

Atlanta Public Schools/Relocation Sites

Bethune ES (Barack and Michelle Obama Academy relocation site)

Revised

School Assessment Report

November 10, 2020



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School Executive Summary

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

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

Gross Area (SF):	78,561
Year Built:	1960
Last Renovation:	1999
Replacement Value:	\$16,916,972
Repair Cost:	\$7,344,382.00
Total FCI:	43.41 %
Total RSLI:	28.66 %
FCA Score:	56.59



Description:

Bethune Elementary School (Barack & Michelle Obama Academy relocation site) is located 220 Northside Dr. NW in Atlanta, Georgia. The 2 story, 78,561 square foot building was originally constructed in 1960. There have been additions and renovations after the initial build. In addition to the main building, the campus contains ancillary buildings; storage, concession/restrooms.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

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

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does include conveying equipment. Conveying equipment includes no hydraulic elevators, and 1 wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.

HVAC: Heating is provided by gas fired boilers. Cooling is supplied by water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION: The building does not have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS

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

G. SITE

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

CODE REVIEW

ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

Attributes:

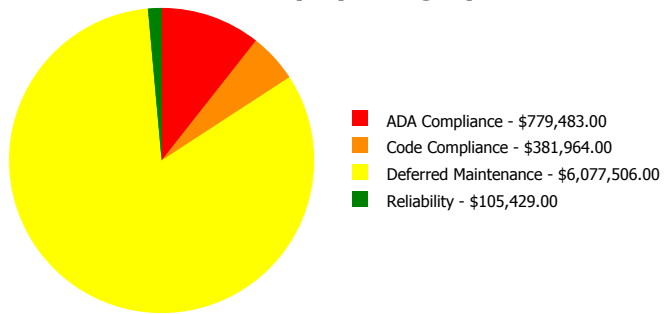
General Attributes:

Arch Condition Assessor:	Homero Guerrero	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	78561
DOE Facility Number:	1052	Total # of Modular/Portables:	0
DOE Interior Site SF:	78561	Total GSF of Modular/Portables:	0
Approx. Acres:	4.5	Status:	Active

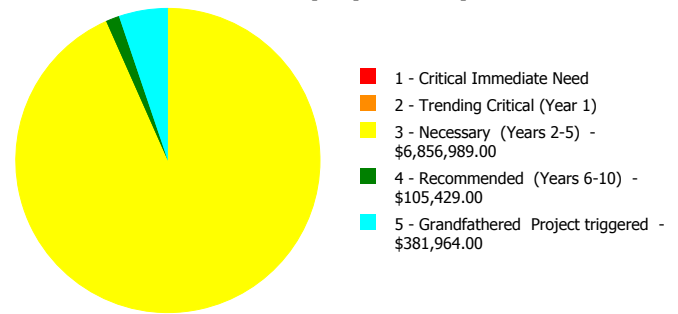
School Dashboard Summary

Gross Area:	78,561	Last Renovation:	1999
Year Built:	1960	Replacement Value:	\$16,916,972
Repair Cost:	\$7,344,382	RSLI%:	28.66 %
FCI:	43.41 %		

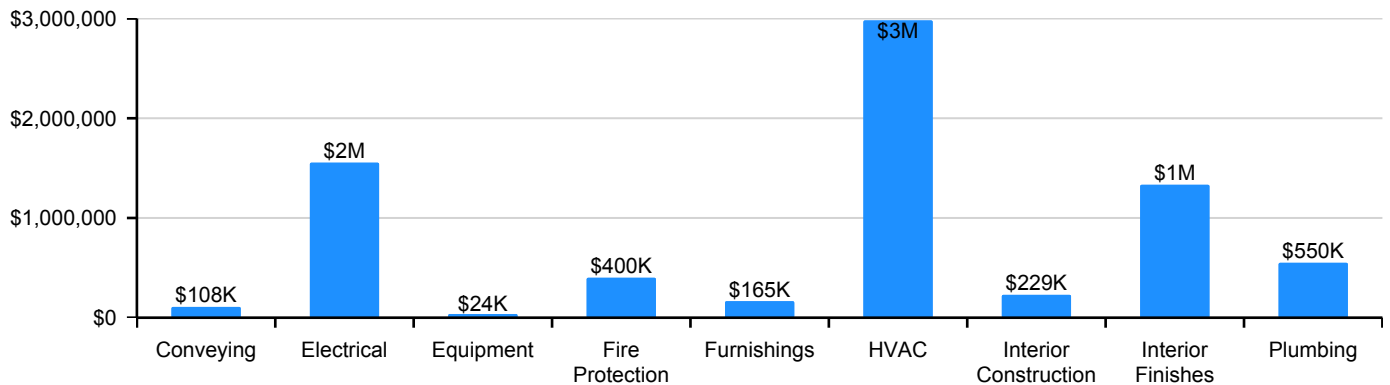
Deficiency By Category



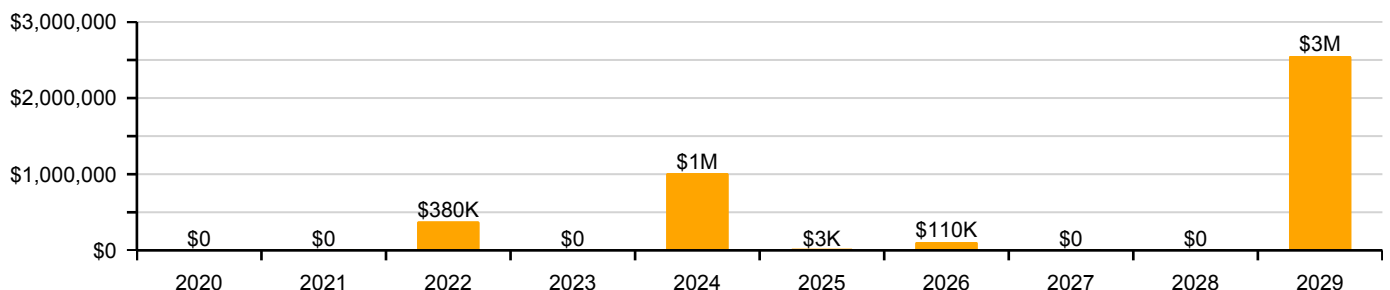
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

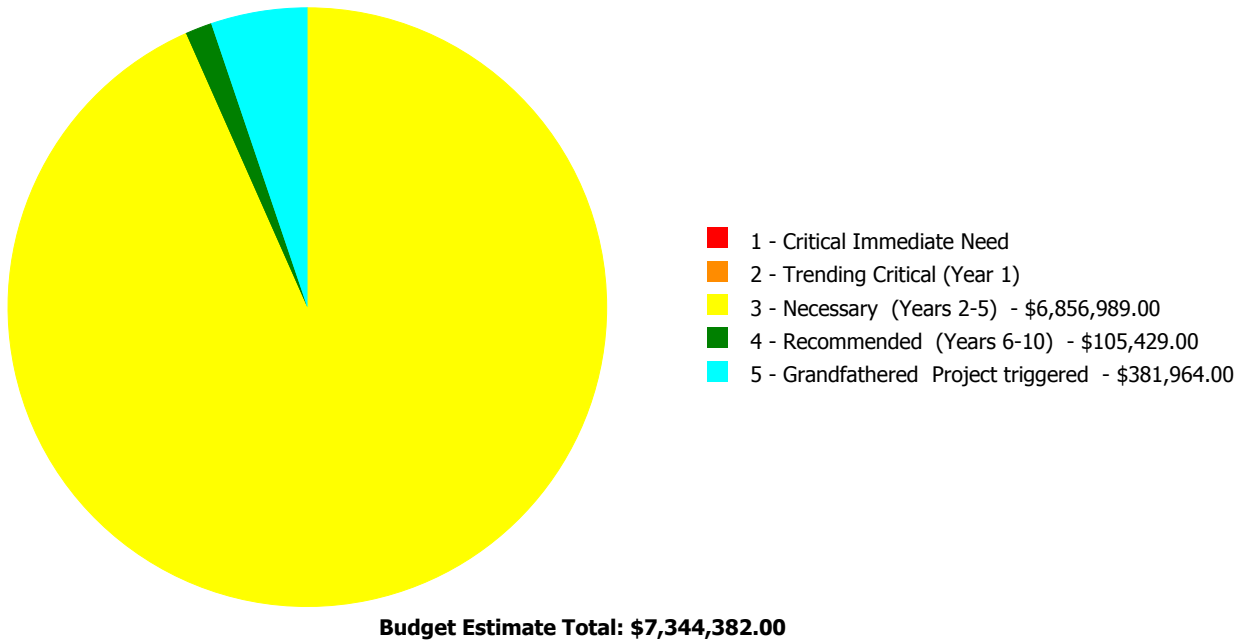
Current Investment Requirement and Condition by Uniformal Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	54.83 %	0.00 %	\$0.00
B10 - Superstructure	54.83 %	0.00 %	\$0.00
B20 - Exterior Enclosure	46.10 %	0.00 %	\$0.00
B30 - Roofing	20.87 %	0.00 %	\$0.00
C10 - Interior Construction	41.13 %	24.52 %	\$229,006.00
C20 - Stairs	54.83 %	0.00 %	\$0.00
C30 - Interior Finishes	5.92 %	99.83 %	\$1,332,779.00
D10 - Conveying	0.00 %	110.00 %	\$108,021.00
D20 - Plumbing	9.84 %	76.33 %	\$550,477.00
D30 - HVAC	9.98 %	92.59 %	\$2,980,523.00
D40 - Fire Protection	3.15 %	99.73 %	\$400,354.00
D50 - Electrical	4.68 %	87.85 %	\$1,554,259.00
E10 - Equipment	6.07 %	90.91 %	\$23,906.00
E20 - Furnishings	0.00 %	110.00 %	\$165,057.00
G20 - Site Improvements	37.23 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	33.33 %	0.00 %	\$0.00
Totals:	28.66 %	43.41 %	\$7,344,382.00

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
1960 Bldg 2010	50,698	51.60	\$0.00	\$0.00	\$4,529,181.00	\$68,037.00	\$246,494.00
1999 Bldg 2011	27,863	48.63	\$0.00	\$0.00	\$2,327,808.00	\$37,392.00	\$135,470.00
Site	78,561	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		43.41	\$0.00	\$0.00	\$6,856,989.00	\$105,429.00	\$381,964.00

Deficiencies By Priority



Executive Summary

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Function:	Elementary
Gross Area (SF):	50,698
Year Built:	1960
Last Renovation:	
Replacement Value:	\$9,386,705
Repair Cost:	\$4,843,712.00
Total FCI:	51.60 %
Total RSLI:	21.40 %
FCA Score:	48.40



Description:

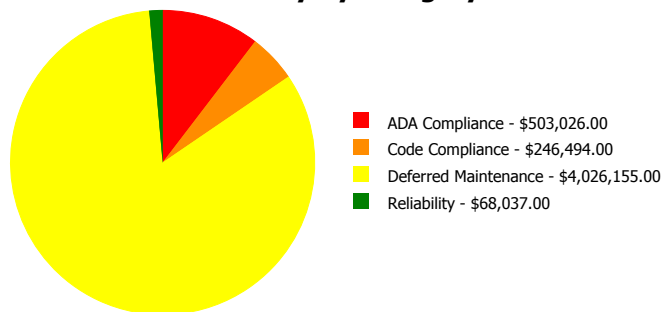
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

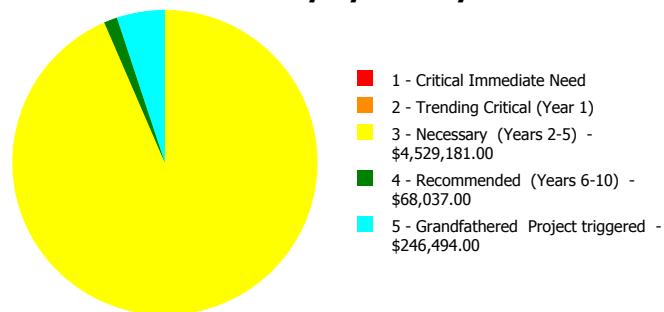
Dashboard Summary

Function:	Elementary	Gross Area:	50,698
Year Built:	1960	Last Renovation:	
Repair Cost:	\$4,843,712	Replacement Value:	\$9,386,705
FCI:	51.60 %	RSLI%:	21.40 %

