Atlanta Public Schools/Charter Schools

Archer High School (Westside Atlanta Charter)

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

Table of Contents

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):	266,648
Year Built:	1957
Last Renovation:	
Replacement Value:	$55,231,435
Repair Cost:	$12,317,998.00
Total FCI:	22.30 %
Total RSLI:	31.87 %
FCA Score:	77.70

Description:

The Archer High School consists of (2) main school building located at 2250 Perry Boulevard, NW, in Atlanta, GA. The 266,648 SF campus was constructed in 1957 and an addition to the main building was constructed in 1958 and 1972. In addition to the buildings, the campus contains covered walkways, track, football/soccer field, and tennis courts.
Renovations have been completed throughout many years on a as needed basis. The school is not fully occupied, and many areas are concealed from use.

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

A. SUBSTRUCTURE
The buildings rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The main building has a semi basement level.

B. SUPERSTRUCTURE
The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is precast concrete panels. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are metal mostly with glazing. Roofing is typically low slope with built-up in good condition.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile and vinyl sheet. Ceiling finishes in common areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The school does include conveying equipment. Conveying equipment includes one elevator and wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems and scuppers.
HVAC: Heating is provided by gas fired boilers. 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.
FIRE PROTECTION: The school does not have a fire sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building 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 combination of LED and 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. This building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, basic laboratory equipment, 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, sports complex, and fencing. Site mechanical and electrical features include water, sewer, natural gas and site lighting.

CODE REVIEW
ACCESSIBILITY: The school 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 school is covered with a sprinkler system. The kitchen includes an Ansul fire suppression 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.

Attributes:

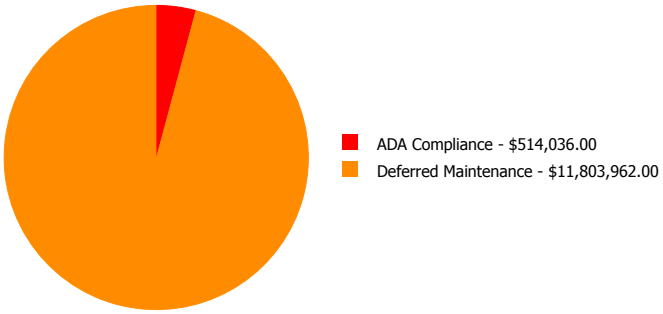
General Attributes:

Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Jejuan Hall
School Grades:	1-5	DOE Drawing Total GSF:	266648
DOE Facility Number:	4050	Total # of Modular/Portables:	0
DOE Interior Site SF:	266648	Total GSF of Modular/Portables:	0
Approx. Acres:	19.5	Status:	Active

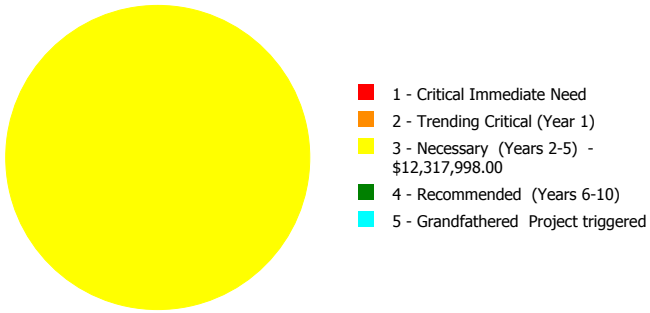
School Dashboard Summary

Gross Area:	266,648		
Year Built:	1957	Last Renovation:	
Repair Cost:	$12,317,998	Replacement Value:	$55,231,435
FCI:	22.30 %	RSLI%:	31.87 %

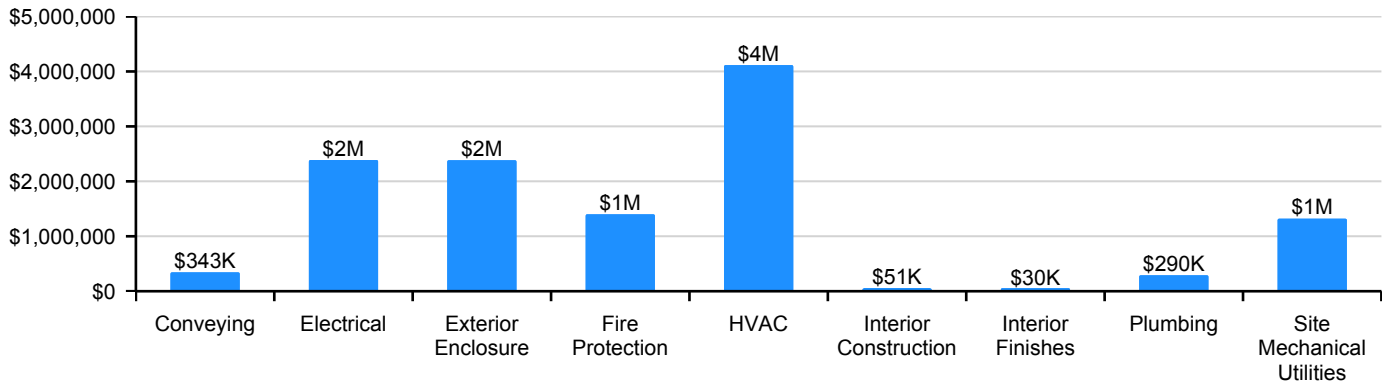
Deficiency By Category



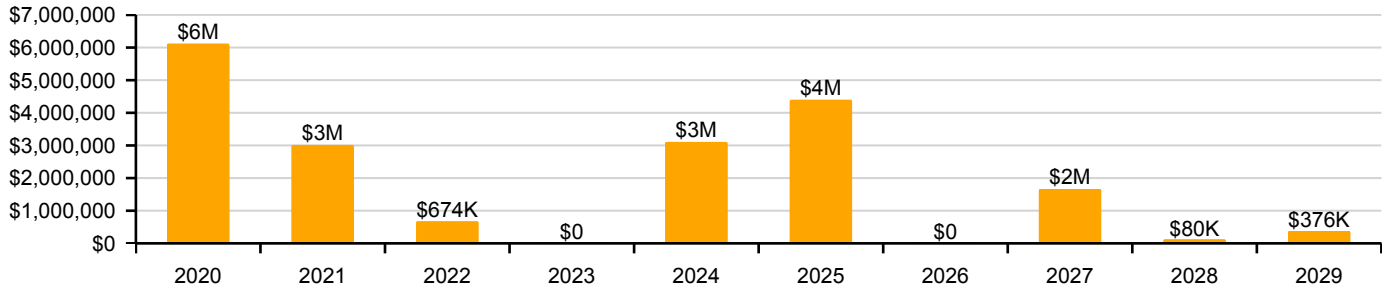
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

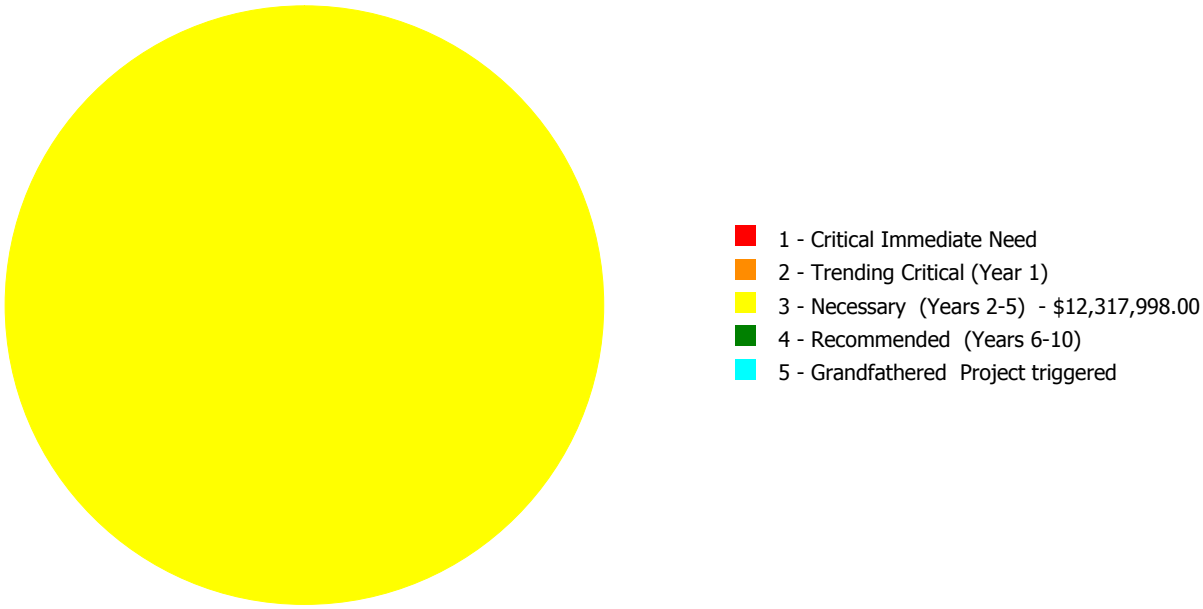
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	38.97 %	0.00 %	$0.00
A20 - Basement Construction	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.71 %	0.00 %	$0.00
B20 - Exterior Enclosure	34.98 %	38.97 %	$2,383,420.00
B30 - Roofing	60.45 %	0.00 %	$0.00
C10 - Interior Construction	58.85 %	1.60 %	$50,519.00
C20 - Stairs	38.97 %	0.00 %	$0.00
C30 - Interior Finishes	54.63 %	0.76 %	$30,417.00
D10 - Conveying	0.00 %	110.00 %	$342,990.00
D20 - Plumbing	70.66 %	11.58 %	$289,603.00
D30 - HVAC	10.89 %	46.96 %	$4,114,763.00
D40 - Fire Protection	0.92 %	108.09 %	$1,399,398.00
D50 - Electrical	24.58 %	40.22 %	$2,386,980.00
E10 - Equipment	64.63 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
G20 - Site Improvements	15.82 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,319,908.00
G40 - Site Electrical Utilities	12.09 %	0.00 %	$0.00
Totals:	**31.87 %**	**22.30 %**	**$12,317,998.00**

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
1957, 1958, 1972 Building 501.1_501.2_501.3	249,447	22.45	$0.00	$0.00	$9,864,383.00	$0.00	$0.00
1972 Bldg 502.3	17,201	43.76	$0.00	$0.00	$1,133,707.00	$0.00	$0.00
Site	266,648	15.15	$0.00	$0.00	$1,319,908.00	$0.00	$0.00
Total:		**22.30**	**$0.00**	**$0.00**	**$12,317,998.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $12,317,998.00

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	249,447
Year Built:	1957
Last Renovation:	
Replacement Value:	$43,930,992
Repair Cost:	$9,864,383.00
Total FCI:	22.45 %
Total RSLI:	35.67 %
FCA Score:	77.55

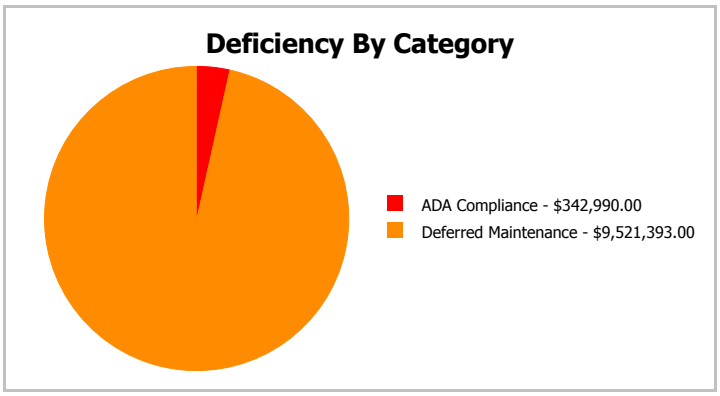
Description:

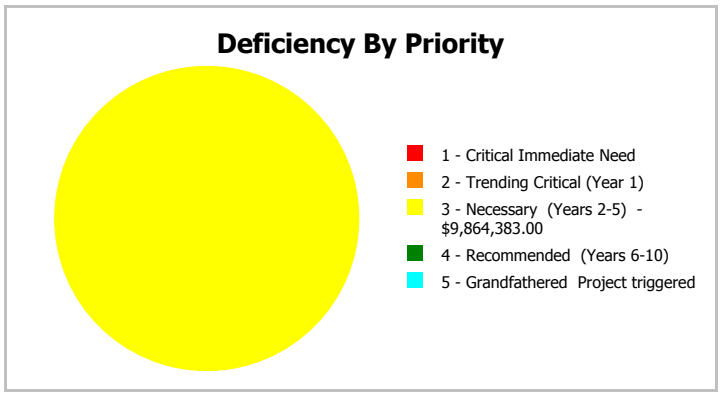
The narrative for this building is included in the Executive Summary Description at the front of this report.

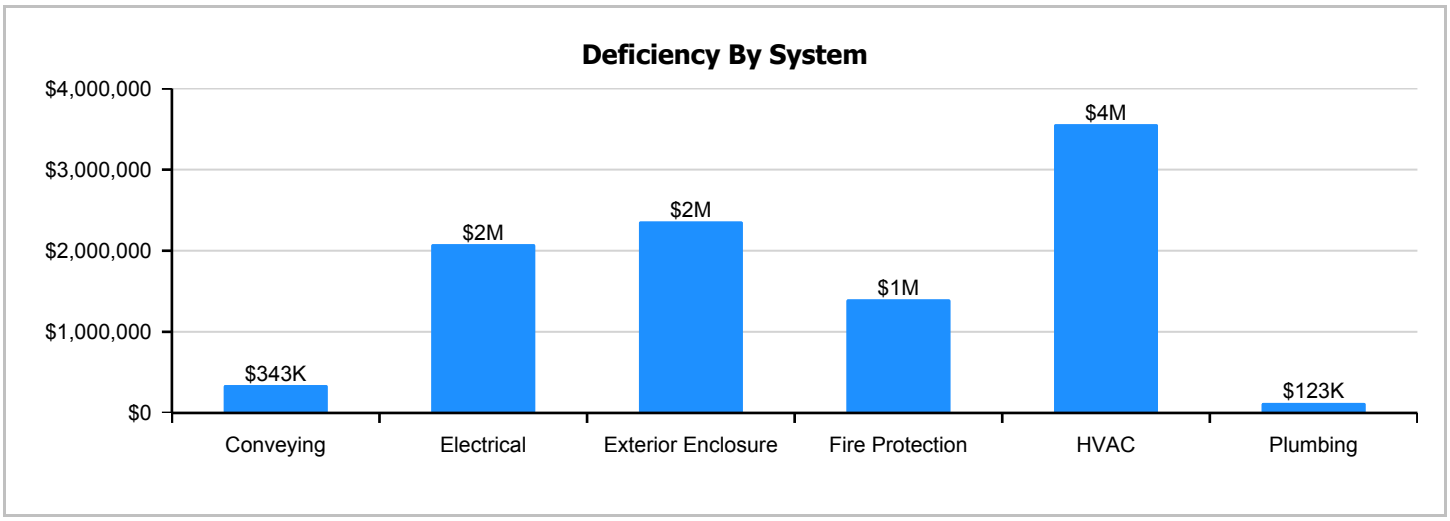
Attributes: This asset has no attributes.

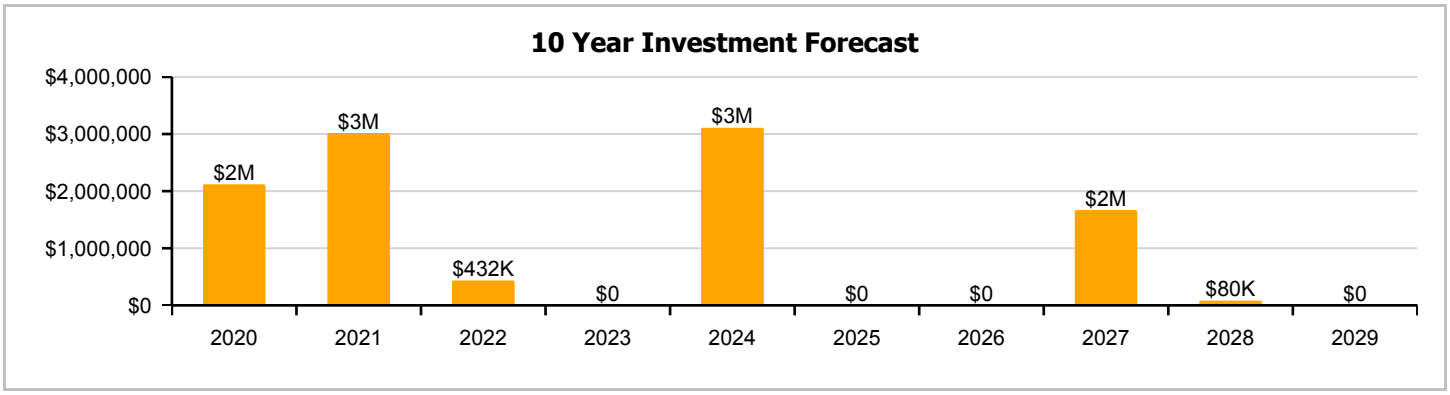
Dashboard Summary

Function:	Elementary Charter	Gross Area:	249,447
Year Built:	1957	Last Renovation:	
Repair Cost:	$9,864,383	Replacement Value:	$43,930,992
FCI:	22.45 %	RSLI%:	35.67 %









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	38.00 %	0.00 %	$0.00
A20 - Basement Construction	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	33.96 %	40.76 %	$2,359,769.00
B30 - Roofing	60.46 %	0.00 %	$0.00
C10 - Interior Construction	59.56 %	0.00 %	$0.00
C20 - Stairs	38.00 %	0.00 %	$0.00
C30 - Interior Finishes	57.60 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$342,990.00
D20 - Plumbing	75.28 %	5.27 %	$123,476.00
D30 - HVAC	11.55 %	43.10 %	$3,558,861.00
D40 - Fire Protection	0.92 %	108.09 %	$1,399,398.00
D50 - Electrical	25.12 %	36.81 %	$2,079,889.00
E10 - Equipment	65.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
Totals:	**35.67 %**	**22.45 %**	**$9,864,383.00**

Photo Album

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

1). Northeast Elevation - Jan 23, 2020

2). South Elevation - Jan 23, 2020

3). West Elevation - Jan 23, 2020

4). Northwest Elevation - Jan 23, 2020

5). Southwest Elevation - Jan 23, 2020

6). North Elevation - Jan 23, 2020

Condition Detail

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

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The 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.

