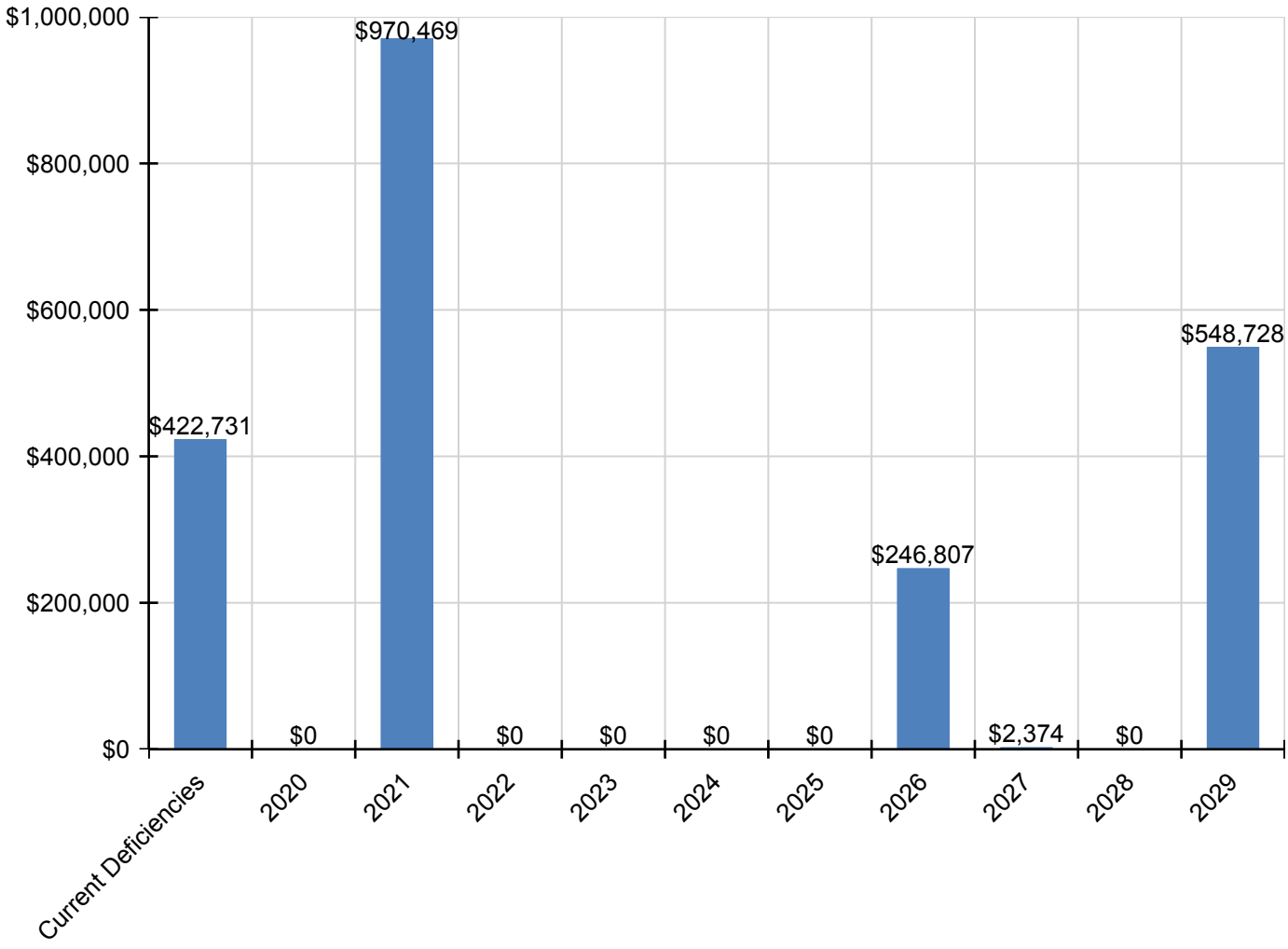
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$422,731**	**$0**	**$970,469**	**$0**	**$0**	**$0**	**$0**	**$246,807**	**$2,374**	**$0**	**$548,728**	**$2,191,109**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	$0	$0	$164,769	$0	$0	$0	**$164,769**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$55,859	$0	$0	$0	$0	$0	$0	$0	$0	**$55,859**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,844	**$34,844**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$16,182	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,182**
C3020999 - Other - Rubber or Neoprene	$382,378	$0	$0	$0	$0	$0	$0	$0	$0	$0	$513,884	**$896,262**
C3030 - Ceiling Finishes	$0	$0	$189,840	$0	$0	$0	$0	$0	$0	$0	$0	**$189,840**
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	$133,385	$0	$0	$0	$0	$0	$0	$0	$0	**$133,385**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$223,832	$0	$0	$0	$0	$0	$0	$0	$0	**$223,832**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$2,374	$0	$0	**$2,374**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$48,107	$0	$0	$0	$0	$0	$0	$0	$0	**$48,107**
D5020 - Branch Wiring	$0	$0	$93,827	$0	$0	$0	$0	$0	$0	$0	$0	**$93,827**
D5020 - Lighting	$0	$0	$141,138	$0	$0	$0	$0	$0	$0	$0	$0	**$141,138**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$30,016	$0	$0	$0	$0	$0	$0	$0	$0	**$30,016**
D5030910 - Communication & Alarm Systems	$0	$0	$54,467	$0	$0	$0	$0	$0	$0	$0	$0	**$54,467**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$82,039	$0	$0	$0	**$82,039**
D5090 - Other Electrical Systems	$24,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,171**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

