Atlanta Public Schools/ N. Atlanta Cluster

Brandon Primary

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	78,086
Year Built:	1954
Last Renovation:	
Replacement Value:	$16,354,976
Repair Cost:	$118,028.00
Total FCI:	0.72 %
Total RSLI:	65.21 %
FCA Score:	99.28

Description:

Brandon Primary is located 2845 Margaret Mitchell Drive, NW in Atlanta, Georgia. The two story, 78,086 square foot building was originally constructed in 1954. A major renovation of the building was completed in 2009.

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

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

B. SUPERSTRUCTURE
Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors

are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include 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 metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile., carpet, and Ceramic 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 one hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This school has a remote Building Automation System.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have a kitchen hood fire suppression system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in all common spaces. 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, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

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

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

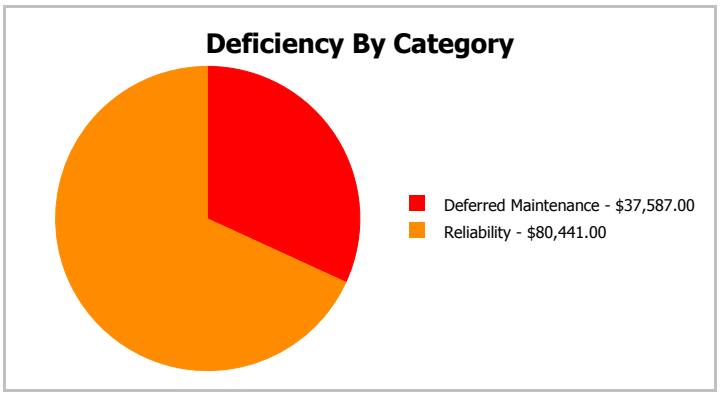
Attributes:

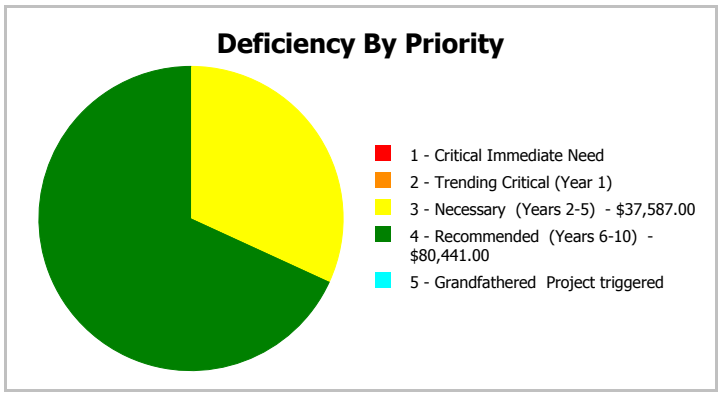
General Attributes:

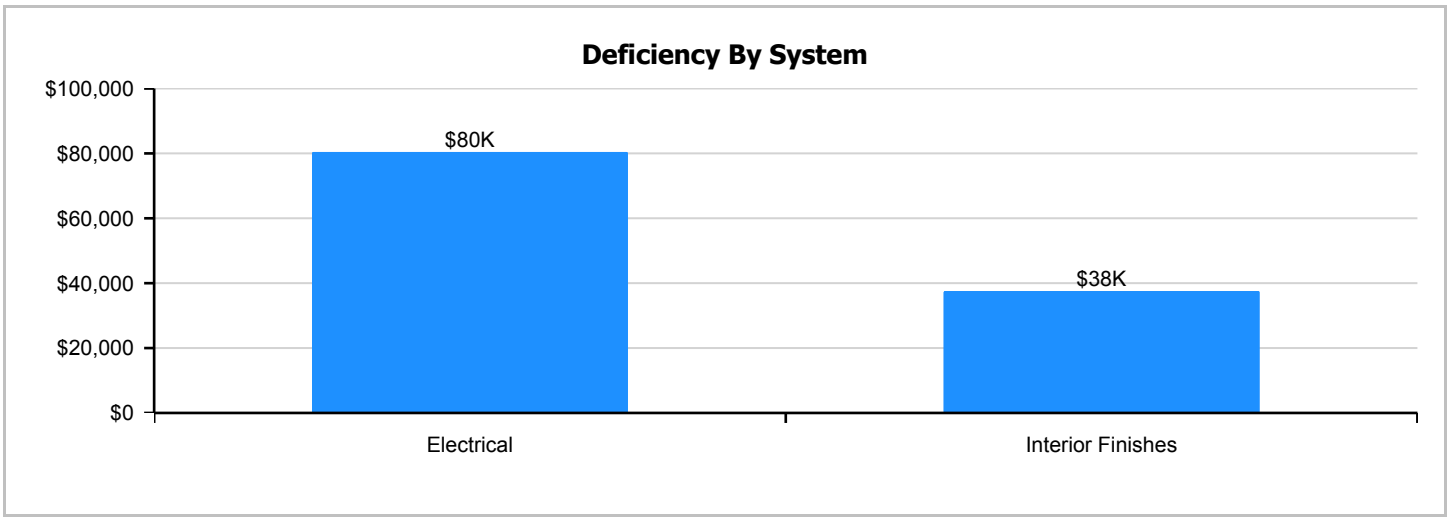
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Homero Guerrero
School Grades:	PK-2	DOE Drawing Total GSF:	59941
DOE Facility Number:	0510	Total # of Modular/Portables:	0
DOE Interior Site SF:	59941	Total GSF of Modular/Portables:	0
Approx. Acres:	9.8	Status:	Active

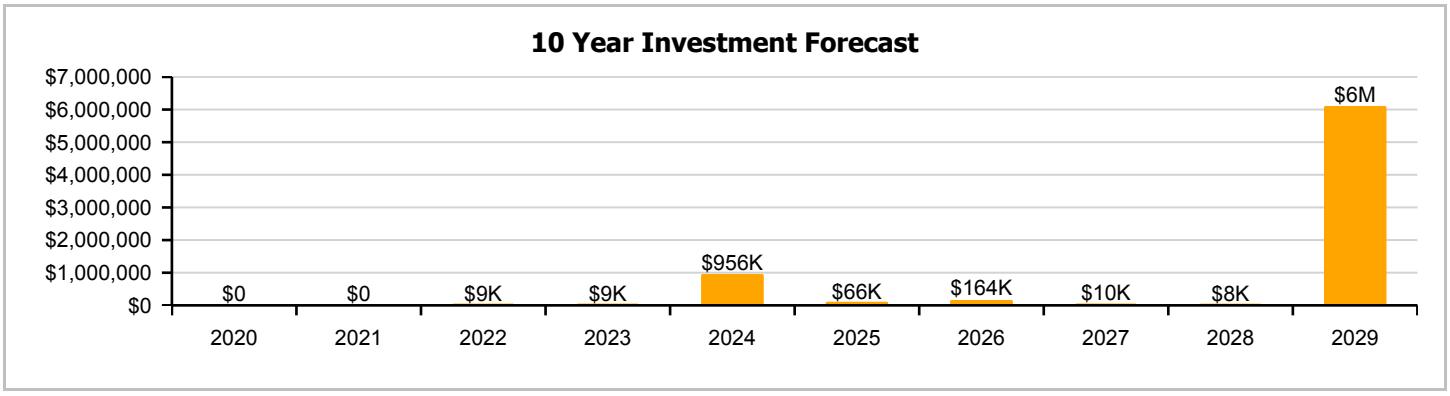
School Dashboard Summary

Gross Area:	78,086		
Year Built:	1954	Last Renovation:	
Repair Cost:	$118,028	Replacement Value:	$16,354,976
FCI:	0.72 %	RSLI%:	65.21 %









School Condition Summary

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

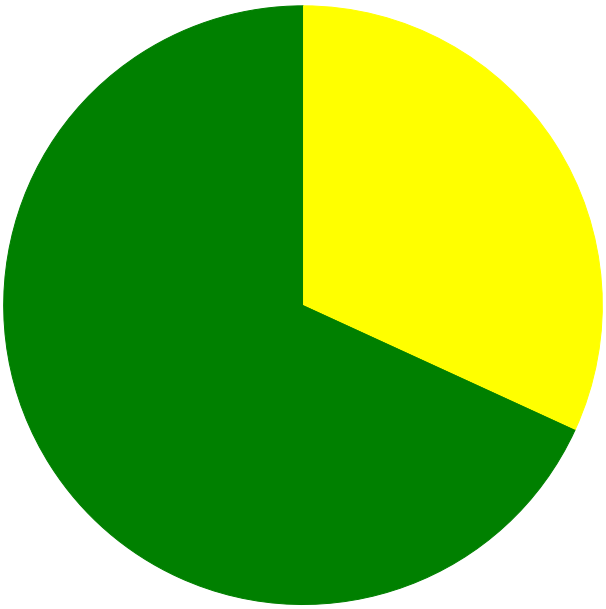
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	74.86 %	0.00 %	$0.00
A20 - Basement Construction	74.86 %	0.00 %	$0.00
B10 - Superstructure	74.78 %	0.00 %	$0.00
B20 - Exterior Enclosure	73.35 %	0.00 %	$0.00
B30 - Roofing	69.60 %	0.00 %	$0.00
C10 - Interior Construction	71.92 %	0.00 %	$0.00
C20 - Stairs	74.72 %	0.00 %	$0.00
C30 - Interior Finishes	52.96 %	2.84 %	$37,587.00
D10 - Conveying	56.97 %	0.00 %	$0.00
D20 - Plumbing	61.04 %	0.00 %	$0.00
D30 - HVAC	53.59 %	0.00 %	$0.00
D40 - Fire Protection	68.99 %	0.00 %	$0.00
D50 - Electrical	54.82 %	4.57 %	$80,441.00
E10 - Equipment	52.43 %	0.00 %	$0.00
E20 - Furnishings	56.97 %	0.00 %	$0.00
G20 - Site Improvements	63.90 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	83.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**65.21 %**	**0.72 %**	**$118,028.00**

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
1954 Bldg 2011	23,642	0.98	$0.00	$0.00	$8,250.00	$31,728.00	$0.00
2009 Bldg 2012_2013	36,299	1.23	$0.00	$0.00	$29,337.00	$48,713.00	$0.00
2015 Building	18,145	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	78,086	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**0.72**	**$0.00**	**$0.00**	**$37,587.00**	**$80,441.00**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need
2 - Trending Critical (Year 1)
3 - Necessary (Years 2-5) - $37,587.00
4 - Recommended (Years 6-10) - $80,441.00
5 - Grandfathered Project triggered

Budget Estimate Total: $118,028.00

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	23,642
Year Built:	1954
Last Renovation:	
Replacement Value:	$4,059,756
Repair Cost:	$39,978.00
Total FCI:	0.98 %
Total RSLI:	44.52 %
FCA Score:	99.02

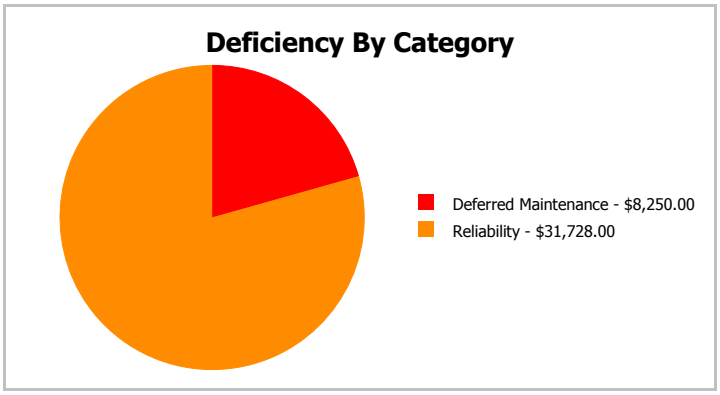
Description:

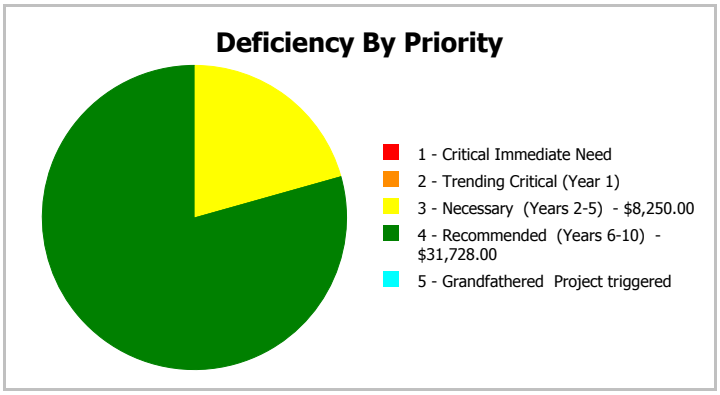
The narrative for this building is included in the Executive Summary Description at the front of this report.

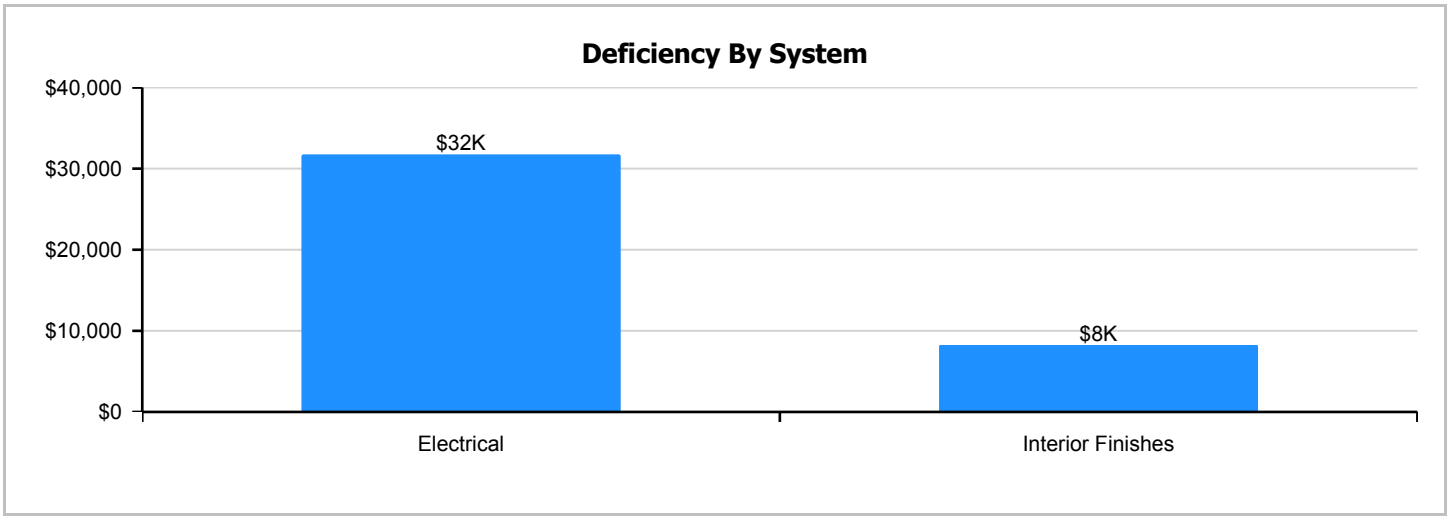
Attributes: This asset has no attributes.

