Atlanta Public Schools/ Carver Cluster

Atlanta College and Career Academy

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	79,630
Year Built:	1965
Last Renovation:	2020
Replacement Value:	$17,093,616
Repair Cost:	$996,721.00
Total FCI:	5.83 %
Total RSLI:	71.51 %
FCA Score:	94.17

Description:

Atlanta College & Career Academy School is located at 1090 Windsor St, Southwest in Atlanta, GA. The 79,630 square foot building was originally constructed in 1965 as Parks Middle School. There has been one addition in 1995 and two major renovations constructed 1995 and 2020.

This report contains condition and adequacy data collected during the 2020 APS Tabletop Facility Assessment. Detailed condition and deficiency statements are contained in this report for the site each building elements.

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

B. SUPERSTRUCTURE
The floor construction is concrete pan joist with lightweight fill. Roof construction is concrete and prefab steel beams. The exterior

envelope is composed pre-cast concrete walls and CMU with split face finish over CMU walls. The exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is low slope built-up membrane.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing and hollow metal. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, lockers and fabricated toilet partitions. Stair construction is assumed to be concrete with epoxy and rubber finish. The interior wall finishes are typically painted CMU, and painted drywalls. Floor finishes in common areas are typically vinyl composite tile and epoxy. Floor finishes in assignable spaces include vinyl composition tile, epoxy, stained and sealed concrete. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall and painted exposed structure.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes two passenger elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures. Domestic water distribution is copper with hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains. Other plumbing systems include compressed air system.
HVAC: Heating and Cooling is provided by rooftop package units and split systems. The heating/cooling distribution system is by heat pumps units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled or monitored by a building management system. Other HVAC equipment include dust collecting system ad fume hoods in welding shop.
FIRE PROTECTION: It is assumed the buildings do have a fire sprinkler system. The main building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in 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 typically lay-in type fixtures with fluorescent lamps, surface mounted and with suspended fixtures.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has 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 interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: It assumed the buildings do have a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, vehicle equipment, library equipment, audio-visual, fixed casework, and window treatment.

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

CODE REVIEW
ACCESSIBILITY: The building appears to be in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE SAFETY SYSTEMS: The buildings is covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a of battery. Illuminated exit signage is present in corridors and at exit doors.

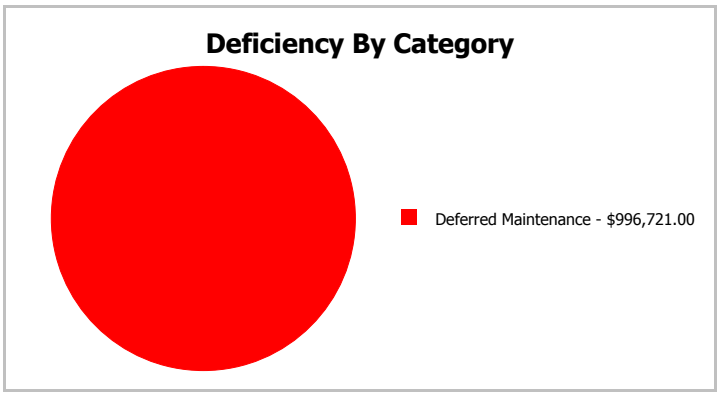
Attributes:

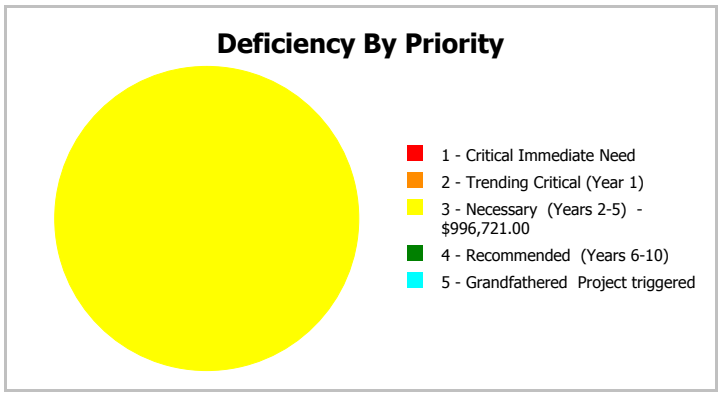
General Attributes:

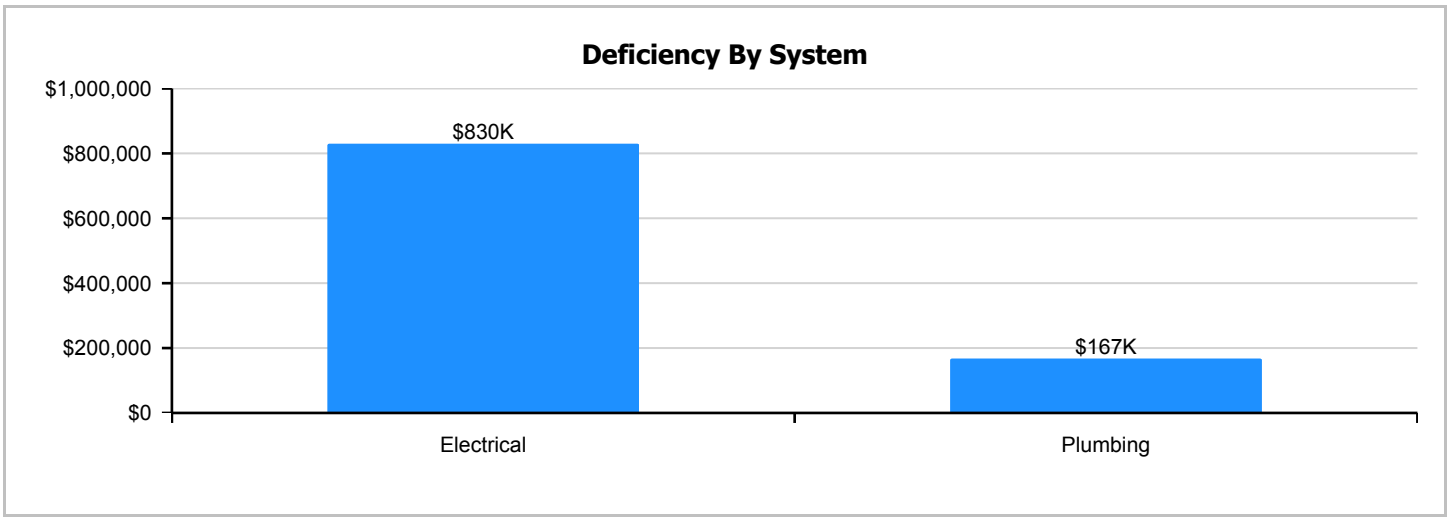
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Kober Lane
School Grades:	06, 07, 08	DOE Drawing Total GSF:	79630
DOE Facility Number:	5664	Total # of Modular/Portables:	0
DOE Interior Site SF:	79630	Total GSF of Modular/Portables:	0
Approx. Acres:	5.84	Status:	Active

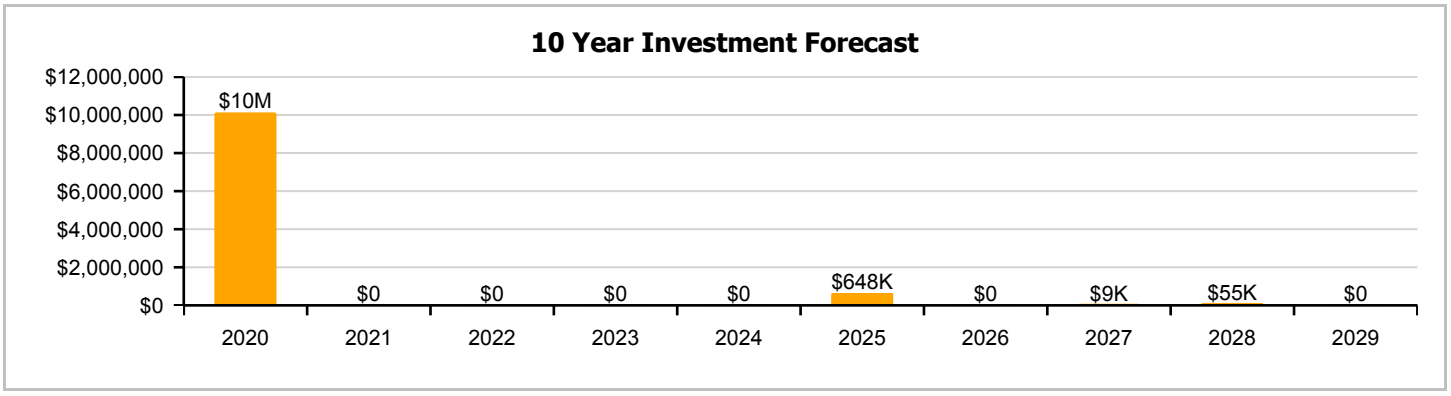
School Dashboard Summary

Gross Area:	79,630		
Year Built:	1965	Last Renovation:	2020
Repair Cost:	$996,721	Replacement Value:	$17,093,616
FCI:	5.83 %	RSLI%:	71.51 %









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.

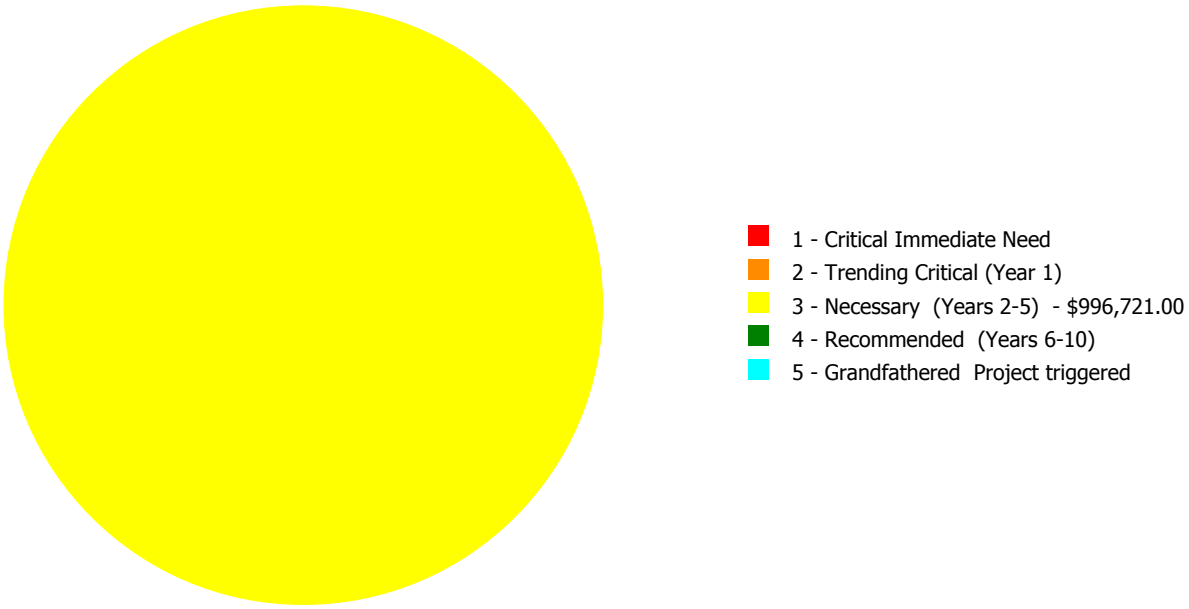
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	50.76 %	0.00 %	$0.00
B10 - Superstructure	48.02 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.42 %	0.00 %	$0.00
B30 - Roofing	104.00 %	0.00 %	$0.00
C10 - Interior Construction	81.34 %	0.00 %	$0.00
C20 - Stairs	46.00 %	0.00 %	$0.00
C30 - Interior Finishes	106.65 %	0.00 %	$0.00
D10 - Conveying	105.00 %	0.00 %	$0.00
D20 - Plumbing	82.30 %	20.28 %	$167,191.00
D30 - HVAC	104.65 %	0.00 %	$0.00
D40 - Fire Protection	102.91 %	0.00 %	$0.00
D50 - Electrical	64.07 %	42.85 %	$829,530.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
G20 - Site Improvements	37.86 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	88.23 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.87 %	0.00 %	$0.00
Totals:	**71.51 %**	**5.83 %**	**$996,721.00**

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
1965 Bldg 401.1	70,195	7.03	$0.00	$0.00	$889,511.00	$0.00	$0.00
1995 Bldg 402.2	9,435	5.22	$0.00	$0.00	$107,210.00	$0.00	$0.00
Site	79,630	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**5.83**	**$0.00**	**$0.00**	**$996,721.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $996,721.00