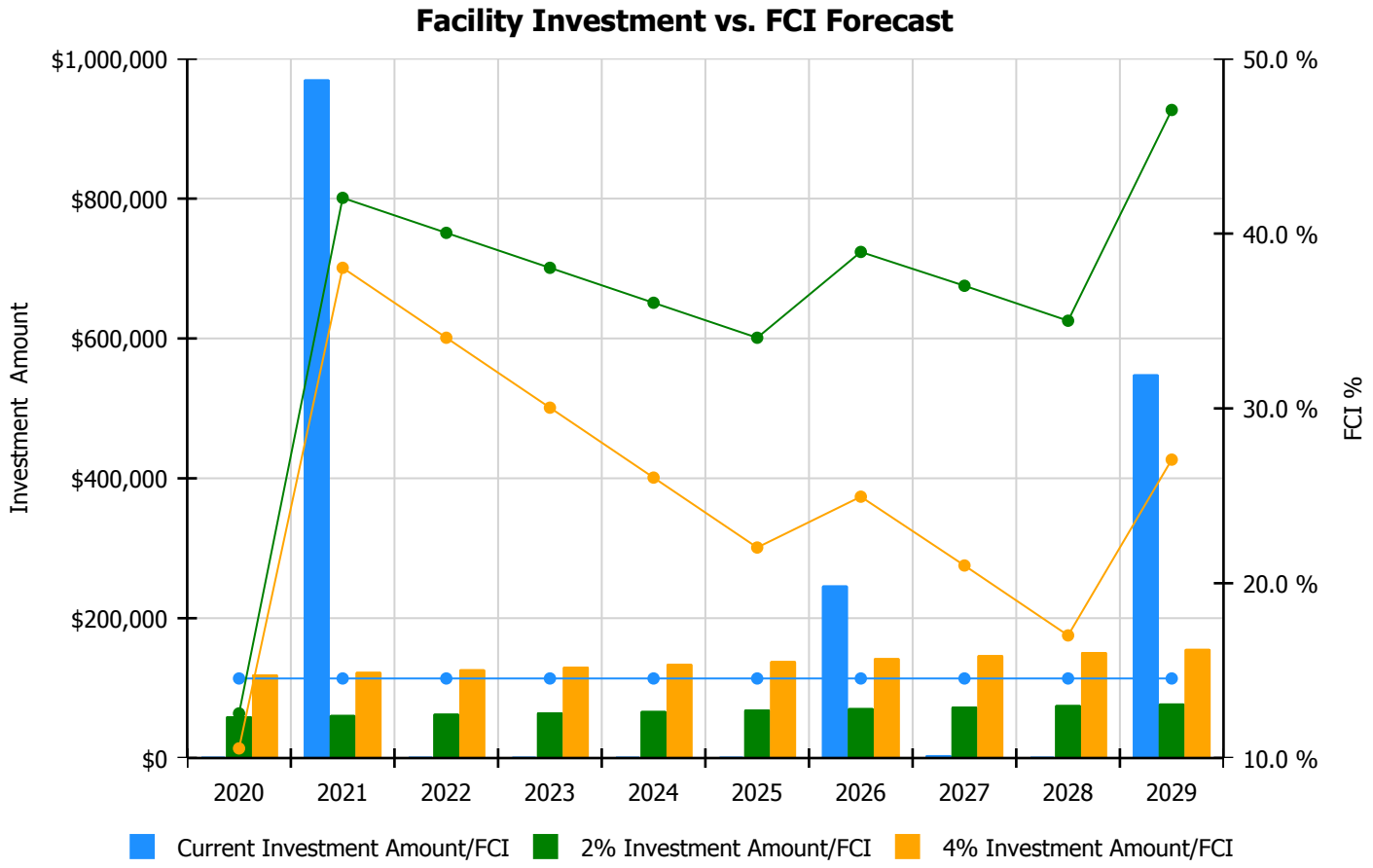
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

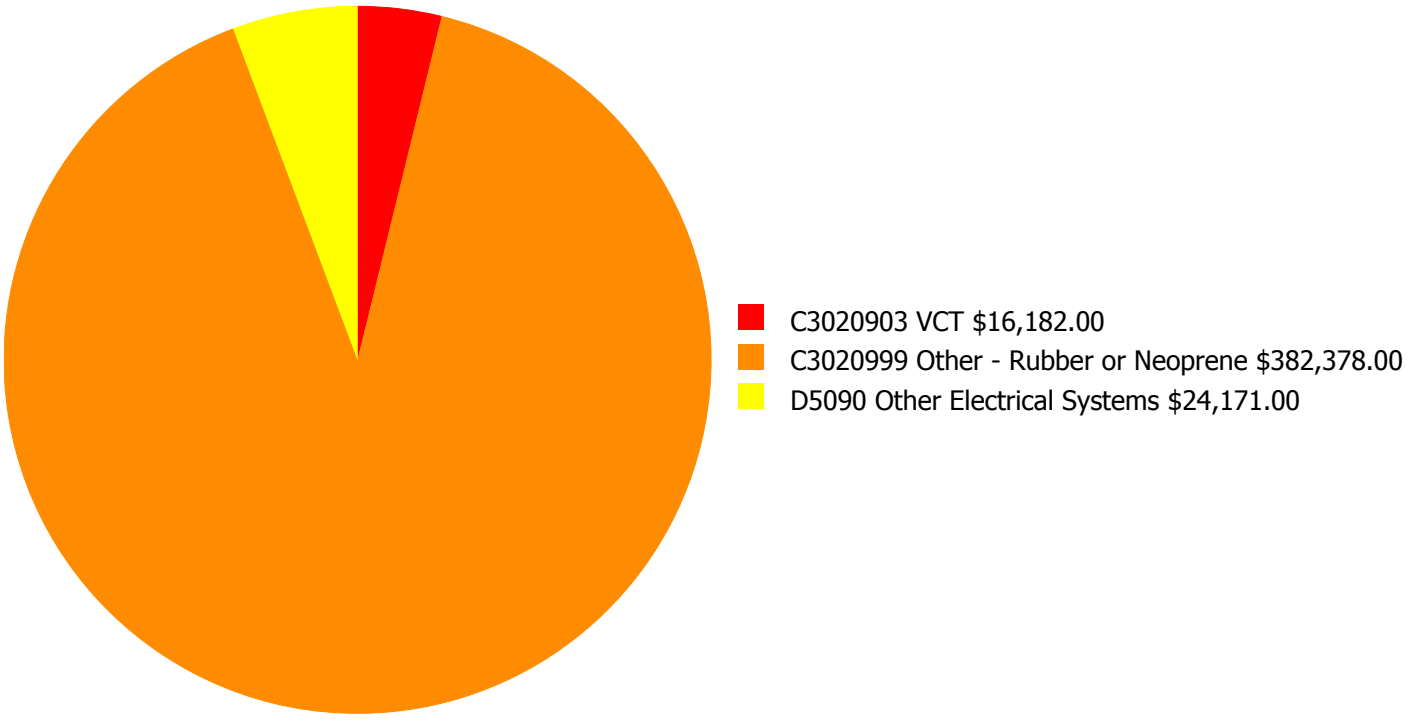
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.55%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$59,842.00	12.55 %	$119,685.00	10.55 %
2021	$970,469	$61,638.00	42.04 %	$123,275.00	38.04 %
2022	$0	$63,487.00	40.04 %	$126,974.00	34.04 %
2023	$0	$65,391.00	38.04 %	$130,783.00	30.04 %
2024	$0	$67,353.00	36.04 %	$134,706.00	26.04 %
2025	$0	$69,374.00	34.04 %	$138,747.00	22.04 %
2026	$246,807	$71,455.00	38.95 %	$142,910.00	24.95 %
2027	$2,374	$73,599.00	37.01 %	$147,197.00	21.01 %
2028	$0	$75,807.00	35.01 %	$151,613.00	17.01 %
2029	$548,728	$78,081.00	47.07 %	$156,161.00	27.07 %
Total:	**$1,768,378**	**$686,027.00**		**$1,372,051.00**	