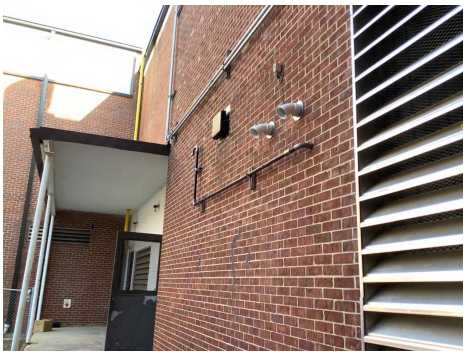
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.40	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$1,596,461
A1030	Slab on Grade	$6.40	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$1,596,461
A2010	Basement Excavation	$0.16	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$39,912
A2020	Basement Walls	$2.43	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$606,156
B1010	Floor Construction	$16.38	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$4,085,942
B1020	Roof Construction	$12.27	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$3,060,715
B2010	Exterior Walls	$13.79	S.F.	249,447	100	1972	2072		53.00 %	0.00 %	53			$3,439,874
B2020	Exterior Windows	$8.60	S.F.	249,447	30	1972	2002		0.00 %	110.00 %	-17		$2,359,769.00	$2,145,244
B2030	Exterior Doors	$0.82	S.F.	249,447	30	2010	2040		70.00 %	0.00 %	21			$204,547
B3010105	Built-Up	$7.15	S.F.	130,099	25	2009	2034		60.00 %	0.00 %	15			$930,208
B3020	Roof Openings	$0.53	S.F.	130,099	30	2009	2039		66.67 %	0.00 %	20			$68,952
C1010	Partitions	$5.56	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$1,386,925
C1020	Interior Doors	$3.64	S.F.	249,447	40	2010	2050		77.50 %	0.00 %	31			$907,987
C1030	Fittings	$2.67	S.F.	249,447	20	2015	2035		80.00 %	0.00 %	16			$666,023
C2010	Stair Construction	$2.83	S.F.	249,447	100	1957	2057		38.00 %	0.00 %	38			$705,935
C3010220	Tile	$9.25	S.F.	4,881	30	2012	2042		76.67 %	0.00 %	23			$45,149
C3010230	Paint & Covering	$1.47	S.F.	244,566	10	2012	2022		30.00 %	0.00 %	3			$359,512
C3020420	Ceramic Tile	$16.74	S.F.	4,881	50	1989	2039		40.00 %	0.00 %	20			$81,708
C3020901	Carpet	$7.50	S.F.	7,456	8	2012	2020		12.50 %	0.00 %	1			$55,920
C3020903	VCT	$3.48	S.F.	232,518	15	2012	2027		53.33 %	0.00 %	8			$809,163
C3020999	Other - Vinyl Sheet	$7.09	S.F.	4,582	15	2012	2027		53.33 %	0.00 %	8			$32,486
C3030	Ceiling Finishes	$8.99	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$2,242,529
D1010	Elevators and Lifts	$1.25	S.F.	249,447	20	1989	2009		0.00 %	110.00 %	-10		$342,990.00	$311,809
D2010	Plumbing Fixtures	$6.43	S.F.	249,447	20	2015	2035		80.00 %	0.00 %	16			$1,603,944
D2020	Domestic Water Distribution	$0.76	S.F.	249,447	30	2012	2042		76.67 %	0.00 %	23			$189,580
D2030	Sanitary Waste	$1.75	S.F.	249,447	30	2012	2042		76.67 %	0.00 %	23			$436,532
D2040	Rain Water Drainage	$0.45	S.F.	249,447	20	1989	2009		0.00 %	110.00 %	-10		$123,476.00	$112,251
D3020	Heat Generating Systems	$3.62	S.F.	249,447	20	2004	2024		25.00 %	0.00 %	5			$902,998
D3030	Cooling Generating Systems	$6.15	S.F.	249,447	20	2004	2024		25.00 %	0.00 %	5			$1,534,099
D3040	Distribution Systems	$10.76	S.F.	249,447	20	1989	2009		0.00 %	110.00 %	-10		$2,952,455.00	$2,684,050
D3050	Terminal & Package Units	$10.36	S.F.	249,447	15	2006	2021		13.33 %	0.00 %	2			$2,584,271
D3060	Controls & Instrumentation	$2.21	S.F.	249,447	15	2004	2019		0.00 %	110.00 %	0		$606,406.00	$551,278

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 $
D4010	Sprinklers	$4.15	S.F.	249,447	30			2019	0.00 %	110.00 %	0		$1,138,726.00	$1,035,205
D4020	Standpipes	$0.34	S.F.	249,447	30			2019	0.00 %	110.00 %	0		$93,293.00	$84,812
D4030	Fire Protection Specialties	$0.09	S.F.	249,447	15	2012	2027		53.33 %	0.00 %	8			$22,450
D4090	Other Fire Protection Systems	$0.61	S.F.	249,447	15	1989	2004		0.00 %	110.00 %	-15		$167,379.00	$152,163
D5010	Electrical Service/Distribution	$2.37	S.F.	249,447	20	1989	2009		0.00 %	110.00 %	-10		$650,308.00	$591,189
D5020	Branch Wiring	$4.85	S.F.	249,447	20	1989	2009		0.00 %	110.00 %	-10		$1,330,800.00	$1,209,818
D5020	Lighting	$7.26	S.F.	249,447	20	2000	2020		5.00 %	0.00 %	1			$1,810,985
D5030810	Security & Detection Systems	$1.51	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$376,665
D5030910	Fire Alarm Systems	$2.74	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$683,485
D5030920	Data Communication	$3.56	S.F.	249,447	25	2012	2037		72.00 %	0.00 %	18			$888,031
D5090	Other Electrical Systems	$0.36	S.F.	249,447	15	1989	2004		0.00 %	110.00 %	-15		$98,781.00	$89,801
E1020	Institutional Equipment	$1.33	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$331,765
E1090	Other Equipment	$0.78	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$194,569
E2010	Fixed Furnishings	$1.93	S.F.	249,447	20	2012	2032		65.00 %	0.00 %	13			$481,433
								Total	**35.67 %**	**22.45 %**			**$9,864,383.00**	**$43,930,992**

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.

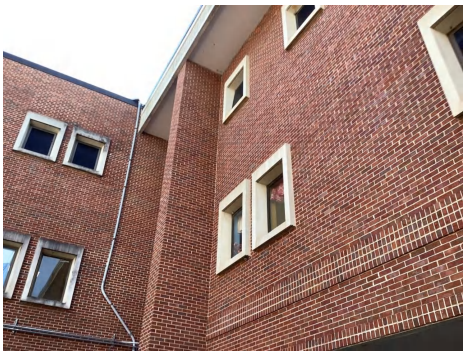
System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows





Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

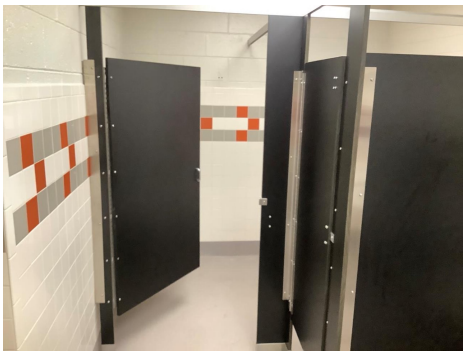
Note:

System: C1020 - Interior Doors



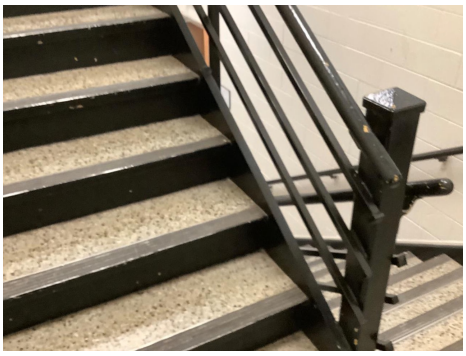
Note:

System: C1030 - Fittings


Note:

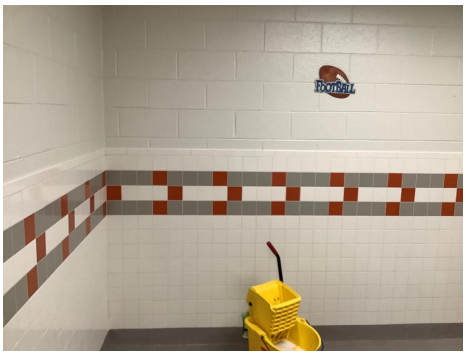
System: C2010 - Stair Construction


Note:

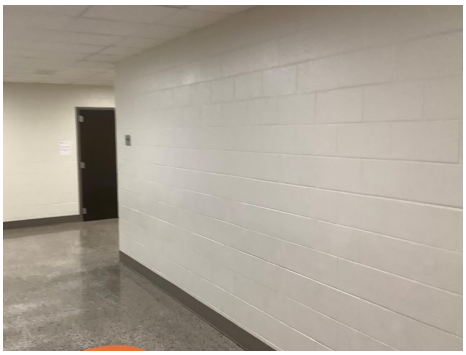
System: C3010220 - Tile





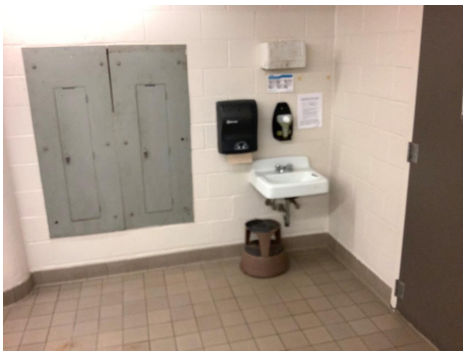
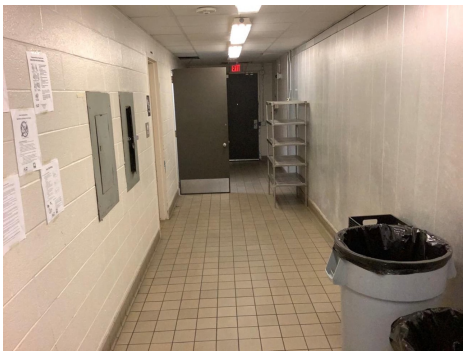
Note:

System: C3010230 - Paint & Covering

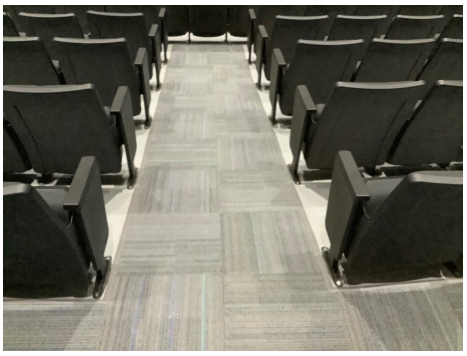
Note:

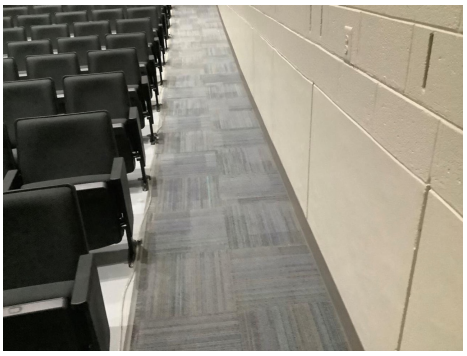
System: C3020420 - Ceramic Tile


Note:

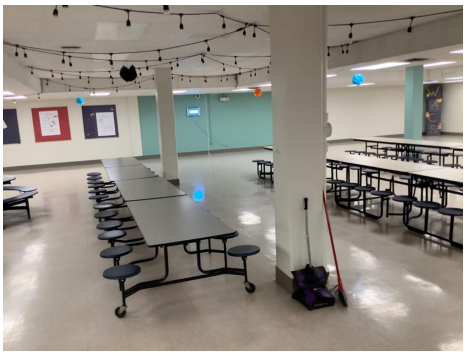
System: C3020901 - Carpet





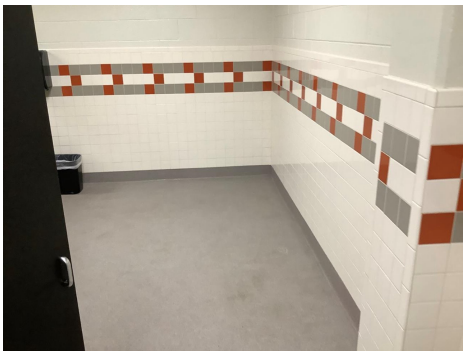
Note:

System: C3020903 - VCT

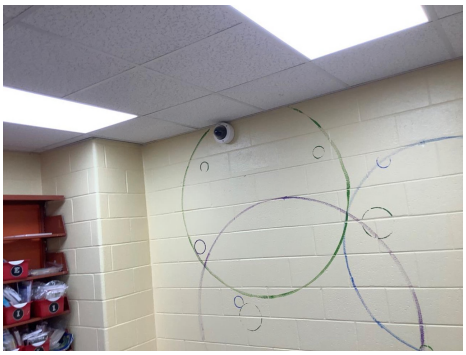
Note:

System: C3020999 - Other - Vinyl Sheet


Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

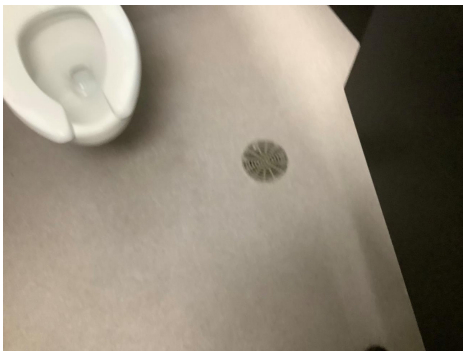
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

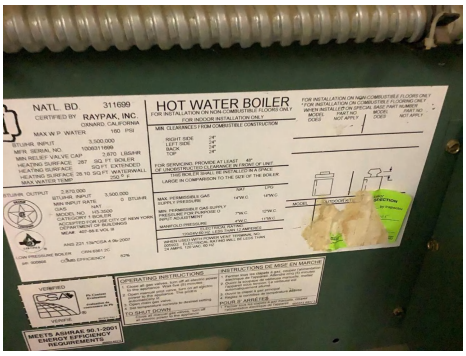

Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

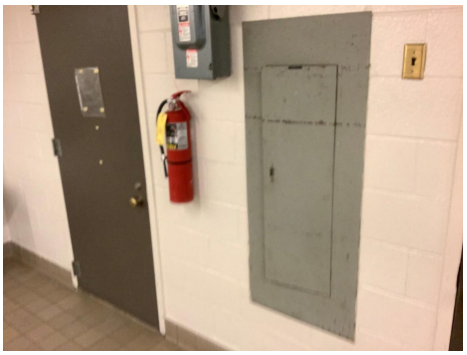


Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4030 - Fire Protection Specialties

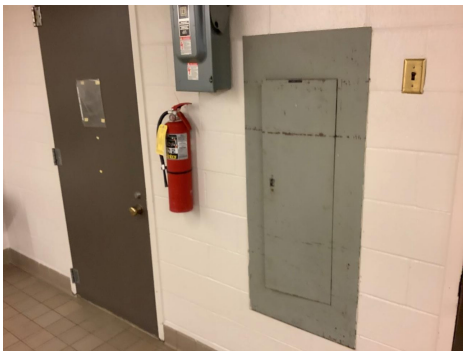


Note:

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

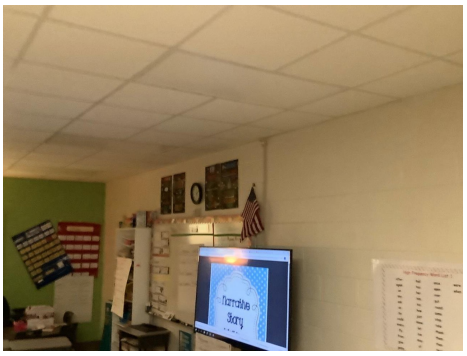
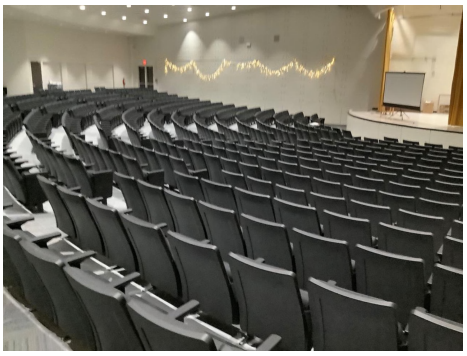


Note:

System: D5090 - Other Electrical Systems

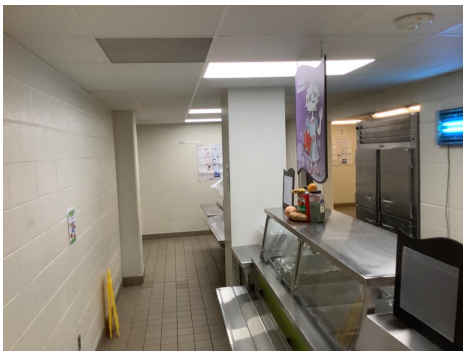

Note:

System: E1020 - Institutional Equipment


Note:

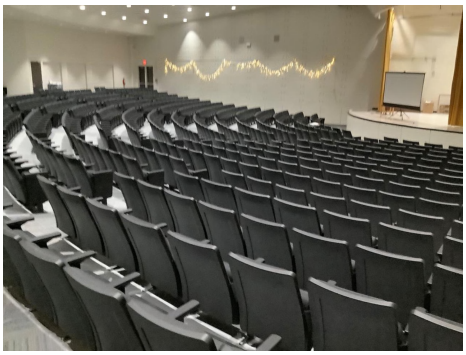
System: E1090 - Other Equipment



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:	**$9,864,383**	**$2,115,204**	**$3,015,818**	**$432,133**	**$0**	**$3,107,790**	**$0**	**$0**	**$1,665,336**	**$80,259**	**$0**	**$20,280,924**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$2,359,769	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,359,769**
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**
B3010105 - Built-Up	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

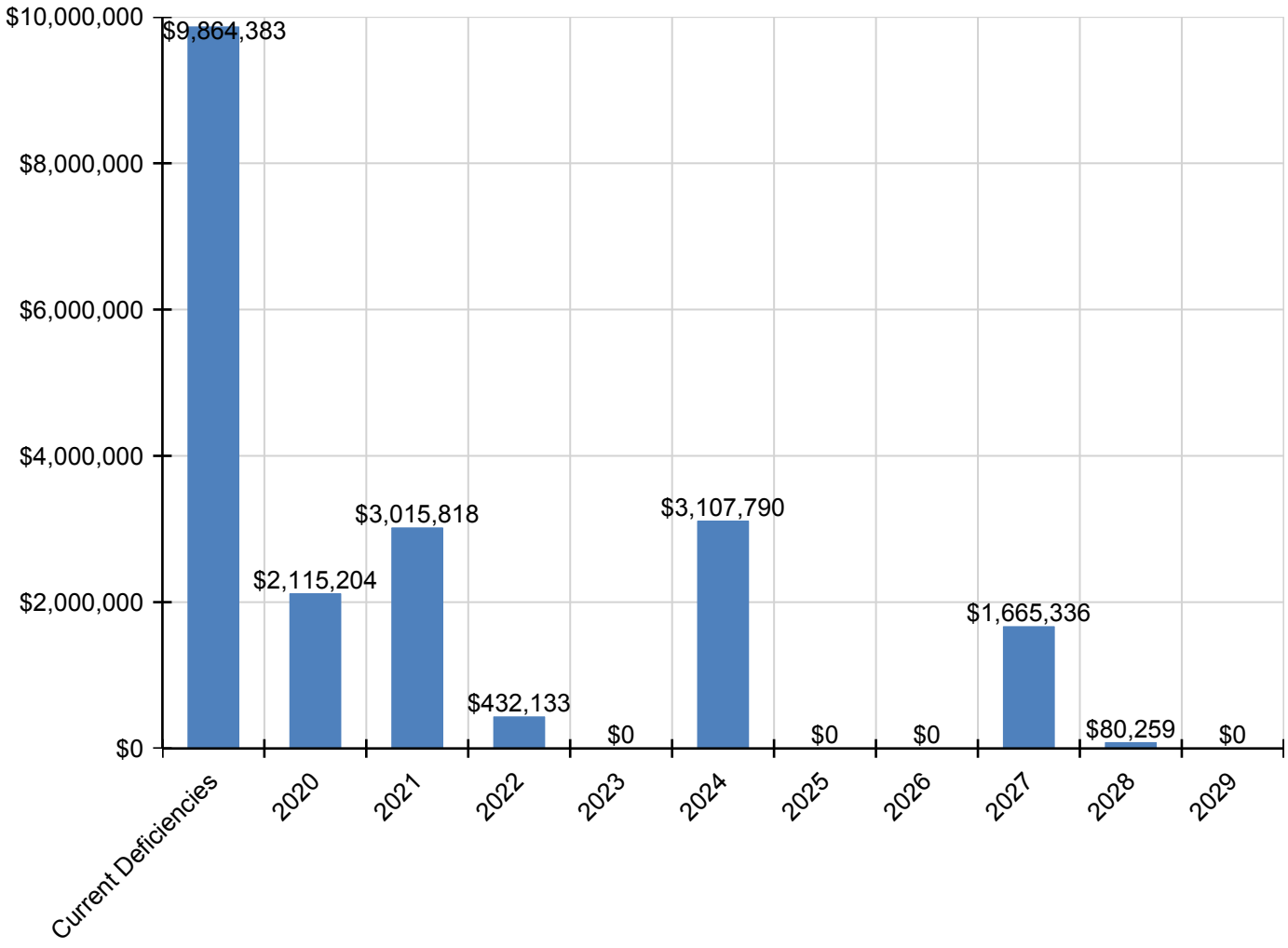
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$432,133	$0	$0	$0	$0	$0	$0	$0	**$432,133**
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	$0	$63,357	$0	$0	$0	$0	$0	$0	$0	$80,259	$0	**$143,617**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$1,588,786	$0	$0	**$1,588,786**
C3020999 - Other - Vinyl Sheet	$0	$0	$0	$0	$0	$0	$0	$0	$45,268	$0	$0	**$45,268**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$342,990	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$342,990**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$123,476	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,476**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$1,151,505	$0	$0	$0	$0	$0	**$1,151,505**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$1,956,285	$0	$0	$0	$0	$0	**$1,956,285**
D3040 - Distribution Systems	$2,952,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,952,455**
D3050 - Terminal & Package Units	$0	$0	$3,015,818	$0	$0	$0	$0	$0	$0	$0	$0	**$3,015,818**
D3060 - Controls & Instrumentation	$606,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$606,406**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$1,138,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,138,726**
D4020 - Standpipes	$93,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$93,293**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$31,283	$0	$0	**$31,283**
D4090 - Other Fire Protection Systems	$167,379	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$167,379**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$650,308	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$650,308**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Branch Wiring	$1,330,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,330,800**
D5020 - Lighting	$0	$2,051,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,051,847**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$98,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,781**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

