Atlanta Public Schools/ Jackson Cluster

Benteen Elementary School

Revised

School Assessment Report

November 10, 2020

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):	79,633
Year Built:	1957
Last Renovation:	
Replacement Value:	$15,704,765
Repair Cost:	$6,088,801.00
Total FCI:	38.77 %
Total RSLI:	31.00 %
FCA Score:	61.23

Description:

The Benteen Elementary School consists of (1) main school building located at 200 Casanova Street in Atlanta, GA. The 79,663 square foot campus was constructed in 1957 with additions to the main building constructed in 1993, 2000 and 2005.
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, telecom/fiber optics and site lighting.

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

A. SUBSTRUCTURE
The buildings rest on slab-on grade and are assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE
1957 Building 2010 The superstructure is concrete frame and steel frame. Floor construction is slab on-grade. Roof construction is

metal pan deck with lightweight fill and steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is equally low slope and sloped with built-up and standing seam metal.
1993 Building 2011_2020 The superstructure is concrete frame and steel frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill and steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is equally low slope and sloped with built-up and standing seam metal.
2000 Building 2030 The superstructure is concrete frame and steel frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill and steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is equally low slope and sloped with built-up and standing seam metal.
2005 Building 2040 The superstructure is concrete frame and steel frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill and steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is equally low slope and sloped with built-up and standing seam metal.
Roof openings include skylights and vents. Roof access is by ladders with fall protection attached to the side of buildings Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in consist of vinyl sheet and ceramic tile for restrooms and carpet for the administration and Media Center. Also, neoprene/rubber for the multipurpose facility. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: Only building 2040 has an elevator.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system on most buildings is a combination of internal roof drains except for buildings 2040, 2020 and 2011; Gutters are used on this building instead.
HVAC: Heating is provided by gas fired boilers and cooling is provided by a cooling tower chiller system. Terminal package unit are also present for heating and cooling. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The buildings do not have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does not have a natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, audio-visual, residential equipment, and computers.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, telecom/fiber optics and site lighting.

CODE REVIEW

ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The buildings are not covered with a wet sprinkler system. However, fire extinguishers are located throughout the buildings. 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. This report contains condition and adequacy data collected during the 2019 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

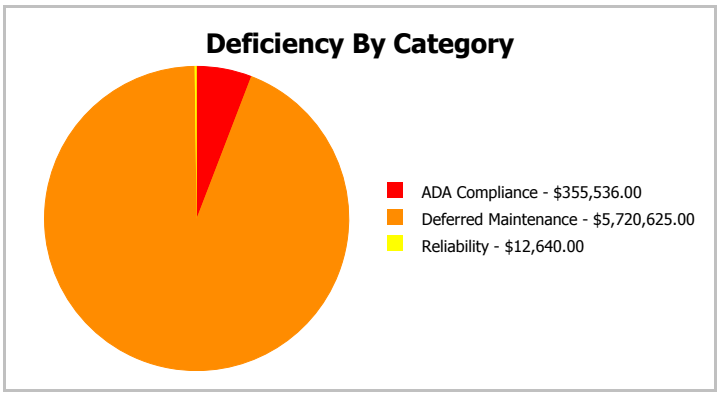
Attributes:

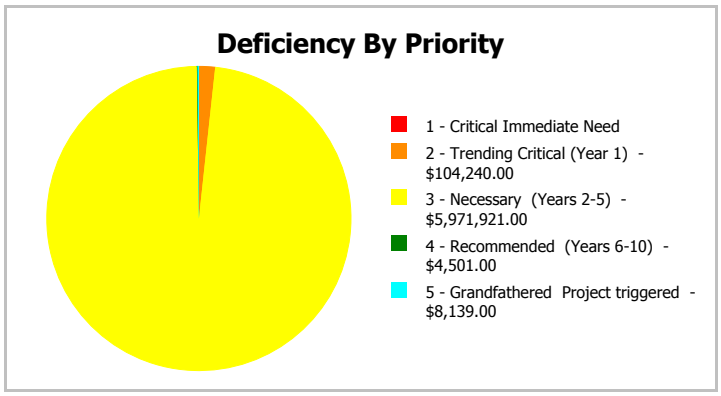
General Attributes:

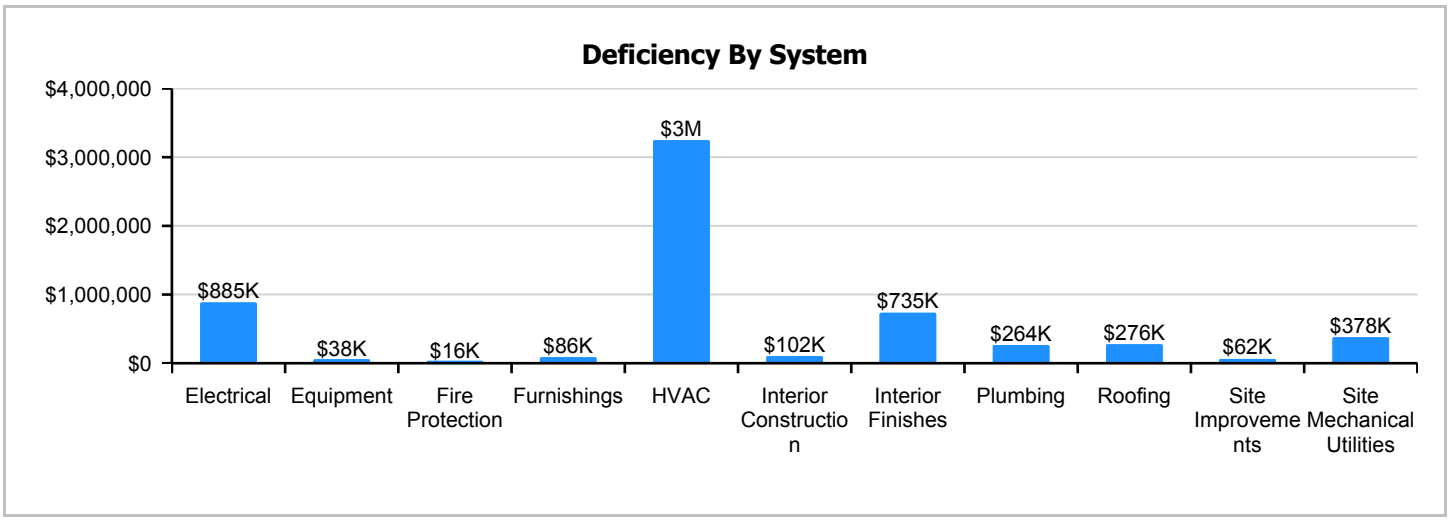
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	68440
DOE Facility Number:	5051	Total # of Modular/Portables:	0
DOE Interior Site SF:	79636	Total GSF of Modular/Portables:	0
Approx. Acres:	4	Status:	Active

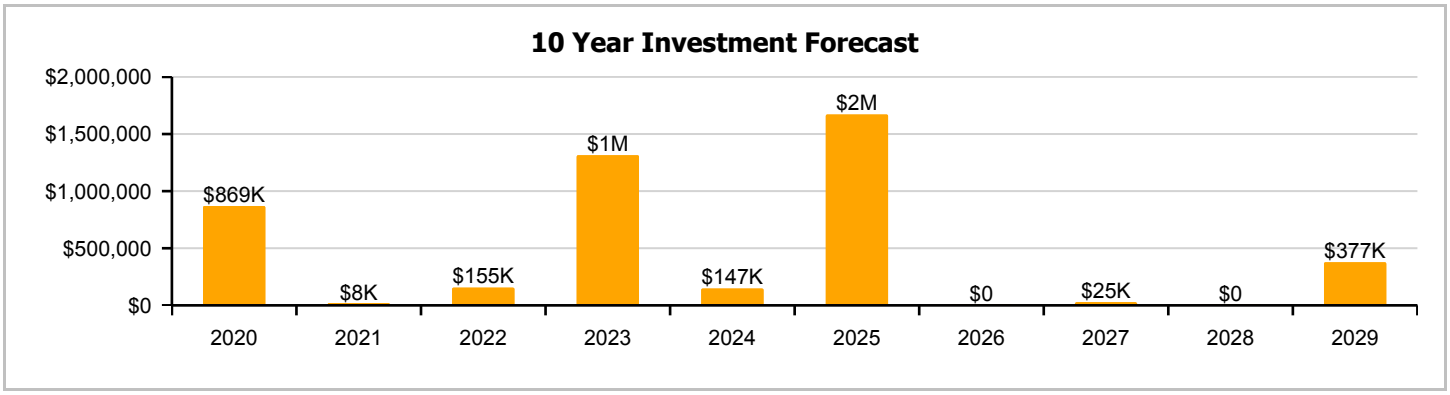
School Dashboard Summary

Gross Area:	79,633		
Year Built:	1957	Last Renovation:	
Repair Cost:	$6,088,801	Replacement Value:	$15,704,765
FCI:	38.77 %	RSLI%:	31.00 %









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.

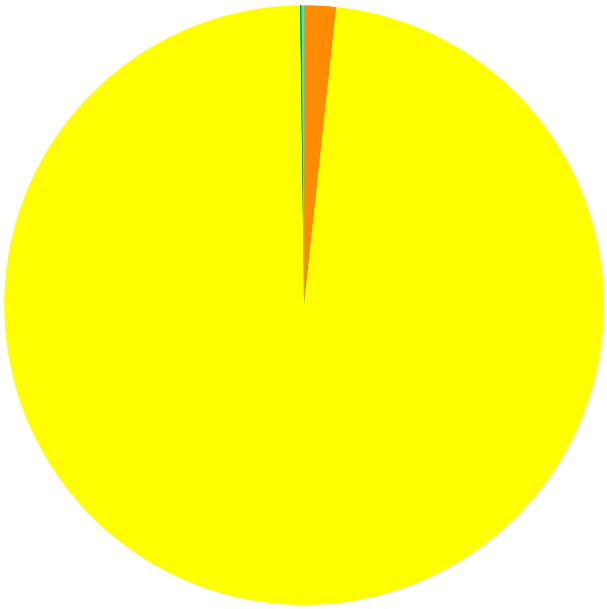
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.26 %	0.00 %	$0.00
B10 - Superstructure	68.63 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.36 %	0.00 %	$0.00
B30 - Roofing	27.47 %	43.40 %	$275,828.00
C10 - Interior Construction	49.70 %	11.90 %	$102,339.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	11.39 %	58.61 %	$734,676.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	17.10 %	39.31 %	$263,698.00
D30 - HVAC	0.00 %	110.00 %	$3,247,385.00
D40 - Fire Protection	3.14 %	54.15 %	$15,752.00
D50 - Electrical	13.47 %	52.66 %	$884,626.00
E10 - Equipment	11.96 %	53.23 %	$38,326.00
E20 - Furnishings	11.87 %	53.52 %	$86,438.00
G20 - Site Improvements	32.60 %	3.94 %	$62,193.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$377,540.00
G40 - Site Electrical Utilities	17.66 %	0.00 %	$0.00
Totals:	**31.00 %**	**38.77 %**	**$6,088,801.00**

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 Bldg 2010	23,867	61.67	$0.00	$0.00	$2,480,927.00	$0.00	$8,139.00
1993 Bldg 2011_2020	13,199	56.05	$0.00	$0.00	$1,220,350.00	$4,501.00	$0.00
2000 Bldg 2030	10,777	21.77	$0.00	$0.00	$366,900.00	$0.00	$0.00
2005 Bldg 2040	31,790	29.25	$0.00	$0.00	$1,568,251.00	$0.00	$0.00
Site	79,633	18.05	$0.00	$104,240.00	$335,493.00	$0.00	$0.00
Total:		**38.77**	**$0.00**	**$104,240.00**	**$5,971,921.00**	**$4,501.00**	**$8,139.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1) - $104,240.00
3 - Necessary (Years 2-5) - $5,971,921.00
4 - Recommended (Years 6-10) - $4,501.00
5 - Grandfathered Project triggered - $8,139.00

Budget Estimate Total: $6,088,801.00

Executive Summary

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Function:	Elementary
Gross Area (SF):	23,867
Year Built:	1957
Last Renovation:	
Replacement Value:	$4,035,828
Repair Cost:	$2,489,066.00
Total FCI:	61.67 %
Total RSLI:	15.71 %
FCA Score:	38.33

Description:

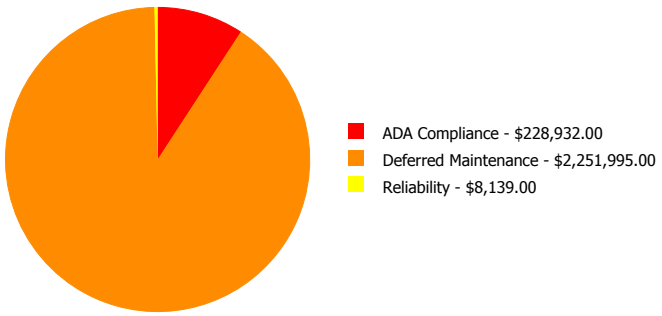
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

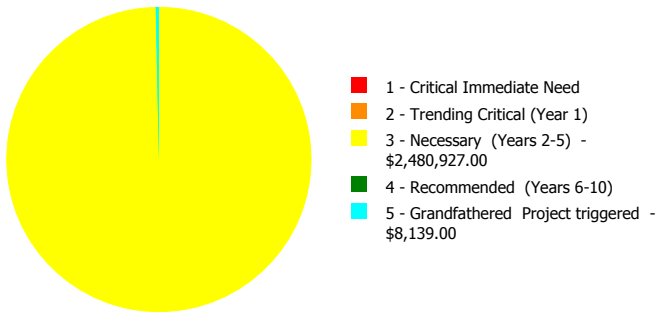
Dashboard Summary

Function:	Elementary	Gross Area:	23,867
Year Built:	1957	Last Renovation:	
Repair Cost:	$2,489,066	Replacement Value:	$4,035,828
FCI:	61.67 %	RSLI%:	15.71 %

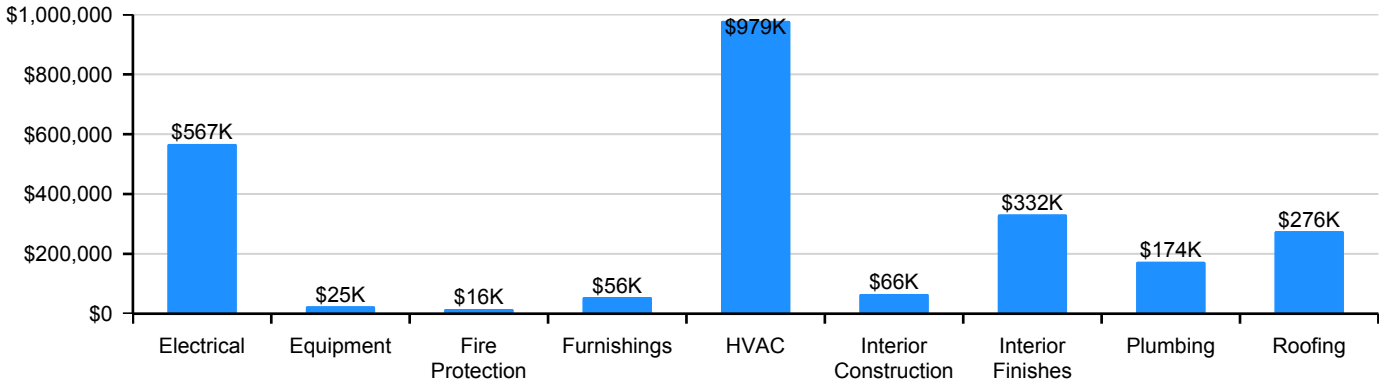
Deficiency By Category



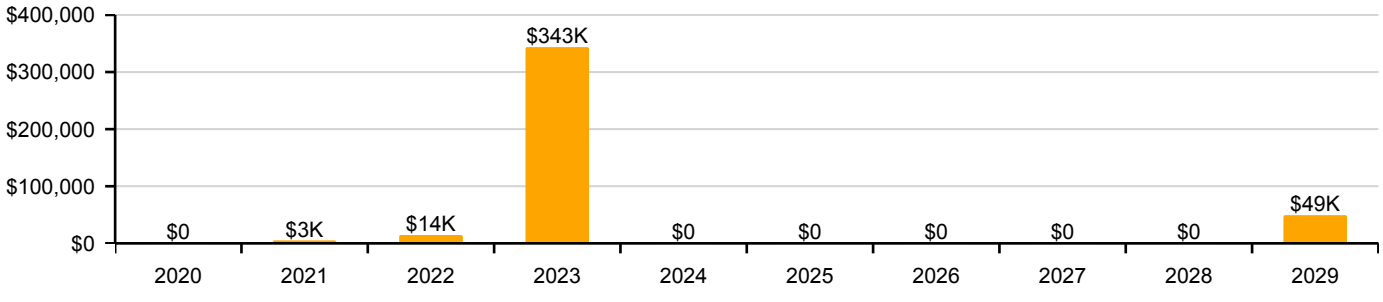
Deficiency By Priority



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	38.00 %	0.00 %	$0.00
B10 - Superstructure	38.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.96 %	0.00 %	$0.00
B30 - Roofing	0.65 %	150.07 %	$275,828.00
C10 - Interior Construction	28.59 %	24.56 %	$65,897.00
C30 - Interior Finishes	7.91 %	87.86 %	$331,637.00
D20 - Plumbing	3.51 %	81.06 %	$173,536.00
D30 - HVAC	0.00 %	110.00 %	$978,737.00
D40 - Fire Protection	1.74 %	95.65 %	$15,752.00
D50 - Electrical	0.00 %	110.00 %	$567,343.00
E10 - Equipment	0.00 %	110.00 %	$24,678.00
E20 - Furnishings	0.00 %	110.00 %	$55,658.00
Totals:	**15.71 %**	**61.67 %**	**$2,489,066.00**

Photo Album

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

1). West elevation - Jan 21, 2020

2). South Elevation - Jan 21, 2020

3). East Elevation - Jan 21, 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	$7.37	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$175,900
A1030	Slab on Grade	$6.22	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$148,453
B1010	Floor Construction	$16.38	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$390,941
B1020	Roof Construction	$11.75	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$280,437
B2010	Exterior Walls	$12.46	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$297,383
B2020	Exterior Windows	$7.79	S.F.	23,867	30	1993	2023		13.33 %	0.00 %	4			$185,924
B2030	Exterior Doors	$0.76	S.F.	23,867	30	1993	2023		13.33 %	0.00 %	4			$18,139
B3010105	Built-Up	$7.15	S.F.	19,107	25	1992	2017		0.00 %	157.00 %	-2		$214,486.00	$136,615
B3010120	Single Ply Membrane	$5.37	S.F.	6,565	20	1992	2012		0.00 %	174.00 %	-7		$61,342.00	$35,254
B3020	Roof Openings	$0.50	S.F.	23,867	30	1992	2022		10.00 %	0.00 %	3			$11,934
C1010	Partitions	$5.28	S.F.	23,867	100	1957	2057		38.00 %	0.00 %	38			$126,018
C1020	Interior Doors	$3.45	S.F.	23,867	40	1993	2033		35.00 %	0.00 %	14			$82,341
C1030	Fittings	$2.51	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$65,897.00	$59,906
C3010220	Tile	$9.25	S.F.	1,337	30	1993	2023		13.33 %	0.00 %	4			$12,367
C3010230	Paint & Covering	$1.47	S.F.	22,530	10	1993	2003		0.00 %	0.00 %	-16			$33,119
C3020420	Ceramic Tile	$16.74	S.F.	3,417	50	1993	2043		48.00 %	0.00 %	24			$57,201
C3020903	VCT	$3.48	S.F.	20,160	15	1993	2008		0.00 %	155.00 %	-11		$108,743.00	$70,157
C3020999	Other - Concrete Finish	$6.87	S.F.	290	100	1957	2057		38.00 %	0.00 %	38			$1,992
C3030	Ceiling Finishes	$8.49	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$222,894.00	$202,631
D2010	Plumbing Fixtures	$6.21	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$163,035.00	$148,214
D2020	Domestic Water Distribution	$0.69	S.F.	23,867	30	1993	2023		13.33 %	0.00 %	4			$16,468
D2030	Sanitary Waste	$1.67	S.F.	23,867	30	1993	2023		13.33 %	0.00 %	4			$39,858
D2040	Rain Water Drainage	$0.40	S.F.	23,867	20	1993	2013		0.00 %	109.99 %	-6		$10,501.00	$9,547
D3020	Heat Generating Systems	$3.51	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$92,150.00	$83,773
D3040	Distribution Systems	$10.38	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$272,513.00	$247,739
D3050	Terminal & Package Units	$21.23	S.F.	23,867	15	1993	2008		0.00 %	110.00 %	-11		$557,366.00	$506,696
D3060	Controls & Instrumentation	$2.16	S.F.	23,867	15	1993	2008		0.00 %	110.00 %	-11		$56,708.00	$51,553
D4030	Fire Protection Specialties	$0.09	S.F.	23,867	15	2006	2021		13.33 %	0.00 %	2			$2,148
D4090	Other Fire Protection Systems	$0.60	S.F.	23,867	15	1993	2008		0.00 %	110.00 %	-11		$15,752.00	$14,320
D5010	Electrical Service/Distribution	$2.19	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$57,496.00	$52,269
D5020	Branch Wiring	$4.52	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$118,667.00	$107,879
D5020	Lighting	$6.78	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$178,000.00	$161,818
D5030810	Security & Detection Systems	$1.51	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$39,643.00	$36,039
D5030910	Fire Alarm Systems	$2.74	S.F.	23,867	15	1993	2008		0.00 %	110.00 %	-11		$71,935.00	$65,396
D5030920	Data Communication	$3.56	S.F.	23,867	25	1993	2018		0.00 %	110.00 %	-1		$93,463.00	$84,967
D5090	Other Electrical Systems	$0.31	S.F.	23,867	15	1993	2008		0.00 %	110.00 %	-11		$8,139.00	$7,399
E1020	Institutional Equipment	$0.10	S.F.	23,867	20	1993	2013		0.00 %	109.97 %	-6		$2,625.00	$2,387
E1090	Other Equipment	$0.84	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$22,053.00	$20,048
E2010	Fixed Furnishings	$2.12	S.F.	23,867	20	1993	2013		0.00 %	110.00 %	-6		$55,658.00	$50,598
								Total	**15.71 %**	**61.67 %**			**$2,489,066.00**	**$4,035,828**

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: B3010 - Roof Coverings

Note:

System: B3010105 - Built-Up

Note:

System: B3010120 - Single Ply Membrane

Note:

System: B3020 - Roof Openings

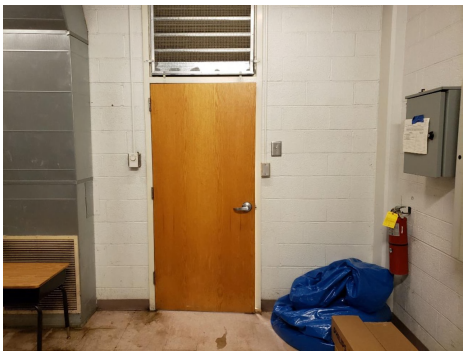


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

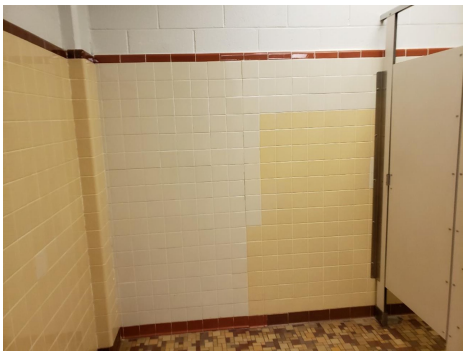



Note:

System: C1030 - Fittings

Note:

System: C3010220 - Tile

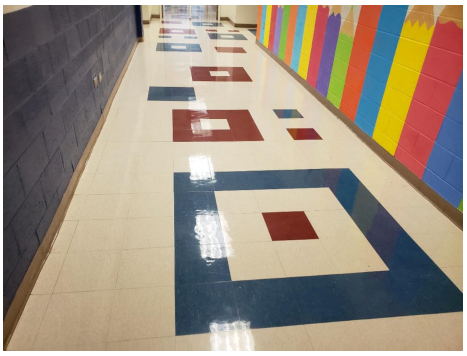


Note:

System: C3010230 - Paint & Covering

Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Concrete Finish



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



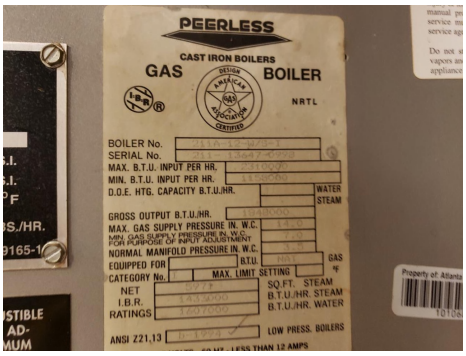
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems

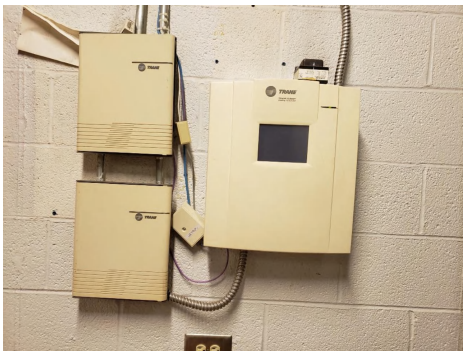


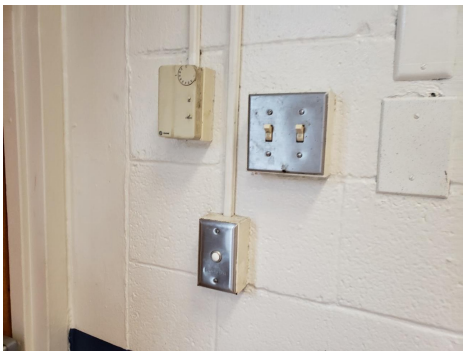
Note:

System: D3050 - Terminal & Package Units

Note:

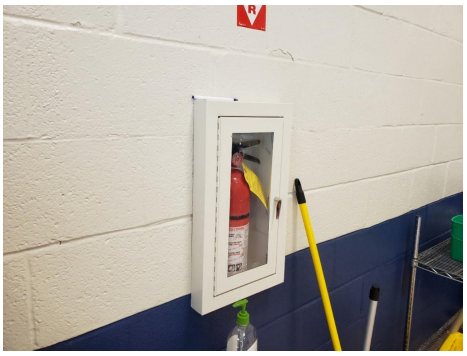
System: D3060 - Controls & Instrumentation

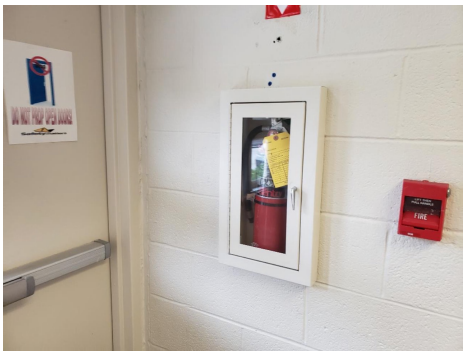




Note:

System: D4030 - Fire Protection Specialties





Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



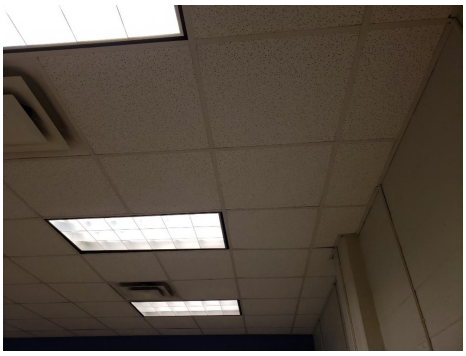
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

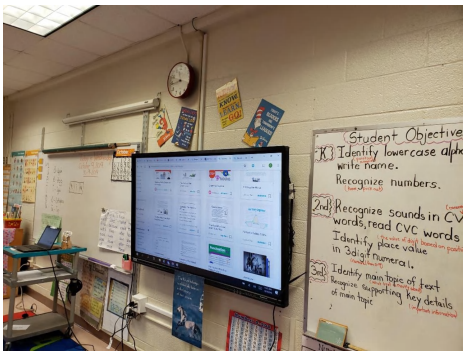
System: D5030920 - Data Communication

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:	**$2,489,066**	**$0**	**$2,507**	**$14,344**	**$343,257**	**$0**	**$0**	**$0**	**$0**	**$0**	**$48,960**	**$2,898,134**
*** 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	$230,185	$0	$0	$0	$0	$0	$0	**$230,185**
B2030 - Exterior Doors	$0	$0	$0	$0	$22,457	$0	$0	$0	$0	$0	$0	**$22,457**
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	$214,486	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,486**
B3010120 - Single Ply Membrane	$61,342	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$61,342**
B3020 - Roof Openings	$0	$0	$0	$14,344	$0	$0	$0	$0	$0	$0	$0	**$14,344**
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	$65,897	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,897**
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	$20,879	$0	$0	$0	$0	$0	$0	**$20,879**