Deficiency Summary by System

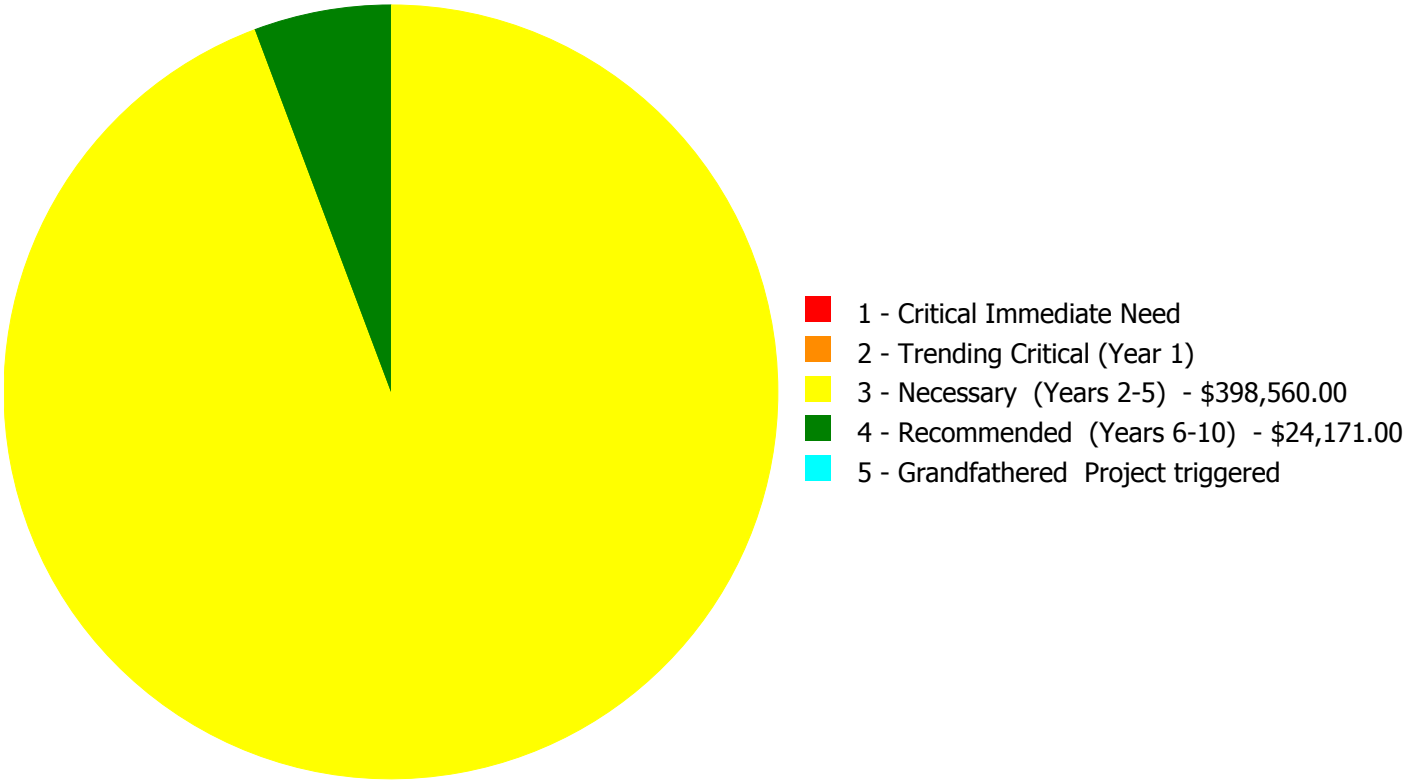
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $422,731.00

Deficiency Summary by Priority

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



Budget Estimate Total: $422,731.00

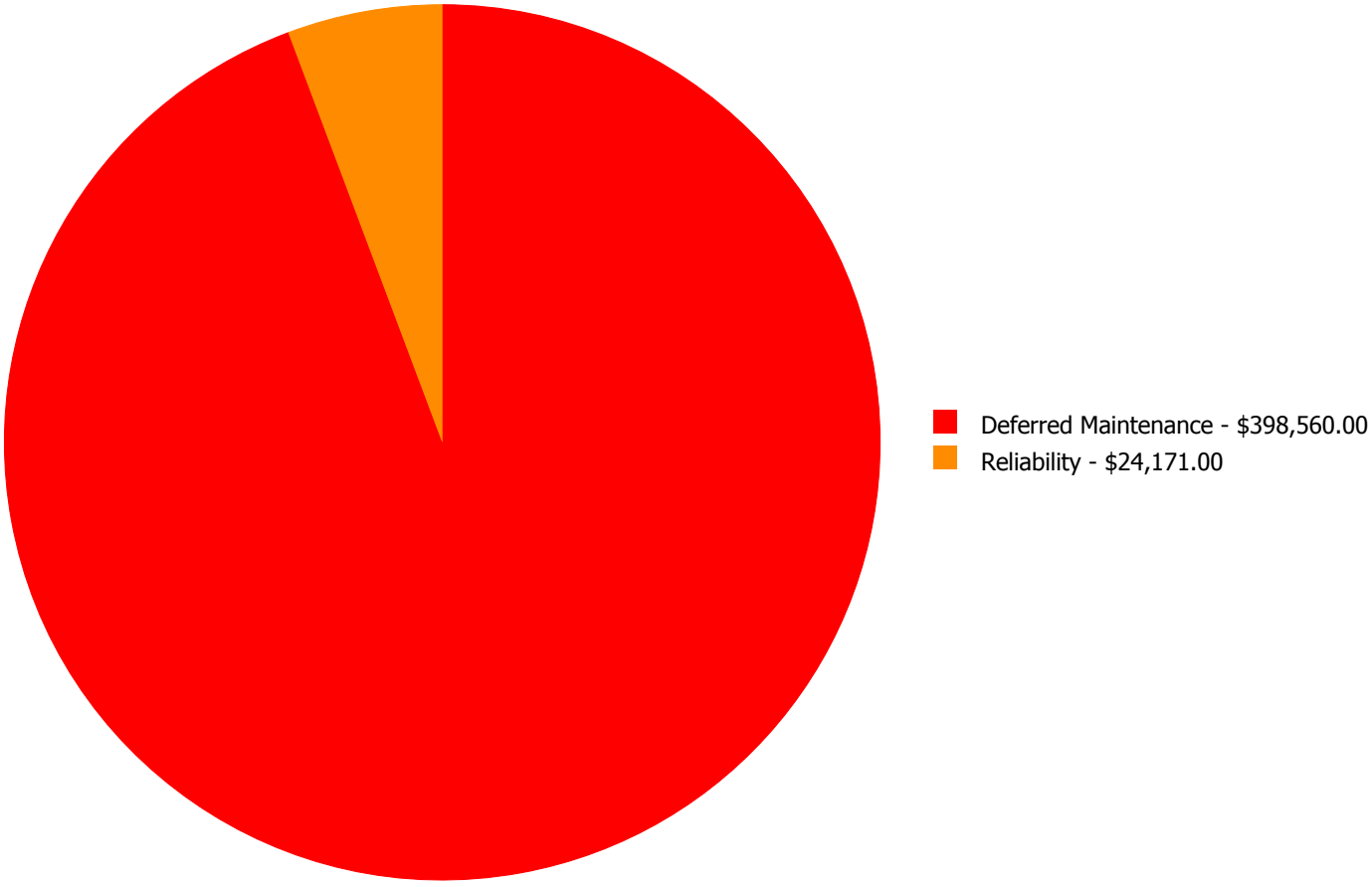
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020903	VCT	$0.00	$0.00	$16,182.00	$0.00	$0.00	$16,182.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$382,378.00	$0.00	$0.00	$382,378.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$24,171.00	$0.00	$24,171.00
	Total:	$0.00	$0.00	$398,560.00	$24,171.00	$0.00	$422,731.00

Deficiency Summary by Category

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



Budget Estimate Total: $422,731.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: $16,182.00
Assessor Name: Homero Guerrero
Date Created: 12/18/2019

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

System: C3020999 - Other - Rubber or Neoprene

Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,034.00
Unit of Measure: S.F.
Estimate: $382,378.00
Assessor Name: Homero Guerrero
Date Created: 01/31/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,034.00
Unit of Measure: S.F.
Estimate: $24,171.00
Assessor Name: Homero Guerrero
Date Created: 08/06/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMeans and converted to unit costs, typically $/SF, and used to approximate future construction costs or replacement values. The grouping of these systems and elements and applying a current replacement value to them develops a representative building cost model. Cost Models are developed for similar building types and functions. Systems and their elements are evaluated based on their current replacement values, life cycles, installation dates and next renewal dates. Systems and their elements that are within their useful lives are further evaluated to identify current deficient conditions that may have a significant impact on a system's or element's remaining service life, and to determine if they are beyond their predicted expected life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

