

Atlanta Public Schools/ Washington Cluster

Brown Middle School

Revised

School Assessment Report

November 10, 2020



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School Executive Summary

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

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

Gross Area (SF):	170,232
Year Built:	1928
Last Renovation:	
Replacement Value:	\$39,159,662
Repair Cost:	\$1,827,679.00
Total FCI:	4.67 %
Total RSLI:	55.59 %
FCA Score:	95.33



Description:

Brown Middle School is located at 765 Peebles Street, SW in Atlanta, Georgia. The 3 story, 170,232 square foot building was originally constructed in 1928. There have been additions to the main school building constructed in 1929, 1949, and 2015. In addition to the main building, the campus contains ancillary buildings; storage, pressbox, concession/restrooms, and fieldhouse.

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 of cast in-place construction.

B. SUPERSTRUCTURE

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

School Assessment Report - Brown Middle School

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 single ply membrane. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

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

D. SERVICES

CONVEYING: The building does include conveying equipment. Conveying equipment includes 2 hydraulic elevators, and 1 wheelchair lifts.

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

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

FIRE PROTECTION: The building does have a fire sprinkler system except for Bldgs. 501.1_501.2_502.3_502.5 levels 1-3. The building does have additional fire suppression systems, which include dry chemical under floor protection. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system. There is a natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, vehicle 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, propane, natural gas and site lighting.

CODE REVIEW

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

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

School Assessment Report - Brown Middle School

Attributes:

General Attributes:

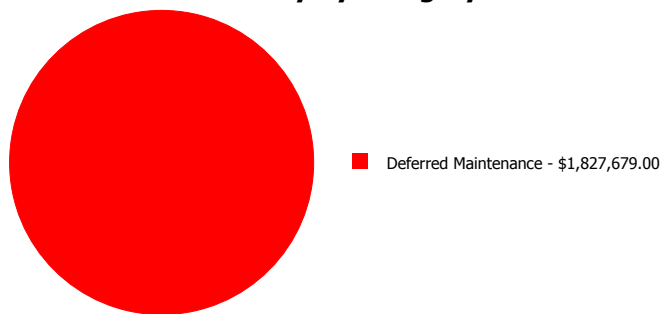
Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Homero Guerrero
School Grades:	06, 07, 08	DOE Drawing Total GSF:	153243
DOE Facility Number:	0100	Total # of Modular/Portables:	0
DOE Interior Site SF:	153243	Total GSF of Modular/Portables:	0
Approx. Acres:	15.6	Status:	Active

School Dashboard Summary

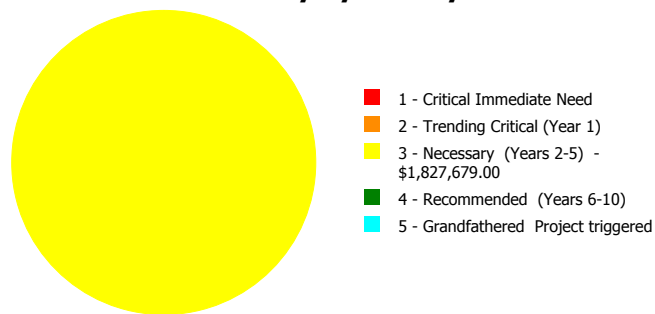
Gross Area: 170,232
 Year Built: 1928
 Repair Cost: \$1,827,679
 FCI: 4.67 %

Last Renovation:
 Replacement Value: \$39,159,662
 RSLI%: 55.59 %

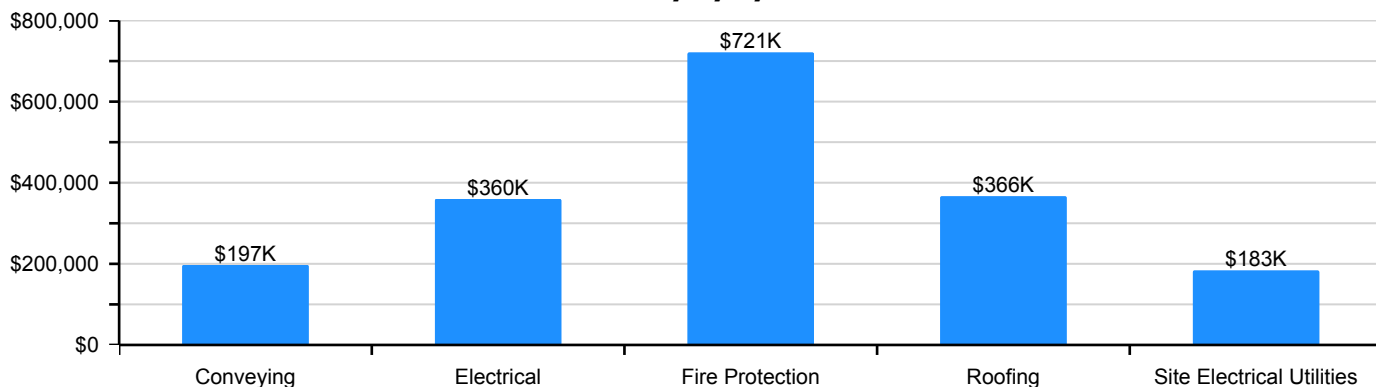
Deficiency By Category



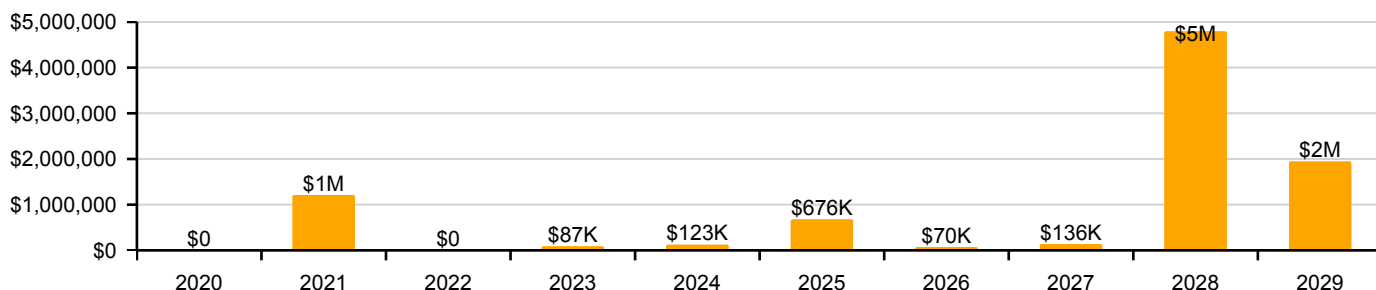
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

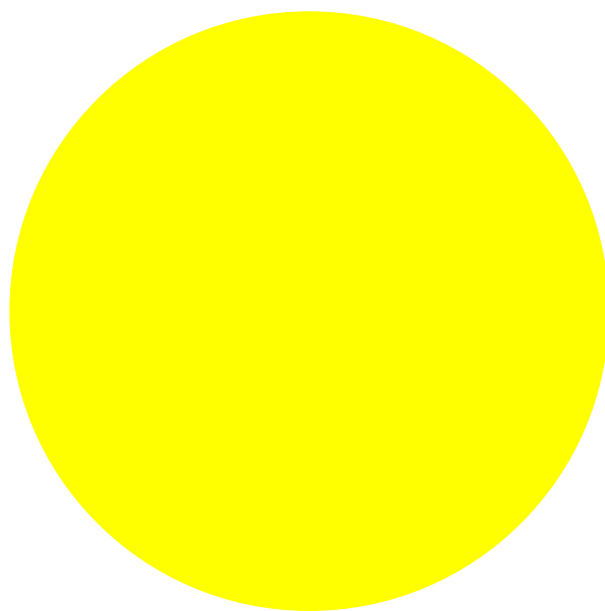
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	28.02 %	0.00 %	\$0.00
A20 - Basement Construction	9.00 %	0.00 %	\$0.00
B10 - Superstructure	15.28 %	0.00 %	\$0.00
B20 - Exterior Enclosure	36.80 %	0.00 %	\$0.00
B30 - Roofing	42.81 %	68.96 %	\$366,412.00
C10 - Interior Construction	35.89 %	0.00 %	\$0.00
C20 - Stairs	84.73 %	0.00 %	\$0.00
C30 - Interior Finishes	80.74 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	110.00 %	\$197,045.00
D20 - Plumbing	78.66 %	0.00 %	\$0.00
D30 - HVAC	70.11 %	0.00 %	\$0.00
D40 - Fire Protection	22.59 %	76.02 %	\$721,006.00
D50 - Electrical	73.39 %	9.02 %	\$359,757.00
E10 - Equipment	38.81 %	0.00 %	\$0.00
E20 - Furnishings	25.30 %	0.00 %	\$0.00
G20 - Site Improvements	84.06 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	92.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	60.49 %	13.83 %	\$183,459.00
Totals:	55.59 %	4.67 %	\$1,827,679.00