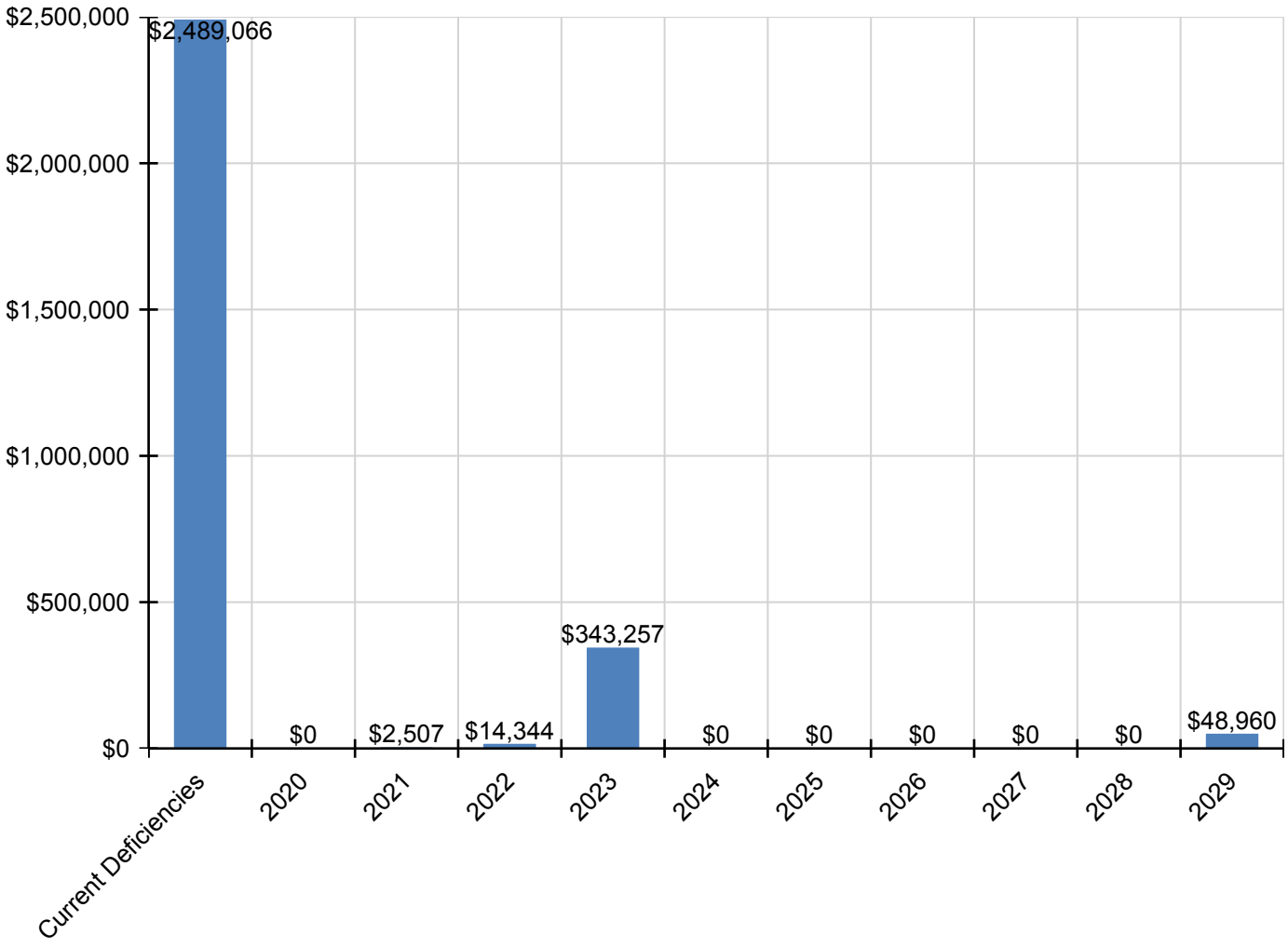
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,960	$48,960
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020903 - VCT	$108,743	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$108,743
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 - Ceiling Finishes	$222,894	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$222,894
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	$163,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,035
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$20,389	$0	$0	$0	$0	$0	$0	$20,389
D2030 - Sanitary Waste	$0	$0	$0	$0	$49,347	$0	$0	$0	$0	$0	$0	$49,347
D2040 - Rain Water Drainage	$10,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,501
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 - Heat Generating Systems	$92,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$92,150
D3040 - Distribution Systems	$272,513	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$272,513
D3050 - Terminal & Package Units	$557,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$557,366
D3060 - Controls & Instrumentation	$56,708	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,708
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$2,507	$0	$0	$0	$0	$0	$0	$0	$0	$2,507
D4090 - Other Fire Protection Systems	$15,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,752
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$57,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$57,496
D5020 - Branch Wiring	$118,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$118,667
D5020 - Lighting	$178,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$178,000
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$39,643	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,643
D5030910 - Fire Alarm Systems	$71,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$71,935
D5030920 - Data Communication	$93,463	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$93,463
D5090 - Other Electrical Systems	$8,139	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,139
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	$2,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,625

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1090 - Other Equipment	$22,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,053**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$55,658	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,658**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

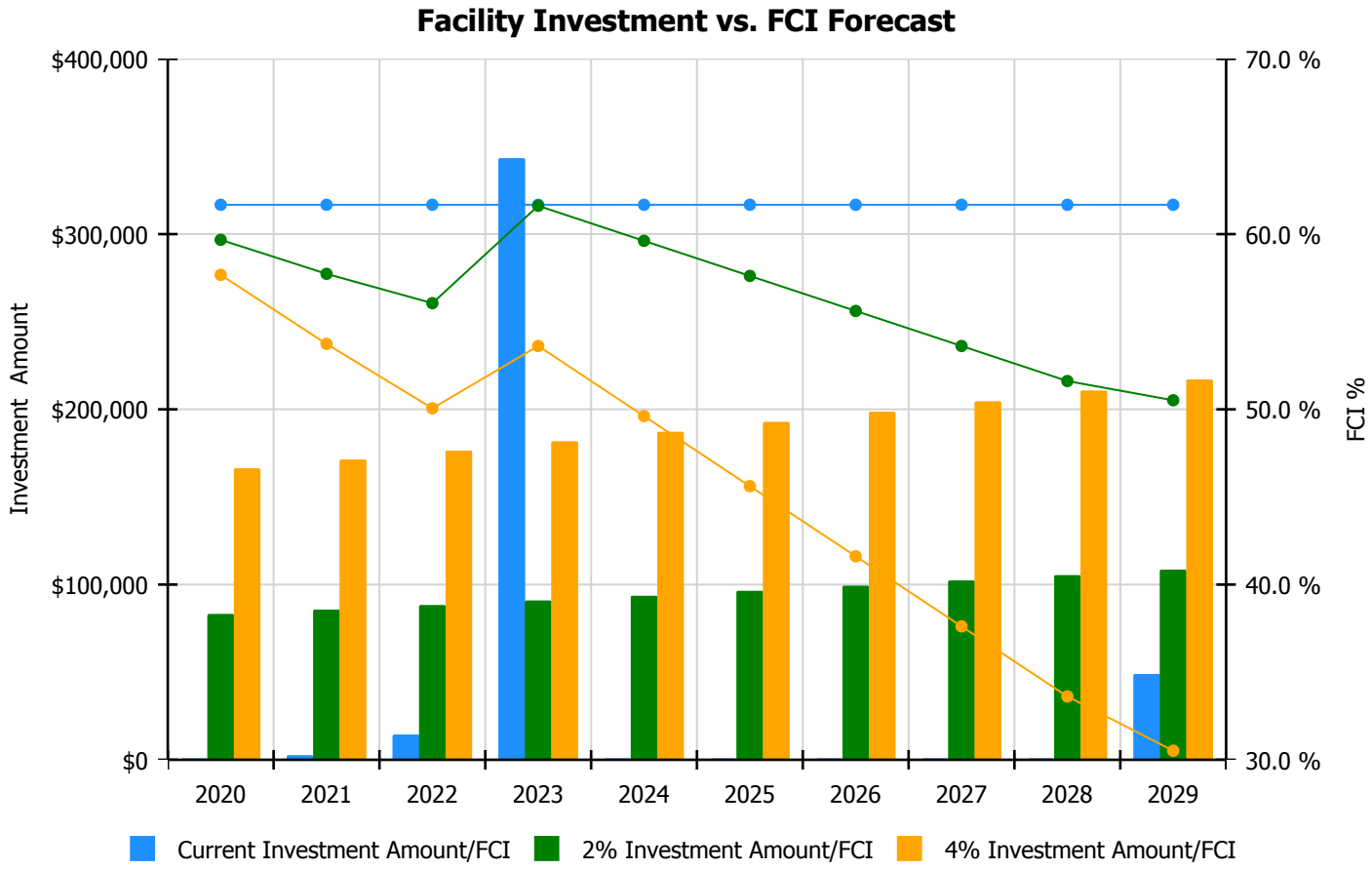
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

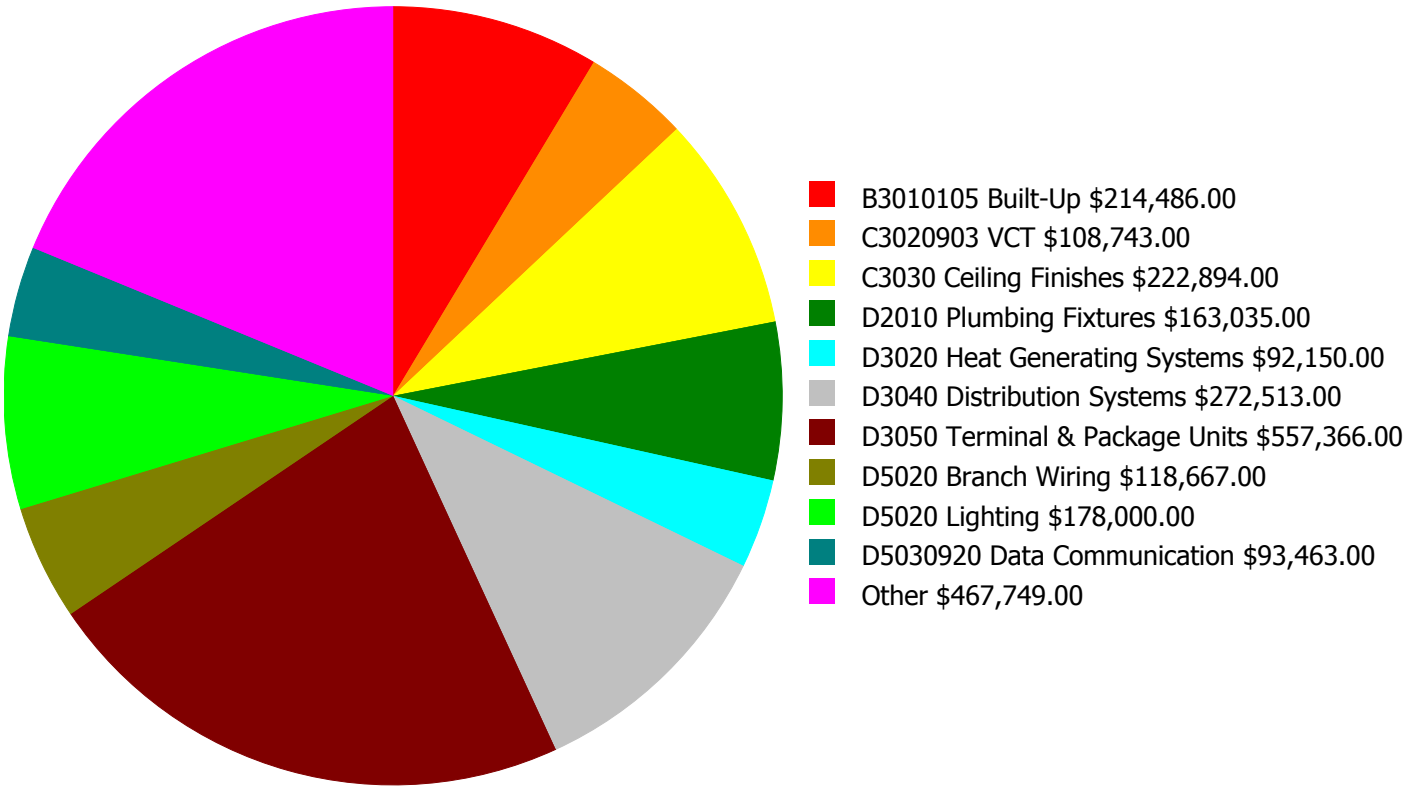
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 61.67%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$83,138.00	59.67 %	$166,276.00	57.67 %
2021	$2,507	$85,632.00	57.73 %	$171,264.00	53.73 %
2022	$14,344	$88,201.00	56.06 %	$176,402.00	50.06 %
2023	$343,257	$90,847.00	61.61 %	$181,694.00	53.61 %
2024	$0	$93,573.00	59.61 %	$187,145.00	49.61 %
2025	$0	$96,380.00	57.61 %	$192,760.00	45.61 %
2026	$0	$99,271.00	55.61 %	$198,542.00	41.61 %
2027	$0	$102,249.00	53.61 %	$204,499.00	37.61 %
2028	$0	$105,317.00	51.61 %	$210,634.00	33.61 %
2029	$48,960	$108,476.00	50.52 %	$216,953.00	30.52 %
Total:	**$409,068**	**$953,084.00**		**$1,906,169.00**	

Deficiency Summary by System

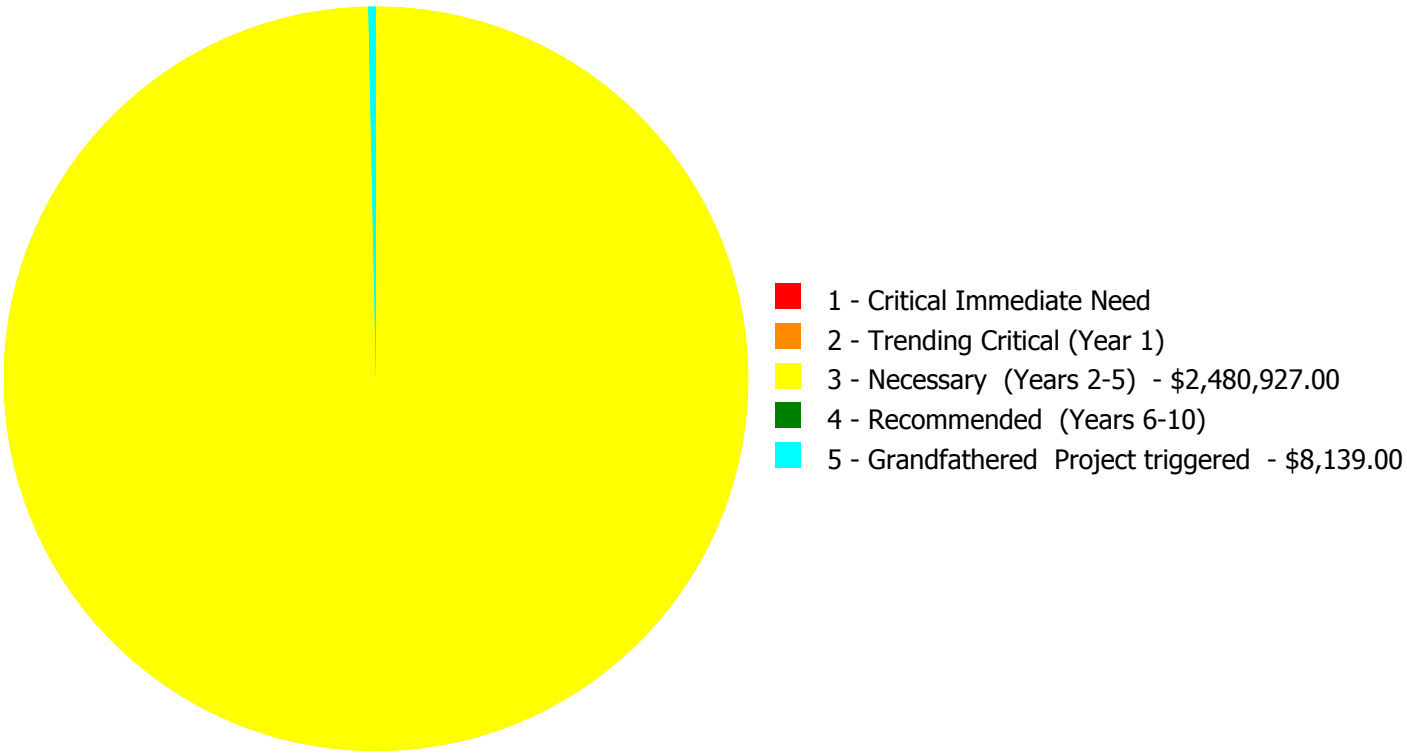
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,489,066.00

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: $2,489,066.00

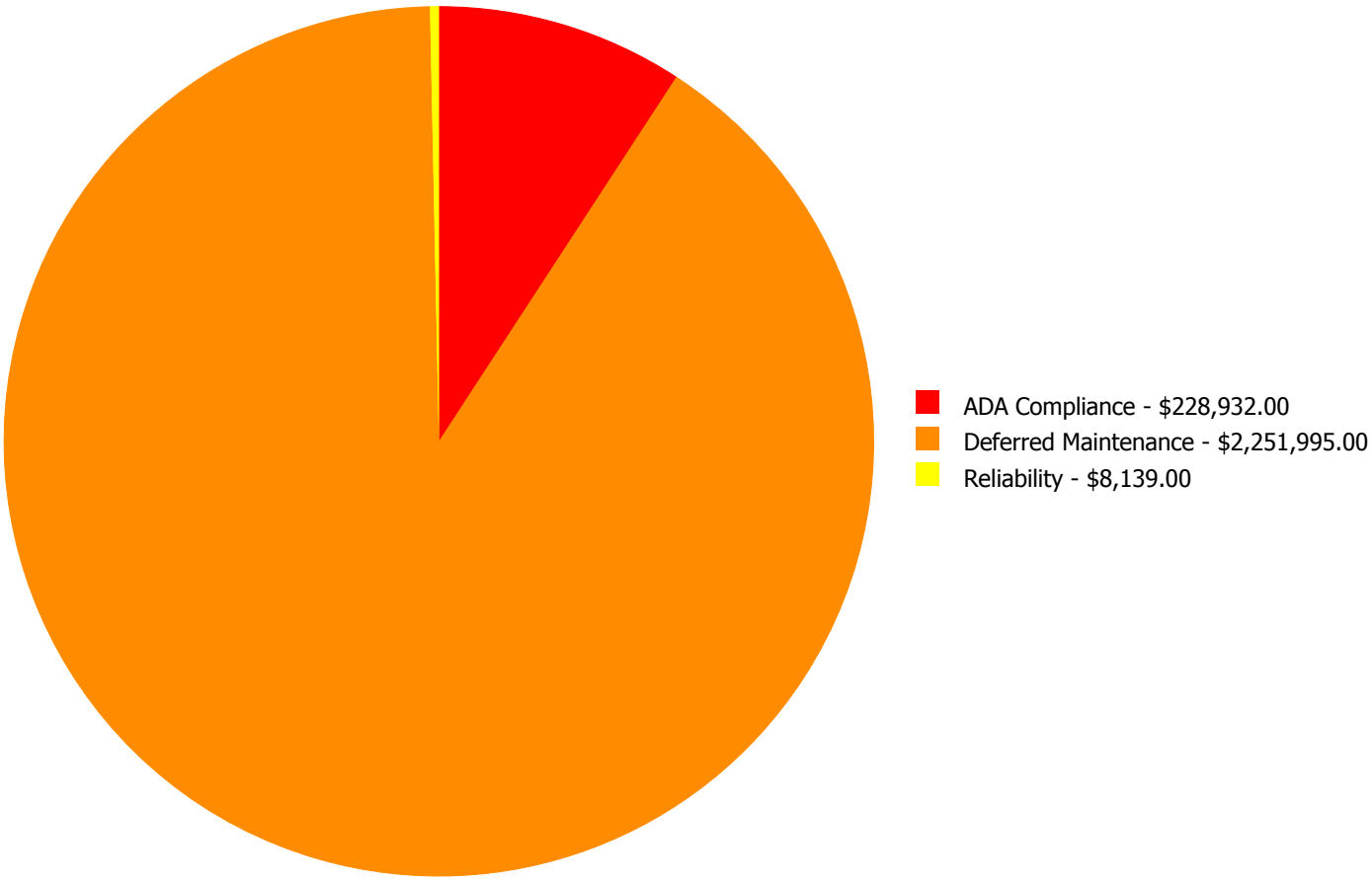
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$214,486.00	$0.00	$0.00	$214,486.00
B3010120	Single Ply Membrane	$0.00	$0.00	$61,342.00	$0.00	$0.00	$61,342.00
C1030	Fittings	$0.00	$0.00	$65,897.00	$0.00	$0.00	$65,897.00
C3020903	VCT	$0.00	$0.00	$108,743.00	$0.00	$0.00	$108,743.00
C3030	Ceiling Finishes	$0.00	$0.00	$222,894.00	$0.00	$0.00	$222,894.00
D2010	Plumbing Fixtures	$0.00	$0.00	$163,035.00	$0.00	$0.00	$163,035.00
D2040	Rain Water Drainage	$0.00	$0.00	$10,501.00	$0.00	$0.00	$10,501.00
D3020	Heat Generating Systems	$0.00	$0.00	$92,150.00	$0.00	$0.00	$92,150.00
D3040	Distribution Systems	$0.00	$0.00	$272,513.00	$0.00	$0.00	$272,513.00
D3050	Terminal & Package Units	$0.00	$0.00	$557,366.00	$0.00	$0.00	$557,366.00
D3060	Controls & Instrumentation	$0.00	$0.00	$56,708.00	$0.00	$0.00	$56,708.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$15,752.00	$0.00	$0.00	$15,752.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$57,496.00	$0.00	$0.00	$57,496.00
D5020	Branch Wiring	$0.00	$0.00	$118,667.00	$0.00	$0.00	$118,667.00
D5020	Lighting	$0.00	$0.00	$178,000.00	$0.00	$0.00	$178,000.00
D5030810	Security & Detection Systems	$0.00	$0.00	$39,643.00	$0.00	$0.00	$39,643.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$71,935.00	$0.00	$0.00	$71,935.00
D5030920	Data Communication	$0.00	$0.00	$93,463.00	$0.00	$0.00	$93,463.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$8,139.00	$8,139.00
E1020	Institutional Equipment	$0.00	$0.00	$2,625.00	$0.00	$0.00	$2,625.00
E1090	Other Equipment	$0.00	$0.00	$22,053.00	$0.00	$0.00	$22,053.00
E2010	Fixed Furnishings	$0.00	$0.00	$55,658.00	$0.00	$0.00	$55,658.00
	Total:	$0.00	$0.00	$2,480,927.00	$0.00	$8,139.00	$2,489,066.00

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: $2,489,066.00

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: B3010105 - Built-Up

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 19,107.00
Unit of Measure: S.F.
Estimate: $214,486.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The built up roof covering is beyond its service life and should be scheduled for replacement.

System: B3010120 - Single Ply Membrane

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,565.00
Unit of Measure: S.F.
Estimate: $61,342.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The single ply membrane roof covering is beyond its service life and should be scheduled for replacement.

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $65,897.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The fittings are aged and beyond their expected service life and should be scheduled for replacement.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 20,160.00
Unit of Measure: S.F.
Estimate: $108,743.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $222,894.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The ceiling tiles are beyond their expected service life and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

Location: bathrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $163,035.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The Plumbing fixtures are beyond their expected service life and should be scheduled for replacement.

System: D2040 - Rain Water Drainage

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $10,501.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The rainwater drainage system is beyond its expected service life and should be scheduled for replacement.

System: D3020 - Heat Generating Systems

Location: Mechanical room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $92,150.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: The boiler is beyond its service life and should be scheduled for replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $272,513.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The HVAC distribution system is beyond its expected service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Rooftop and around building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $557,366.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: The terminal and package units are at the end of their useful life. The system is functional however upgrades are warranted.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $56,708.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: The heating and cooling systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are beyond their expected service life. Upgrades or replacing the system is recommended.

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: 23,867.00
Unit of Measure: S.F.
Estimate: $15,752.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: The exhaust hood system warrants upgrades to this system based on usage and age.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $57,496.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $118,667.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The branch wiring system is operational but is aged and should be replaced with an energy efficient system.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $178,000.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes:
The lighting system is beyond its expected life and universal upgrades are recommended.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $39,643.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The security system is beyond its expected service life and upgrades are warranted

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $71,935.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

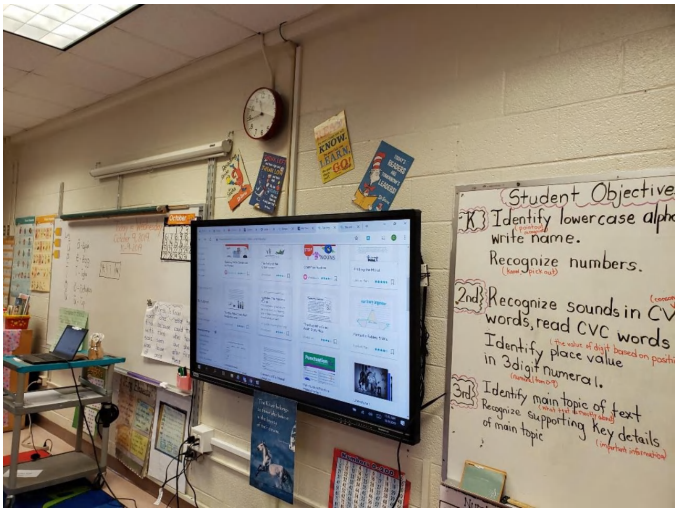
Notes: The Fire Alarm system is beyond its expected service life and should be scheduled for replacement.

System: D5030920 - Data Communication

Location: IDF and MDF
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $93,463.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: This facility has a data communications system that provides access to the internet. The system is beyond its expected service life and the installation of a new data system is recommended.

System: E1020 - Institutional Equipment



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $2,625.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: Institutional equipment is aged and beyond its expected life and should be scheduled for replacement.

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $22,053.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The kitchen equipment is beyond its expected life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $55,658.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: Fixed Furnishings are beyond their service life and should be scheduled for replacement.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: on-site
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 23,867.00
Unit of Measure: S.F.
Estimate: $8,139.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: No emergency generator, client standard required.

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
Gross Area (SF):	13,199
Year Built:	1993
Last Renovation:	
Replacement Value:	$2,185,208
Repair Cost:	$1,224,851.00
Total FCI:	56.05 %
Total RSLI:	28.24 %
FCA Score:	43.95

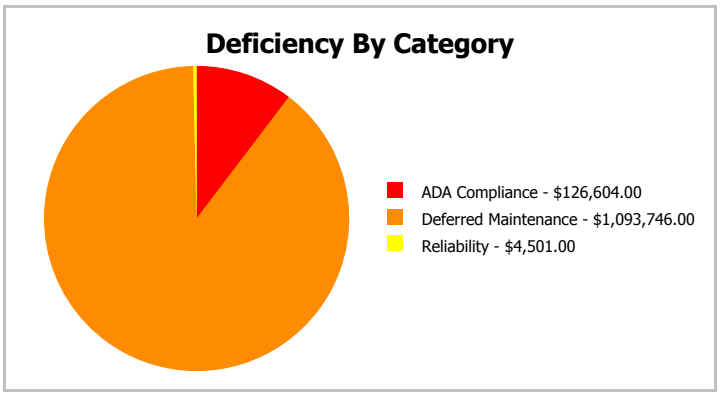
Description:

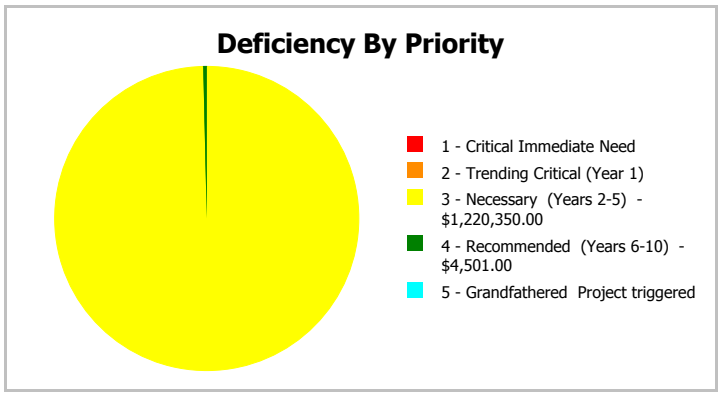
The narrative for this building is included in the Executive Summary Description at the front of this report.