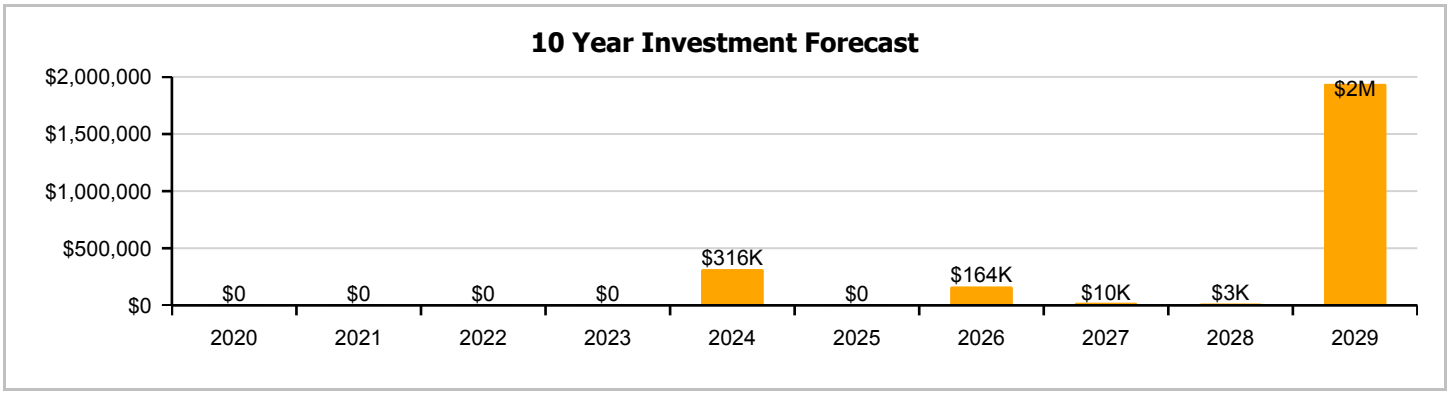
Dashboard Summary

Function:	Elementary Charter	Gross Area:	23,642
Year Built:	1954	Last Renovation:	
Repair Cost:	$39,978	Replacement Value:	$4,059,756
FCI:	0.98 %	RSLI%:	44.52 %









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	35.00 %	0.00 %	$0.00
A20 - Basement Construction	35.00 %	0.00 %	$0.00
B10 - Superstructure	35.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	47.86 %	0.00 %	$0.00
B30 - Roofing	60.44 %	0.00 %	$0.00
C10 - Interior Construction	50.62 %	0.00 %	$0.00
C20 - Stairs	35.00 %	0.00 %	$0.00
C30 - Interior Finishes	45.08 %	2.19 %	$8,250.00
D20 - Plumbing	54.38 %	0.00 %	$0.00
D30 - HVAC	46.56 %	0.00 %	$0.00
D40 - Fire Protection	66.53 %	0.00 %	$0.00
D50 - Electrical	44.14 %	5.96 %	$31,728.00
E10 - Equipment	35.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**44.52 %**	**0.98 %**	**$39,978.00**

Photo Album

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

1). Northwest Elevation - Nov 18, 2019

2). Southeast Elevation - Nov 18, 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.	23,642	100	1954	2054		35.00 %	0.00 %	35			$174,242
A1030	Slab on Grade	$6.22	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$147,053
A2010	Basement Excavation	$0.19	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$4,492
A2020	Basement Walls	$2.32	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$54,849
B1010	Floor Construction	$18.73	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$442,815
B1020	Roof Construction	$12.10	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$286,068
B2010	Exterior Walls	$13.80	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$326,260
B2020	Exterior Windows	$8.60	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$203,321
B2030	Exterior Doors	$0.84	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$19,859
B3010105	Built-Up	$7.15	S.F.	14,859	25	2009	2034		60.00 %	0.00 %	15			$106,242
B3020	Roof Openings	$0.50	S.F.	14,859	30	2009	2039		66.67 %	0.00 %	20			$7,430
C1010	Partitions	$5.59	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$132,159
C1020	Interior Doors	$3.65	S.F.	23,642	40	2009	2049		75.00 %	0.00 %	30			$86,293
C1030	Fittings	$2.65	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$62,651
C2010	Stair Construction	$2.83	S.F.	23,642	100	1954	2054		35.00 %	0.00 %	35			$66,907
C3010220	Tile	$9.25	S.F.	2,000	30	2009	2039		66.67 %	0.00 %	20			$18,500
C3010230	Paint & Covering	$1.47	S.F.	21,642	10	2009	2019		0.00 %	0.00 %	0			$31,814
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2009	2059		80.00 %	0.00 %	40			$33,480
C3020901	Carpet	$7.50	S.F.	1,000	8	2009	2017		0.00 %	110.00 %	-2		$8,250.00	$7,500
C3020903	VCT	$3.48	S.F.	20,642	15	2009	2024		33.33 %	0.00 %	5			$71,834
C3030	Ceiling Finishes	$9.00	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$212,778
D2010	Plumbing Fixtures	$6.37	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$150,600
D2020	Domestic Water Distribution	$0.72	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$17,022
D2030	Sanitary Waste	$1.69	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$39,955
D2040	Rain Water Drainage	$0.40	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$9,457
D3010	Energy Supply	$0.61	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$14,422
D3020	Heat Generating Systems	$3.60	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$85,111
D3030	Cooling Generating Systems	$6.09	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$143,980
D3040	Distribution Systems	$10.62	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$251,078
D3050	Terminal & Package Units	$4.01	S.F.	23,642	15	2009	2024		33.33 %	0.00 %	5			$94,804
D3060	Controls & Instrumentation	$2.20	S.F.	23,642	15	2009	2024		33.33 %	0.00 %	5			$52,012
D4010	Sprinklers	$4.08	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$96,459

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 $
D4020	Standpipes	$0.34	S.F.	23,642	30	2009	2039		66.67 %	0.00 %	20			$8,038
D4030	Fire Protection Specialties	$0.09	S.F.	23,642	15	2013	2028		60.00 %	0.00 %	9			$2,128
D5010	Electrical Service/Distribution	$2.30	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$54,377
D5020	Branch Wiring	$4.48	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$105,916
D5020	Lighting	$6.71	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$158,638
D5030810	Security & Detection Systems	$1.51	S.F.	23,642	20	2006	2026		35.00 %	0.00 %	7			$35,699
D5030910	Fire Alarm Systems	$2.74	S.F.	23,642	20	2006	2026		35.00 %	0.00 %	7			$64,779
D5030920	Data Communication	$3.56	S.F.	23,642	25	2006	2031		48.00 %	0.00 %	12			$84,166
D5090	Other Electrical Systems	$1.22	S.F.	23,642	15			2019	0.00 %	110.00 %	0		$31,728.00	$28,843
E1020	Institutional Equipment	$0.09	S.F.	23,642	20	2006	2026		35.00 %	0.00 %	7			$2,128
E1090	Other Equipment	$0.78	S.F.	23,642	20	2006	2026		35.00 %	0.00 %	7			$18,441
E2010	Fixed Furnishings	$1.91	S.F.	23,642	20	2009	2029		50.00 %	0.00 %	10			$45,156
								Total	**44.52 %**	**0.98 %**			**$39,978.00**	**$4,059,756**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls

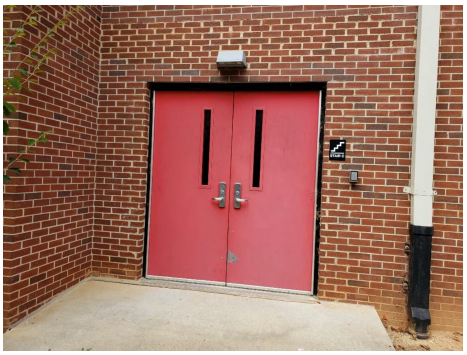

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up


Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



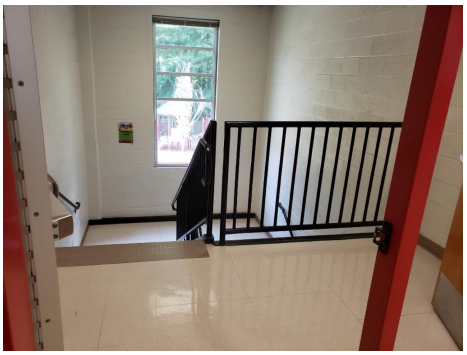
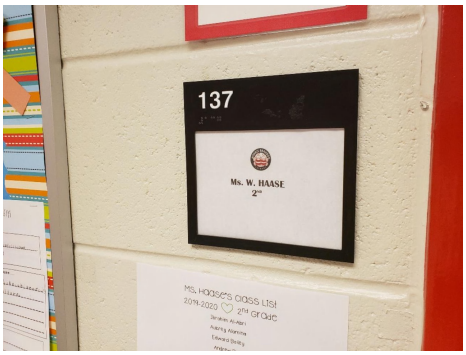
Note:

System: C1020 - Interior Doors



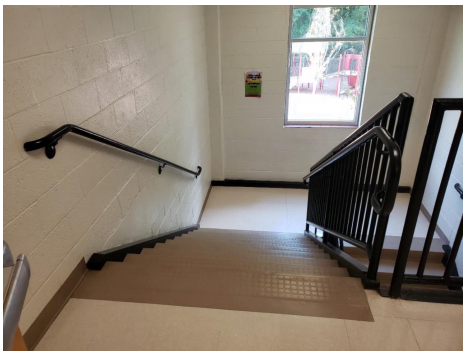
Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction



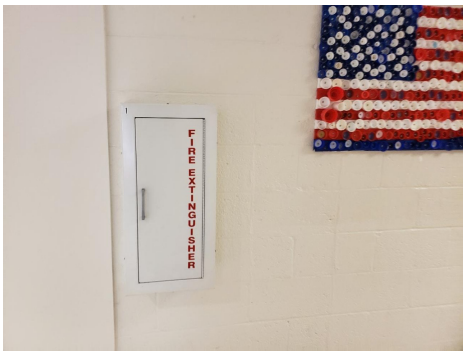
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

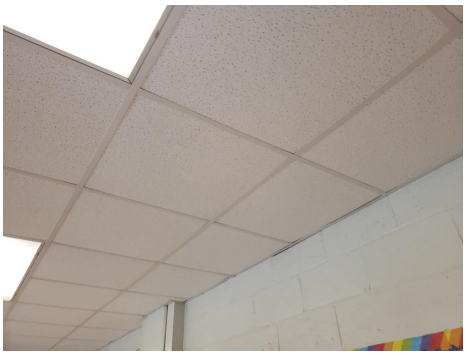


Note:

System: C3020903 - VCT


Note:

System: C3030 - Ceiling Finishes

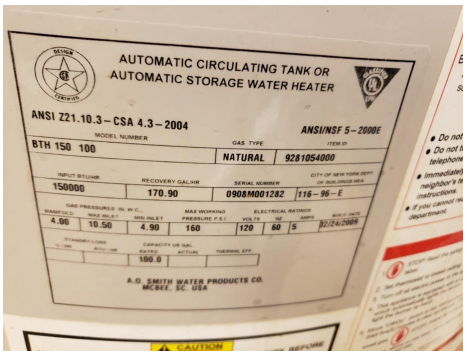



Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

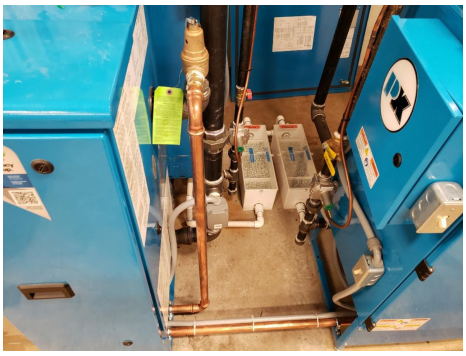


Note:

System: D2040 - Rain Water Drainage

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

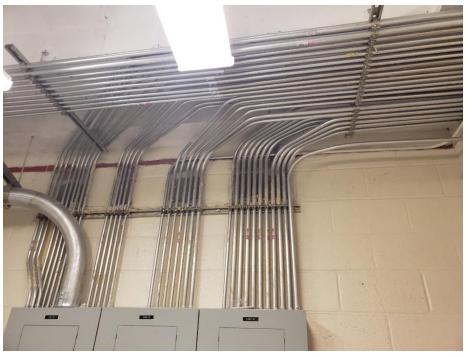
Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems


Note:

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:	**$39,978**	**$0**	**$0**	**$0**	**$0**	**$316,299**	**$0**	**$163,760**	**$10,451**	**$3,054**	**$1,938,882**	**$2,472,424**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$92,617	**$92,617**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

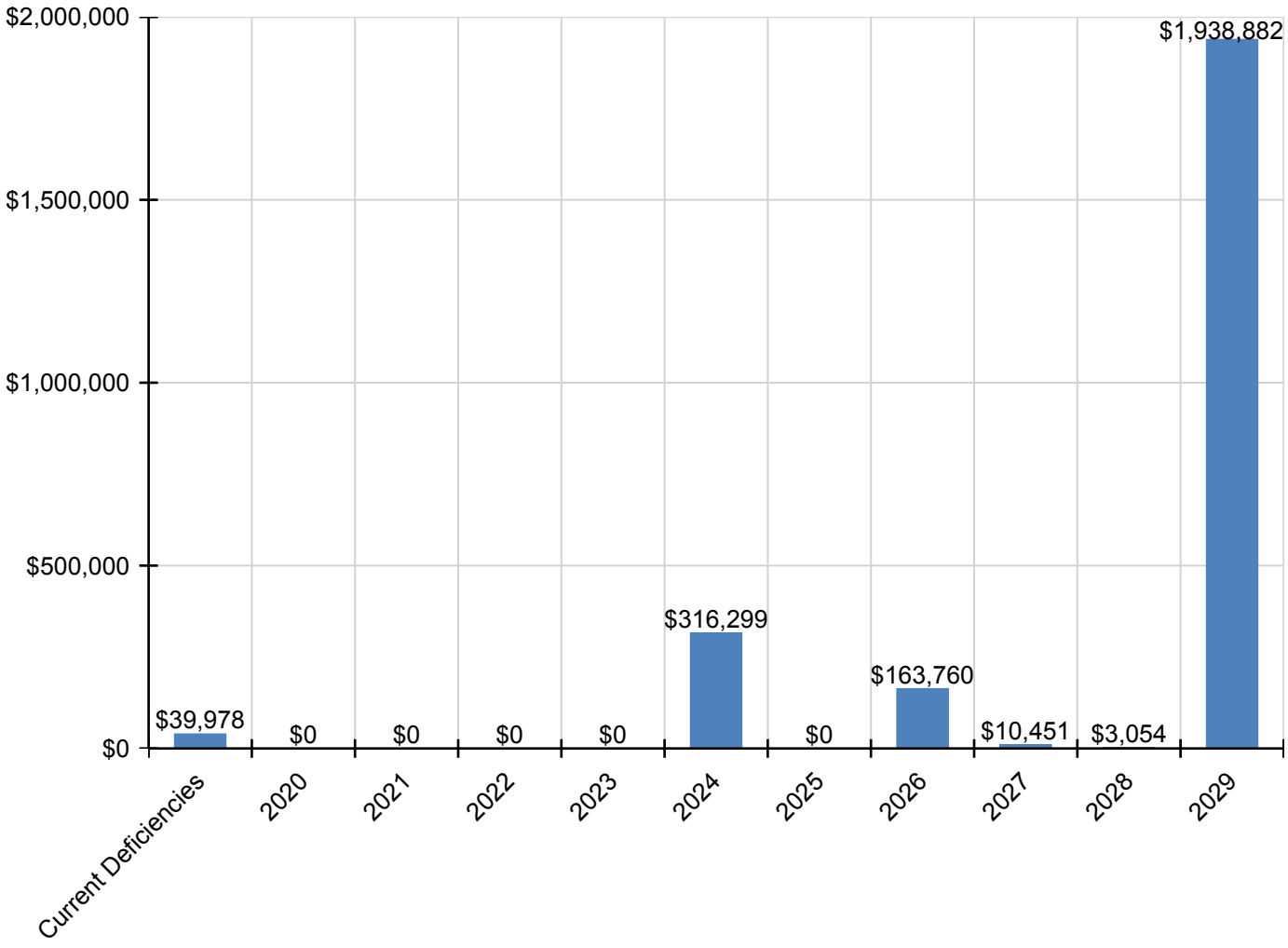
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,030	**$47,030**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$8,250	$0	$0	$0	$0	$0	$0	$0	$10,451	$0	$0	**$18,701**
C3020903 - VCT	$0	$0	$0	$0	$0	$129,077	$0	$0	$0	$0	$0	**$129,077**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$314,552	**$314,552**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$222,632	**$222,632**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,979	**$13,979**
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**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125,820	**$125,820**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$212,847	**$212,847**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$371,171	**$371,171**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$120,895	$0	$0	$0	$0	$0	**$120,895**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$66,327	$0	$0	$0	$0	$0	**$66,327**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,054	$0	**$3,054**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,385	**$80,385**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$156,577	**$156,577**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$234,516	**$234,516**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$48,296	$0	$0	$0	**$48,296**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$87,637	$0	$0	$0	**$87,637**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$31,728	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,728**
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	$2,879	$0	$0	$0	**$2,879**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$24,948	$0	$0	$0	**$24,948**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,755	**$66,755**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