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
1928_1929_1949 Bldg 501.1_501.2_502.3_502.5	135,706	6.34	\$0.00	\$0.00	\$1,644,220.00	\$0.00	\$0.00
2015 Bldg	34,526	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	170,233	2.66	\$0.00	\$0.00	\$183,459.00	\$0.00	\$0.00
Total:		4.67	\$0.00	\$0.00	\$1,827,679.00	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Critical Immediate Need
- 2 - Trending Critical (Year 1)
- 3 - Necessary (Years 2-5) - \$1,827,679.00
- 4 - Recommended (Years 6-10)
- 5 - Grandfathered Project triggered

Budget Estimate Total: \$1,827,679.00

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.

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Function:	Middle
Gross Area (SF):	135,706
Year Built:	1928
Last Renovation:	
Replacement Value:	\$25,944,908
Repair Cost:	\$1,644,220.00
Total FCI:	6.34 %
Total RSLI:	41.79 %
FCA Score:	93.66



Description:

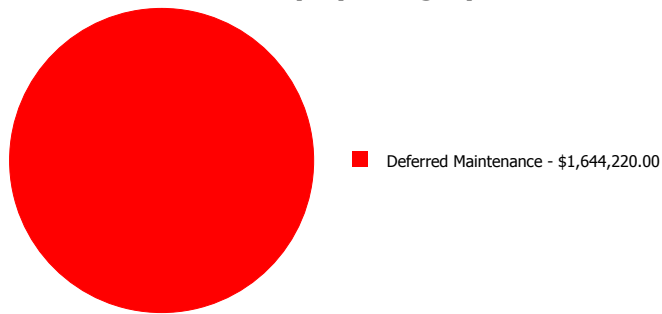
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

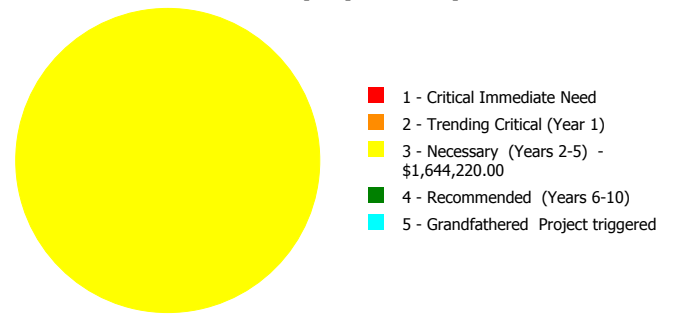
Dashboard Summary

Function:	Middle	Gross Area:	135,706
Year Built:	1928	Last Renovation:	
Repair Cost:	\$1,644,220	Replacement Value:	\$25,944,908
FCI:	6.34 %	RSLI%:	41.79 %

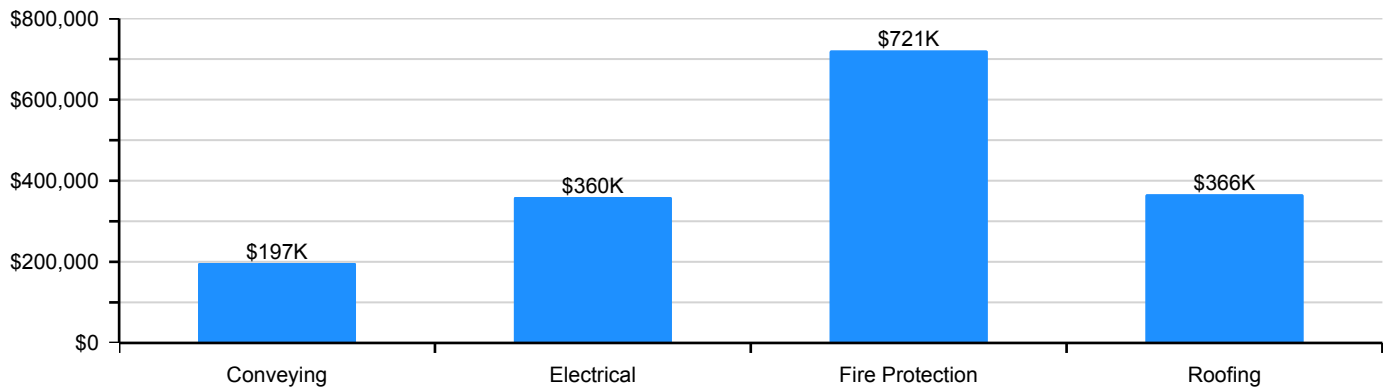
Deficiency By Category



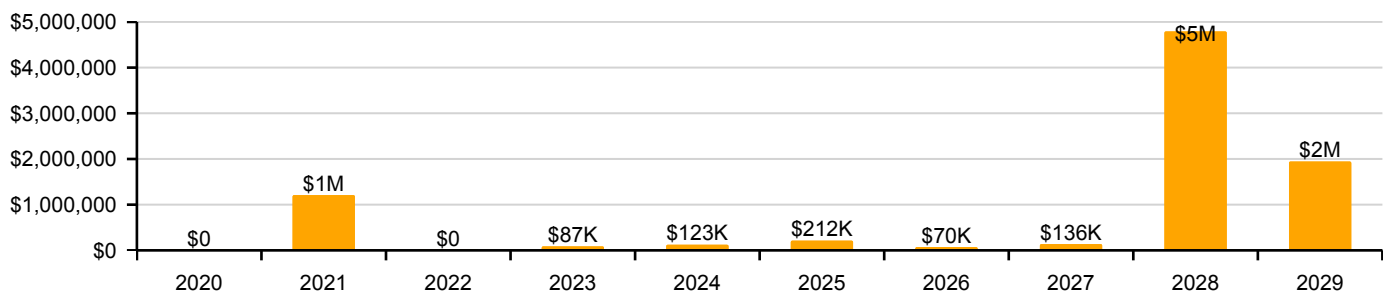
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	9.00 %	0.00 %	\$0.00
A20 - Basement Construction	9.00 %	0.00 %	\$0.00
B10 - Superstructure	9.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	21.27 %	0.00 %	\$0.00
B30 - Roofing	7.99 %	125.46 %	\$366,412.00
C10 - Interior Construction	22.69 %	0.00 %	\$0.00
C20 - Stairs	82.00 %	0.00 %	\$0.00
C30 - Interior Finishes	80.25 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	110.00 %	\$197,045.00
D20 - Plumbing	77.80 %	0.00 %	\$0.00
D30 - HVAC	68.49 %	0.00 %	\$0.00
D40 - Fire Protection	9.49 %	92.64 %	\$721,006.00
D50 - Electrical	71.51 %	11.35 %	\$359,757.00
E10 - Equipment	10.00 %	0.00 %	\$0.00
E20 - Furnishings	10.00 %	0.00 %	\$0.00
Totals:	41.79 %	6.34 %	\$1,644,220.00

Photo Album

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

1). Southeast Elevation - Dec 04, 2019



2). Southeast Elevation - Dec 04, 2019



3). South Elevation - Dec 04, 2019



4). Southwest Elevation - Dec 04, 2019



5). Southwest Elevation - Dec 04, 2019



6). Northwest Elevation - Dec 04, 2019



7). Northeast Elevation - Dec 04, 2019



8). Northeast Elevation - Dec 04, 2019



9). East Elevation - Dec 04, 2019



10). East Elevation - Dec 04, 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.