Executive Summary

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Function:	High
Gross Area (SF):	70,195
Year Built:	1965
Last Renovation:	2020
Replacement Value:	$12,649,491
Repair Cost:	$889,511.00
Total FCI:	7.03 %
Total RSLI:	73.15 %
FCA Score:	92.97

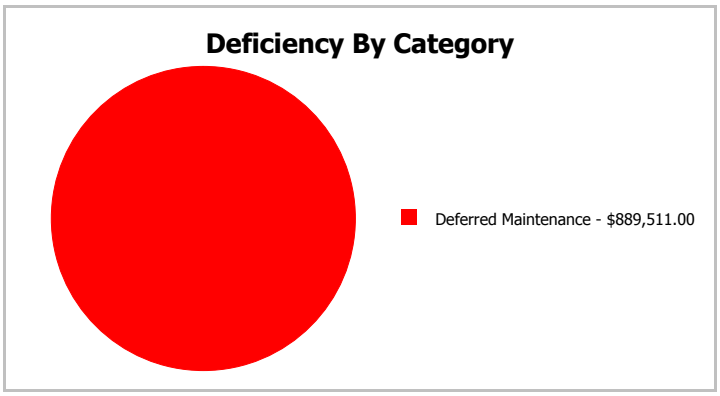
Description:

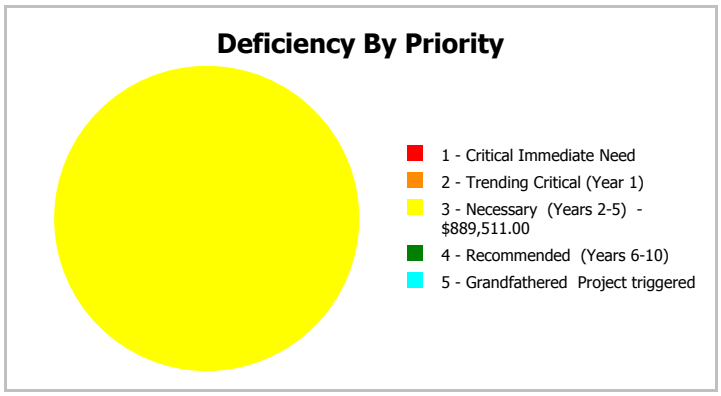
The narrative for this building is included in the Executive Summary Description at the front of this report.

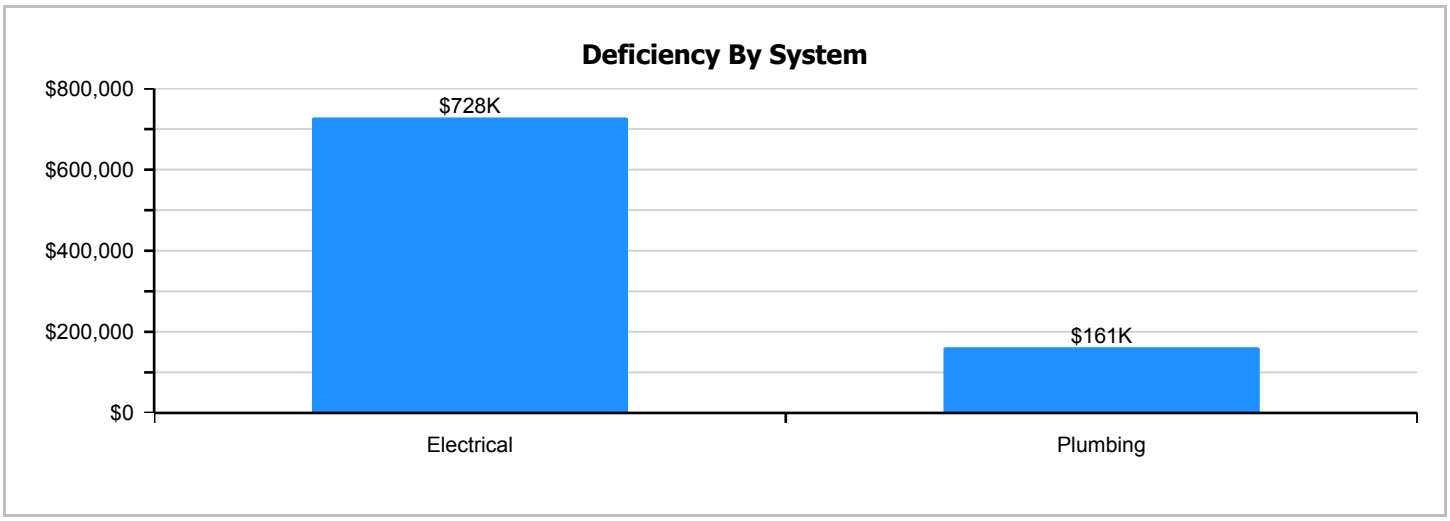
Attributes: This asset has no attributes.

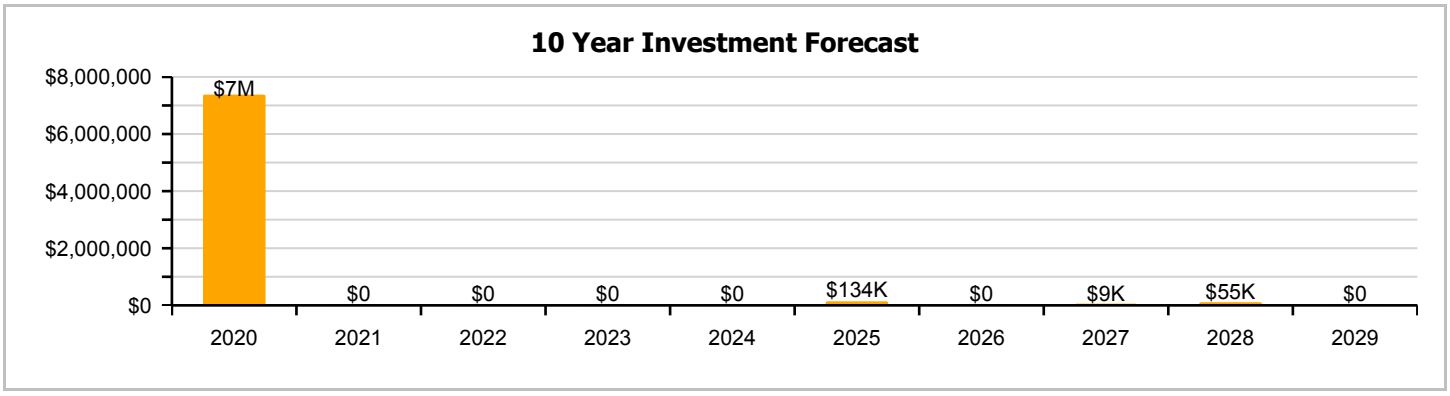
Dashboard Summary

Function:	High	Gross Area:	70,195
Year Built:	1965	Last Renovation:	2020
Repair Cost:	$889,511	Replacement Value:	$12,649,491
FCI:	7.03 %	RSLI%:	73.15 %









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	46.00 %	0.00 %	$0.00
B10 - Superstructure	46.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	41.61 %	0.00 %	$0.00
B30 - Roofing	104.00 %	0.00 %	$0.00
C10 - Interior Construction	83.17 %	0.00 %	$0.00
C20 - Stairs	46.00 %	0.00 %	$0.00
C30 - Interior Finishes	106.65 %	0.00 %	$0.00
D10 - Conveying	105.00 %	0.00 %	$0.00
D20 - Plumbing	82.46 %	23.48 %	$161,379.00
D30 - HVAC	104.37 %	0.00 %	$0.00
D40 - Fire Protection	102.84 %	0.00 %	$0.00
D50 - Electrical	62.45 %	44.52 %	$728,132.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**73.15 %**	**7.03 %**	**$889,511.00**

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$517,337
A1030	Slab on Grade	$6.22	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$436,613
B1010	Floor Construction	$18.73	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$1,314,752
B1020	Roof Construction	$12.10	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$849,360
B2010	Exterior Walls	$13.80	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$968,691
B2020	Exterior Windows	$8.60	S.F.	70,195	30	2000	2030		36.67 %	0.00 %	11			$603,677
B2030	Exterior Doors	$0.84	S.F.	70,195	30	1995	2025		20.00 %	0.00 %	6			$58,964
B3010105	Built-Up	$7.15	S.F.	39,040	25	2020	2045		104.00 %	0.00 %	26			$279,136
C1010	Partitions	$5.59	S.F.	70,195	100	2020	2120		101.00 %	0.00 %	101			$392,390
C1020	Interior Doors	$3.65	S.F.	70,195	40	1995	2035		40.00 %	0.00 %	16			$256,212
C1030	Fittings	$2.65	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$186,017
C2010	Stair Construction	$2.83	S.F.	70,195	100	1965	2065		46.00 %	0.00 %	46			$198,652
C3010230	Paint & Covering	$1.47	S.F.	70,195	10	2020	2030		110.00 %	0.00 %	11			$103,187
C3020405	Epoxy	$17.30	S.F.	6,925	15	2020	2035		106.67 %	0.00 %	16			$119,803
C3020901	Carpet	$7.50	S.F.	5,150	8	2020	2028		112.50 %	0.00 %	9			$38,625
C3020903	VCT	$3.48	S.F.	29,595	15	2020	2035		106.67 %	0.00 %	16			$102,991
C3020999	Other - Concrete Finish w/Sealer	$6.87	S.F.	4,065	10	2020	2030		110.00 %	0.00 %	11			$27,927
C3020999	Other - Concrete Stained or Dyed	$4.61	S.F.	24,460	10	2020	2030		110.00 %	0.00 %	11			$112,761
C3030	Ceiling Finishes	$9.00	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$631,755
D1010	Elevators and Lifts	$1.25	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$87,744
D2010	Plumbing Fixtures	$6.37	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$447,142
D2020	Domestic Water Distribution	$0.72	S.F.	70,195	30	2020	2050		103.33 %	0.00 %	31			$50,540
D2030	Sanitary Waste	$1.69	S.F.	70,195	30	1966	1996		0.00 %	110.00 %	-23		$130,493.00	$118,630
D2040	Rain Water Drainage	$0.40	S.F.	70,195	20	1966	1986		0.00 %	110.00 %	-33		$30,886.00	$28,078
D2090	Other Plumbing Systems	$0.61	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$42,819
D3010	Energy Supply	$0.61	S.F.	70,195	30	1995	2025		20.00 %	0.00 %	6			$42,819
D3040	Distribution Systems	$10.62	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$745,471
D3050	Terminal & Package Units	$16.34	S.F.	70,195	15	2020	2035		106.67 %	0.00 %	16			$1,146,986
D3060	Controls & Instrumentation	$2.20	S.F.	70,195	15	2020	2035		106.67 %	0.00 %	16			$154,429
D3090	Other HVAC Systems/Equip	$0.94	S.F.	70,195	15	2020	2035		106.67 %	0.00 %	16			$65,983
D4010	Sprinklers	$4.08	S.F.	70,195	30	2020	2050		103.33 %	0.00 %	31			$286,396
D4020	Standpipes	$0.34	S.F.	70,195	30	2020	2050		103.33 %	0.00 %	31			$23,866

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 $
D4030	Fire Protection Specialties	$0.09	S.F.	70,195	15	2012	2027		53.33 %	0.00 %	8			$6,318
D4090	Other Fire Protection Systems	$0.60	S.F.	70,195	15	2020	2035		106.67 %	0.00 %	16			$42,117
D5010	Electrical Service/Distribution	$2.30	S.F.	70,195	20	1965	1985		0.00 %	110.00 %	-34		$177,593.00	$161,449
D5020	Branch Wiring	$4.75	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$333,426
D5020	Lighting	$7.13	S.F.	70,195	20	1995	2015		0.00 %	110.00 %	-4		$550,539.00	$500,490
D5030810	Security & Detection Systems	$1.51	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$105,994
D5030910	Fire Alarm Systems	$2.74	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$192,334
D5030920	Data Communication	$3.56	S.F.	70,195	25	2020	2045		104.00 %	0.00 %	26			$249,894
D5090	Other Electrical Systems	$1.31	S.F.	70,195	15	2020	2035		106.67 %	0.00 %	16			$91,955
E1020	Institutional Equipment	$1.36	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$95,465
E1090	Other Equipment	$2.30	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$161,449
E2010	Fixed Furnishings	$3.83	S.F.	70,195	20	2020	2040		105.00 %	0.00 %	21			$268,847
								Total	**73.15 %**	**7.03 %**			**$889,511.00**	**$12,649,491**

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.