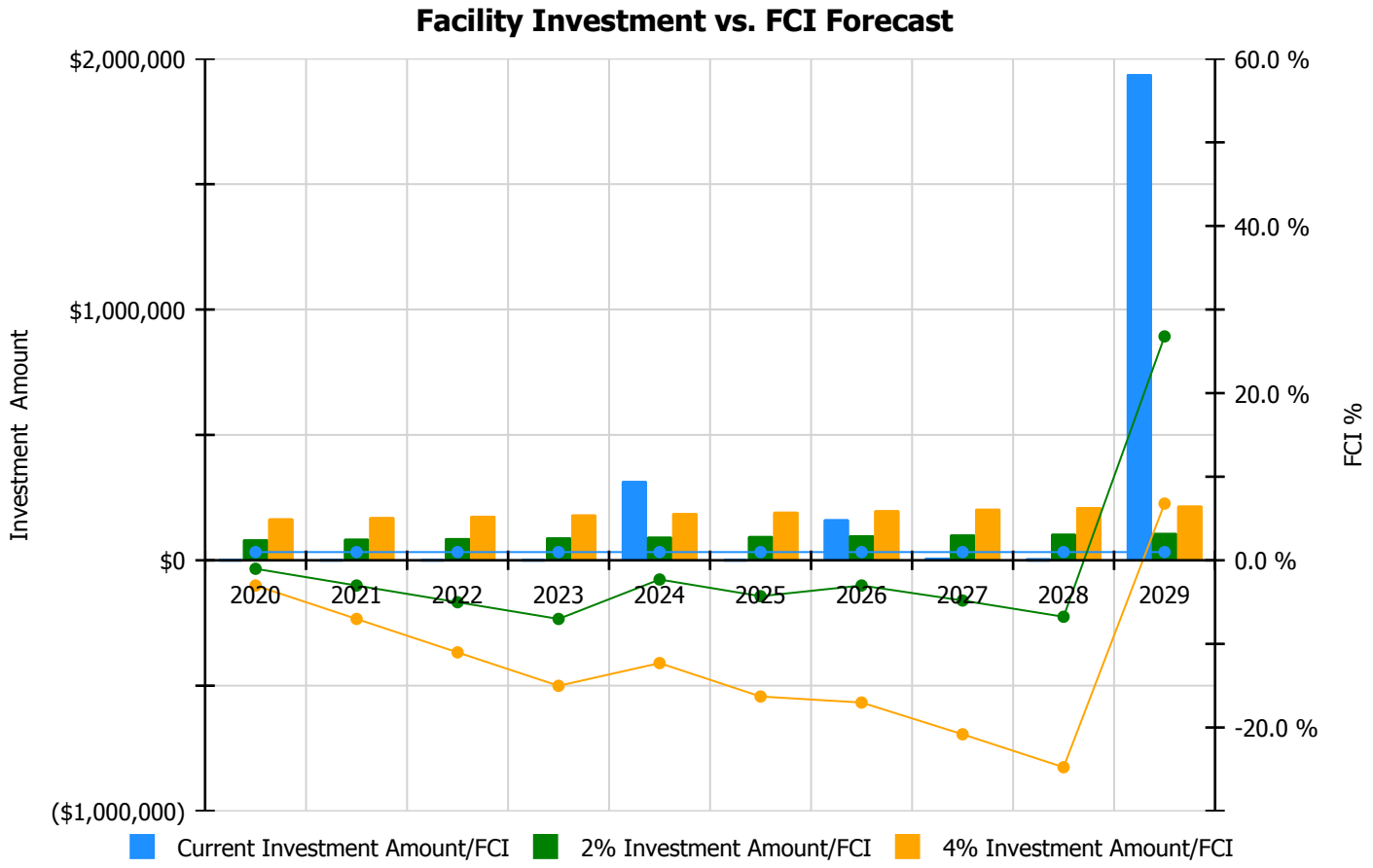
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

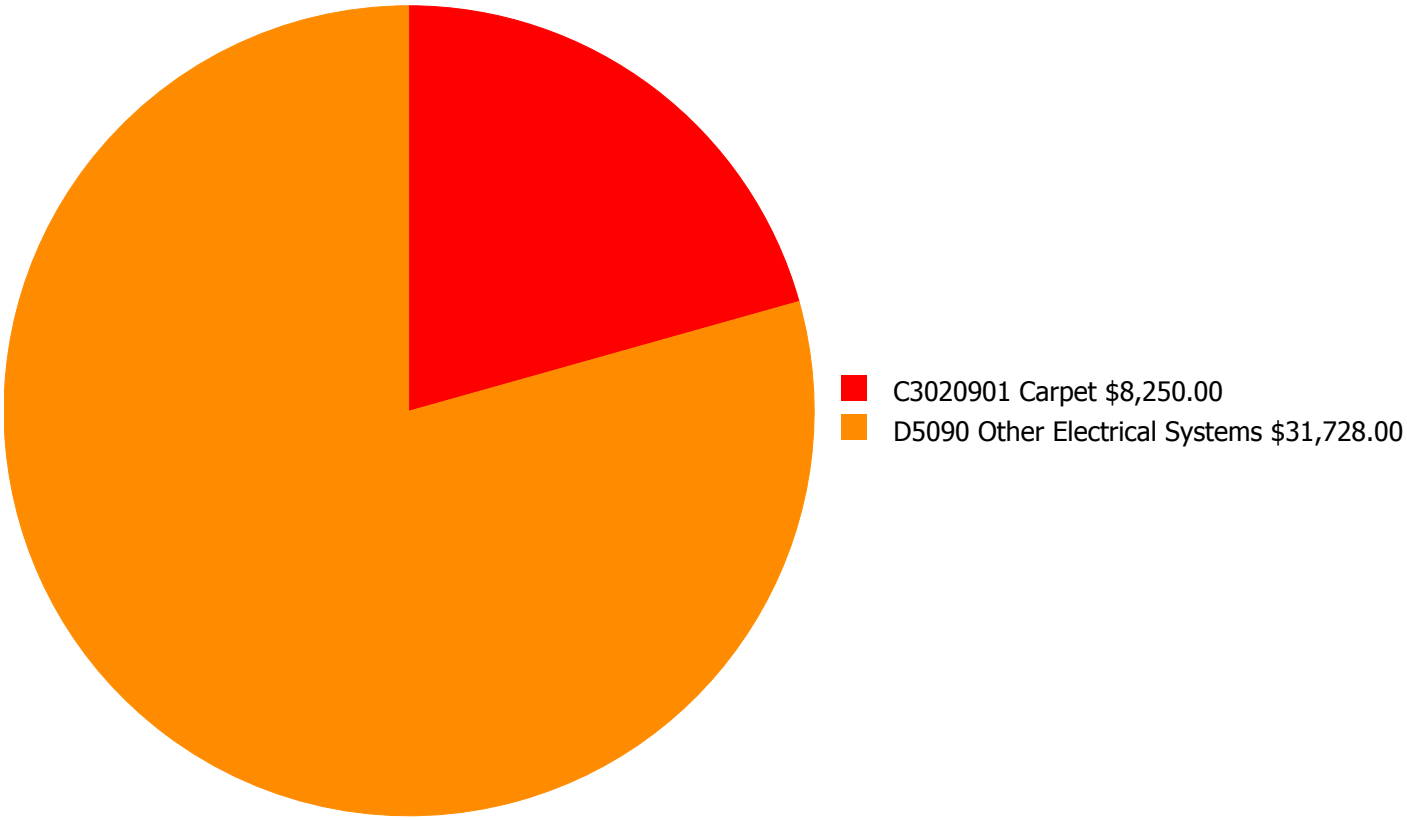
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.98%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$83,631.00	-1.02 %	$167,262.00	-3.02 %
2021	$0	$86,140.00	-3.02 %	$172,280.00	-7.02 %
2022	$0	$88,724.00	-5.02 %	$177,448.00	-11.02 %
2023	$0	$91,386.00	-7.02 %	$182,772.00	-15.02 %
2024	$316,299	$94,127.00	-2.29 %	$188,255.00	-12.29 %
2025	$0	$96,951.00	-4.29 %	$193,902.00	-16.29 %
2026	$163,760	$99,860.00	-3.01 %	$199,720.00	-17.01 %
2027	$10,451	$102,856.00	-4.81 %	$205,711.00	-20.81 %
2028	$3,054	$105,941.00	-6.75 %	$211,882.00	-24.75 %
2029	$1,938,882	$109,119.00	26.78 %	$218,239.00	6.78 %
Total:	**$2,432,446**	**$958,735.00**		**$1,917,471.00**	

Deficiency Summary by System

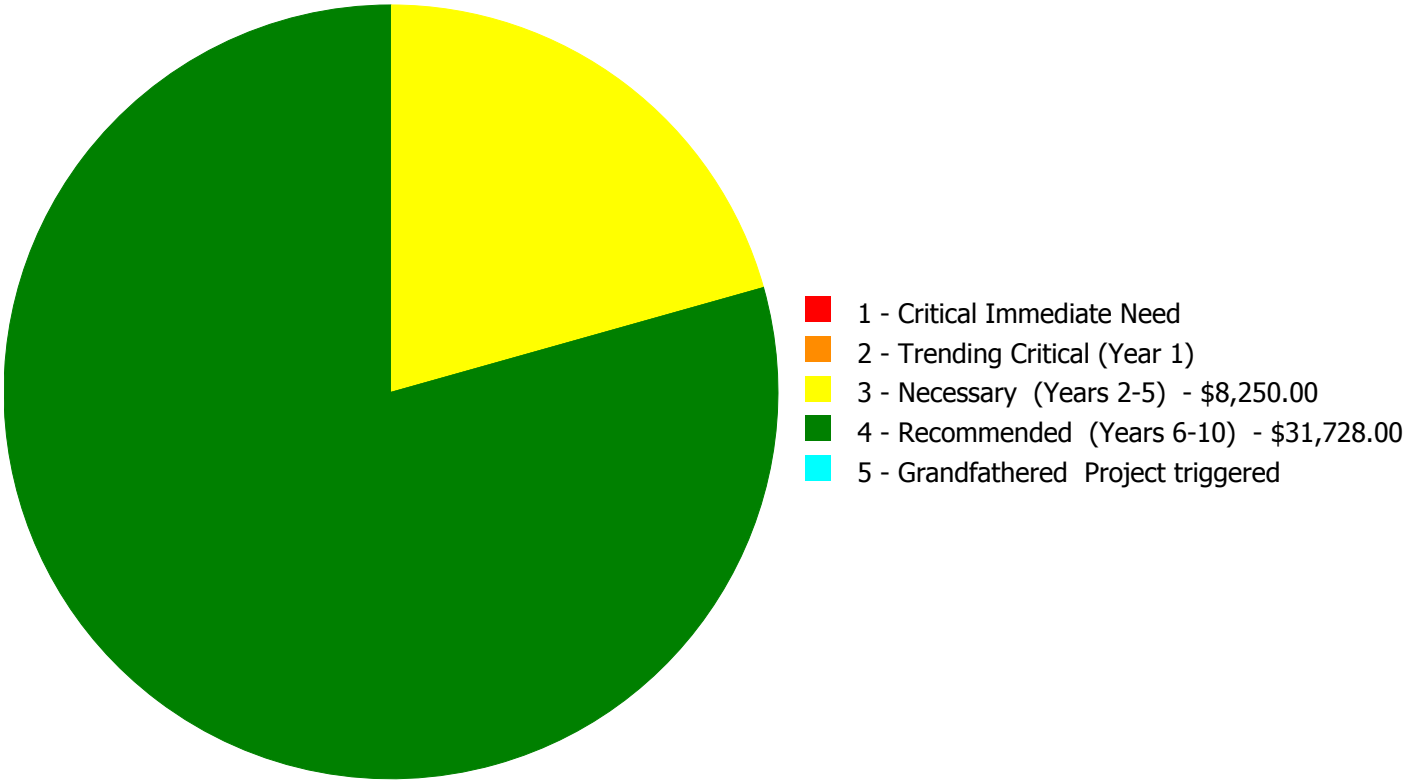
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $39,978.00

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: $39,978.00

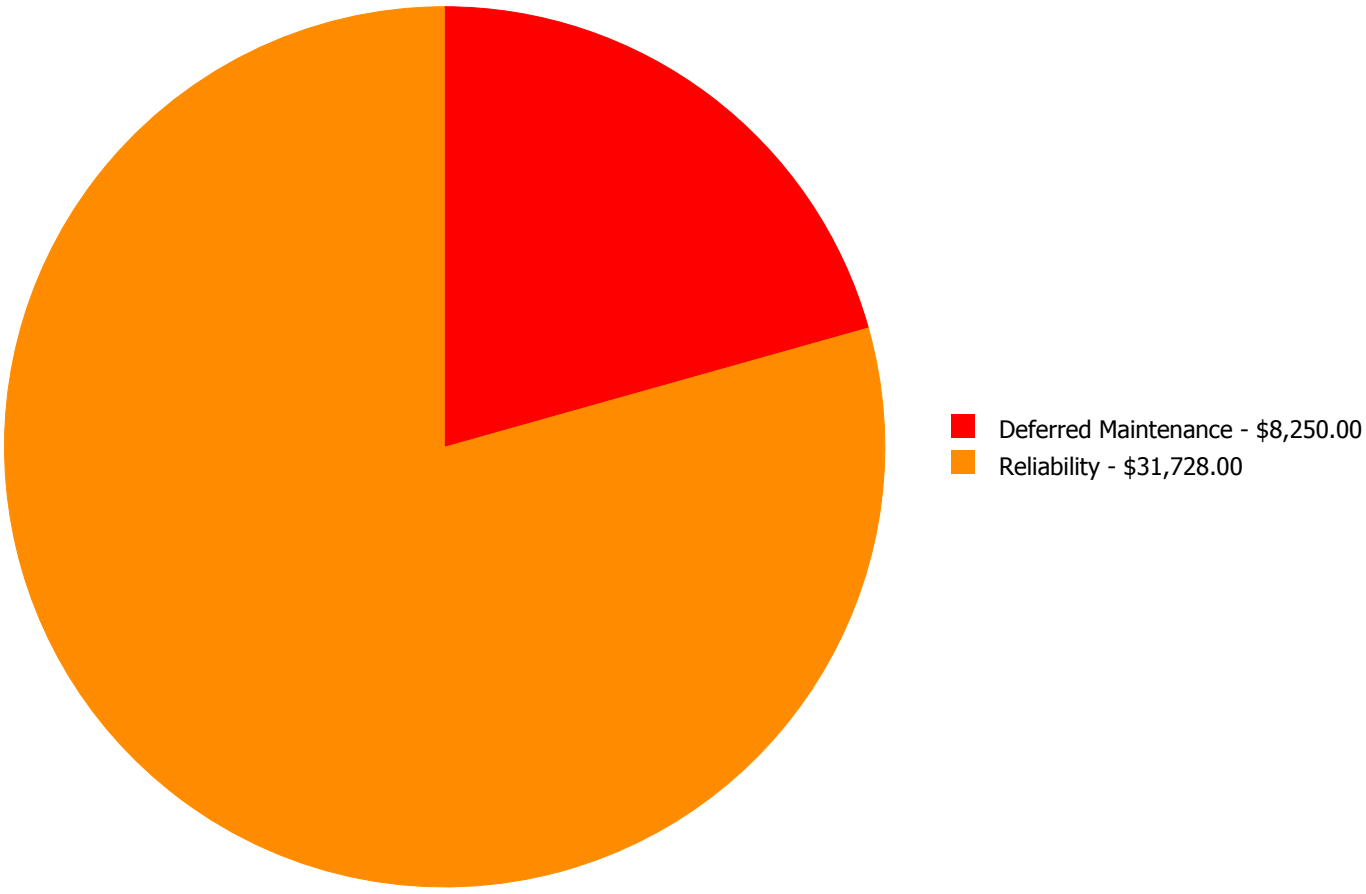
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$8,250.00	$0.00	$0.00	$8,250.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$31,728.00	$0.00	$31,728.00
	Total:	$0.00	$0.00	$8,250.00	$31,728.00	$0.00	$39,978.00