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

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	\$7.39	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$1,002,867
A1030	Slab on Grade	\$7.56	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$1,025,937
A2010	Basement Excavation	\$0.18	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$24,427
A2020	Basement Walls	\$2.10	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$284,983
B1010	Floor Construction	\$18.66	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$2,532,274
B1020	Roof Construction	\$12.59	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$1,708,539
B2010	Exterior Walls	\$14.97	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$2,031,519
B2020	Exterior Windows	\$8.94	S.F.	135,706	30	2001	2031		40.00 %	0.00 %	12			\$1,213,212
B2030	Exterior Doors	\$0.87	S.F.	135,706	30	2001	2031		40.00 %	0.00 %	12			\$118,064
B3010105	Built-Up	\$7.15	S.F.	32,534	25	1999	2024	2019	0.00 %	157.00 %	0		\$365,210.00	\$232,618
B3010140	Shingle & Tile	\$3.56	S.F.	307	20	1981	2001		0.00 %	109.97 %	-18		\$1,202.00	\$1,093
B3020	Roof Openings	\$0.43	S.F.	135,706	30	2001	2031		40.00 %	0.00 %	12			\$58,354
C1010	Partitions	\$7.37	S.F.	135,706	100	1928	2028		9.00 %	0.00 %	9			\$1,000,153
C1020	Interior Doors	\$4.20	S.F.	135,706	40	2001	2041		55.00 %	0.00 %	22			\$569,965
C1030	Fittings	\$2.74	S.F.	135,706	20	2001	2021		10.00 %	0.00 %	2			\$371,834
C2010	Stair Construction	\$3.43	S.F.	135,706	100	2001	2101		82.00 %	0.00 %	82			\$465,472
C3010220	Tile	\$9.25	S.F.	25,706	30	2015	2045		86.67 %	0.00 %	26			\$237,781
C3010230	Paint & Covering	\$1.47	S.F.	110,000	10	2015	2025		60.00 %	0.00 %	6			\$161,700
C3020405	Epoxy	\$17.30	S.F.	8,000	15	2015	2030		73.33 %	0.00 %	11			\$138,400
C3020430	Terrazzo	\$21.62	S.F.	22,000	50	2015	2065		92.00 %	0.00 %	46			\$475,640
C3020901	Carpet	\$6.99	S.F.	10,000	8	2015	2023		50.00 %	0.00 %	4			\$69,900
C3020903	VCT	\$3.48	S.F.	85,706	15	2015	2030		73.33 %	0.00 %	11			\$298,257
C3020999	Other - Wood	\$13.79	S.F.	10,000	50	2015	2065		92.00 %	0.00 %	46			\$137,900
C3030	Ceiling Finishes	\$9.35	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$1,268,851
D1010	Elevators and Lifts	\$1.32	S.F.	135,706	20	1999	2019		0.00 %	110.00 %	0		\$197,045.00	\$179,132
D2010	Plumbing Fixtures	\$6.59	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$894,303
D2020	Domestic Water Distribution	\$0.80	S.F.	135,706	30	2015	2045		86.67 %	0.00 %	26			\$108,565
D2030	Sanitary Waste	\$1.79	S.F.	135,706	30	2015	2045		86.67 %	0.00 %	26			\$242,914
D2040	Rain Water Drainage	\$0.71	S.F.	135,706	20	1999	2019	2024	25.00 %	0.00 %	5			\$96,351
D3010	Energy Supply	\$0.61	S.F.	135,706	30	2009	2039		66.67 %	0.00 %	20			\$82,781
D3020	Heat Generating Systems	\$3.75	S.F.	135,706	20	2009	2029		50.00 %	0.00 %	10			\$508,898
D3030	Cooling Generating Systems	\$5.94	S.F.	135,706	20	2009	2029		50.00 %	0.00 %	10			\$806,094

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

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	\$11.06	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$1,500,908
D3050	Terminal & Package Units	\$7.50	S.F.	135,706	15	2015	2030		73.33 %	0.00 %	11			\$1,017,795
D3060	Controls & Instrumentation	\$3.43	S.F.	135,706	15	2015	2030		73.33 %	0.00 %	11			\$465,472
D4010	Sprinklers Auditorium	\$4.27	S.F.	5,195	30	2015	2045		86.67 %	0.00 %	26			\$22,183
D4010	Sprinklers Floors 1 thru 3	\$4.27	S.F.	135,706	30			2019	0.00 %	110.00 %	0		\$637,411.00	\$579,465
D4020	Standpipes Auditorium	\$0.56	S.F.	5,195	30	2015	2045		86.67 %	0.00 %	26			\$2,909
D4020	Standpipes Floors 1 thru 3	\$0.56	S.F.	135,706	30			2019	0.00 %	110.00 %	0		\$83,595.00	\$75,995
D4030	Fire Protection Specialties	\$0.10	S.F.	135,706	15	2012	2027		53.33 %	0.00 %	8			\$13,571
D4090	Other Fire Protection Systems	\$0.62	S.F.	135,706	15	2012	2027		53.33 %	0.00 %	8			\$84,138
D5010	Electrical Service/Distribution	\$2.41	S.F.	135,706	20	1999	2019		0.00 %	110.00 %	0		\$359,757.00	\$327,051
D5020	Branch Wiring	\$5.10	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$692,101
D5020	Lighting	\$7.66	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$1,039,508
D5030810	Security & Detection Systems	\$1.51	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$204,916
D5030910	Fire Alarm Systems	\$2.74	S.F.	135,706	20	2015	2035		80.00 %	0.00 %	16			\$371,834
D5030920	Data Communication	\$3.56	S.F.	135,706	25	2015	2040		84.00 %	0.00 %	21			\$483,113
D5090902	Lightning Protection	\$0.38	S.F.	135,706	25	2001	2026		28.00 %	0.00 %	7			\$51,568
E1020	Institutional Equipment	\$1.76	S.F.	135,706	20	2001	2021		10.00 %	0.00 %	2			\$238,843
E2010	Fixed Furnishings	\$3.13	S.F.	135,706	20	2001	2021		10.00 %	0.00 %	2			\$424,760
Total									41.79 %	6.34 %			\$1,644,220.00	\$25,944,908

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: B3010105 - Built-Up



Note:

System: B3010140 - Shingle & Tile



Note:

System: B3020 - Roof Openings



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: C2010 - Stair Construction



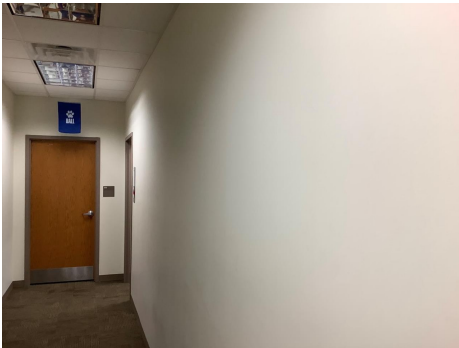
Note:

System: C3010220 - Tile



Note:

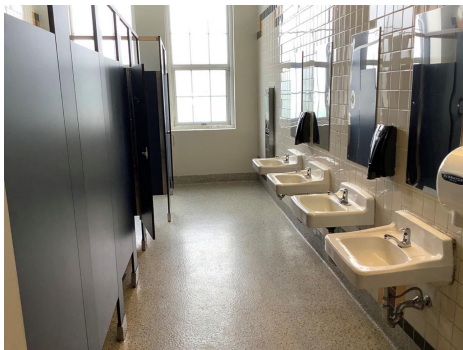
System: C3010230 - Paint & Covering



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: C3020405 - Epoxy



Note:

System: C3020430 - Terrazzo



Note:

System: C3020901 - Carpet



Note:

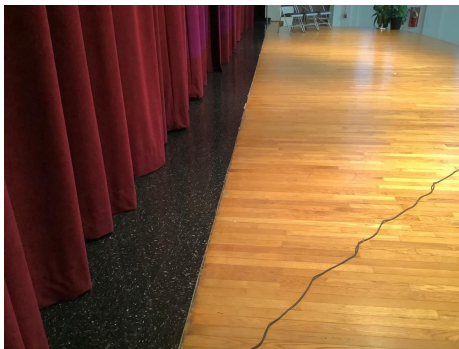
School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: C3020903 - VCT



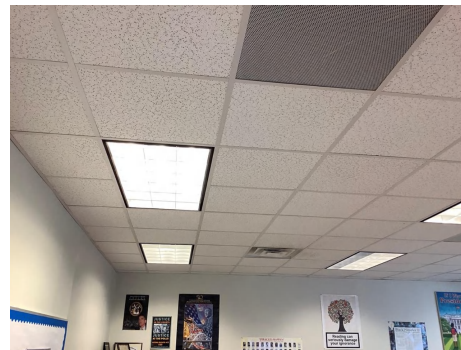
Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes



Note:

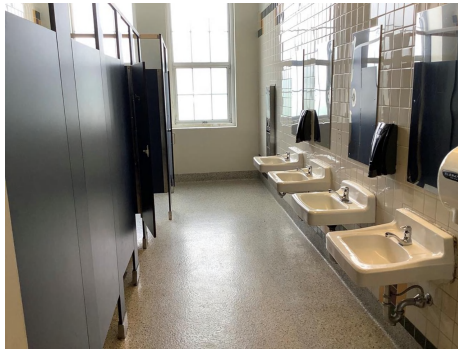
School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note: Slightly more than half (approx. 52%) of the plumbing fixtures were replaced in 2015. As of 2019 the remaining plumbing fixtures have been replaced.

System: D2020 - Domestic Water Distribution



Note: New kitchen water heater installed in 2011.

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

This system contains no images

Note: Two new condensing units installed in 2012. All other package units installed 2009.

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D3060 - Controls & Instrumentation



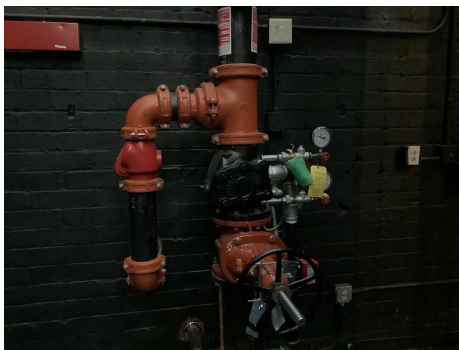
Note:

System: D4010 - Sprinklers Auditorium



Note: Added Fire sprinkler system to existing system to encompass the entire auditorium. Installed new sprinkler system through-out the gymnasium space.

System: D4020 - Standpipes Auditorium



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note: Electrical panels in Building 502.3 are expired (original to building 1949).

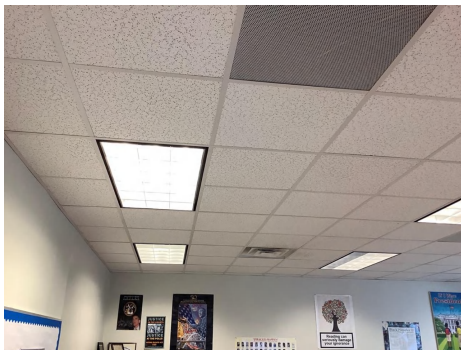
System: D5020 - Branch Wiring



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D5020 - Lighting



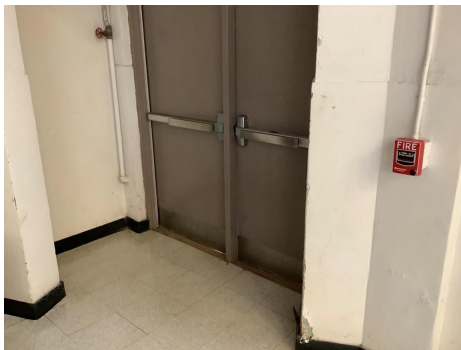
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

This system contains no images

Note: 2015 plans show generator, assessment in 2013 show no gen as a deficiency

(G4090/4040 & D5090 – Cost model shows G4090 but Unifomat II Level 3 shows it as G4040) – Cost Model list as a deficiency the lasck of a generator (ID 4006) C 2.0 Demo plans show a generator. There are no details on this generator therefore a determination cannot be made as to if this is an existing system or this is a new system for the 2015 construction package. (No change to cost model)

System: D5090902 - Lightning Protection



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:	\$1,644,220	\$0	\$1,208,345	\$0	\$86,540	\$122,867	\$212,386	\$69,765	\$136,151	\$4,791,395	\$1,943,962	\$10,215,630
* 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	\$1,439,366	\$0	\$1,439,366
A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,472,477	\$0	\$1,472,477
* 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	\$35,059	\$0	\$35,059
A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$409,022	\$0	\$409,022
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	\$365,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365,210
B3010140 - Shingle & Tile	\$1,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,202
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	\$1,435,471	\$0	\$1,435,471
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$433,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433,927

School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$212,386	\$0	\$0	\$0	\$0	\$212,386
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
C3020430 - Terrazzo	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020901 - Carpet	\$0	\$0	\$0	\$0	\$86,540	\$0	\$0	\$0	\$0	\$0	\$0	\$86,540
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$197,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,045
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	\$122,867	\$0	\$0	\$0	\$0	\$0	\$122,867
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	\$752,307	\$752,307
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,191,655	\$1,191,655
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 Auditorium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers Floors 1 thru 3	\$637,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$637,411
D4020 - Standpipes Auditorium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

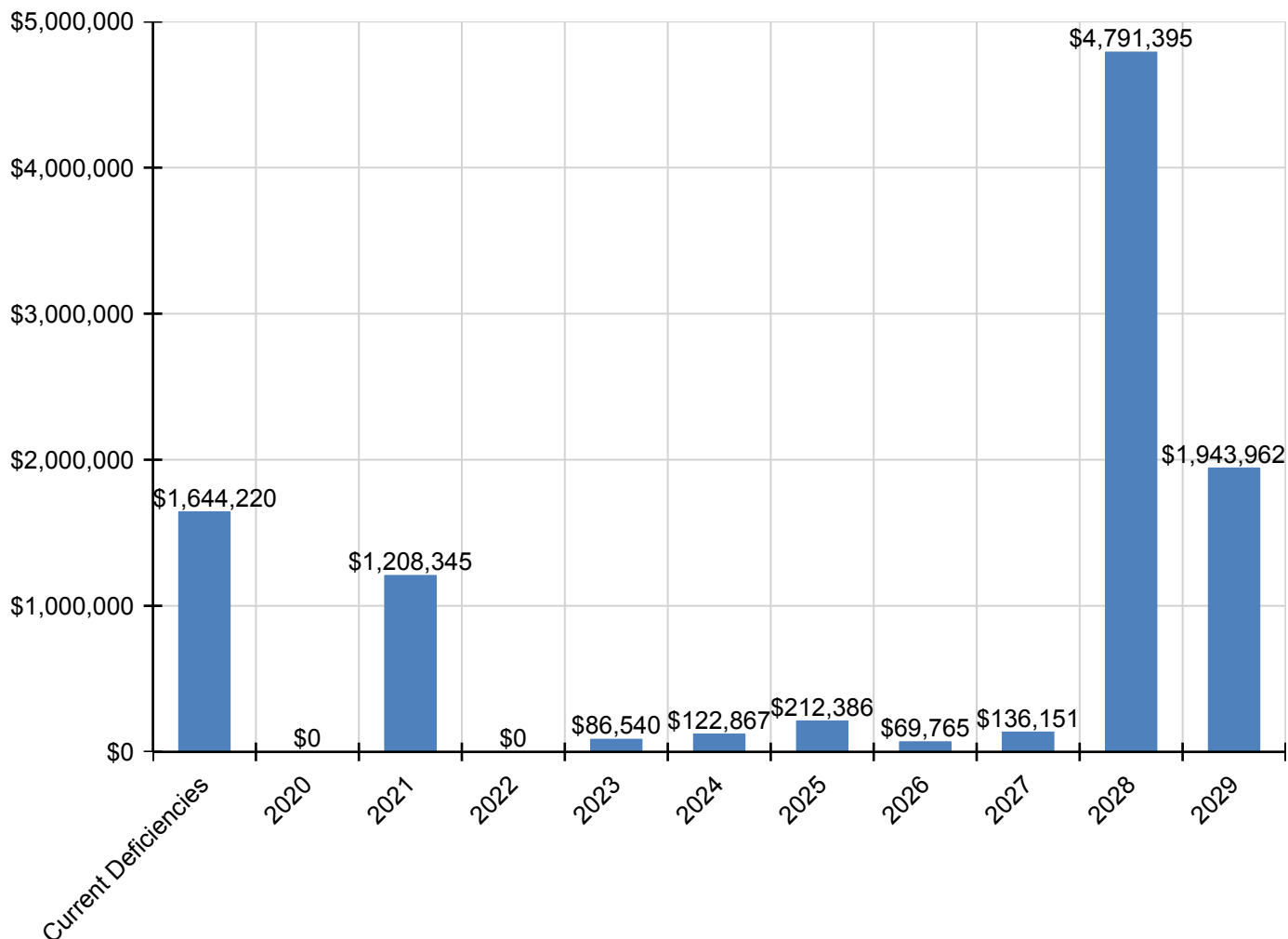
School Assessment Report - 1928_1929_1949 Bldg 501.1_501.2_502.3_502.5