No data found for this asset

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:	**$889,511**	**$7,375,212**	**$0**	**$0**	**$0**	**$0**	**$133,687**	**$0**	**$8,803**	**$55,437**	**$0**	**$8,462,650**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$77,446	$0	$0	$0	$0	**$77,446**
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	$451,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$451,391**
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	$444,578	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$444,578**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$95,798	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$95,798**
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**
C3010230 - Paint & Covering	$0	$116,910	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$116,910**

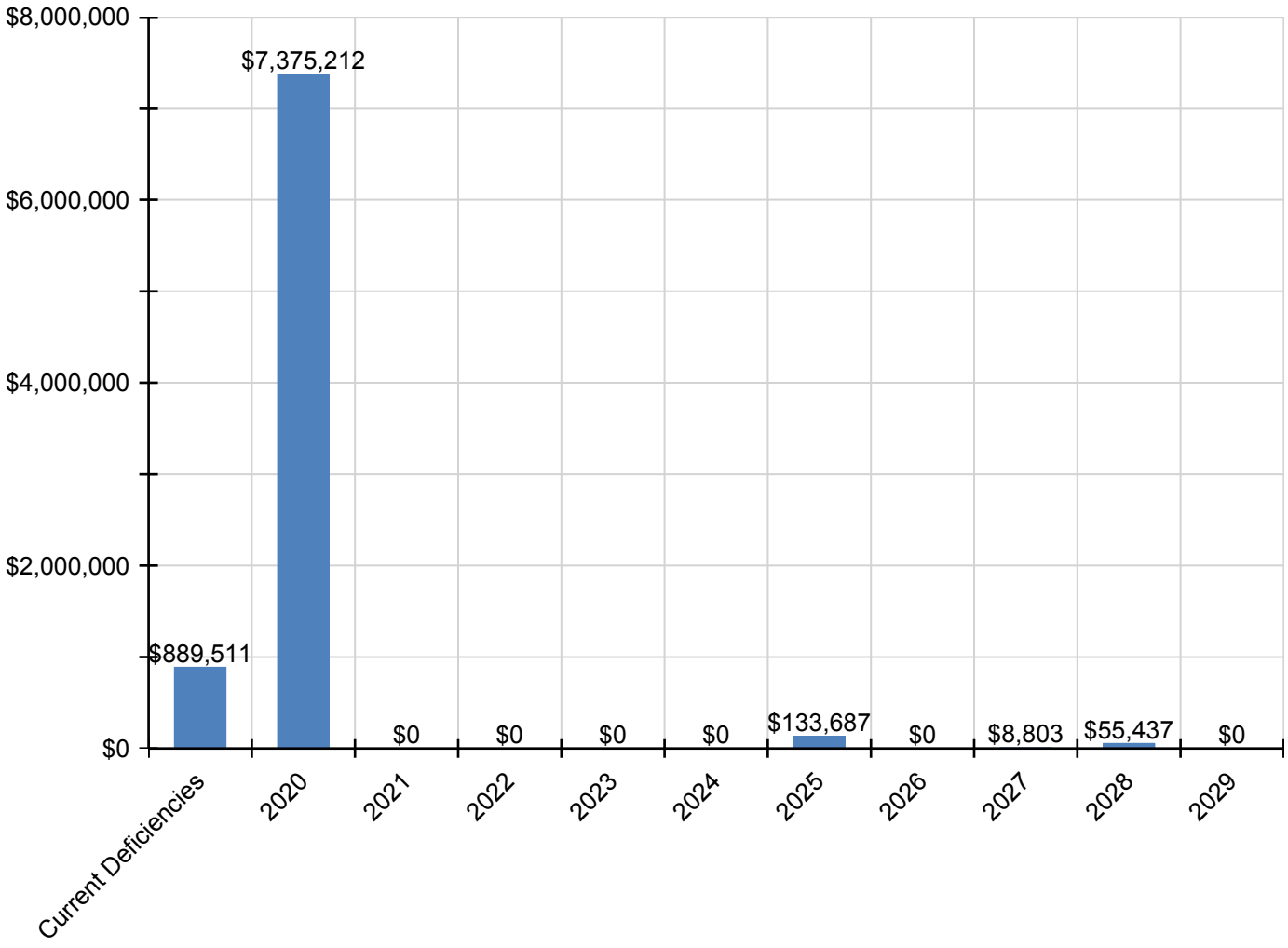
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020405 - Epoxy	$0	$145,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	$145,608
C3020901 - Carpet	$0	$43,763	$0	$0	$0	$0	$0	$0	$0	$55,437	$0	$99,200
C3020903 - VCT	$0	$164,424	$0	$0	$0	$0	$0	$0	$0	$0	$0	$164,424
C3020999 - Other - Concrete Finish w/Sealer	$0	$31,641	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,641
C3020999 - Other - Concrete Stained or Dyed	$0	$127,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,758
C3030 - Ceiling Finishes	$0	$715,779	$0	$0	$0	$0	$0	$0	$0	$0	$0	$715,779
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D1010 - Elevators and Lifts	$0	$99,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$99,414
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$506,612	$0	$0	$0	$0	$0	$0	$0	$0	$0	$506,612
D2020 - Domestic Water Distribution	$0	$57,262	$0	$0	$0	$0	$0	$0	$0	$0	$0	$57,262
D2030 - Sanitary Waste	$130,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$130,493
D2040 - Rain Water Drainage	$30,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,886
D2090 - Other Plumbing Systems	$0	$48,514	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,514
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$56,241	$0	$0	$0	$0	$56,241
D3040 - Distribution Systems	$0	$844,619	$0	$0	$0	$0	$0	$0	$0	$0	$0	$844,619
D3050 - Terminal & Package Units	$0	$1,299,536	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,299,536
D3060 - Controls & Instrumentation	$0	$174,968	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,968
D3090 - Other HVAC Systems/Equip	$0	$74,759	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,759
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$324,486	$0	$0	$0	$0	$0	$0	$0	$0	$0	$324,486
D4020 - Standpipes	$0	$27,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,041
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$8,803	$0	$0	$8,803
D4090 - Other Fire Protection Systems	$0	$47,719	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,719
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$177,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$177,593
D5020 - Branch Wiring	$0	$377,772	$0	$0	$0	$0	$0	$0	$0	$0	$0	$377,772
D5020 - Lighting	$550,539	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$550,539

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$120,092	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$120,092**
D5030910 - Fire Alarm Systems	$0	$217,915	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$217,915**
D5030920 - Data Communication	$0	$283,131	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$283,131**
D5090 - Other Electrical Systems	$0	$104,186	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,186**
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	$108,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,162**
E1090 - Other Equipment	$0	$182,921	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$182,921**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$138,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,456**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

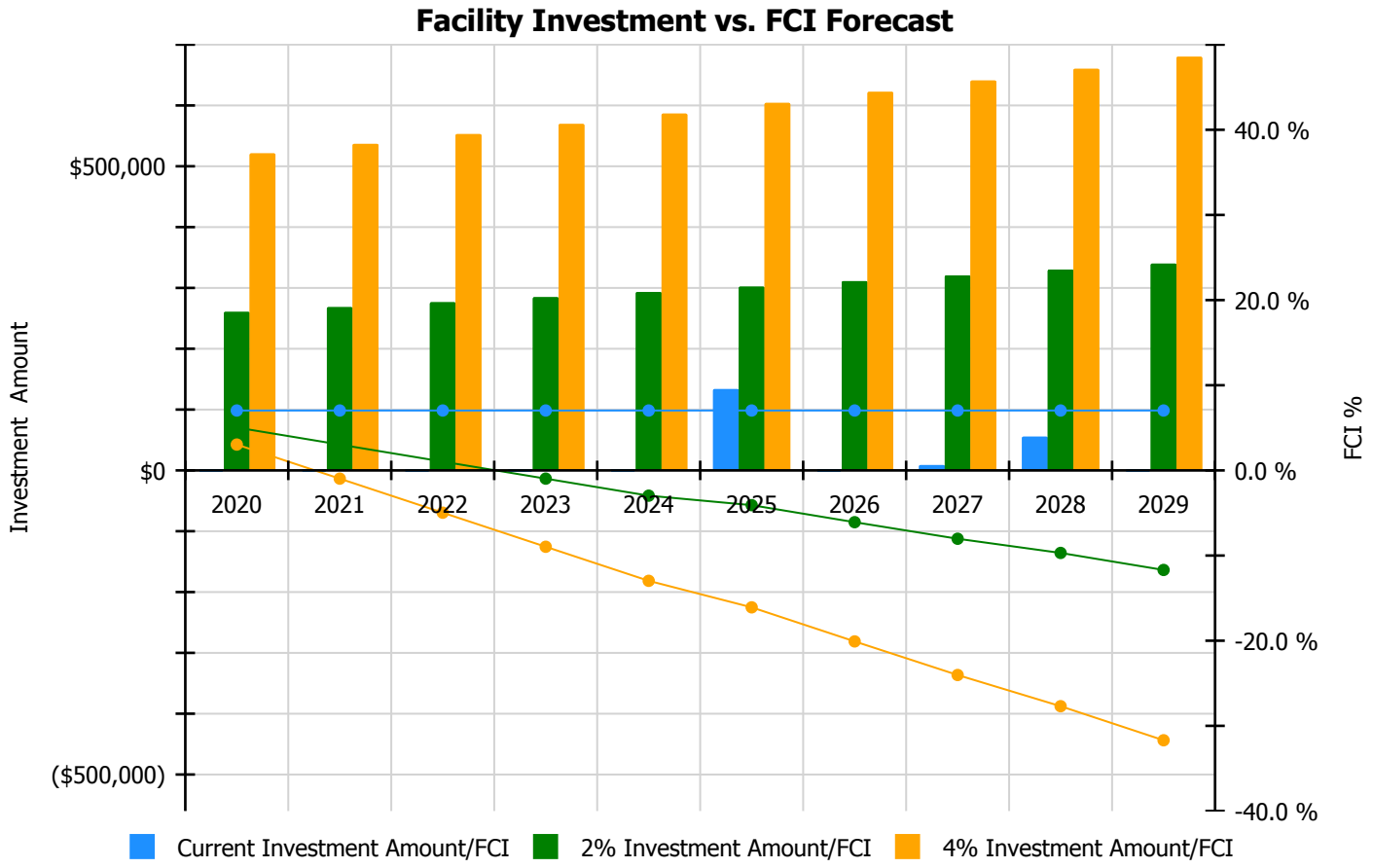
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

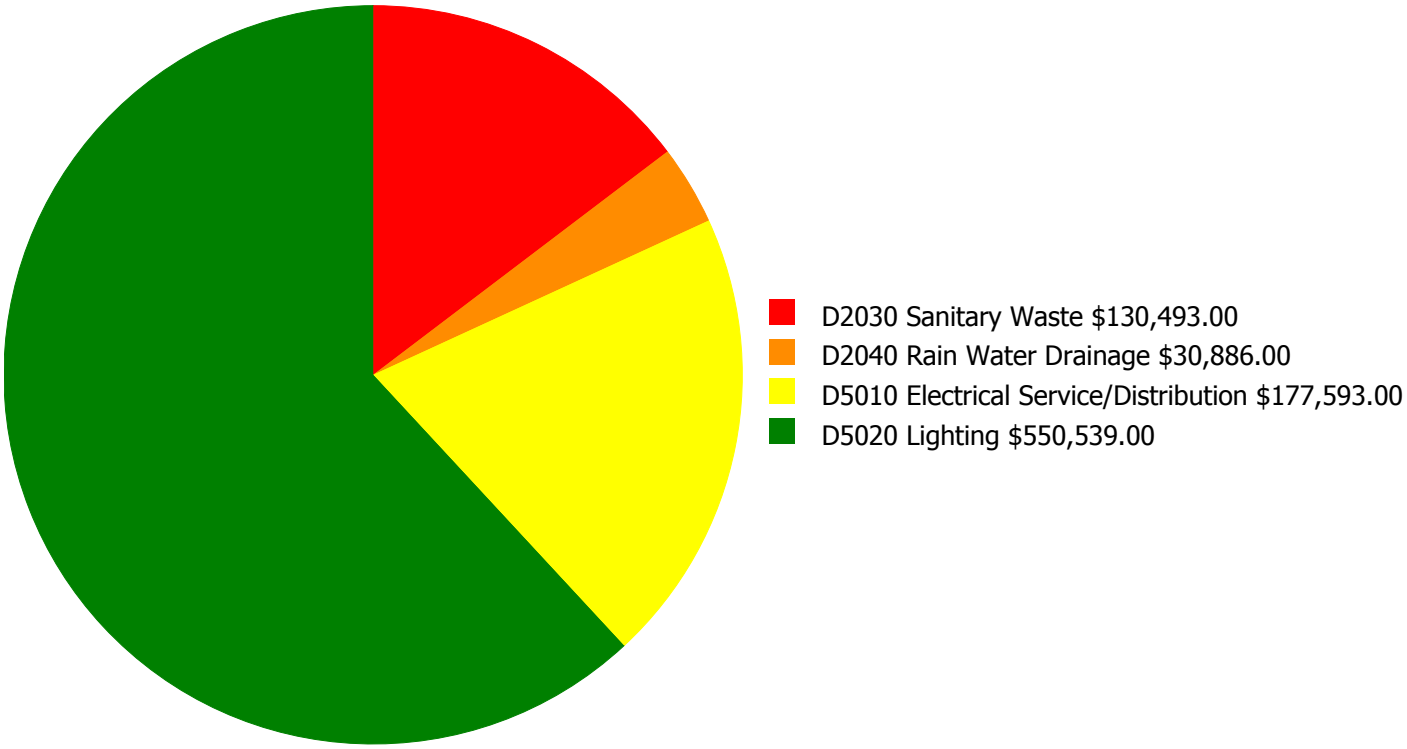
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 7.03%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$260,580.00	5.03 %	$521,159.00	3.03 %
2021	$0	$268,397.00	3.03 %	$536,794.00	-0.97 %
2022	$0	$276,449.00	1.03 %	$552,898.00	-4.97 %
2023	$0	$284,742.00	-0.97 %	$569,485.00	-8.97 %
2024	$0	$293,285.00	-2.97 %	$586,569.00	-12.97 %
2025	$133,687	$302,083.00	-4.08 %	$604,166.00	-16.08 %
2026	$0	$311,146.00	-6.08 %	$622,291.00	-20.08 %
2027	$8,803	$320,480.00	-8.03 %	$640,960.00	-24.03 %
2028	$55,437	$330,094.00	-9.69 %	$660,189.00	-27.69 %
2029	$0	$339,997.00	-11.69 %	$679,994.00	-31.69 %
Total:	**$197,927**	**$2,987,253.00**		**$5,974,505.00**	