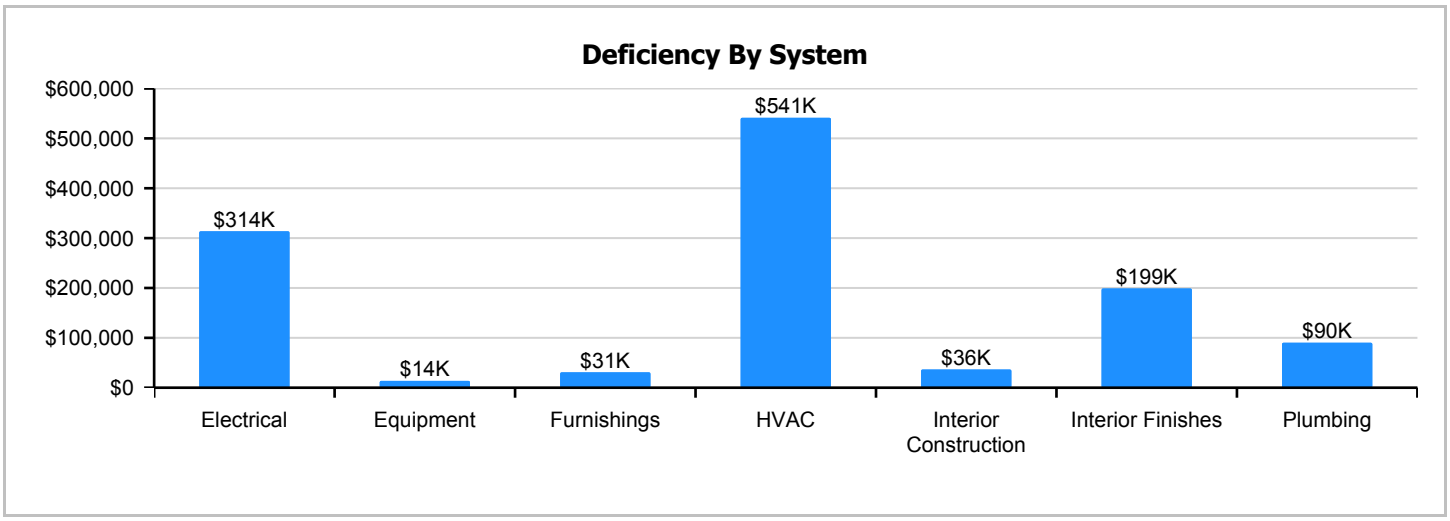
Attributes: This asset has no attributes.

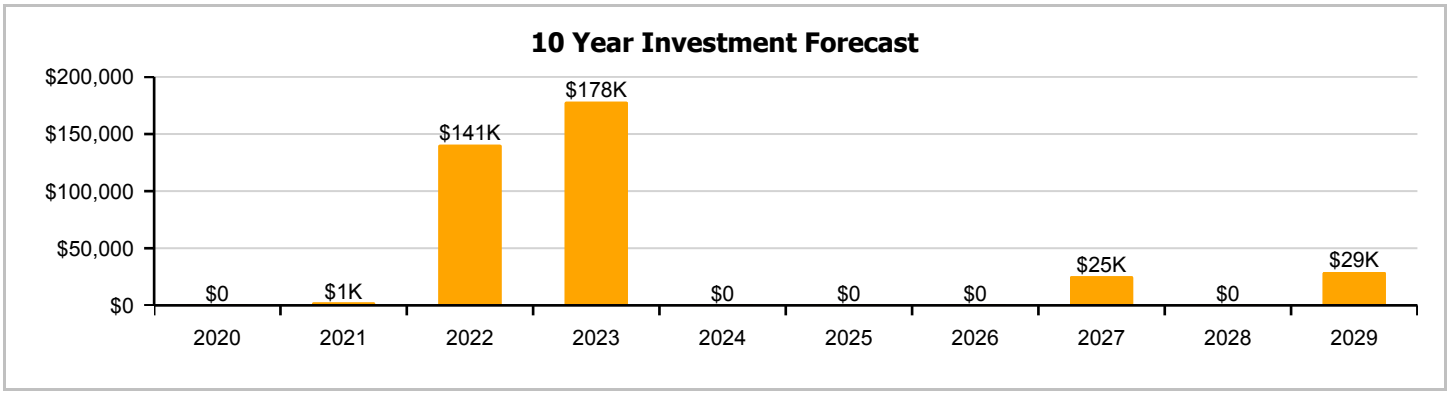
Dashboard Summary

Function:	Elementary	Gross Area:	13,199
Year Built:	1993	Last Renovation:	
Repair Cost:	$1,224,851	Replacement Value:	$2,185,208
FCI:	56.05 %	RSLI%:	28.24 %









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	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.31 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	45.50 %	24.56 %	$36,442.00
C30 - Interior Finishes	2.19 %	102.24 %	$198,947.00
D20 - Plumbing	3.67 %	79.71 %	$90,162.00
D30 - HVAC	0.00 %	110.00 %	$541,264.00
D40 - Fire Protection	1.74 %	0.00 %	$0.00
D50 - Electrical	0.00 %	110.00 %	$313,608.00
E10 - Equipment	0.00 %	110.00 %	$13,648.00
E20 - Furnishings	0.00 %	110.00 %	$30,780.00
Totals:	**28.24 %**	**56.05 %**	**$1,224,851.00**

Photo Album

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

1). North Elevation - Jan 21, 2020

2). West Elevation - Jan 21, 2020

3). South Elevation - Jan 21, 2020

4). East Elevation - Jan 21, 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	$7.35	S.F.	13,199	100	1993	2093		74.00 %	0.00 %	74			$97,013
A1030	Slab on Grade	$6.22	S.F.	13,199	100	1993	2093		74.00 %	0.00 %	74			$82,098
B1010	Floor Construction	$16.38	S.F.	12,199	100	1993	2093		74.00 %	0.00 %	74			$199,820
B1020	Roof Construction	$11.75	S.F.	13,199	100	1993	2093		74.00 %	0.00 %	74			$155,088
B2010	Exterior Walls	$12.46	S.F.	13,199	100	1993	2093		74.00 %	0.00 %	74			$164,460
B2020	Exterior Windows	$7.79	S.F.	13,199	30	1993	2023		13.33 %	0.00 %	4			$102,820
B2030	Exterior Doors	$0.76	S.F.	13,199	30	1993	2023		13.33 %	0.00 %	4			$10,031
B3010130	Preformed Metal Roofing	$8.50	S.F.	10,129	30	1992	2022		10.00 %	0.00 %	3			$86,097
B3020	Roof Openings	$0.50	S.F.	10,129	30	1992	2022		10.00 %	0.00 %	3			$5,065
C1010	Partitions	$5.28	S.F.	13,199	100	1993	2093		74.00 %	0.00 %	74			$69,691
C1020	Interior Doors	$3.45	S.F.	13,199	40	1993	2033		35.00 %	0.00 %	14			$45,537
C1030	Fittings	$2.51	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$36,442.00	$33,129
C3010230	Paint & Covering	$1.47	S.F.	13,199	10	1993	2003		0.00 %	0.00 %	-16			$19,403
C3020420	Ceramic Tile	$16.74	S.F.	531	50	1993	2043		48.00 %	0.00 %	24			$8,889
C3020901	Carpet	$7.50	S.F.	2,439	8	1993	2001		0.00 %	110.00 %	-18		$20,122.00	$18,293
C3020903	VCT	$3.48	S.F.	10,229	15	1993	2008		0.00 %	155.00 %	-11		$55,175.00	$35,597
C3020999	Other - Concrete Finish w/Sealer	$6.87	S.F.	51	10	1993	2003		0.00 %	110.00 %	-16		$385.00	$350
C3030	Ceiling Finishes	$8.49	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$123,265.00	$112,060
D2010	Plumbing Fixtures	$6.21	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$90,162.00	$81,966
D2020	Domestic Water Distribution	$0.69	S.F.	13,199	30	1993	2023		13.33 %	0.00 %	4			$9,107
D2030	Sanitary Waste	$1.67	S.F.	13,199	30	1993	2023		13.33 %	0.00 %	4			$22,042
D3030	Cooling Generating Systems	$5.95	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$86,387.00	$78,534
D3040	Distribution Systems	$10.38	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$150,706.00	$137,006
D3050	Terminal & Package Units	$18.79	S.F.	13,199	15	1993	2008		0.00 %	110.00 %	-11		$272,810.00	$248,009
D3060	Controls & Instrumentation	$2.16	S.F.	13,199	15	1993	2008		0.00 %	110.00 %	-11		$31,361.00	$28,510
D4030	Fire Protection Specialties	$0.09	S.F.	13,199	15	2006	2021		13.33 %	0.00 %	2			$1,188
D4090	Other Fire Protection Systems	$0.60	S.F.	13,199	15	1993	2008		0.00 %	0.00 %	-11			$7,919
D5010	Electrical Service/Distribution	$2.19	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$31,796.00	$28,906
D5020	Branch Wiring	$4.52	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$65,625.00	$59,659
D5020	Lighting	$6.77	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$98,293.00	$89,357
D5030810	Security & Detection Systems	$1.51	S.F.	13,199	20	1993	2013		0.00 %	110.01 %	-6		$21,924.00	$19,930
D5030910	Fire Alarm Systems	$2.74	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$39,782.00	$36,165
D5030920	Data Communication	$3.56	S.F.	13,199	25	1993	2018		0.00 %	110.00 %	-1		$51,687.00	$46,988
D5090	Other Electrical Systems	$0.31	S.F.	13,199	15	1993	2008		0.00 %	110.00 %	-11		$4,501.00	$4,092
E1020	Institutional Equipment	$0.10	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$1,452.00	$1,320
E1090	Other Equipment	$0.84	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$12,196.00	$11,087
E2010	Fixed Furnishings	$2.12	S.F.	13,199	20	1993	2013		0.00 %	110.00 %	-6		$30,780.00	$27,982
								Total	**28.24 %**	**56.05 %**			**$1,224,851.00**	**$2,185,208**

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: B3010130 - Preformed Metal Roofing



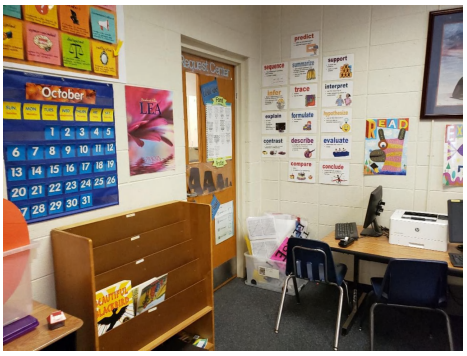
Note:

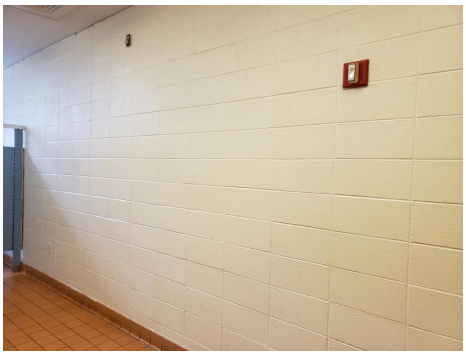
System: B3020 - Roof Openings



Note:

System: C1010 - Partitions






Note:

System: C1020 - Interior Doors

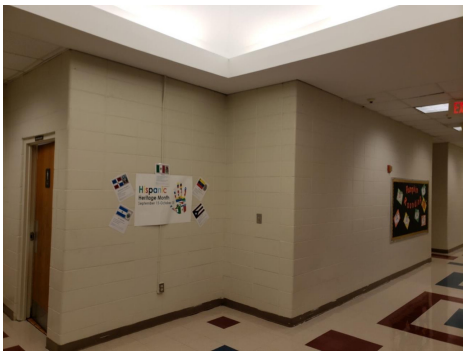


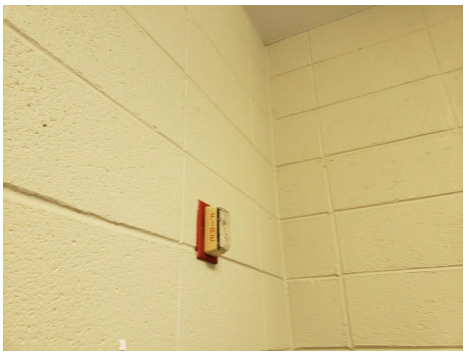
Note:

System: C1030 - Fittings

Note:

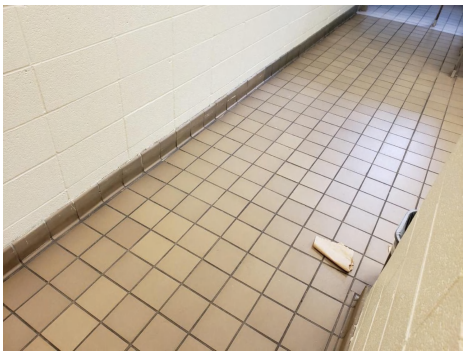
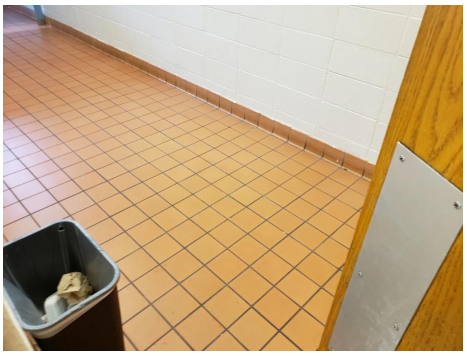
System: C3010230 - Paint & Covering





Note:

System: C3020420 - Ceramic Tile


Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



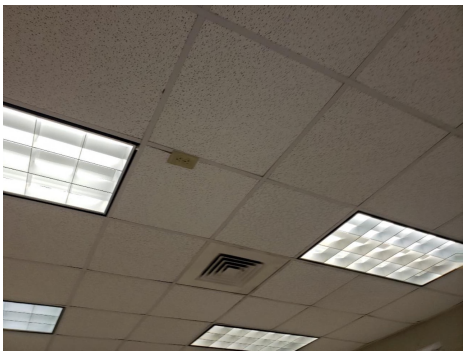
Note:

System: C3020999 - Other - Concrete Finish w/Sealer


Note:

System: C3030 - Ceiling Finishes





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3030 - Cooling Generating Systems This system contains no images

Note: Cooling Tower located outside building 20240 cools this building also.

System: D3040 - Distribution Systems



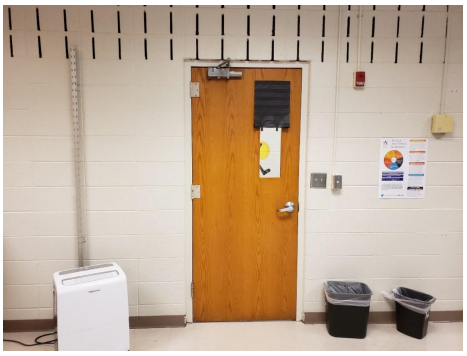
Note:

System: D3050 - Terminal & Package Units



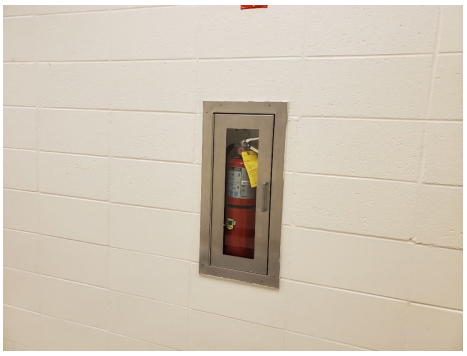
Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4030 - Fire Protection Specialties


Note:

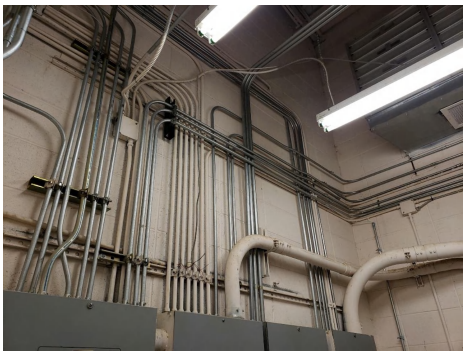
System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution

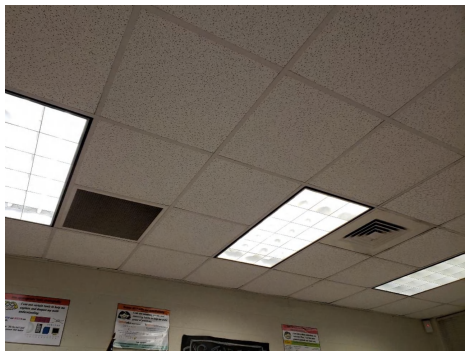
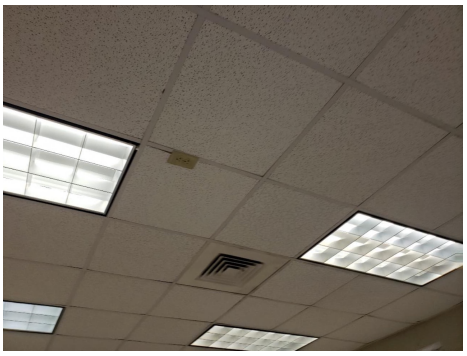
Note:

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

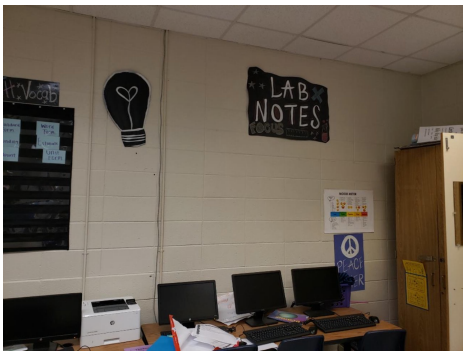


Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

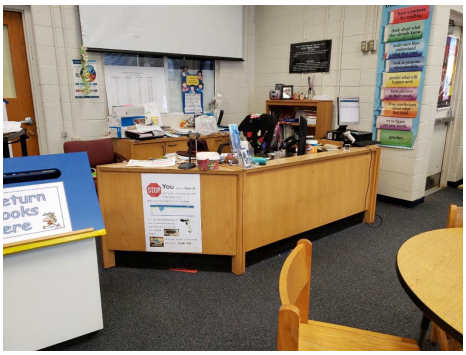



Note:

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:	**$1,224,851**	**$0**	**$1,387**	**$140,622**	**$178,282**	**$0**	**$0**	**$0**	**$25,490**	**$0**	**$29,201**	**$1,599,832**
*** 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	$127,297	$0	$0	$0	$0	$0	$0	**$127,297**
B2030 - Exterior Doors	$0	$0	$0	$0	$12,419	$0	$0	$0	$0	$0	$0	**$12,419**
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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$134,534	$0	$0	$0	$0	$0	$0	$0	**$134,534**
B3020 - Roof Openings	$0	$0	$0	$6,088	$0	$0	$0	$0	$0	$0	$0	**$6,088**
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	$36,442	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,442**
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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,683	**$28,683**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

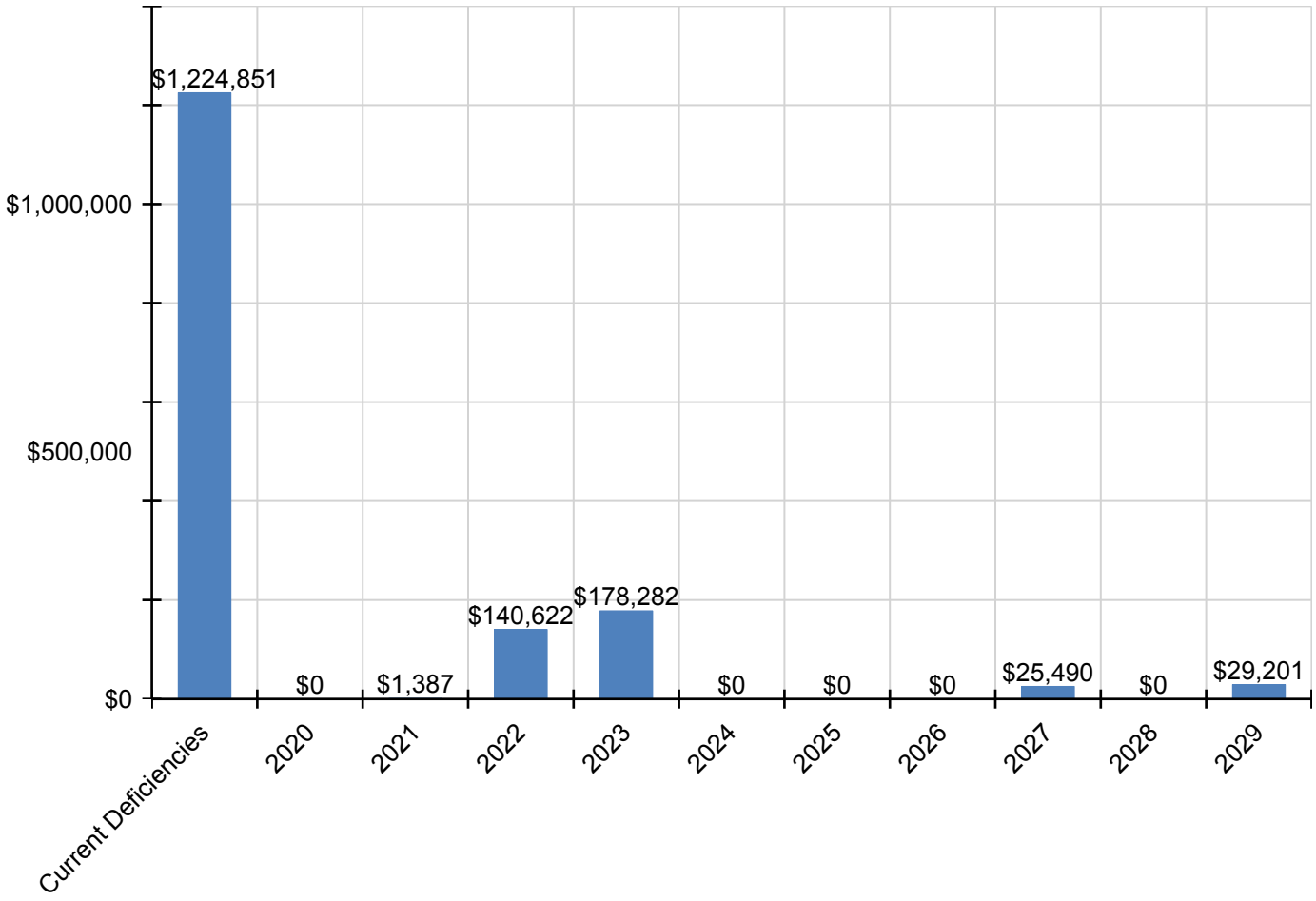
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$20,122	$0	$0	$0	$0	$0	$0	$0	$25,490	$0	$0	**$45,612**
C3020903 - VCT	$55,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,175**
C3020999 - Other - Concrete Finish w/Sealer	$385	$0	$0	$0	$0	$0	$0	$0	$0	$0	$517	**$902**
C3030 - Ceiling Finishes	$123,265	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,265**
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	$90,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,162**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$11,275	$0	$0	$0	$0	$0	$0	**$11,275**
D2030 - Sanitary Waste	$0	$0	$0	$0	$27,290	$0	$0	$0	$0	$0	$0	**$27,290**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$86,387	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$86,387**
D3040 - Distribution Systems	$150,706	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$150,706**
D3050 - Terminal & Package Units	$272,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$272,810**
D3060 - Controls & Instrumentation	$31,361	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,361**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$1,387	$0	$0	$0	$0	$0	$0	$0	$0	**$1,387**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$31,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,796**
D5020 - Branch Wiring	$65,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,625**
D5020 - Lighting	$98,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,293**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$21,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,924**
D5030910 - Fire Alarm Systems	$39,782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,782**
D5030920 - Data Communication	$51,687	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,687**
D5090 - Other Electrical Systems	$4,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,501**
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	$1,452	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,452**
E1090 - Other Equipment	$12,196	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,196**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$30,780	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,780**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

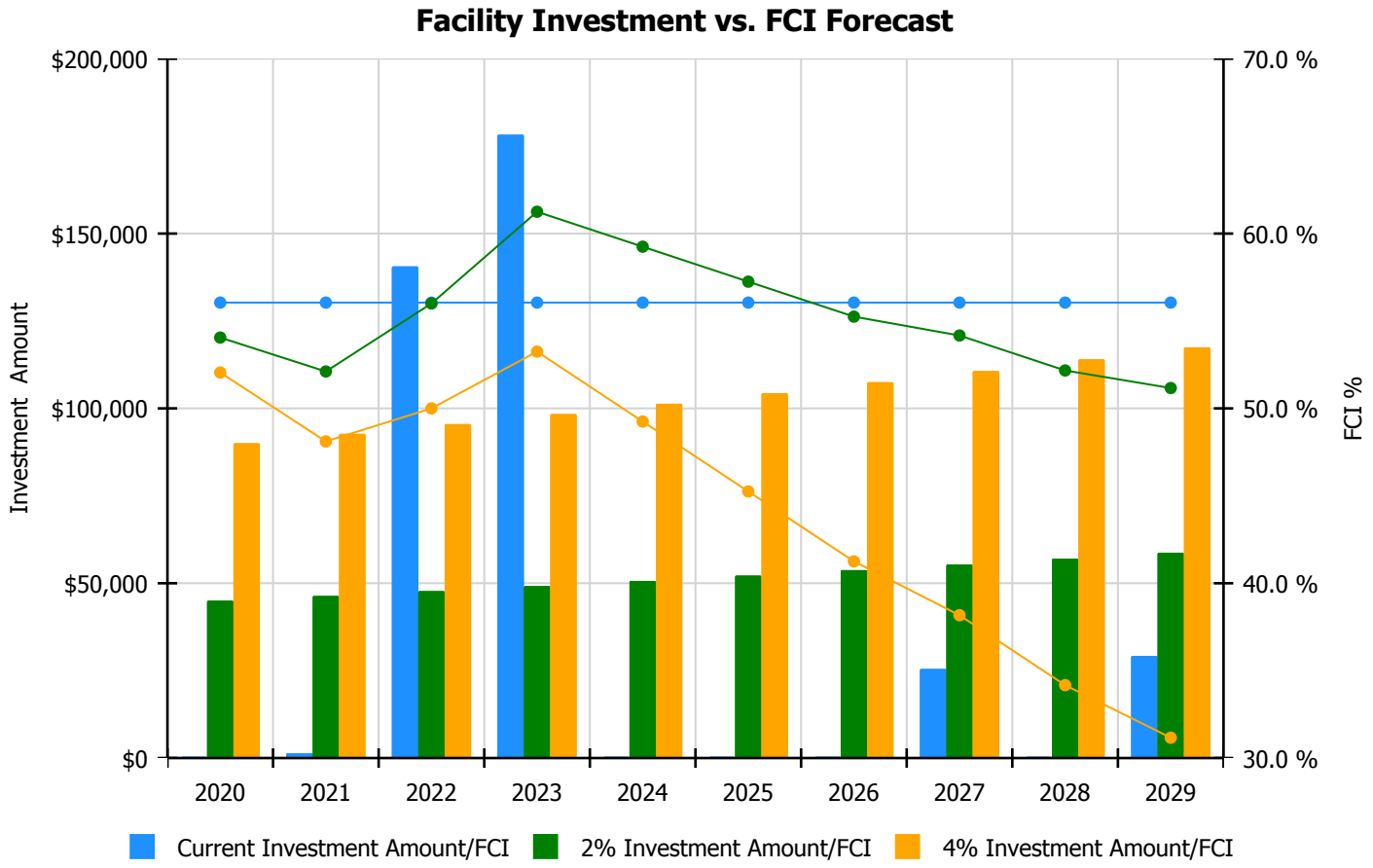
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