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4020 - Standpipes Floors 1 thru 3	\$83,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,595
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,910	\$0	\$0	\$18,910
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,241	\$0	\$0	\$117,241
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$359,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,757
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
D5090902 - Lightning Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,765	\$0	\$0	\$0	\$69,765
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	\$278,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,727
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$495,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$495,691

* 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.

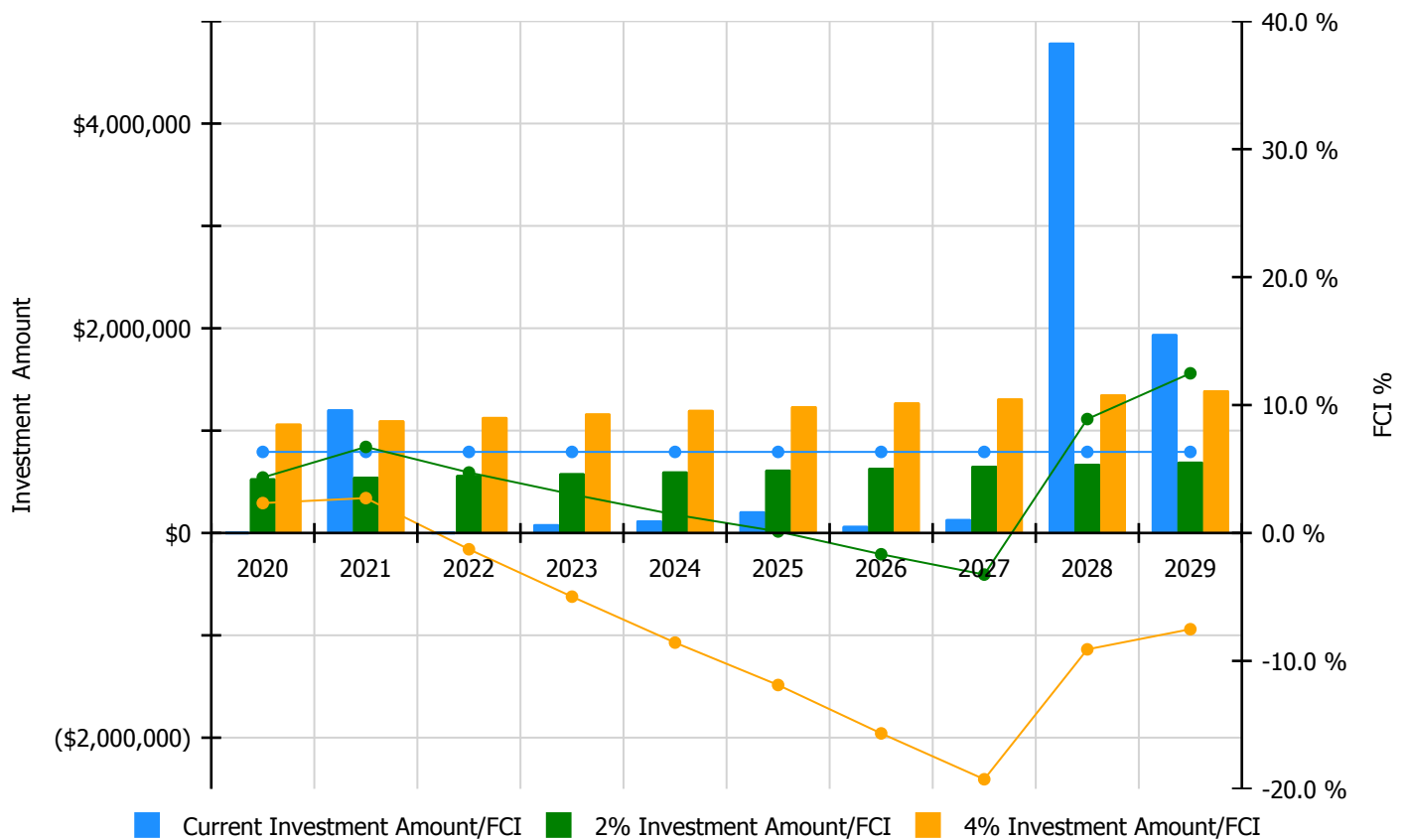


Condition Index Forecast by Investment Scenario

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