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

Function:	
Gross Area (SF):	75,058
Year Built:	1970
Last Renovation:	
Replacement Value:	$2,665,309
Repair Cost:	$447,432.41
Total FCI:	16.79 %
Total RSLI:	27.63 %
FCA Score:	83.21

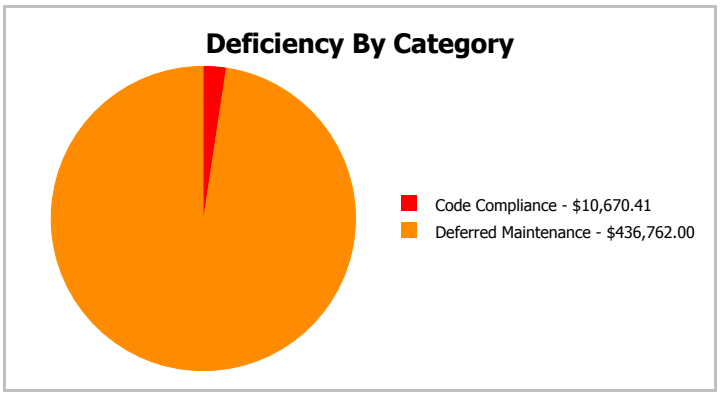
Description:

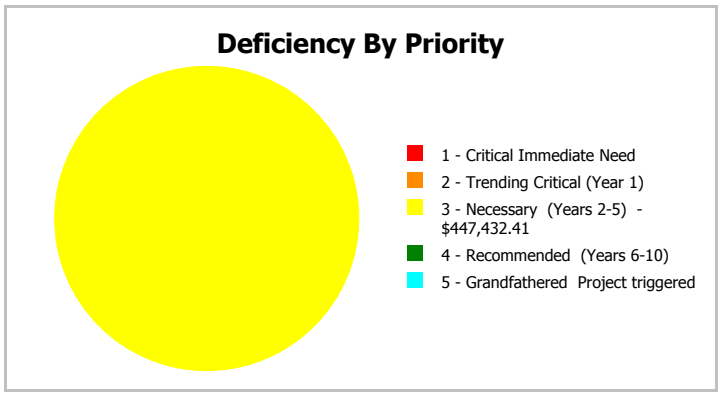
The narrative for this Site is included in the Executive Summary Description at the front of this report.

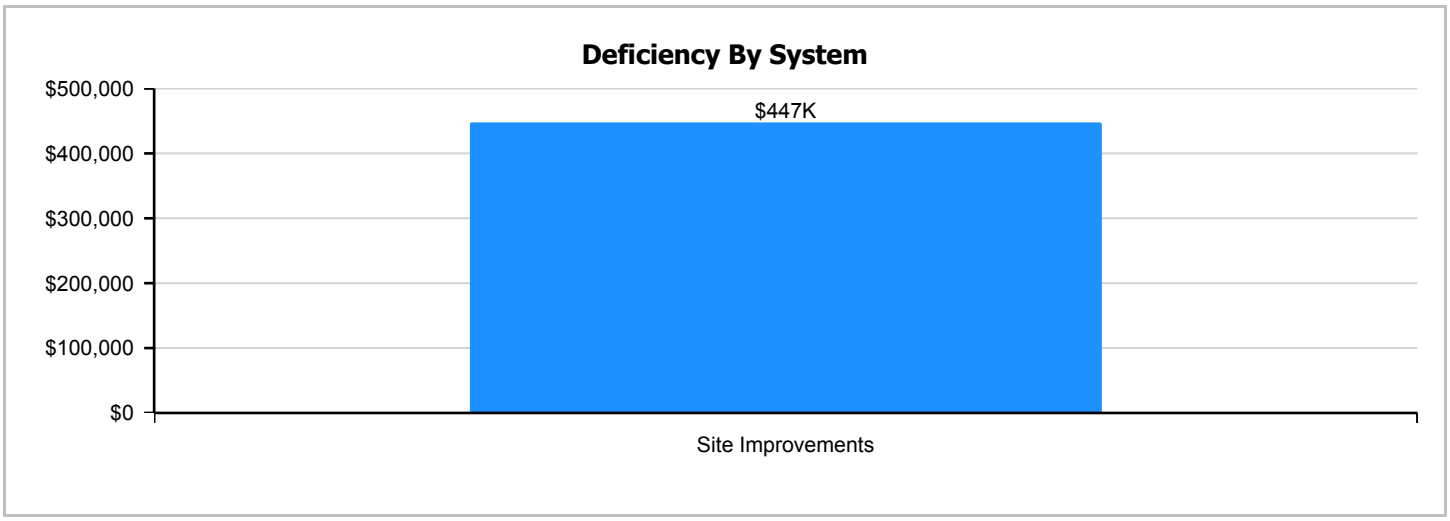
Attributes: This asset has no attributes.