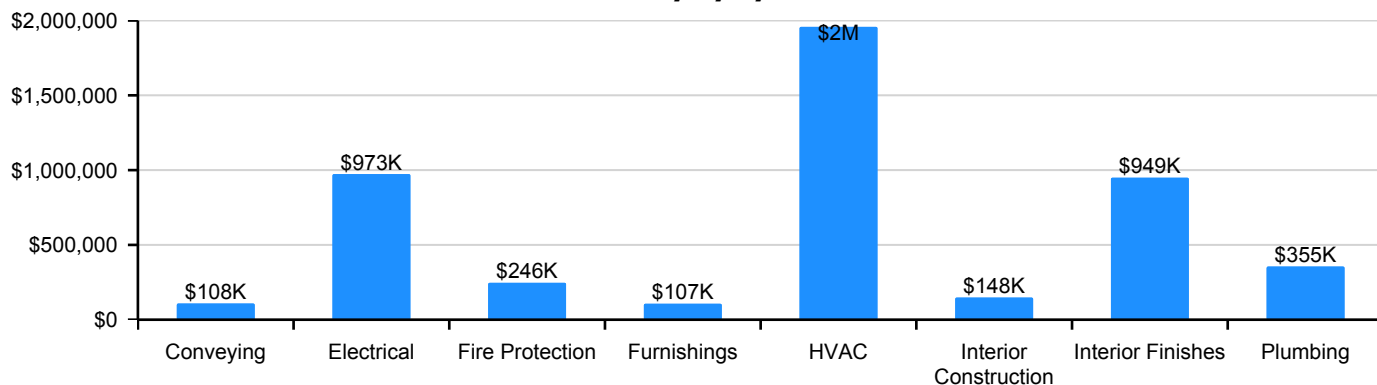
Deficiency By Category



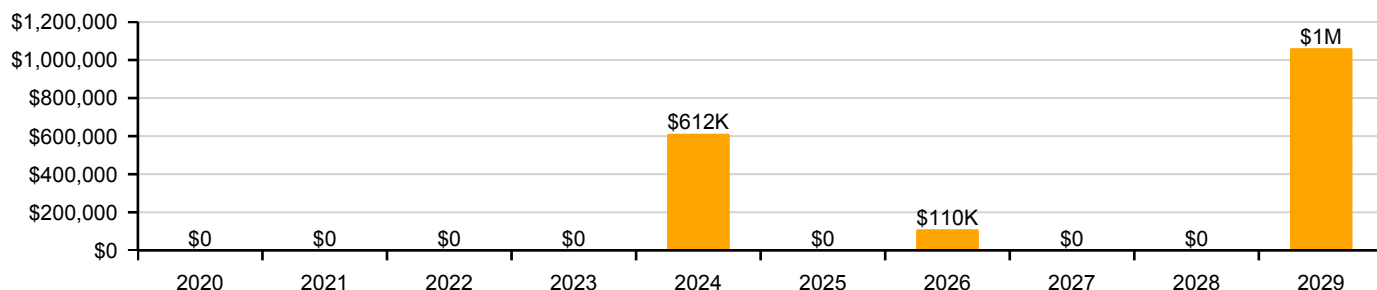
Deficiency By Priority



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	41.00 %	0.00 %	\$0.00
B10 - Superstructure	41.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	37.89 %	0.00 %	\$0.00
B30 - Roofing	20.87 %	0.00 %	\$0.00
C10 - Interior Construction	34.62 %	24.52 %	\$147,785.00
C20 - Stairs	41.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	112.70 %	\$949,055.00
D10 - Conveying	0.00 %	110.00 %	\$108,021.00
D20 - Plumbing	9.84 %	76.33 %	\$355,241.00
D30 - HVAC	9.96 %	92.37 %	\$1,957,450.00
D40 - Fire Protection	4.50 %	95.15 %	\$246,494.00
D50 - Electrical	5.51 %	85.24 %	\$973,149.00
E10 - Equipment	35.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$106,517.00
Totals:	21.40 %	51.60 %	\$4,843,712.00

Photo Album

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

1). Northeast Elevation - Dec 11, 2019



2). East Elevation - Dec 11, 2019



3). Southeast Elevation - Dec 11, 2019



4). Southwest Elevation - Dec 11, 2019



5). South Elevation - Dec 11, 2019



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$7.37	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$373,644
A1030	Slab on Grade	\$6.22	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$315,342
B1010	Floor Construction	\$18.73	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$949,574
B1020	Roof Construction	\$12.10	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$613,446
B2010	Exterior Walls	\$13.80	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$699,632
B2020	Exterior Windows	\$8.60	S.F.	50,698	30	1999	2029		33.33 %	0.00 %	10			\$436,003
B2030	Exterior Doors	\$0.84	S.F.	50,698	30	1999	2029		33.33 %	0.00 %	10			\$42,586
B3010105	Built-Up	\$7.15	S.F.	23,935	25	1999	2024		20.00 %	0.00 %	5			\$171,135
B3020	Roof Openings	\$0.50	S.F.	23,935	30	1999	2029		33.33 %	0.00 %	10			\$11,968
C1010	Partitions	\$5.59	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$283,402
C1020	Interior Doors	\$3.65	S.F.	50,698	40	1999	2039		50.00 %	0.00 %	20			\$185,048
C1030	Fittings	\$2.65	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$147,785.00	\$134,350
C2010	Stair Construction	\$2.83	S.F.	50,698	100	1960	2060		41.00 %	0.00 %	41			\$143,475
C3010230	Paint & Covering	\$1.46	S.F.	50,698	10	1960	1970		0.00 %	0.00 %	-49			\$74,019
C3020405	Epoxy	\$17.30	S.F.	5,000	15	1960	1975		0.00 %	118.00 %	-44		\$102,070.00	\$86,500
C3020420	Ceramic Tile	\$16.74	S.F.	5,000	50	1960	2010		0.00 %	150.00 %	-9		\$125,550.00	\$83,700
C3020903	VCT	\$3.48	S.F.	40,698	15	1960	1975		0.00 %	155.00 %	-44		\$219,525.00	\$141,629
C3030	Ceiling Finishes	\$9.00	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$501,910.00	\$456,282
D1010	Elevators and Lifts	\$1.25	S.F.	78,561	20	1999	2019		0.00 %	110.00 %	0		\$108,021.00	\$98,201
D2010	Plumbing Fixtures	\$6.37	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$355,241.00	\$322,946
D2020	Domestic Water Distribution	\$0.72	S.F.	50,698	30	1999	2029		33.33 %	0.00 %	10			\$36,503
D2030	Sanitary Waste	\$1.69	S.F.	50,698	30	1999	2029		33.33 %	0.00 %	10			\$85,680
D2040	Rain Water Drainage	\$0.40	S.F.	50,698	20	1999	2019	2024	25.00 %	0.00 %	5			\$20,279
D3010	Energy Supply	\$0.61	S.F.	50,698	30	1999	2029		33.33 %	0.00 %	10			\$30,926
D3020	Heat Generating Systems	\$3.60	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$200,764.00	\$182,513
D3030	Cooling Generating Systems	\$6.09	S.F.	50,698	20	2012	2032		65.00 %	0.00 %	13			\$308,751
D3040	Distribution Systems	\$19.20	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$1,070,742.00	\$973,402
D3050	Terminal & Package Units	\$10.10	S.F.	50,698	15	2005	2020	2019	0.00 %	110.00 %	0		\$563,255.00	\$512,050
D3060	Controls & Instrumentation	\$2.20	S.F.	50,698	15	1999	2014		0.00 %	110.00 %	-5		\$122,689.00	\$111,536
D4010	Sprinklers	\$4.08	S.F.	50,698	30			2019	0.00 %	110.00 %	0		\$227,533.00	\$206,848
D4020	Standpipes	\$0.34	S.F.	50,698	30			2019	0.00 %	110.00 %	0		\$18,961.00	\$17,237
D4030	Fire Protection Specialties	\$0.09	S.F.	50,698	15	2009	2024		33.33 %	0.00 %	5			\$4,563

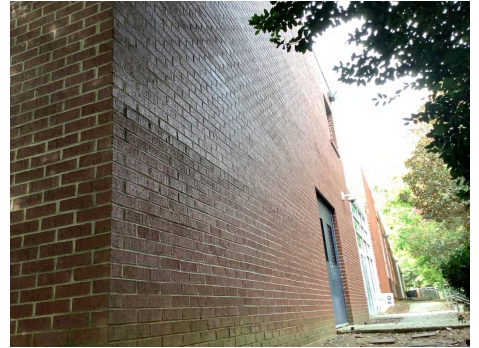
School Assessment Report - 1960 Bldg 2010

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 \$
D4090	Other Fire Protection Systems	\$0.60	S.F.	50,698	15	2009	2024		33.33 %	0.00 %	5			\$30,419
D5010	Electrical Service/Distribution	\$2.30	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$128,266.00	\$116,605
D5020	Branch Wiring	\$4.48	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$249,840.00	\$227,127
D5020	Lighting	\$6.71	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$374,202.00	\$340,184
D5030810	Security & Detection Systems	\$1.51	S.F.	50,698	20	2006	2026		35.00 %	0.00 %	7			\$76,554
D5030910	Fire Alarm Systems	\$2.74	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$152,804.00	\$138,913
D5030920	Data Communication	\$3.56	S.F.	50,698	25	1999	2024		20.00 %	0.00 %	5			\$180,485
D5090	Other Electrical Systems	\$1.22	S.F.	50,698	15			2019	0.00 %	110.00 %	0		\$68,037.00	\$61,852
E1020	Institutional Equipment	\$0.09	S.F.	50,698	20	2006	2026		35.00 %	0.00 %	7			\$4,563
E2010	Fixed Furnishings	\$1.91	S.F.	50,698	20	1999	2019		0.00 %	110.00 %	0		\$106,517.00	\$96,833
Total									21.40 %	51.60 %			\$4,843,712.00	\$9,386,705

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:

School Assessment Report - 1960 Bldg 2010

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

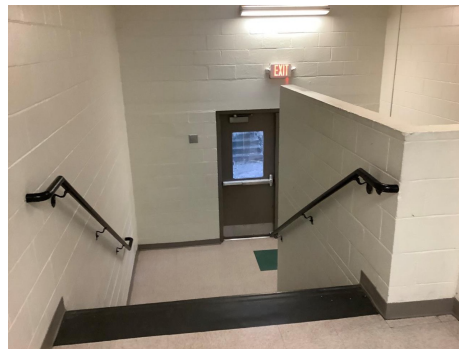
School Assessment Report - 1960 Bldg 2010

System: C1020 - Interior Doors



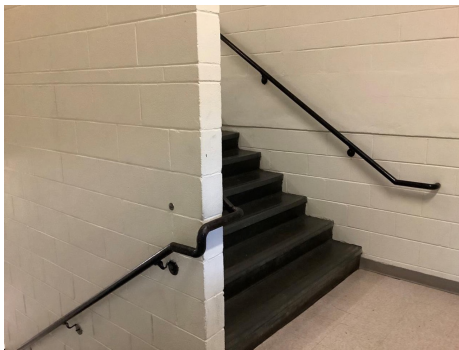
Note:

System: C1030 - Fittings



Note:

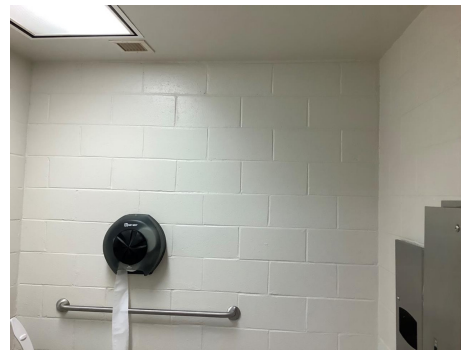
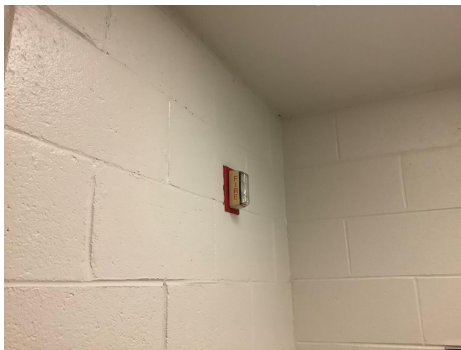
System: C2010 - Stair Construction



Note:

School Assessment Report - 1960 Bldg 2010

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy



Note:

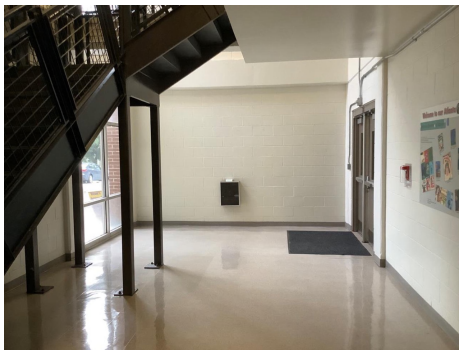
System: C3020420 - Ceramic Tile



Note:

School Assessment Report - 1960 Bldg 2010

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note: Building contains one elevator that serves the entire school, and one lift that serves the stage.

School Assessment Report - 1960 Bldg 2010

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

School Assessment Report - 1960 Bldg 2010

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note: Heating hot water boiler is located in Bldg 2011.

System: D3030 - Cooling Generating Systems

This system contains no images

Note: Air cooled chiller is located outside Building 2011.

System: D3040 - Distribution Systems



Note: New VAV units and ductwork system installed 2005. Fan coil units serving classrooms installed 1999.