Deficiency Summary by Category

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



Budget Estimate Total: $39,978.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $8,250.00
Assessor Name: Jejuan Hall
Date Created: 01/27/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 23,642.00
Unit of Measure: S.F.
Estimate: $31,728.00
Assessor Name: Jejuan Hall
Date Created: 08/20/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	36,299
Year Built:	2009
Last Renovation:	
Replacement Value:	$6,342,906
Repair Cost:	$78,050.00
Total FCI:	1.23 %
Total RSLI:	66.39 %
FCA Score:	98.77

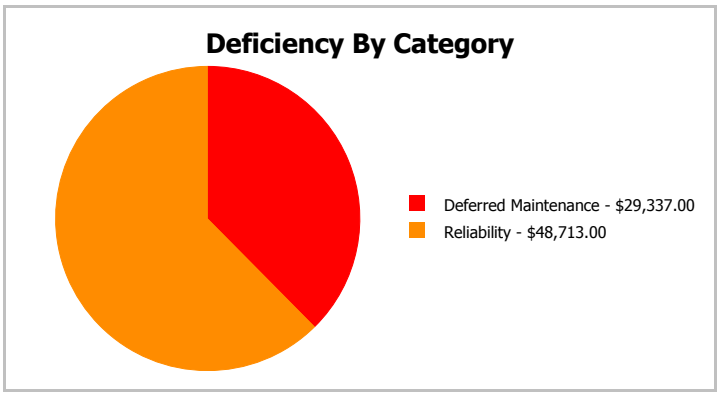
Description:

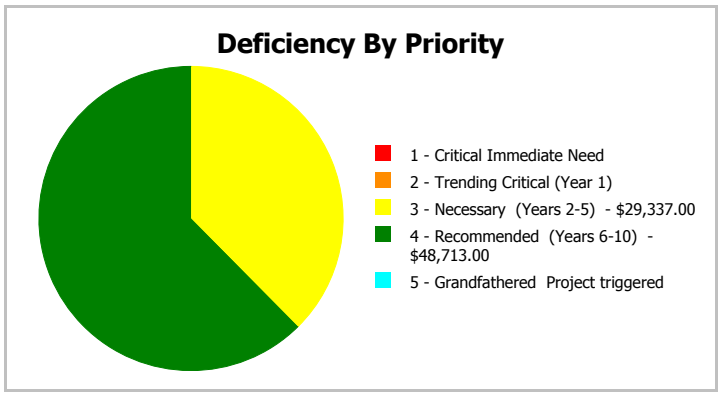
The narrative for this building is included in the Executive Summary Description at the front of this report.

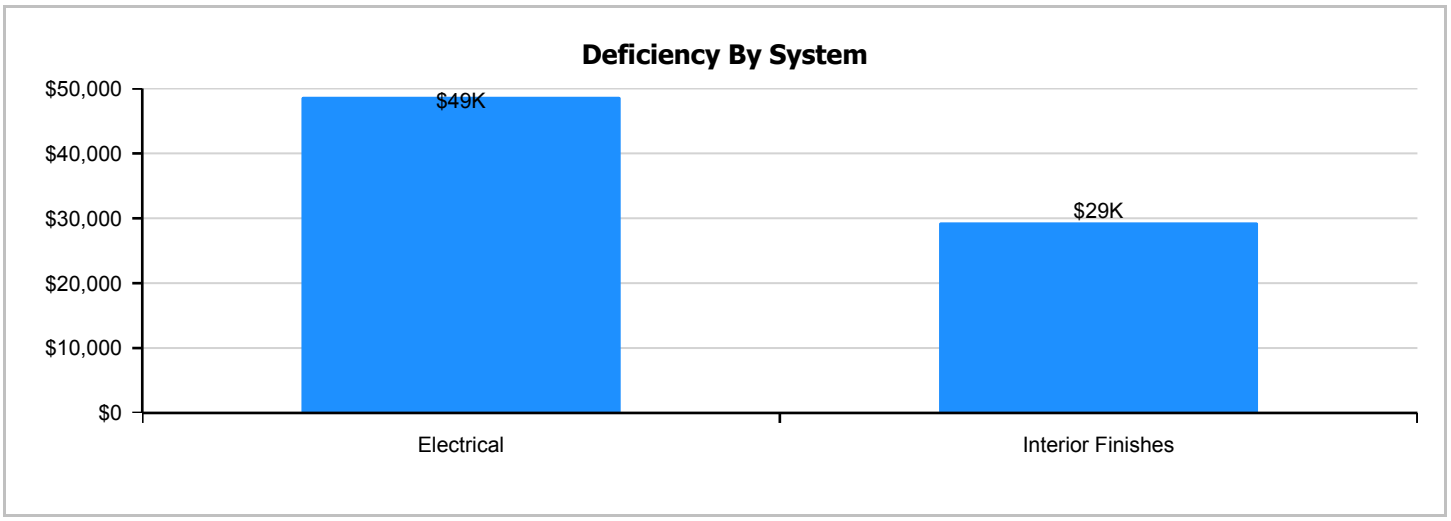
Attributes: This asset has no attributes.

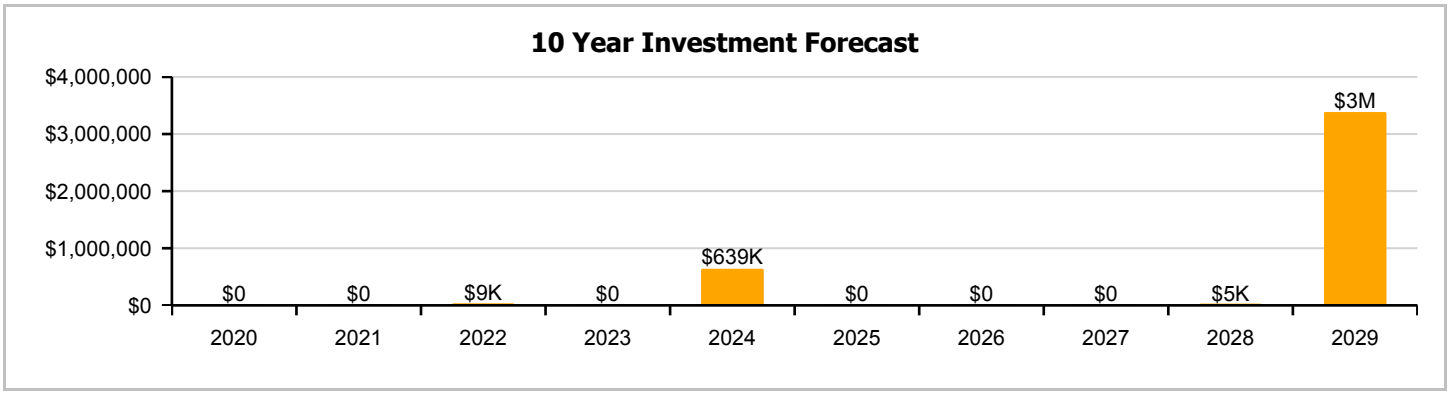
Dashboard Summary

Function:	Elementary Charter	Gross Area:	36,299
Year Built:	2009	Last Renovation:	
Repair Cost:	$78,050	Replacement Value:	$6,342,906
FCI:	1.23 %	RSLI%:	66.39 %









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.

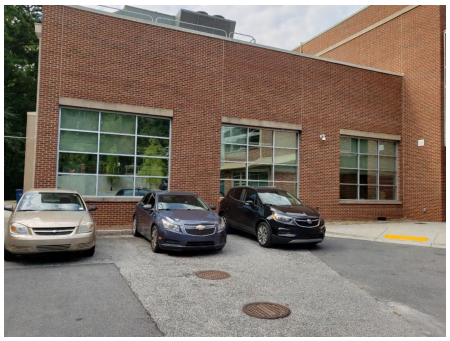
UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	90.00 %	0.00 %	$0.00
A20 - Basement Construction	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.52 %	0.00 %	$0.00
B30 - Roofing	60.44 %	0.00 %	$0.00
C10 - Interior Construction	76.48 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	42.17 %	5.10 %	$29,337.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.57 %	0.00 %	$0.00
D30 - HVAC	45.39 %	0.00 %	$0.00
D40 - Fire Protection	62.64 %	0.00 %	$0.00
D50 - Electrical	48.87 %	5.96 %	$48,713.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**66.39 %**	**1.23 %**	**$78,050.00**

Photo Album

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

1). Northwest Elevation, North End - Nov 18, 2019

2). Northeast Elevation, North End - Nov 18, 2019



3). Southeast Elevation, North End - Nov 18, 2019

4). Southwest Elevation, North End - Nov 18, 2019

5). Northwest Elevation, South End - Nov 18, 2019

6). Northeast Elevation, South End - Nov 18, 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.	36,299	100	2009	2109		90.00 %	0.00 %	90			$267,524
A1030	Slab on Grade	$6.22	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$225,780
A2010	Basement Excavation	$0.19	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$6,897
A2020	Basement Walls	$2.32	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$84,214
B1010	Floor Construction	$18.73	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$679,880
B1020	Roof Construction	$12.10	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$439,218
B2010	Exterior Walls	$13.80	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$500,926
B2020	Exterior Windows	$8.60	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$312,171
B2030	Exterior Doors	$0.84	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$30,491
B3010105	Built-Up	$7.15	S.F.	14,081	25	2009	2034		60.00 %	0.00 %	15			$100,679
B3020	Roof Openings	$0.50	S.F.	14,081	30	2009	2039		66.67 %	0.00 %	20			$7,041
C1010	Partitions	$5.59	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$202,911
C1020	Interior Doors	$3.65	S.F.	36,299	40	2009	2049		75.00 %	0.00 %	30			$132,491
C1030	Fittings	$2.65	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$96,192
C2010	Stair Construction	$2.83	S.F.	36,299	100	2009	2109		90.00 %	0.00 %	90			$102,726
C3010220	Tile	$9.25	S.F.	2,000	30	2009	2039		66.67 %	0.00 %	20			$18,500
C3010230	Paint & Covering	$1.47	S.F.	34,299	10	2009	2019		0.00 %	0.00 %	0			$50,420
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2009	2059		80.00 %	0.00 %	40			$33,480
C3020901	Carpet	$7.50	S.F.	1,000	8	2009	2017	2022	37.50 %	0.00 %	3			$7,500
C3020903	VCT	$3.48	S.F.	32,299	15	2009	2024		33.33 %	0.00 %	5			$112,401
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	1,000	10	2009	2019		0.00 %	110.00 %	0		$29,337.00	$26,670
C3030	Ceiling Finishes	$9.00	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$326,691
D1010	Elevators and Lifts	$1.25	S.F.	59,941	20	2009	2029		50.00 %	0.00 %	10			$74,926
D2010	Plumbing Fixtures	$6.37	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$231,225
D2020	Domestic Water Distribution	$0.72	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$26,135
D2030	Sanitary Waste	$1.69	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$61,345
D3010	Energy Supply	$0.61	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$22,142
D3020	Heat Generating Systems	$3.60	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$130,676
D3030	Cooling Generating Systems	$6.09	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$221,061
D3040	Distribution Systems	$10.62	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$385,495
D3050	Terminal & Package Units	$6.65	S.F.	36,299	15	2009	2024		33.33 %	0.00 %	5			$241,388
D3060	Controls & Instrumentation	$2.20	S.F.	36,299	15	2009	2024		33.33 %	0.00 %	5			$79,858

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4010	Sprinklers	$4.08	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$148,100
D4020	Standpipes	$0.34	S.F.	36,299	30	2009	2039		66.67 %	0.00 %	20			$12,342
D4030	Fire Protection Specialties	$0.09	S.F.	36,299	15	2013	2028		60.00 %	0.00 %	9			$3,267
D4090	Other Fire Protection Systems	$0.60	S.F.	36,299	15	2009	2024		33.33 %	0.00 %	5			$21,779
D5010	Electrical Service/Distribution	$2.30	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$83,488
D5020	Branch Wiring	$4.48	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$162,620
D5020	Lighting	$6.71	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$243,566
D5030810	Security & Detection Systems	$1.51	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$54,811
D5030910	Fire Alarm Systems	$2.74	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$99,459
D5030920	Data Communication	$3.56	S.F.	36,299	25	2009	2034		60.00 %	0.00 %	15			$129,224
D5090	Other Electrical Systems	$1.22	S.F.	36,299	15			2019	0.00 %	110.00 %	0		$48,713.00	$44,285
E1020	Institutional Equipment	$0.09	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$3,267
E1090	Other Equipment	$0.78	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$28,313
E2010	Fixed Furnishings	$1.91	S.F.	36,299	20	2009	2029		50.00 %	0.00 %	10			$69,331
								Total	**66.39 %**	**1.23 %**			**$78,050.00**	**$6,342,906**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

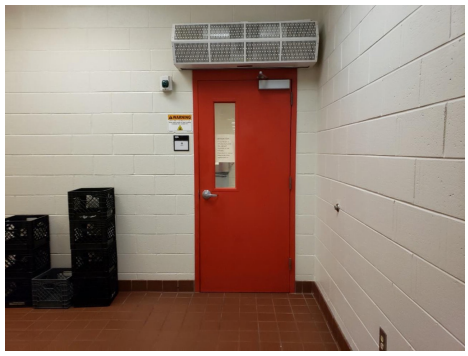
System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

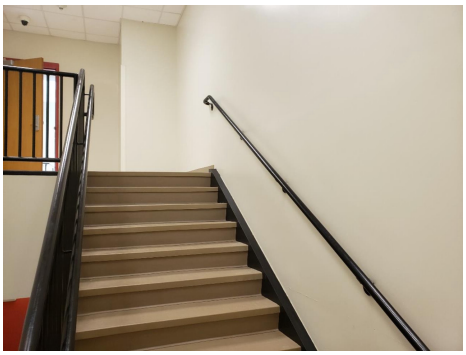

Note:

System: C1020 - Interior Doors


Note:

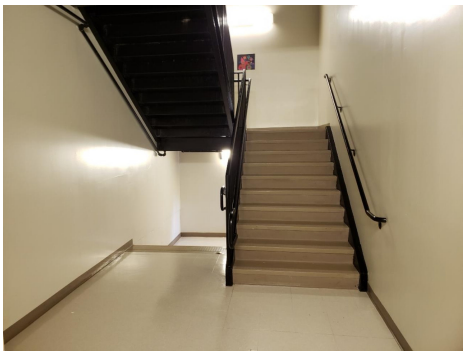
System: C1030 - Fittings

Note:

System: C2010 - Stair Construction





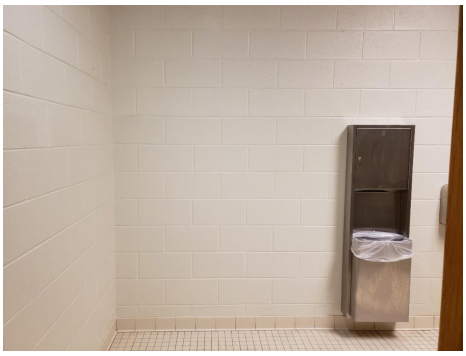
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile

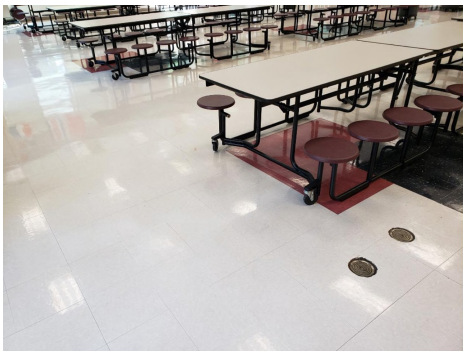


Note:

System: C3020901 - Carpet

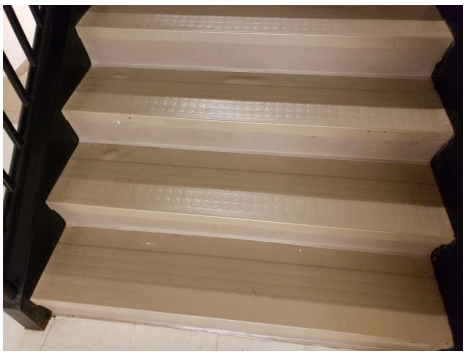

Note:

System: C3020903 - VCT


Note:

System: C3020999 - Other - Rubber or Neoprene

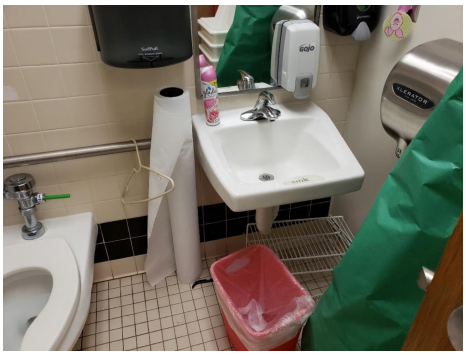



Note:

System: D1010 - Elevators and Lifts

Note: Elevator in Bldg 2013 serves entire school.