Deficiency Summary by System

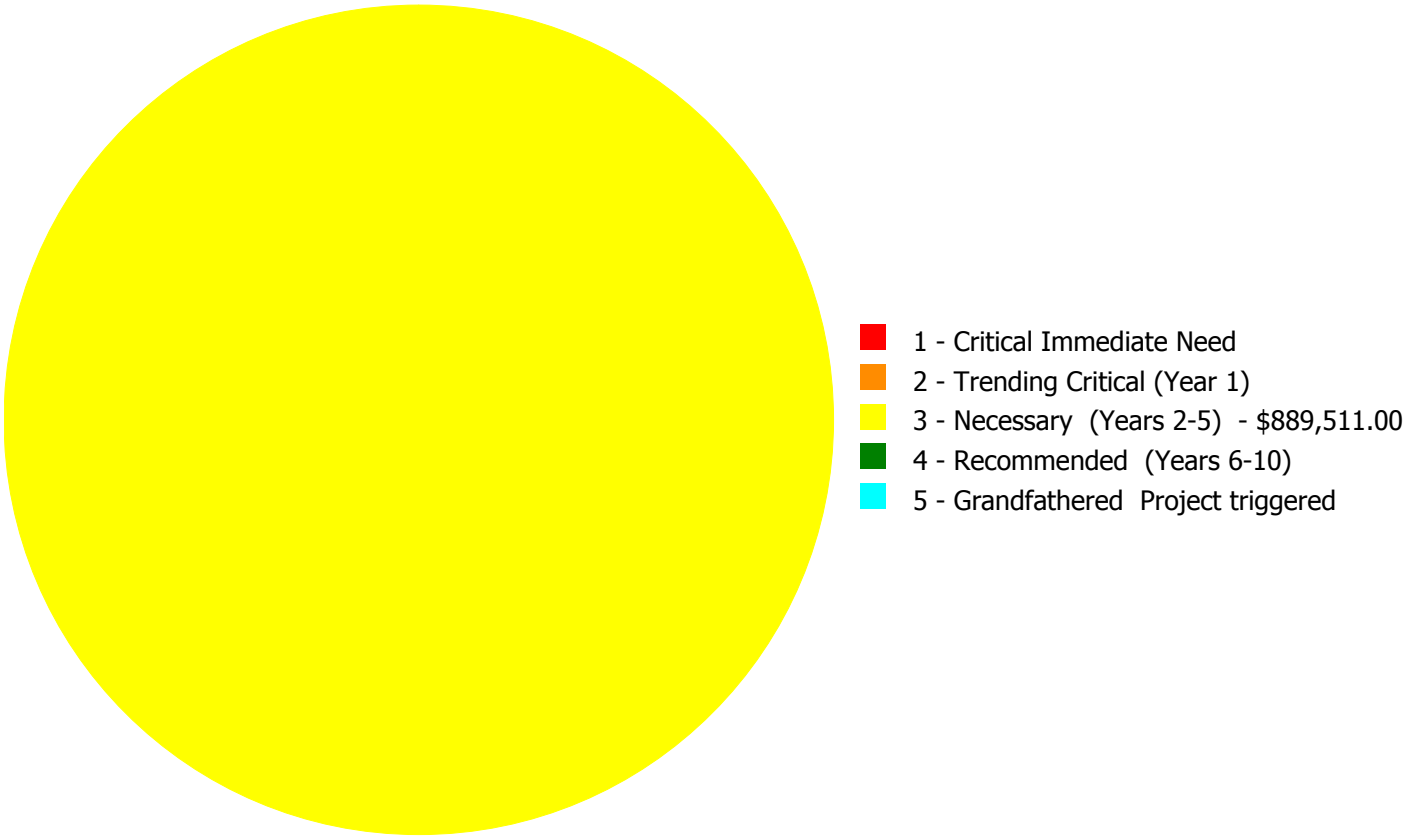
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $889,511.00

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: $889,511.00

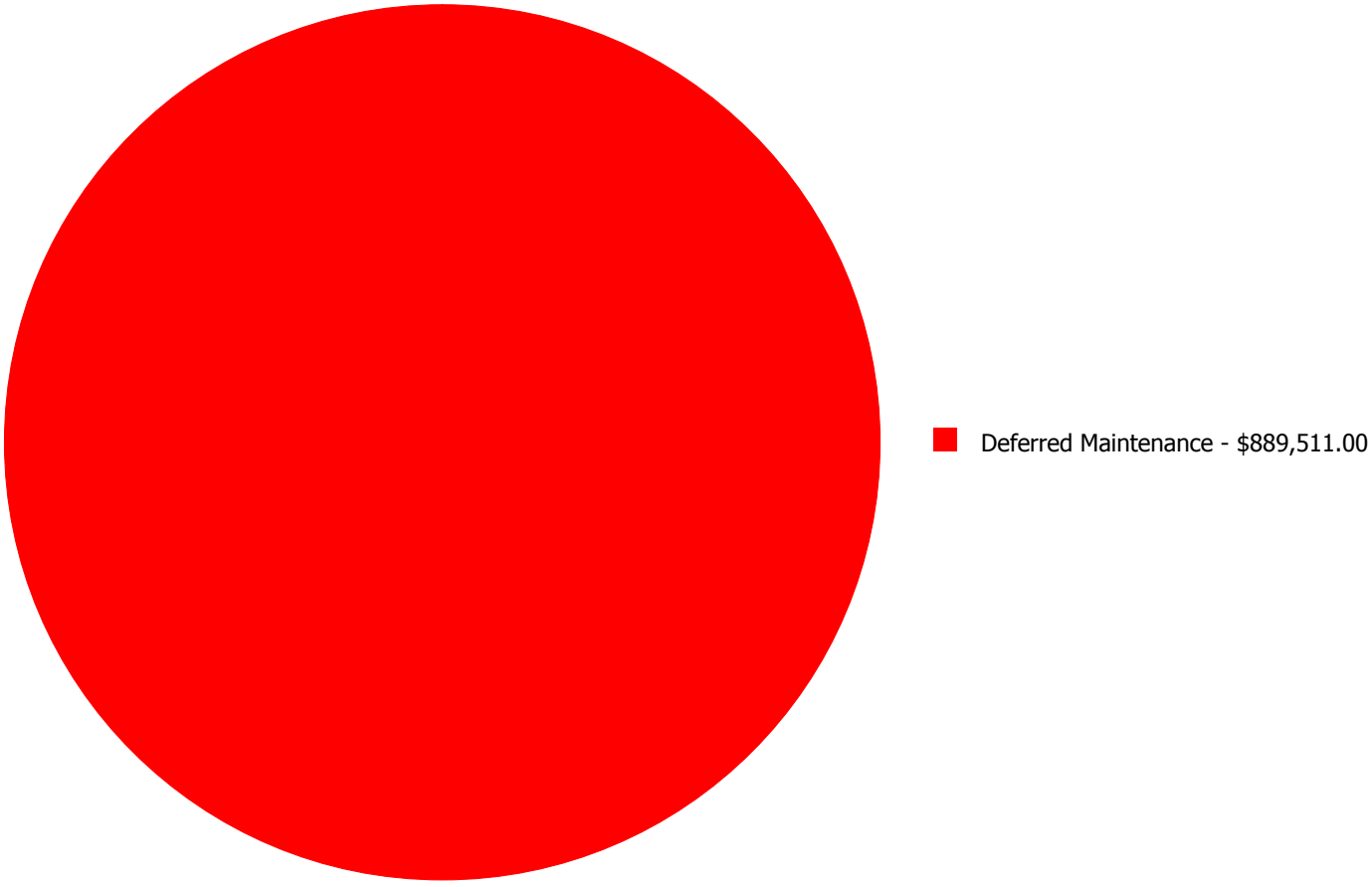
Deficiency By Priority Investment Table

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
D2030	Sanitary Waste	$0.00	$0.00	$130,493.00	$0.00	$0.00	$130,493.00
D2040	Rain Water Drainage	$0.00	$0.00	$30,886.00	$0.00	$0.00	$30,886.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$177,593.00	$0.00	$0.00	$177,593.00
D5020	Lighting	$0.00	$0.00	$550,539.00	$0.00	$0.00	$550,539.00
	Total:	$0.00	$0.00	$889,511.00	$0.00	$0.00	$889,511.00

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: $889,511.00

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: D2030 - Sanitary Waste

This deficiency has no image.

Location: 1965 Bldg 401.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,195.00
Unit of Measure: S.F.
Estimate: $130,493.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location: 1965 Bldg 401.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,195.00
Unit of Measure: S.F.
Estimate: $30,886.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: 1965 Bldg 401.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,195.00
Unit of Measure: S.F.
Estimate: $177,593.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D5020 - Lighting

This deficiency has no image.