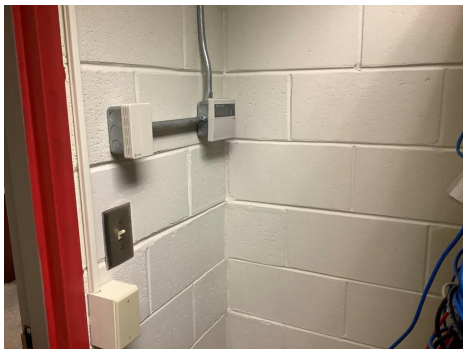
School Assessment Report - 1960 Bldg 2010

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4030 - Fire Protection Specialties



Note:

School Assessment Report - 1960 Bldg 2010

System: D5010 - Electrical Service/Distribution



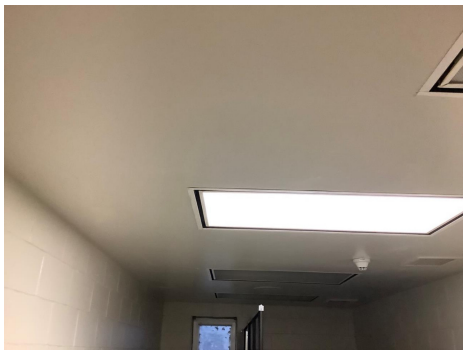
Note:

System: D5020 - Branch Wiring



Note:

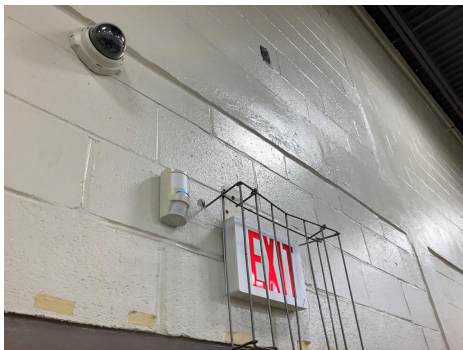
System: D5020 - Lighting



Note:

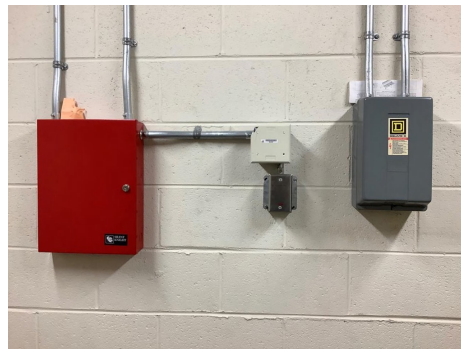
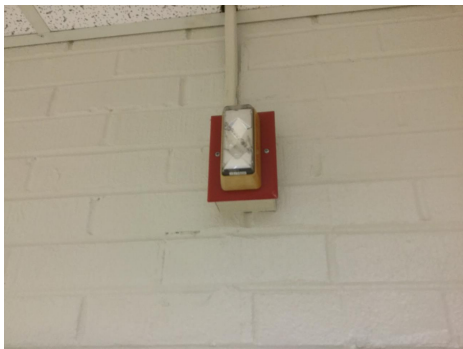
School Assessment Report - 1960 Bldg 2010

System: D5030810 - Security & Detection Systems



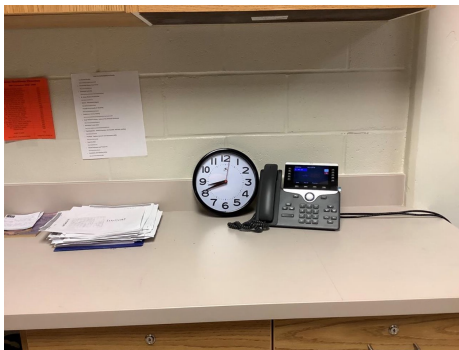
Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

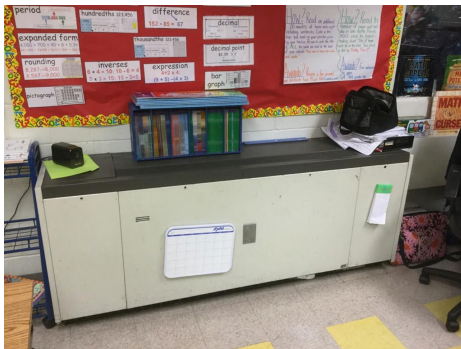
School Assessment Report - 1960 Bldg 2010

System: E1020 - Institutional 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:	\$4,843,712	\$0	\$0	\$0	\$0	\$612,099	\$0	\$109,739	\$0	\$0	\$1,060,957	\$6,626,508
* 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	\$644,546	\$644,546
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,956	\$62,956
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	\$311,476	\$0	\$0	\$0	\$0	\$0	\$311,476
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,691	\$17,691
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	\$147,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,785
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

School Assessment Report - 1960 Bldg 2010

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	\$109,423	\$109,423
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020405 - Epoxy	\$102,070	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,070
C3020420 - Ceramic Tile	\$125,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,550
C3020903 - VCT	\$219,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219,525
C3030 - Ceiling Finishes	\$501,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501,910
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	\$108,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,021
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$355,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,241
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,962	\$53,962
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,661	\$126,661
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$25,860	\$0	\$0	\$0	\$0	\$0	\$25,860
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,717	\$45,717
D3020 - Heat Generating Systems	\$200,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,764
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$1,070,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,070,742
D3050 - Terminal & Package Units	\$563,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563,255
D3060 - Controls & Instrumentation	\$122,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,689
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$227,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,533
D4020 - Standpipes	\$18,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,961
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$5,818	\$0	\$0	\$0	\$0	\$0	\$5,818
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$0	\$38,790	\$0	\$0	\$0	\$0	\$0	\$38,790
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$128,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,266
D5020 - Branch Wiring	\$249,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$249,840
D5020 - Lighting	\$374,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$374,202
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,566	\$0	\$0	\$0	\$103,566

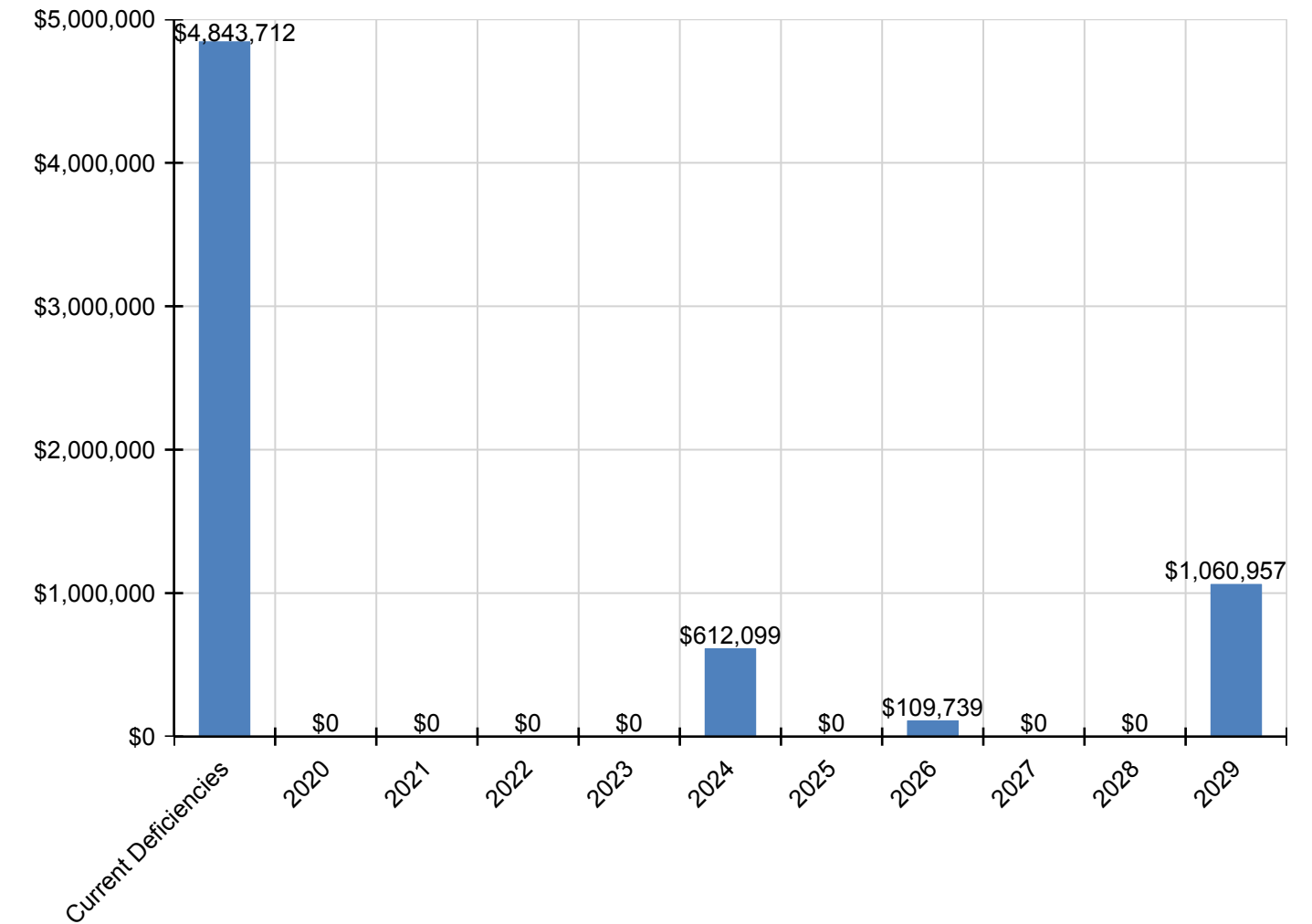
School Assessment Report - 1960 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030910 - Fire Alarm Systems	\$152,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,804
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$230,154	\$0	\$0	\$0	\$0	\$0	\$230,154
D5090 - Other Electrical Systems	\$68,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,037
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,173	\$0	\$0	\$0	\$6,173
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$106,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,517

* 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.