System: D2010 - Plumbing Fixtures



Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

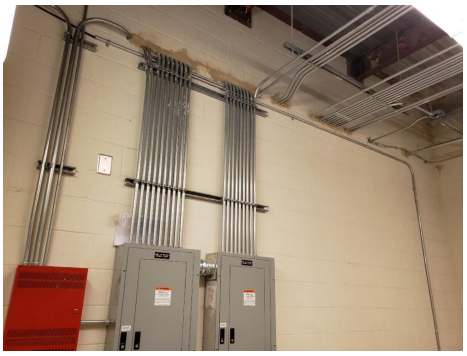
System: D4010 - Sprinklers

Note:

System: D5010 - Electrical Service/Distribution

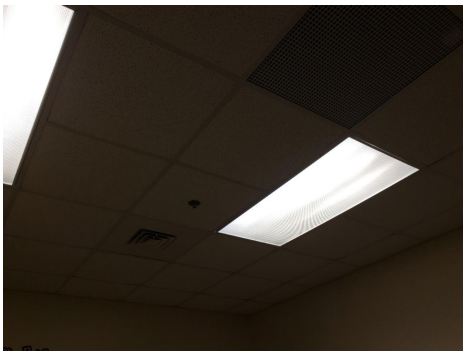
Note:

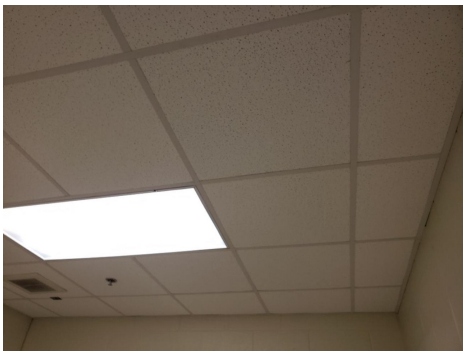
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems



Note:

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:	**$78,050**	**$0**	**$0**	**$9,015**	**$0**	**$639,396**	**$0**	**$0**	**$0**	**$4,689**	**$3,382,682**	**$4,113,833**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$142,202	**$142,202**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

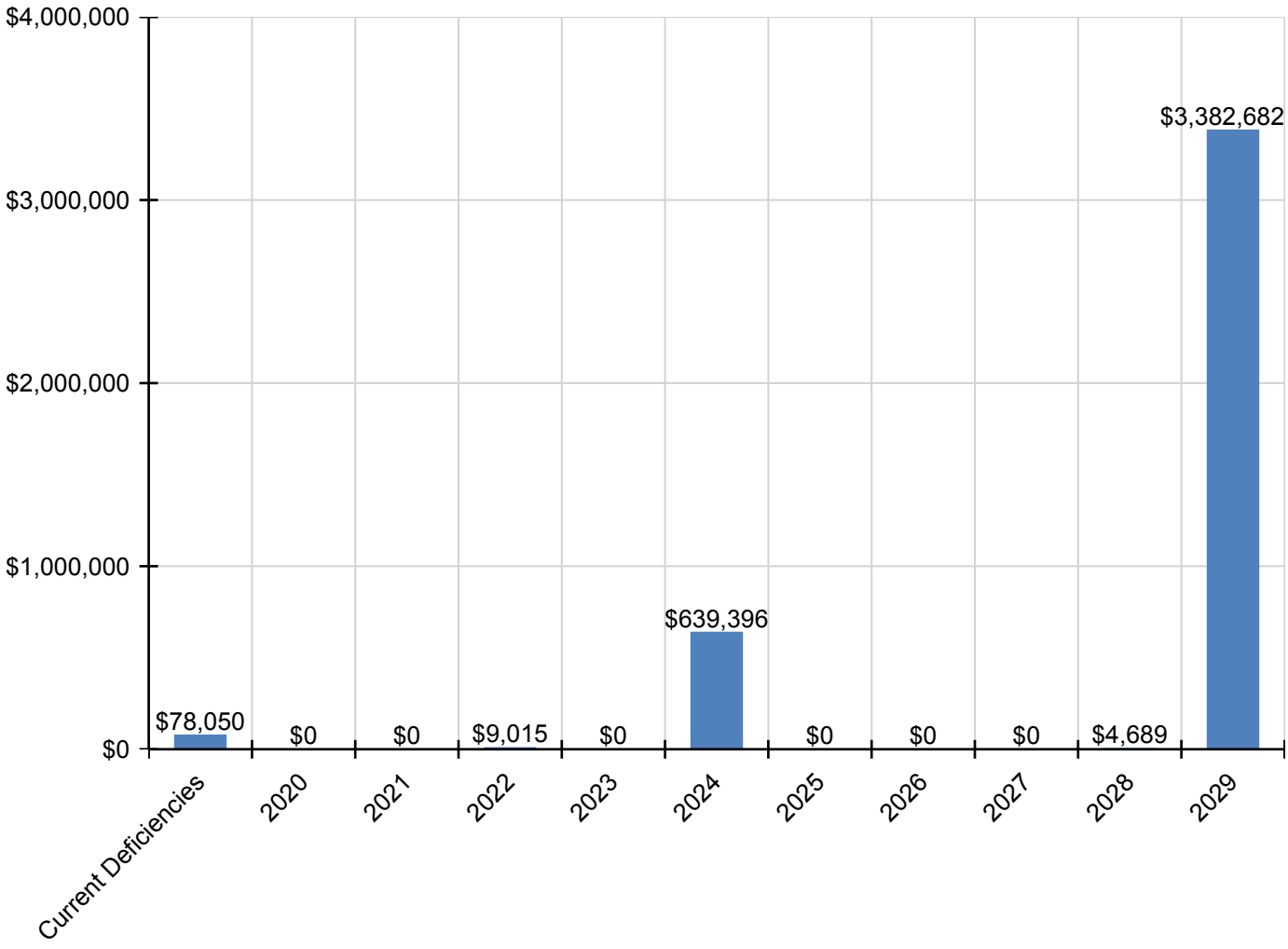
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,535	**$74,535**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$9,015	$0	$0	$0	$0	$0	$0	$0	**$9,015**
C3020903 - VCT	$0	$0	$0	$0	$0	$201,970	$0	$0	$0	$0	$0	**$201,970**
C3020999 - Other - Rubber or Neoprene	$29,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$39,426	**$68,763**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$482,950	**$482,950**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$110,764	**$110,764**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$341,821	**$341,821**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$193,180	**$193,180**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$326,796	**$326,796**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$569,881	**$569,881**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$307,819	$0	$0	$0	$0	$0	**$307,819**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$101,835	$0	$0	$0	$0	$0	**$101,835**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,689	$0	**$4,689**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$27,773	$0	$0	$0	$0	$0	**$27,773**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,420	**$123,420**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$240,401	**$240,401**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$360,066	**$360,066**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$81,029	**$81,029**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$147,031	**$147,031**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$48,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,713**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,830	**$4,830**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,856	**$41,856**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,492	**$102,492**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

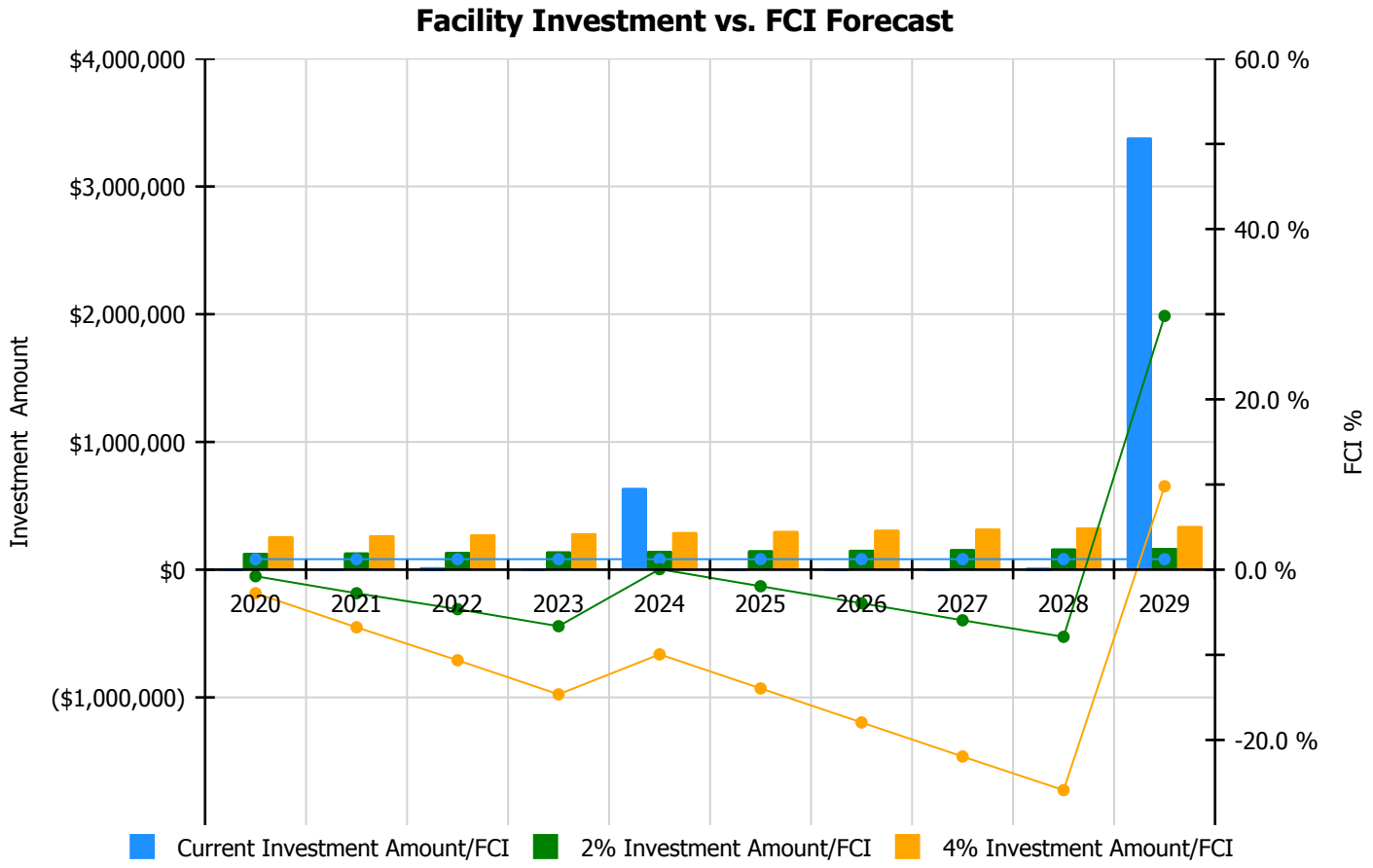
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

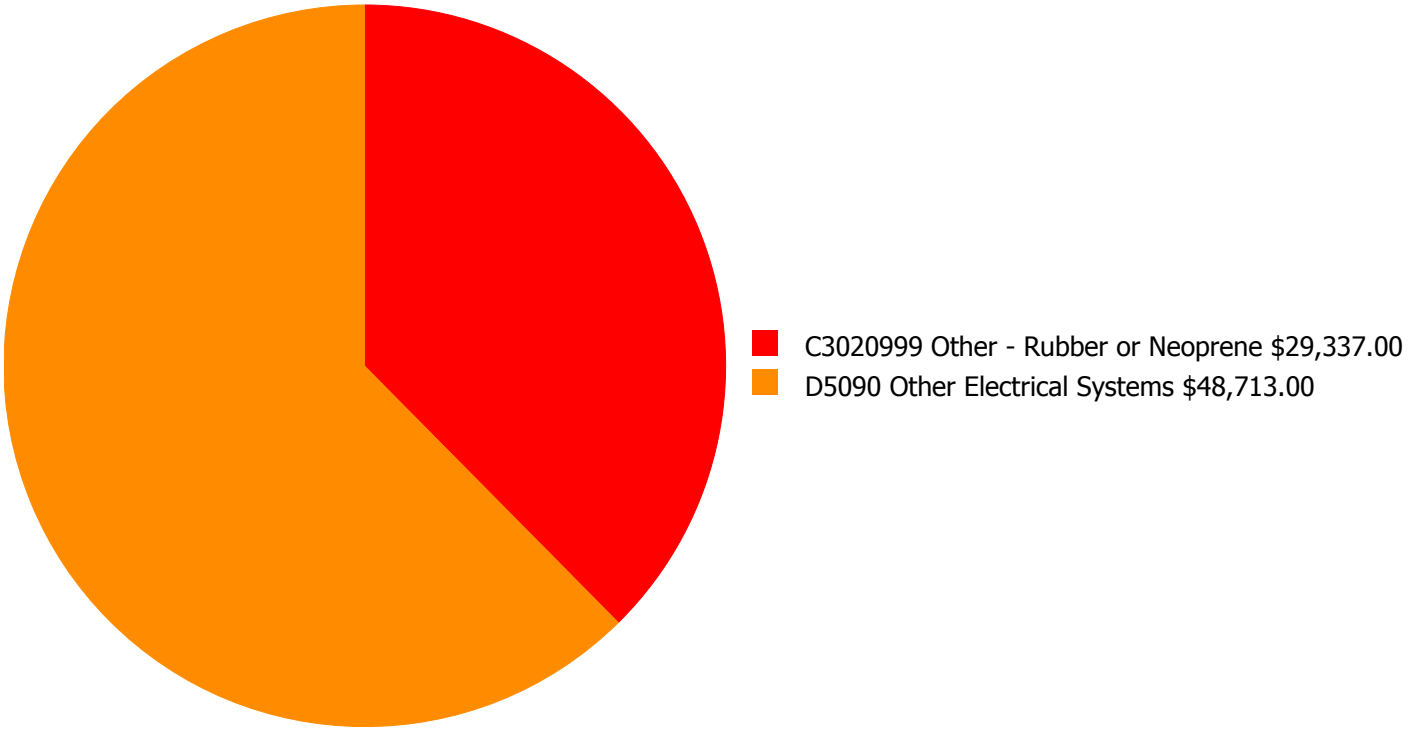
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 1.23%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$130,664.00	-0.77 %	$261,328.00	-2.77 %
2021	$0	$134,584.00	-2.77 %	$269,168.00	-6.77 %
2022	$9,015	$138,621.00	-4.64 %	$277,243.00	-10.64 %
2023	$0	$142,780.00	-6.64 %	$285,560.00	-14.64 %
2024	$639,396	$147,063.00	0.06 %	$294,127.00	-9.94 %
2025	$0	$151,475.00	-1.94 %	$302,950.00	-13.94 %
2026	$0	$156,019.00	-3.94 %	$312,039.00	-17.94 %
2027	$0	$160,700.00	-5.94 %	$321,400.00	-21.94 %
2028	$4,689	$165,521.00	-7.89 %	$331,042.00	-25.89 %
2029	$3,382,682	$170,487.00	29.80 %	$340,973.00	9.80 %
Total:	**$4,035,783**	**$1,497,914.00**		**$2,995,830.00**	