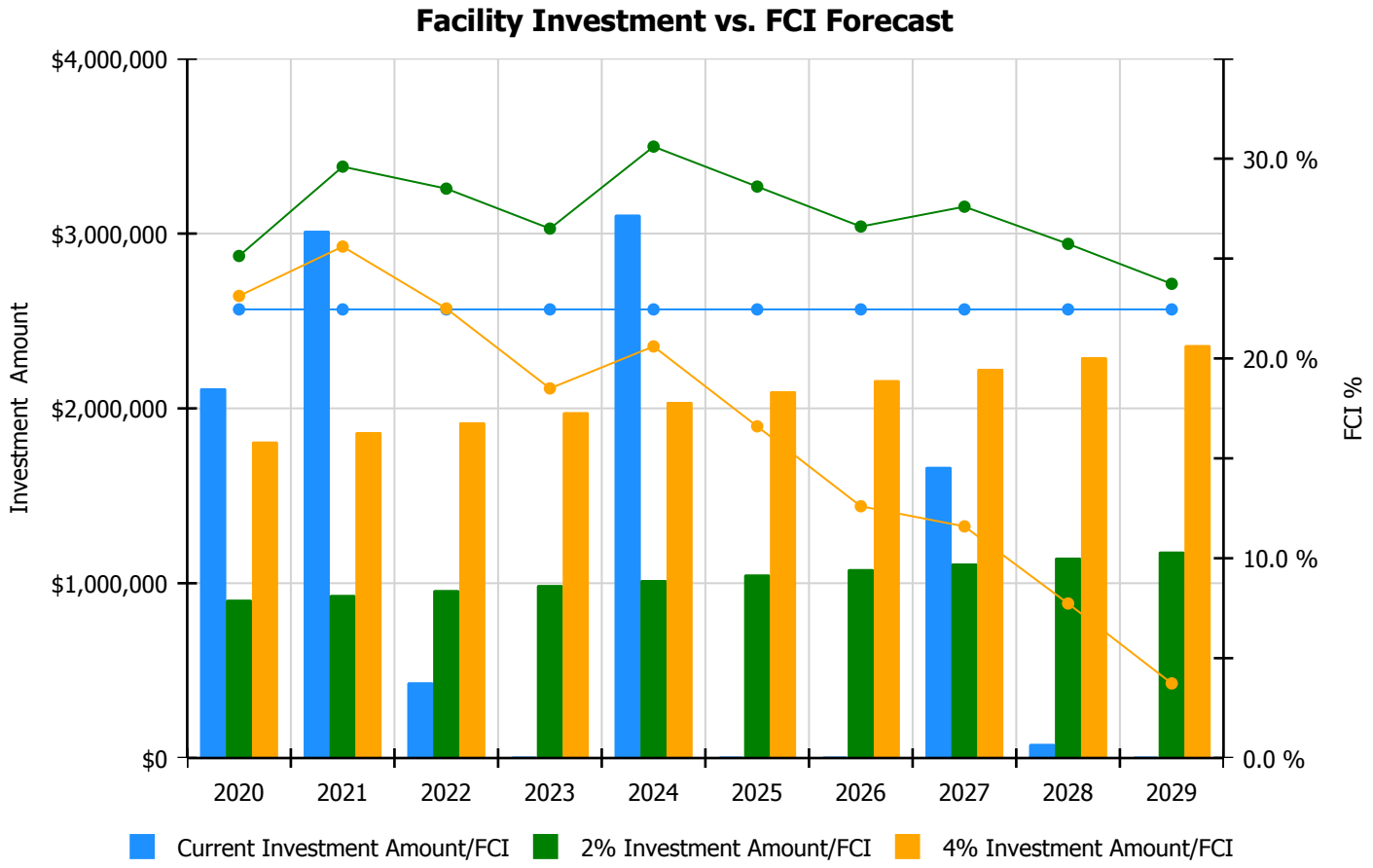
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

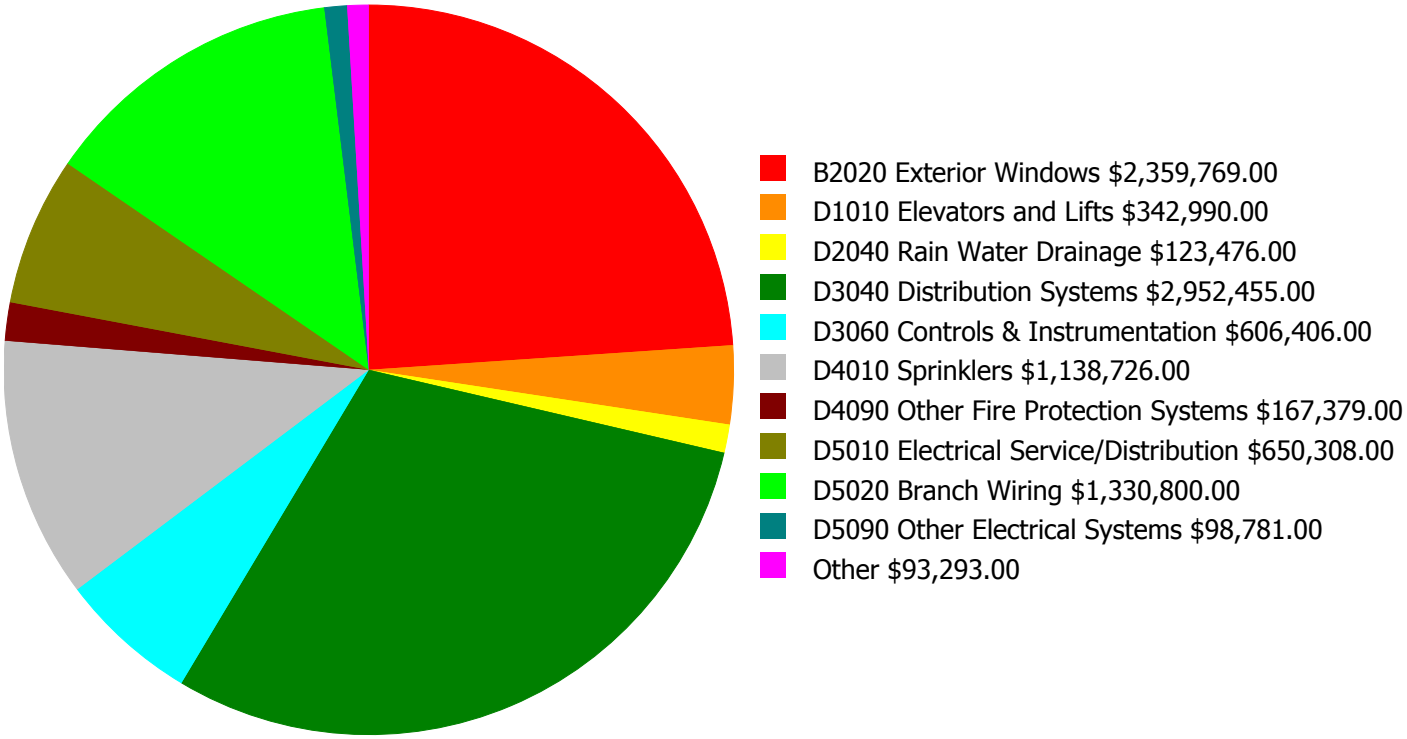
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 22.45%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$2,115,204	$904,978.00	25.13 %	$1,809,957.00	23.13 %
2021	$3,015,818	$932,128.00	29.60 %	$1,864,256.00	25.60 %
2022	$432,133	$960,092.00	28.50 %	$1,920,183.00	22.50 %
2023	$0	$988,894.00	26.50 %	$1,977,789.00	18.50 %
2024	$3,107,790	$1,018,561.00	30.60 %	$2,037,122.00	20.60 %
2025	$0	$1,049,118.00	28.60 %	$2,098,236.00	16.60 %
2026	$0	$1,080,592.00	26.60 %	$2,161,183.00	12.60 %
2027	$1,665,336	$1,113,009.00	27.59 %	$2,226,019.00	11.59 %
2028	$80,259	$1,146,400.00	25.73 %	$2,292,799.00	7.73 %
2029	$0	$1,180,792.00	23.73 %	$2,361,583.00	3.73 %
Total:	**$10,416,541**	**$10,374,564.00**		**$20,749,127.00**	

Deficiency Summary by System

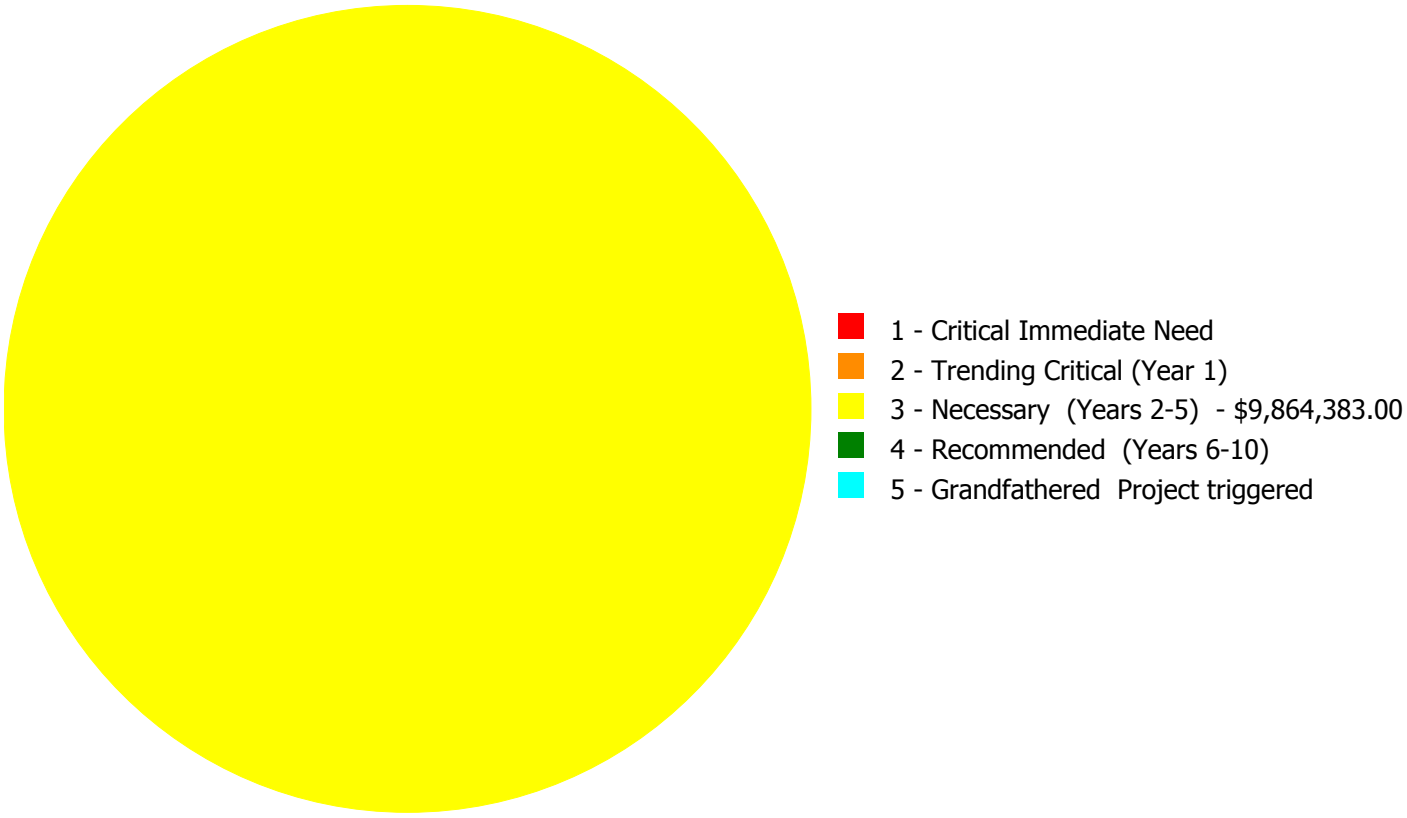
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $9,864,383.00

Deficiency Summary by Priority

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



Budget Estimate Total: $9,864,383.00

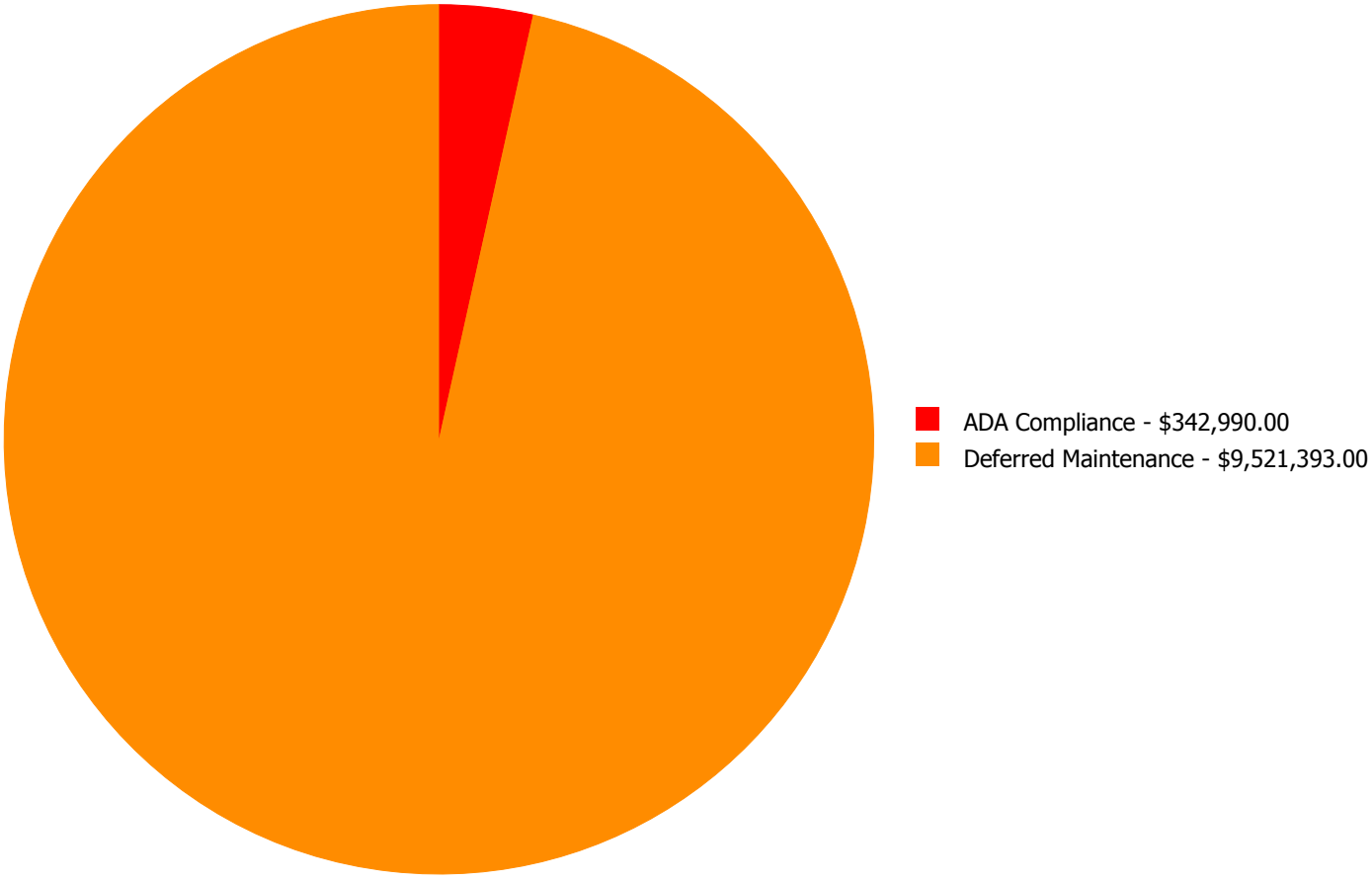
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2020	Exterior Windows	$0.00	$0.00	$2,359,769.00	$0.00	$0.00	$2,359,769.00
D1010	Elevators and Lifts	$0.00	$0.00	$342,990.00	$0.00	$0.00	$342,990.00
D2040	Rain Water Drainage	$0.00	$0.00	$123,476.00	$0.00	$0.00	$123,476.00
D3040	Distribution Systems	$0.00	$0.00	$2,952,455.00	$0.00	$0.00	$2,952,455.00
D3060	Controls & Instrumentation	$0.00	$0.00	$606,406.00	$0.00	$0.00	$606,406.00
D4010	Sprinklers	$0.00	$0.00	$1,138,726.00	$0.00	$0.00	$1,138,726.00
D4020	Standpipes	$0.00	$0.00	$93,293.00	$0.00	$0.00	$93,293.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$167,379.00	$0.00	$0.00	$167,379.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$650,308.00	$0.00	$0.00	$650,308.00
D5020	Branch Wiring	$0.00	$0.00	$1,330,800.00	$0.00	$0.00	$1,330,800.00
D5090	Other Electrical Systems	$0.00	$0.00	$98,781.00	$0.00	$0.00	$98,781.00
	Total:	$0.00	$0.00	$9,864,383.00	$0.00	$0.00	$9,864,383.00

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:



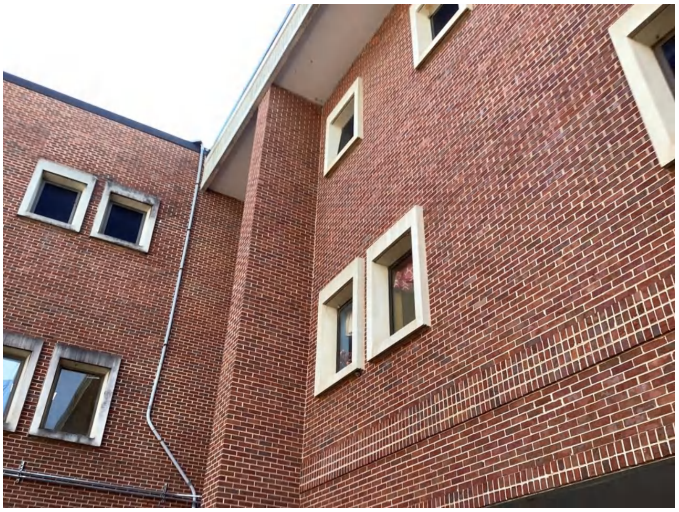
Budget Estimate Total: $9,864,383.00

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: B2020 - Exterior Windows



Location: Exterior windows
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $2,359,769.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The aluminum frame, operable, single pane windows are aged, not energy efficient, and should be replaced.