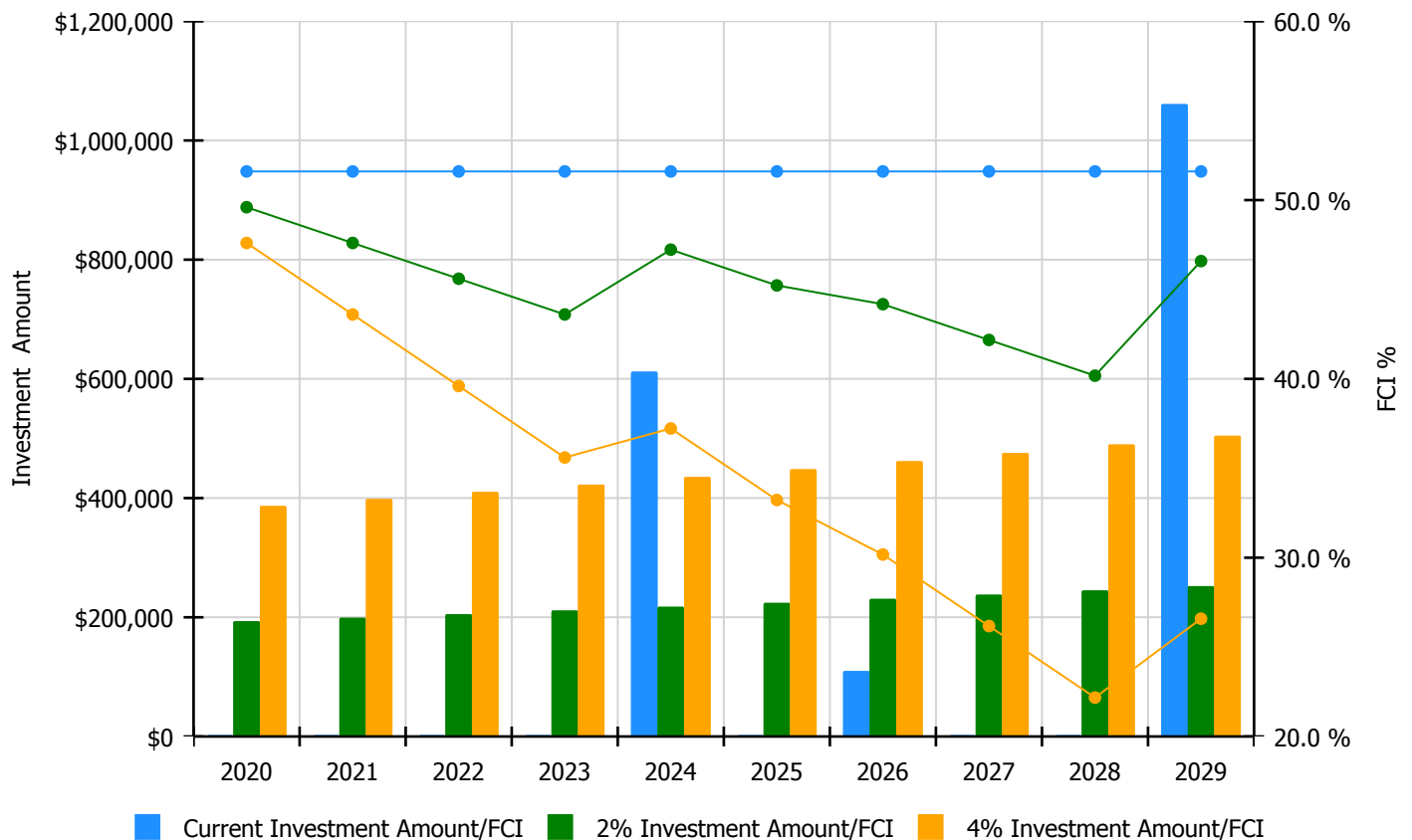


Condition Index Forecast by Investment Scenario

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

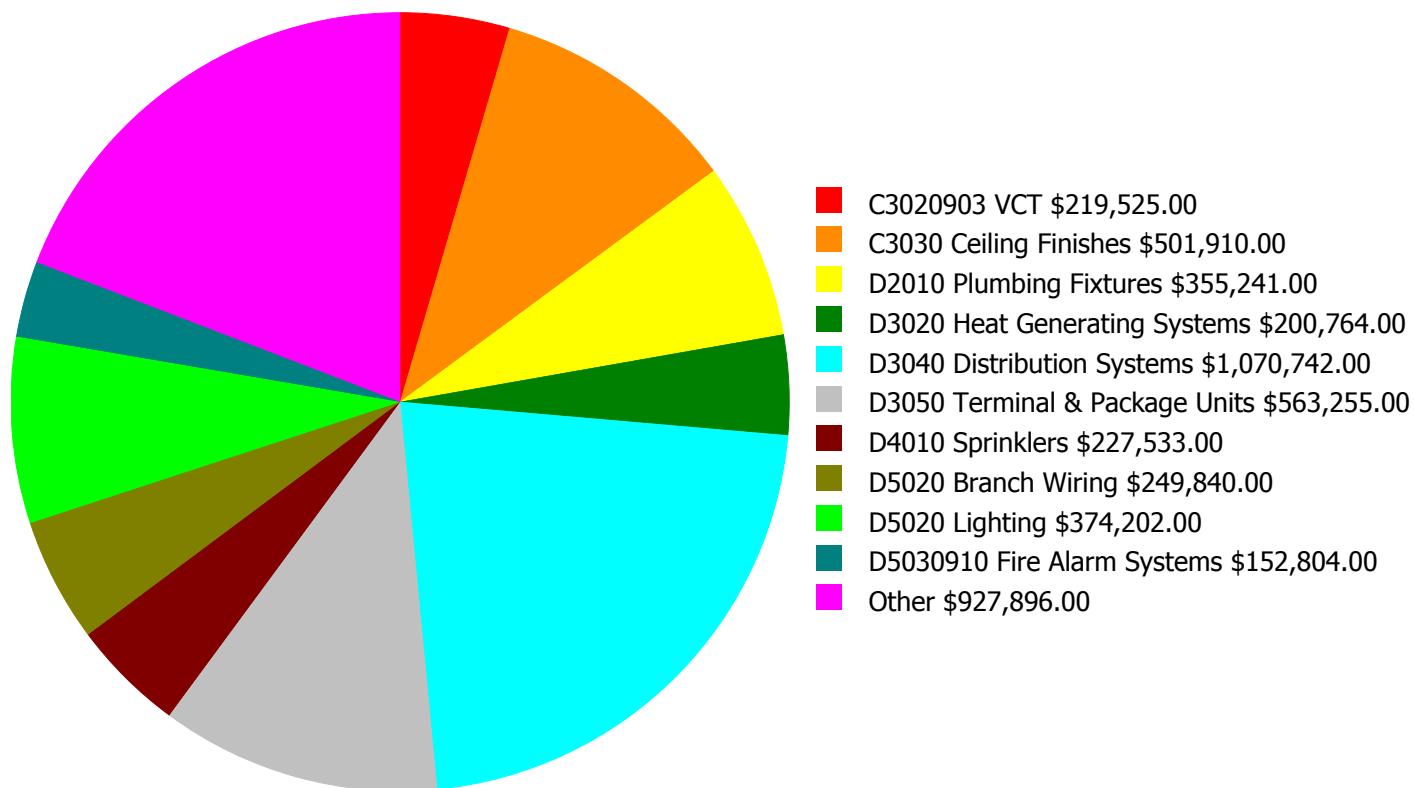
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 51.6%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$193,366.00	49.60 %	\$386,732.00	47.60 %
2021	\$0	\$199,167.00	47.60 %	\$398,334.00	43.60 %
2022	\$0	\$205,142.00	45.60 %	\$410,284.00	39.60 %
2023	\$0	\$211,296.00	43.60 %	\$422,593.00	35.60 %
2024	\$612,099	\$217,635.00	47.23 %	\$435,271.00	37.23 %
2025	\$0	\$224,164.00	45.23 %	\$448,329.00	33.23 %
2026	\$109,739	\$230,889.00	44.18 %	\$461,779.00	30.18 %
2027	\$0	\$237,816.00	42.18 %	\$475,632.00	26.18 %
2028	\$0	\$244,950.00	40.18 %	\$489,901.00	22.18 %
2029	\$1,060,957	\$252,299.00	46.59 %	\$504,598.00	26.59 %
Total:	\$1,782,796	\$2,216,724.00		\$4,433,453.00	

Deficiency Summary by System

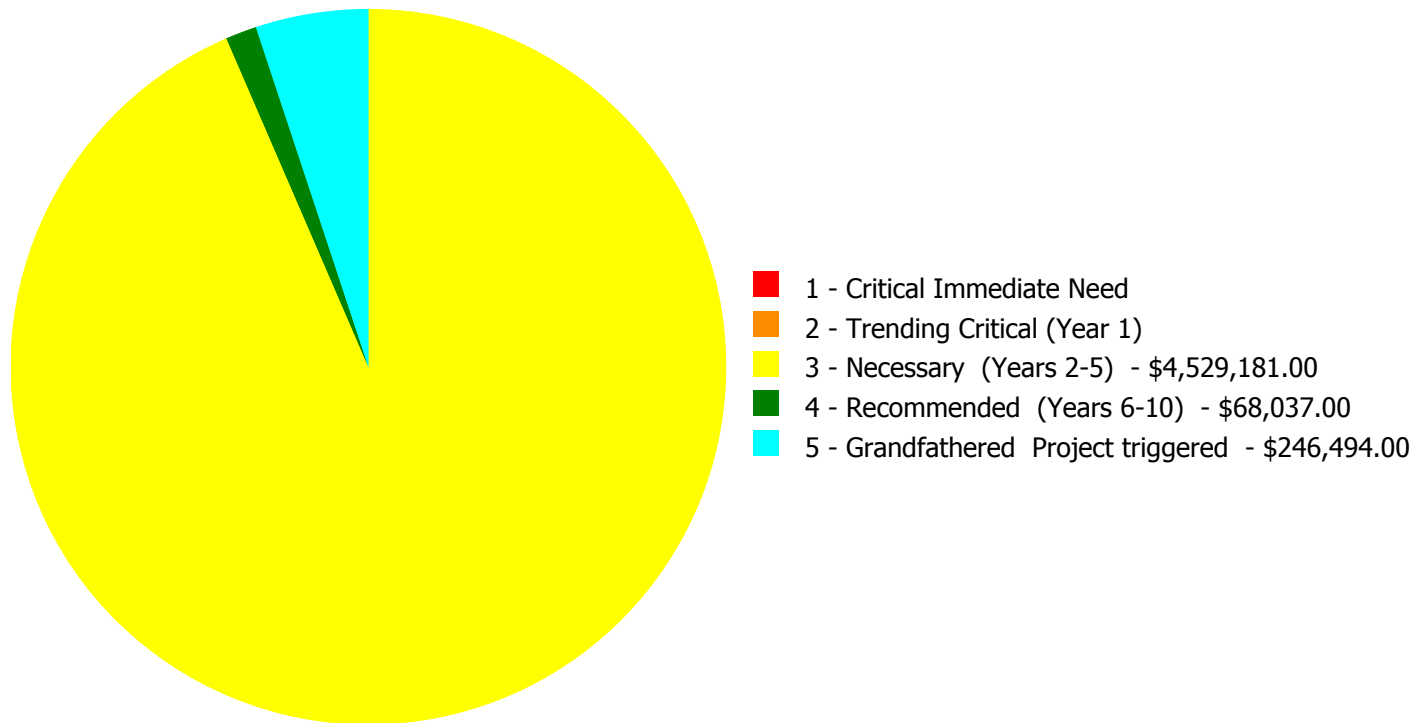
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$4,843,712.00

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: \$4,843,712.00

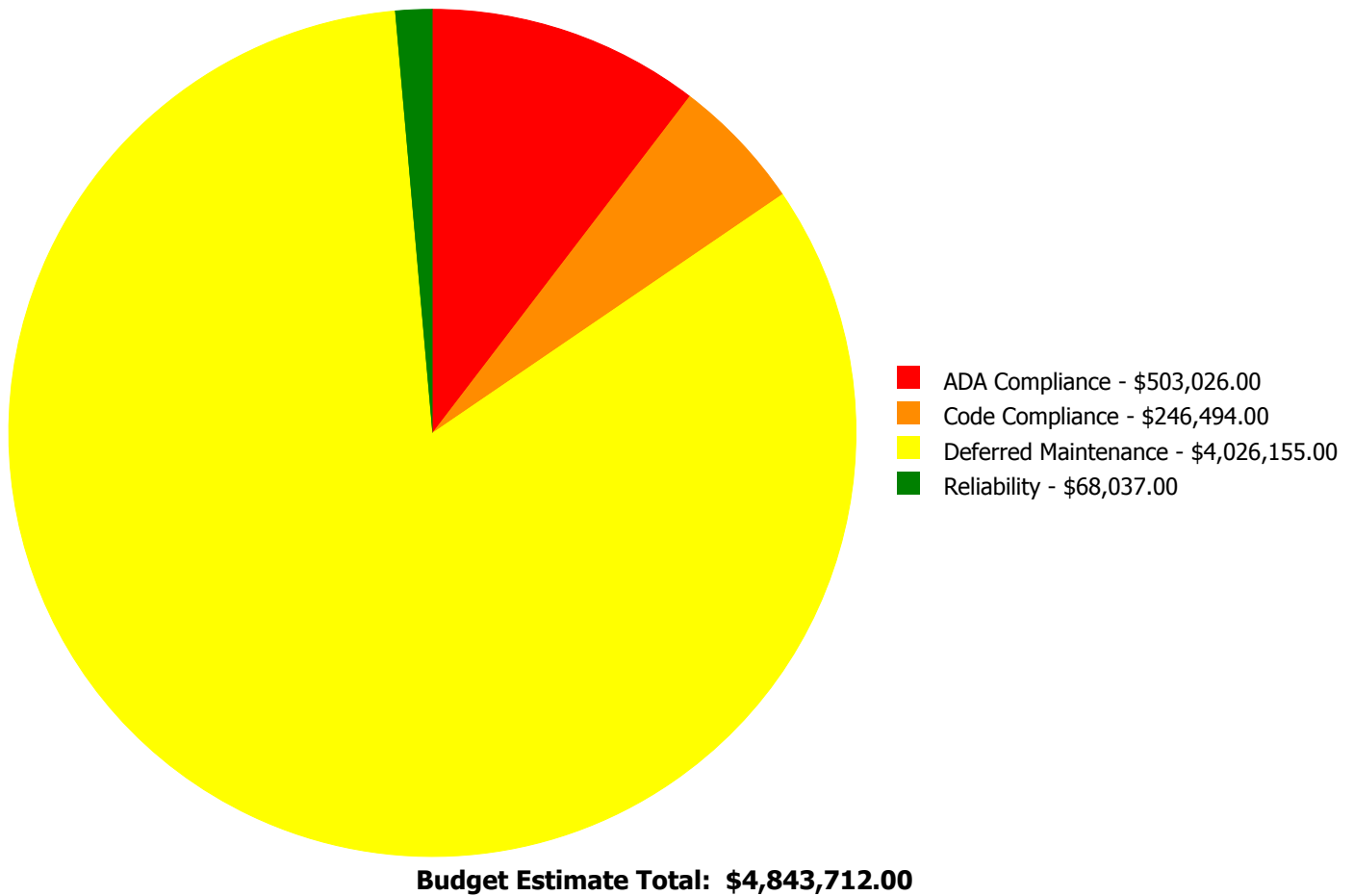
Deficiency By Priority Investment Table

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	\$147,785.00	\$0.00	\$0.00	\$147,785.00
C3020405	Epoxy	\$0.00	\$0.00	\$102,070.00	\$0.00	\$0.00	\$102,070.00
C3020420	Ceramic Tile	\$0.00	\$0.00	\$125,550.00	\$0.00	\$0.00	\$125,550.00
C3020903	VCT	\$0.00	\$0.00	\$219,525.00	\$0.00	\$0.00	\$219,525.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$501,910.00	\$0.00	\$0.00	\$501,910.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$108,021.00	\$0.00	\$0.00	\$108,021.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$355,241.00	\$0.00	\$0.00	\$355,241.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$200,764.00	\$0.00	\$0.00	\$200,764.00
D3040	Distribution Systems	\$0.00	\$0.00	\$1,070,742.00	\$0.00	\$0.00	\$1,070,742.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$563,255.00	\$0.00	\$0.00	\$563,255.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$122,689.00	\$0.00	\$0.00	\$122,689.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$0.00	\$227,533.00	\$227,533.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$0.00	\$18,961.00	\$18,961.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$128,266.00	\$0.00	\$0.00	\$128,266.00
D5020	Branch Wiring	\$0.00	\$0.00	\$249,840.00	\$0.00	\$0.00	\$249,840.00
D5020	Lighting	\$0.00	\$0.00	\$374,202.00	\$0.00	\$0.00	\$374,202.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$152,804.00	\$0.00	\$0.00	\$152,804.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$68,037.00	\$0.00	\$68,037.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$106,517.00	\$0.00	\$0.00	\$106,517.00
Total:		\$0.00	\$0.00	\$4,529,181.00	\$68,037.00	\$246,494.00	\$4,843,712.00

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:



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: 50,698.00
Unit of Measure: S.F.
Estimate: \$147,785.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The fittings are aged and stained and should be scheduled for replacement.

System: C3020405 - Epoxy



Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$102,070.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2019

Notes: The Epoxy is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

System: C3020420 - Ceramic Tile



Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: \$125,550.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2019

Notes: The ceramic tile floor finish is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 40,698.00
Unit of Measure: S.F.
Estimate: \$219,525.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2019

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$501,910.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D1010 - Elevators and Lifts



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 78,561.00
Unit of Measure: S.F.
Estimate: \$108,021.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$355,241.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$200,764.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are either out of service or not functioning to standard. Several issues will develop as a result of the school no longer being maintained. Although isolated upgrades have taken place to support the systems prior to the school being taken out of service the systems are recommended for upgrade. This deficiency is expected to be completed with other HVAC upgrades.

The heat generation for this school is nearing the end of its useful life. The piping, fitting or auxiliary equipment as well as the main boiler system is recommended for upgrade. This deficiency provides a budgetary consideration for upgrades to support the heat generation system.

System: D3040 - Distribution Systems

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$1,070,742.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: New VAV units and ductwork system installed 2005. Fan coil units serving classrooms installed 1999.

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$563,255.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$122,689.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The Controls Instrumentation are aged and stained and should be scheduled for replacement.

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$128,266.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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: 50,698.00
Unit of Measure: S.F.
Estimate: \$249,840.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Most of the branch wire system appears to be from the original construction. The age and environmental conditions warrants upgrades. Upgrades are recommended.

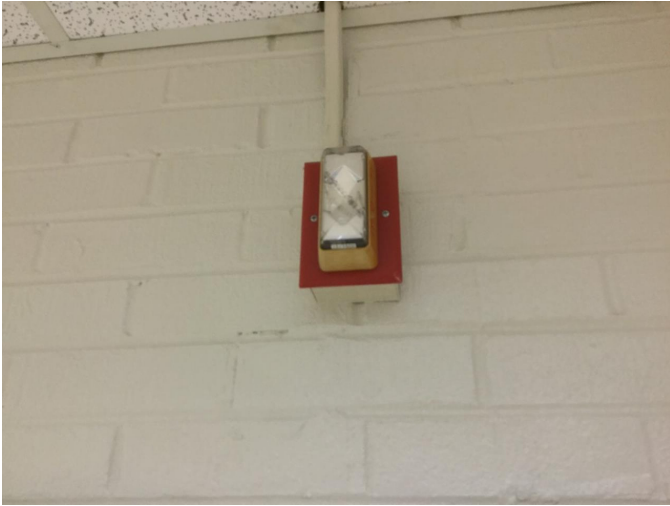
System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$374,202.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2019

Notes: Most of the lighting system appears to be from the original construction. The age and environmental conditions warrants upgrades. Universal upgrades are recommended.