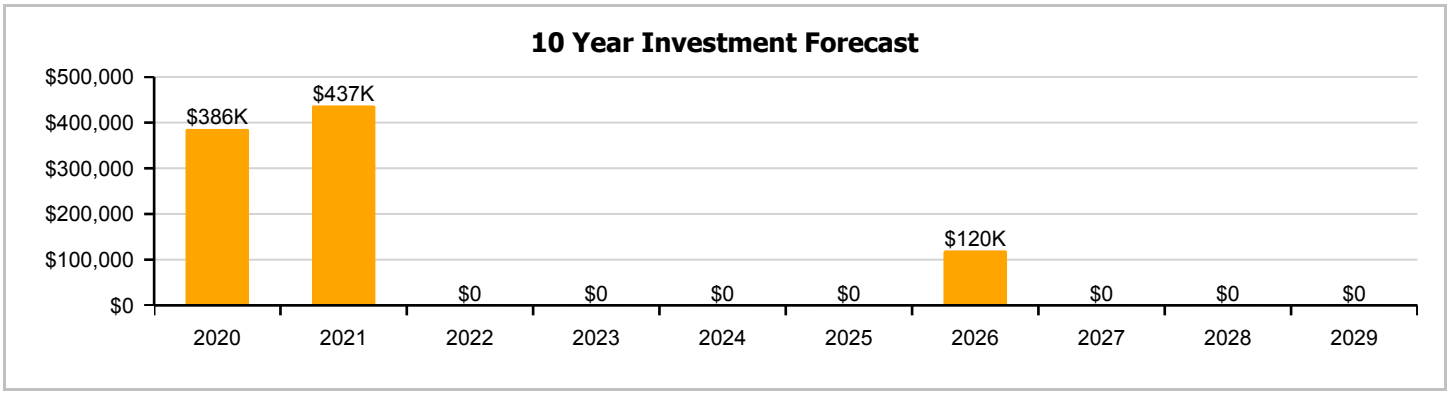
Dashboard Summary

Function:		Gross Area:	75,058
Year Built:	1970	Last Renovation:	
Repair Cost:	$447,432	Replacement Value:	$2,665,309
FCI:	16.79 %	RSLI%:	27.63 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	28.97 %	24.67 %	$447,432.41
G30 - Site Mechanical Utilities	2.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	40.00 %	0.00 %	$0.00
Totals:	**27.63 %**	**16.79 %**	**$447,432.41**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	75,058	35	2001	2036		48.57 %	0.00 %	17			$177,887
G2020	Parking Lots	$8.00	S.F.	75,058	35	2001	2036		48.57 %	0.00 %	17			$600,464
G2030	Pedestrian Paving	$2.33	S.F.	75,058	35	2001	2036		48.57 %	0.00 %	17			$174,885
G2040105	Fence & Guardrails	$1.15	S.F.	75,058	30	1970	2000		0.00 %	110.00 %	-19		$94,948.00	$86,317
G2040950	Hard Surface Play Area	$4.14	S.F.	75,058	20	1970	1990		0.00 %	110.00 %	-29		$341,814.00	$310,740
G2040950	Playing Field	$4.28	S.F.	75,058	20	2001	2021		10.00 %	0.00 %	2			$321,248
G2040950	Site Development Other	$0.71	S.F.	75,058	20	2001	2021		10.00 %	20.02 %	2		$10,670.41	$53,291
G2050	Landscaping	$1.18	S.F.	75,058	25	2001	2026		28.00 %	0.00 %	7			$88,568
G3010	Water Supply	$1.09	S.F.	75,058	50	1970	2020		2.00 %	0.00 %	1			$81,813
G3020	Sanitary Sewer	$2.20	S.F.	75,058	50	1970	2020		2.00 %	0.00 %	1			$165,128
G3030	Storm Sewer	$1.25	S.F.	75,058	50	1970	2020		2.00 %	0.00 %	1			$93,823
G4010	Electrical Distribution	$2.55	S.F.	75,058	30	2001	2031		40.00 %	0.00 %	12			$191,398
G4020	Site Lighting	$2.98	S.F.	75,058	30	2001	2031		40.00 %	0.00 %	12			$223,673
G4030	Site Communication and Security	$1.28	S.F.	75,058	30	2001	2031		40.00 %	0.00 %	12			$96,074
								Total	**27.63 %**	**16.79 %**			**$447,432.41**	**$2,665,309**

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: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field


Note:

System: G2040950 - Site Development Other



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

eCOMET forecasts future Capital Renewal projects for expiring systems based on the Calculated Next Renewal year found in the System Listing table. There is a 3% yearly inflation factor applied to the system costs expiring in the future. The table below reflects Capital Renewal projects over the next 10 years. Note: Blank cells (or $0) indicate no systems are scheduled for renewal in that year.

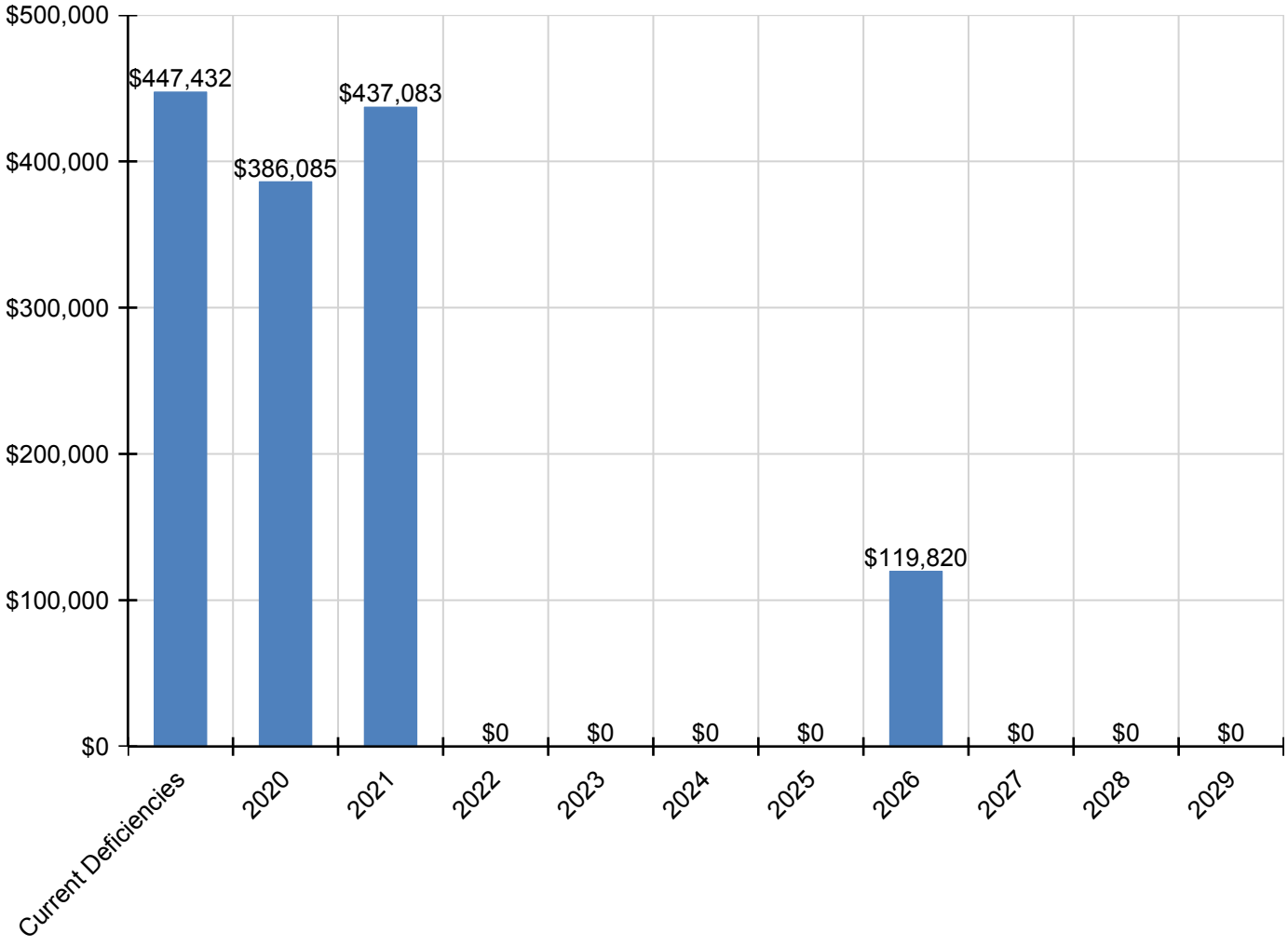
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$447,432**	**$386,085**	**$437,083**	**$0**	**$0**	**$0**	**$0**	**$119,820**	**$0**	**$0**	**$0**	**$1,390,421**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$94,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,948**
G2040950 - Hard Surface Play Area	$341,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$341,814**
G2040950 - Playing Field	$0	$0	$374,893	$0	$0	$0	$0	$0	$0	$0	$0	**$374,893**
G2040950 - Site Development Other	$10,670	$0	$62,190	$0	$0	$0	$0	$0	$0	$0	$0	**$72,860**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$119,820	$0	$0	$0	**$119,820**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$92,695	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$92,695**
G3020 - Sanitary Sewer	$0	$187,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$187,089**
G3030 - Storm Sewer	$0	$106,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,301**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$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**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