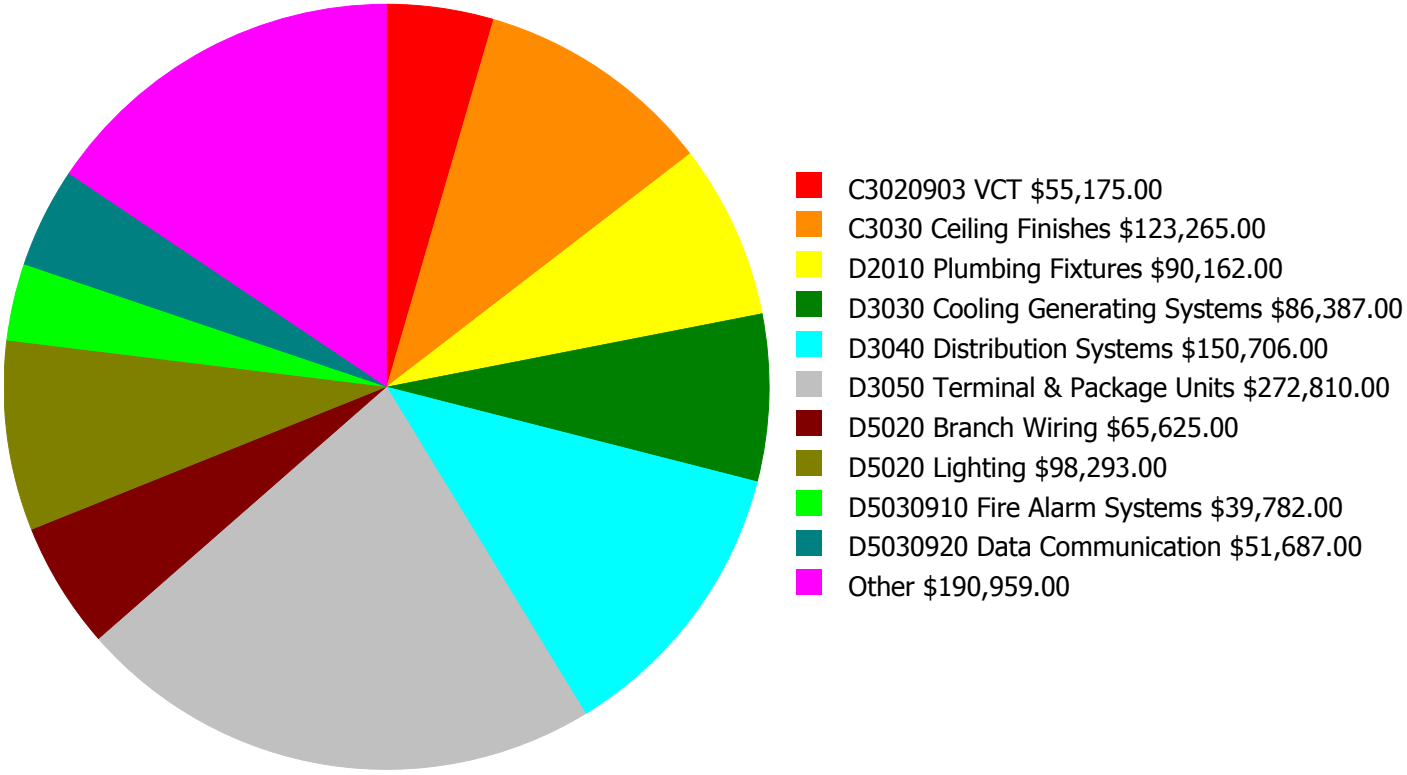
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 56.05%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$45,015.00	54.05 %	$90,031.00	52.05 %
2021	$1,387	$46,366.00	52.11 %	$92,731.00	48.11 %
2022	$140,622	$47,757.00	56.00 %	$95,513.00	50.00 %
2023	$178,282	$49,189.00	61.25 %	$98,379.00	53.25 %
2024	$0	$50,665.00	59.25 %	$101,330.00	49.25 %
2025	$0	$52,185.00	57.25 %	$104,370.00	45.25 %
2026	$0	$53,751.00	55.25 %	$107,501.00	41.25 %
2027	$25,490	$55,363.00	54.17 %	$110,726.00	38.17 %
2028	$0	$57,024.00	52.17 %	$114,048.00	34.17 %
2029	$29,201	$58,735.00	51.16 %	$117,469.00	31.16 %
Total:	**$374,981**	**$516,050.00**		**$1,032,098.00**	

Deficiency Summary by System

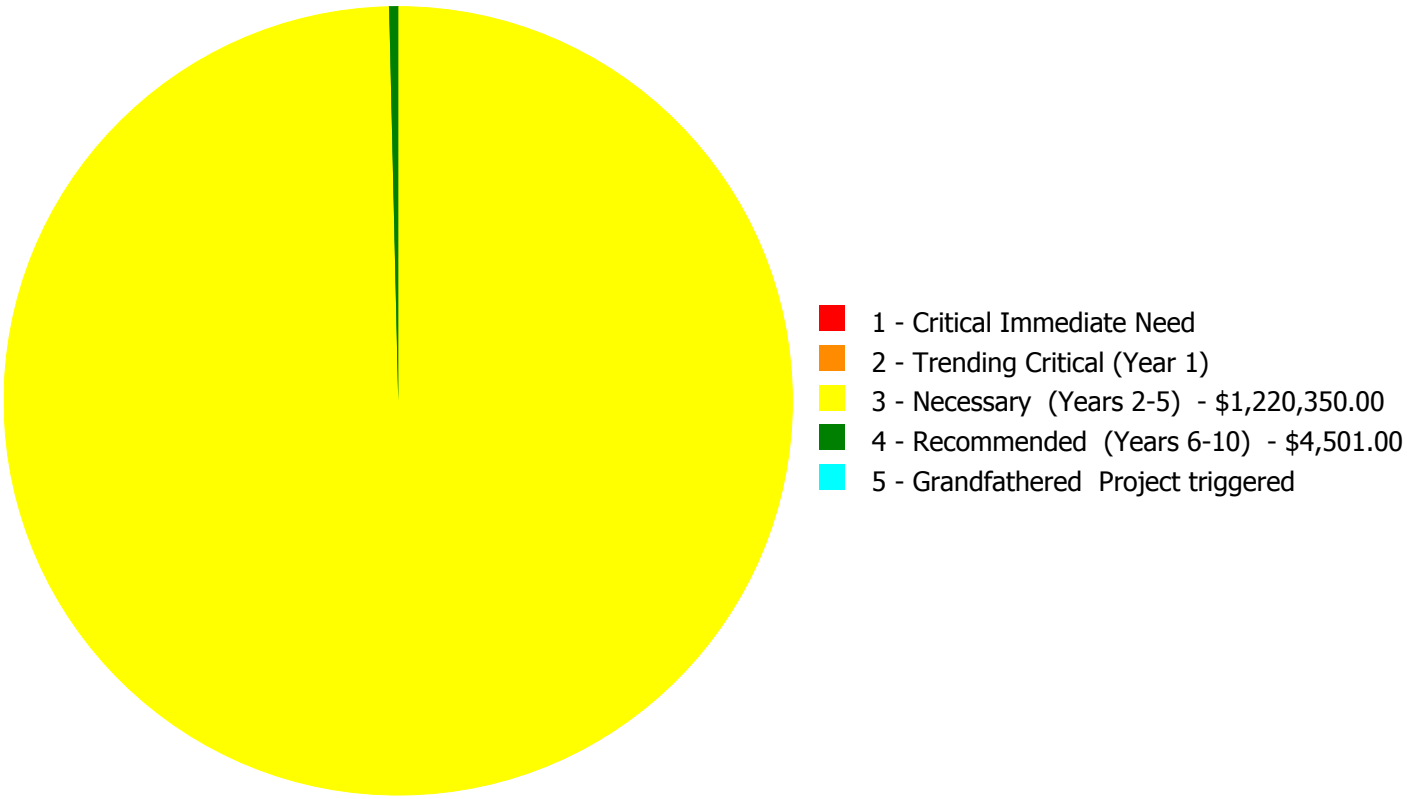
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,224,851.00

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: $1,224,851.00

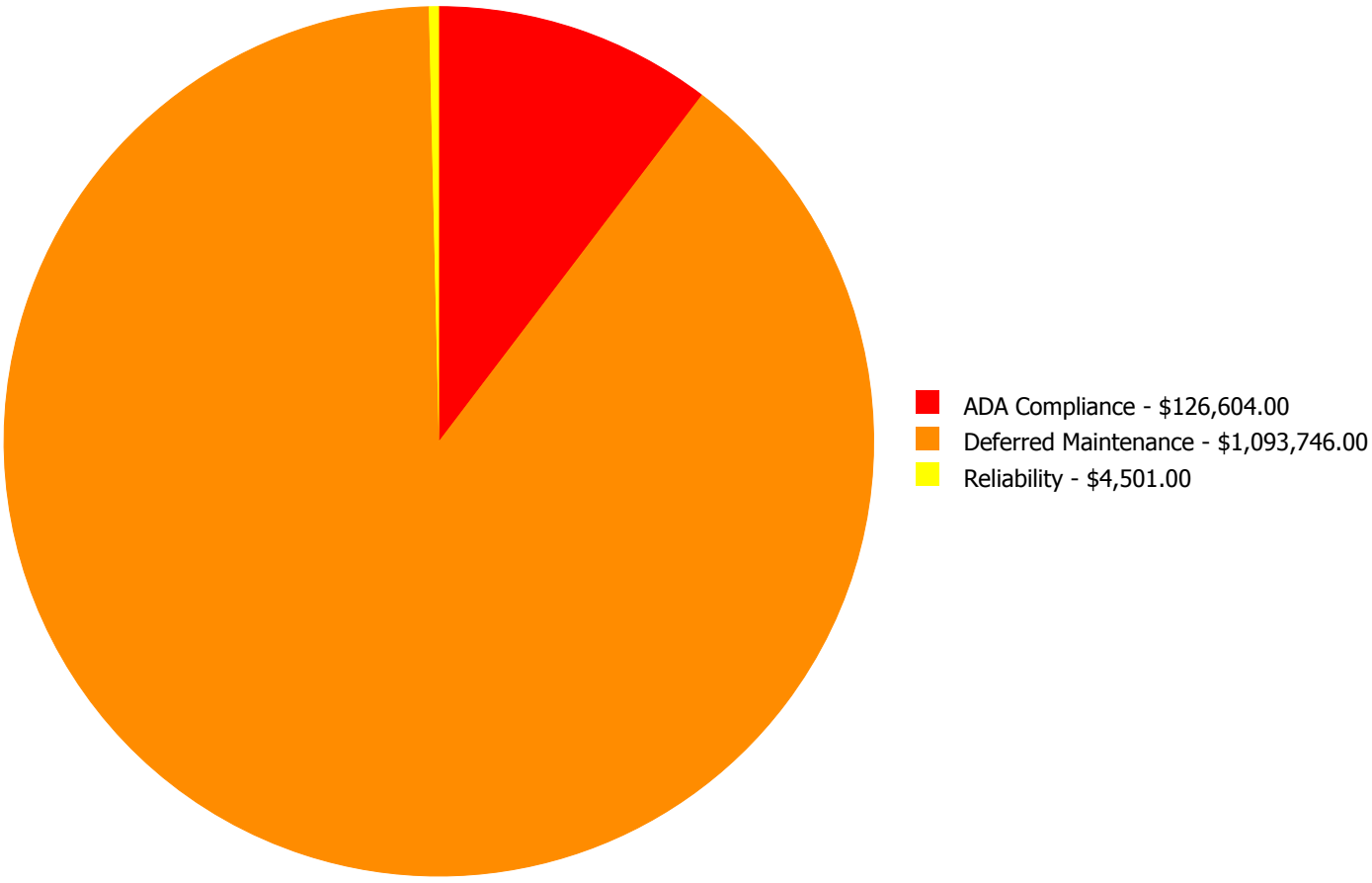
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$36,442.00	$0.00	$0.00	$36,442.00
C3020901	Carpet	$0.00	$0.00	$20,122.00	$0.00	$0.00	$20,122.00
C3020903	VCT	$0.00	$0.00	$55,175.00	$0.00	$0.00	$55,175.00
C3020999	Other - Concrete Finish w/Sealer	$0.00	$0.00	$385.00	$0.00	$0.00	$385.00
C3030	Ceiling Finishes	$0.00	$0.00	$123,265.00	$0.00	$0.00	$123,265.00
D2010	Plumbing Fixtures	$0.00	$0.00	$90,162.00	$0.00	$0.00	$90,162.00
D3030	Cooling Generating Systems	$0.00	$0.00	$86,387.00	$0.00	$0.00	$86,387.00
D3040	Distribution Systems	$0.00	$0.00	$150,706.00	$0.00	$0.00	$150,706.00
D3050	Terminal & Package Units	$0.00	$0.00	$272,810.00	$0.00	$0.00	$272,810.00
D3060	Controls & Instrumentation	$0.00	$0.00	$31,361.00	$0.00	$0.00	$31,361.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$31,796.00	$0.00	$0.00	$31,796.00
D5020	Branch Wiring	$0.00	$0.00	$65,625.00	$0.00	$0.00	$65,625.00
D5020	Lighting	$0.00	$0.00	$98,293.00	$0.00	$0.00	$98,293.00
D5030810	Security & Detection Systems	$0.00	$0.00	$21,924.00	$0.00	$0.00	$21,924.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$39,782.00	$0.00	$0.00	$39,782.00
D5030920	Data Communication	$0.00	$0.00	$51,687.00	$0.00	$0.00	$51,687.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$4,501.00	$0.00	$4,501.00
E1020	Institutional Equipment	$0.00	$0.00	$1,452.00	$0.00	$0.00	$1,452.00
E1090	Other Equipment	$0.00	$0.00	$12,196.00	$0.00	$0.00	$12,196.00
E2010	Fixed Furnishings	$0.00	$0.00	$30,780.00	$0.00	$0.00	$30,780.00
	Total:	$0.00	$0.00	$1,220,350.00	$4,501.00	$0.00	$1,224,851.00

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: $1,224,851.00

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: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $36,442.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The fittings are beyond their expected life and are recommended for upgrades or replacement.

System: C3020901 - Carpet

Location: Media Center and Main office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,439.00
Unit of Measure: S.F.
Estimate: $20,122.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The carpet is aged and worn and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,229.00
Unit of Measure: S.F.
Estimate: $55,175.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The VCT floor finish is beyond its expected service life and should be replaced.

System: C3020999 - Other - Concrete Finish w/Sealer

Location: Mechanical room and electrical rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 51.00
Unit of Measure: S.F.
Estimate: $385.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The concrete floor finish for this facility is beyond service life. Repair and re-surfacing is recommended..

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $123,265.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: Ceiling tiles are beyond their expected service life. Replacing the tiles is recommended.

System: D2010 - Plumbing Fixtures

Location: bathrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $90,162.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: The bathrooms are ceramic finished and are beyond the expected life cycle. Universal upgrades are recommended.

System: D3030 - Cooling Generating Systems

This deficiency has no image.

Location:	1993 Bldg 2011_2020
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	13,199.00
Unit of Measure:	S.F.
Estimate:	$86,387.00
Assessor Name:	Jejuan Hall
Date Created:	02/13/2020

Notes: The cooling generating system is beyond its expected life of service. Upgrades or replacing the system is warranted.

System: D3040 - Distribution Systems

Location:	Throughout Building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	13,199.00
Unit of Measure:	S.F.
Estimate:	$150,706.00
Assessor Name:	Jejuan Hall
Date Created:	01/22/2020

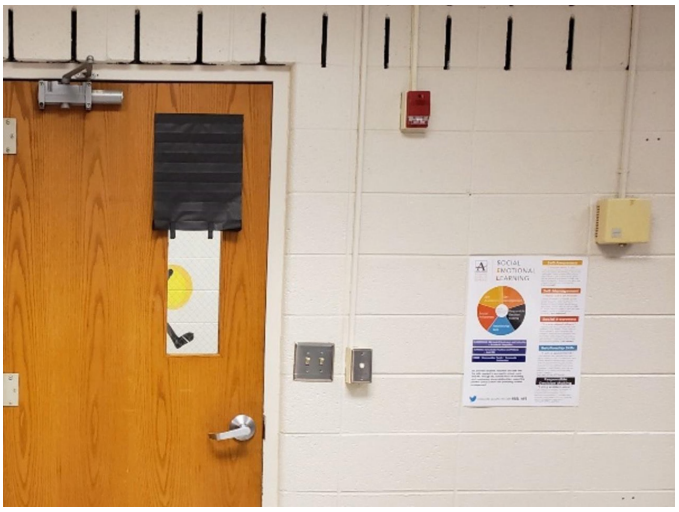
Notes: The exhaust system is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

System: D3050 - Terminal & Package Units

Location: outside of building and inside of building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $272,810.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: Terminal and Package Units are beyond their expected service life. Replacing the units are recommended.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $31,361.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

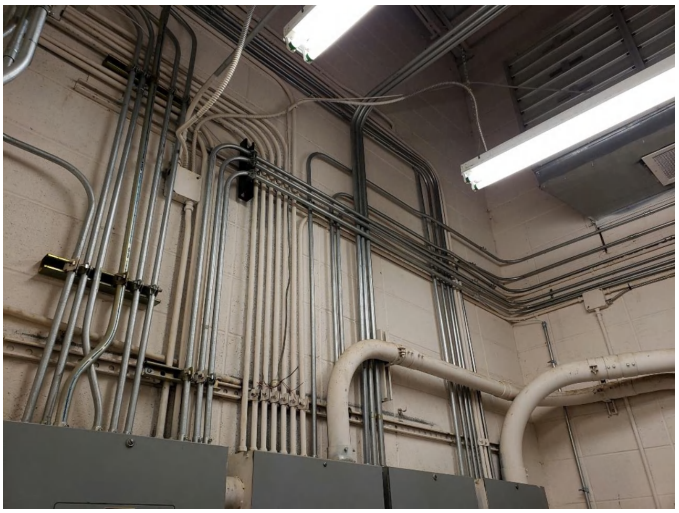
Notes: HVAC Controls and Instrumentation are beyond their expected service life. Upgrades or replacing the controls are warranted.

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: 13,199.00
Unit of Measure: S.F.
Estimate: $31,796.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $65,625.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The electrical services and distribution system consist of an interior distribution system and branch panels with conduit and wiring. This system is beyond its expected life and universal upgrades are recommended.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $98,293.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The lighting system is beyond its expected life cycle. Replacement or upgrades are recommended.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $21,924.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The security and detection system is beyond its expected life and needs to be upgraded or replaced.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $39,782.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The fire alarm system is beyond its expected life and needs to be upgraded or replaced.

System: D5030920 - Data Communication

Location: IDF and MDF
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $51,687.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The Data Communication system is beyond its expected life and should be scheduled for replacement.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $1,452.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: Institutional equipment is beyond its expected service life. Upgrades or replacing equipment is recommended.

System: E1090 - Other Equipment

Location: Teachers Lounge
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $12,196.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: Residential equipment is beyond its expected life and should be scheduled for replacement.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $30,780.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: Fixed furnishings are aged and beyond its expected life and should be scheduled for replacement.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: on-site
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,199.00
Unit of Measure: S.F.
Estimate: $4,501.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: No emergency generator, client standard required.

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
Gross Area (SF):	10,777
Year Built:	2000
Last Renovation:	
Replacement Value:	$1,685,112
Repair Cost:	$366,900.00
Total FCI:	21.77 %
Total RSLI:	37.88 %
FCA Score:	78.23

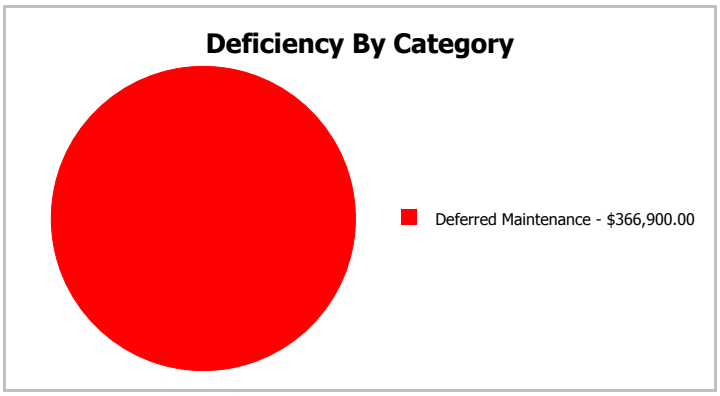
Description:

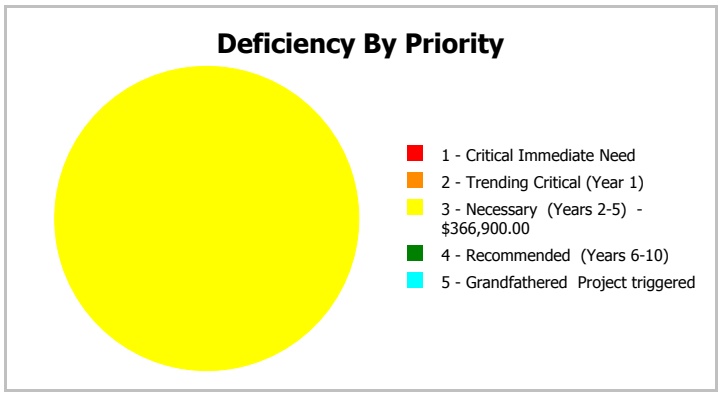
The narrative for this building is included in the Executive Summary Description at the front of this report.

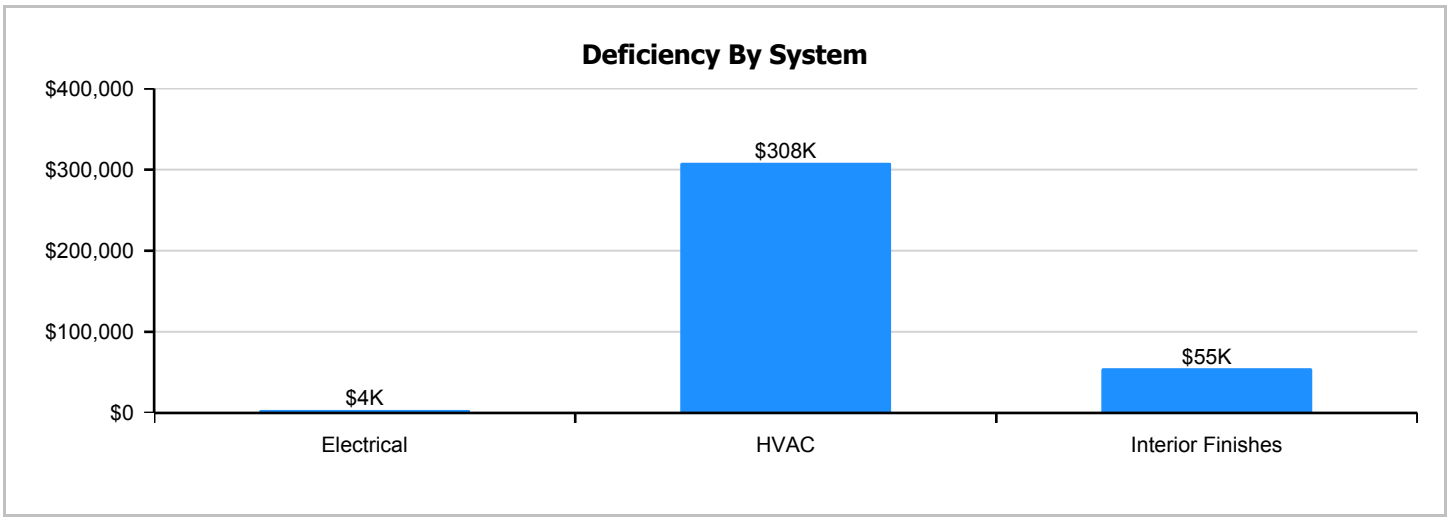
Attributes: This asset has no attributes.

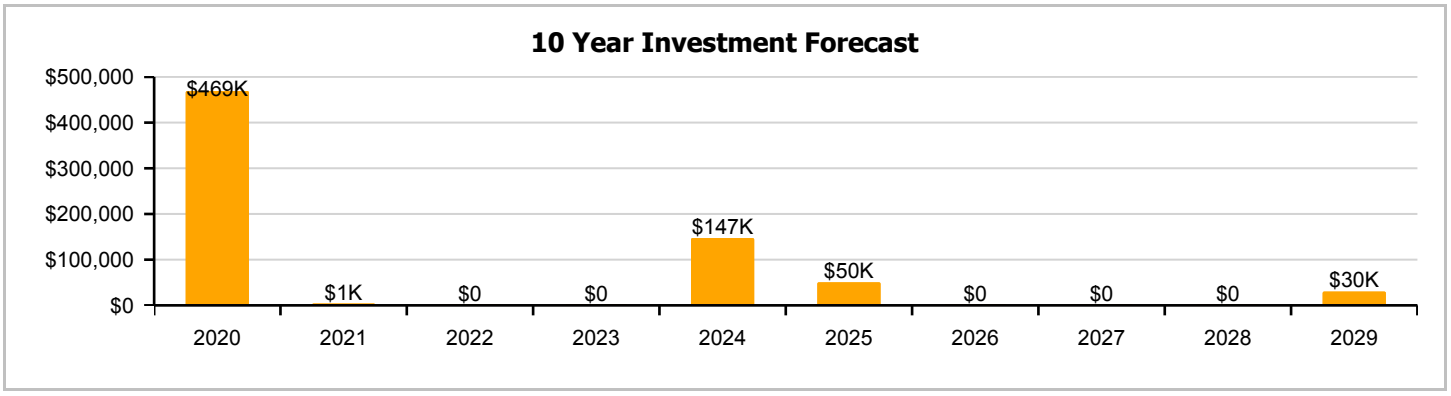
Dashboard Summary

Function:	Elementary	Gross Area:	10,777
Year Built:	2000	Last Renovation:	
Repair Cost:	$366,900	Replacement Value:	$1,685,112
FCI:	21.77 %	RSLI%:	37.88 %









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	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.96 %	0.00 %	$0.00
B30 - Roofing	20.84 %	0.00 %	$0.00
C10 - Interior Construction	55.28 %	0.00 %	$0.00
C30 - Interior Finishes	8.17 %	34.84 %	$54,884.00
D20 - Plumbing	13.33 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$308,341.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	8.06 %	1.58 %	$3,675.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**37.88 %**	**21.77 %**	**$366,900.00**

Photo Album

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

1). West Elevation - Jan 21, 2020

2). North Elevation - Jan 21, 2020

3). South Elevation - Jan 21, 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.