System: D5030910 - Fire Alarm Systems



Location: Throughout Building
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$152,804.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2019

Notes: The Silent Knight fire alarm system appears to be from original construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

System: E2010 - Fixed Furnishings



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$106,517.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The fixed artwork and casework for this facility is from original construction. This deficiency provides a budgetary consideration for upgrades based on life cycle conditions.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1960 Bldg 2010
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$68,037.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: 1960 Bldg 2010
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$227,533.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: 1960 Bldg 2010
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 50,698.00
Unit of Measure: S.F.
Estimate: \$18,961.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	27,863
Year Built:	1999
Last Renovation:	
Replacement Value:	\$5,142,013
Repair Cost:	\$2,500,670.00
Total FCI:	48.63 %
Total RSLI:	36.78 %
FCA Score:	51.37



Description:

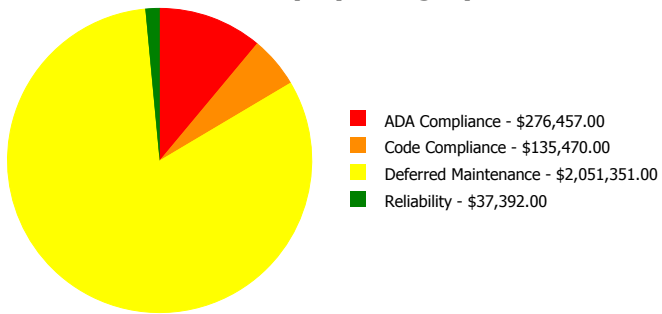
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

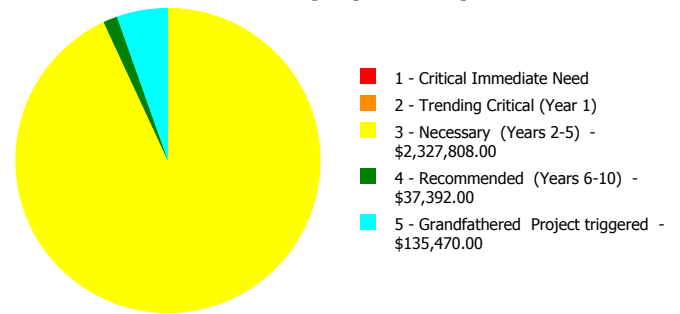
Dashboard Summary

Function:	Elementary	Gross Area:	27,863
Year Built:	1999	Last Renovation:	
Repair Cost:	\$2,500,670	Replacement Value:	\$5,142,013
FCI:	48.63 %	RSLI%:	36.78 %

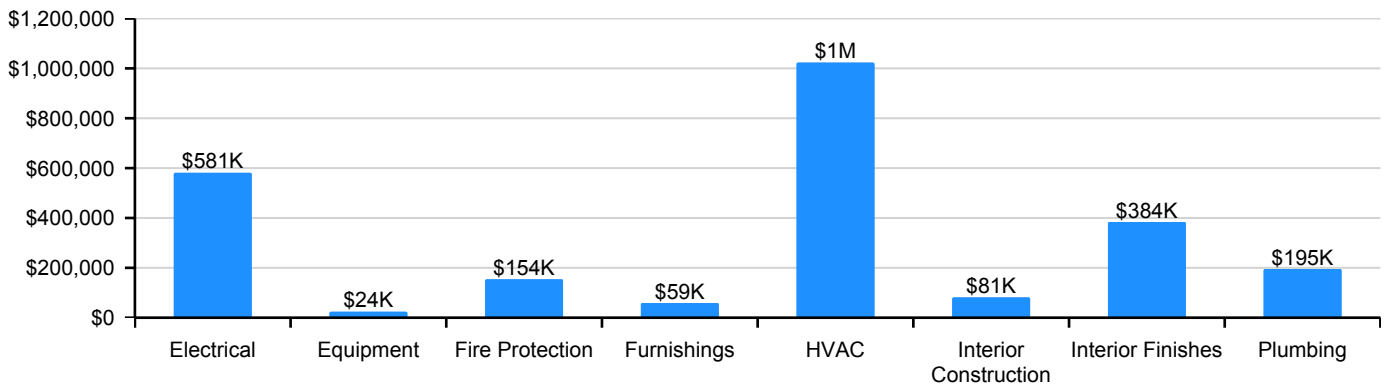
Deficiency By Category



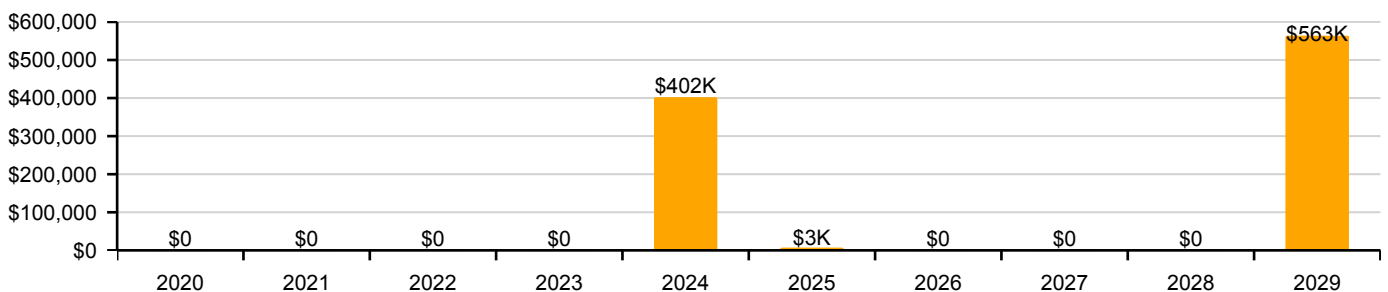
Deficiency By Priority



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	80.00 %	0.00 %	\$0.00
B10 - Superstructure	80.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	61.04 %	0.00 %	\$0.00
B30 - Roofing	20.87 %	0.00 %	\$0.00
C10 - Interior Construction	52.96 %	24.52 %	\$81,221.00
C20 - Stairs	80.00 %	0.00 %	\$0.00
C30 - Interior Finishes	16.02 %	77.84 %	\$383,724.00
D20 - Plumbing	9.84 %	76.33 %	\$195,236.00
D30 - HVAC	10.03 %	93.03 %	\$1,023,073.00
D40 - Fire Protection	0.70 %	108.06 %	\$153,860.00
D50 - Electrical	3.16 %	92.61 %	\$581,110.00
E10 - Equipment	0.00 %	110.00 %	\$23,906.00
E20 - Furnishings	0.00 %	110.00 %	\$58,540.00
Totals:	36.78 %	48.63 %	\$2,500,670.00

Photo Album

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

1). Northeast Elevation - Dec 11, 2019



2). Northwest Elevation - Dec 11, 2019



3). Southwest Elevation - Dec 11, 2019



4). Southwest Elevation - Dec 11, 2019



5). Courtyard Elevation - Dec 11, 2019



Condition Detail

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

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

System Listing

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

School Assessment Report - 1999 Bldg 2011

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.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$205,350
A1030	Slab on Grade	\$6.22	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$173,308
B1010	Floor Construction	\$18.73	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$521,874
B1020	Roof Construction	\$12.10	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$337,142
B2010	Exterior Walls	\$13.80	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$384,509
B2020	Exterior Windows	\$8.60	S.F.	27,863	30	1999	2029		33.33 %	0.00 %	10			\$239,622
B2030	Exterior Doors	\$0.84	S.F.	27,863	30	1999	2029		33.33 %	0.00 %	10			\$23,405
B3010105	Built-Up	\$7.15	S.F.	20,048	25	1999	2024		20.00 %	0.00 %	5			\$143,343
B3020	Roof Openings	\$0.50	S.F.	20,048	30	1999	2029		33.33 %	0.00 %	10			\$10,024
C1010	Partitions	\$5.59	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$155,754
C1020	Interior Doors	\$3.65	S.F.	27,863	40	1999	2039		50.00 %	0.00 %	20			\$101,700
C1030	Fittings	\$2.65	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$81,221.00	\$73,837
C2010	Stair Construction	\$2.83	S.F.	27,863	100	1999	2099		80.00 %	0.00 %	80			\$78,852
C3010230	Paint & Covering	\$1.47	S.F.	27,863	10	1999	2009		0.00 %	0.00 %	-10			\$40,959
C3020420	Ceramic Tile	\$16.74	S.F.	7,863	50	1999	2049		60.00 %	0.00 %	30			\$131,627
C3020903	VCT	\$3.48	S.F.	20,000	15	1999	2014		0.00 %	155.00 %	-5		\$107,880.00	\$69,600
C3030	Ceiling Finishes	\$9.00	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$275,844.00	\$250,767
D2010	Plumbing Fixtures	\$6.37	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$195,236.00	\$177,487
D2020	Domestic Water Distribution	\$0.72	S.F.	27,863	30	1999	2029		33.33 %	0.00 %	10			\$20,061
D2030	Sanitary Waste	\$1.69	S.F.	27,863	30	1999	2029		33.33 %	0.00 %	10			\$47,088
D2040	Rain Water Drainage	\$0.40	S.F.	27,863	20	1999	2019	2024	25.00 %	0.00 %	5			\$11,145
D3010	Energy Supply	\$0.61	S.F.	0	30				0.00 %	0.00 %				\$0
D3030	Cooling Generating Systems	\$6.09	S.F.	27,863	20	2012	2032		65.00 %	0.00 %	13			\$169,686
D3040	Distribution Systems	\$15.87	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$486,404.00	\$442,186
D3050	Terminal & Package Units	\$17.51	S.F.	27,863	15	2007	2022	2019	0.00 %	110.00 %	0		\$536,669.00	\$487,881
D4010	Sprinklers	\$4.08	S.F.	27,863	30			2019	0.00 %	110.00 %	0		\$125,049.00	\$113,681
D4020	Standpipes	\$0.34	S.F.	27,863	30			2019	0.00 %	110.01 %	0		\$10,421.00	\$9,473
D4030	Fire Protection Specialties	\$0.09	S.F.	27,863	15	2010	2025		40.00 %	0.00 %	6			\$2,508
D4090	Other Fire Protection Systems	\$0.60	S.F.	27,863	15	1999	2014		0.00 %	110.00 %	-5		\$18,390.00	\$16,718
D5010	Electrical Service/Distribution	\$2.30	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$70,493.00	\$64,085
D5020	Branch Wiring	\$4.48	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$137,309.00	\$124,826
D5020	Lighting	\$6.71	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$205,657.00	\$186,961
D5030810	Security & Detection Systems	\$1.51	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$46,280.00	\$42,073
D5030910	Fire Alarm Systems	\$2.74	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$83,979.00	\$76,345
D5030920	Data Communication	\$3.56	S.F.	27,863	25	1999	2024		20.00 %	0.00 %	5			\$99,192
D5090	Other Electrical Systems	\$1.22	S.F.	27,863	15			2019	0.00 %	110.00 %	0		\$37,392.00	\$33,993
E1090	Other Equipment	\$0.78	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$23,906.00	\$21,733
E2010	Fixed Furnishings	\$1.91	S.F.	27,863	20	1999	2019		0.00 %	110.00 %	0		\$58,540.00	\$53,218
Total									36.78 %	48.63 %			\$2,500,670.00	\$5,142,013

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:

School Assessment Report - 1999 Bldg 2011

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

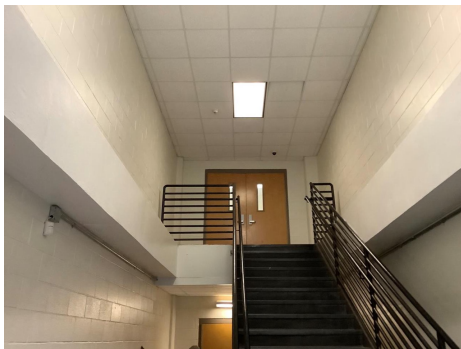
School Assessment Report - 1999 Bldg 2011

System: C1020 - Interior Doors



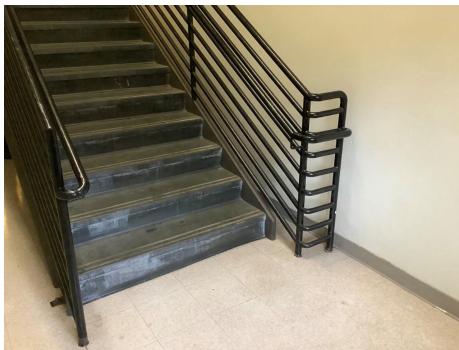
Note:

System: C1030 - Fittings



Note:

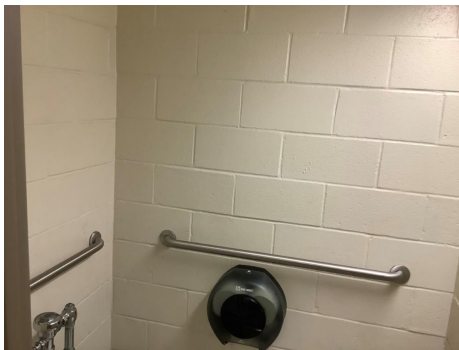
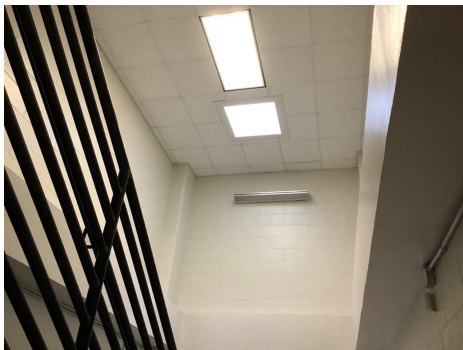
System: C2010 - Stair Construction



Note:

School Assessment Report - 1999 Bldg 2011

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020903 - VCT



Note:

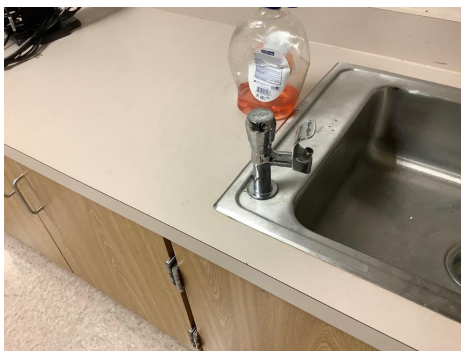
School Assessment Report - 1999 Bldg 2011

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note: New water heater serving the Kitchen was installed in 2013.