System: D1010 - Elevators and Lifts

Location: Elevator
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $342,990.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
. The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D2040 - Rain Water Drainage

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $123,476.00
Assessor Name: Hayden Collins
Date Created: 10/15/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. Roof drainage systems is aged, and should be replaced.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $2,952,455.00
Assessor Name: Hayden Collins
Date Created: 10/15/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. Distribution and exhaust systems are aged, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $606,406.00
Assessor Name: Hayden Collins
Date Created: 10/15/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. Controls and instrumentation systems are aged, and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $1,138,726.00
Assessor Name: Hayden Collins
Date Created: 01/31/2020

Notes: An automatic, comprehensive, sprinkler system with glass bulb sprinkler heads is recommended.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $93,293.00
Assessor Name: Hayden Collins
Date Created: 01/31/2020

Notes: Recommended installation of a standpipe system to support recommended sprinklers.

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: 249,447.00
Unit of Measure: S.F.
Estimate: $167,379.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The system is beyond its expected service life and should be scheduled for replacement. Gaseous fire suppression for kitchen hood is aged, and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $650,308.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The system is beyond its expected service life and should be scheduled for replacement. Electrical service and distribution are aged, and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 249,447.00
Unit of Measure: S.F.
Estimate: $1,330,800.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The system is beyond its expected service life and should be scheduled for replacement. Branch wiring is aged, and should be replaced.

System: D5090 - Other Electrical Systems

Location:	Mechanical Room
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	249,447.00
Unit of Measure:	S.F.
Estimate:	$98,781.00
Assessor Name:	Hayden Collins
Date Created:	02/21/2020

Notes:

The system is beyond its expected service life and should be scheduled for replacement. Emergency generator is aged, and should be replaced.

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:	Elementary Charter
Gross Area (SF):	17,201
Year Built:	1972
Last Renovation:	
Replacement Value:	$2,590,693
Repair Cost:	$1,133,707.00
Total FCI:	43.76 %
Total RSLI:	31.30 %
FCA Score:	56.24

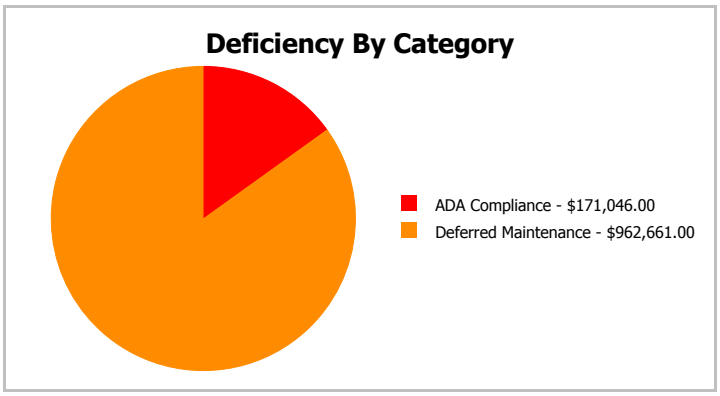
Description:

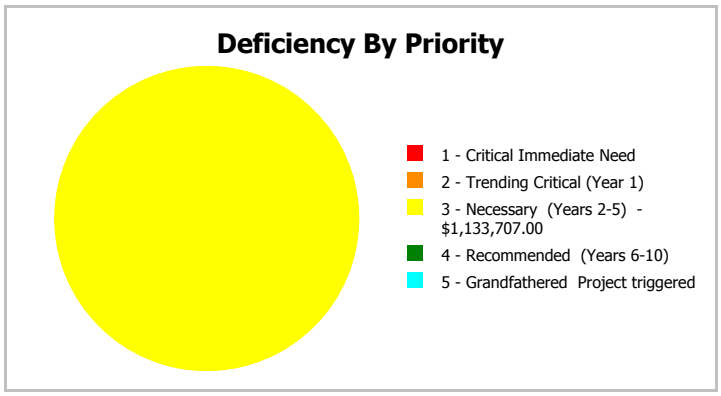
The narrative for this building is included in the Executive Summary Description at the front of this report.

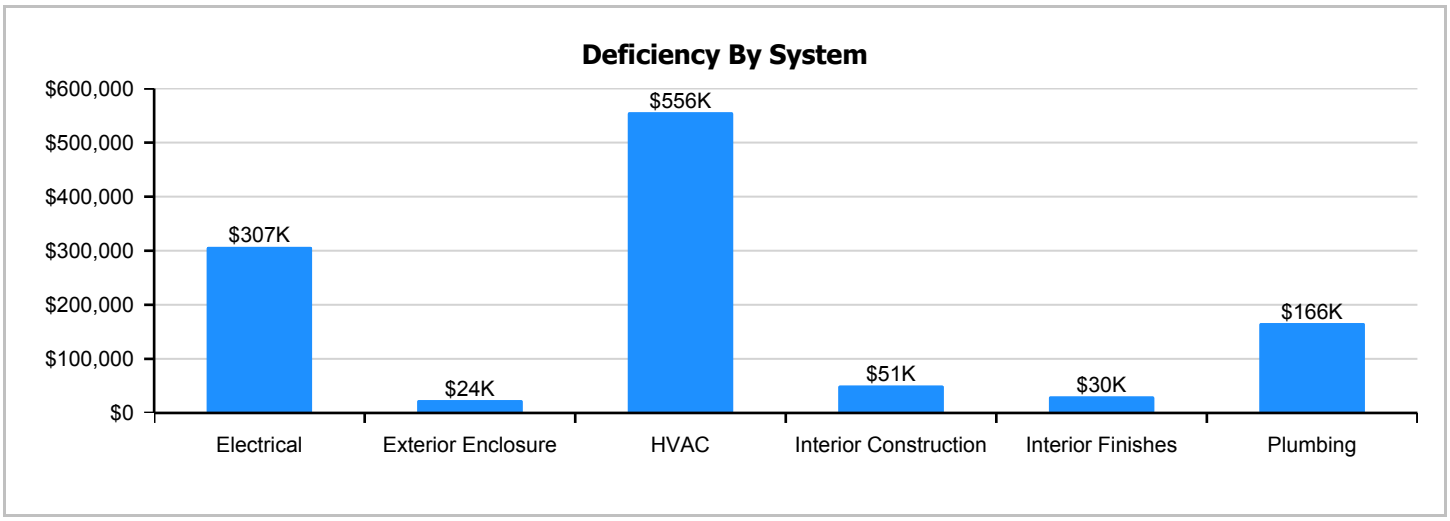
Attributes: This asset has no attributes.

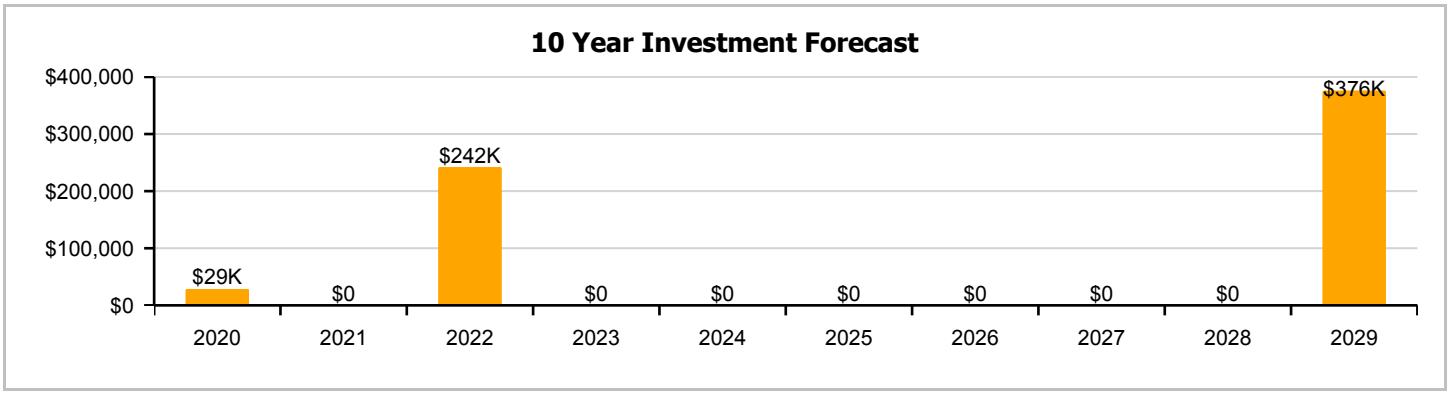
Dashboard Summary

Function:	Elementary Charter	Gross Area:	17,201
Year Built:	1972	Last Renovation:	
Repair Cost:	$1,133,707	Replacement Value:	$2,590,693
FCI:	43.76 %	RSLI%:	31.30 %









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	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.06 %	7.24 %	$23,651.00
B30 - Roofing	60.32 %	0.00 %	$0.00
C10 - Interior Construction	48.59 %	24.74 %	$50,519.00
C20 - Stairs	53.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.83 %	8.44 %	$30,417.00
D20 - Plumbing	2.18 %	105.21 %	$166,127.00
D30 - HVAC	0.00 %	110.00 %	$555,902.00
D50 - Electrical	13.89 %	107.61 %	$307,091.00
E10 - Equipment	50.00 %	0.00 %	$0.00
Totals:	**31.30 %**	**43.76 %**	**$1,133,707.00**

Photo Album

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

1). Northwest - Jan 23, 2020

2). Northeast - Jan 23, 2020

3). Southeast - Jan 23, 2020

4). Southwest - Jan 23, 2020

Condition Detail

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

1. System Code: A code that identifies the system.
2. System Description: A brief description of a system present in the building.
3. Unit Price $: The unit price of the system.
4. UoM: The unit of measure of the system.
5. Qty: The quantity for the system
6. Life: Building Owners and Managers Association (BOMA) recommended system design life.
7. Year Installed: The date of system installation.
8. Calc Next Renewal Year: The date of system expiration based on the life, NR stands for non renewable.
9. Next Renewal Year: The suggested system expiration date by the assessor based on visual inspection.
10. RSLI: The Remaining Service Life Index of the system.
11. FCI: The 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	$6.40	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$110,086
A1030	Slab on Grade	$6.40	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$110,086
B1010	Floor Construction	$5.52	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$94,950
B1020	Roof Construction	$15.10	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$259,735
B2010	Exterior Walls	$13.79	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$237,202
B2020	Exterior Windows	$1.25	S.F.	17,201	30	1972	2002		0.00 %	110.00 %	-17		$23,651.00	$21,501
B2030	Exterior Doors	$3.96	S.F.	17,201	30	2010	2040		70.00 %	0.00 %	21			$68,116
B3010105	Built-Up	$7.15	S.F.	14,628	25	2009	2034		60.00 %	0.00 %	15			$104,590
B3020	Roof Openings	$0.53	S.F.	17,201	25	2010	2035		64.00 %	0.00 %	16			$9,117
C1010	Partitions	$5.56	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$95,638
C1020	Interior Doors	$3.64	S.F.	17,201	40	2010	2050		77.50 %	0.00 %	31			$62,612
C1030	Fittings	$2.67	S.F.	17,201	20	1972	1992		0.00 %	110.00 %	-27		$50,519.00	$45,927
C2010	Stair Construction	$2.83	S.F.	17,201	100	1972	2072		53.00 %	0.00 %	53			$48,679
C3010230	Paint & Covering	$1.47	S.F.	17,201	10	2010	2020		10.00 %	0.00 %	1			$25,285
C3020420	Ceramic Tile	$16.74	S.F.	480	50	1972	2022		6.00 %	0.00 %	3			$8,035
C3020903	VCT	$3.48	S.F.	5,639	15	1972	1987		0.00 %	155.00 %	-32		$30,417.00	$19,624
C3020999	Other - Wood	$13.79	S.F.	11,082	50	1972	2022		6.00 %	0.00 %	3			$152,821
C3030	Ceiling Finishes	$8.99	S.F.	17,201	20	2009	2029		50.00 %	0.00 %	10			$154,637
D2010	Plumbing Fixtures	$6.37	S.F.	17,201	20	1989	2009		0.00 %	110.00 %	-10		$120,527.00	$109,570
D2020	Domestic Water Distribution	$0.72	S.F.	17,201	30	1989	2019		0.00 %	110.00 %	0		$13,623.00	$12,385
D2030	Sanitary Waste	$1.69	S.F.	17,201	30	1989	2019		0.00 %	110.00 %	0		$31,977.00	$29,070
D2040	Rain Water Drainage	$0.40	S.F.	17,201	20	2009	2029		50.00 %	0.00 %	10			$6,880
D3030	Cooling Generating Systems	$4.86	S.F.	17,201	20	1989	2009		0.00 %	110.00 %	-10		$91,957.00	$83,597
D3040	Distribution Systems	$22.32	S.F.	17,201	20	1989	2009		0.00 %	110.00 %	-10		$422,319.00	$383,926
D3060	Controls & Instrumentation	$2.20	S.F.	17,201	15	1989	2004		0.00 %	110.00 %	-15		$41,626.00	$37,842
D5010	Electrical Service/Distribution	$2.11	S.F.	17,201	20	1972	1992		0.00 %	110.00 %	-27		$39,924.00	$36,294
D5020	Branch Wiring	$4.15	S.F.	17,201	20	1972	1992		0.00 %	110.00 %	-27		$78,523.00	$71,384
D5020	Lighting	$5.72	S.F.	17,201	20	1972	1992		0.00 %	110.00 %	-27		$108,229.00	$98,390
D5030810	Security & Detection Systems	$1.51	S.F.	17,201	20	2009	2029		50.00 %	110.00 %	10		$28,571.00	$25,974
D5030910	Fire Alarm Systems	$2.74	S.F.	17,201	20	2009	2029		50.00 %	110.00 %	10		$51,844.00	$47,131
D5090	Other Electrical Systems	$0.36	S.F.	17,201	20	2009	2029		50.00 %	0.00 %	10			$6,192
E1090	Other Equipment	$0.78	S.F.	17,201	20	2009	2029		50.00 %	0.00 %	10			$13,417
								Total	**31.30 %**	**43.76 %**			**$1,133,707.00**	**$2,590,693**

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:

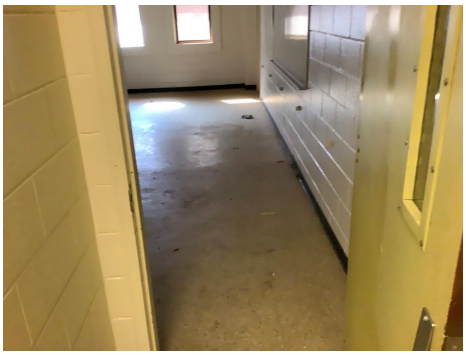
System: B3010105 - Built-Up

Note:

System: B3020 - Roof Openings

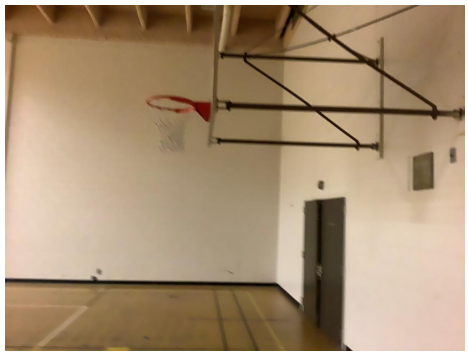
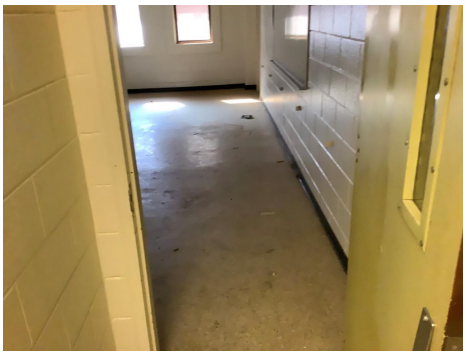
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

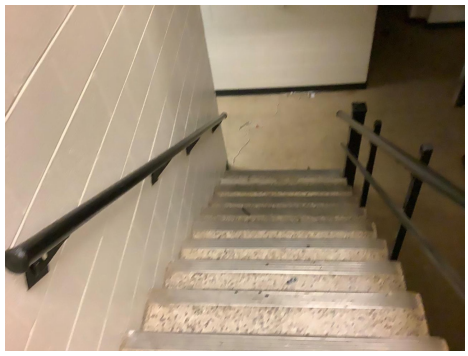




Note:

System: C1030 - Fittings

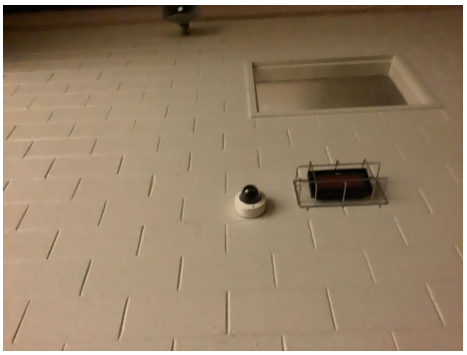
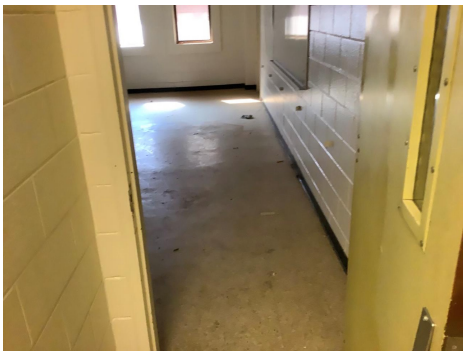

Note:

System: C2010 - Stair Construction

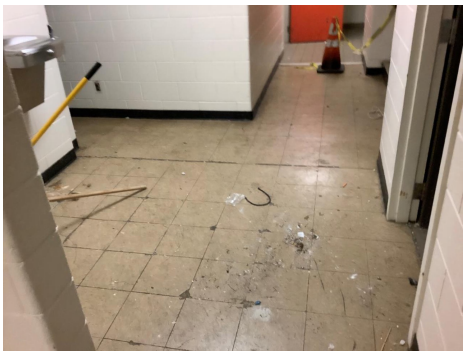

Note:

System: C3010230 - Paint & Covering

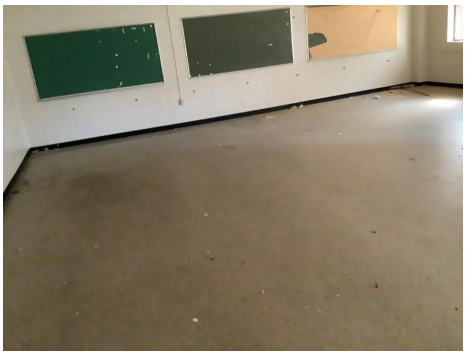
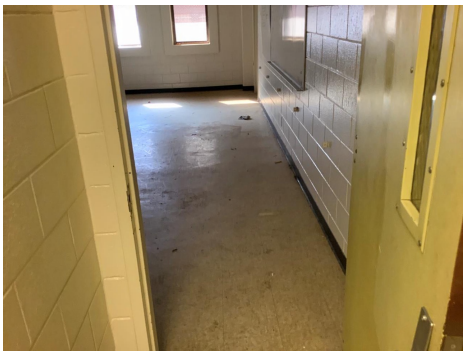

Note:

System: C3020420 - Ceramic Tile

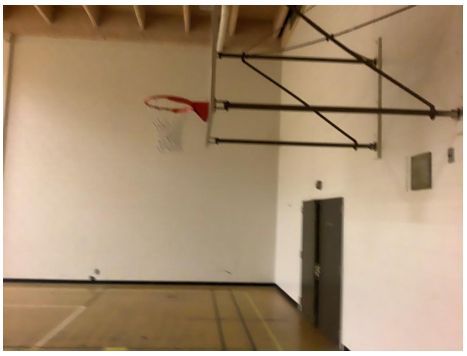

Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Wood



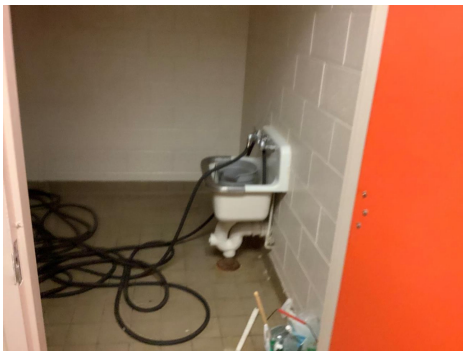
Note:

System: C3030 - Ceiling Finishes



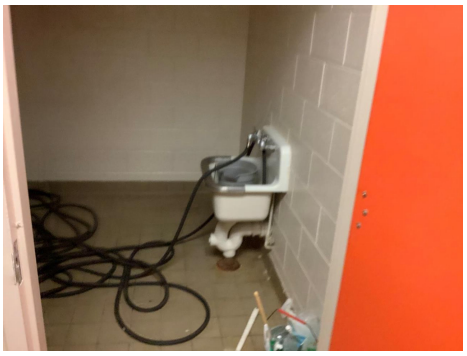
Note:

System: D2010 - Plumbing Fixtures



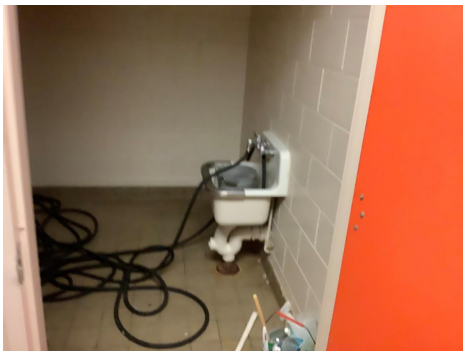
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage


Note:

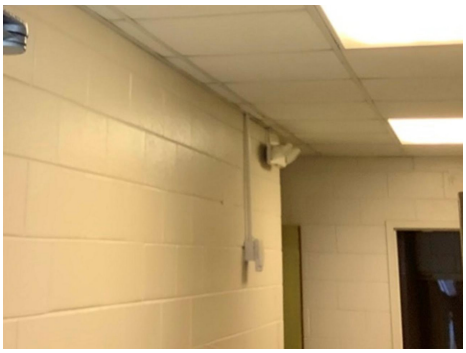
System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

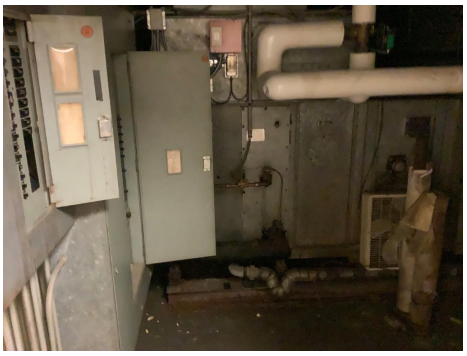
Note:

System: D3060 - Controls & Instrumentation



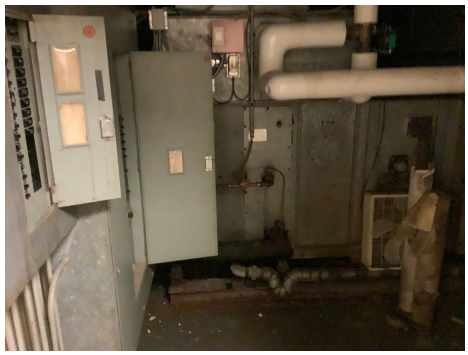
Note:

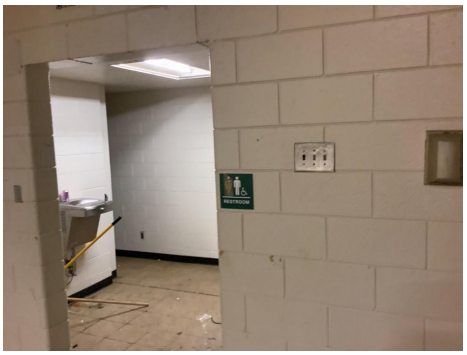
System: D5010 - Electrical Service/Distribution



Note:

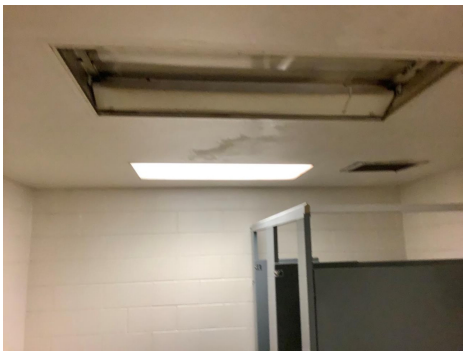
System: D5020 - Branch Wiring





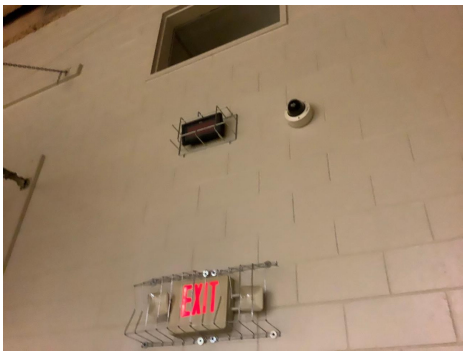
Note:

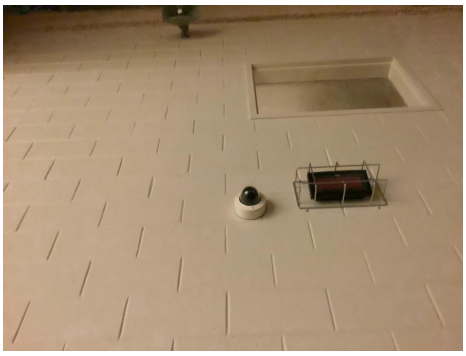
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



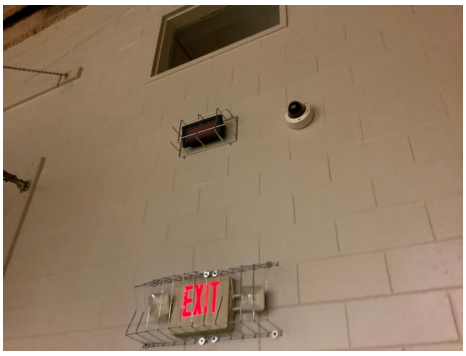


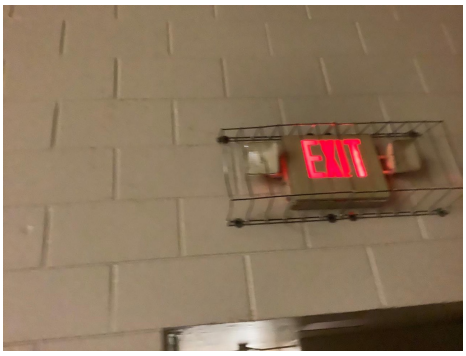

Note:

System: D5030910 - Fire Alarm Systems

Note:

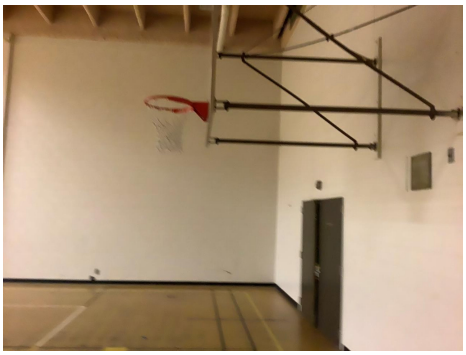
System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



Note:

Renewal Schedule

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

Inflation Rate: 3%

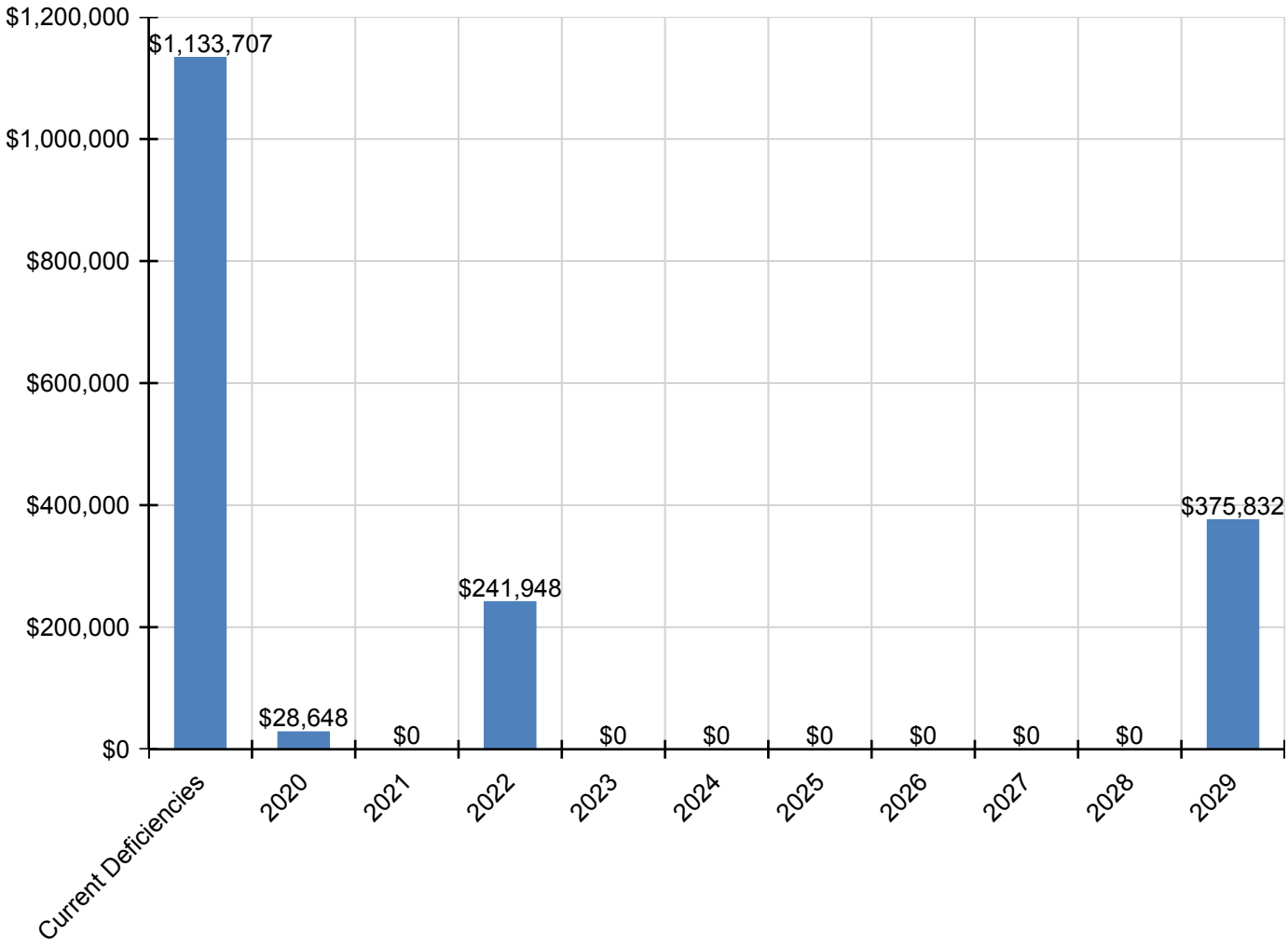
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,133,707**	**$28,648**	**$0**	**$241,948**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$375,832**	**$1,780,135**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$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	$23,651	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,651**
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**
B3010105 - Built-Up	$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	$50,519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,519**
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
C3010230 - Paint & Covering	$0	$28,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,648**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$13,171	$0	$0	$0	$0	$0	$0	$0	**$13,171**
C3020903 - VCT	$30,417	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,417**
C3020999 - Other - Wood	$0	$0	$0	$228,778	$0	$0	$0	$0	$0	$0	$0	**$228,778**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$228,602	**$228,602**
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	$120,527	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,527**
D2020 - Domestic Water Distribution	$13,623	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,623**
D2030 - Sanitary Waste	$31,977	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,977**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,171	**$10,171**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$91,957	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$91,957**
D3040 - Distribution Systems	$422,319	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$422,319**
D3060 - Controls & Instrumentation	$41,626	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,626**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$39,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,924**
D5020 - Branch Wiring	$78,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,523**
D5020 - Lighting	$108,229	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,229**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$28,571	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,397	**$66,968**
D5030910 - Fire Alarm Systems	$51,844	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,674	**$121,518**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,155	**$9,155**
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**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,834	**$19,834**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

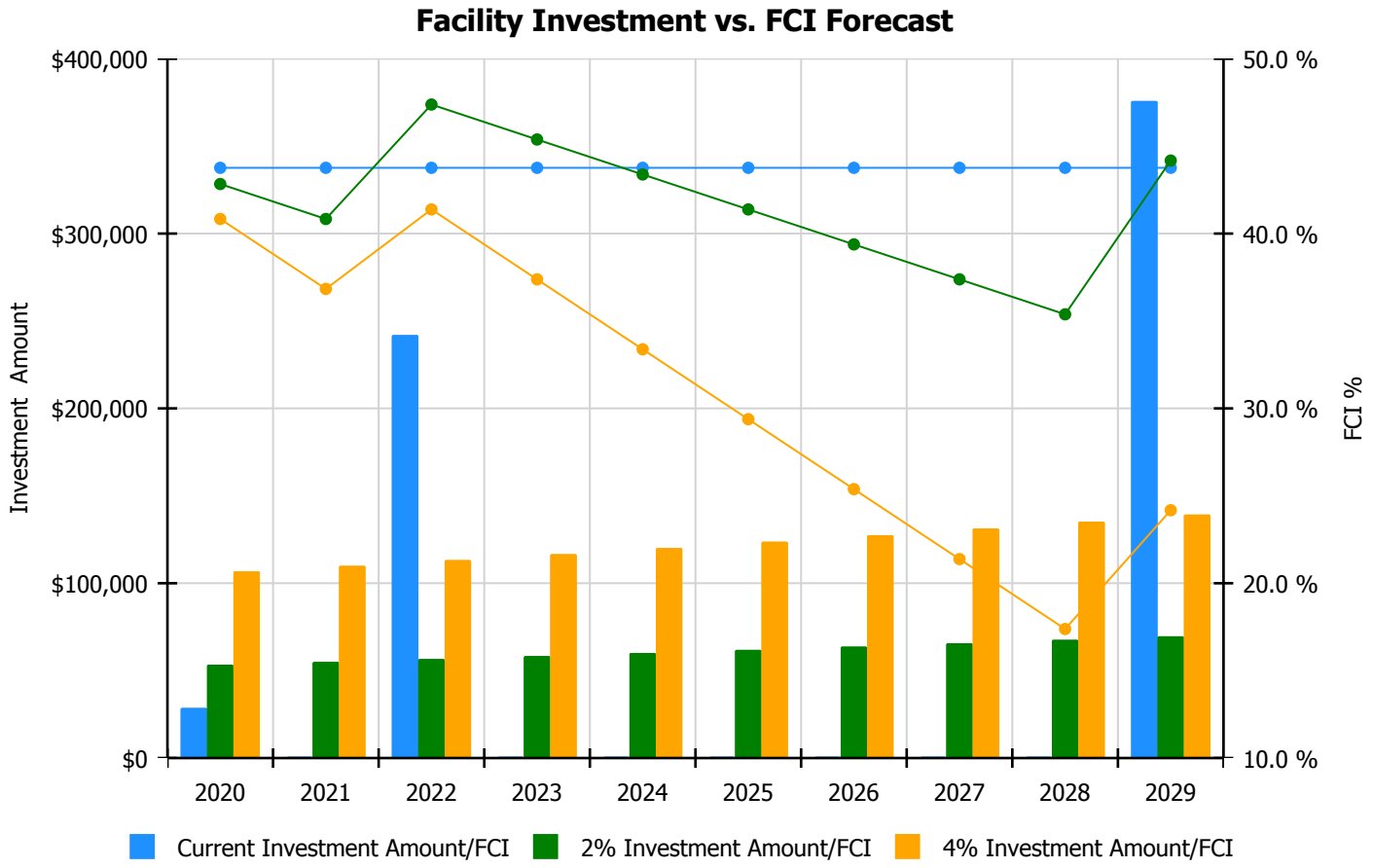
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