Deficiency Summary by System

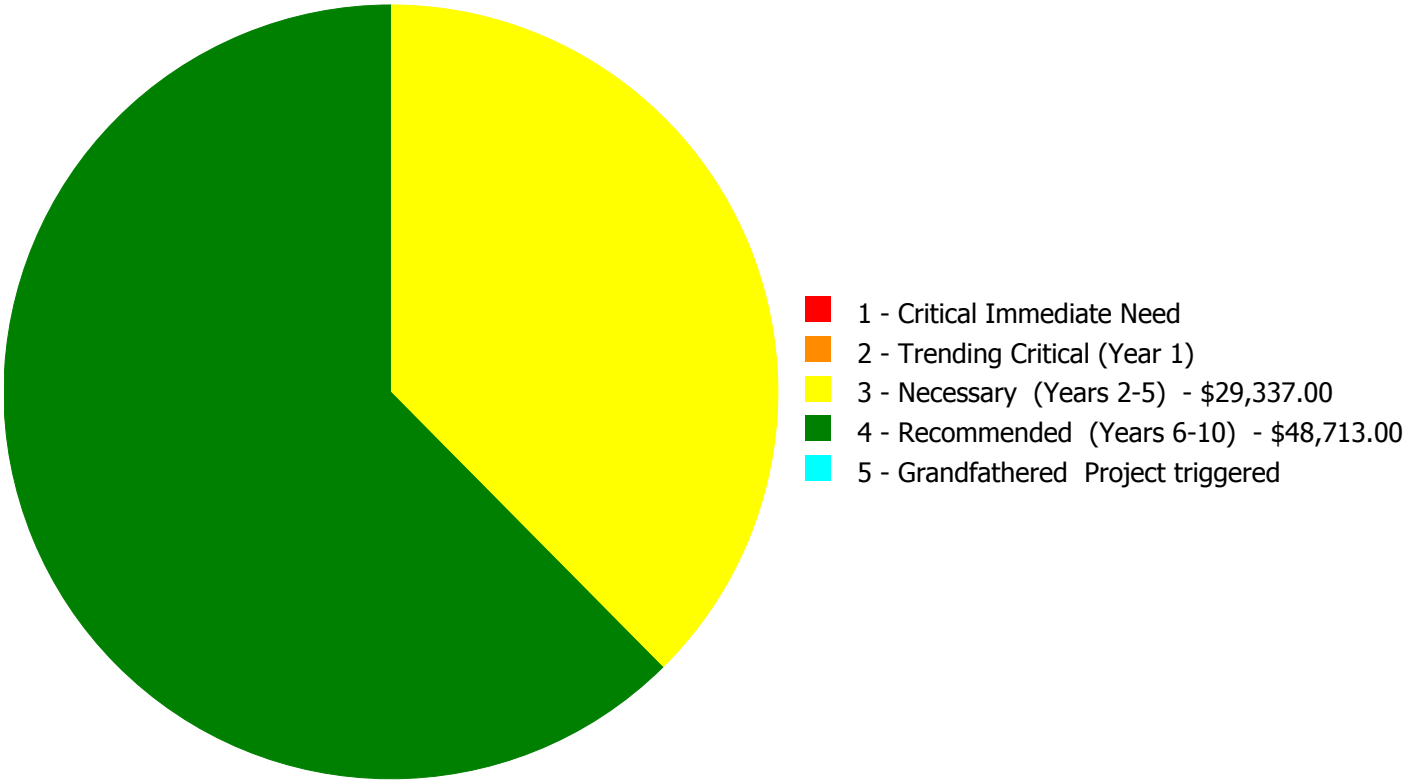
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $78,050.00

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: $78,050.00

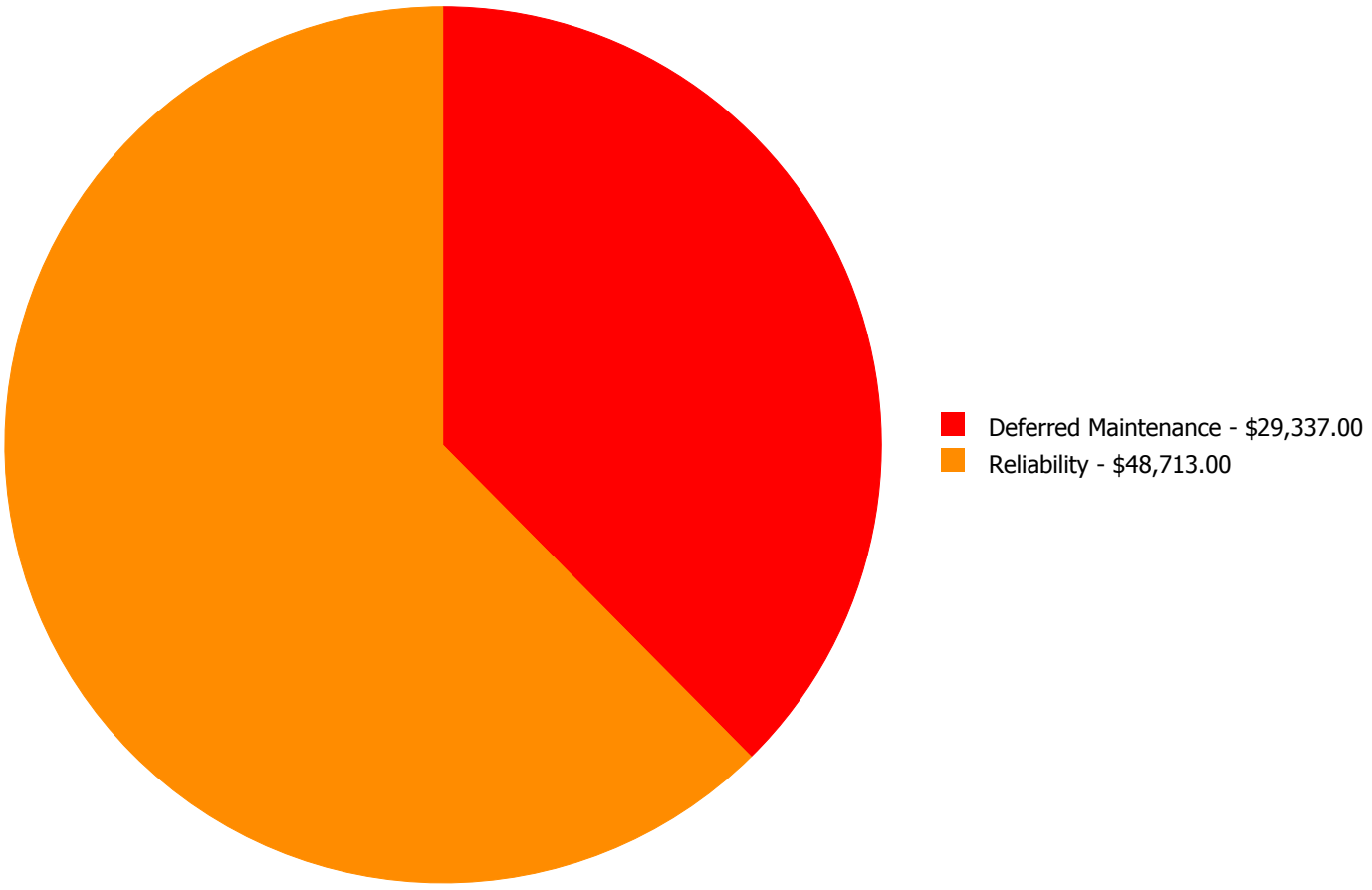
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$29,337.00	$0.00	$0.00	$29,337.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$48,713.00	$0.00	$48,713.00
	Total:	$0.00	$0.00	$29,337.00	$48,713.00	$0.00	$78,050.00

Deficiency Summary by Category

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



Budget Estimate Total: $78,050.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020999 - Other - Rubber or Neoprene

Location: Stairs
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $29,337.00
Assessor Name: Hayden Collins
Date Created: 01/27/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 36,299.00
Unit of Measure: S.F.
Estimate: $48,713.00
Assessor Name: Hayden Collins
Date Created: 08/20/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	18,145
Year Built:	2015
Last Renovation:	
Replacement Value:	$3,339,557
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	86.54 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

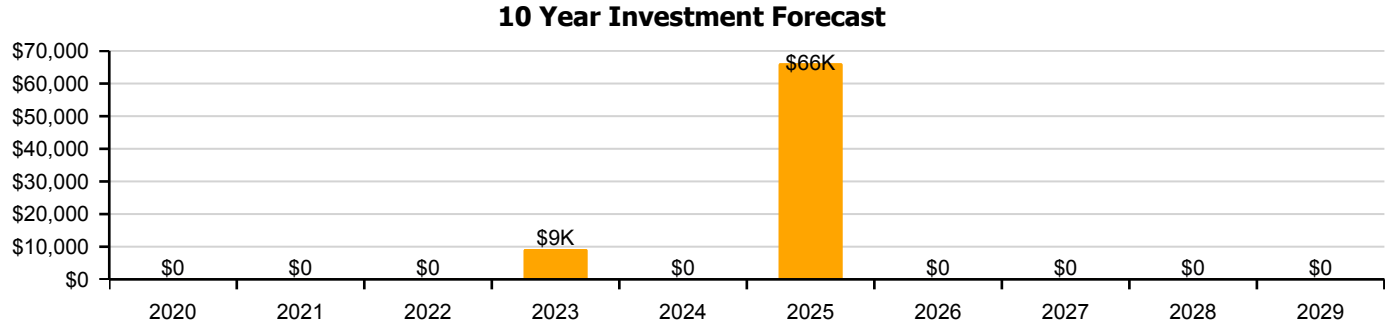
Dashboard Summary

Function:	Elementary Charter	Gross Area:	18,145
Year Built:	2015	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$3,339,557
FCI:	0.00 %	RSLI%:	86.54 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	96.00 %	0.00 %	$0.00
A20 - Basement Construction	96.00 %	0.00 %	$0.00
B10 - Superstructure	96.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	92.21 %	0.00 %	$0.00
B30 - Roofing	84.18 %	0.00 %	$0.00
C10 - Interior Construction	90.59 %	0.00 %	$0.00
C20 - Stairs	96.00 %	0.00 %	$0.00
C30 - Interior Finishes	77.72 %	0.00 %	$0.00
D10 - Conveying	80.00 %	0.00 %	$0.00
D20 - Plumbing	81.79 %	0.00 %	$0.00
D30 - HVAC	78.16 %	0.00 %	$0.00
D40 - Fire Protection	86.40 %	0.00 %	$0.00
D50 - Electrical	80.53 %	0.00 %	$0.00
E10 - Equipment	80.00 %	0.00 %	$0.00
E20 - Furnishings	80.00 %	0.00 %	$0.00
Totals:	**86.54 %**	**0.00 %**	**$0.00**

Photo Album

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

1). Northwest Elevation - Nov 18, 2019

2). Northeast Elevation - Nov 18, 2019

3). Southeast Elevation - Nov 18, 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	$7.56	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$137,176
A1030	Slab on Grade	$6.37	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$115,584
A2010	Basement Excavation	$0.19	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$3,448
A2020	Basement Walls	$2.38	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$43,185
B1010	Floor Construction	$18.86	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$342,215
B1020	Roof Construction	$12.21	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$221,550
B2010	Exterior Walls	$13.78	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$250,038
B2020	Exterior Windows	$8.60	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$156,047
B2030	Exterior Doors	$0.84	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$15,242
B3010105	Built-Up	$7.15	S.F.	18,145	25	2015	2040		84.00 %	0.00 %	21			$129,737
B3020	Roof Openings	$0.52	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$9,435
C1010	Partitions	$5.58	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$101,249
C1020	Interior Doors	$3.64	S.F.	18,145	40	2015	2055		90.00 %	0.00 %	36			$66,048
C1030	Fittings	$2.65	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$48,084
C2010	Stair Construction	$2.82	S.F.	18,145	100	2015	2115		96.00 %	0.00 %	96			$51,169
C3010220	Tile	$9.25	S.F.	2,000	30	2015	2045		86.67 %	0.00 %	26			$18,500
C3010230	Paint & Covering	$1.47	S.F.	16,145	10	2015	2025		60.00 %	0.00 %	6			$23,733
C3020405	Epoxy	$17.30	S.F.	2,000	15	2015	2030		73.33 %	0.00 %	11			$34,600
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2015	2065		92.00 %	0.00 %	46			$33,480
C3020901	Carpet	$7.50	S.F.	1,000	8	2015	2023		50.00 %	0.00 %	4			$7,500
C3020903	VCT	$3.48	S.F.	10,145	15	2015	2030		73.33 %	0.00 %	11			$35,305
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	1,000	10	2015	2025		60.00 %	0.00 %	6			$26,670
C3020999	Other - Wood	$13.79	S.F.	2,000	50	2015	2065		92.00 %	0.00 %	46			$27,580
C3030	Ceiling Finishes	$8.98	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$162,942
D1010	Elevators and Lifts	$1.25	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$22,681
D2010	Plumbing Fixtures	$6.42	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$116,491
D2020	Domestic Water Distribution	$0.75	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$13,609
D2030	Sanitary Waste	$1.75	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$31,754
D2040	Rain Water Drainage	$0.40	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$7,258
D3010	Energy Supply	$0.61	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$11,068
D3020	Heat Generating Systems	$3.62	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$65,685
D3030	Cooling Generating Systems	$6.15	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$111,592

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 $
D3040	Distribution Systems	$10.73	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$194,696
D3050	Terminal & Package Units	$6.65	S.F.	18,145	15	2015	2030		73.33 %	0.00 %	11			$120,664
D3060	Controls & Instrumentation	$2.21	S.F.	18,145	15	2015	2030		73.33 %	0.00 %	11			$40,100
D4010	Sprinklers	$4.13	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$74,939
D4020	Standpipes	$0.34	S.F.	18,145	30	2015	2045		86.67 %	0.00 %	26			$6,169
D4030	Fire Protection Specialties	$0.09	S.F.	18,145	15	2015	2030		73.33 %	0.00 %	11			$1,633
D5010	Electrical Service/Distribution	$2.34	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$42,459
D5020	Branch Wiring	$4.85	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$88,003
D5020	Lighting	$7.26	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$131,733
D5030810	Security & Detection Systems	$1.51	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$27,399
D5030910	Fire Alarm Systems	$2.74	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$49,717
D5030920	Data Communication	$3.56	S.F.	18,145	25	2015	2040		84.00 %	0.00 %	21			$64,596
D5090	Other Electrical Systems	$0.35	S.F.	18,145	15	2015	2030		73.33 %	0.00 %	11			$6,351
E1020	Institutional Equipment	$0.09	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$1,633
E1090	Other Equipment	$0.78	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$14,153
E2010	Fixed Furnishings	$1.91	S.F.	18,145	20	2015	2035		80.00 %	0.00 %	16			$34,657
								Total	**86.54 %**					**$3,339,557**

System Notes

The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

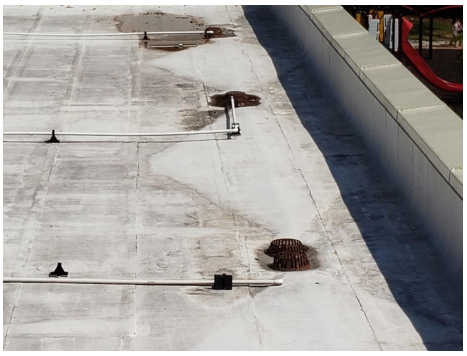
Note:

System: B3010105 - Built-Up



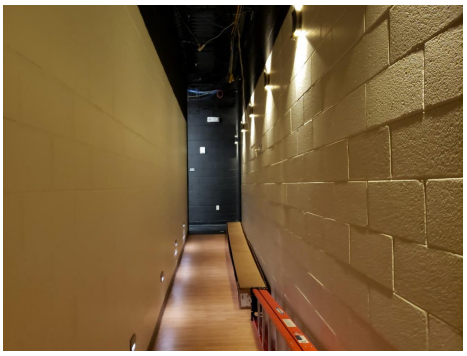
Note:

System: B3020 - Roof Openings



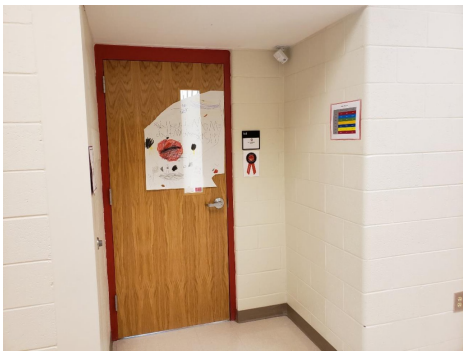
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

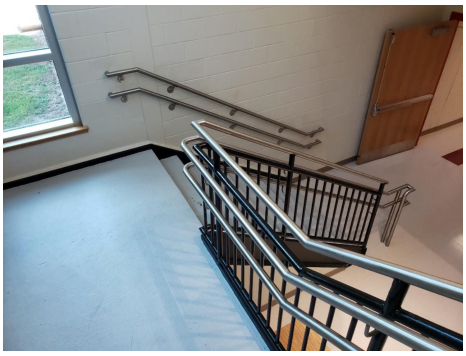




Note:

System: C1030 - Fittings


Note:

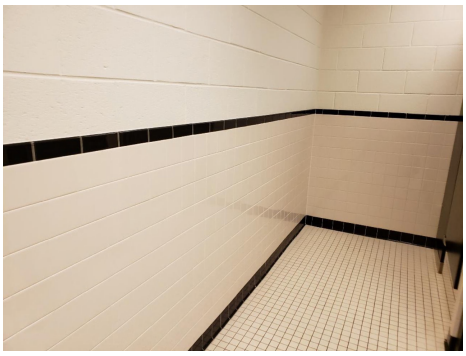
System: C2010 - Stair Construction


Note:

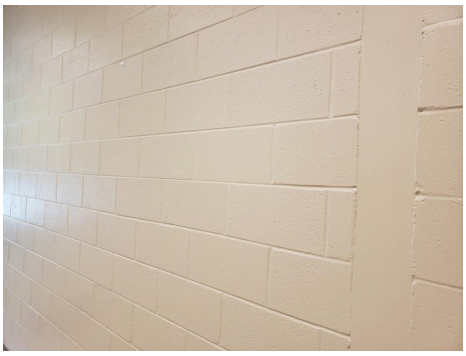
System: C3010220 - Tile





Note:

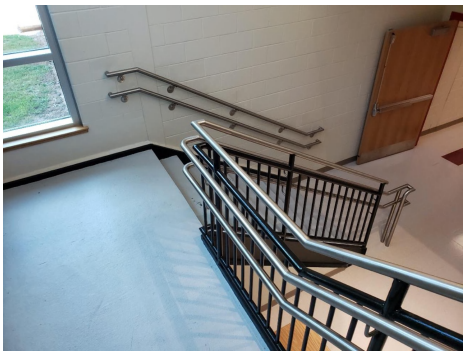
System: C3010230 - Paint & Covering

Note:

System: C3020405 - Epoxy





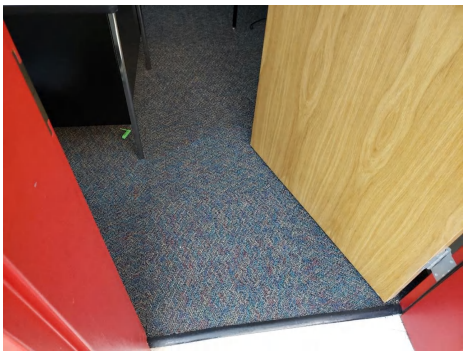
Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

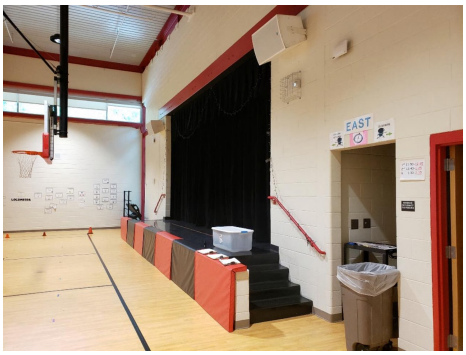


Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3020999 - Other - Wood

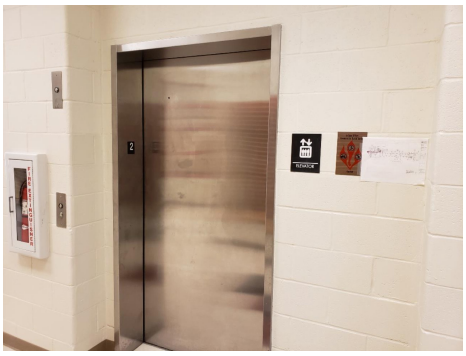


Note:

System: C3030 - Ceiling Finishes

Note:

System: D1010 - Elevators and Lifts



Note:

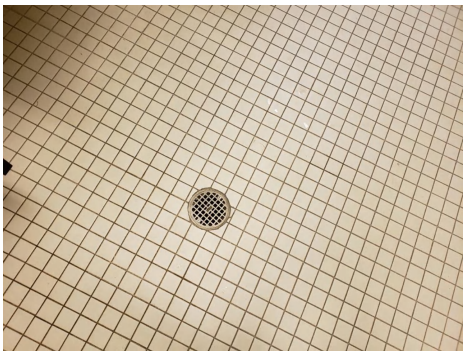
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

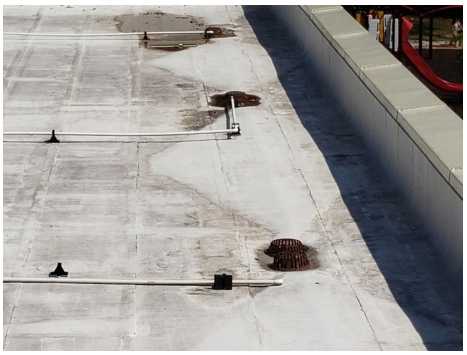
Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes This system contains no images

Note: New riser and main. Riser is located in 2009 bldg. (201.3). New main line runs from riser room.

System: D5020 - Lighting

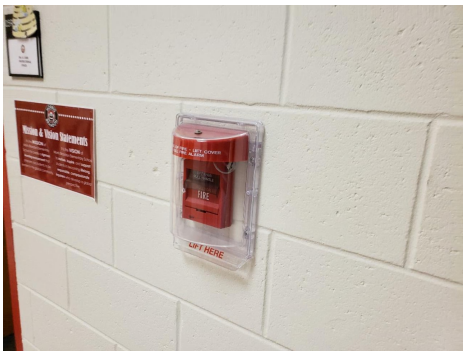


Note:

System: D5030810 - Security & Detection Systems

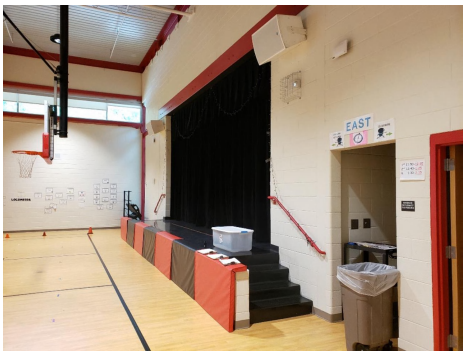
Note:

System: D5030910 - Fire Alarm Systems



Note:

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:		**$0**	**$0**	**$0**	**$9,285**	**$0**	**$66,202**	**$0**	**$0**	**$0**	**$0**	**$75,487**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

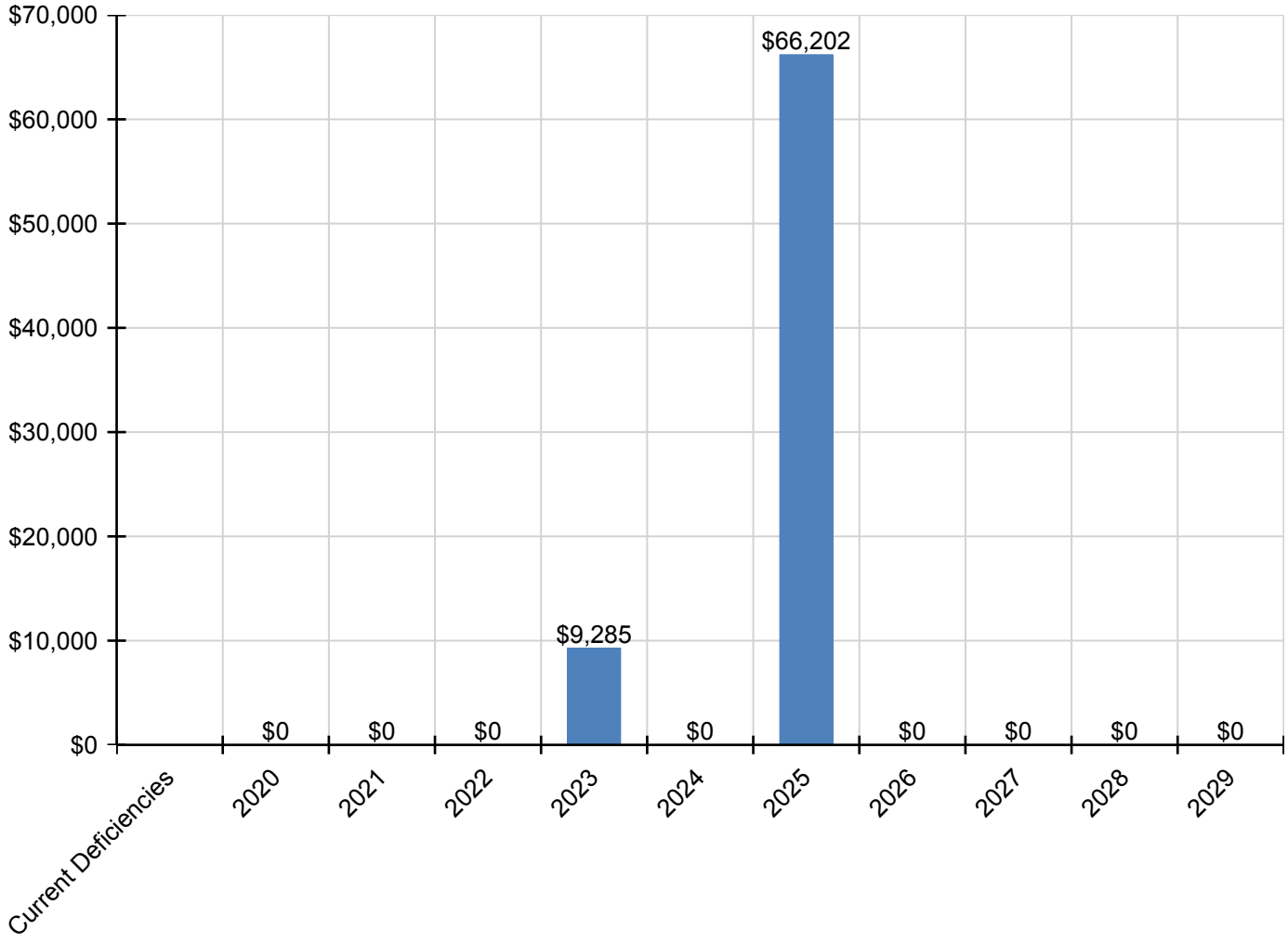
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$31,172	$0	$0	$0	$0	**$31,172**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$9,285	$0	$0	$0	$0	$0	$0	**$9,285**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$35,030	$0	$0	$0	$0	**$35,030**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

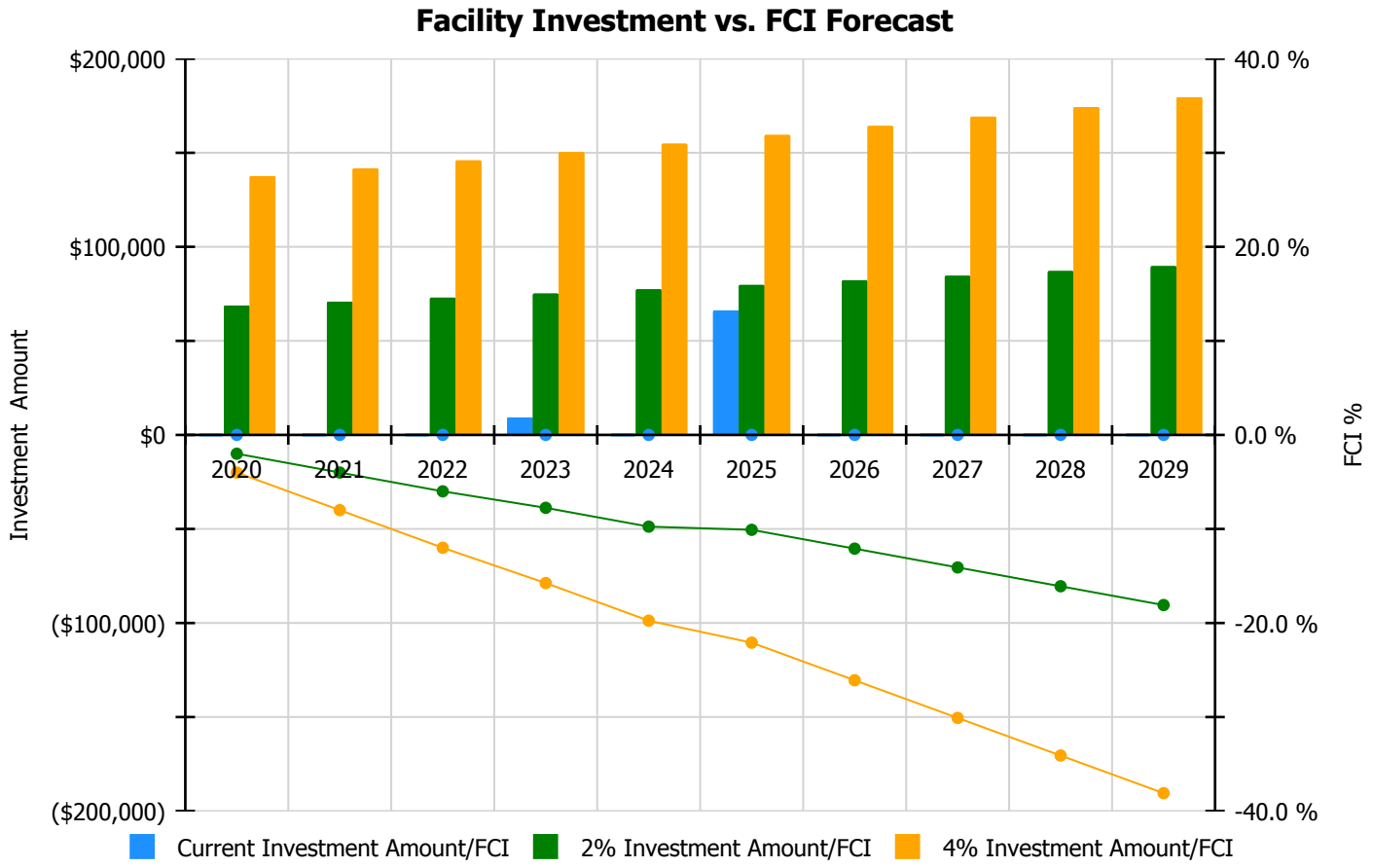
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$68,795.00	-2.00 %	$137,590.00	-4.00 %
2021	$0	$70,859.00	-4.00 %	$141,717.00	-8.00 %
2022	$0	$72,984.00	-6.00 %	$145,969.00	-12.00 %
2023	$9,285	$75,174.00	-7.75 %	$150,348.00	-15.75 %
2024	$0	$77,429.00	-9.75 %	$154,858.00	-19.75 %
2025	$66,202	$79,752.00	-10.09 %	$159,504.00	-22.09 %
2026	$0	$82,145.00	-12.09 %	$164,289.00	-26.09 %
2027	$0	$84,609.00	-14.09 %	$169,218.00	-30.09 %
2028	$0	$87,147.00	-16.09 %	$174,295.00	-34.09 %
2029	$0	$89,762.00	-18.09 %	$179,523.00	-38.09 %
Total:	**$75,487**	**$788,656.00**		**$1,577,311.00**	

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

Executive Summary

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

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

Function:	
Gross Area (SF):	78,086
Year Built:	1954
Last Renovation:	
Replacement Value:	$2,612,757
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	67.24 %
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.