School Assessment Report - 2000 Bldg 2030

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.	10,777	100	2000	2100		81.00 %	0.00 %	81			$79,426
A1030	Slab on Grade	$6.25	S.F.	10,777	100	2000	2100		81.00 %	0.00 %	81			$67,356
B1010	Floor Construction	$16.38	S.F.	10,777	100	2000	2100		81.00 %	0.00 %	81			$176,527
B1020	Roof Construction	$11.75	S.F.	10,777	100	2000	2100		81.00 %	0.00 %	81			$126,630
B2010	Exterior Walls	$12.46	S.F.	10,777	100	2000	2100		81.00 %	0.00 %	81			$134,281
B2020	Exterior Windows	$7.79	S.F.	10,777	30	2000	2030		36.67 %	0.00 %	11			$83,953
B2030	Exterior Doors	$0.76	S.F.	10,777	30	2000	2030		36.67 %	0.00 %	11			$8,191
B3010105	Built-Up	$7.15	S.F.	11,309	25	1999	2024		20.00 %	0.00 %	5			$80,859
B3020	Roof Openings	$0.48	S.F.	11,309	30	1999	2029		33.33 %	0.00 %	10			$5,428
C1010	Partitions	$5.28	S.F.	10,777	100	2000	2100		81.00 %	0.00 %	81			$56,903
C1020	Interior Doors	$3.45	S.F.	10,777	40	2000	2040		52.50 %	0.00 %	21			$37,181
C1030	Fittings	$2.51	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$27,050
C3010220	Tile	$9.25	S.F.	602	30	2000	2030		36.67 %	0.00 %	11			$5,569
C3010230	Paint & Covering	$1.47	S.F.	10,175	10	2000	2010		0.00 %	0.00 %	-9			$14,957
C3020420	Ceramic Tile	$16.74	S.F.	602	50	2000	2050		62.00 %	0.00 %	31			$10,077
C3020903	VCT	$3.48	S.F.	10,175	15	2000	2015		0.00 %	155.00 %	-4		$54,884.00	$35,409
C3030	Ceiling Finishes	$8.49	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$91,497
D2010	Plumbing Fixtures	$6.21	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$66,925
D2020	Domestic Water Distribution	$0.69	S.F.	10,777	30	2000	2030		36.67 %	0.00 %	11			$7,436
D2030	Sanitary Waste	$1.67	S.F.	10,777	30	2000	2030		36.67 %	0.00 %	11			$17,998
D2040	Rain Water Drainage	$0.40	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$4,311
D3040	Distribution Systems	$10.38	S.F.	10,777	20	2000	2020	2019	0.00 %	110.00 %	0		$123,052.00	$111,865
D3050	Terminal & Package Units	$13.47	S.F.	10,777	15	2000	2015		0.00 %	110.00 %	-4		$159,683.00	$145,166
D3060	Controls & Instrumentation	$2.16	S.F.	10,777	15	2000	2015		0.00 %	110.00 %	-4		$25,606.00	$23,278
D4030	Fire Protection Specialties	$0.09	S.F.	10,777	15	2006	2021		13.33 %	0.00 %	2			$970
D5010	Electrical Service/Distribution	$2.19	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$23,602
D5020	Branch Wiring	$4.52	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$48,712
D5020	Lighting	$6.78	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$73,068
D5030810	Security & Detection Systems	$1.51	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$16,273
D5030910	Fire Alarm Systems	$2.74	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$29,529
D5030920	Data Communication	$3.56	S.F.	10,777	25	2000	2025		24.00 %	0.00 %	6			$38,366
D5090	Other Electrical Systems	$0.31	S.F.	10,777	15	2000	2015		0.00 %	110.00 %	-4		$3,675.00	$3,341
E1020	Institutional Equipment	$0.10	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$1,078
E1090	Other Equipment	$0.84	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$9,053
E2010	Fixed Furnishings	$2.12	S.F.	10,777	20	2000	2020		5.00 %	0.00 %	1			$22,847
								Total	**37.88 %**	**21.77 %**			**$366,900.00**	**$1,685,112**

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

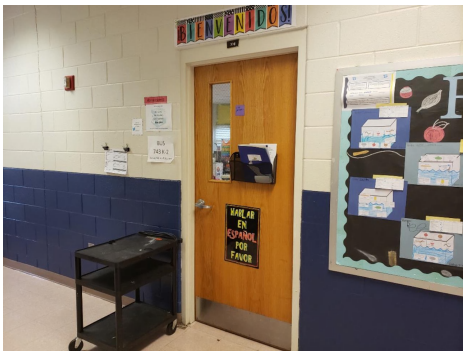


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

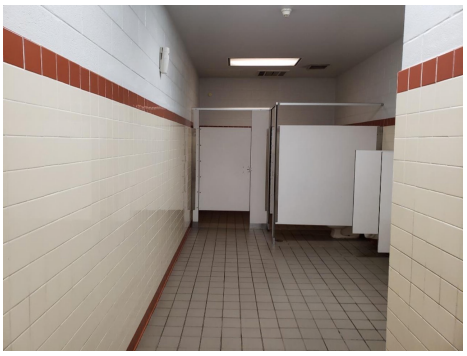


Note:

System: C1030 - Fittings

Note:

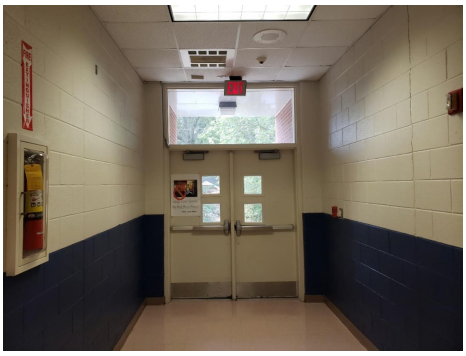
System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering





Note:

System: C3020420 - Ceramic Tile



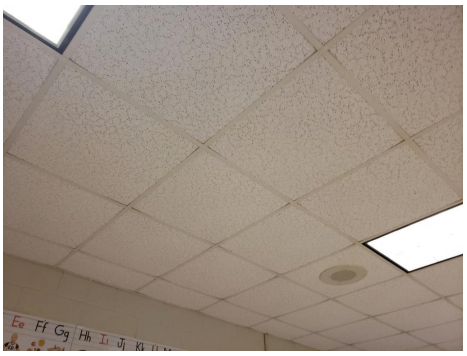
Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes

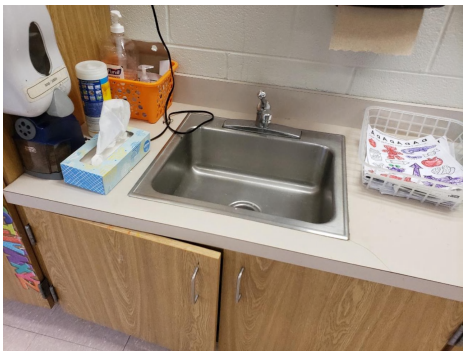
Note:

System: D2010 - Plumbing Fixtures



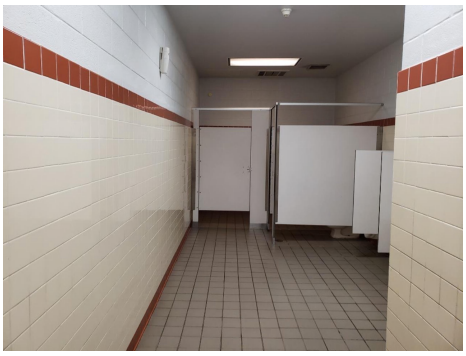
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

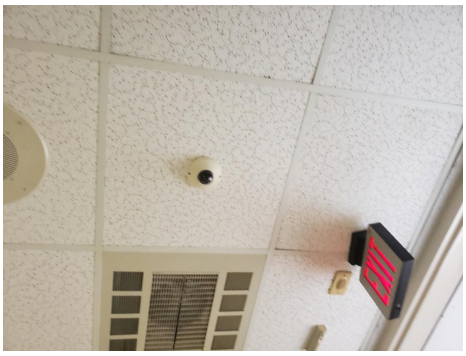
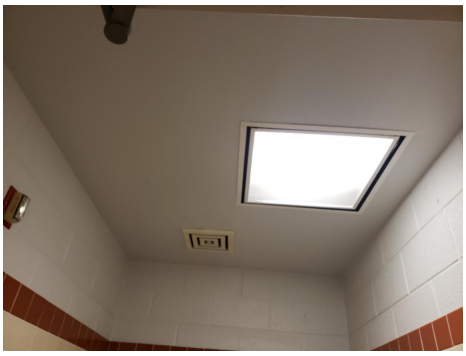

Note:

System: D2040 - Rain Water Drainage



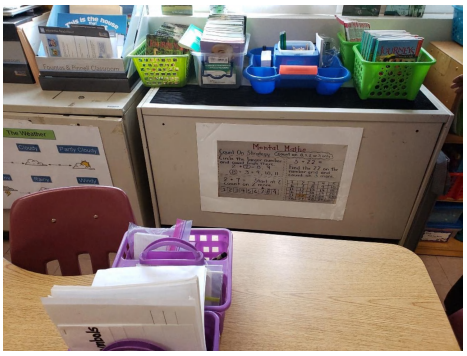
Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

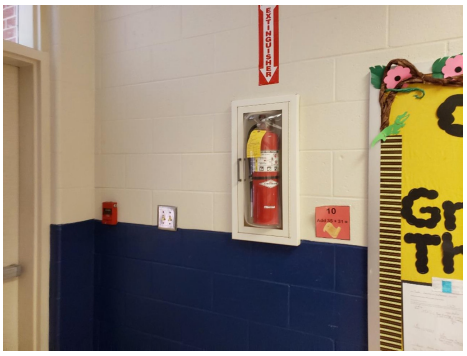


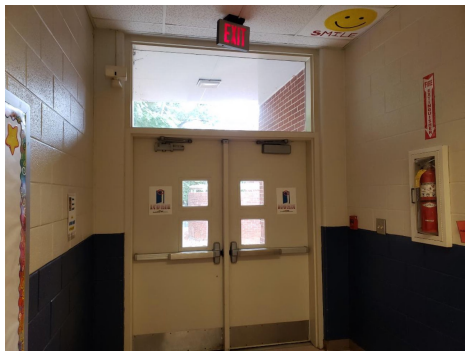
Note:

System: D3060 - Controls & Instrumentation

Note:

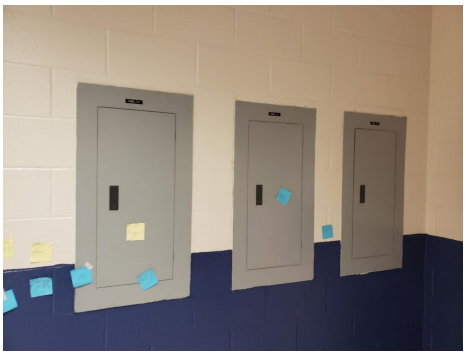
System: D4030 - Fire Protection Specialties





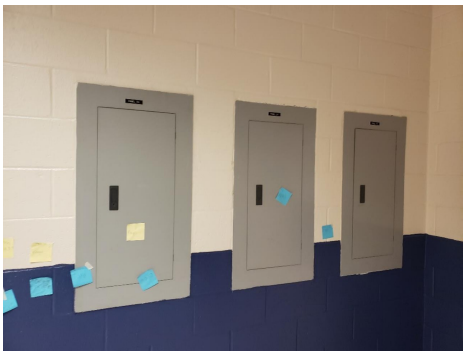
Note:

System: D5010 - Electrical Service/Distribution



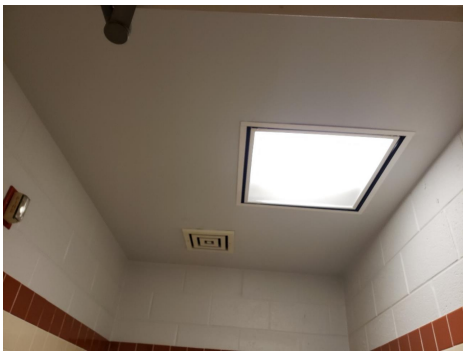
Note:

System: D5020 - Branch Wiring



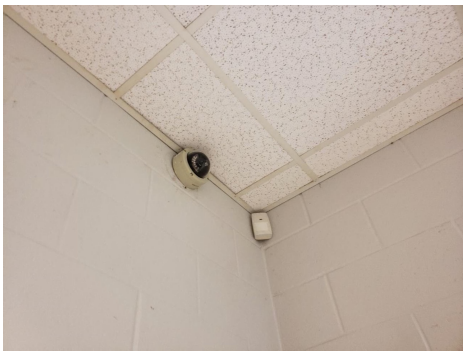
Note:

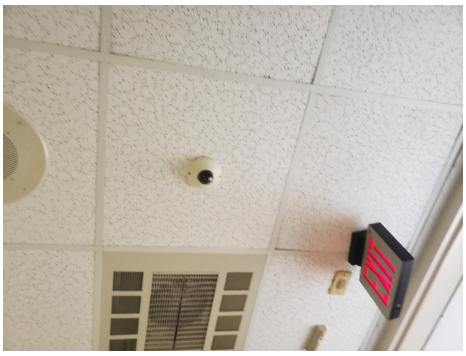
System: D5020 - Lighting



Note:

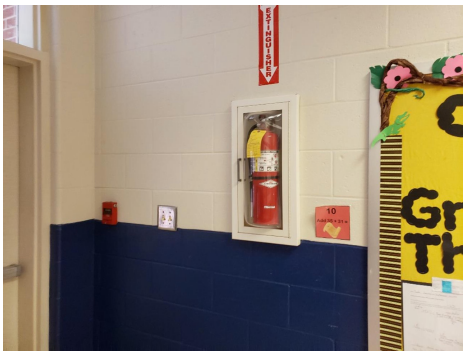
System: D5030810 - Security & Detection Systems





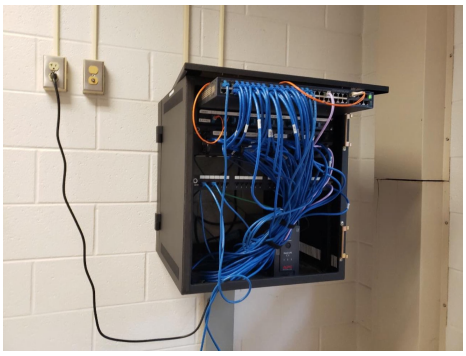
Note:

System: D5030910 - Fire Alarm Systems

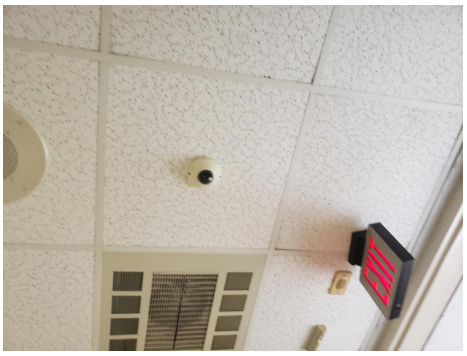
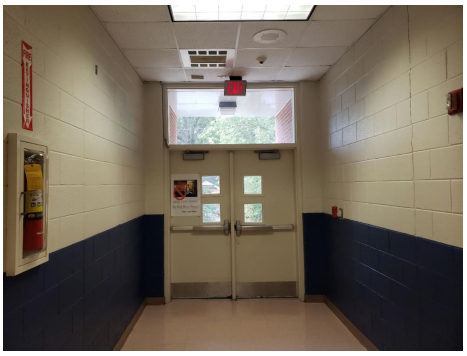

Note:

System: D5030920 - Data Communication

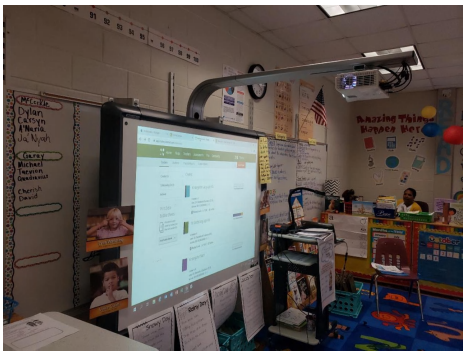
Note:

System: D5090 - Other Electrical Systems

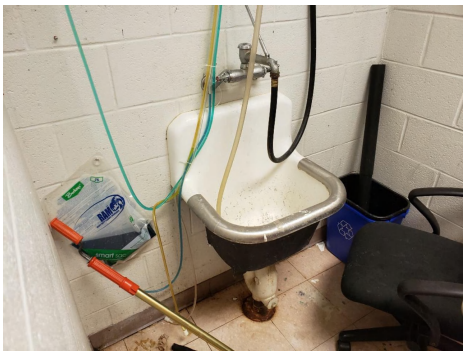

Note:

System: E1020 - Institutional Equipment

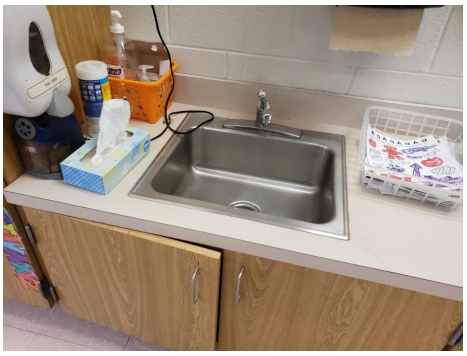
Note:

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%

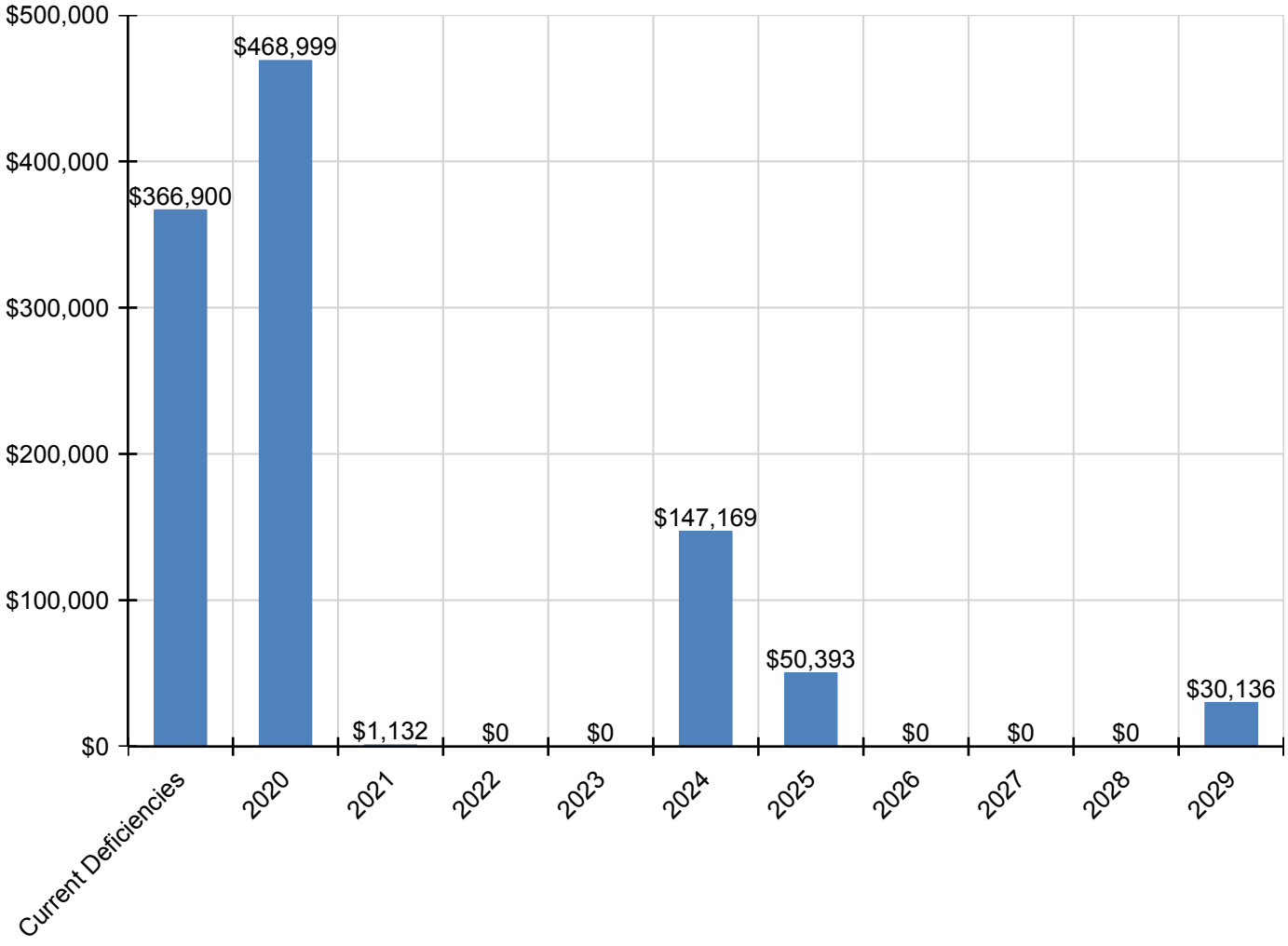
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$366,900**	**$468,999**	**$1,132**	**$0**	**$0**	**$147,169**	**$50,393**	**$0**	**$0**	**$0**	**$30,136**	**$1,064,728**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$147,169	$0	$0	$0	$0	$0	**$147,169**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,025	**$8,025**
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	$30,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,648**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,111	**$22,111**

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
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020903 - VCT	$54,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$54,884
C3030 - Ceiling Finishes	$0	$103,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$103,665
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	$75,827	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,827
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 - Rain Water Drainage	$0	$4,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,884
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$123,052	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,052
D3050 - Terminal & Package Units	$159,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$159,683
D3060 - Controls & Instrumentation	$25,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,606
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$1,132	$0	$0	$0	$0	$0	$0	$0	$0	$1,132
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$26,741	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,741
D5020 - Branch Wiring	$0	$55,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$55,190
D5020 - Lighting	$0	$82,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$82,786
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$0	$18,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,438
D5030910 - Fire Alarm Systems	$0	$33,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,456
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$50,393	$0	$0	$0	$0	$50,393
D5090 - Other Electrical Systems	$3,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,675
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	$1,221	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,221
E1090 - Other Equipment	$0	$10,257	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,257
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$0	$25,886	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,886

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

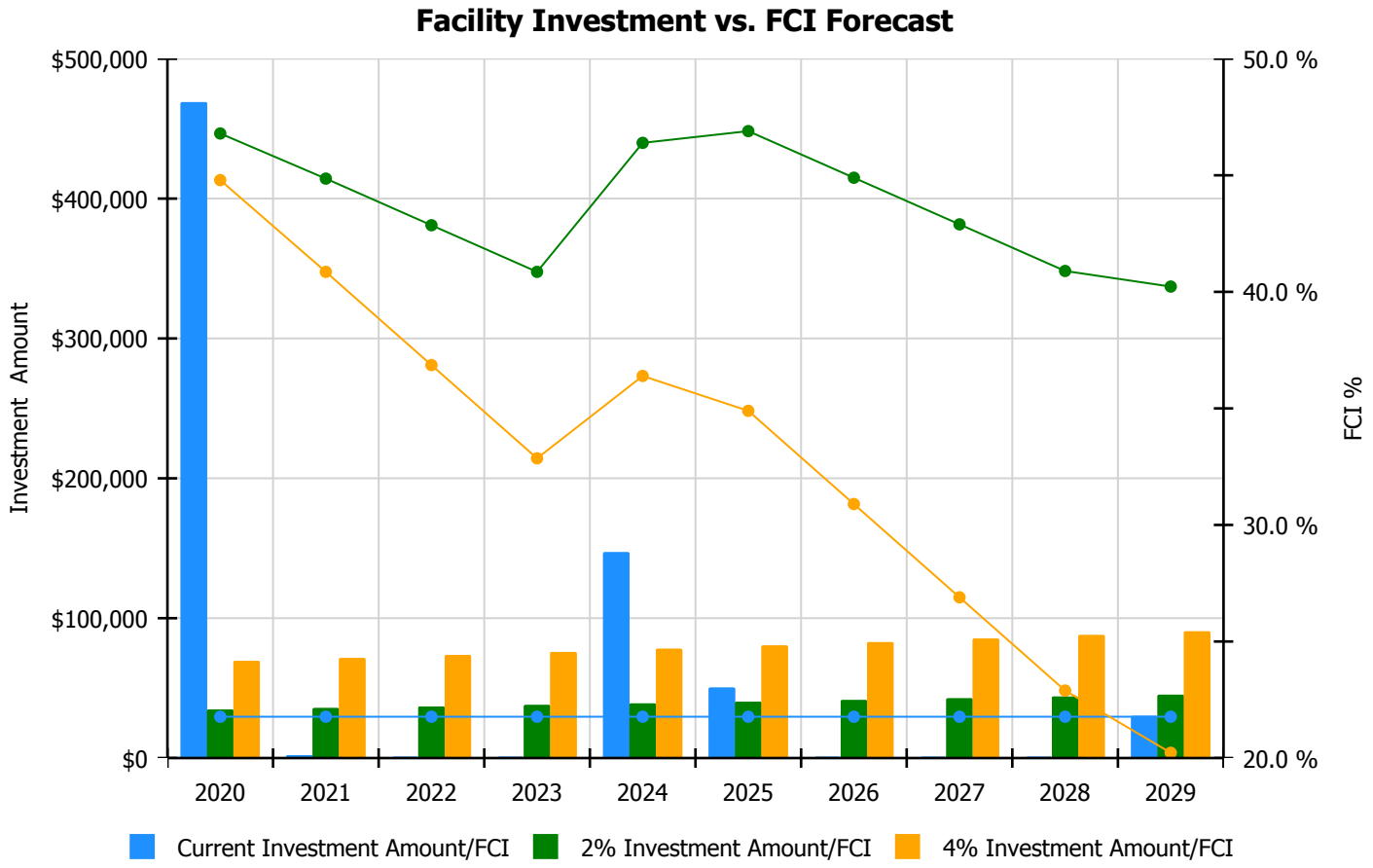
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

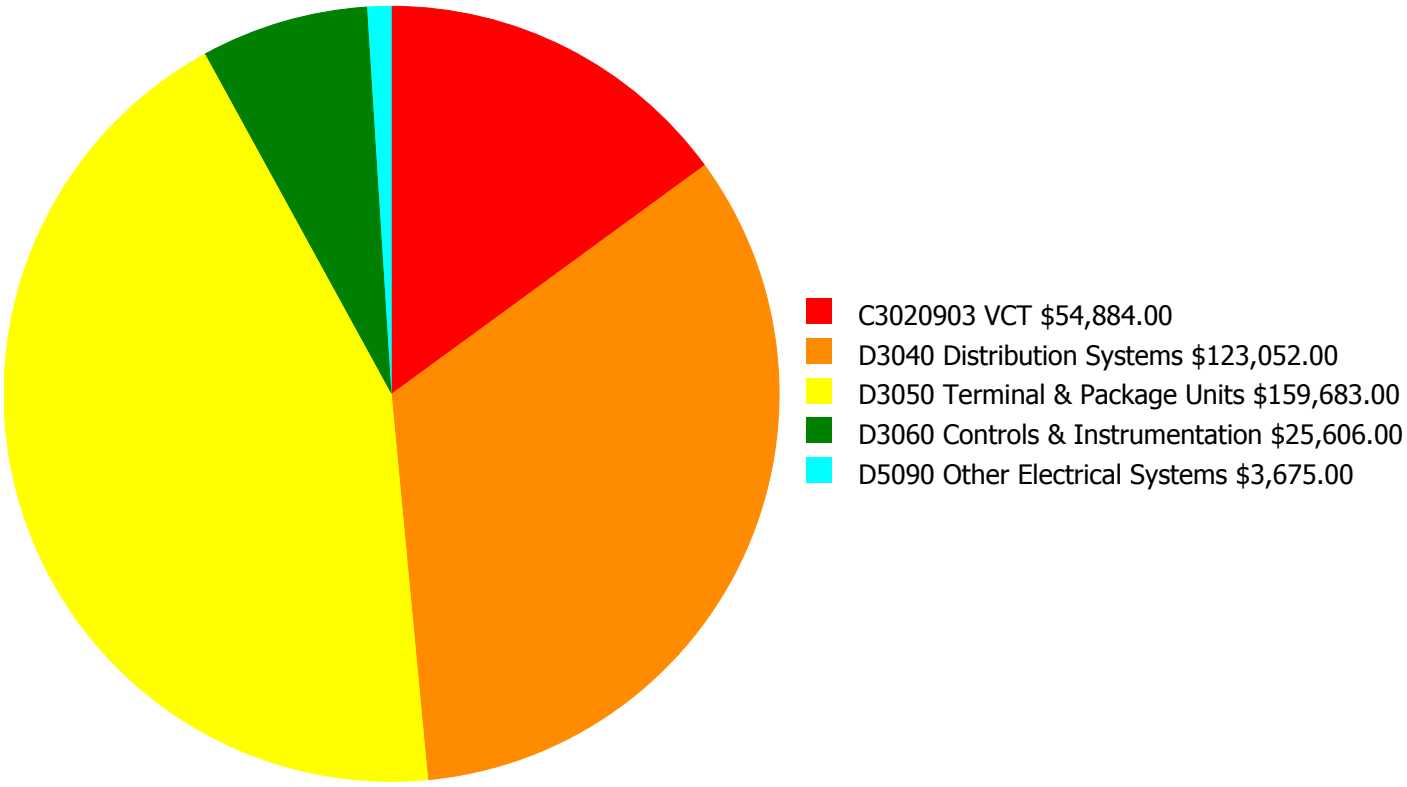
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 21.77%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$468,999	$34,713.00	46.79 %	$69,427.00	44.79 %
2021	$1,132	$35,755.00	44.86 %	$71,509.00	40.86 %
2022	$0	$36,827.00	42.86 %	$73,655.00	36.86 %
2023	$0	$37,932.00	40.86 %	$75,864.00	32.86 %
2024	$147,169	$39,070.00	46.39 %	$78,140.00	36.39 %
2025	$50,393	$40,242.00	46.90 %	$80,484.00	34.90 %
2026	$0	$41,450.00	44.90 %	$82,899.00	30.90 %
2027	$0	$42,693.00	42.90 %	$85,386.00	26.90 %
2028	$0	$43,974.00	40.90 %	$87,948.00	22.90 %
2029	$30,136	$45,293.00	40.23 %	$90,586.00	20.23 %
Total:	**$697,828**	**$397,949.00**		**$795,898.00**	

Deficiency Summary by System

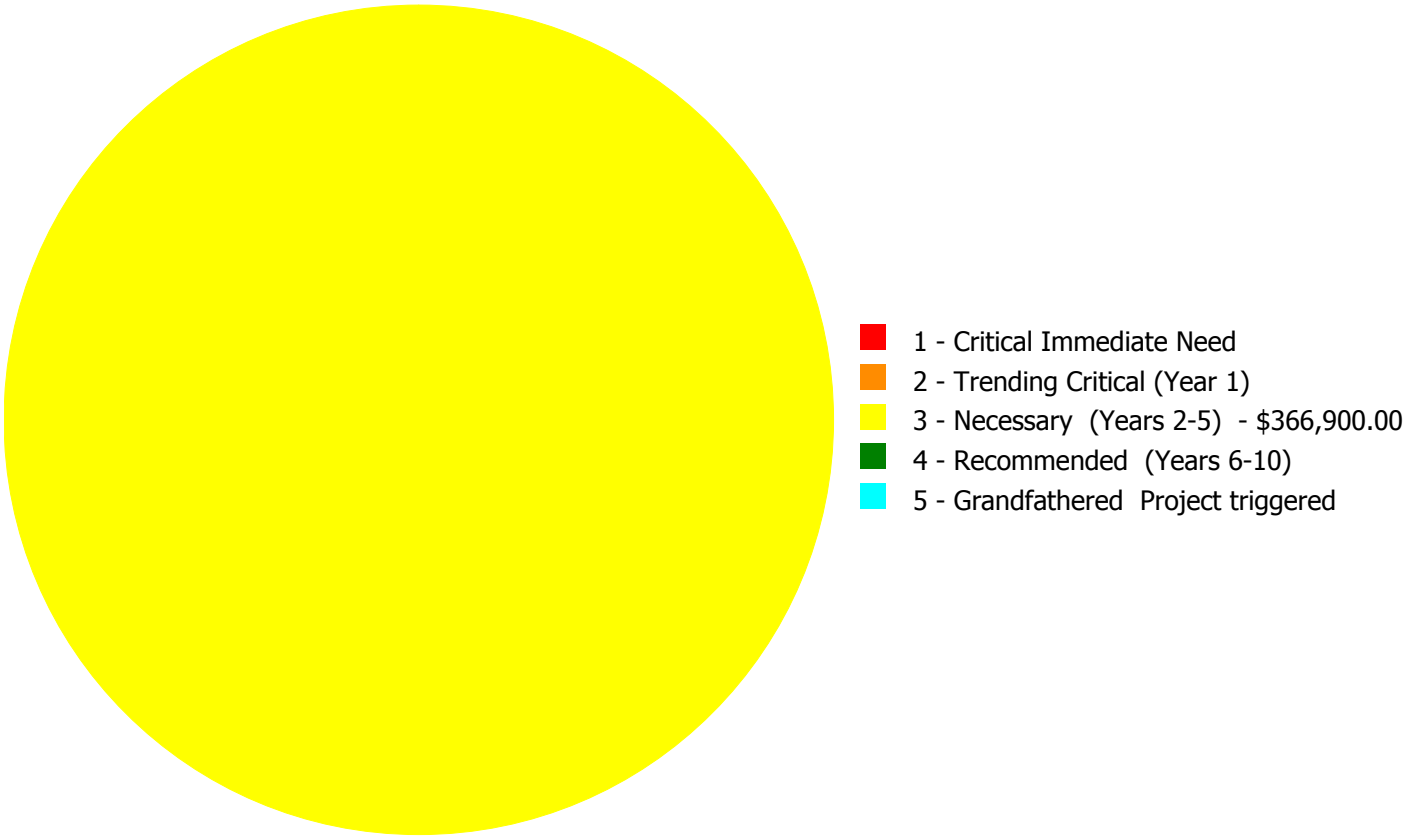
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $366,900.00