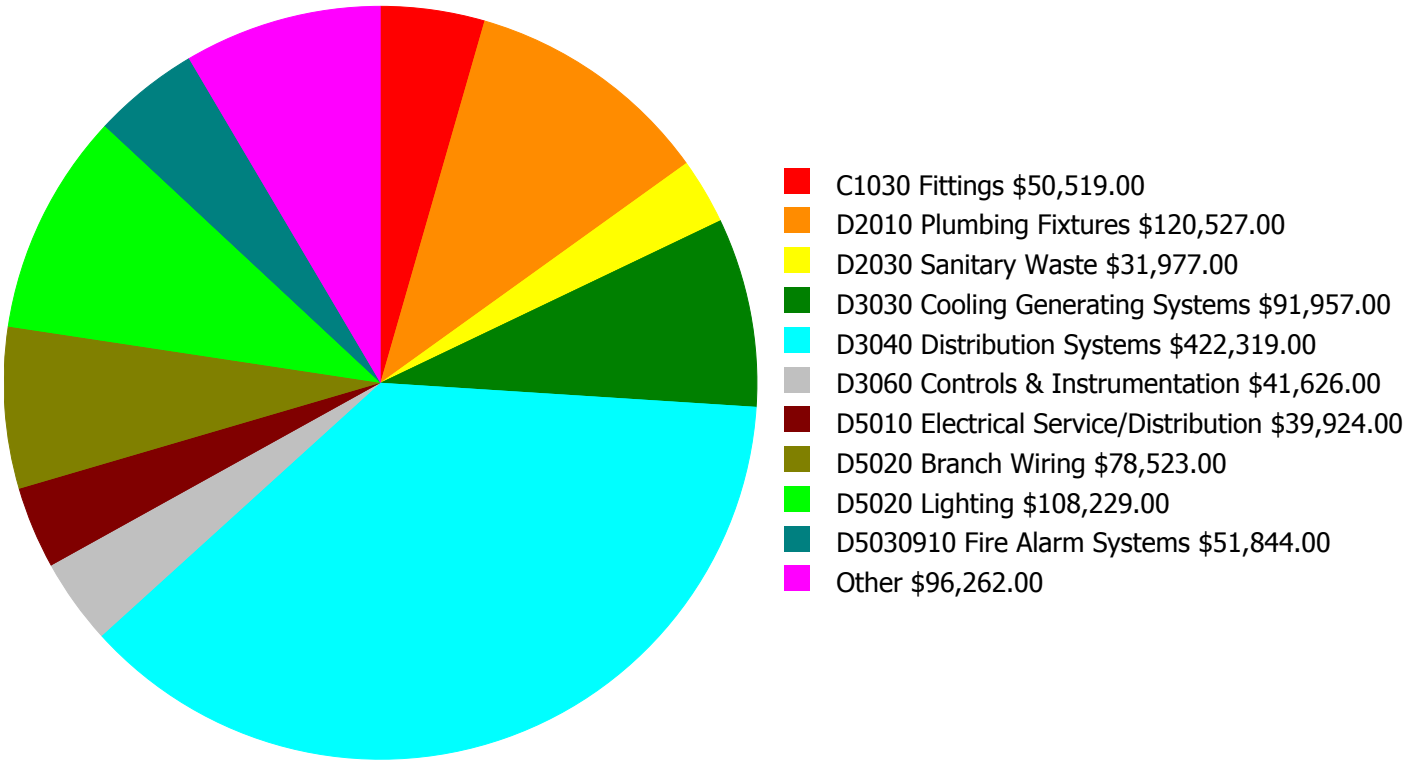
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 43.76%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$28,648	$53,368.00	42.83 %	$106,737.00	40.83 %
2021	$0	$54,969.00	40.83 %	$109,939.00	36.83 %
2022	$241,948	$56,618.00	47.38 %	$113,237.00	41.38 %
2023	$0	$58,317.00	45.38 %	$116,634.00	37.38 %
2024	$0	$60,066.00	43.38 %	$120,133.00	33.38 %
2025	$0	$61,868.00	41.38 %	$123,737.00	29.38 %
2026	$0	$63,725.00	39.38 %	$127,449.00	25.38 %
2027	$0	$65,636.00	37.38 %	$131,272.00	21.38 %
2028	$0	$67,605.00	35.38 %	$135,211.00	17.38 %
2029	$375,832	$69,633.00	44.18 %	$139,267.00	24.18 %
Total:	**$646,428**	**$611,805.00**		**$1,223,616.00**	

Deficiency Summary by System

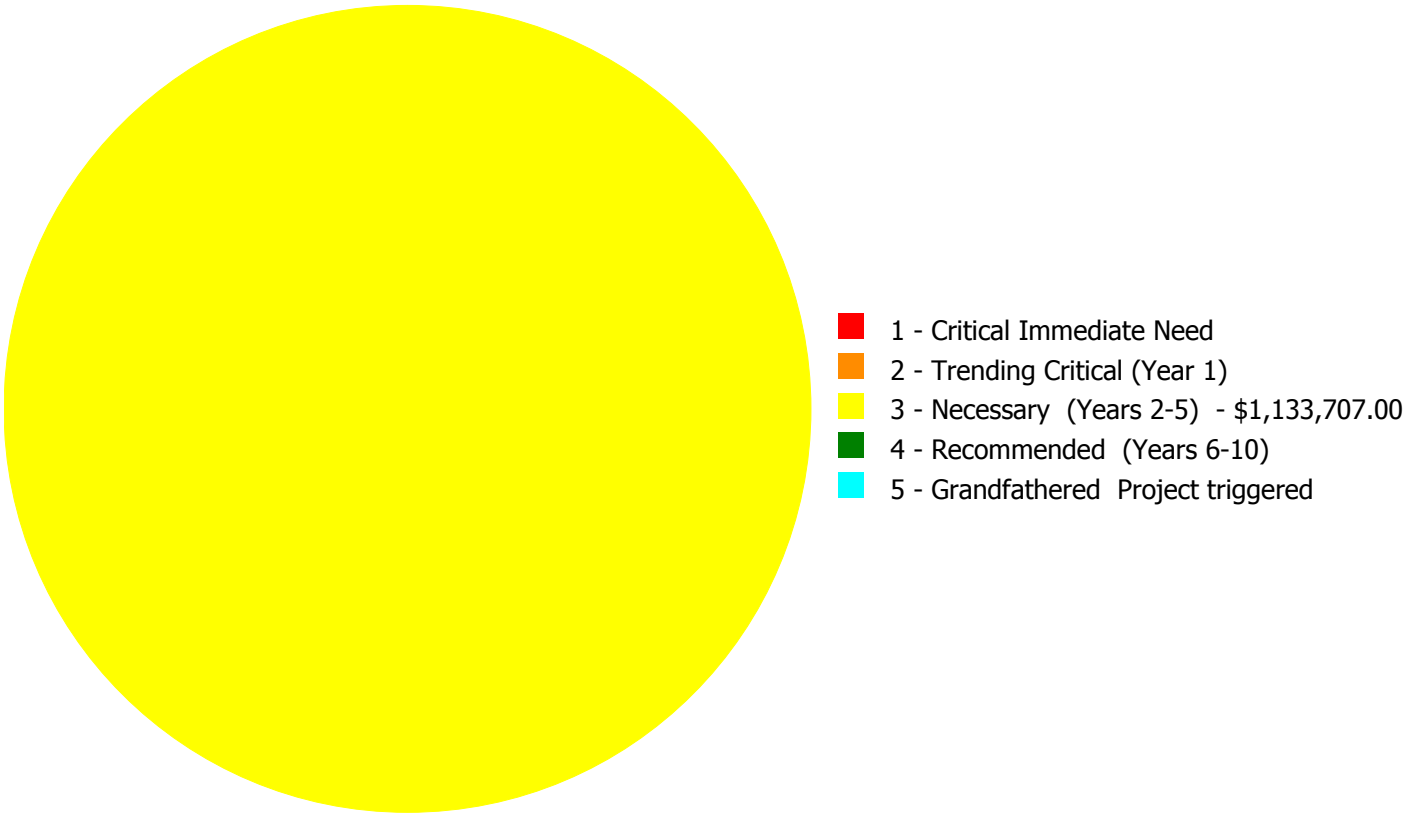
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,133,707.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,133,707.00

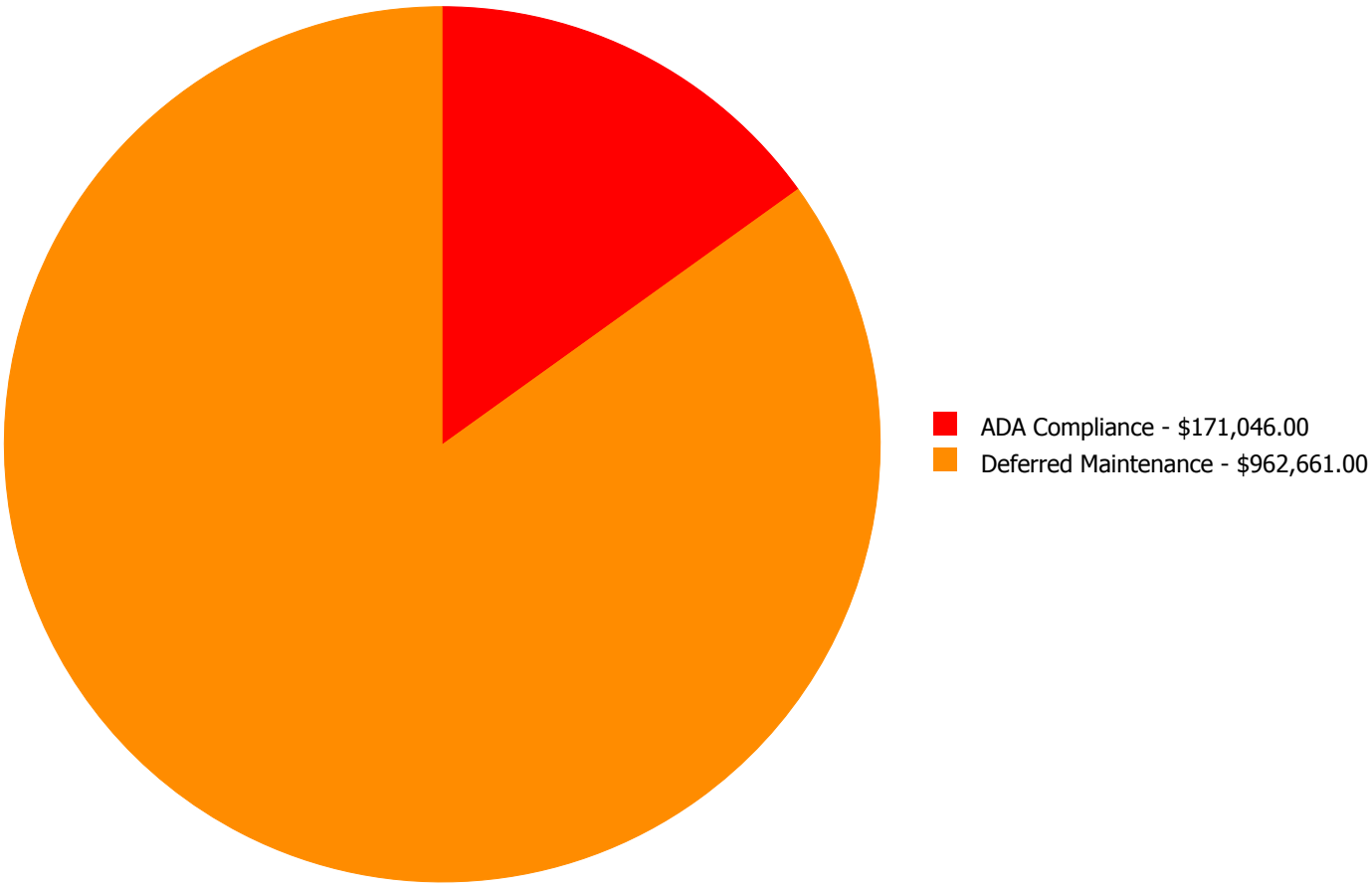
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2020	Exterior Windows	$0.00	$0.00	$23,651.00	$0.00	$0.00	$23,651.00
C1030	Fittings	$0.00	$0.00	$50,519.00	$0.00	$0.00	$50,519.00
C3020903	VCT	$0.00	$0.00	$30,417.00	$0.00	$0.00	$30,417.00
D2010	Plumbing Fixtures	$0.00	$0.00	$120,527.00	$0.00	$0.00	$120,527.00
D2020	Domestic Water Distribution	$0.00	$0.00	$13,623.00	$0.00	$0.00	$13,623.00
D2030	Sanitary Waste	$0.00	$0.00	$31,977.00	$0.00	$0.00	$31,977.00
D3030	Cooling Generating Systems	$0.00	$0.00	$91,957.00	$0.00	$0.00	$91,957.00
D3040	Distribution Systems	$0.00	$0.00	$422,319.00	$0.00	$0.00	$422,319.00
D3060	Controls & Instrumentation	$0.00	$0.00	$41,626.00	$0.00	$0.00	$41,626.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$39,924.00	$0.00	$0.00	$39,924.00
D5020	Branch Wiring	$0.00	$0.00	$78,523.00	$0.00	$0.00	$78,523.00
D5020	Lighting	$0.00	$0.00	$108,229.00	$0.00	$0.00	$108,229.00
D5030810	Security & Detection Systems	$0.00	$0.00	$28,571.00	$0.00	$0.00	$28,571.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$51,844.00	$0.00	$0.00	$51,844.00
	Total:	$0.00	$0.00	$1,133,707.00	$0.00	$0.00	$1,133,707.00

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: $1,133,707.00

Deficiency Details by Priority

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

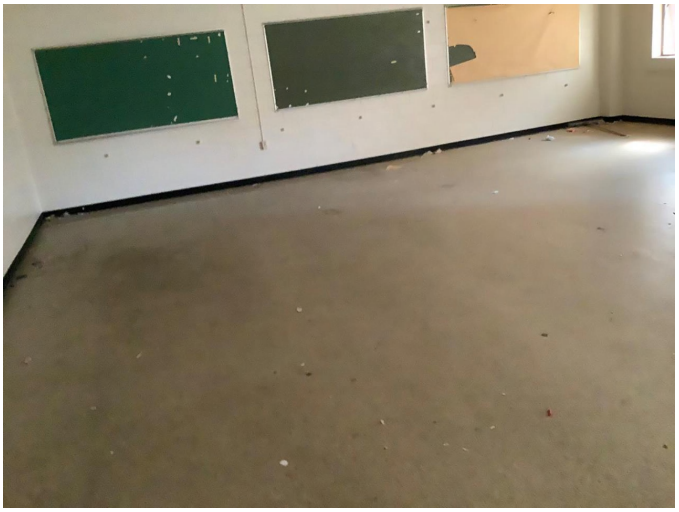
Priority 3 - Necessary (Years 2-5):

System: B2020 - Exterior Windows

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $23,651.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The aluminum frame, operable, single pane windows are aged, rusted, not energy efficient, and should be replaced.

System: C1030 - Fittings



Location: Old Gym
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $50,519.00
Assessor Name: Jejuan Hall
Date Created: 10/15/2015

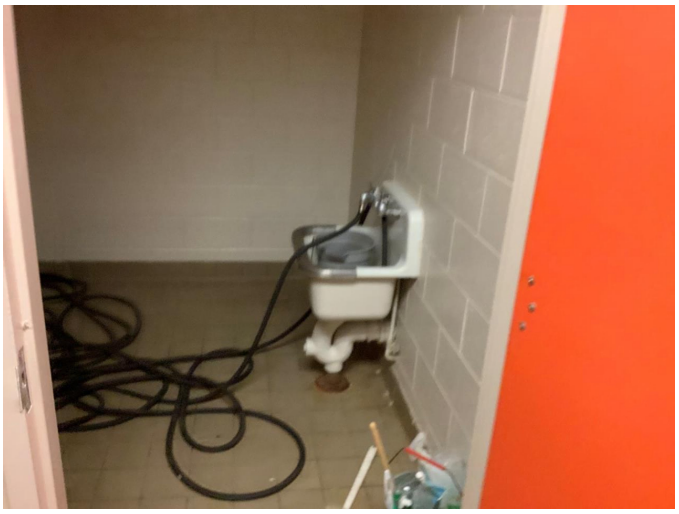
Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliant and system should be replaced.

System: C3020903 - VCT

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,639.00
Unit of Measure: S.F.
Estimate: $30,417.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D2010 - Plumbing Fixtures



Location: Old Gym
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $120,527.00
Assessor Name: Jejuan Hall
Date Created: 01/23/2020

Notes: System is beyond its expected life. School does not use this building at this time.

System: D2020 - Domestic Water Distribution

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $13,623.00
Assessor Name: Hayden Collins
Date Created: 01/23/2020

Notes: System is beyond its expected life. School does not use this building at this time.

System: D2030 - Sanitary Waste

Location: bathrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $31,977.00
Assessor Name: Hayden Collins
Date Created: 01/23/2020

Notes: System is beyond its expected life. School does not use this building at this time.

System: D3030 - Cooling Generating Systems

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $91,957.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

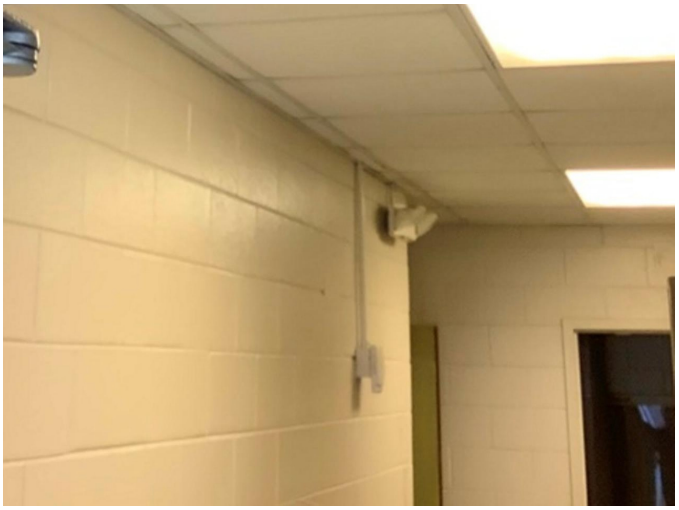
Notes: Beyond its expected life. school does not use this building at this time

System: D3040 - Distribution Systems

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $422,319.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

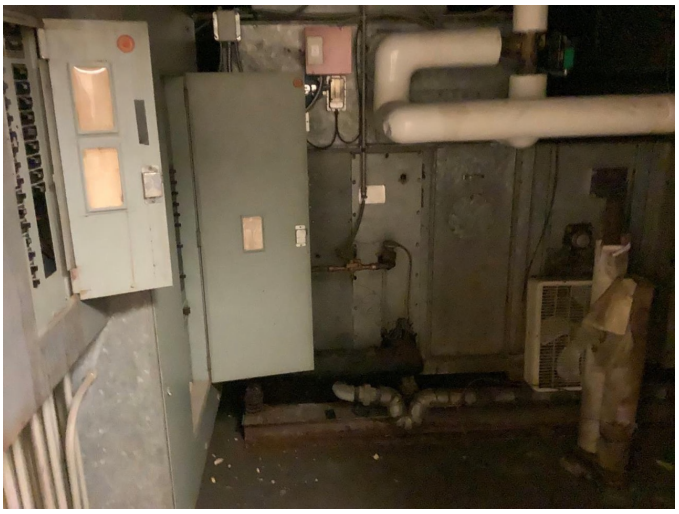
System: D3060 - Controls & Instrumentation



Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $41,626.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D5010 - Electrical Service/Distribution



Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $39,924.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D5020 - Branch Wiring

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $78,523.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D5020 - Lighting

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $108,229.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D5030810 - Security & Detection Systems

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $28,571.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

System: D5030910 - Fire Alarm Systems

Location: Old Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,201.00
Unit of Measure: S.F.
Estimate: $51,844.00
Assessor Name: Hayden Collins
Date Created: 12/11/2019

Notes: System is beyond its expected life. School does not use this building at this time.

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):	266,648
Year Built:	1957
Last Renovation:	
Replacement Value:	$8,709,750
Repair Cost:	$1,319,908.00
Total FCI:	15.15 %
Total RSLI:	12.87 %
FCA Score:	84.85

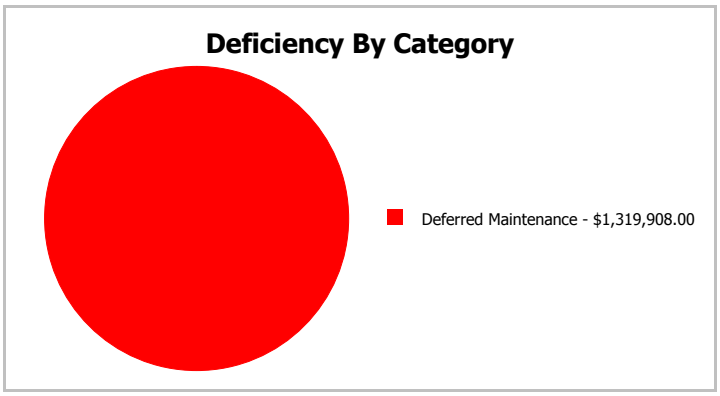
Description:

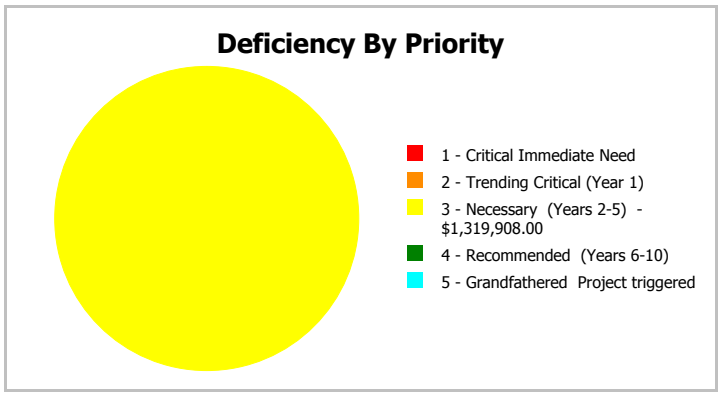
The narrative for this site is included in the Executive Summary Description at the front of this report.