Location: 1965 Bldg 401.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 70,195.00
Unit of Measure: S.F.
Estimate: $550,539.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

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:	High
Gross Area (SF):	9,435
Year Built:	1995
Last Renovation:	2020
Replacement Value:	$2,052,040
Repair Cost:	$107,210.00
Total FCI:	5.22 %
Total RSLI:	84.14 %
FCA Score:	94.78

Description:

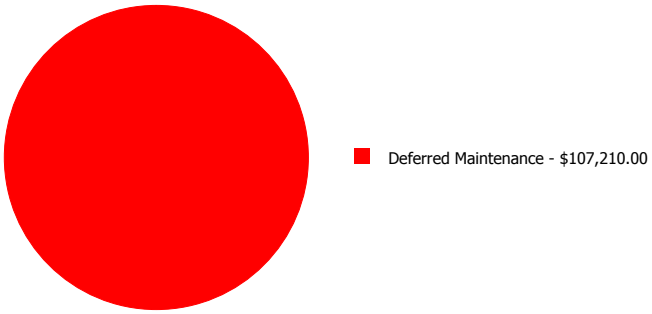
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

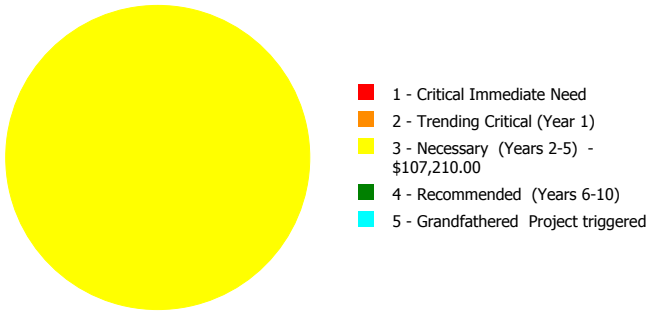
Dashboard Summary

Function:	High	Gross Area:	9,435
Year Built:	1995	Last Renovation:	2020
Repair Cost:	$107,210	Replacement Value:	$2,052,040
FCI:	5.22 %	RSLI%:	84.14 %

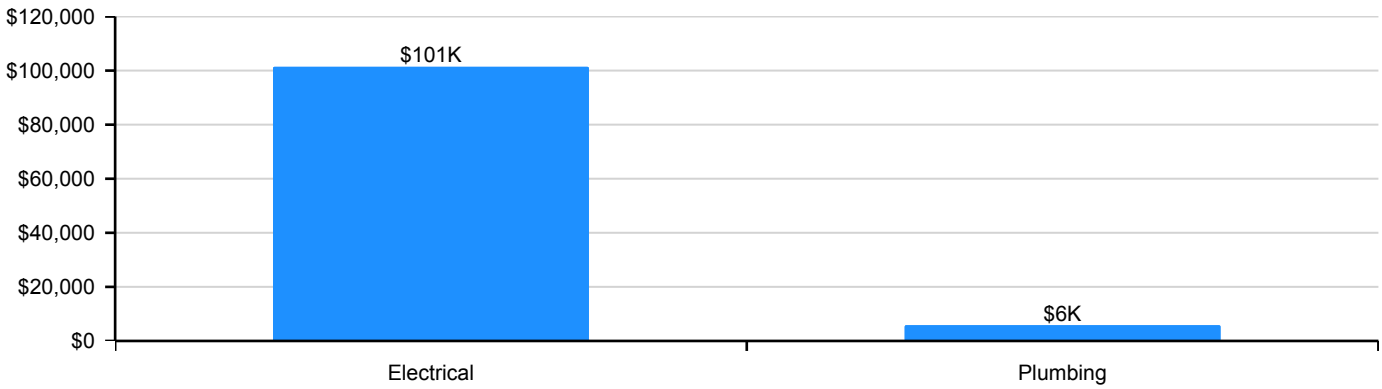
Deficiency By Category



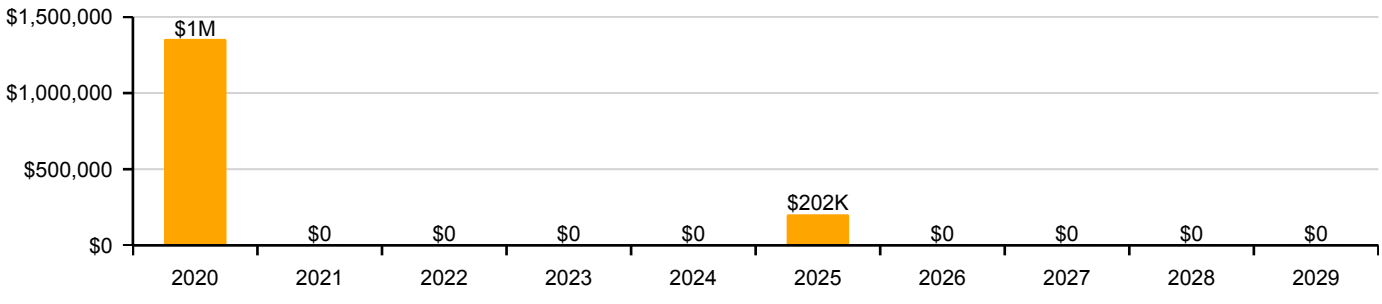
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	76.00 %	0.00 %	$0.00
B10 - Superstructure	76.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.21 %	0.00 %	$0.00
B30 - Roofing	104.00 %	0.00 %	$0.00
C10 - Interior Construction	71.46 %	0.00 %	$0.00
C30 - Interior Finishes	106.61 %	0.00 %	$0.00
D20 - Plumbing	81.51 %	4.23 %	$5,812.00
D30 - HVAC	106.11 %	0.00 %	$0.00
D40 - Fire Protection	103.33 %	0.00 %	$0.00
D50 - Electrical	72.91 %	33.75 %	$101,398.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**84.14 %**	**5.22 %**	**$107,210.00**

Photo Album

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

No data found for this asset

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.

School Assessment Report - 1995 Bldg 402.2

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$10.07	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$95,010
A1020	Special Foundations	$0.47	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$4,434
A1030	Slab on Grade	$8.54	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$80,575
B1020	Roof Construction	$16.60	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$156,621
B2010	Exterior Walls	$18.94	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$178,699
B2020	Exterior Windows	$11.81	S.F.	9,435	30	1995	2025		20.00 %	0.00 %	6			$111,427
B2030	Exterior Doors	$1.19	S.F.	9,435	30	1995	2025		20.00 %	0.00 %	6			$11,228
B3010105	Built-Up	$7.15	S.F.	9,435	25	2020	2045		104.00 %	0.00 %	26			$67,460
C1010	Partitions	$7.69	S.F.	9,435	100	1995	2095		76.00 %	0.00 %	76			$72,555
C1020	Interior Doors	$5.01	S.F.	9,435	40	1995	2035		40.00 %	0.00 %	16			$47,269
C1030	Fittings	$3.66	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$34,532
C3010230	Paint & Covering	$1.47	S.F.	9,435	10	2020	2030		110.00 %	0.00 %	11			$13,869
C3020405	Epoxy	$17.30	S.F.	595	15	2020	2035		106.67 %	0.00 %	16			$10,294
C3020903	VCT	$3.48	S.F.	1,025	15	2020	2035		106.67 %	0.00 %	16			$3,567
C3020999	Other - Concrete Finish w/Sealer	$6.87	S.F.	2,175	10	2020	2030		110.00 %	0.00 %	11			$14,942
C3020999	Other - Concrete Stained or Dyed	$4.61	S.F.	5,640	10	2020	2030		110.00 %	0.00 %	11			$26,000
C3030	Ceiling Finishes	$12.34	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$116,428
D2010	Plumbing Fixtures	$8.69	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$81,990
D2020	Domestic Water Distribution	$1.01	S.F.	9,435	30	1995	2025		20.00 %	0.00 %	6			$9,529
D2030	Sanitary Waste	$2.32	S.F.	9,435	30	1995	2025		20.00 %	0.00 %	6			$21,889
D2040	Rain Water Drainage	$0.56	S.F.	9,435	20	1995	2015		0.00 %	109.99 %	-4		$5,812.00	$5,284
D2090	Other Plumbing Systems	$1.97	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$18,587
D3040	Distribution Systems	$14.59	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$137,657
D3050	Terminal & Package Units	$26.15	S.F.	9,435	15	2020	2035		106.67 %	0.00 %	16			$246,725
D3060	Controls & Instrumentation	$3.03	S.F.	9,435	15	2020	2035		106.67 %	0.00 %	16			$28,588
D4010	Sprinklers	$5.60	S.F.	9,435	30	2020	2050		103.33 %	0.00 %	31			$52,836
D5010	Electrical Service/Distribution	$3.16	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$29,815
D5020	Branch Wiring	$6.52	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$61,516
D5020	Lighting	$9.77	S.F.	9,435	20	1995	2015		0.00 %	110.00 %	-4		$101,398.00	$92,180
D5030810	Security & Detection Systems	$1.51	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$14,247
D5030910	Fire Alarm Systems	$2.74	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$25,852
D5030920	Data Communication	$3.56	S.F.	9,435	25	2020	2045		104.00 %	0.00 %	26			$33,589
D5090	Other Electrical Systems	$4.58	S.F.	9,435	15	2020	2035		106.67 %	0.00 %	16			$43,212
E1020	Institutional Equipment	$3.95	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$37,268
E1030	Vehicular Equipment	$5.54	S.F.	9,435	20	2020	2040		105.00 %	0.00 %	21			$52,270
E2010	Fixed Furnishings	$5.73	S.F.	2,460	20	2020	2040		105.00 %	0.00 %	21			$14,096
								Total	**84.14 %**	**5.22 %**			**$107,210.00**	**$2,052,040**

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.

No data found for this asset

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:	**$107,210**	**$1,355,489**	**$0**	**$0**	**$0**	**$0**	**$202,368**	**$0**	**$0**	**$0**	**$0**	**$1,665,067**
*** 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**
*** A1020 - Special Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$146,355	$0	$0	$0	$0	**$146,355**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$14,747	$0	$0	$0	$0	**$14,747**
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	$109,090	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,090**
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	$39,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,125**
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**
C3010230 - Paint & Covering	$0	$15,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,714**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$12,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,510**

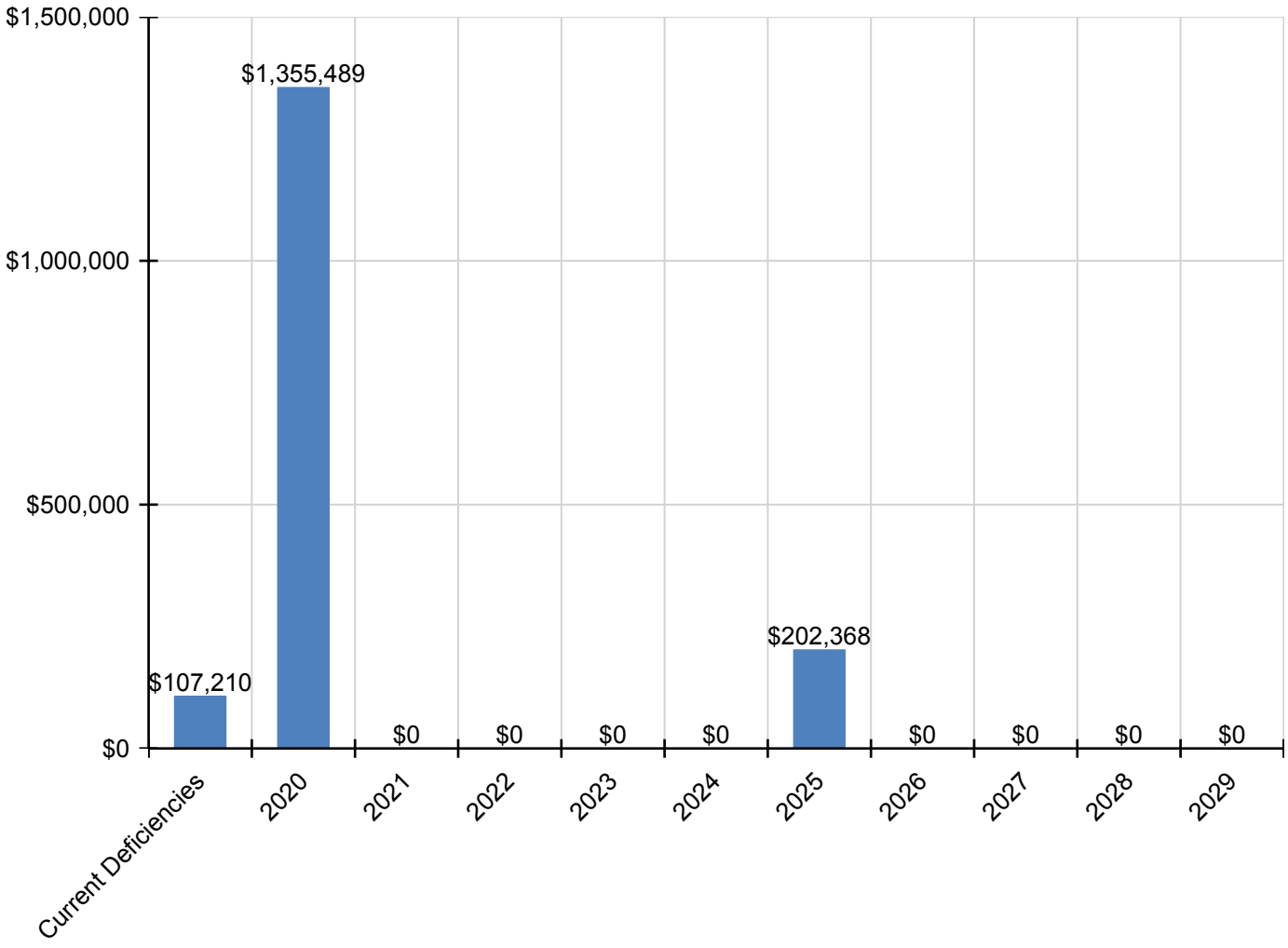
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$0	$5,695	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,695
C3020999 - Other - Concrete Finish w/Sealer	$0	$16,929	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,929
C3020999 - Other - Concrete Stained or Dyed	$0	$29,458	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,458
C3030 - Ceiling Finishes	$0	$131,913	$0	$0	$0	$0	$0	$0	$0	$0	$0	$131,913
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$92,895	$0	$0	$0	$0	$0	$0	$0	$0	$0	$92,895
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$12,516	$0	$0	$0	$0	$12,516
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$28,750	$0	$0	$0	$0	$28,750
D2040 - Rain Water Drainage	$5,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,812
D2090 - Other Plumbing Systems	$0	$21,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,059
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$0	$155,965	$0	$0	$0	$0	$0	$0	$0	$0	$0	$155,965
D3050 - Terminal & Package Units	$0	$279,540	$0	$0	$0	$0	$0	$0	$0	$0	$0	$279,540
D3060 - Controls & Instrumentation	$0	$32,390	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,390
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$59,864	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,864
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$33,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,780
D5020 - Branch Wiring	$0	$69,698	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,698
D5020 - Lighting	$101,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$101,398
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$0	$16,142	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,142
D5030910 - Fire Alarm Systems	$0	$29,290	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,290
D5030920 - Data Communication	$0	$38,055	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,055
D5090 - Other Electrical Systems	$0	$48,960	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,960
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	$42,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,225
E1030 - Vehicular Equipment	$0	$59,222	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,222
E20 - Furnishings	$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
E2010 - Fixed Furnishings	$0	$15,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,970**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