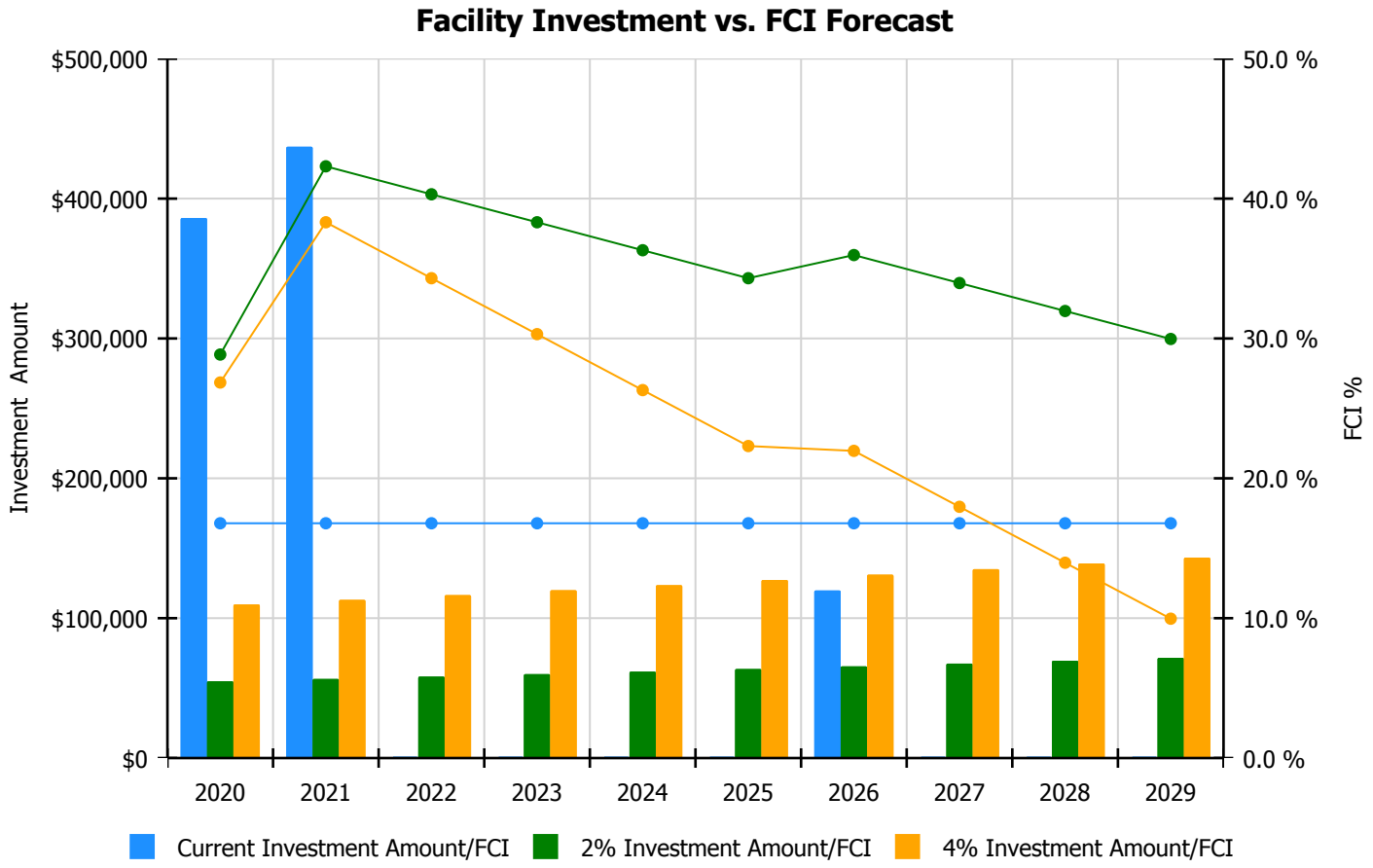
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

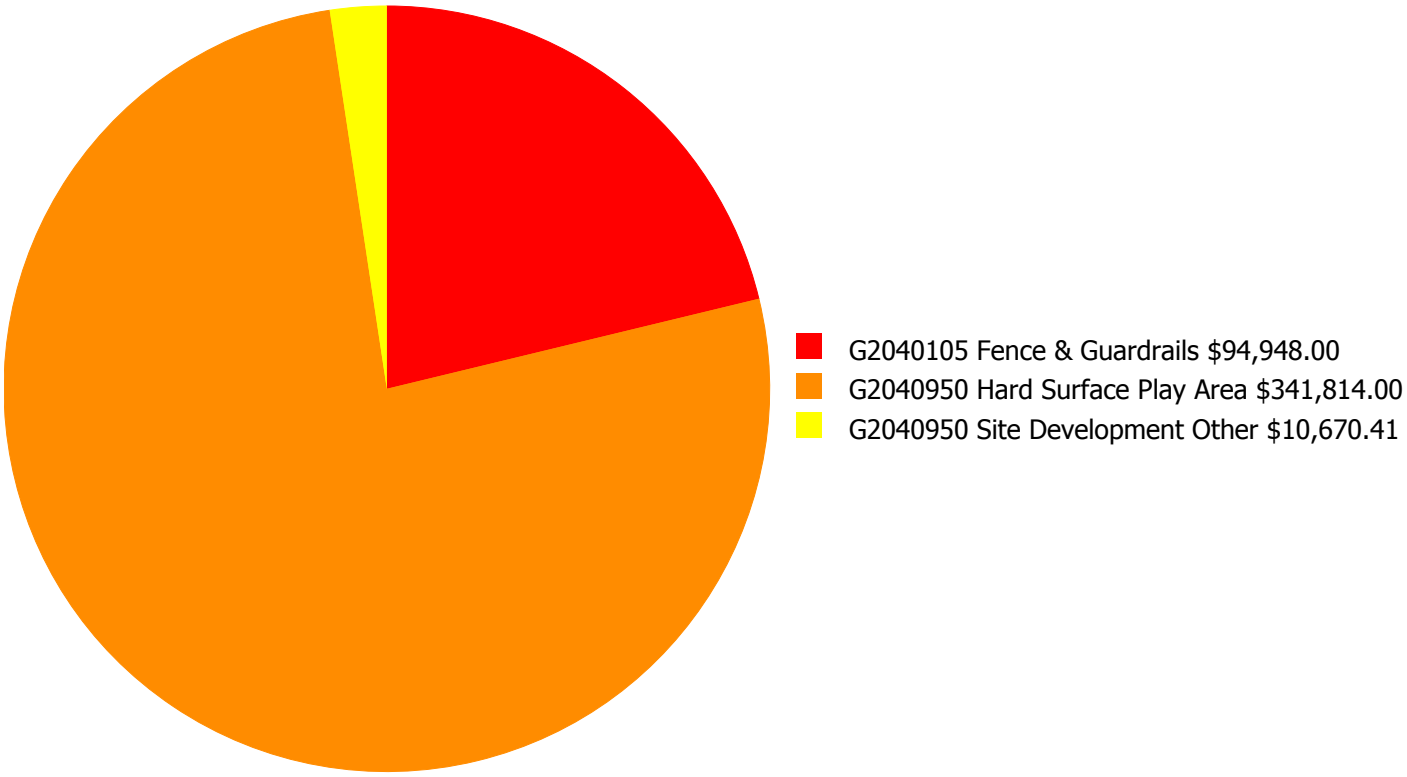
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.79%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$386,085	$54,905.00	28.85 %	$109,811.00	26.85 %
2021	$437,083	$56,553.00	42.31 %	$113,105.00	38.31 %
2022	$0	$58,249.00	40.31 %	$116,498.00	34.31 %
2023	$0	$59,997.00	38.31 %	$119,993.00	30.31 %
2024	$0	$61,796.00	36.31 %	$123,593.00	26.31 %
2025	$0	$63,650.00	34.31 %	$127,301.00	22.31 %
2026	$119,820	$65,560.00	35.96 %	$131,120.00	21.96 %
2027	$0	$67,527.00	33.96 %	$135,053.00	17.96 %
2028	$0	$69,552.00	31.96 %	$139,105.00	13.96 %
2029	$0	$71,639.00	29.96 %	$143,278.00	9.96 %
Total:	**$942,989**	**$629,428.00**		**$1,258,857.00**	