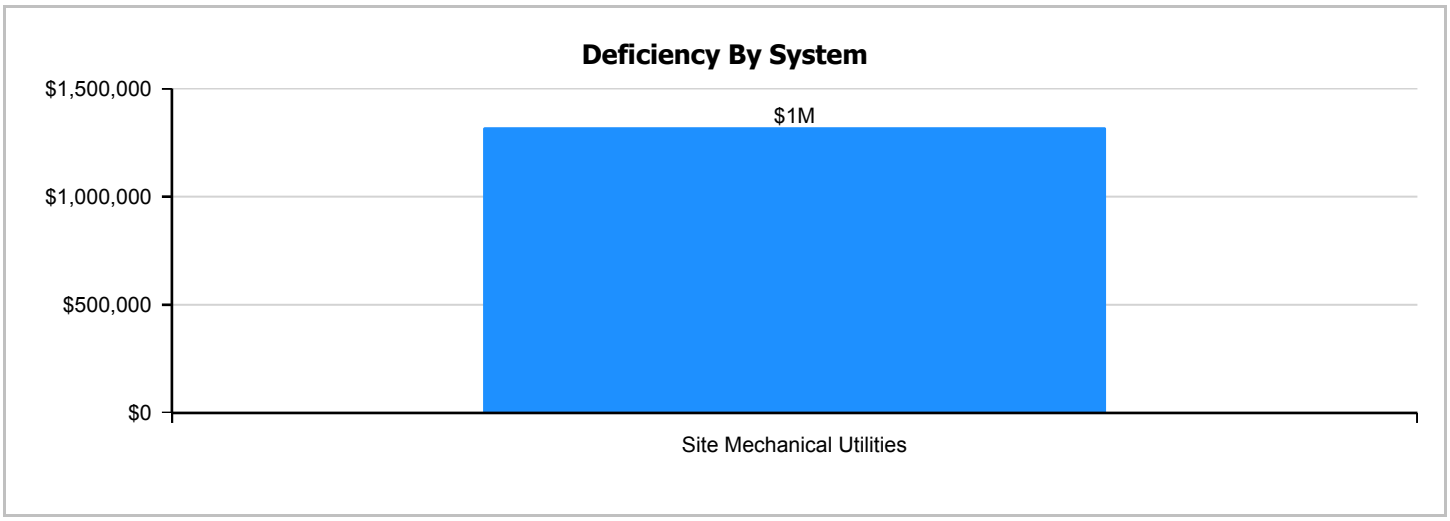
Attributes: This asset has no attributes.

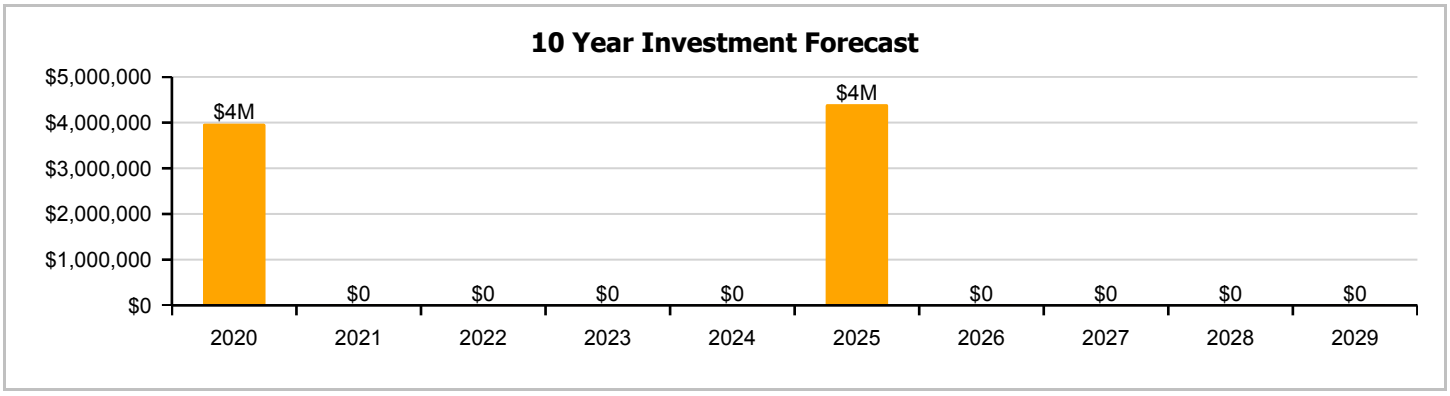
Dashboard Summary

Function:		Gross Area:	266,648
Year Built:	1957	Last Renovation:	
Repair Cost:	$1,319,908	Replacement Value:	$8,709,750
FCI:	15.15 %	RSLI%:	12.87 %









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	15.82 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,319,908.00
G40 - Site Electrical Utilities	12.09 %	0.00 %	$0.00
Totals:	**12.87 %**	**15.15 %**	**$1,319,908.00**

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	$2.34	S.F.	266,648	35	1990	2025		17.14 %	0.00 %	6			$623,956
G2020	Parking Lots	$7.93	S.F.	266,648	35	1990	2025		17.14 %	0.00 %	6			$2,114,519
G2030	Pedestrian Paving	$2.29	S.F.	266,648	35	1990	2025		17.14 %	0.00 %	6			$610,624
G2040105	Fence & Guardrails	$1.15	S.F.	3,211	30	1990	2020		3.33 %	0.00 %	1			$3,693
G2040950	Canopies	$0.41	S.F.	266,648	20	2000	2020		5.00 %	0.00 %	1			$109,326
G2040950	Covered Walkways	$1.44	S.F.	266,648	20	2000	2020		5.00 %	0.00 %	1			$383,973
G2040950	Hard Surface Play Area	$0.71	S.F.	266,648	20	2000	2020		5.00 %	0.00 %	1			$189,320
G2040950	Playing Field	$4.28	S.F.	266,648	20	2000	2020		5.00 %	0.00 %	1			$1,141,253
G2040950	Track	$0.80	S.F.	266,648	20	2000	2020		5.00 %	0.00 %	1			$213,318
G2050	Landscaping	$1.18	S.F.	266,648	25	2012	2037		72.00 %	0.00 %	18			$314,645
G3010	Water Supply	$1.09	S.F.	266,648	50	1957	2007		0.00 %	110.00 %	-12		$319,711.00	$290,646
G3020	Sanitary Sewer	$2.17	S.F.	266,648	50	1957	2007		0.00 %	110.00 %	-12		$636,489.00	$578,626
G3030	Storm Sewer	$1.24	S.F.	266,648	50	1957	2007		0.00 %	110.00 %	-12		$363,708.00	$330,644
G4010	Electrical Distribution	$2.54	S.F.	266,648	30	1990	2020		3.33 %	0.00 %	1			$677,286
G4020	Site Lighting	$2.96	S.F.	266,648	30	1990	2020		3.33 %	0.00 %	1			$789,278
G4030	Site Communication and Security	$1.27	S.F.	266,648	30	2004	2034		50.00 %	0.00 %	15			$338,643
								Total	**12.87 %**	**15.15 %**			**$1,319,908.00**	**$8,709,750**

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 - Canopies



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer


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.

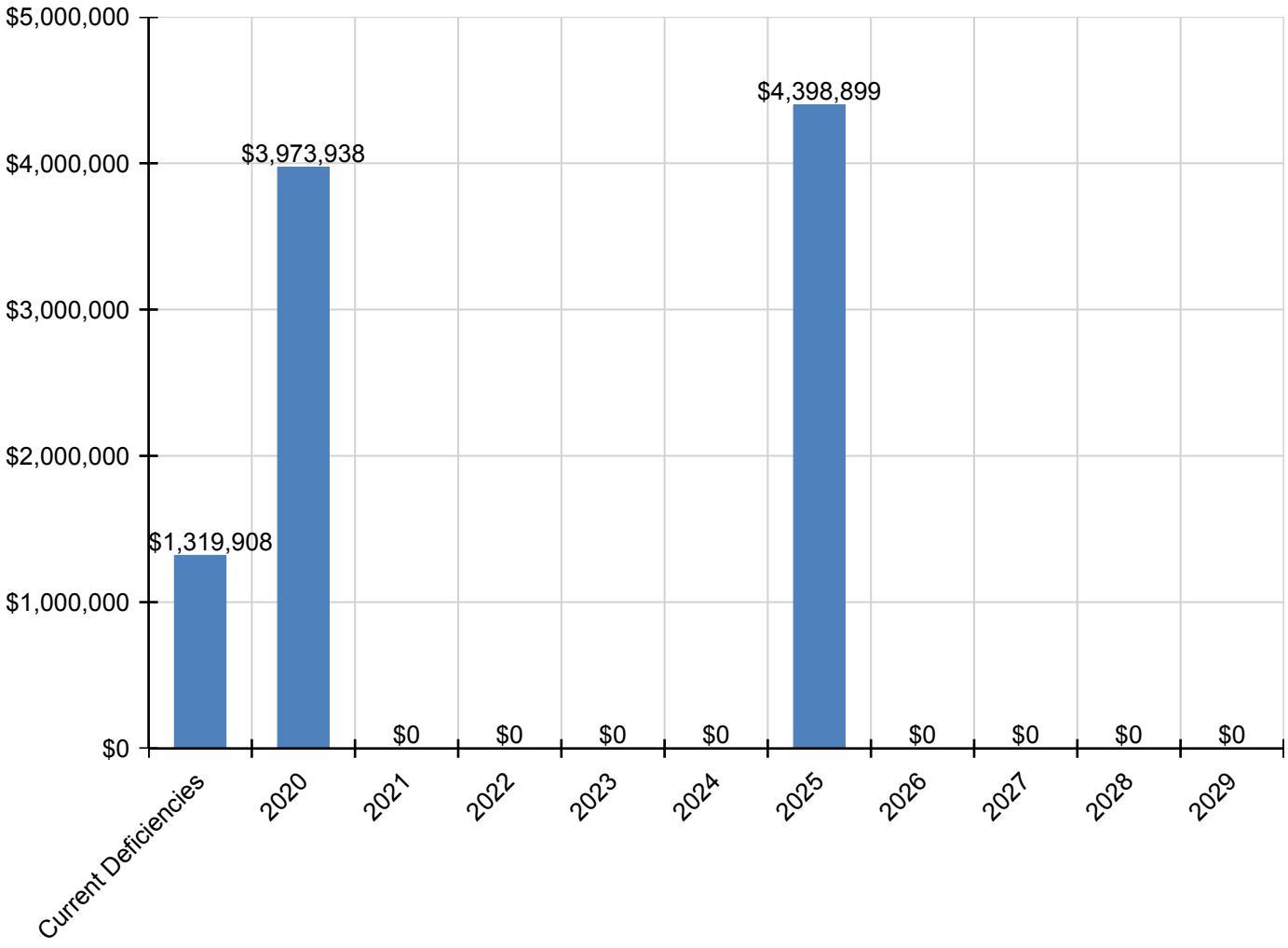
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,319,908**	**$3,973,938**	**$0**	**$0**	**$0**	**$0**	**$4,398,899**	**$0**	**$0**	**$0**	**$0**	**$9,692,745**
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	$819,540	$0	$0	$0	$0	**$819,540**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$2,777,331	$0	$0	$0	$0	**$2,777,331**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$802,028	$0	$0	$0	$0	**$802,028**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$4,184	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,184**
G2040950 - Canopies	$0	$123,866	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,866**
G2040950 - Covered Walkways	$0	$435,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$435,041**
G2040950 - Hard Surface Play Area	$0	$214,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,500**
G2040950 - Playing Field	$0	$1,293,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,293,040**
G2040950 - Track	$0	$241,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$241,690**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$319,711	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$319,711**
G3020 - Sanitary Sewer	$636,489	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$636,489**
G3030 - Storm Sewer	$363,708	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$363,708**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$767,365	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$767,365**
G4020 - Site Lighting	$0	$894,252	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$894,252**
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

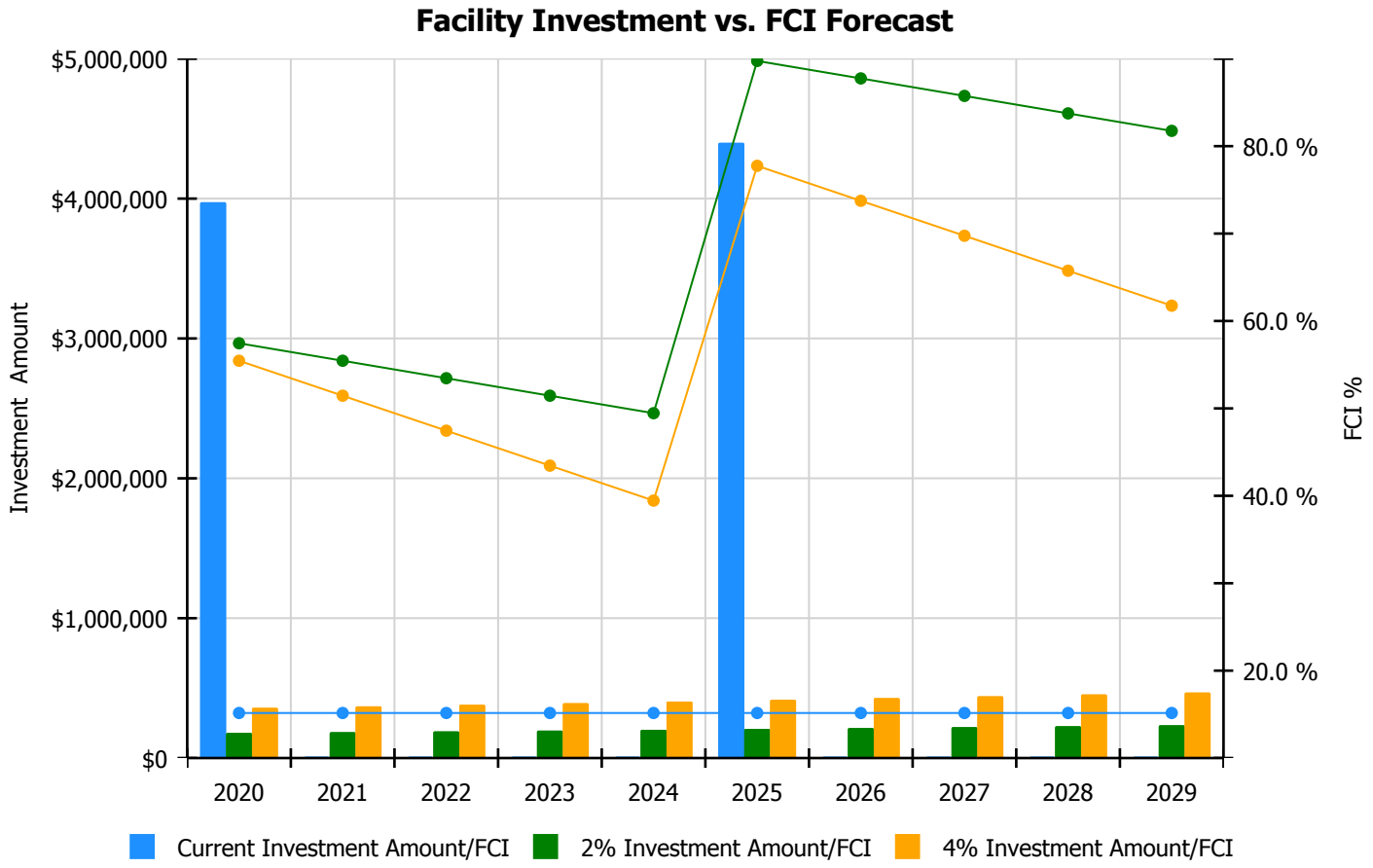
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

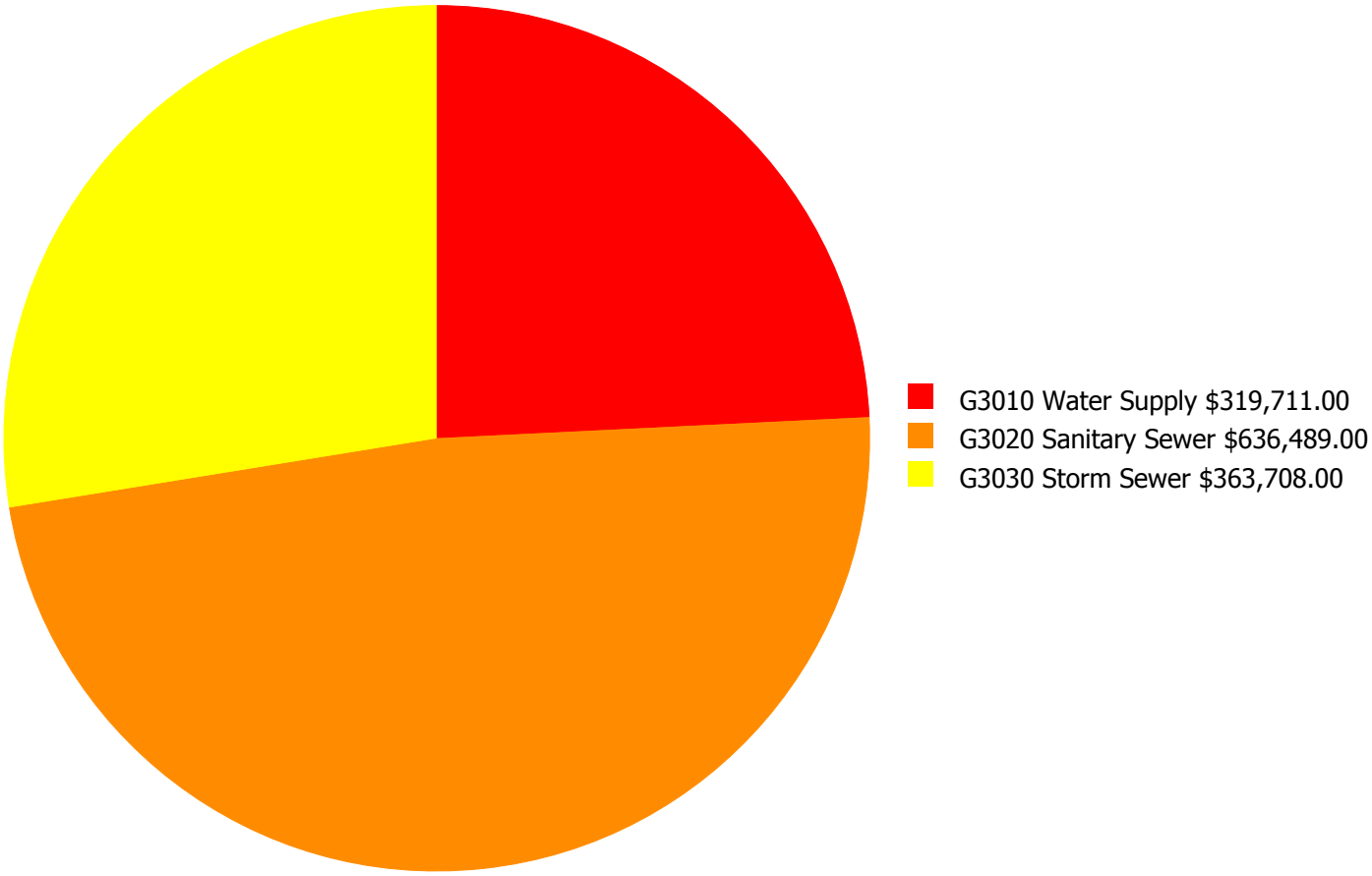
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.15%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$3,973,938	$179,421.00	57.45 %	$358,842.00	55.45 %
2021	$0	$184,803.00	55.45 %	$369,607.00	51.45 %
2022	$0	$190,348.00	53.45 %	$380,695.00	47.45 %
2023	$0	$196,058.00	51.45 %	$392,116.00	43.45 %
2024	$0	$201,940.00	49.45 %	$403,879.00	39.45 %
2025	$4,398,899	$207,998.00	89.75 %	$415,996.00	77.75 %
2026	$0	$214,238.00	87.75 %	$428,476.00	73.75 %
2027	$0	$220,665.00	85.75 %	$441,330.00	69.75 %
2028	$0	$227,285.00	83.75 %	$454,570.00	65.75 %
2029	$0	$234,104.00	81.75 %	$468,207.00	61.75 %
Total:	**$8,372,837**	**$2,056,860.00**		**$4,113,718.00**	