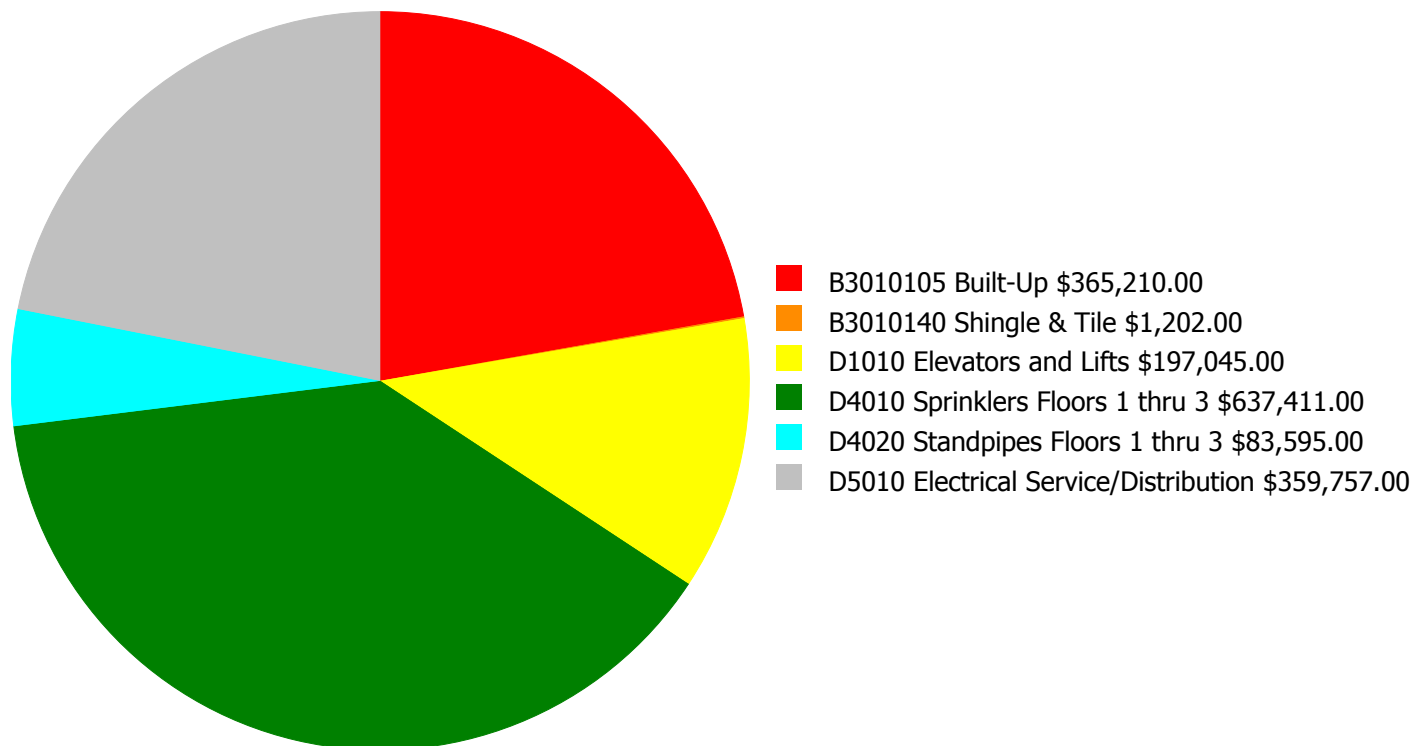
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 6.34%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$534,465.00	4.34 %	\$1,068,930.00	2.34 %
2021	\$1,208,345	\$550,499.00	6.73 %	\$1,100,998.00	2.73 %
2022	\$0	\$567,014.00	4.73 %	\$1,134,028.00	-1.27 %
2023	\$86,540	\$584,024.00	3.02 %	\$1,168,049.00	-4.98 %
2024	\$122,867	\$601,545.00	1.43 %	\$1,203,090.00	-8.57 %
2025	\$212,386	\$619,592.00	0.12 %	\$1,239,183.00	-11.88 %
2026	\$69,765	\$638,179.00	-1.66 %	\$1,276,359.00	-15.66 %
2027	\$136,151	\$657,325.00	-3.25 %	\$1,314,649.00	-19.25 %
2028	\$4,791,395	\$677,044.00	8.90 %	\$1,354,089.00	-9.10 %
2029	\$1,943,962	\$697,356.00	12.48 %	\$1,394,711.00	-7.52 %
Total:	\$8,571,410	\$6,127,043.00		\$12,254,086.00	

Deficiency Summary by System

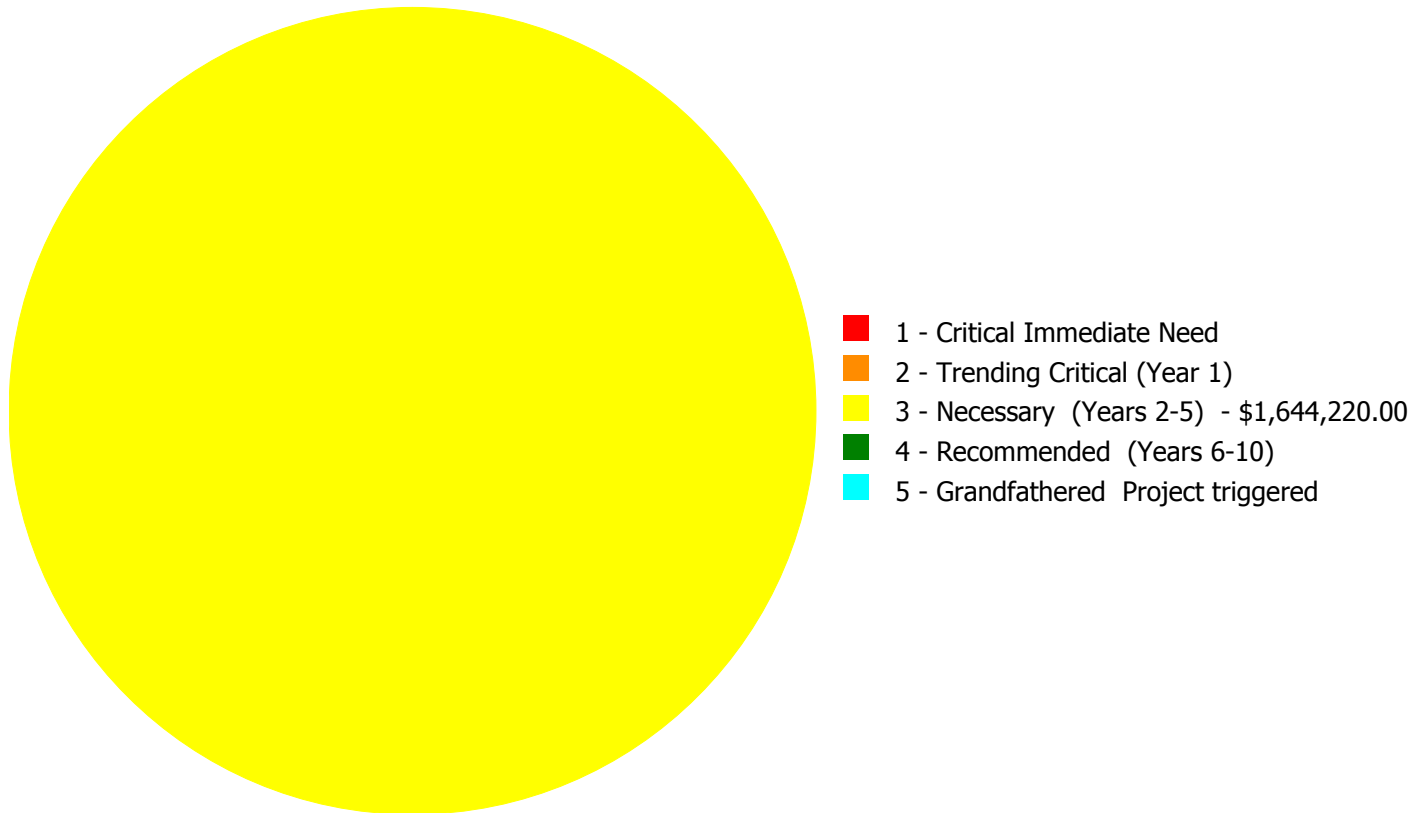
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,644,220.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,644,220.00