Deficiency Summary by System

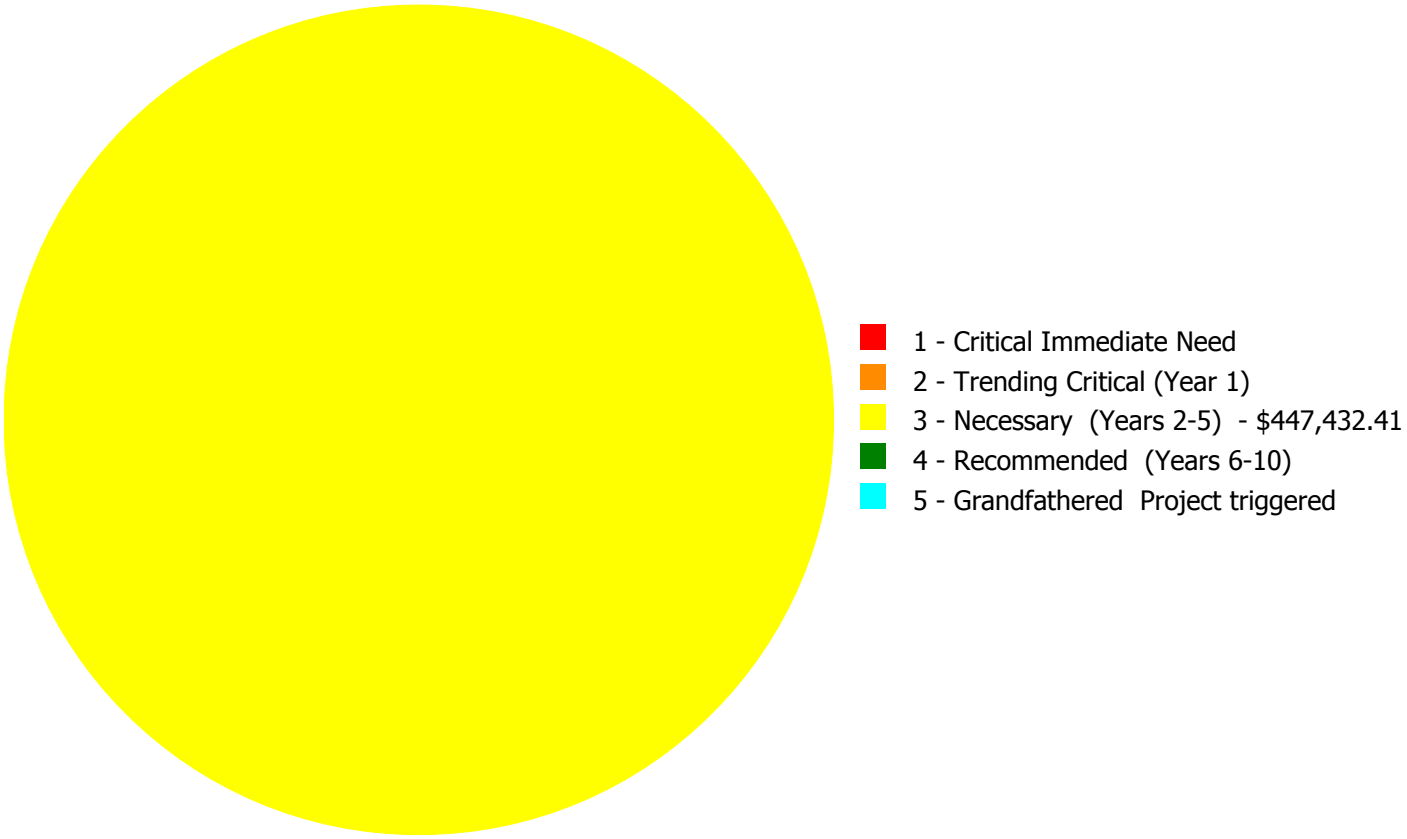
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $447,432.41

Deficiency Summary by Priority

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



Budget Estimate Total: $447,432.41

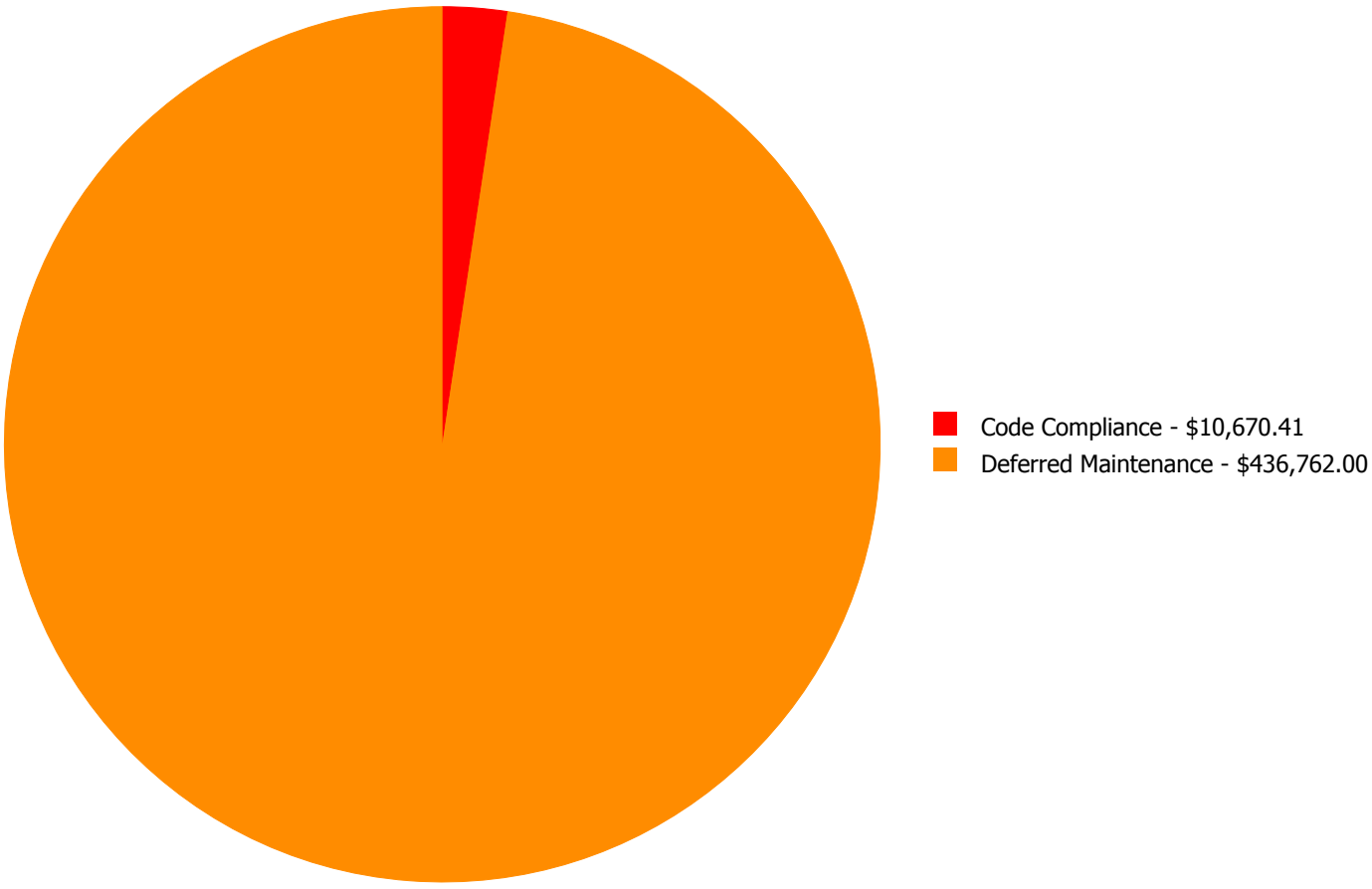
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2040105	Fence & Guardrails	$0.00	$0.00	$94,948.00	$0.00	$0.00	$94,948.00
G2040950	Hard Surface Play Area	$0.00	$0.00	$341,814.00	$0.00	$0.00	$341,814.00
G2040950	Site Development Other	$0.00	$0.00	$10,670.41	$0.00	$0.00	$10,670.41
	Total:	$0.00	$0.00	$447,432.41	$0.00	$0.00	$447,432.41