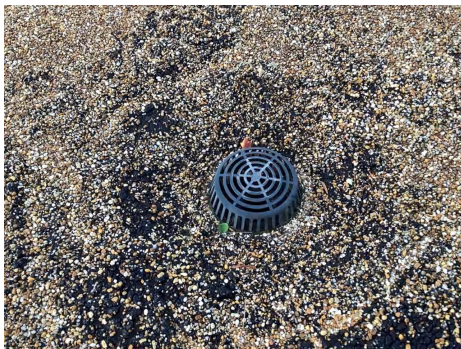
School Assessment Report - 1999 Bldg 2011

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3030 - Cooling Generating Systems



Note: Air cooled chiller is located in Building 2011 but serves the entire school.

School Assessment Report - 1999 Bldg 2011

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D4030 - Fire Protection Specialties



Note:

School Assessment Report - 1999 Bldg 2011

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

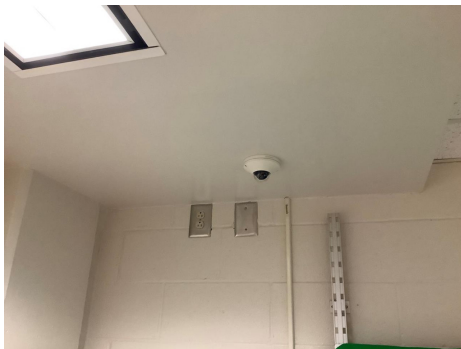
School Assessment Report - 1999 Bldg 2011

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

School Assessment Report - 1999 Bldg 2011

System: D5030920 - Data Communication



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:	\$2,500,670	\$0	\$0	\$0	\$0	\$401,597	\$3,293	\$0	\$0	\$0	\$563,468	\$3,469,028
* 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	\$354,235	\$354,235
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,599	\$34,599
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	\$260,893	\$0	\$0	\$0	\$0	\$0	\$260,893
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,818	\$14,818
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	\$81,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,221
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

School Assessment Report - 1999 Bldg 2011

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	\$60,549	\$60,549
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	\$107,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,880
C3030 - Ceiling Finishes	\$275,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275,844
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	\$195,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,236
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,656	\$29,656
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,611	\$69,611
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$14,213	\$0	\$0	\$0	\$0	\$0	\$14,213
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$486,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,404
D3050 - Terminal & Package Units	\$536,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,669
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$125,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,049
D4020 - Standpipes	\$10,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,421
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$3,293	\$0	\$0	\$0	\$0	\$3,293
D4090 - Other Fire Protection Systems	\$18,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,390
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$70,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,493
D5020 - Branch Wiring	\$137,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,309
D5020 - Lighting	\$205,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,657
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$46,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,280
D5030910 - Fire Alarm Systems	\$83,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,979
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$126,491	\$0	\$0	\$0	\$0	\$0	\$126,491
D5090 - Other Electrical Systems	\$37,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,392
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

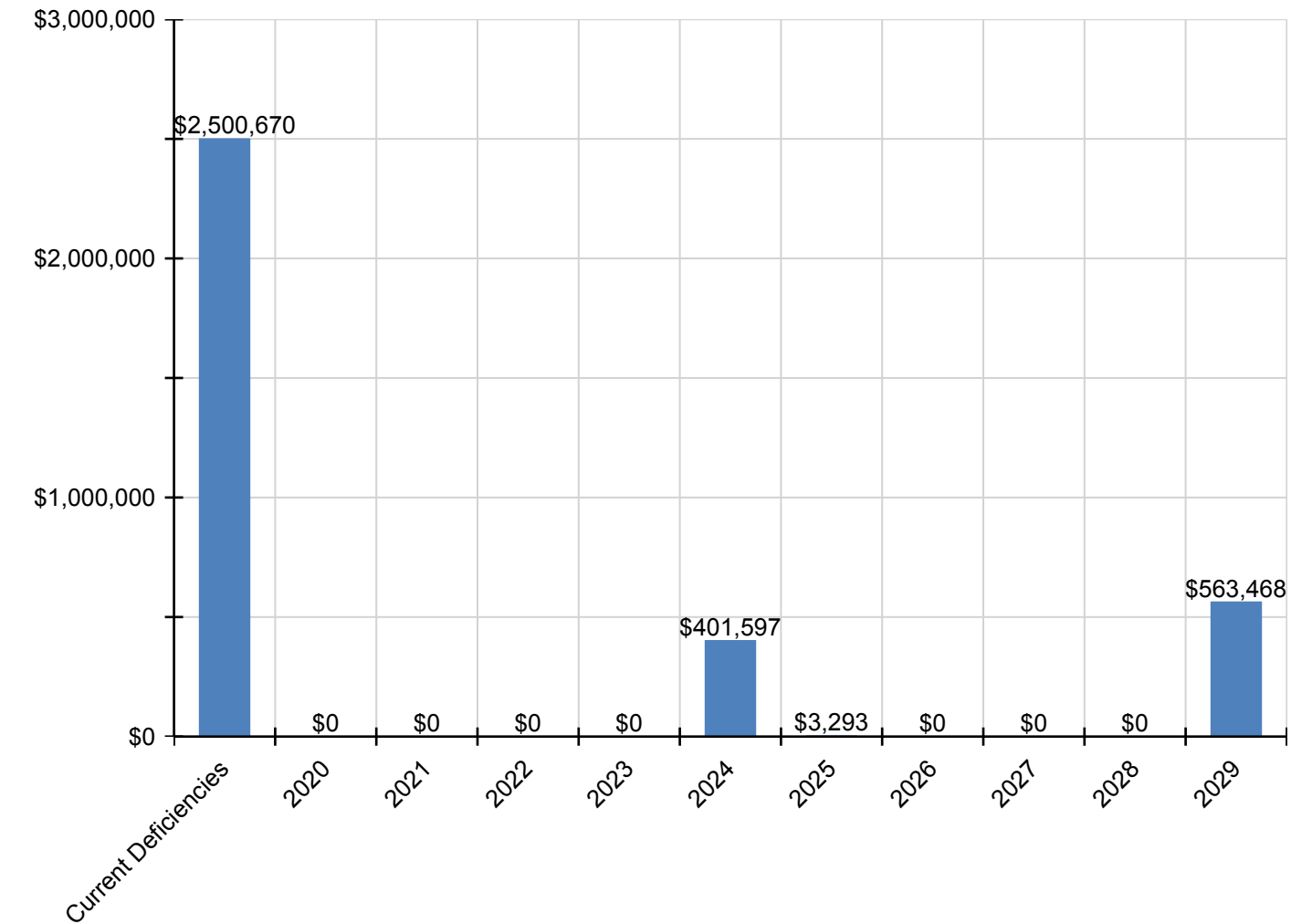
School Assessment Report - 1999 Bldg 2011

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1090 - Other Equipment	\$23,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,906
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$58,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,540

* 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.

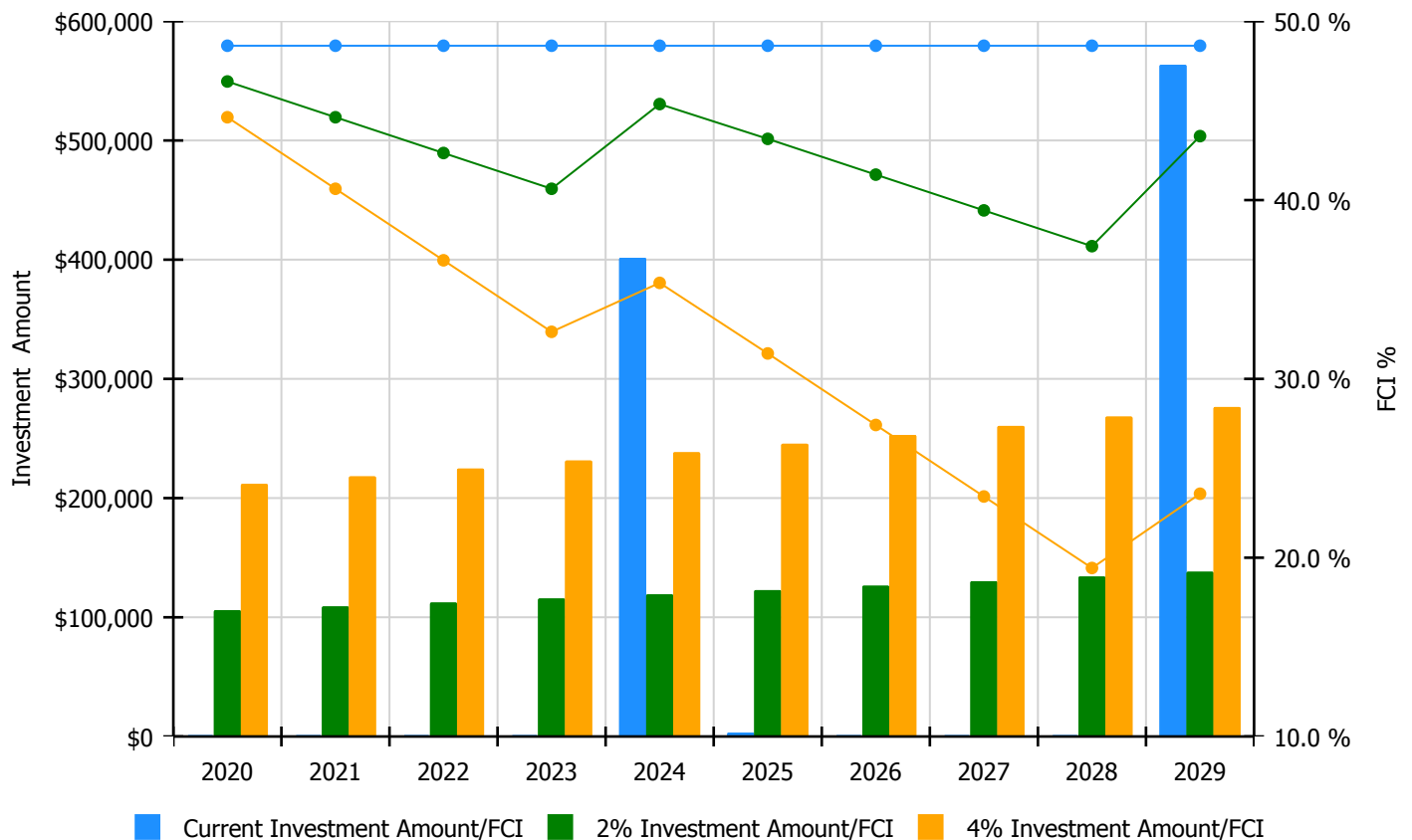


Condition Index Forecast by Investment Scenario

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

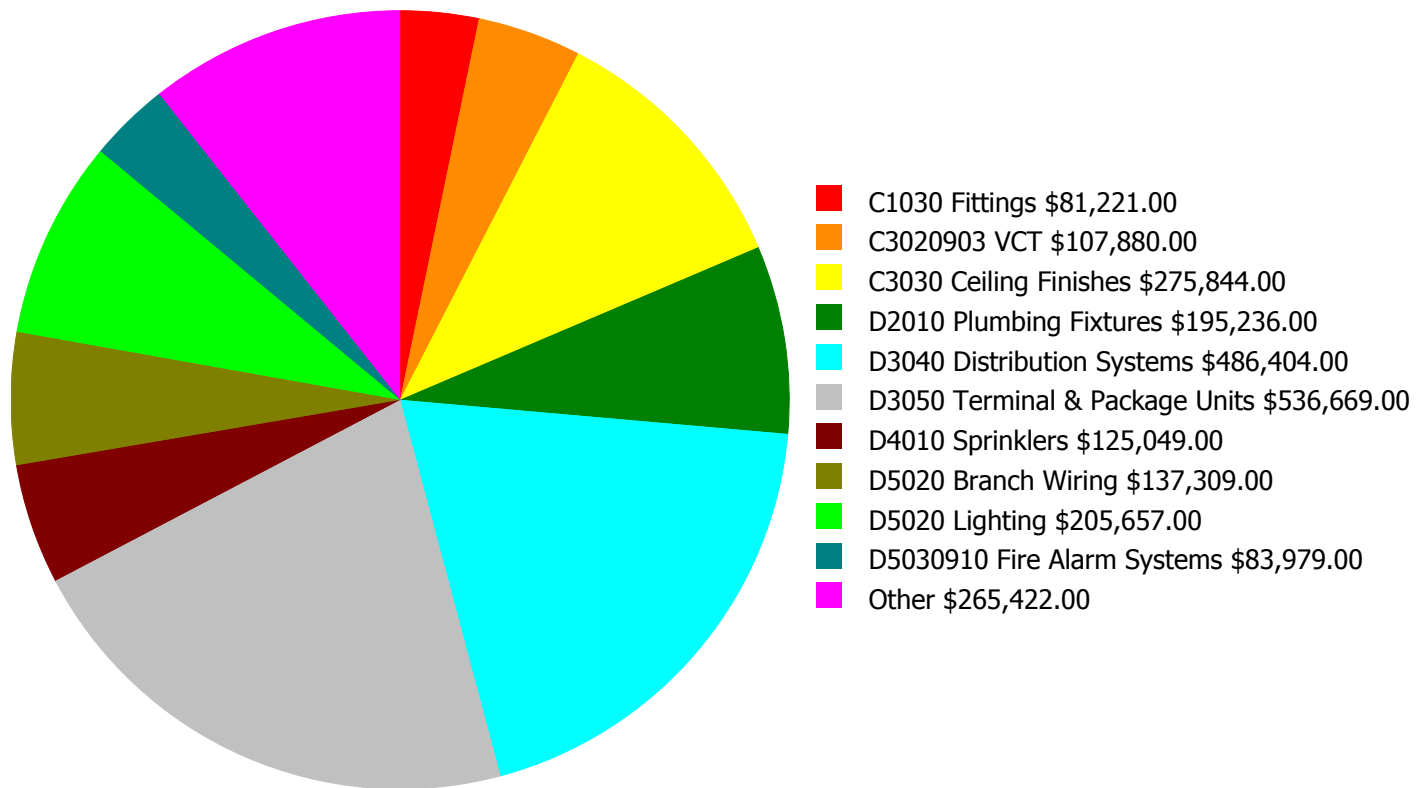
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 48.63%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$105,925.00	46.63 %	\$211,851.00	44.63 %
2021	\$0	\$109,103.00	44.63 %	\$218,206.00	40.63 %
2022	\$0	\$112,376.00	42.63 %	\$224,753.00	36.63 %
2023	\$0	\$115,748.00	40.63 %	\$231,495.00	32.63 %
2024	\$401,597	\$119,220.00	45.37 %	\$238,440.00	35.37 %
2025	\$3,293	\$122,797.00	43.42 %	\$245,593.00	31.42 %
2026	\$0	\$126,481.00	41.42 %	\$252,961.00	27.42 %
2027	\$0	\$130,275.00	39.42 %	\$260,550.00	23.42 %
2028	\$0	\$134,183.00	37.42 %	\$268,366.00	19.42 %
2029	\$563,468	\$138,209.00	43.58 %	\$276,417.00	23.58 %
Total:	\$968,358	\$1,214,317.00		\$2,428,632.00	