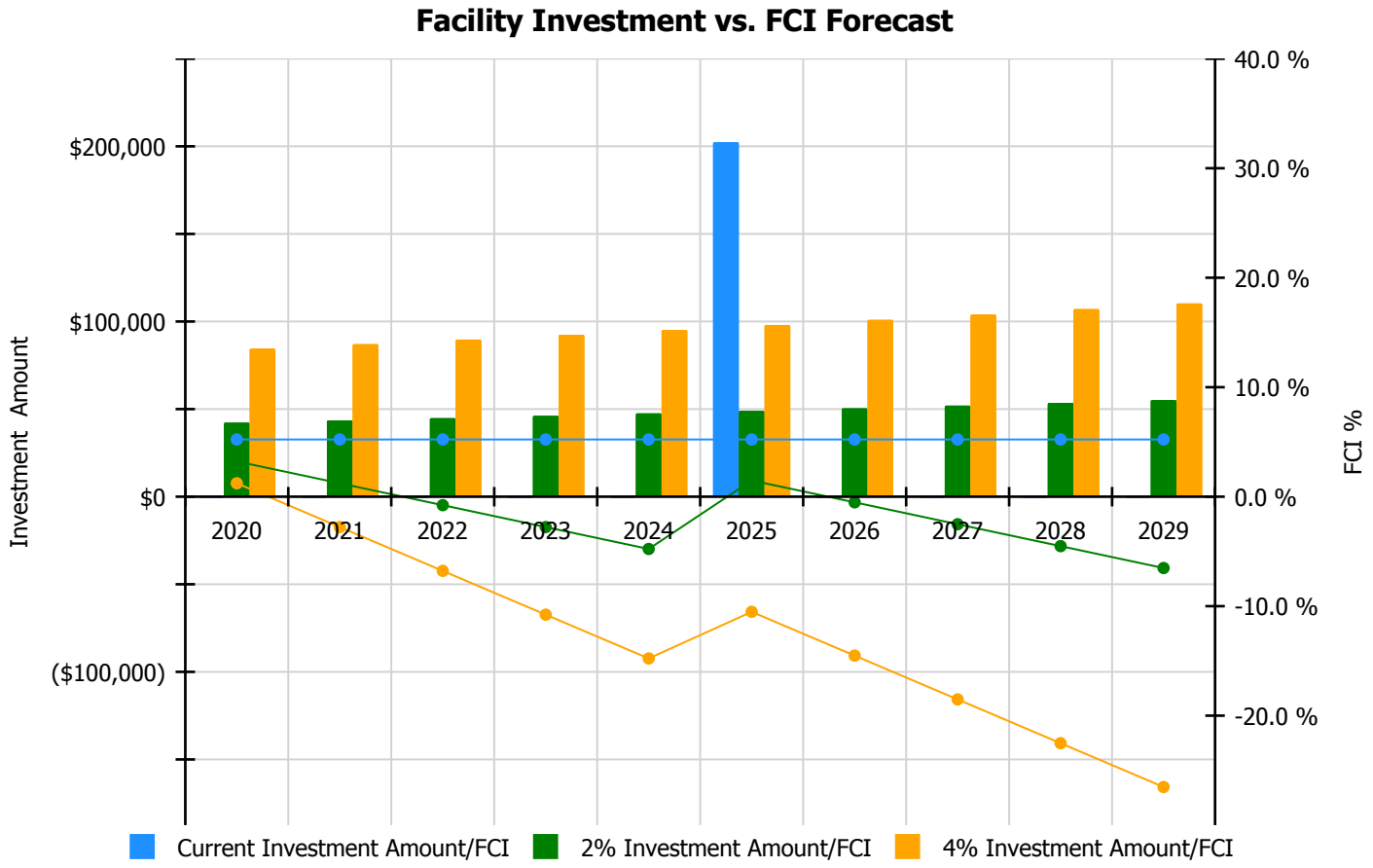
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

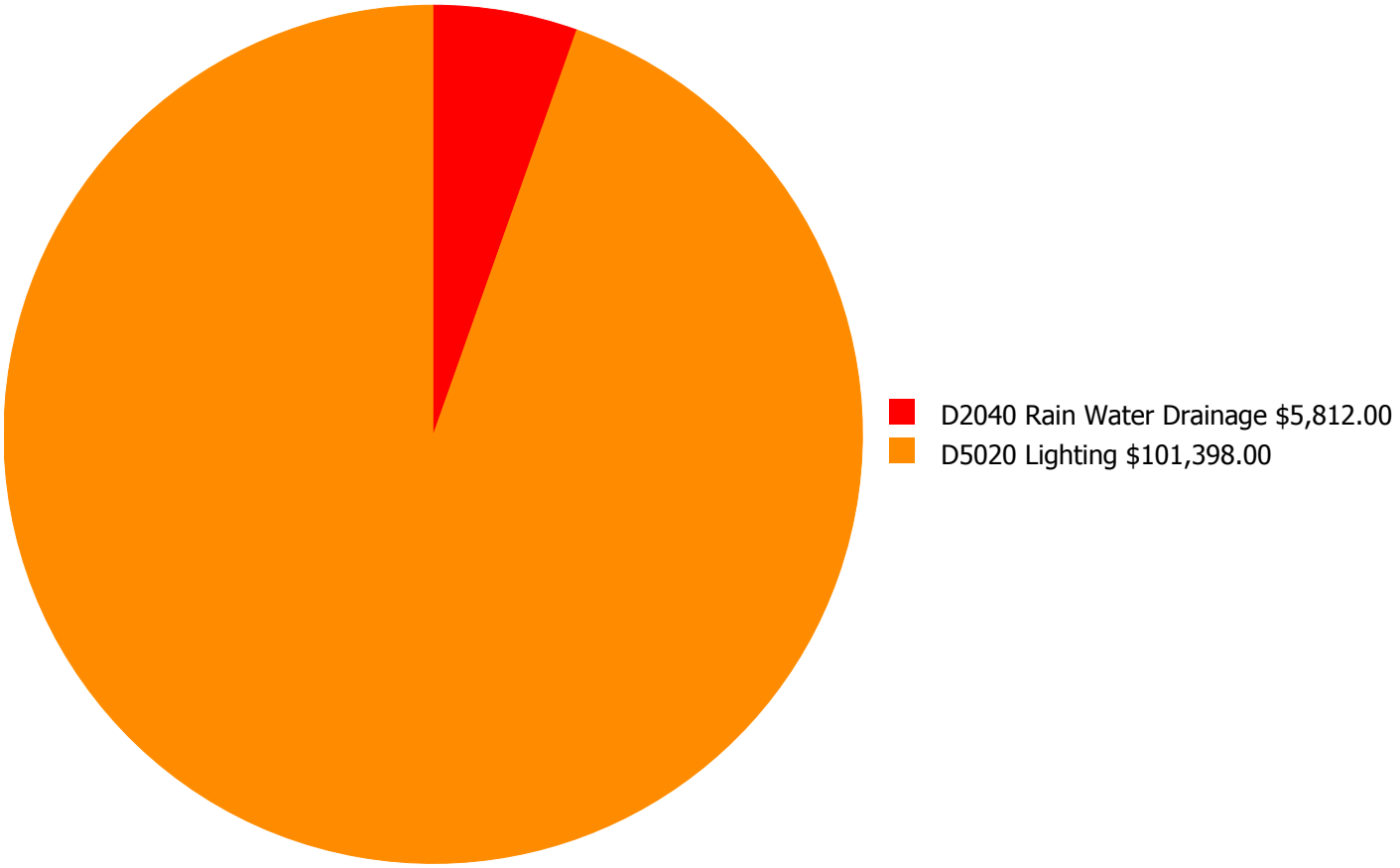
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 5.22%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$42,272.00	3.22 %	$84,544.00	1.22 %
2021	$0	$43,540.00	1.22 %	$87,080.00	-2.78 %
2022	$0	$44,846.00	-0.78 %	$89,693.00	-6.78 %
2023	$0	$46,192.00	-2.78 %	$92,384.00	-10.78 %
2024	$0	$47,578.00	-4.78 %	$95,155.00	-14.78 %
2025	$202,368	$49,005.00	1.48 %	$98,010.00	-10.52 %
2026	$0	$50,475.00	-0.52 %	$100,950.00	-14.52 %
2027	$0	$51,989.00	-2.52 %	$103,979.00	-18.52 %
2028	$0	$53,549.00	-4.52 %	$107,098.00	-22.52 %
2029	$0	$55,155.00	-6.52 %	$110,311.00	-26.52 %
Total:	**$202,368**	**$484,601.00**		**$969,204.00**	

Deficiency Summary by System

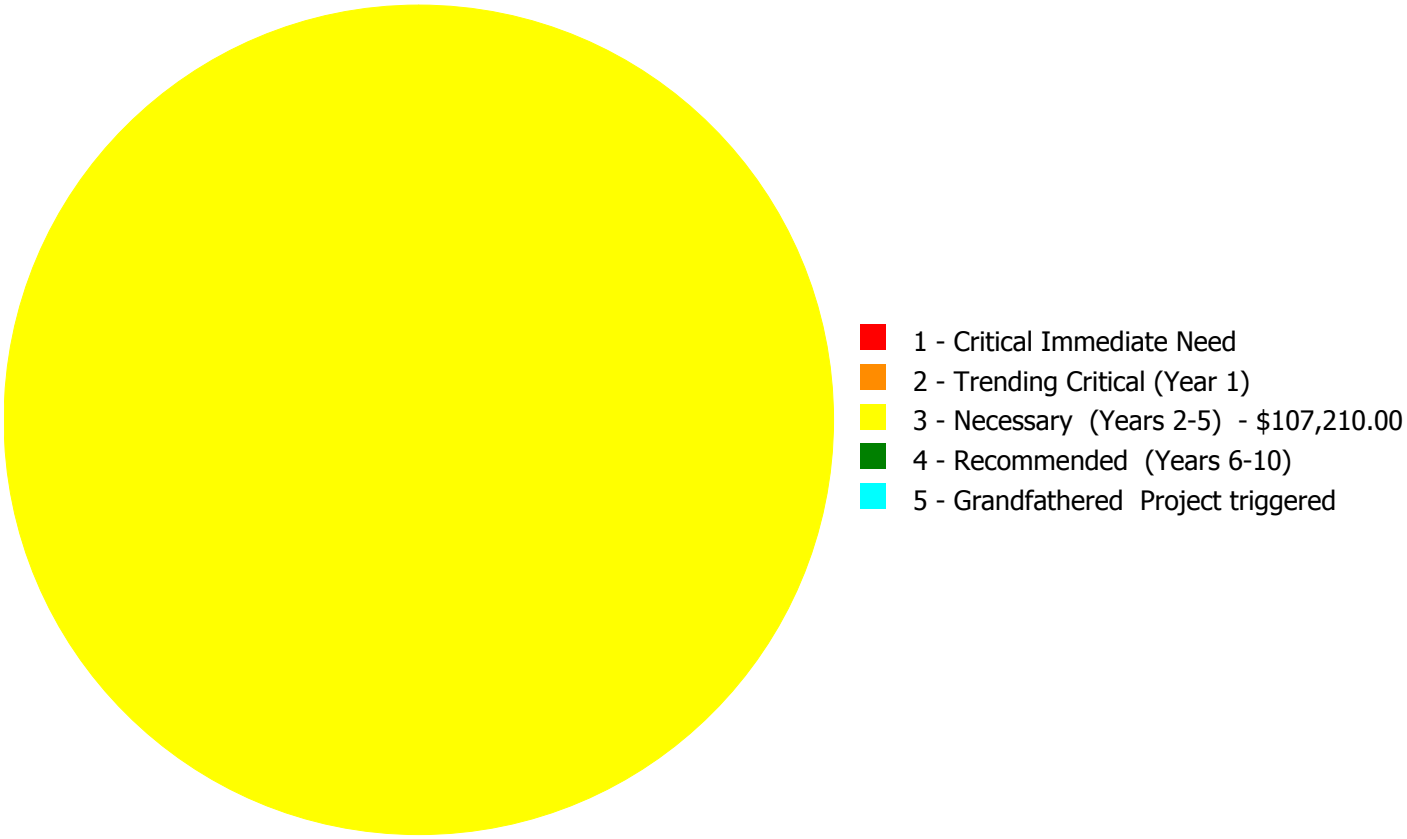
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $107,210.00