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: $366,900.00

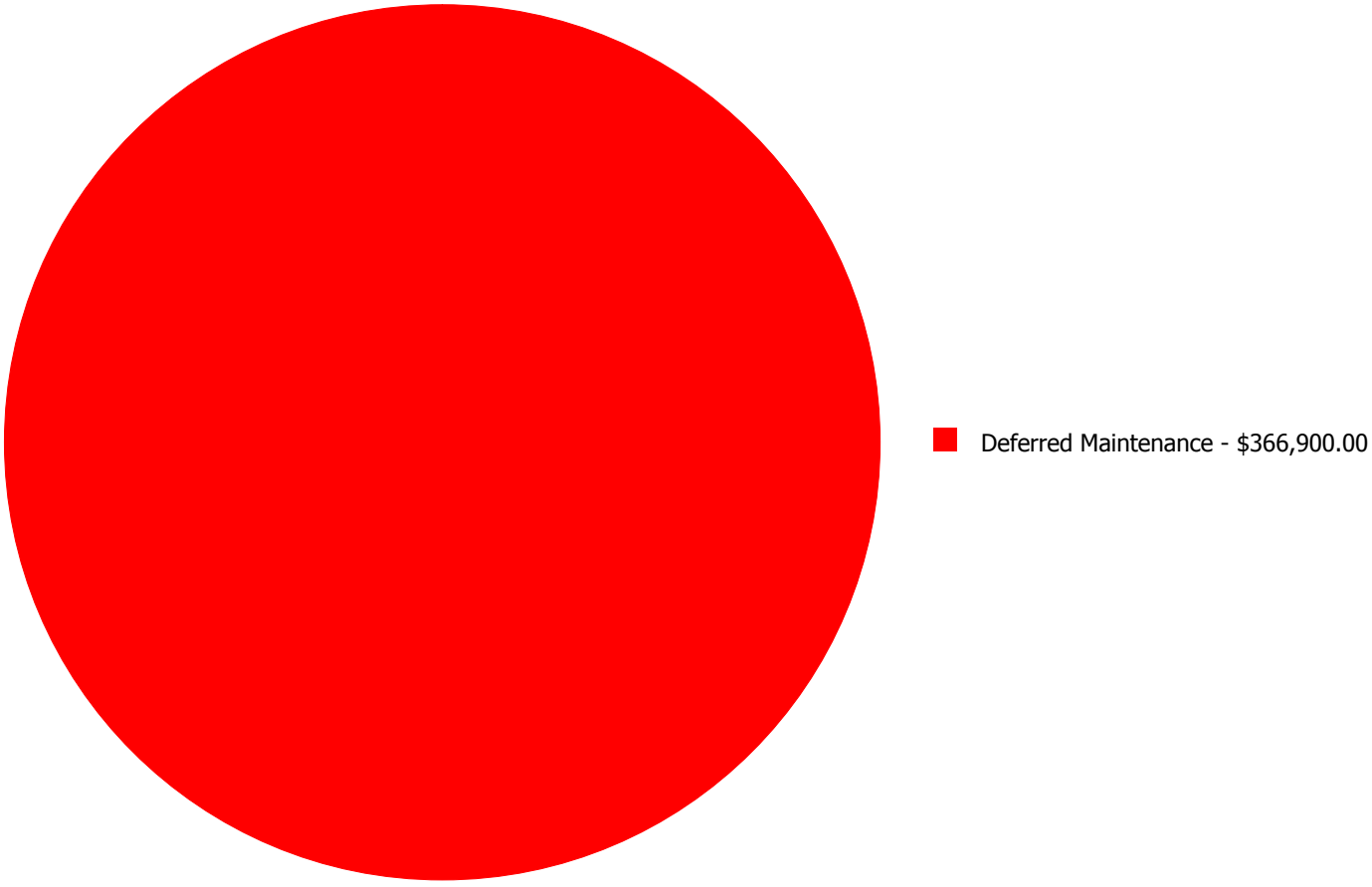
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020903	VCT	$0.00	$0.00	$54,884.00	$0.00	$0.00	$54,884.00
D3040	Distribution Systems	$0.00	$0.00	$123,052.00	$0.00	$0.00	$123,052.00
D3050	Terminal & Package Units	$0.00	$0.00	$159,683.00	$0.00	$0.00	$159,683.00
D3060	Controls & Instrumentation	$0.00	$0.00	$25,606.00	$0.00	$0.00	$25,606.00
D5090	Other Electrical Systems	$0.00	$0.00	$3,675.00	$0.00	$0.00	$3,675.00
	Total:	$0.00	$0.00	$366,900.00	$0.00	$0.00	$366,900.00

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: $366,900.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,175.00
Unit of Measure: S.F.
Estimate: $54,884.00
Assessor Name: Eduardo Lopez
Date Created: 01/22/2020

Notes: The VCT floor finish is beyond its expected service life, faded and stained, 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: 10,777.00
Unit of Measure: S.F.
Estimate: $123,052.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The distribution system is beyond service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,777.00
Unit of Measure: S.F.
Estimate: $159,683.00
Assessor Name: Eduardo Lopez
Date Created: 01/22/2020

Notes: The terminal and package units are at the end of their useful life. The system is functional however upgrades are warranted

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,777.00
Unit of Measure: S.F.
Estimate: $25,606.00
Assessor Name: Eduardo Lopez
Date Created: 01/22/2020

Notes: HVAC Controls and Instrumentation are beyond their expected service life. Upgrades or replacing the controls are warranted.

System: D5090 - Other Electrical Systems

Location:	Throughout Building
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	10,777.00
Unit of Measure:	S.F.
Estimate:	$3,675.00
Assessor Name:	Eduardo Lopez
Date Created:	01/22/2020

Notes: The emergency lighting systems are aged. The emergency lighting system is recommended for upgrade.

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
Gross Area (SF):	31,790
Year Built:	2005
Last Renovation:	
Replacement Value:	$5,361,783
Repair Cost:	$1,568,251.00
Total FCI:	29.25 %
Total RSLI:	44.26 %
FCA Score:	70.75

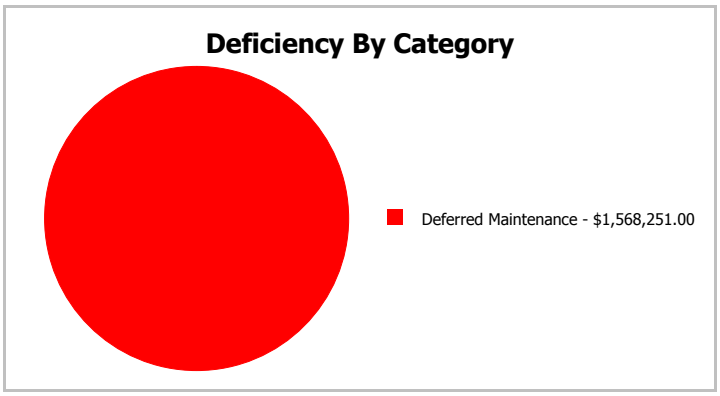
Description:

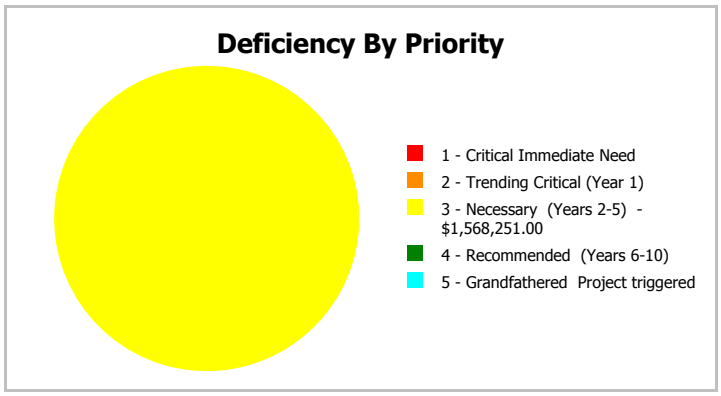
The narrative for this building is included in the Executive Summary Description at the front of this report.

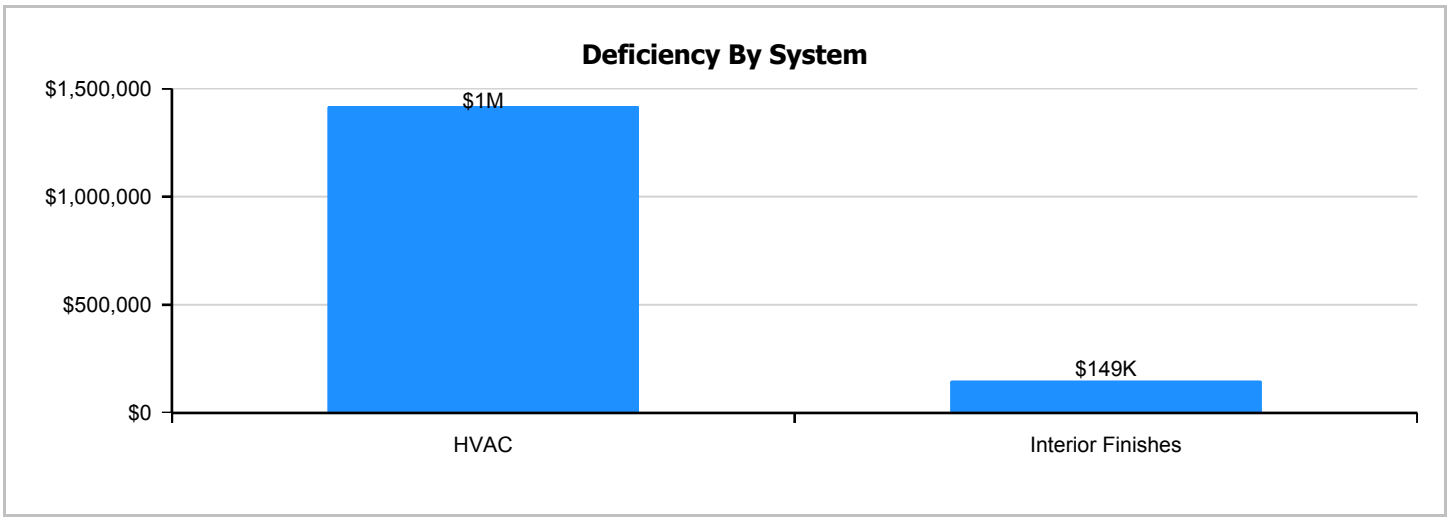
Attributes: This asset has no attributes.

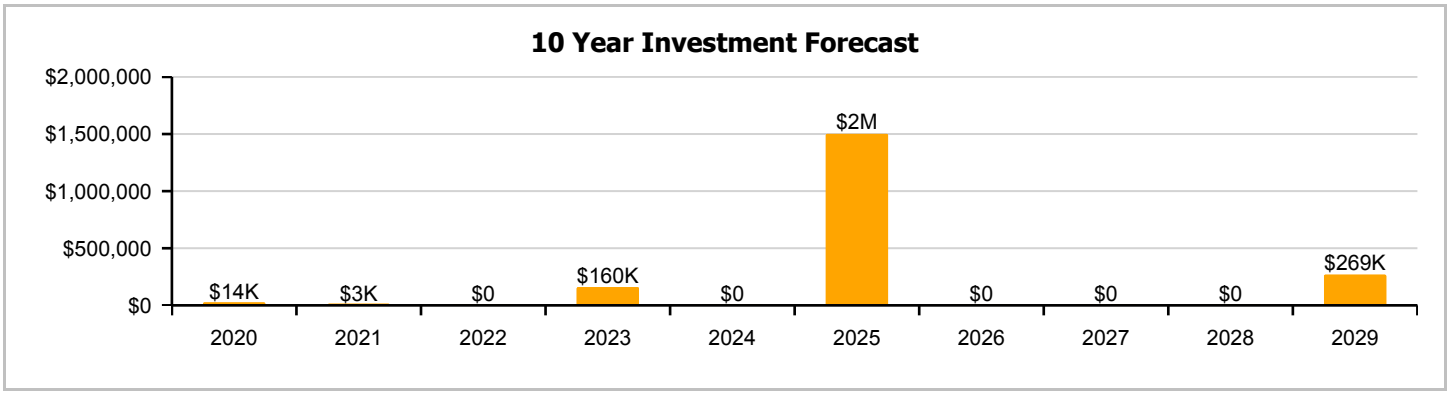
Dashboard Summary

Function:	Elementary	Gross Area:	31,790
Year Built:	2005	Last Renovation:	
Repair Cost:	$1,568,251	Replacement Value:	$5,361,783
FCI:	29.25 %	RSLI%:	44.26 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.71 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	67.11 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	18.28 %	28.47 %	$149,208.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.52 %	0.00 %	$0.00
D30 - HVAC	0.00 %	110.00 %	$1,419,043.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	32.11 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**44.26 %**	**29.25 %**	**$1,568,251.00**

Photo Album

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

1). South Elevation - Jan 21, 2020

2). East Elevation - Jan 21, 2020

3). North Elevation - Jan 21, 2020

4). West Elevation - Jan 21, 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.

School Assessment Report - 2005 Bldg 2040

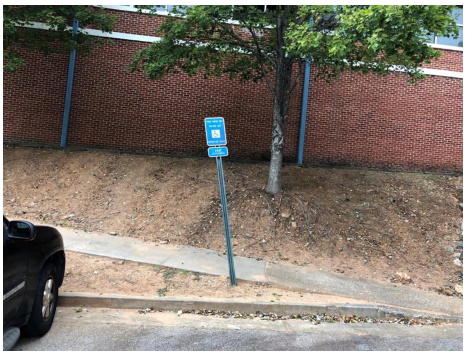
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.64	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$211,086
A1030	Slab on Grade	$5.63	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$178,978
B1010	Floor Construction	$16.38	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$520,720
B1020	Roof Construction	$10.62	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$337,610
B2010	Exterior Walls	$11.26	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$357,955
B2020	Exterior Windows	$7.01	S.F.	31,790	30	2005	2035		53.33 %	0.00 %	16			$222,848
B2030	Exterior Doors	$0.71	S.F.	31,790	30	2005	2035		53.33 %	0.00 %	16			$22,571
B3010130	Preformed Metal Roofing	$8.50	S.F.	30,716	30	2005	2035		53.33 %	0.00 %	16			$261,086
B3020	Roof Openings	$0.43	S.F.	30,716	30	2005	2035		53.33 %	0.00 %	16			$13,208
C1010	Partitions	$4.77	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$151,638
C1020	Interior Doors	$3.11	S.F.	31,790	40	2005	2045		65.00 %	0.00 %	26			$98,867
C1030	Fittings	$2.25	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$71,528
C2010	Stair Construction	$2.45	S.F.	31,790	100	2005	2105		86.00 %	0.00 %	86			$77,886
C3010220	Tile	$9.25	S.F.	430	30	2005	2035		53.33 %	0.00 %	16			$3,978
C3010230	Paint & Covering	$1.47	S.F.	31,360	10	2005	2015		0.00 %	0.00 %	-4			$46,099
C3020903	VCT	$3.48	S.F.	26,274	18	2005	2023		22.22 %	0.00 %	4			$91,434
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,086	10	2005	2015		0.00 %	110.00 %	-4		$149,208.00	$135,644
C3020999	Other - Vinyl Sheet	$7.09	S.F.	430	15	2005	2020		6.67 %	0.00 %	1			$3,049
C3030	Ceiling Finishes	$7.67	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$243,829
D1010	Elevators and Lifts	$1.23	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$39,102
D2010	Plumbing Fixtures	$5.60	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$178,024
D2020	Domestic Water Distribution	$0.66	S.F.	31,790	30	2005	2035		53.33 %	0.00 %	16			$20,981
D2030	Sanitary Waste	$1.51	S.F.	31,790	30	2005	2035		53.33 %	0.00 %	16			$48,003
D3030	Cooling Generating Systems	$5.40	S.F.	31,790	20	2005	2025	2019	0.00 %	110.00 %	0		$188,833.00	$171,666
D3040	Distribution Systems	$9.39	S.F.	31,790	20	2005	2025	2019	0.00 %	110.00 %	0		$328,359.00	$298,508
D3050	Terminal & Package Units	$23.84	S.F.	31,790	15	2005	2020	2019	0.00 %	110.00 %	0		$833,661.00	$757,874
D3060	Controls & Instrumentation	$1.95	S.F.	31,790	15	2005	2020	2019	0.00 %	110.00 %	0		$68,190.00	$61,991
D4030	Fire Protection Specialties	$0.08	S.F.	31,790	15	2006	2021		13.33 %	0.00 %	2			$2,543
D5010	Electrical Service/Distribution	$1.98	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$62,944
D5020	Branch Wiring	$4.10	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$130,339
D5020	Lighting	$6.13	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$194,873
D5030810	Security & Detection Systems	$1.51	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$48,003
D5030910	Fire Alarm Systems	$2.74	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$87,105
D5030920	Data Communication	$3.56	S.F.	31,790	25	2005	2030		44.00 %	0.00 %	11			$113,172
D5090	Other Electrical Systems	$0.30	S.F.	31,790	15	2005	2020		6.67 %	0.00 %	1			$9,537
E1020	Institutional Equipment	$0.09	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$2,861
E1090	Other Equipment	$0.76	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$24,160
E2010	Fixed Furnishings	$1.89	S.F.	31,790	20	2005	2025		30.00 %	0.00 %	6			$60,083
								Total	**44.26 %**	**29.25 %**			**$1,568,251.00**	**$5,361,783**

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





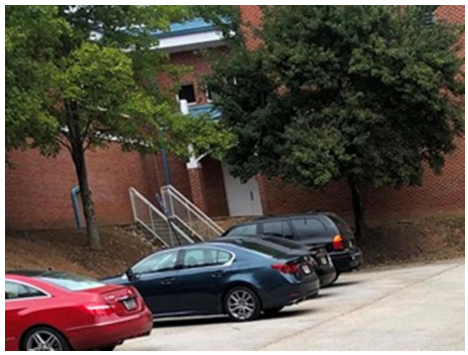
Note:

System: B2020 - Exterior Windows



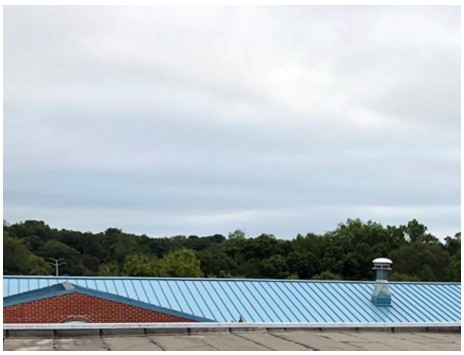
Note:

System: B2030 - Exterior Doors

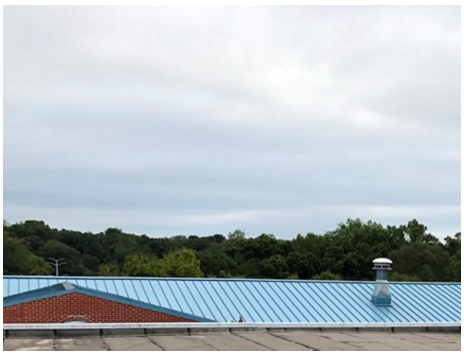

Note:

System: B3010130 - Preformed Metal Roofing



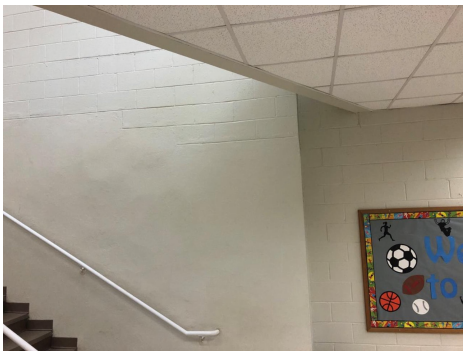
Note:

System: B3020 - Roof Openings

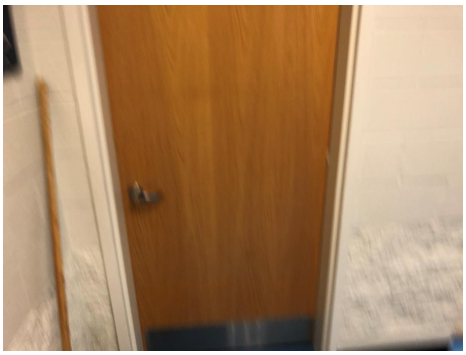

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

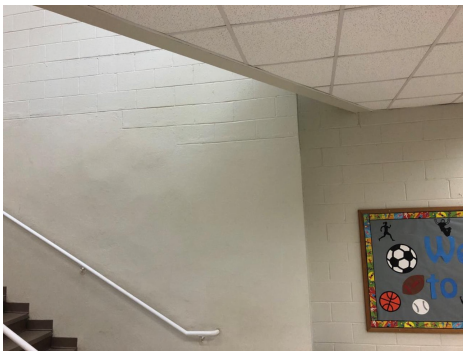


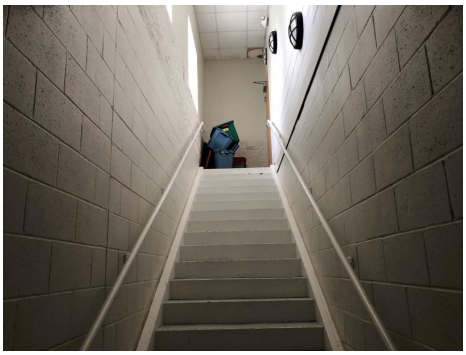
Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction





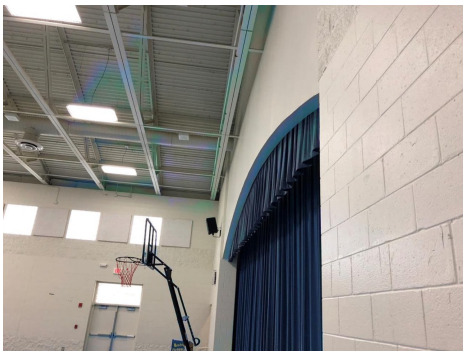
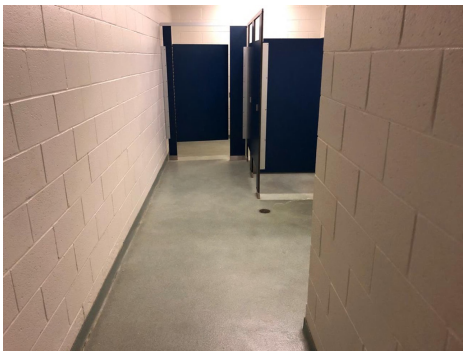
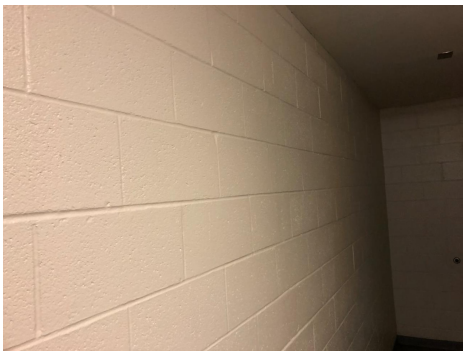
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

Note:

System: C3020903 - VCT



Note:

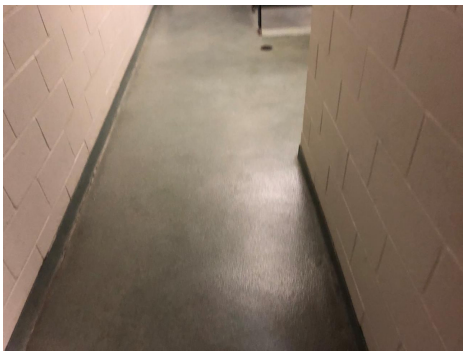
System: C3020999 - Other - Rubber or Neoprene



Note:

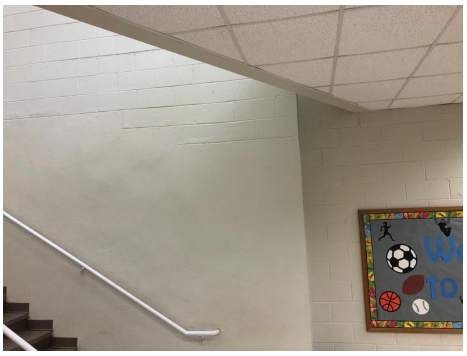
System: C3020999 - Other - Vinyl Sheet





Note:

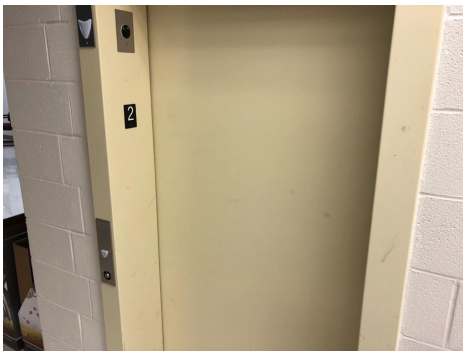
System: C3030 - Ceiling Finishes


Note:

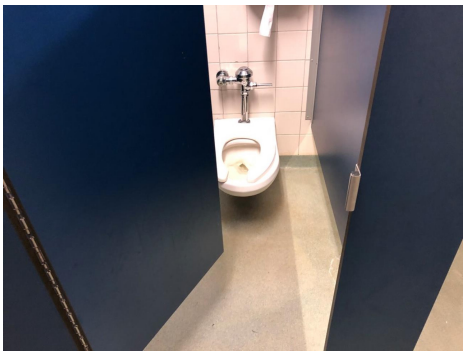
System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures



Note:

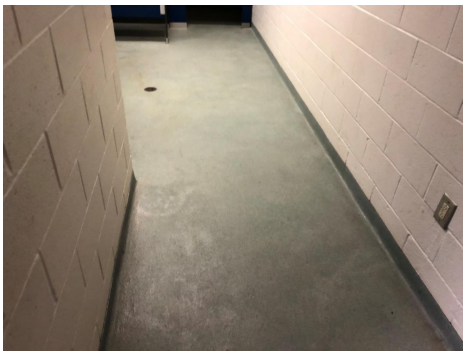
System: D2020 - Domestic Water Distribution



Note:

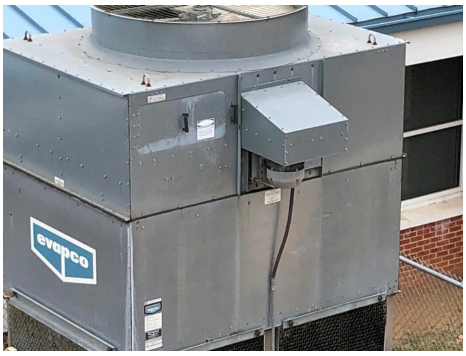
System: D2030 - Sanitary Waste





Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



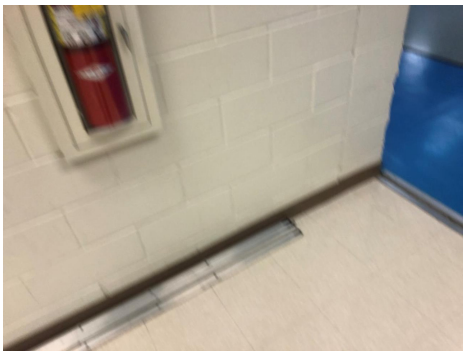
Note:

System: D3050 - Terminal & Package Units



Note:

System: D4030 - Fire Protection Specialties



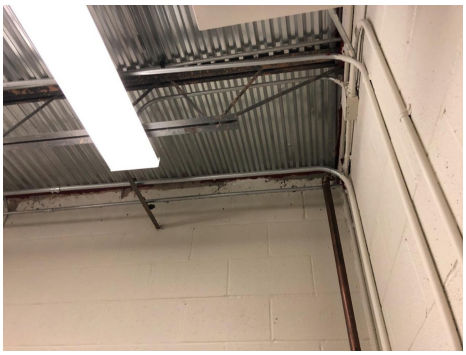
Note:

System: D5010 - Electrical Service/Distribution



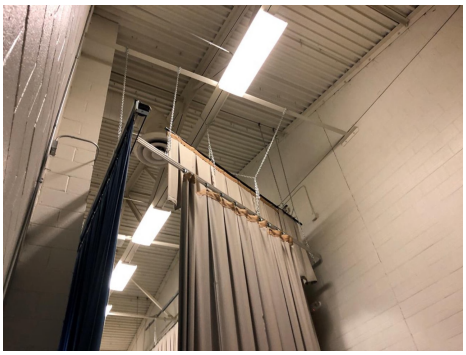
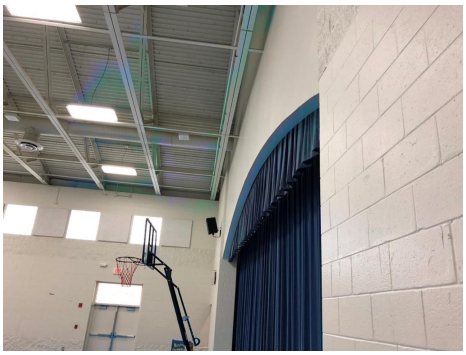
Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting

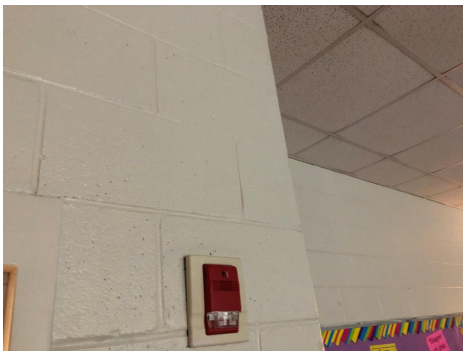

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



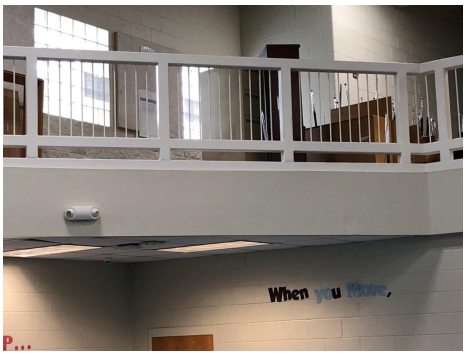
Note:

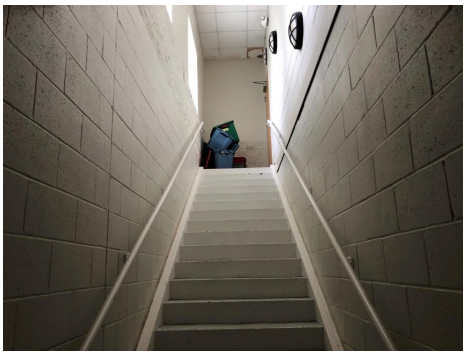
System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

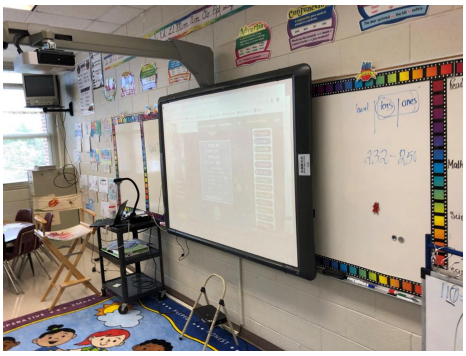




Note:

System: E1020 - Institutional Equipment

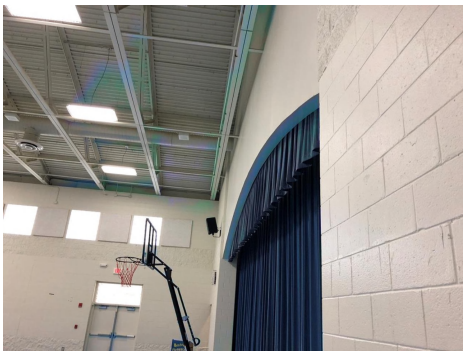




Note:

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:	**$1,568,251**	**$14,260**	**$2,968**	**$0**	**$159,509**	**$0**	**$1,501,084**	**$0**	**$0**	**$0**	**$268,672**	**$3,514,745**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$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	$93,948	$0	$0	$0	$0	**$93,948**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

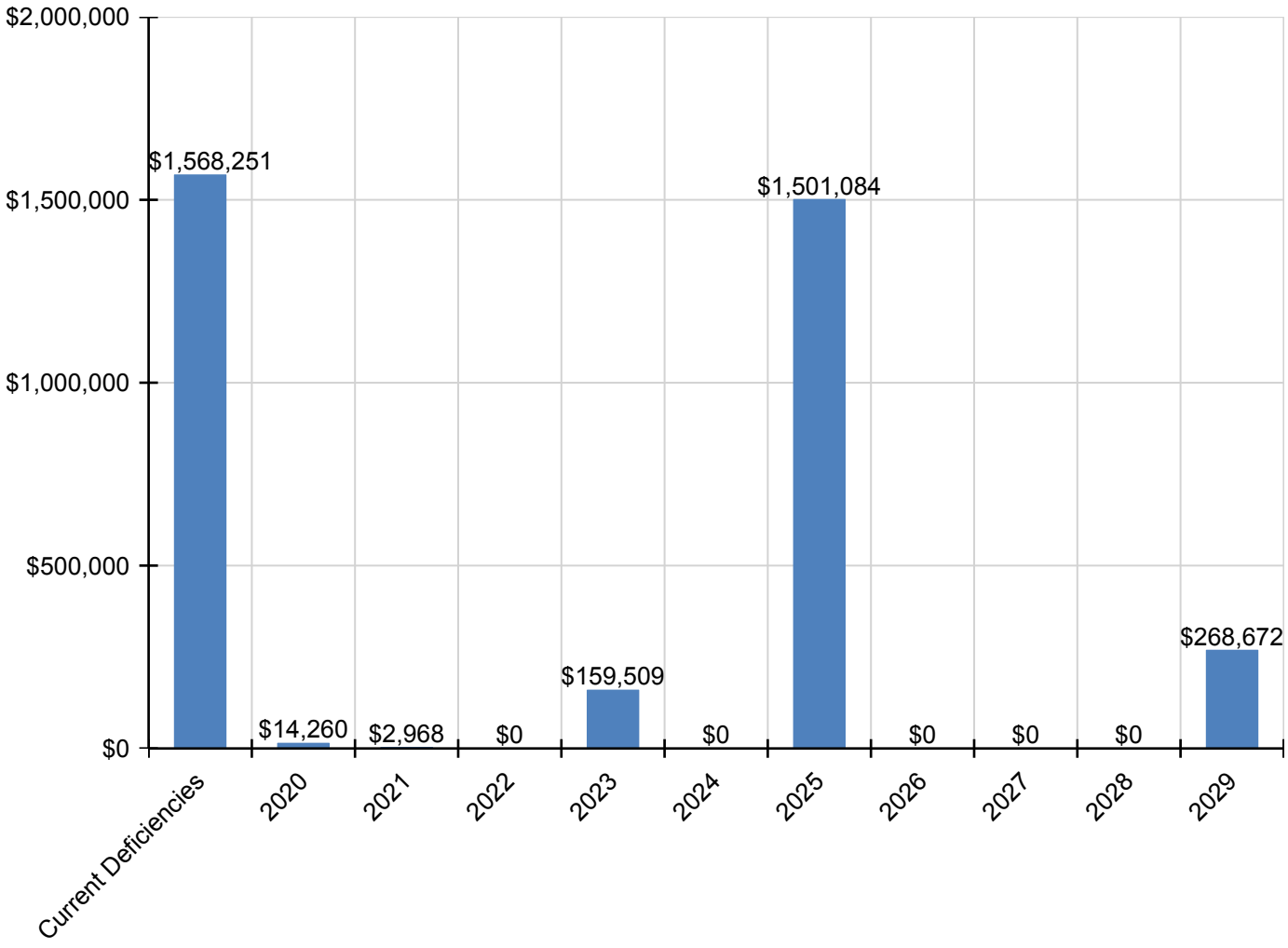
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$68,149	**$68,149**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$0	$0	$0	$159,509	$0	$0	$0	$0	$0	$0	**$159,509**
C3020999 - Other - Rubber or Neoprene	$149,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,523	**$349,731**
C3020999 - Other - Vinyl Sheet	$0	$3,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,455**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$320,259	$0	$0	$0	$0	**$320,259**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$51,359	$0	$0	$0	$0	**$51,359**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$233,826	$0	$0	$0	$0	**$233,826**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$188,833	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$188,833**
D3040 - Distribution Systems	$328,359	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$328,359**
D3050 - Terminal & Package Units	$833,661	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$833,661**
D3060 - Controls & Instrumentation	$68,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,190**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$2,968	$0	$0	$0	$0	$0	$0	$0	$0	**$2,968**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$82,675	$0	$0	$0	$0	**$82,675**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$171,195	$0	$0	$0	$0	**$171,195**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$255,957	$0	$0	$0	$0	**$255,957**
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	$63,050	$0	$0	$0	$0	**$63,050**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$114,408	$0	$0	$0	$0	**$114,408**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$10,806	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,806**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$3,758	$0	$0	$0	$0	**$3,758**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$31,733	$0	$0	$0	$0	**$31,733**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$78,916	$0	$0	$0	$0	**$78,916**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

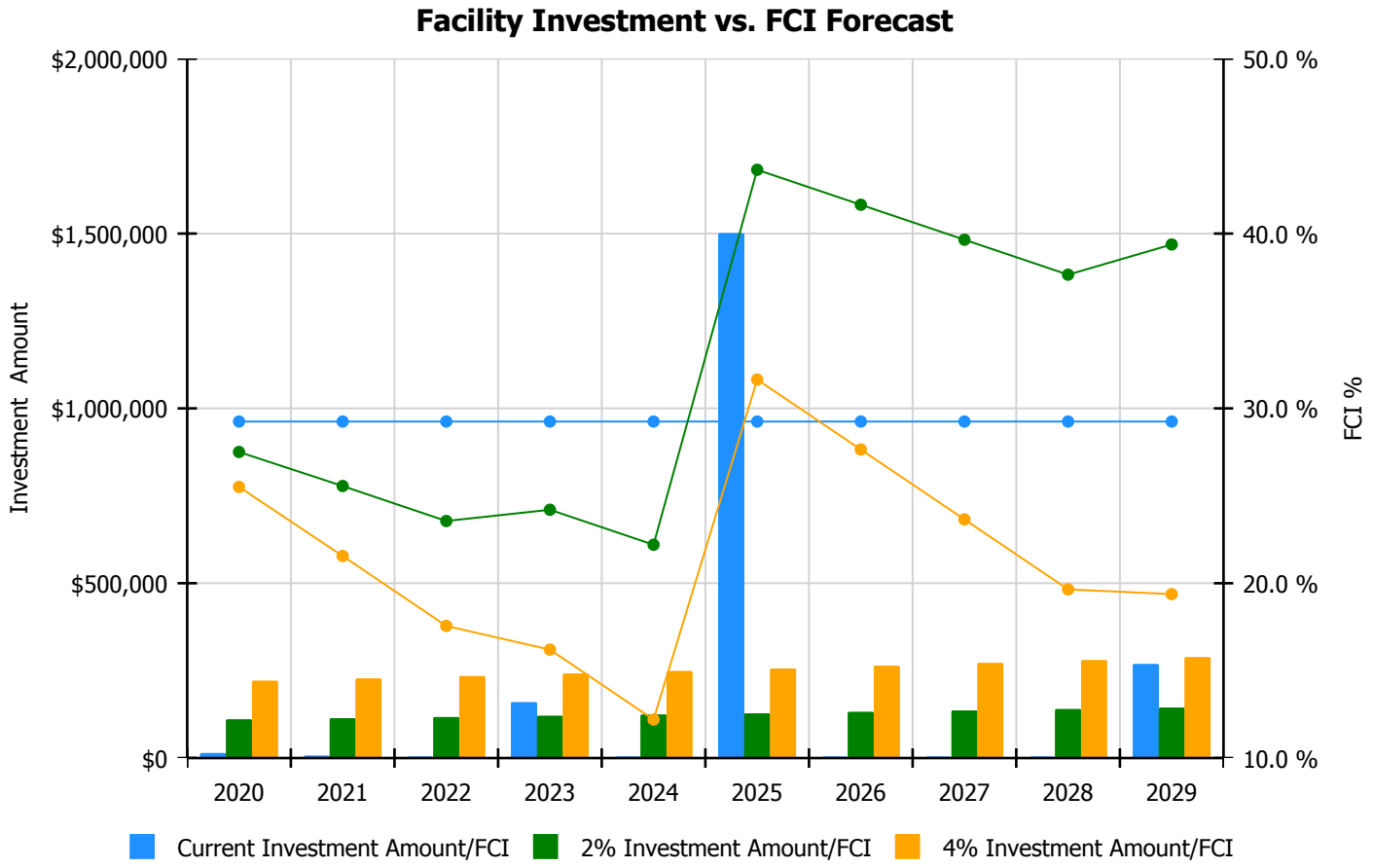
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

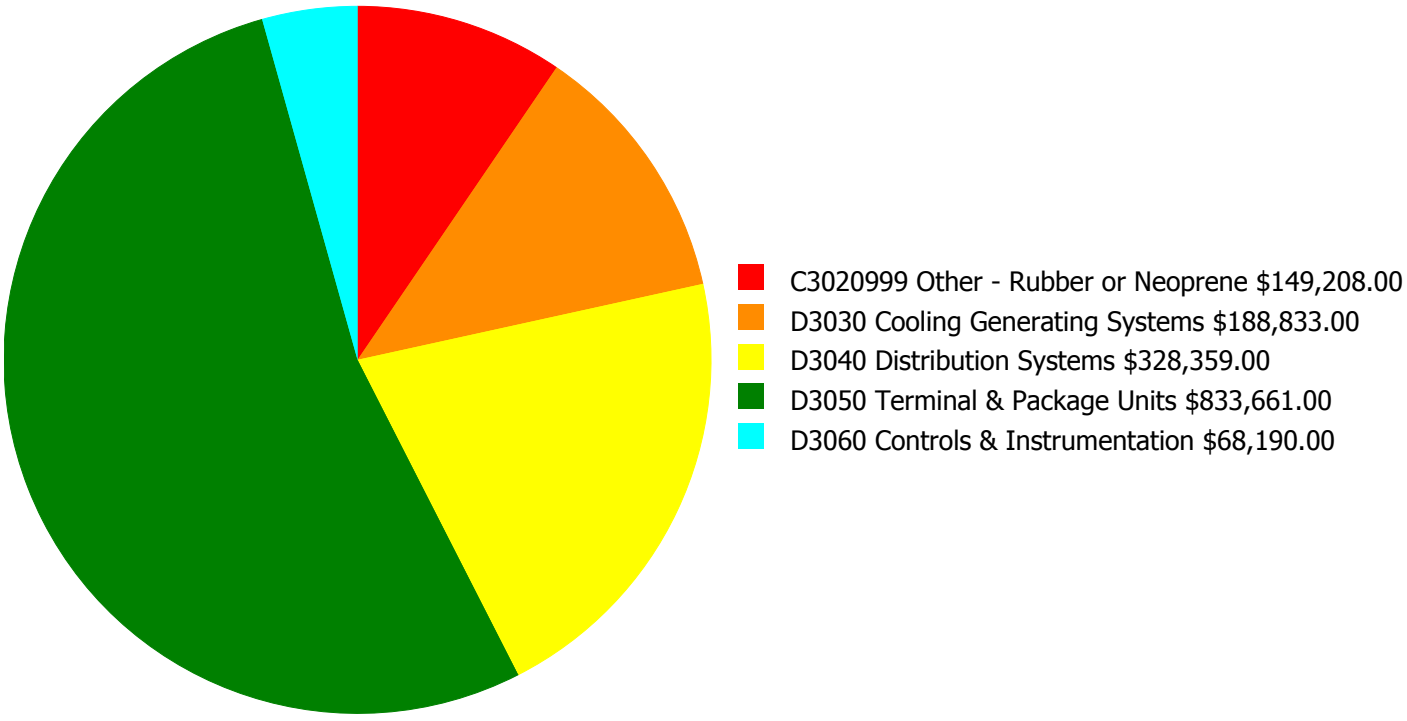
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 29.25%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$14,260	$110,453.00	27.51 %	$220,905.00	25.51 %
2021	$2,968	$113,766.00	25.56 %	$227,533.00	21.56 %
2022	$0	$117,179.00	23.56 %	$234,359.00	17.56 %
2023	$159,509	$120,695.00	24.20 %	$241,389.00	16.20 %
2024	$0	$124,316.00	22.20 %	$248,631.00	12.20 %
2025	$1,501,084	$128,045.00	43.65 %	$256,090.00	31.65 %
2026	$0	$131,886.00	41.65 %	$263,773.00	27.65 %
2027	$0	$135,843.00	39.65 %	$271,686.00	23.65 %
2028	$0	$139,918.00	37.65 %	$279,836.00	19.65 %
2029	$268,672	$144,116.00	39.38 %	$288,232.00	19.38 %
Total:	**$1,946,494**	**$1,266,217.00**		**$2,532,434.00**	

Deficiency Summary by System

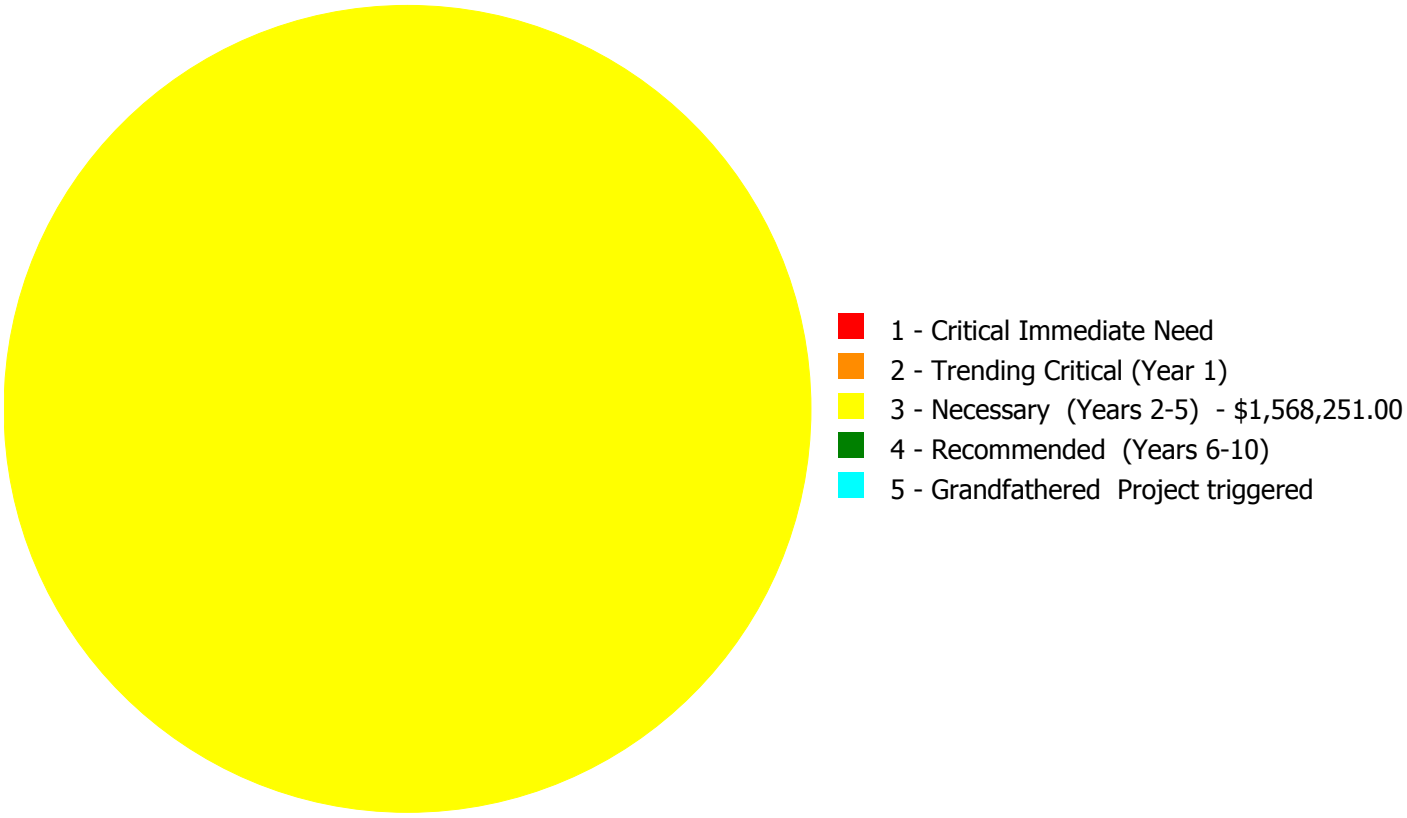
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,568,251.00

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: $1,568,251.00

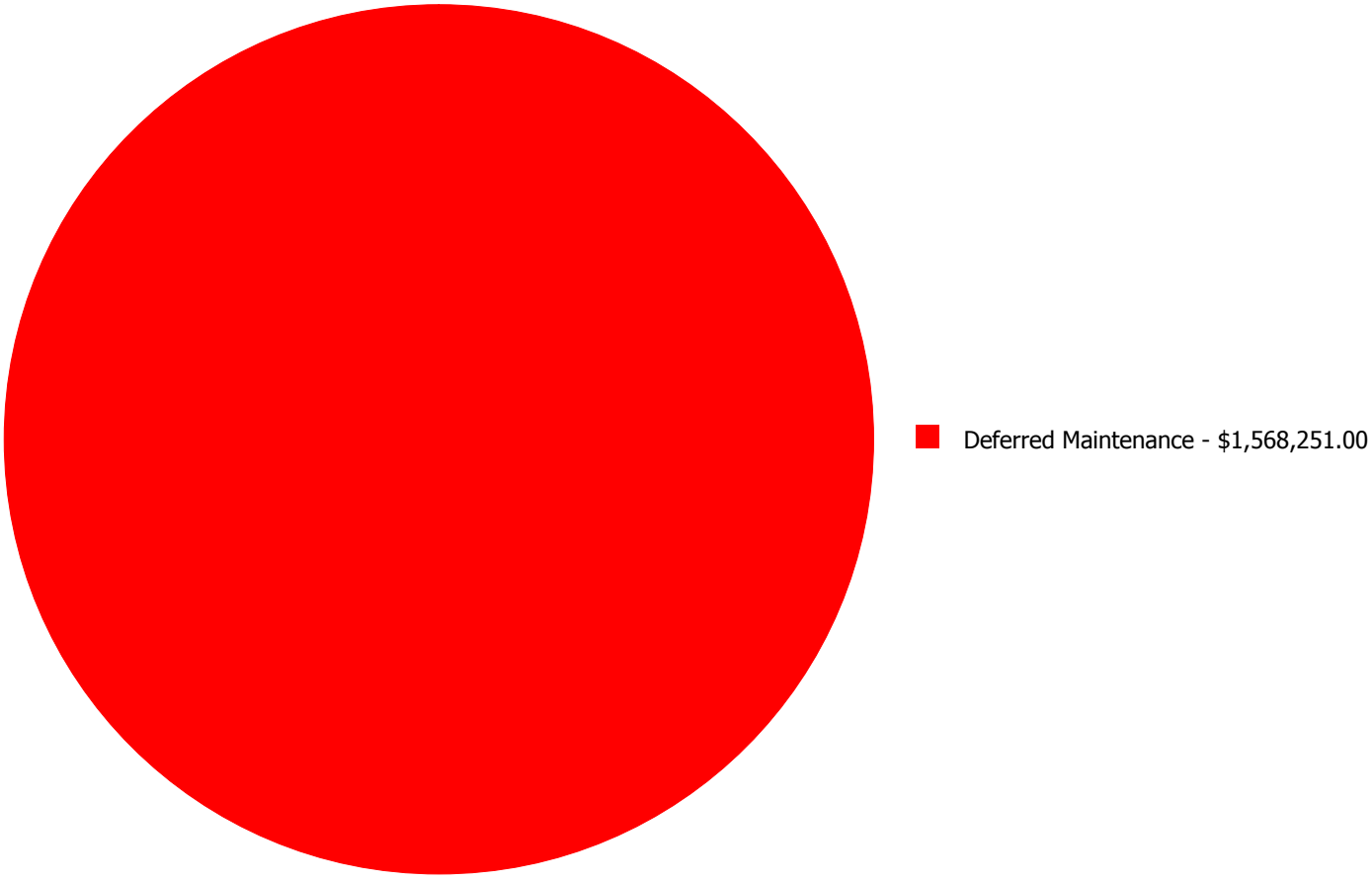
Deficiency By Priority Investment Table

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
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$149,208.00	$0.00	$0.00	$149,208.00
D3030	Cooling Generating Systems	$0.00	$0.00	$188,833.00	$0.00	$0.00	$188,833.00
D3040	Distribution Systems	$0.00	$0.00	$328,359.00	$0.00	$0.00	$328,359.00
D3050	Terminal & Package Units	$0.00	$0.00	$833,661.00	$0.00	$0.00	$833,661.00
D3060	Controls & Instrumentation	$0.00	$0.00	$68,190.00	$0.00	$0.00	$68,190.00
	Total:	$0.00	$0.00	$1,568,251.00	$0.00	$0.00	$1,568,251.00

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: $1,568,251.00

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: C3020999 - Other - Rubber or Neoprene

Location: Multi-purpose room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,086.00
Unit of Measure: S.F.
Estimate: $149,208.00
Assessor Name: Eduardo Lopez
Date Created: 01/22/2020

Notes: The Neoprene floor finish is beyond its expected service life, faded and stained, and should be replaced.

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,790.00
Unit of Measure: S.F.
Estimate: $188,833.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The cooling generating system is beyond service life and should be scheduled for replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,790.00
Unit of Measure: S.F.
Estimate: $328,359.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The distribution system is beyond service life and should be scheduled for replacement.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 31,790.00
Unit of Measure: S.F.
Estimate: $833,661.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The terminal and package units are beyond service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

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:	31,790.00
Unit of Measure:	S.F.
Estimate:	$68,190.00
Assessor Name:	Eduardo Lopez
Date Created:	10/06/2020

Notes: The system is beyond service life and should be scheduled for replacement.