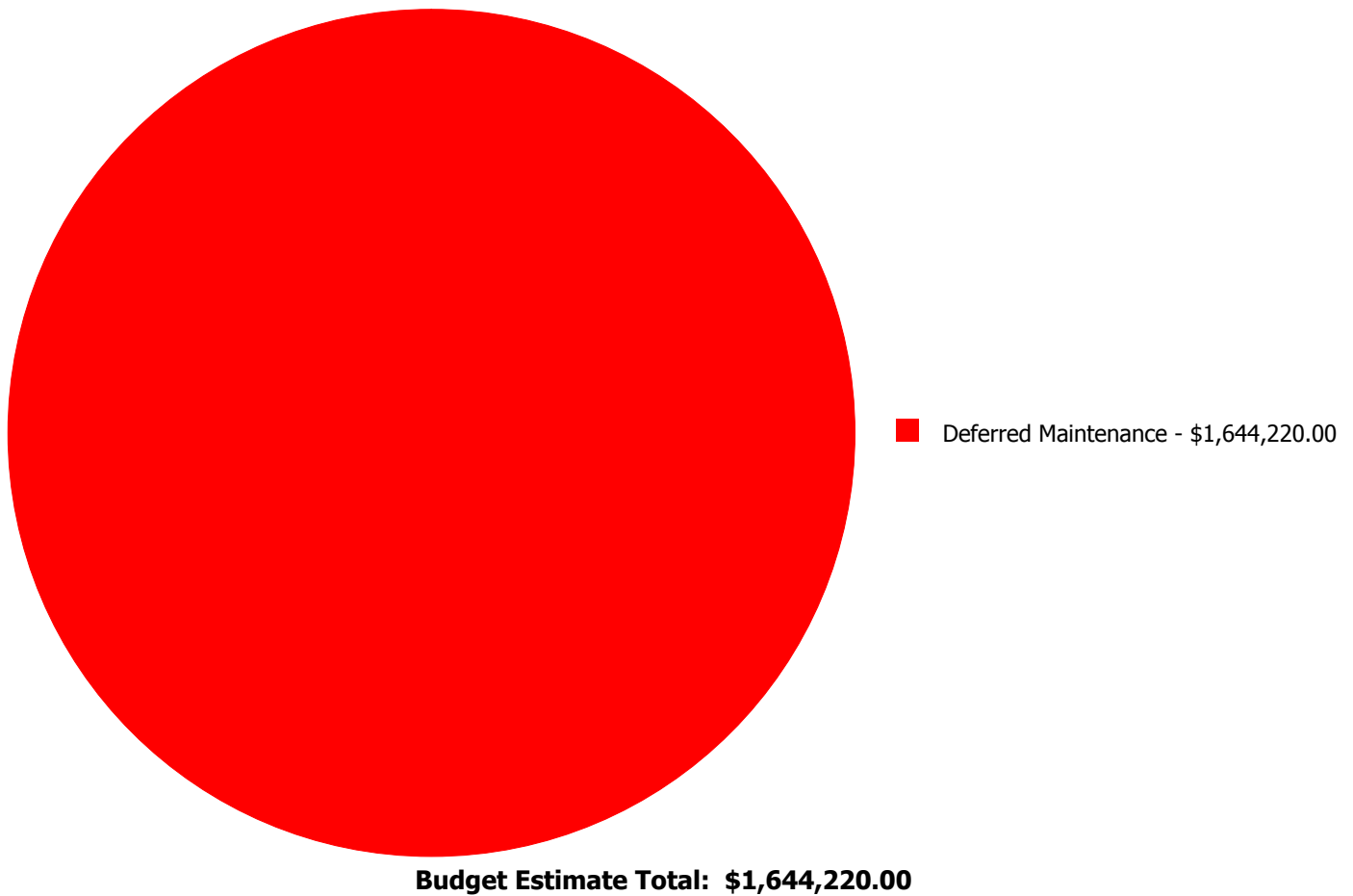
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	\$0.00	\$0.00	\$365,210.00	\$0.00	\$0.00	\$365,210.00
B3010140	Shingle & Tile	\$0.00	\$0.00	\$1,202.00	\$0.00	\$0.00	\$1,202.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$197,045.00	\$0.00	\$0.00	\$197,045.00
D4010	Sprinklers Floors 1 thru 3	\$0.00	\$0.00	\$637,411.00	\$0.00	\$0.00	\$637,411.00
D4020	Standpipes Floors 1 thru 3	\$0.00	\$0.00	\$83,595.00	\$0.00	\$0.00	\$83,595.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$359,757.00	\$0.00	\$0.00	\$359,757.00
	Total:	\$0.00	\$0.00	\$1,644,220.00	\$0.00	\$0.00	\$1,644,220.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 32,534.00
Unit of Measure: S.F.
Estimate: \$365,210.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The built-up roof is in poor conditions, beyond service life and should be replaced.

System: B3010140 - Shingle & Tile



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 307.00
Unit of Measure: S.F.
Estimate: \$1,202.00
Assessor Name: Eduardo Lopez
Date Created: 12/17/2019

Notes: The roofing system is not expected to outlast the purview of this analysis. Future budgetary consideration should include provision for the renewal of the clay tile roofing system.

System: D1010 - Elevators and Lifts



Location: Auditorium
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 135,706.00
Unit of Measure: S.F.
Estimate: \$197,045.00
Assessor Name: Eduardo Lopez
Date Created: 12/17/2019

Notes: The ADA lift elevator system is nearing the end of its useful life and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D4010 - Sprinklers Floors 1 thru 3

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 135,706.00
Unit of Measure: S.F.
Estimate: \$637,411.00
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: This school's Auditorium and Gym have a complaint sprinkler system. However, the original building was not designed with a sprinkler system to support fire life safety. Consideration for a newly installed sprinkler system is warranted. This deficiency provides a budgetary consideration for the installation of a new sprinkler system.

System: D4020 - Standpipes Floors 1 thru 3

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 135,706.00
Unit of Measure: S.F.
Estimate: \$83,595.00
Assessor Name: Eduardo Lopez
Date Created: 11/01/2019

Notes: This school's Auditorium and Gym have a complaint sprinkler system. However, the original building was not designed with a sprinkler system to support fire life safety. Consideration for a newly installed sprinkler system is warranted. As a part of this effort the installation of standpipes are also warranted. This deficiency provides a budgetary consideration for the installation of a new standpipe system to support the recommended sprinkler system.

System: D5010 - Electrical Service/Distribution



Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 135,706.00
Unit of Measure: S.F.
Estimate: \$359,757.00
Assessor Name: Eduardo Lopez
Date Created: 12/17/2019

Notes: Electrical panels in Building 502.3 are expired (original to building 1949).

Executive Summary

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

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

Function:	Middle
Gross Area (SF):	34,526
Year Built:	2015
Last Renovation:	
Replacement Value:	\$6,316,961
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	85.11 %
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

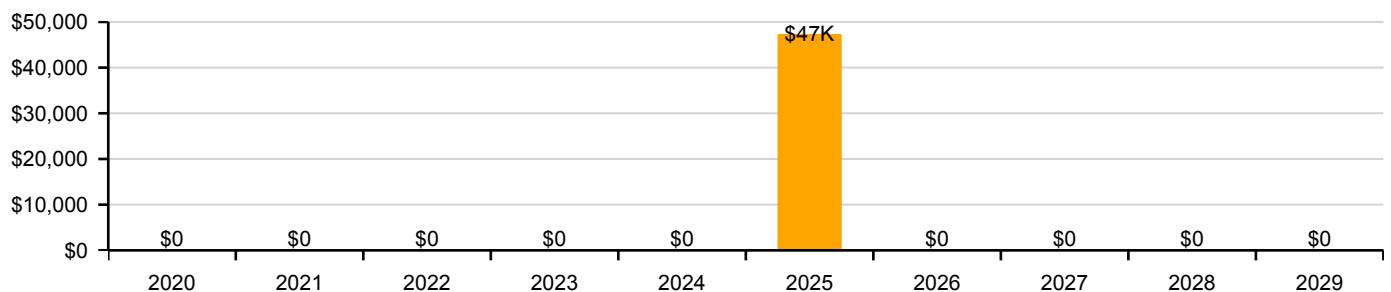
Function:	Middle	Gross Area:	34,526
Year Built:	2015	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$6,316,961
FCI:	0.00 %	RSLI%:	85.11 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	96.00 %	0.00 %	\$0.00
B10 - Superstructure	96.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	92.30 %	0.00 %	\$0.00
B30 - Roofing	85.32 %	0.00 %	\$0.00
C10 - Interior Construction	90.59 %	0.00 %	\$0.00
C20 - Stairs	96.00 %	0.00 %	\$0.00
C30 - Interior Finishes	82.54 %	0.00 %	\$0.00
D20 - Plumbing	81.76 %	0.00 %	\$0.00
D30 - HVAC	75.80 %	0.00 %	\$0.00
D40 - Fire Protection	82.50 %	0.00 %	\$0.00
D50 - Electrical	80.66 %	0.00 %	\$0.00
E10 - Equipment	80.00 %	0.00 %	\$0.00
E20 - Furnishings	80.00 %	0.00 %	\$0.00
Totals:	85.11 %	0.00 %	\$0.00