Deficiency Summary by System

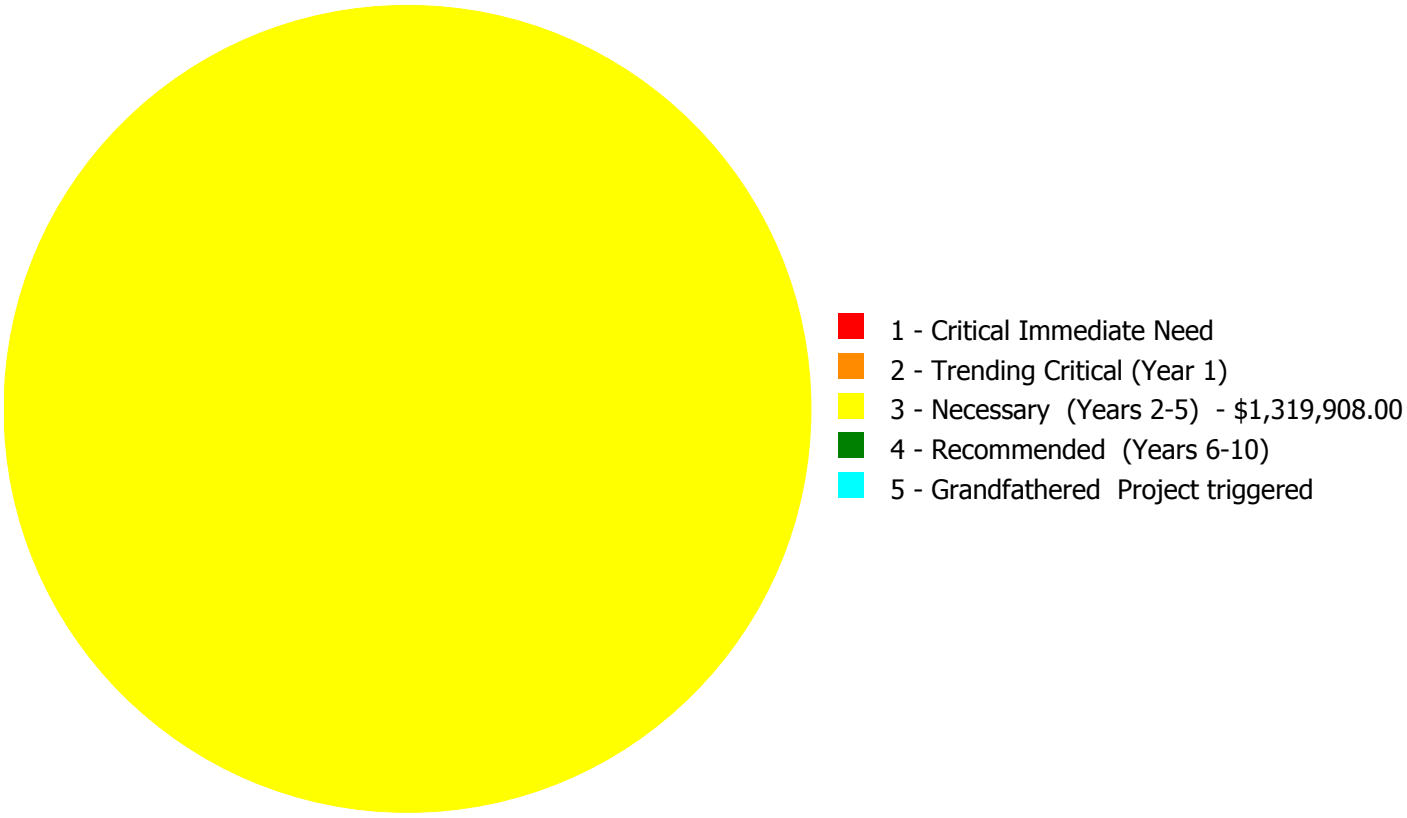
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,319,908.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,319,908.00

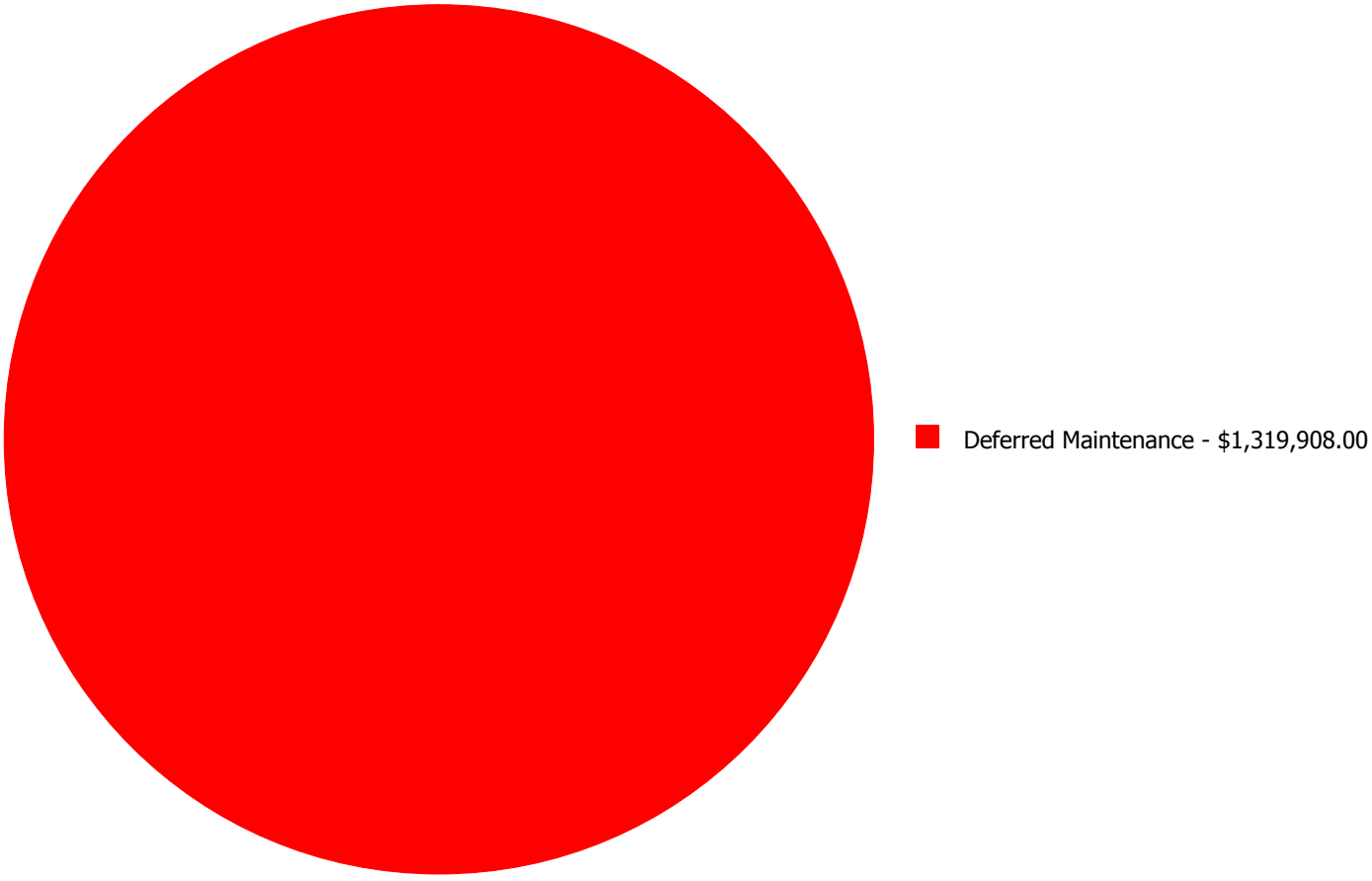
Deficiency By Priority Investment Table

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
G3010	Water Supply	$0.00	$0.00	$319,711.00	$0.00	$0.00	$319,711.00
G3020	Sanitary Sewer	$0.00	$0.00	$636,489.00	$0.00	$0.00	$636,489.00
G3030	Storm Sewer	$0.00	$0.00	$363,708.00	$0.00	$0.00	$363,708.00
	Total:	$0.00	$0.00	$1,319,908.00	$0.00	$0.00	$1,319,908.00

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: $1,319,908.00

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: G3010 - Water Supply

Location: Southside of 501a
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 266,648.00
Unit of Measure: S.F.
Estimate: $319,711.00
Assessor Name: Hayden Collins
Date Created: 10/15/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. Water supply system is aged, and should be replaced.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 266,648.00
Unit of Measure: S.F.
Estimate: $636,489.00
Assessor Name: Hayden Collins
Date Created: 02/21/2020

Notes:
The system is beyond its expected service life and should be scheduled for replacement. Storm sewer system is aged, and should be replaced.

System: G3030 - Storm Sewer

Location: south side of campus
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 266,648.00
Unit of Measure: S.F.
Estimate: $363,708.00
Assessor Name: Hayden Collins
Date Created: 10/15/2015

Notes: The system is beyond its expected service life and should be scheduled for replacement. Storm sewer system is aged, and should be replaced.

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 #:	4050
Project:	APS Assessments 2019	Region:	761	Site:	Archer HS
Grade Config:	K-7	Site Type:	Charter	Site Size:	20.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Poor	1.00	2.00	50.00
Exterior Environment	Unsat	0.00	1.50	0.00
General Classrooms				
Environment	Poor	1.95	3.90	50.00
Size	Good	7.80	9.75	80.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Poor	1.46	2.93	50.00
Self-Contained Special Ed				
Environment	Poor	0.27	0.53	50.00
Size	Excel	1.33	1.33	100.00
Location	Excel	0.40	0.40	100.00
Storage/Fixed Equip	Poor	0.20	0.40	50.00
Instructional Resource Rooms				
Environment	Fair	0.52	0.80	65.00
Size	Excel	2.00	2.00	100.00
Location	Excel	0.60	0.60	100.00
Storage/Fixed Equip	Fair	0.39	0.60	65.00
Science				
Environment	Fair	0.54	0.83	65.00
Size	Excel	2.07	2.07	100.00
Location	Excel	0.62	0.62	100.00
Storage/Fixed Equip	Poor	0.31	0.62	50.00
Music				
Environment	Poor	0.30	0.59	50.00
Size	Excel	1.48	1.48	100.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Art				
Environment	Poor	0.33	0.67	50.00
Size	Excel	1.66	1.66	100.00
Location	Good	0.40	0.50	80.00
Storage/Fixed Equip	Poor	0.25	0.50	50.00
Career Tech Ed				
Environment	Good	1.37	1.71	80.00

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Grade Config:	K-7	Site Type:	Charter	Site Size:	20.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	4.27	4.27	100.00
Location	Excel	1.28	1.28	100.00
Storage/Fixed Equip	Unsat	0.00	1.28	0.00
Computer Labs				
Environment	Fair	0.20	0.30	65.00
Size	Excel	0.75	0.75	100.00
Location	Excel	0.23	0.23	100.00
Storage/Fixed Equip	Fair	0.15	0.23	65.00
P.E.				
Environment	Fair	1.56	2.40	65.00
Size	Fair	3.90	6.00	65.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Fair	1.17	1.80	65.00
Performing Arts				
Environment	Good	0.26	0.32	80.00
Size	Excel	0.80	0.80	100.00
Location	Good	0.19	0.24	80.00
Storage/Fixed Equip	Fair	0.16	0.24	65.00
Media Center				
Environment	Good	0.67	0.84	80.00
Size	Excel	2.11	2.11	100.00
Location	Excel	0.63	0.63	100.00
Storage/Fixed Equip	Good	0.51	0.63	80.00
Restrooms (Student)	Fair	0.59	0.91	65.00
Administration	Excel	2.61	2.61	100.00
Counseling	Good	0.61	0.76	80.00
Clinic	Good	0.19	0.24	80.00
Staff WkRm/Toilets	Fair	0.46	0.71	65.00
Cafeteria	Fair	2.60	4.00	65.00
Food Service and Prep	Good	4.08	5.11	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	0.80	1.00	80.00
Pedestrian Traffic	Good	0.78	0.98	80.00
Parking	Good	1.69	2.11	80.00
Athletic Courts and Fields	Poor	1.38	2.77	50.00
Safety and Security				
Fencing	Good	0.68	0.85	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**73.35**	**100.00**	**73.35**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	4050
Project:	APS Assessments 2019	Region:	761	Site:	Archer HS
Grade Config:	K-7	Site Type:	Charter	Site Size:	20.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS

The Archer High School building currently houses Westside Atlanta Charter School, which serves grades K-8. This is a complex, multi-story building with an auditorium and two gym spaces - one inside the building and another standalone gym building. The charter school only occupies a portion of the building, with the remainder of the building being closed off and vacant including the standalone gym building, the two story classroom wing, and the lowest level of the main building.

Suitability - HS->Learning Environment-->Learning Style Variety

There are few areas that provide opportunities for flexible or differentiated learning.

Suitability - HS->Learning Environment-->Interior Environment

There is poor natural lighting throughout the building. Some areas of the building are too hot. The finishes are dated in some areas of the building. Some of the rooms in the unused portion of the building are unfinished.

Suitability - HS->Learning Environment-->Exterior Environment

There are no outdoor learning areas or gathering spaces.

Suitability - HS->General Classrooms-->Environment

Most general classrooms have few or no windows. In the unused portion of the building, the classrooms have good natural light, but many are not finished. Some of the classrooms are too hot.

Suitability - HS->General Classrooms-->Size

In the unused portion of the building the classrooms are typically about 85% of the size standard. In the occupied portion of the building, the classrooms exceed the size standard.

Suitability - HS->General Classrooms-->Storage/Fixed Equip

Many of the classrooms are not finished. In the occupied portion of the building the classrooms have inadequate storage space for teaching materials.

Suitability - HS->Self-Contained Special Ed

Classrooms 122-124 appear to be designed as special education spaces for students with higher needs.

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

The room finishes in the special education spaces are either missing or dated.

Suitability - HS->Self-Contained Special Ed-->Storage/Fixed Equip

The special education spaces are partially unfinished. There is a teaching kitchen, but the equipment and furnishings are dated.

Suitability - HS->Instructional Resource Rooms-->Environment

Some of the resource rooms in the unoccupied portion of the building have dated, unappealing finishes while others are unfinished.

Suitability - HS->Instructional Resource Rooms-->Storage/Fixed Equip

Not all resource rooms in the unoccupied portion of the building are finished, this includes a lack of permanent storage and equipment.

Suitability - HS->Science-->Environment

The science classrooms in the unoccupied portion of the building are not finished, and therefore the aesthetics are poor.

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

The science classrooms in the unoccupied portion of the building do not have any permanent furnishings or equipment. The science classrooms in the occupied portion of the building do not have adequate safety equipment.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS->Music-->Environment

There are no windows in the music room. There is a column in the middle of the music room, impeding sight lines and traffic flow. Sometimes it is too hot in the music room. The band room has several columns in the middle of the room, creating an obstacle for traffic, line of sight, and for effective usage of the room.

Suitability - HS->Music-->Size

The band room exceeds the size standard. The chorus room is 96% of the size standard.

Suitability - HS->Music-->Location

The chorus room is not located adjacent to the auditorium area.

Suitability - HS->Art-->Environment

There are no windows in the art room. There is a column in the middle of the art room, impeding sight lines and traffic flow. Sometimes it is too hot in the art room.

Suitability - HS->Art-->Storage/Fixed Equip

There is no kiln, and the sink drains are not equipped with clay traps. There is only one sink in the art room. The art room lacks display space.

Suitability - HS->Career Tech Ed-->Storage/Fixed Equip

The shop classrooms are currently being used for storage, and have no equipment or furnishings.

Suitability - HS->Computer Labs-->Environment

Some of the rooms in the unoccupied portion of the building have poor aesthetics due to either being unfinished or having dated finishes.

Suitability - HS->Computer Labs-->Storage/Fixed Equip

There is insufficient storage in the occupied computer lab. Some of the rooms in the unoccupied portion of the building are not finished and therefore lack sufficient storage and equipment to support a computer lab.

Suitability - HS->P.E.-->Environment

The environment in the southeast gym is noisy due to the very loud HVAC system and the lack of acoustical treatment. The finishes in the support spaces of the northwest gym are worn and dated.

Suitability - HS->P.E.-->Size

The primary gym is 78% of the size standard. The weight room is 58% of the size standard.

Suitability - HS->P.E.-->Storage/Fixed Equip

Neither gym has bleachers or fixed seating of any kind.

Suitability - HS->Performing Arts-->Location

There is no way to isolate the auditorium from the rest of the school during after-school events.

Suitability - HS->Performing Arts-->Storage/Fixed Equip

There is very little storage space for the auditorium and stage.

Suitability - HS->Media Center-->Environment

There is no natural light in the media center.

Suitability - HS->Restrooms (Student)

Many of the restrooms in the unoccupied portion of the building have no finishes or fixtures.

Suitability - HS->Clinic

The restroom in the clinic area is not ADA accessible.

Suitability - HS->Staff WkRm/Toilets

Not all staff lounge areas have a sink. The unoccupied portion of the building has insufficient staff workrooms and lounge space to support the number of classrooms.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS->Cafeteria

The cafeteria has no windows, and there are numerous columns that block walking paths and lines of sight. The cafeteria has a low ceiling.

Suitability - HS->Outside-->Athletic Courts and Fields

There are no tennis courts. There is one field which could be used for practice, football, and soccer, but there is no seating and no press box.

Suitability - HS->Safety and Security-->Signage & Way Finding

There is inadequate vehicular wayfinding signage. There is no pedestrian wayfinding signage. The required entrance signs are not present.

Suitability - HS->Safety and Security-->Ease of Supervision

The southeast portion of the building has several areas with an awkward layout, creating supervision issues. This problem is particularly true on the lower level and near the entrance to the gym. Some portions of the building are currently closed off, creating partial stairwells or partial hallways that make convenient hiding areas.

Suitability - HS->Safety and Security-->Controlled Entrances

There is no security vestibule.