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):	79,633
Year Built:	1957
Last Renovation:	
Replacement Value:	$2,436,834
Repair Cost:	$439,733.00
Total FCI:	18.05 %
Total RSLI:	24.85 %
FCA Score:	81.95

Description:

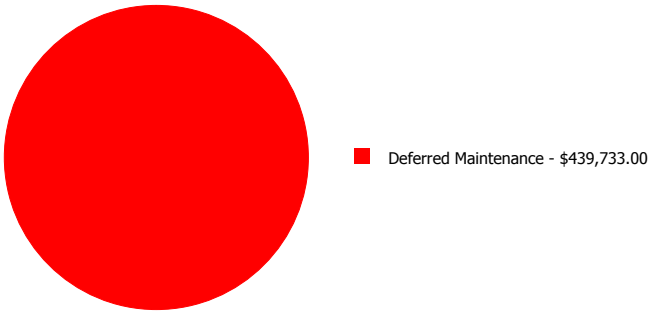
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

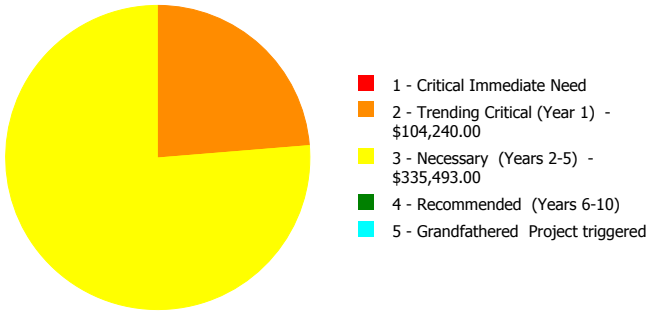
Dashboard Summary

Function:		Gross Area:	79,633
Year Built:	1957	Last Renovation:	
Repair Cost:	$439,733	Replacement Value:	$2,436,834
FCI:	18.05 %	RSLI%:	24.85 %

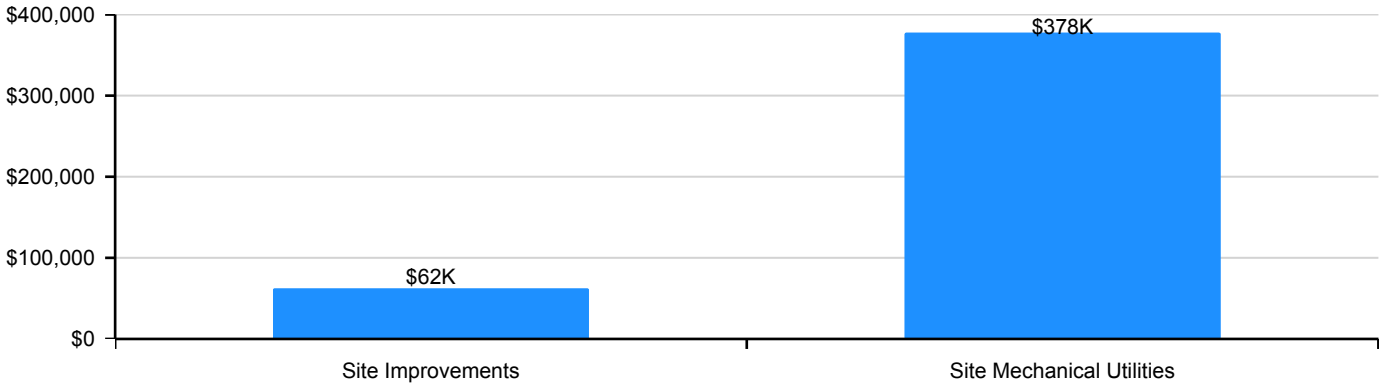
Deficiency By Category



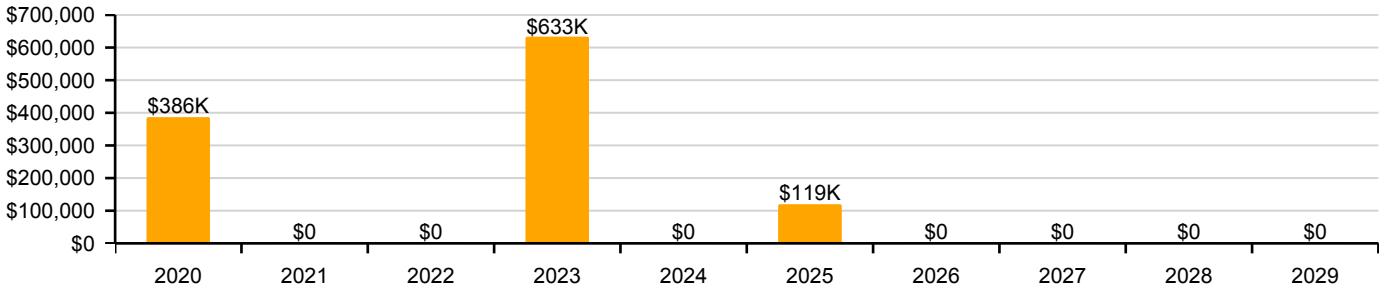
Deficiency By Priority



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
G20 - Site Improvements	32.60 %	3.94 %	$62,193.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$377,540.00
G40 - Site Electrical Utilities	17.66 %	0.00 %	$0.00
Totals:	**24.85 %**	**18.05 %**	**$439,733.00**

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	$2.24	S.F.	79,633	35	2000	2035		45.71 %	0.00 %	16			$178,378
G2020	Parking Lots	$7.57	S.F.	79,633	35	2000	2035		45.71 %	0.00 %	16			$602,822
G2030	Pedestrian Paving	$2.19	S.F.	79,633	35	2000	2035		45.71 %	0.00 %	16			$174,396
G2040105	Fence & Guardrails	$1.15	S.F.	79,633	30	1993	2023		13.33 %	0.00 %	4			$91,578
G2040210	Concrete Retaining Walls	$51.33	S.F.	839	50	2000	2050		62.00 %	0.00 %	31			$43,066
G2040950	Hard Surface Play Area	$0.71	S.F.	79,633	20	1993	2013		0.00 %	110.00 %	-6		$62,193.00	$56,539
G2040950	Playing Field	$4.28	S.F.	79,633	20	2000	2020		5.00 %	0.00 %	1			$340,829
G2050	Landscaping	$1.14	S.F.	79,633	25	2000	2025		24.00 %	0.00 %	6			$90,782
G3010	Water Supply	$1.02	S.F.	79,633	50	1957	2007		0.00 %	110.00 %	-12		$89,348.00	$81,226
G3020	Sanitary Sewer	$2.10	S.F.	79,633	50	1957	2007		0.00 %	110.00 %	-12		$183,952.00	$167,229
G3030	Storm Sewer	$1.19	S.F.	79,633	50	1957	2007		0.00 %	110.00 %	-12		$104,240.00	$94,763
G4010	Electrical Distribution	$2.42	S.F.	79,633	30	1993	2023		13.33 %	0.00 %	4			$192,712
G4020	Site Lighting	$2.85	S.F.	79,633	30	1993	2023		13.33 %	0.00 %	4			$226,954
G4030	Site Communication and Security	$1.20	S.F.	79,633	30	2000	2030		36.67 %	0.00 %	11			$95,560
								Total	**24.85 %**	**18.05 %**			**$439,733.00**	**$2,436,834**

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: G2040210 - Concrete Retaining Walls

Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

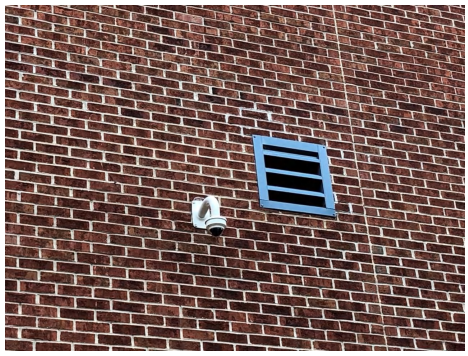
Note:

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.

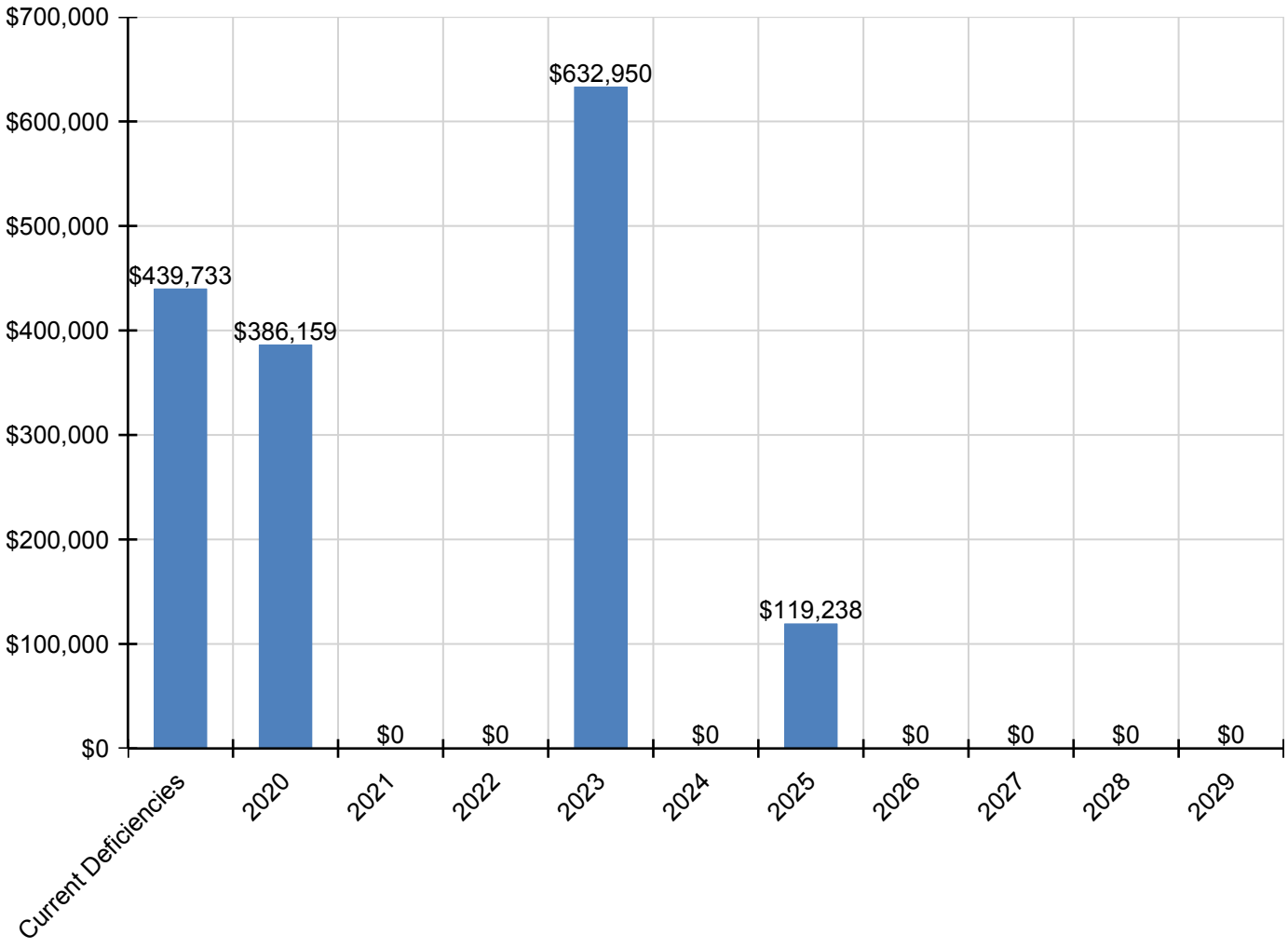
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$439,733**	**$386,159**	**$0**	**$0**	**$632,950**	**$0**	**$119,238**	**$0**	**$0**	**$0**	**$0**	**$1,578,081**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$113,379	$0	$0	$0	$0	$0	$0	**$113,379**
G2040210 - Concrete Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Hard Surface Play Area	$62,193	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,193**
G2040950 - Playing Field	$0	$386,159	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$386,159**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$119,238	$0	$0	$0	$0	**$119,238**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$89,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,348**
G3020 - Sanitary Sewer	$183,952	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$183,952**
G3030 - Storm Sewer	$104,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$104,240**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$238,589	$0	$0	$0	$0	$0	$0	**$238,589**
G4020 - Site Lighting	$0	$0	$0	$0	$280,982	$0	$0	$0	$0	$0	$0	**$280,982**
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

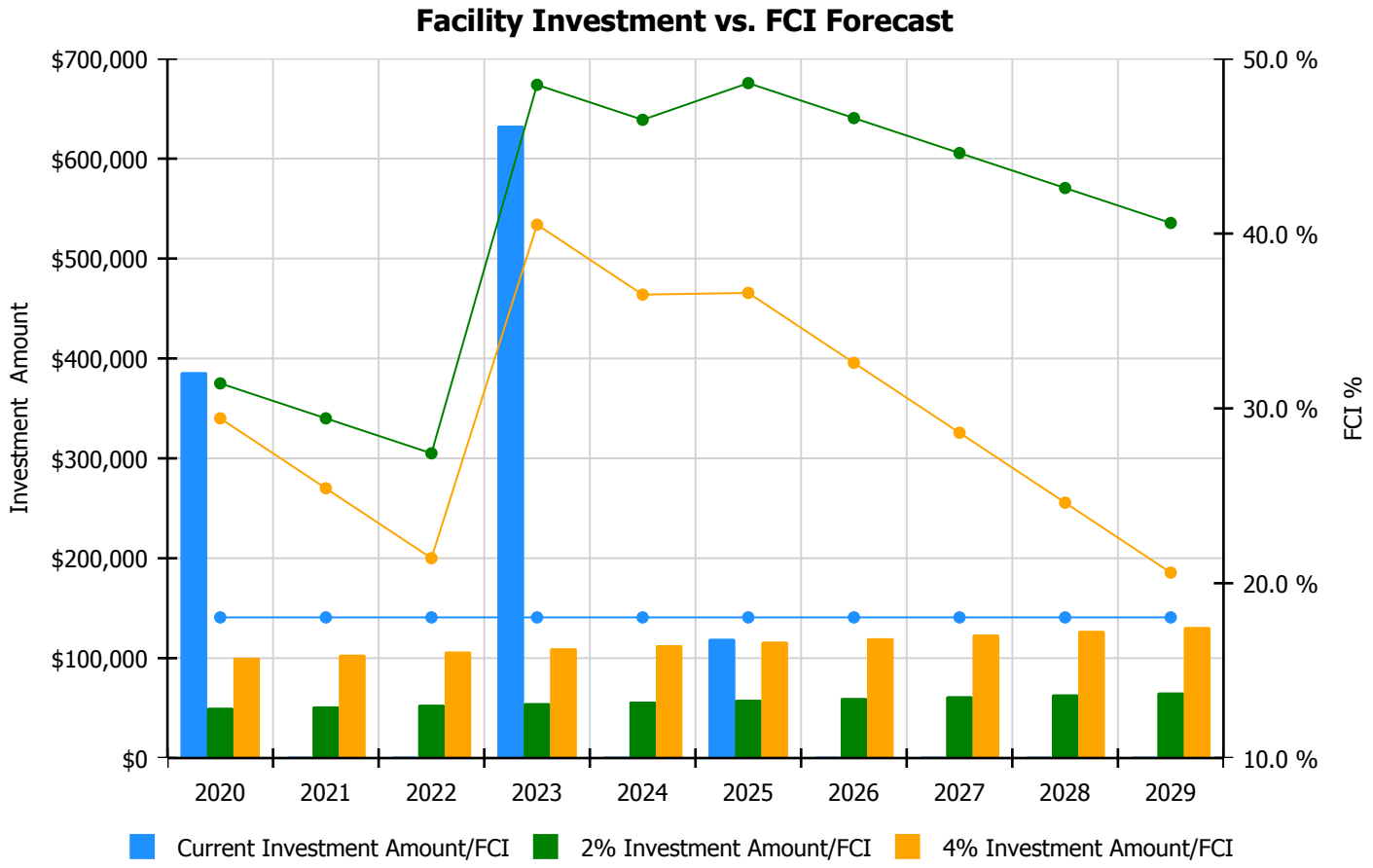
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

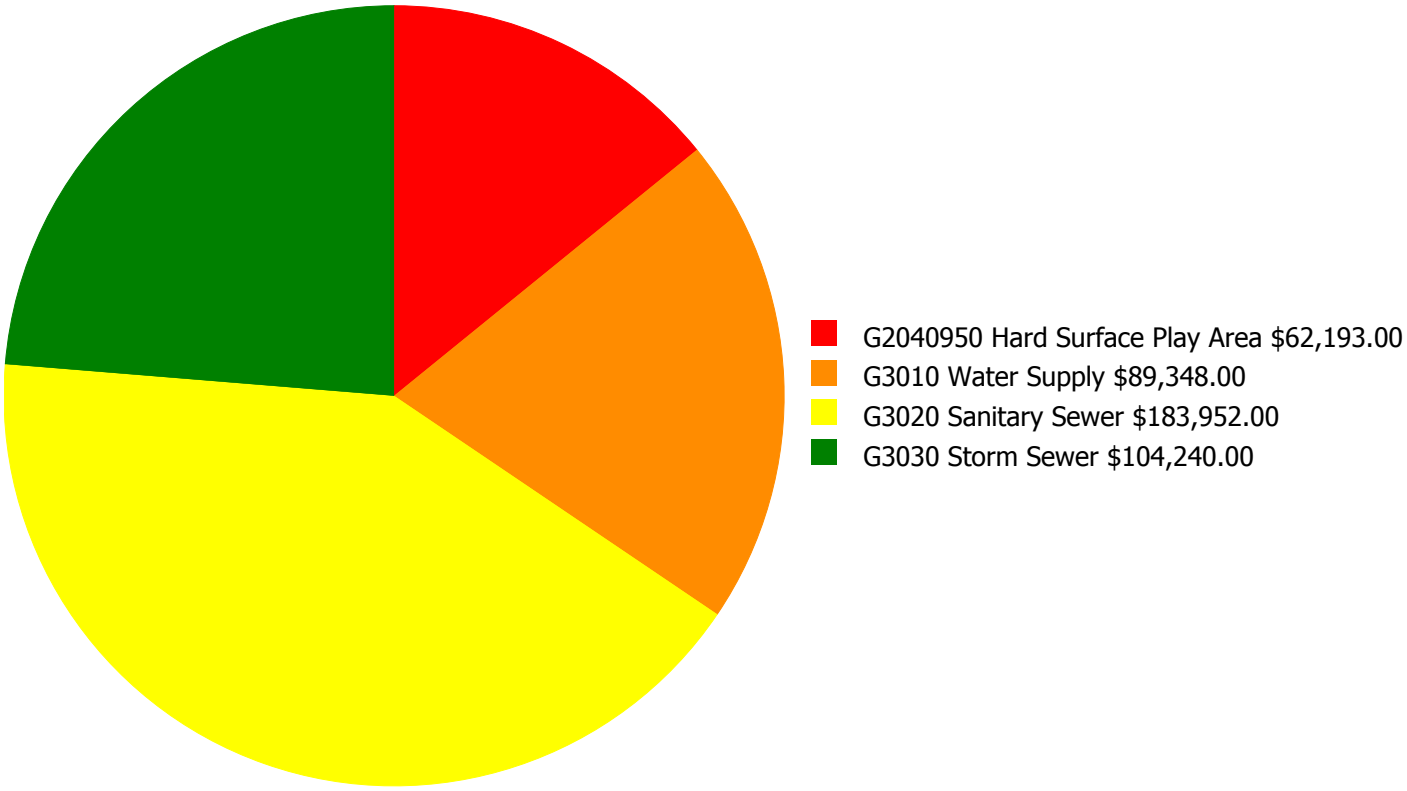
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 18.05%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$386,159	$50,199.00	31.43 %	$100,398.00	29.43 %
2021	$0	$51,705.00	29.43 %	$103,409.00	25.43 %
2022	$0	$53,256.00	27.43 %	$106,512.00	21.43 %
2023	$632,950	$54,854.00	48.51 %	$109,707.00	40.51 %
2024	$0	$56,499.00	46.51 %	$112,998.00	36.51 %
2025	$119,238	$58,194.00	48.61 %	$116,388.00	36.61 %
2026	$0	$59,940.00	46.61 %	$119,880.00	32.61 %
2027	$0	$61,738.00	44.61 %	$123,476.00	28.61 %
2028	$0	$63,590.00	42.61 %	$127,181.00	24.61 %
2029	$0	$65,498.00	40.61 %	$130,996.00	20.61 %
Total:	**$1,138,348**	**$575,473.00**		**$1,150,945.00**	

Deficiency Summary by System

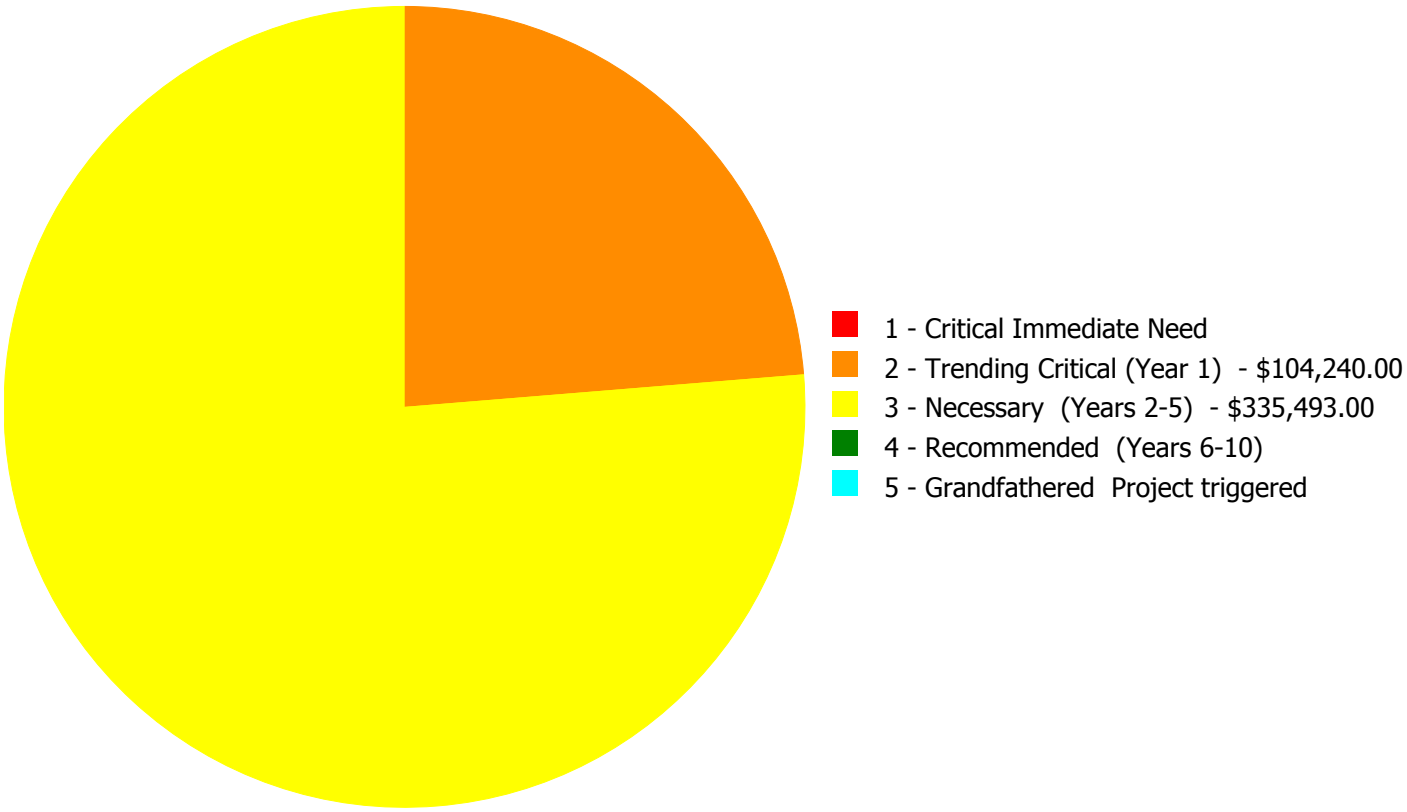
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $439,733.00

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: $439,733.00

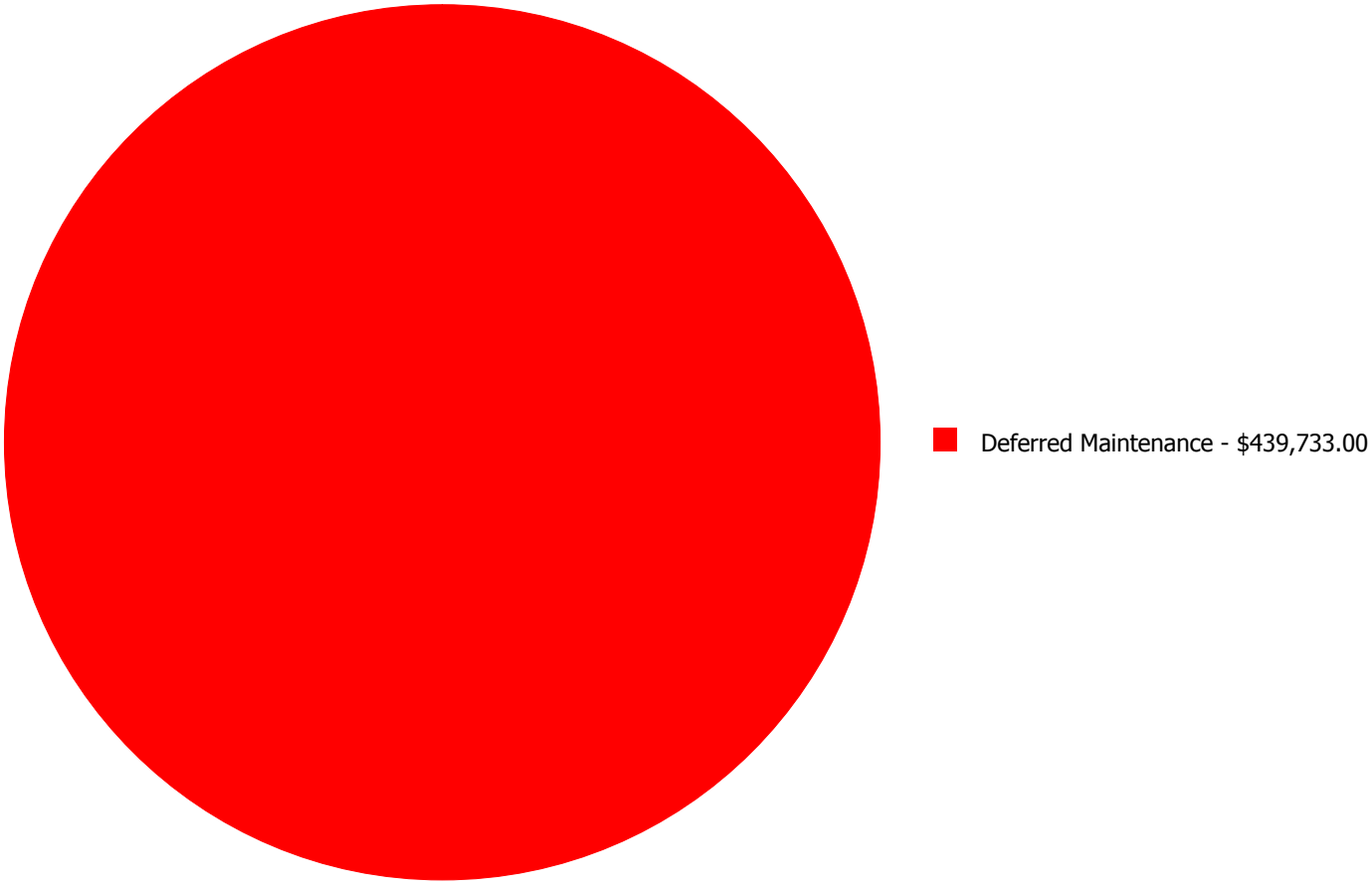
Deficiency By Priority Investment Table

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
G2040950	Hard Surface Play Area	$0.00	$0.00	$62,193.00	$0.00	$0.00	$62,193.00
G3010	Water Supply	$0.00	$0.00	$89,348.00	$0.00	$0.00	$89,348.00
G3020	Sanitary Sewer	$0.00	$0.00	$183,952.00	$0.00	$0.00	$183,952.00
G3030	Storm Sewer	$0.00	$104,240.00	$0.00	$0.00	$0.00	$104,240.00
	Total:	$0.00	$104,240.00	$335,493.00	$0.00	$0.00	$439,733.00

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: $439,733.00

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: G3030 - Storm Sewer

Location: Bldg 1957
Distress: Missing
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 79,633.00
Unit of Measure: S.F.
Estimate: $104,240.00
Assessor Name: Jejuan Hall
Date Created: 07/29/2013

Notes: Although storm sewers were installed with building additions, original facility lacks site drainage. Site area South of original facilty and West of 2000 addition does not drain properly.

Priority 3 - Necessary (Years 2-5):

System: G2040950 - Hard Surface Play Area

Location: North side of building 2020
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,633.00
Unit of Measure: S.F.
Estimate: $62,193.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The Hard Surface play area is beyond its expected life cycle and upgrades are warranted.

System: G3010 - Water Supply

Location: Across the street from school
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,633.00
Unit of Measure: S.F.
Estimate: $89,348.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The original domestic water distribution system components consist of galvanized and copper pipes, valves and domestic water supply. Water supply control valves should be accessible for easy operation. Valves located in various areas on the site should be protected and easily accessible during a fire. All valves should be clearly marked and identifiable with exterior signs showing the locations of each valve. These valves should be marked with information indicating the areas and locations covered by their water source. The only water source located at this site is the fire hydrant across the street from the school.

System: G3020 - Sanitary Sewer

Location: outside of building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,633.00
Unit of Measure: S.F.
Estimate: $183,952.00
Assessor Name: Jejuan Hall
Date Created: 01/22/2020

Notes: The sanitary system is original and beyond the expected life cycle. Upgrades to the existing sanitary sewer system are considered necessary.

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 #:	5051
Project:	APS Assessments 2019	Region:	761	Site:	Benteen ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Excel	0.31	0.31	100.00
ECE				
Environment	Excel	0.50	0.50	100.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Excel	0.37	0.37	100.00
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	Excel	0.72	0.72	100.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Excel	0.54	0.54	100.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5051
Project:	APS Assessments 2019	Region:	761	Site:	Benteen ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Poor	0.58	1.17	50.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Poor	0.18	0.35	50.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Fair	4.03	6.20	65.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Excel	0.81	0.81	100.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5051
Project:	APS Assessments 2019	Region:	761	Site:	Benteen ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
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:		**85.25**	**95.85**	**88.94**

Comments

Suitability - ES

Frederick Wilson Benteen Elementary School was built in 1957, and serves students in grades PK through 5. The school is located in southeast Atlanta. In 2018 it became the district's newest dual language immersion school.

Suitability - ES->Self-Contained Special Ed

The school does not have this program.

Suitability - ES->Music-->Size

There is only one music space in the building.

Suitability - ES->Art-->Size

The art space undersized and is located in a regular classroom.

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

The school does not have adequate storage space. The kiln is in another classroom down the hall from the art space, and is not readily accessible.

Suitability - ES->Food Service and Prep

There is no loading dock. There is no camera or peep hole in the delivery area door.

Suitability - ES->Outside-->Vehicular Traffic

There is no on-campus driveway for cars. Car pick up and drop off on the street.

Suitability - ES->Outside-->Play Areas

The on-campus grass playground is under the size standard. School uses the city-owned grass field in addition to the on-campus field.

Suitability - ES->Safety and Security-->Fencing

The school has a number of open spaces in the fence line. There is an open space in the fencing next to the cafeteria loading dock.

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

There is very limited way finding signage on the exterior, and none inside. Only two of the four required entrance announcements are on exterior signs: No weapons and subject to search.

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

The school does not have a security vestibule.