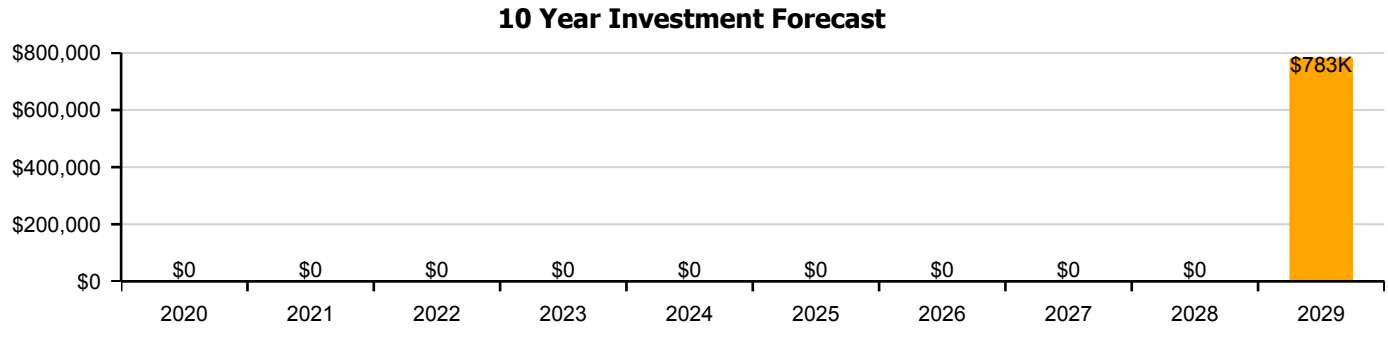
Dashboard Summary

Function:		Gross Area:	78,086
Year Built:	1954	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,612,757
FCI:	0.00 %	RSLI%:	67.24 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	63.90 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	83.09 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**67.24 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	78,086	35	2009	2044		71.43 %	0.00 %	25			$185,064
G2020	Parking Lots	$8.00	S.F.	78,086	35	2009	2044		71.43 %	0.00 %	25			$624,688
G2030	Pedestrian Paving	$2.33	S.F.	78,086	35	2009	2044		71.43 %	0.00 %	25			$181,940
G2040105	Fence & Guardrails	$1.14	S.F.	78,086	30	2009	2039		66.67 %	0.00 %	20			$89,018
G2040950	Football/Soccer Field	$4.45	S.F.	78,086	20	2009	2029		50.00 %	0.00 %	10			$347,483
G2040950	Playing Field	$2.33	S.F.	78,086	20	2009	2029		50.00 %	0.00 %	10			$181,940
G2050	Landscaping	$1.18	S.F.	78,086	25	2009	2034		60.00 %	0.00 %	15			$92,141
G3010	Water Supply	$1.09	S.F.	78,086	50	2009	2059		80.00 %	0.00 %	40			$85,114
G3020	Sanitary Sewer	$2.20	S.F.	78,086	50	2009	2059		80.00 %	0.00 %	40			$171,789
G3030	Storm Sewer	$1.25	S.F.	78,086	50	2015	2065		92.00 %	0.00 %	46			$97,608
G3050	Cooling Distribution	$0.31	S.F.	78,086	50	2009	2059		80.00 %	0.00 %	40			$24,207
G4010	Electrical Distribution	$2.55	S.F.	78,086	30	2009	2039		66.67 %	0.00 %	20			$199,119
G4020	Site Lighting	$2.98	S.F.	78,086	30	2009	2039		66.67 %	0.00 %	20			$232,696
G4030	Site Communication and Security	$1.28	S.F.	78,086	30	2009	2039		66.67 %	0.00 %	20			$99,950
								Total	**67.24 %**					**$2,612,757**

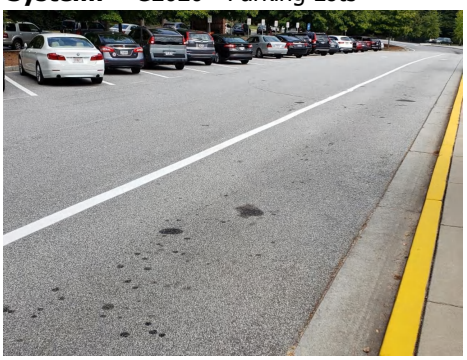
System Notes

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: Added a new road around the new addition to access the new dumpster, small parking area and facilitate access to kitchen for deliveries. Does not exceed 75% needed to update to 2015.

System: G2020 - Parking Lots



Note: added a nine (9) space parking area on the backside of the new addition

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Football/Soccer Field



Note:

System: G2040950 - Playing Field


Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer




Note:

System: G3030 - Storm Sewer



Note: addition to existing underground detention system, bio-retention areas

System: G3050 - Cooling Distribution



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting


Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

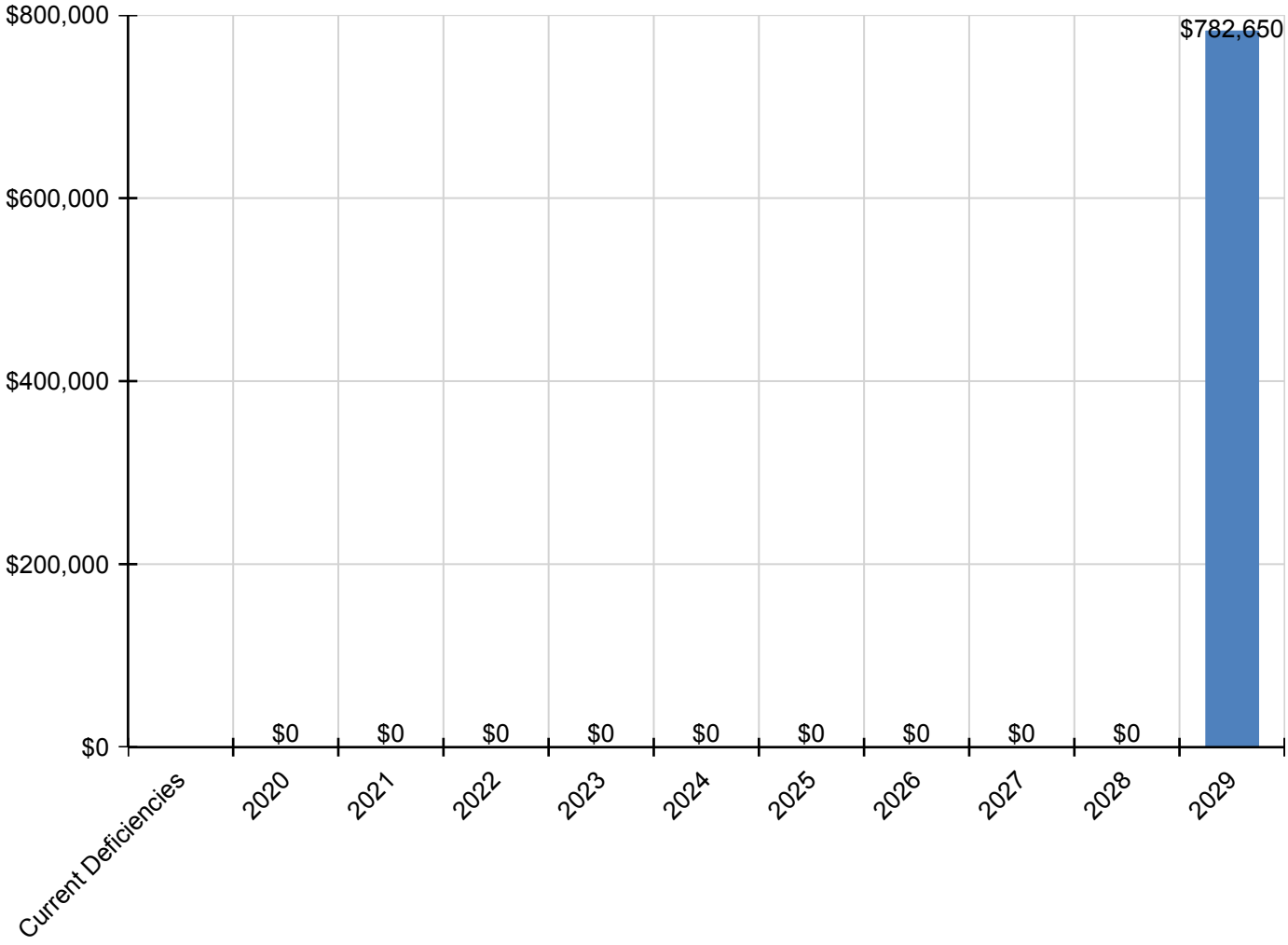
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$782,650**	**$782,650**
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 - Football/Soccer Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$513,687	**$513,687**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$268,963	**$268,963**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$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**
G3050 - Cooling Distribution	$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	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

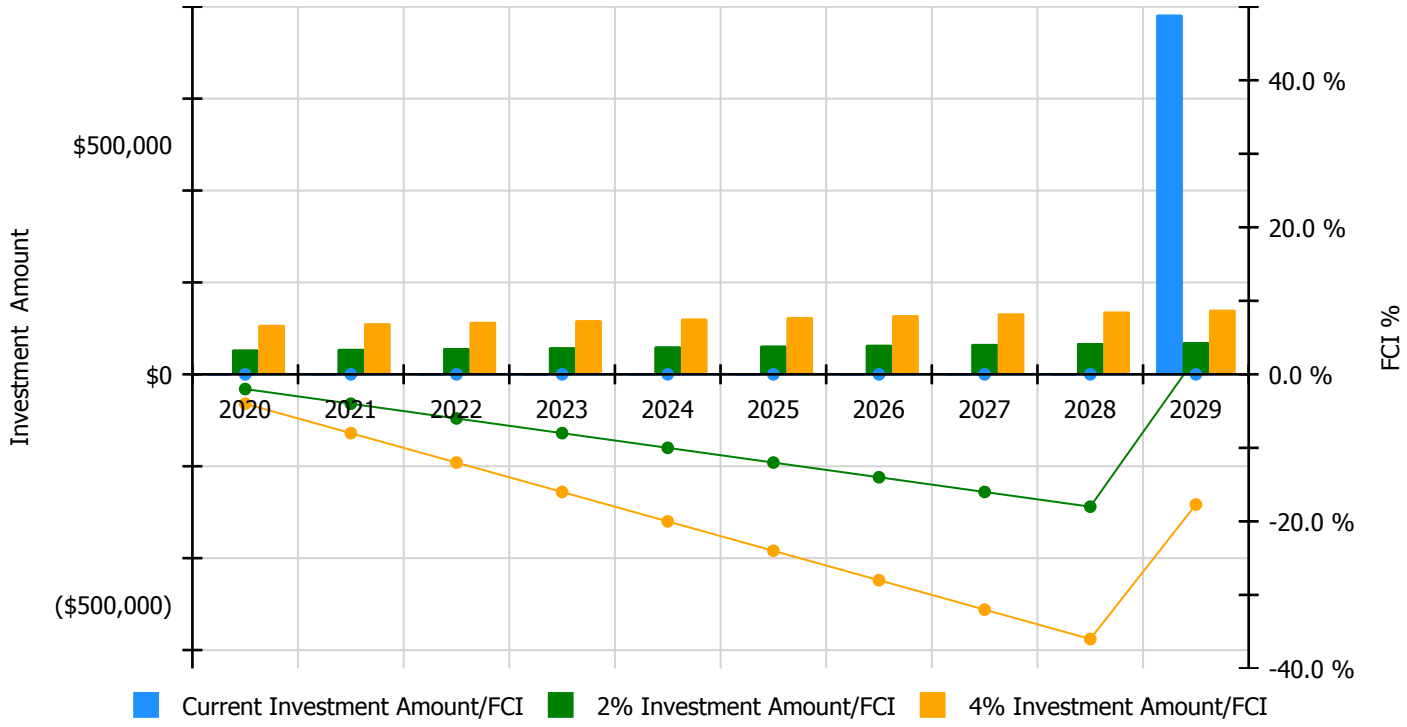


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$53,823.00	-2.00 %	$107,646.00	-4.00 %
2021	$0	$55,437.00	-4.00 %	$110,875.00	-8.00 %
2022	$0	$57,101.00	-6.00 %	$114,201.00	-12.00 %
2023	$0	$58,814.00	-8.00 %	$117,627.00	-16.00 %
2024	$0	$60,578.00	-10.00 %	$121,156.00	-20.00 %
2025	$0	$62,395.00	-12.00 %	$124,791.00	-24.00 %
2026	$0	$64,267.00	-14.00 %	$128,534.00	-28.00 %
2027	$0	$66,195.00	-16.00 %	$132,390.00	-32.00 %
2028	$0	$68,181.00	-18.00 %	$136,362.00	-36.00 %
2029	$782,650	$70,227.00	2.29 %	$140,453.00	-17.71 %
Total:	**$782,650**	**$617,018.00**		**$1,234,035.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	0510
Project:	APS Assessments 2019	Region:	761	Site:	Brandon Primary
Grade Config:	K-1	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Unsat	0.00	1.50	0.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Good	9.30	11.63	80.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Excel	0.42	0.42	100.00
Size	Good	0.83	1.04	80.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Excel	0.72	0.72	100.00
Size	Good	1.44	1.80	80.00
Location	Excel	0.54	0.54	100.00
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	Excel	0.74	0.74	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0510
Project:	APS Assessments 2019	Region:	761	Site:	Brandon Primary
Grade Config:	K-1	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Excel	0.56	0.56	100.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Fair	1.66	2.56	65.00
Counseling	Good	0.23	0.29	80.00
Clinic	Fair	0.38	0.58	65.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	0510
Project:	APS Assessments 2019	Region:	761	Site:	Brandon Primary
Grade Config:	K-1	Site Type:	Elementary	Site Size:	10.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Poor	0.38	0.75	50.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**80.87**	**93.35**	**86.63**

Comments

Suitability - ES

Brandon Primary School is a sister campus to Brandon Elementary, sharing some services and a principal. This school serves students in grades K through 2. Brandon Primary is an IB World School since 2007. They also host a dual emersion program in Spanish offered through a lottery system. Students with special needs are co-taught in resources rooms alongside non-disabled peers in pull-out programs. Originally built in 1954, Brandon Primary has had two additions in 2009 and 2015.

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

There is no outdoor learning space.

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

Outlets are only on two of four walls.

Suitability - ES->Science-->Environment

There is no science room in this building.

Suitability - ES->Science-->Size

There is no science room in this building.

Suitability - ES->Science-->Location

There is no science room in this building.

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

There is no science room in this building.

Suitability - ES->Computer Labs-->Size

There are two computer labs that together exceed the size standard.

Suitability - ES->Administration

This space does not have a conference room. Teacher mailboxes are in the open reception area.

Suitability - ES->Clinic

Their is only one bed in the clinic, and the door to access this space is too narrow to be ADA accessible.

Suitability - ES->Outside-->Vehicular Traffic

There is no separation of cars and bus traffic. The space is inadequate to line up all buses and serve passenger vehicles.

Suitability - ES->Outside-->Parking

There is an inadequate number of parking spaces. Spaces for visitors are not marked. Much of the parking for staff and visitors is on the street.

Suitability - ES->Outside-->Play Areas

There is no covered area. There is no paved area.

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Suitability	Rating	Score	Possible Score	Percent Score

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

The play area is not completely fenced, allowing access to non-students, and allowing students to leave the play area. The remainder of the property has no fencing.

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

School signs for visitors and routing traffic on campus are not visible. There are no security signs in the front of the building.

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

There are just a few blind spots near stairwells.

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

There is no security vestibule.