Deficiency Summary by System

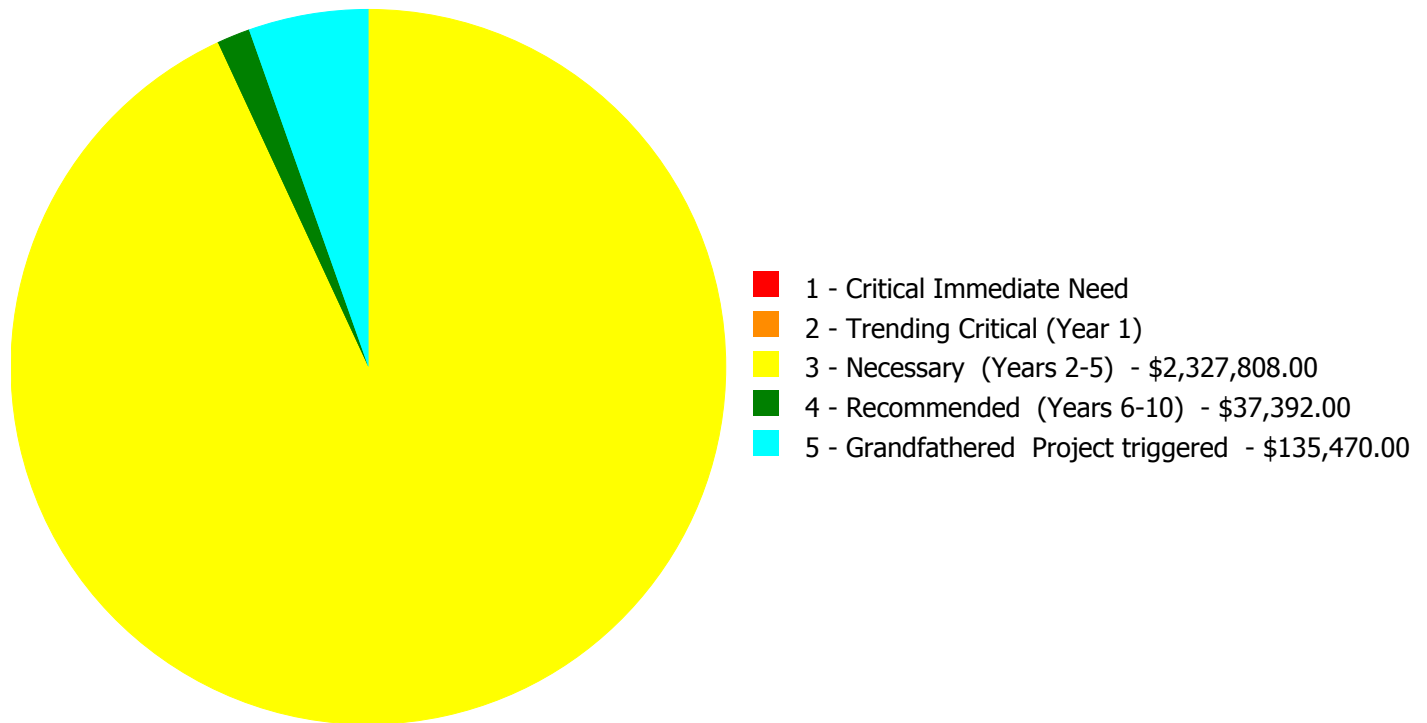
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,500,670.00

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: \$2,500,670.00

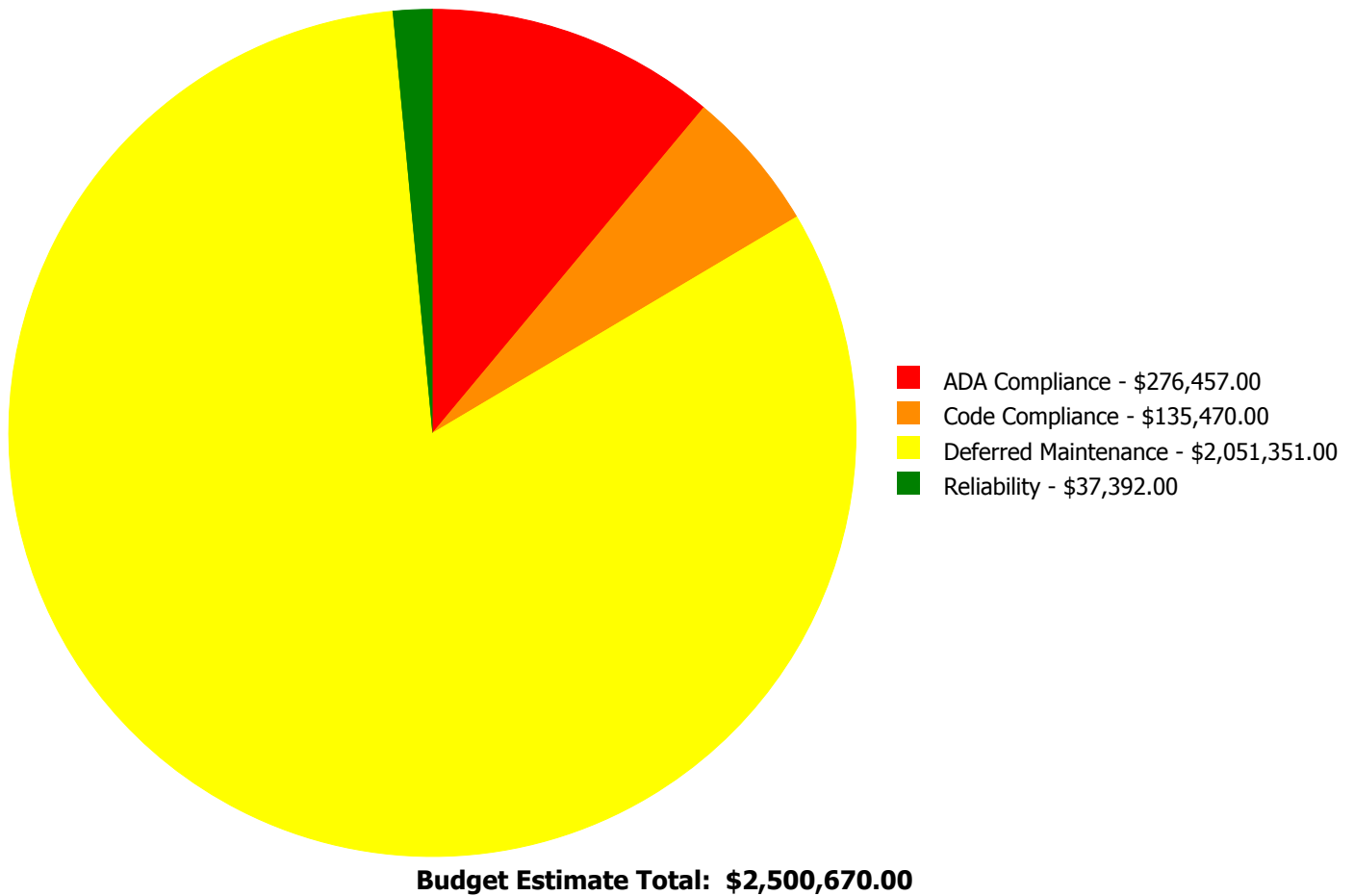
Deficiency By Priority Investment Table

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	\$81,221.00	\$0.00	\$0.00	\$81,221.00
C3020903	VCT	\$0.00	\$0.00	\$107,880.00	\$0.00	\$0.00	\$107,880.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$275,844.00	\$0.00	\$0.00	\$275,844.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$195,236.00	\$0.00	\$0.00	\$195,236.00
D3040	Distribution Systems	\$0.00	\$0.00	\$486,404.00	\$0.00	\$0.00	\$486,404.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$536,669.00	\$0.00	\$0.00	\$536,669.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$0.00	\$125,049.00	\$125,049.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$0.00	\$10,421.00	\$10,421.00
D4090	Other Fire Protection Systems	\$0.00	\$0.00	\$18,390.00	\$0.00	\$0.00	\$18,390.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$70,493.00	\$0.00	\$0.00	\$70,493.00
D5020	Branch Wiring	\$0.00	\$0.00	\$137,309.00	\$0.00	\$0.00	\$137,309.00
D5020	Lighting	\$0.00	\$0.00	\$205,657.00	\$0.00	\$0.00	\$205,657.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$46,280.00	\$0.00	\$0.00	\$46,280.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$83,979.00	\$0.00	\$0.00	\$83,979.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$37,392.00	\$0.00	\$37,392.00
E1090	Other Equipment	\$0.00	\$0.00	\$23,906.00	\$0.00	\$0.00	\$23,906.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$58,540.00	\$0.00	\$0.00	\$58,540.00
	Total:	\$0.00	\$0.00	\$2,327,808.00	\$37,392.00	\$135,470.00	\$2,500,670.00

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:



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: 27,863.00
Unit of Measure: S.F.
Estimate: \$81,221.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The fittings are aged and stained 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: 20,000.00
Unit of Measure: S.F.
Estimate: \$107,880.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2020

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: 27,863.00
Unit of Measure: S.F.
Estimate: \$275,844.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures



Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$195,236.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D3040 - Distribution Systems



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$486,404.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$536,669.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D4090 - Other Fire Protection Systems



Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$18,390.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The exhaust hood system is original. This building high traffic use warrants upgrades to this system based on usage and age. This deficiency provides a budgetary consideration for universal upgrades to the system.

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: 27,863.00
Unit of Measure: S.F.
Estimate: \$70,493.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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: 27,863.00
Unit of Measure: S.F.
Estimate: \$137,309.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: Most of the branch wire system appears to be from the original construction. The age and environmental conditions warrants upgrades. 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: 27,863.00
Unit of Measure: S.F.
Estimate: \$205,657.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2019

Notes: Most of the lighting system appears to be from the original construction. The age and environmental conditions warrants upgrades. 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: 27,863.00
Unit of Measure: S.F.
Estimate: \$46,280.00
Assessor Name: Eduardo Lopez
Date Created: 12/11/2019

Notes: This deficiency provides a budgetary consideration to improve the alarm and security system.

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: 27,863.00
Unit of Measure: S.F.
Estimate: \$83,979.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2019

Notes: The Silent Knight fire alarm system appears to be from original construction. There are components such as push stations, lights and alarm bells installed to support the fire life safety for this building. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades to the fire alarm system.

System: E1090 - Other Equipment



Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$23,906.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The Food Service Equipment equipment appears to be from the original construction of the school. The equipment is well maintained however is showing signs of age related to a high level of usage. This deficiency provides a budgetary consideration for a universal upgrade to these systems.

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$58,540.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The fixed artwork and casework for this facility is from original construction. This deficiency provides a budgetary consideration for universal upgrades based on life cycle conditions.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1999 Bldg 2011
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$37,392.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: 1999 Bldg 2011
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$125,049.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: 1999 Bldg 2011
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 27,863.00
Unit of Measure: S.F.
Estimate: \$10,421.00
Assessor Name: Eduardo Lopez
Date Created: 08/28/2013

Notes: No sprinkler system installed, client requested standard.