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: $107,210.00

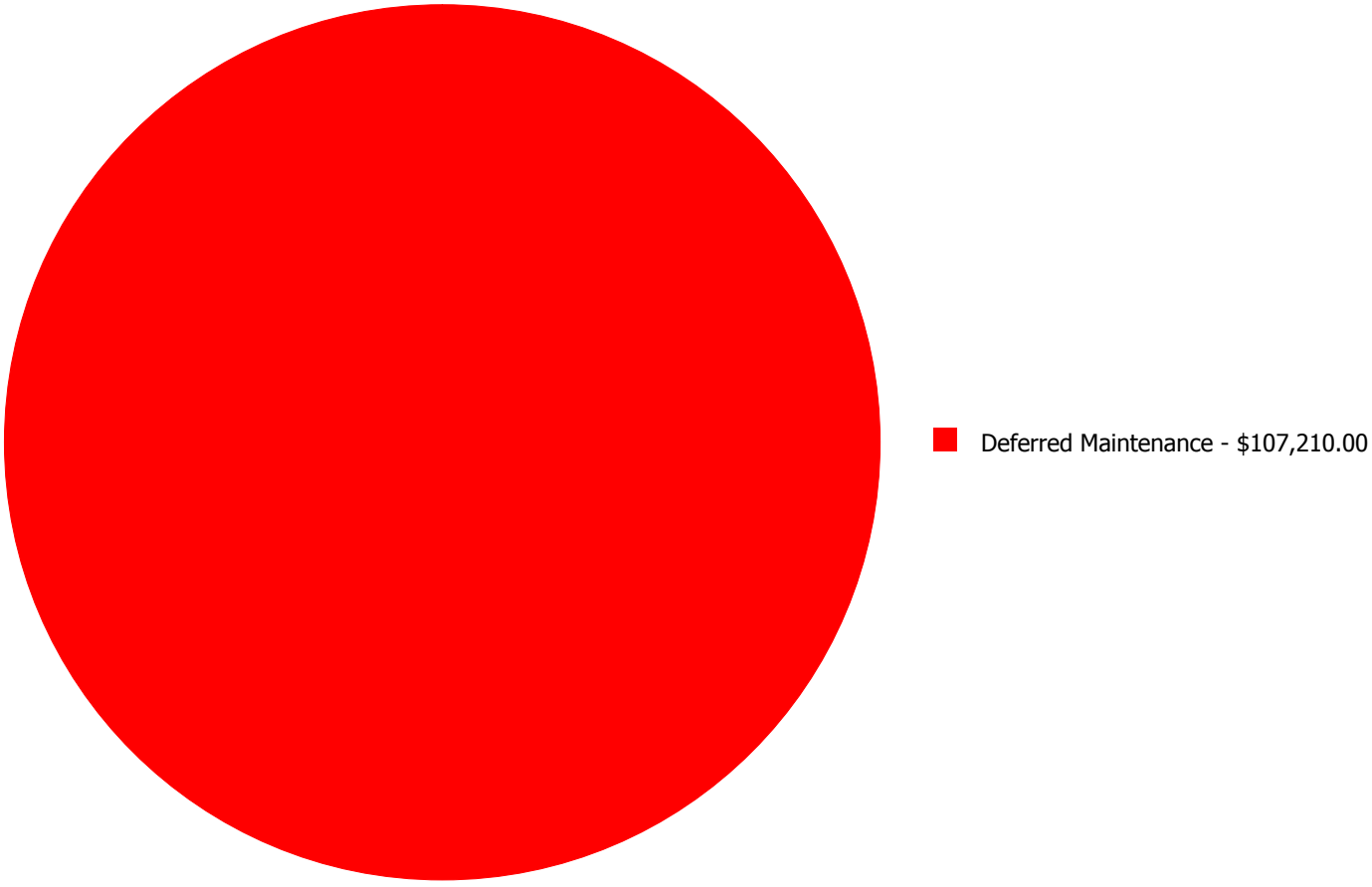
Deficiency By Priority Investment Table

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
D2040	Rain Water Drainage	$0.00	$0.00	$5,812.00	$0.00	$0.00	$5,812.00
D5020	Lighting	$0.00	$0.00	$101,398.00	$0.00	$0.00	$101,398.00
	Total:	$0.00	$0.00	$107,210.00	$0.00	$0.00	$107,210.00

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: $107,210.00

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: D2040 - Rain Water Drainage

This deficiency has no image.

Location:	1995 Bldg 402.2
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	9,435.00
Unit of Measure:	S.F.
Estimate:	$5,812.00
Assessor Name:	Eduardo Lopez
Date Created:	10/08/2020

Notes:

System: D5020 - Lighting

This deficiency has no image.

Location:	1995 Bldg 402.2
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	9,435.00
Unit of Measure:	S.F.
Estimate:	$101,398.00
Assessor Name:	Eduardo Lopez
Date Created:	10/08/2020

Notes:

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):	79,630
Year Built:	1965
Last Renovation:	2020
Replacement Value:	$2,392,085
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	52.05 %
FCA Score:	100.00

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.

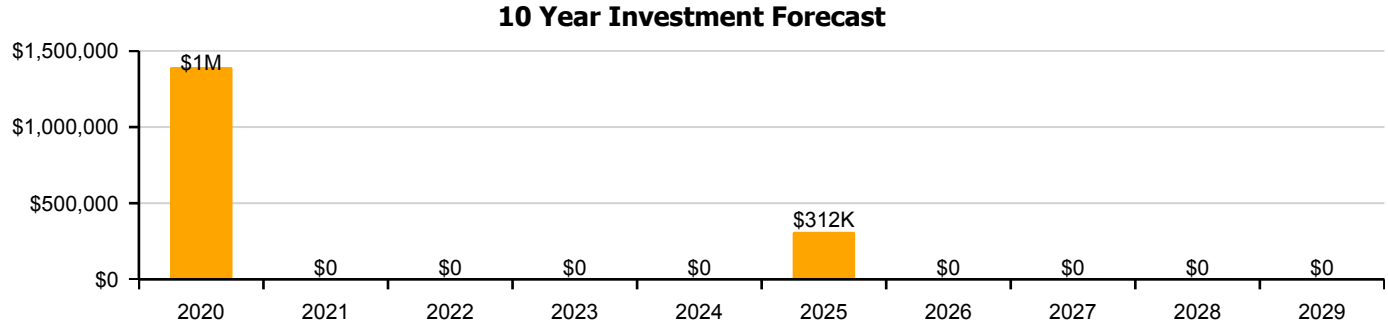
Dashboard Summary

Function:		Gross Area:	79,630
Year Built:	1965	Last Renovation:	2020
Repair Cost:	$0	Replacement Value:	$2,392,085
FCI:	0.00 %	RSLI%:	52.05 %

No data found for this asset

No data found for this asset

No data found for this asset



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	37.86 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	88.23 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.87 %	0.00 %	$0.00
Totals:	**52.05 %**	**0.00 %**	**$0.00**

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	79,630	35	1995	2030		31.43 %	0.00 %	11			$188,723
G2020	Parking Lots	$8.00	S.F.	79,630	35	1995	2030		31.43 %	0.00 %	11			$637,040
G2030	Pedestrian Paving	$2.33	S.F.	79,630	35	2020	2055		102.86 %	0.00 %	36			$185,538
G2040	Site Development	$4.81	S.F.	79,630	25	1995	2020		4.00 %	0.00 %	1			$383,020
G2050	Landscaping	$1.18	S.F.	79,630	25	2020	2045		104.00 %	0.00 %	26			$93,963
G3010	Water Supply	$1.09	S.F.	79,630	50	2020	2070		102.00 %	0.00 %	51			$86,797
G3020	Sanitary Sewer	$2.20	S.F.	79,630	50	2020	2070		102.00 %	0.00 %	51			$175,186
G3030	Storm Sewer	$1.25	S.F.	79,630	50	1995	2045		52.00 %	0.00 %	26			$99,538
G4010	Electrical Distribution	$2.55	S.F.	79,630	30	2020	2050		103.33 %	0.00 %	31			$203,057
G4020	Site Lighting	$2.98	S.F.	79,630	30	1995	2025		20.00 %	0.00 %	6			$237,297
G4030	Site Communication and Security	$1.28	S.F.	79,630	30	2020	2050		103.33 %	0.00 %	31			$101,926
								Total	**52.05 %**					**$2,392,085**

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.

No data found for this asset

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.

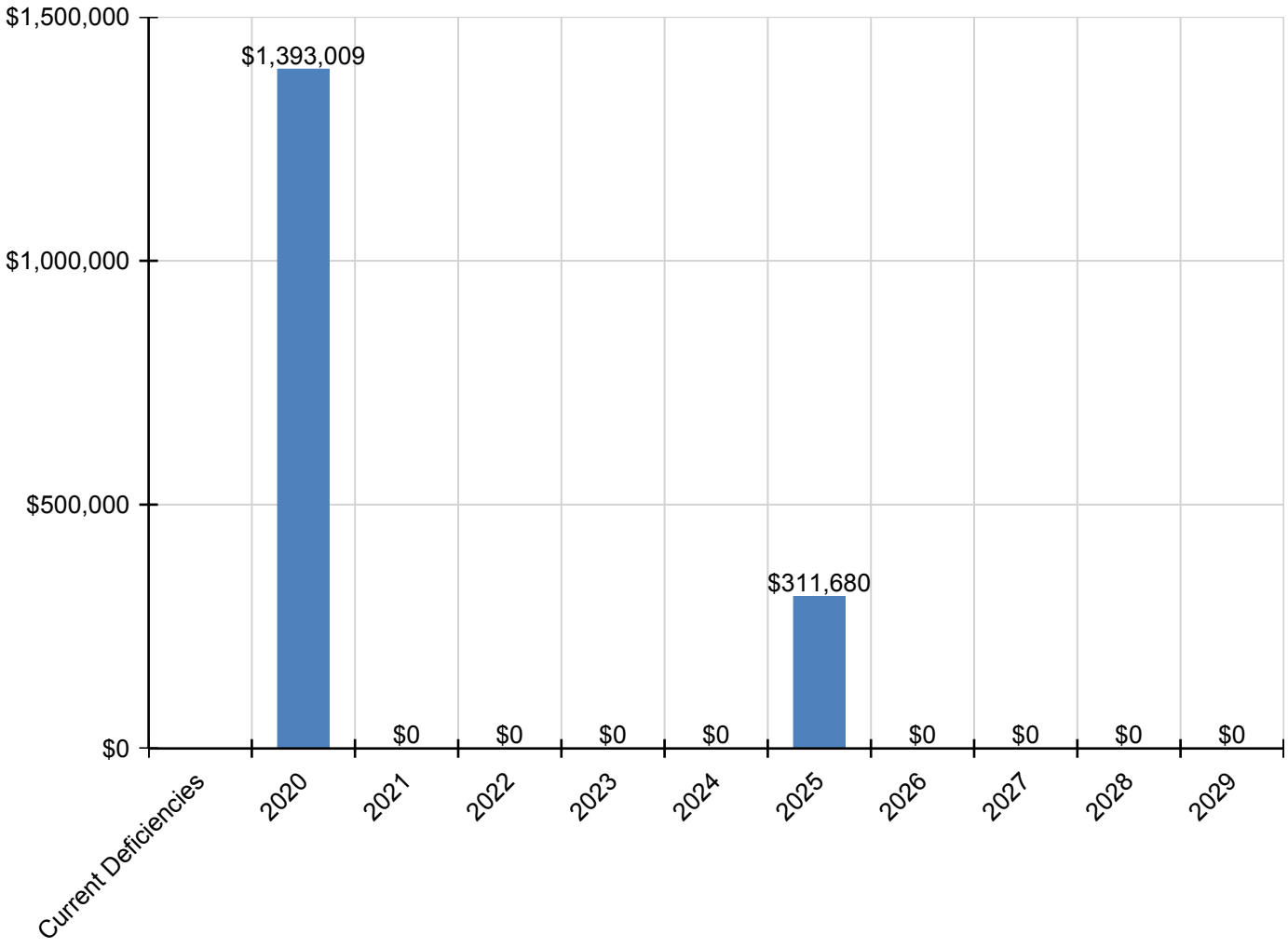
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$1,393,009**	**$0**	**$0**	**$0**	**$0**	**$311,680**	**$0**	**$0**	**$0**	**$0**	**$1,704,689**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$210,215	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,215**
G2040 - Site Development	$0	$433,962	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$433,962**
G2050 - Landscaping	$0	$106,461	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$106,461**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$98,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,340**
G3020 - Sanitary Sewer	$0	$198,486	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$198,486**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$230,063	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,063**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$311,680	$0	$0	$0	$0	**$311,680**
G4030 - Site Communication and Security	$0	$115,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$115,483**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