Deficiency Summary by Category

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



Budget Estimate Total: $447,432.41

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2040105 - Fence & Guardrails

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 75,058.00
Unit of Measure: S.F.
Estimate: $94,948.00
Assessor Name: Eduardo Lopez
Date Created: 12/18/2019

Notes: The fences and gates are beyond their service life and should be scheduled for replacement.

System: G2040950 - Hard Surface Play Area

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 75,058.00
Unit of Measure: S.F.
Estimate: $341,814.00
Assessor Name: Eduardo Lopez
Date Created: 12/18/2019

Notes: The Hard Surface Play Area is beyond its service life and provides a budgetary consideration for a replacement.

System: G2040950 - Site Development Other

Location: Loading dock
Distress: Inadequate
Category: Code Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Build secure trash dumpster enclosure
Qty: 1.00
Unit of Measure: Ea.
Estimate: $10,670.41
Assessor Name: Eduardo Lopez
Date Created: 12/19/2019

Notes: The trash dumpster is in the parking lot open to the public. The exterior services are not protected. Upgrades to include a protective dumpster enclosure is recommended.

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	2050
Project:	APS Assessments 2019	Region:	761	Site:	Adamsville Primary Sch
Grade Config:	K-8	Site Type:	Charter	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Poor	0.75	1.50	50.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Fair	0.27	0.42	65.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	Fair	0.31	0.48	65.00
Size	Excel	1.20	1.20	100.00
Location	Excel	0.36	0.36	100.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Fair	0.47	0.72	65.00
Size	Good	1.44	1.80	80.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Poor	0.37	0.74	50.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2050
Project:	APS Assessments 2019	Region:	761	Site:	Adamsville Primary Sch
Grade Config:	K-8	Site Type:	Charter	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Fair	0.36	0.56	65.00
Storage/Fixed Equip	Poor	0.28	0.56	50.00
Art				
Environment	Fair	0.30	0.47	65.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Fair	0.23	0.35	65.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Fair	0.17	0.26	65.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Fair	0.98	1.51	65.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2050
Project:	APS Assessments 2019	Region:	761	Site:	Adamsville Primary Sch
Grade Config:	K-8	Site Type:	Charter	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Unsat	0.00	0.75	0.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**78.47**	**95.75**	**81.96**

Comments

Suitability - ES

Adamsville Elementary School is a two story building currently occupied by Kendezi School West, a charter school. The school does not provide transportation to students. All students are transported by parents, daycare vans or the Atlanta mass transit system, Marta. The school serves students in grades K through 8. The building was first occupied in 1970. Kendezi has occupied this space for the last three years. There is no identified special academic program. The school has partnerships to provide mental health services to students.

Suitability - ES->Learning Environment-->Interior Environment

All classrooms have one widow, with little natural light. HVAC is inconsistent. Some classroom entryways block sightlines to the whole room.

Suitability - ES->Learning Environment-->Exterior Environment

There is no designated learning space outside.

Suitability - ES->General Classrooms-->Environment

Classrooms lack flexible spaces. Each room has one window with little natural light.

Suitability - ES->Kindergarten-->Environment

Classrooms lack flexible spaces. Each room has one window with little natural light.

Suitability - ES->Self-Contained Special Ed-->Environment

Classrooms lack flexible spaces. Each room has one window with little natural light.

Suitability - ES->Instructional Resource Rooms-->Environment

Classrooms lack flexible spaces. Each room has one window with little natural light.

Suitability - ES->Science-->Environment

There is no science classroom in this building.

Suitability - ES->Science-->Size

There is no science classroom in this building.

Suitability - ES->Science-->Location

There is no science classroom in this building.

Suitability - ES->Science-->Storage/Fixed Equip

There is no science classroom in this building.

Suitability - ES->Music-->Environment

Music is housed in a longer classroom, with standard ceiling height. There are no acoustical enhancements to the room. There is no natural light in this room. Music is offered as an afterschool program, rather than a class during the school day.

Suitability - ES->Music-->Location

The music classroom is located among fourth grade classrooms and offices causing noise disruptions.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Music-->Storage/Fixed Equip
Storage for instruments is minimal.

Suitability - ES->Art-->Environment
There is no natural light. The room does not have varied spaces for learning. The acoustics are loud with no barriers for sound.

Suitability - ES->Art-->Location
There is no natural light, however this room is accessible to the outside.

Suitability - ES->Art-->Storage/Fixed Equip
The art room has only one sink with no clay trap. The permanent casework is minimal, allowing for very little storage of artwork.

Suitability - ES->Computer Labs-->Size
The room identified as a computer lab is used as a third grade classroom. The adjoining closed-circuit TV room is used for storage.

Suitability - ES->Computer Labs-->Storage/Fixed Equip
There is not adequate power or network links needed to support a computer lab in this room.

Suitability - ES->Performing Arts-->Size
There is no permanent stage.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no permanent stage, sound system, curtains, or lights.

Suitability - ES->Outside-->Vehicular Traffic
There are no buses that run to this school. Vehicular traffic runs parallel to parking in front of the building.

Suitability - ES->Outside-->Pedestrian Traffic
Some students use the Atlanta mass transit system. They walk from the school to the Metra stop a block away from the building. This is among other pick up traffic.

Suitability - ES->Outside-->Play Areas
Outdoor play areas do not have a fence around the perimeter. Outdoor equipment is not ADA compliant.

Suitability - ES->Safety and Security-->Fencing
There is no fence around the perimeter of the building. Most classrooms have outdoor access, with a breezeway to all other rooms. There is no fence around the larger outdoor play area.

Suitability - ES->Safety and Security-->Signage & Way Finding
Indoor signage did not exist for major spaces. There is no visitor parking marked. Weapons Free, Subject to Search and Under Surveillance signs were not visible.

Suitability - ES->Safety and Security-->Ease of Supervision
There are a number of nooks that are not easily visible, buy adults or cameras. Cameras have blind spots inside and outside the building. Outdoor lighting did not extend to all parts of the parking lot.

Suitability - ES->Safety and Security-->Controlled Entrances
There is no security vestibule.