Executive Summary

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

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

Function:	
Gross Area (SF):	78,561
Year Built:	1960
Last Renovation:	
Replacement Value:	\$2,388,254
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	39.76 %
FCA Score:	100.00



Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

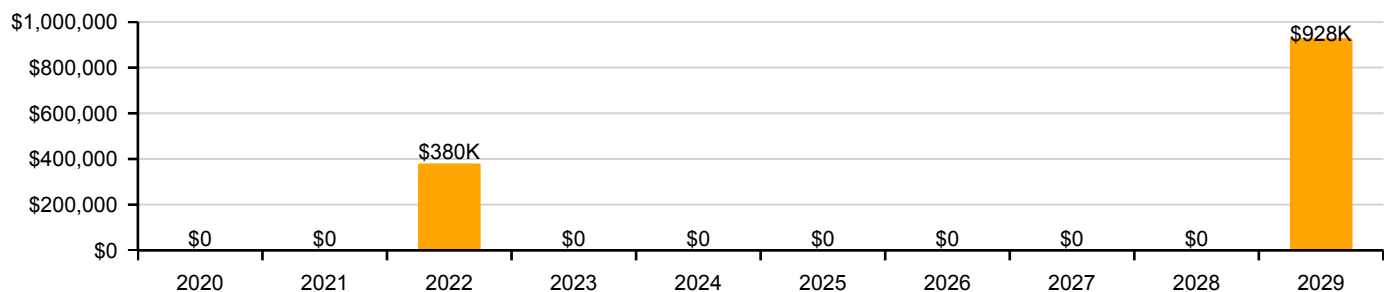
Function:		Gross Area:	78,561
Year Built:	1960	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,388,254
FCI:	0.00 %	RSLI%:	39.76 %

No data found for this asset

No data found for this asset

No data found for this asset

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	37.23 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	60.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	33.33 %	0.00 %	\$0.00
Totals:	39.76 %	0.00 %	\$0.00

Photo Album

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

1). South Point Arial View - Dec 11, 2019



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.37	S.F.	78,561	35	1999	2034		42.86 %	0.00 %	15			\$186,190
G2020	Parking Lots	\$8.00	S.F.	78,561	35	1999	2034		42.86 %	0.00 %	15			\$628,488
G2030	Pedestrian Paving	\$2.33	S.F.	78,561	35	1999	2034		42.86 %	0.00 %	15			\$183,047
G2040105	Fence & Guardrails	\$1.15	S.F.	78,561	30	2004	2034		50.00 %	0.00 %	15			\$90,345
G2040950	Hard Surface Play Area	\$0.71	S.F.	78,561	20	1960	1980	2022	15.00 %	0.00 %	3			\$55,778
G2040950	Playing Field	\$3.31	S.F.	78,561	20	1999	2019	2022	15.00 %	0.00 %	3			\$260,037
G2050	Landscaping	\$1.18	S.F.	78,561	25	2004	2029		40.00 %	0.00 %	10			\$92,702
G3010	Water Supply	\$1.09	S.F.	78,561	50	1999	2049		60.00 %	0.00 %	30			\$85,631
G3020	Sanitary Sewer	\$2.20	S.F.	78,561	50	1999	2049		60.00 %	0.00 %	30			\$172,834
G3030	Storm Sewer	\$1.25	S.F.	78,561	50	1999	2049		60.00 %	0.00 %	30			\$98,201
G4010	Electrical Distribution	\$2.55	S.F.	78,561	30	1999	2029		33.33 %	0.00 %	10			\$200,331
G4020	Site Lighting	\$2.98	S.F.	78,561	30	1999	2029		33.33 %	0.00 %	10			\$234,112
G4030	Site Communication and Security	\$1.28	S.F.	78,561	30	1999	2029		33.33 %	0.00 %	10			\$100,558
Total									39.76 %					\$2,388,254

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:

School Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Hard Surface Play Area



Note:

System: G2040950 - Playing Field



Note:

School Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

School Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

School Assessment Report - Site

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.

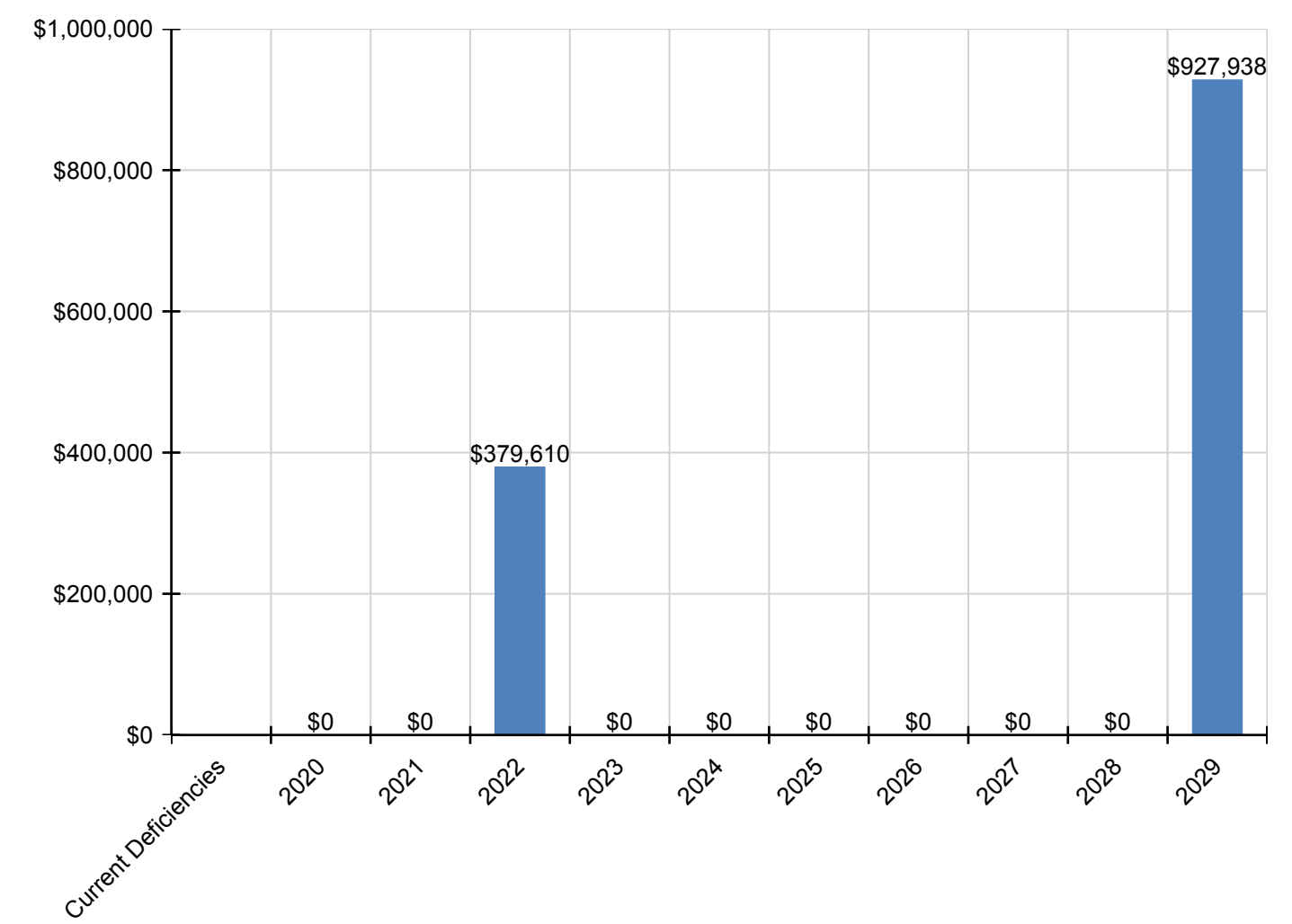
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		\$0	\$0	\$379,610	\$0	\$0	\$0	\$0	\$0	\$0	\$927,938	\$1,307,548
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$0	\$0	\$67,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,045
G2040950 - Playing Field	\$0	\$0	\$0	\$312,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,565
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,042	\$137,042
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296,151	\$296,151
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$346,089	\$346,089
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,656	\$148,656

** 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.

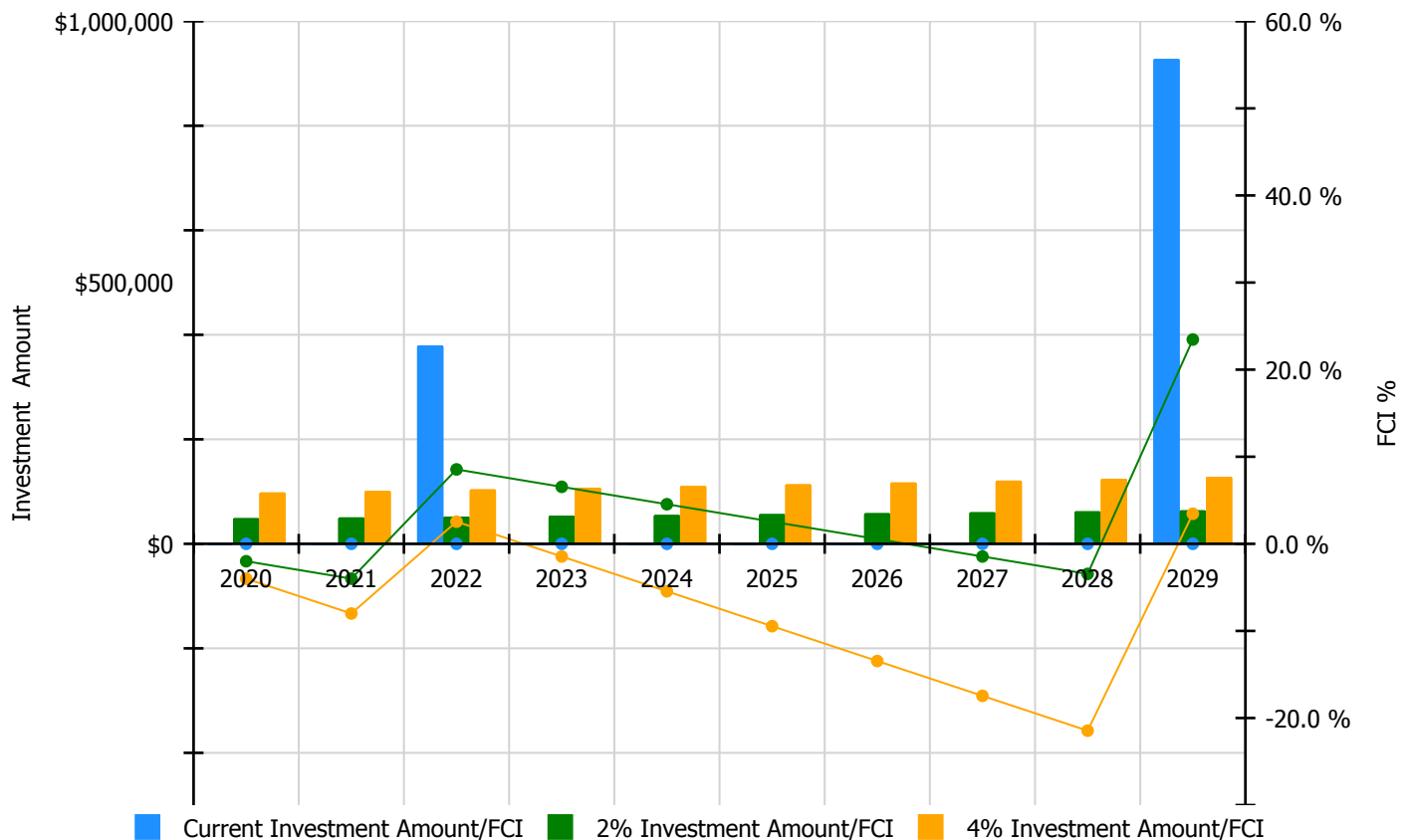


Condition Index Forecast by Investment Scenario

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$49,198.00	-2.00 %	\$98,396.00	-4.00 %
2021	\$0	\$50,674.00	-4.00 %	\$101,348.00	-8.00 %
2022	\$379,610	\$52,194.00	8.55 %	\$104,388.00	2.55 %
2023	\$0	\$53,760.00	6.55 %	\$107,520.00	-1.45 %
2024	\$0	\$55,373.00	4.55 %	\$110,746.00	-5.45 %
2025	\$0	\$57,034.00	2.55 %	\$114,068.00	-9.45 %
2026	\$0	\$58,745.00	0.55 %	\$117,490.00	-13.45 %
2027	\$0	\$60,507.00	-1.45 %	\$121,015.00	-17.45 %
2028	\$0	\$62,323.00	-3.45 %	\$124,645.00	-21.45 %
2029	\$927,938	\$64,192.00	23.46 %	\$128,385.00	3.46 %
Total:	\$1,307,548	\$564,000.00		\$1,128,001.00	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

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.

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

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.

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

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.

School Assessment Report - Bethune ES (Barack and Michelle Obama Academy relocation site)

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.



Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 1052
Project: APS Assessments 2019	Region: 761	Site: Bethune ES
Grade Config: ES	Site Type: Relocation Site	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	Good	1.60	2.00	80.00
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	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Good	1.00	1.25	80.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Good	0.29	0.36	80.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Excel	0.72	0.72	100.00
Size	Good	1.44	1.80	80.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Good	0.59	0.74	80.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1052

Project: APS Assessments 2019

Region: 761

Site: Bethune ES

Grade Config: ES

Site Type: Relocation Site

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Excel	0.56	0.56	100.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Good	0.94	1.17	80.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Good	3.84	4.80	80.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Good	1.21	1.51	80.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Fair	0.29	0.45	65.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Good	1.95	2.44	80.00
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	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1052

Project: APS Assessments 2019

Region: 761

Site: Bethune ES

Grade Config: ES

Site Type: Relocation Site

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		81.74	98.25	83.20

Comments

Suitability - ES

Bethune Elementary School is located in a three-story facility. It serves students in pre-K through 5th grade and provides a self-contained special education program. Students arrive on school buses and other vehicles that unload on the street. There is no school bus access to the inside of the campus.

Suitability - ES->Science-->Environment

There is no science classroom.

Suitability - ES->Science-->Size

There is no science classroom.

Suitability - ES->Science-->Location

There is no science classroom.

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

There is no science classroom.

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

There is no storage in the performing art area.

Suitability - ES->Outside-->Vehicular Traffic

Bus and parent drop off are inadequate and not separated. There is no school bus access to the inside of the campus.

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

There is no direct line of sight for supervision.