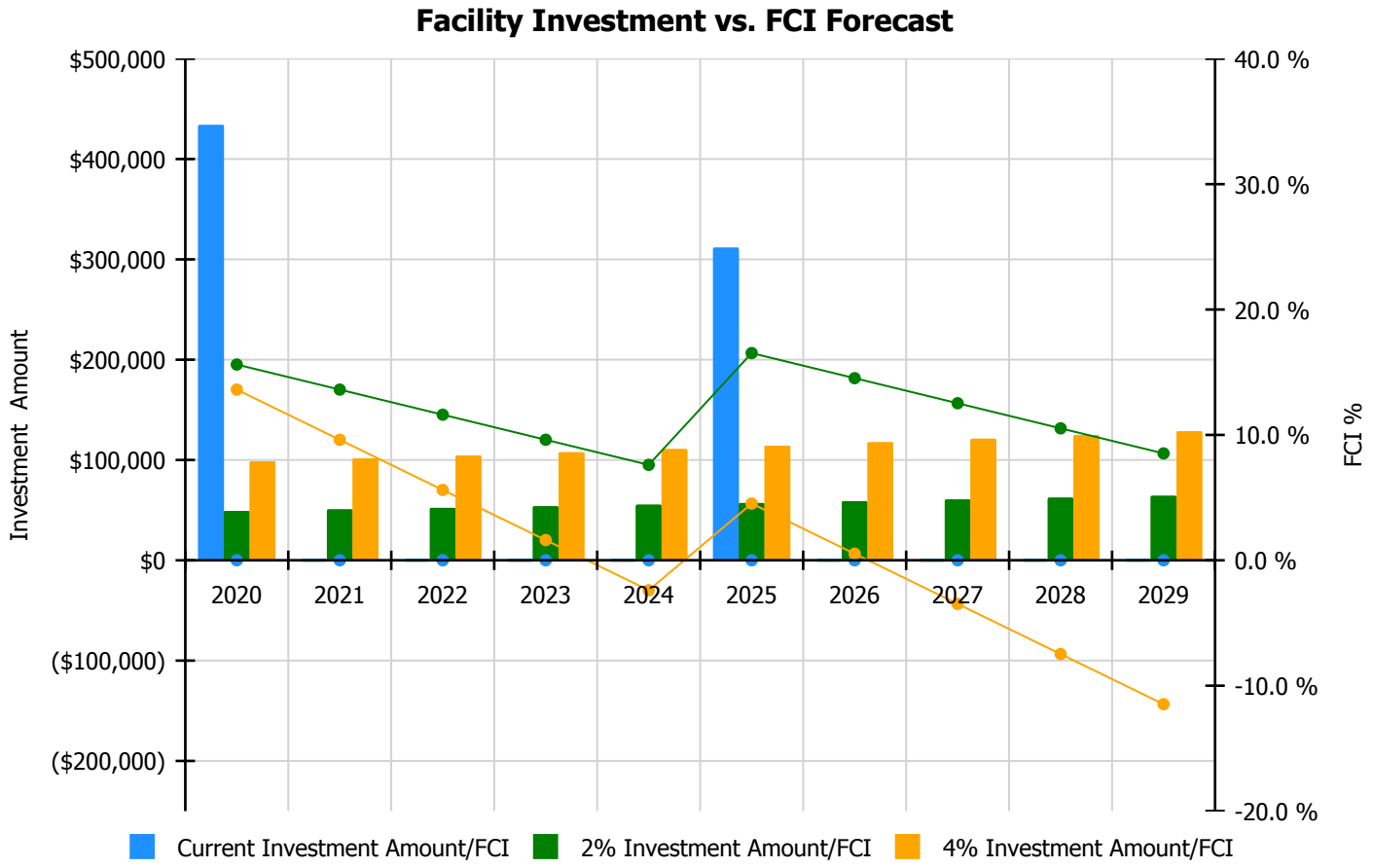
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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 - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$433,962	$49,277.00	15.61 %	$98,554.00	13.61 %
2021	$0	$50,755.00	13.61 %	$101,511.00	9.61 %
2022	$0	$52,278.00	11.61 %	$104,556.00	5.61 %
2023	$0	$53,846.00	9.61 %	$107,693.00	1.61 %
2024	$0	$55,462.00	7.61 %	$110,923.00	-2.39 %
2025	$311,680	$57,125.00	16.53 %	$114,251.00	4.53 %
2026	$0	$58,839.00	14.53 %	$117,679.00	0.53 %
2027	$0	$60,604.00	12.53 %	$121,209.00	-3.47 %
2028	$0	$62,423.00	10.53 %	$124,845.00	-7.47 %
2029	$0	$64,295.00	8.53 %	$128,590.00	-11.47 %
Total:	**$745,642**	**$564,904.00**		**$1,129,811.00**	

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.

No data found for this asset

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:

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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 #:	5664
Project:	APS Assessments 2019	Region:	761	Site:	Atlanta College Career A
Grade Config:	CTE	Site Type:	Relocation Site	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS				
Learning Environment				
Learning Style Variety	(N/A)	0.00	0.00	0.00
Interior Environment	(N/A)	0.00	0.00	0.00
Exterior Environment	(N/A)	0.00	0.00	0.00
General Classrooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	9.75	9.75	100.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Fair	1.90	2.93	65.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Unsat	0.00	0.80	0.00
Size	Unsat	0.00	2.00	0.00
Location	Unsat	0.00	0.60	0.00
Storage/Fixed Equip	Unsat	0.00	0.60	0.00
Science				
Environment	Unsat	0.00	0.83	0.00
Size	Unsat	0.00	2.07	0.00
Location	Unsat	0.00	0.62	0.00
Storage/Fixed Equip	Unsat	0.00	0.62	0.00
Music				
Environment	Unsat	0.00	0.59	0.00
Size	Unsat	0.00	1.48	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Art				
Environment	Unsat	0.00	0.67	0.00
Size	Unsat	0.00	1.66	0.00
Location	Unsat	0.00	0.50	0.00
Storage/Fixed Equip	Unsat	0.00	0.50	0.00
Career Tech Ed				
Environment	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5664
Project:	APS Assessments 2019	Region:	761	Site:	Atlanta College Career A
Grade Config:	CTE	Site Type:	Relocation Site	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	4.27	4.27	100.00
Location	Good	1.03	1.28	80.00
Storage/Fixed Equip	Excel	1.28	1.28	100.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Unsat	0.00	2.40	0.00
Size	Unsat	0.00	6.00	0.00
Location	Unsat	0.00	1.80	0.00
Storage/Fixed Equip	Unsat	0.00	1.80	0.00
Performing Arts				
Environment	Unsat	0.00	0.32	0.00
Size	Unsat	0.00	0.80	0.00
Location	Unsat	0.00	0.24	0.00
Storage/Fixed Equip	Unsat	0.00	0.24	0.00
Media Center				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	2.11	2.11	100.00
Location	Excel	0.63	0.63	100.00
Storage/Fixed Equip	Excel	0.63	0.63	100.00
Restrooms (Student)	Excel	0.91	0.91	100.00
Administration	Fair	1.70	2.61	65.00
Counseling	Excel	0.76	0.76	100.00
Clinic	Excel	0.24	0.24	100.00
Staff WkRm/Toilets	Fair	0.46	0.71	65.00
Cafeteria	Good	3.20	4.00	80.00
Food Service and Prep	Excel	5.11	5.11	100.00
Custodial and Maintenance	Fair	0.33	0.50	65.00
Outside				
Vehicular Traffic	Fair	0.65	1.00	65.00
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	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**45.56**	**80.89**	**56.32**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	5664
Project:	APS Assessments 2019	Region:	761	Site:	Atlanta College Career A
Grade Config:	CTE	Site Type:	Relocation Site	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS

Atlanta College and Career Academy is a new program for Atlanta Public Schools that will occupy the former Parks Middle School building. The building is currently being renovated and is planned to open for classes in the fall of 2020. The school will serve students in grades 9-12. Atlanta College and Career Academy is heavily focused on career and technical education classes. Students will spend a part of the day at Atlanta College and Career Academy for college and career preparatory classes, while the remainder of the day will be spent at their home high school.

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

A desktop audit was performed for this element, environmental suitability was indeterminable.

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

A desktop audit was performed for this element, environmental suitability was indeterminable.

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

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - HS->General Classrooms-->Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

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

There is not a wall of cabinets/counters for storage of teaching materials and classroom needs.

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

There are no instructional resource rooms in the building.

Suitability - HS->Instructional Resource Rooms-->Size

There are no instructional resource rooms in the building.

Suitability - HS->Instructional Resource Rooms-->Location

There are no instructional resource rooms in the building.

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

There are no instructional resource rooms in the building.

Suitability - HS->Science-->Environment

There are no traditional science rooms.

Suitability - HS->Science-->Size

There are no traditional science rooms.

Suitability - HS->Science-->Location

There are no traditional science rooms.

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

There are no traditional science rooms.

Suitability - HS->Music-->Environment

There are no music classrooms.

Suitability - HS->Music-->Size

There are no music classrooms.

Suitability - HS->Music-->Location

There are no music classrooms.

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

There are no music classrooms.

Project #:	12382	County:	Atlanta Public Schools	Site #:	5664
Project:	APS Assessments 2019	Region:	761	Site:	Atlanta College Career A
Grade Config:	CTE	Site Type:	Relocation Site	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS->Art-->Environment
There are no art classrooms.

Suitability - HS->Art-->Size
There are no art classrooms.

Suitability - HS->Art-->Location
There are no art classrooms.

Suitability - HS->Art-->Storage/Fixed Equip
There are no art classrooms.

Suitability - HS->Career Tech Ed-->Location
Several of the CTE classrooms are adjacent to the cafeteria..

Suitability - HS->P.E.-->Environment
There is no gym, weight room, or any other physical education spaces.

Suitability - HS->P.E.-->Size
There is no gym, weight room, or any other physical education spaces.

Suitability - HS->P.E.-->Location
There is no gym, weight room, or any other physical education spaces.

Suitability - HS->P.E.-->Storage/Fixed Equip
There is no gym, weight room, or any other physical education spaces.

Suitability - HS->Performing Arts-->Environment
There is no auditorium, stage, or any performing arts spaces.

Suitability - HS->Performing Arts-->Size
There is no auditorium, stage, or any performing arts spaces.

Suitability - HS->Performing Arts-->Location
There is no auditorium, stage, or any performing arts spaces.

Suitability - HS->Performing Arts-->Storage/Fixed Equip
There is no auditorium, stage, or any performing arts spaces.

Suitability - HS->Administration
The main office and reception area is not located at the main entrance, but upstairs on the second floor.

Suitability - HS->Staff WkRm/Toilets
There are no designated staff only restrooms in the building.

Suitability - HS->Custodial and Maintenance
There is no custodial closet or storage on the second floor.

Suitability - HS->Outside-->Vehicular Traffic
There is only one drive lane for pickup and drop-off. The service lane is narrow and goes around a corner, creating possible backing challenges for delivery vehicles.

Suitability - HS->Outside-->Athletic Courts and Fields
There is no track, no football field, or softball field. There are two tennis courts and an open grassy field.

Suitability - HS->Safety and Security-->Signage & Way Finding
The plans do not indicate placement of the required entrance signage. The plans do specify room signage. There is no wayfinding signage specified in the plans.

Project #:	12382	County:	Atlanta Public Schools	Site #:	5664
Project:	APS Assessments 2019	Region:	761	Site:	Atlanta College Career A
Grade Config:	CTE	Site Type:	Relocation Site	Site Size:	6.00

Suitability	Rating	Score	Possible Score	Percent Score

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

The main entrance is not located directly adjacent to the main office. There is no security vestibule.