Photo Album

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

1). Southeast Elevation - Dec 04, 2019



2). South Elevation - Dec 04, 2019



3). South Elevation - Dec 04, 2019



4). Southwest Elevation - Dec 04, 2019



5). West Elevation - Dec 04, 2019



6). Northwest Elevation - Dec 04, 2019



7). Northwest Elevation - Dec 04, 2019



8). Northwest Elevation - Dec 04, 2019



9). North Elevation - Dec 04, 2019



10). North Elevation - Dec 04, 2019



Condition Detail

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

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

System Listing

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

School Assessment Report - 2015 Bldg

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	\$8.13	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$280,696
A1030	Slab on Grade	\$8.31	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$286,911
B1020	Roof Construction	\$9.56	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$330,069
B2010	Exterior Walls	\$16.44	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$567,607
B2020	Exterior Windows	\$9.85	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$340,081
B2030	Exterior Doors	\$0.96	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$33,145
B3010105	Built-Up	\$7.15	S.F.	16,941	25	2015	2040		84.00 %	0.00 %	21			\$121,128
B3010130	Preformed Metal Roofing	\$8.50	S.F.	11,948	30	2015	2045		86.67 %	0.00 %	26			\$101,558
B3020	Roof Openings	\$0.48	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$16,572
C1010	Partitions	\$6.39	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$220,621
C1020	Interior Doors	\$4.15	S.F.	34,526	40	2015	2055		90.00 %	0.00 %	36			\$143,283
C1030	Fittings	\$3.03	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$104,614
C2010	Stair Construction	\$3.26	S.F.	34,526	100	2015	2115		96.00 %	0.00 %	96			\$112,555
C3010220	Tile	\$9.25	S.F.	10,000	30	2015	2045		86.67 %	0.00 %	26			\$92,500
C3010230	Paint & Covering	\$1.47	S.F.	24,526	10	2015	2025		60.00 %	0.00 %	6			\$36,053
C3020903	VCT	\$3.48	S.F.	19,526	15	2015	2030		73.33 %	0.00 %	11			\$67,950
C3020999	Other - Wood	\$13.79	S.F.	15,000	50	2015	2065		92.00 %	0.00 %	46			\$206,850
C3030	Ceiling Finishes	\$10.29	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$355,273
D2010	Plumbing Fixtures	\$6.96	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$240,301
D2020	Domestic Water Distribution	\$0.92	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$31,764
D2030	Sanitary Waste	\$1.95	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$67,326
D2040	Rain Water Drainage	\$1.04	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$35,907
D2090	Other Plumbing Systems	\$0.00	S.F.		0				0.00 %	0.00 %				\$0
D3010	Energy Supply	\$0.61	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$21,061
D3040	Distribution Systems	\$12.16	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$419,836
D3050	Terminal & Package Units	\$20.83	S.F.	34,526	15	2015	2030		73.33 %	0.00 %	11			\$719,177
D3060	Controls & Instrumentation	\$2.54	S.F.	34,526	15	2015	2030		73.33 %	0.00 %	11			\$87,696
D4010	Sprinklers	\$3.39	S.F.	34,526	30	2015	2045		86.67 %	0.00 %	26			\$117,043
D4030	Fire Protection Specialties	\$0.17	S.F.	34,526	15	2015	2030		73.33 %	0.00 %	11			\$5,869
D4090	Other Fire Protection Systems	\$1.37	S.F.	34,526	15	2015	2030		73.33 %	0.00 %	11			\$47,301
D5010	Electrical Service/Distribution	\$2.64	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$91,149
D5020	Branch Wiring	\$5.18	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$178,845
D5020	Lighting	\$7.75	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$267,577
D5030810	Security & Detection Systems	\$1.51	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$52,134
D5030910	Fire Alarm Systems	\$2.74	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$94,601
D5030920	Data Communication	\$3.56	S.F.	34,526	25	2015	2040		84.00 %	0.00 %	21			\$122,913
D5090902	Lightning Protection	\$0.38	S.F.	34,526	25	2015	2040		84.00 %	0.00 %	21			\$13,120
E1020	Institutional Equipment	\$4.84	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$167,106
E2010	Fixed Furnishings	\$3.44	S.F.	34,526	20	2015	2035		80.00 %	0.00 %	16			\$118,769
Total									85.11 %					\$6,316,961

System Notes

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

System: B2010 - Exterior Walls



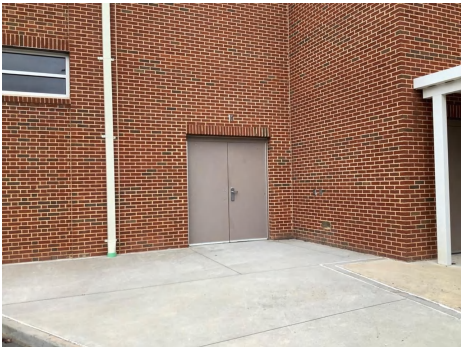
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

School Assessment Report - 2015 Bldg

System: B3010105 - Built-Up



Note:

System: B3010130 - Preformed Metal Roofing



Note:

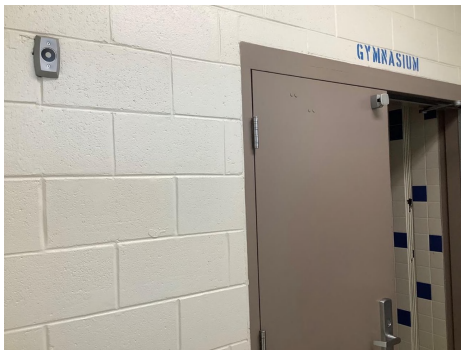
System: B3020 - Roof Openings



Note:

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System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

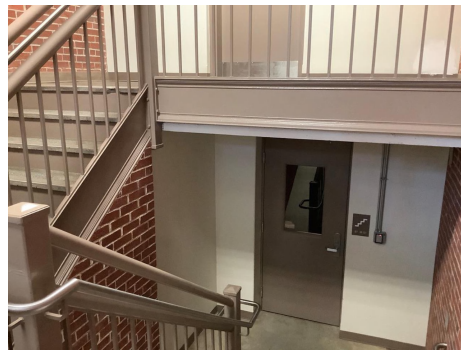
System: C1030 - Fittings



Note:

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System: C2010 - Stair Construction



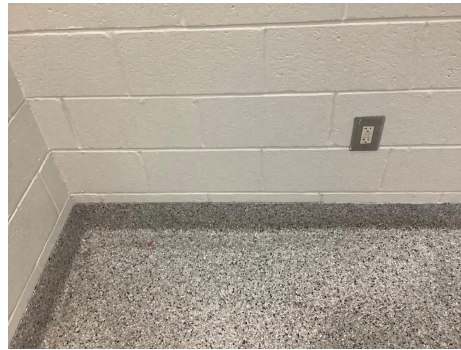
Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

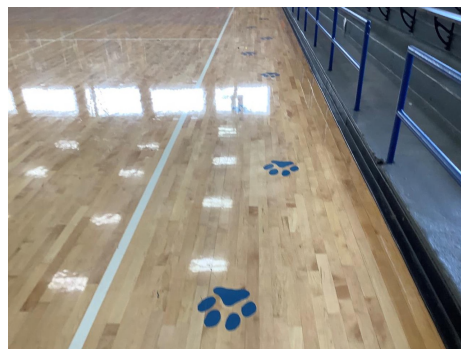
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System: C3020903 - VCT



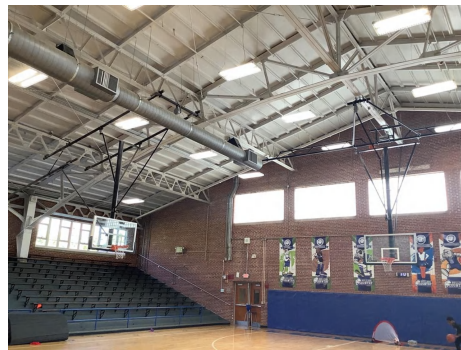
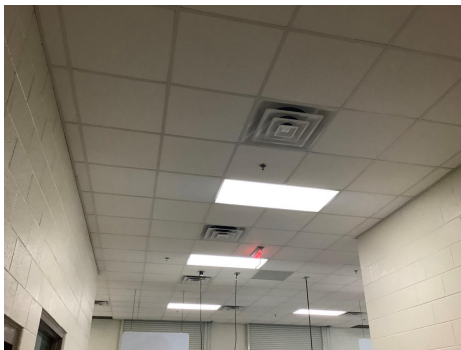
Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes



Note:

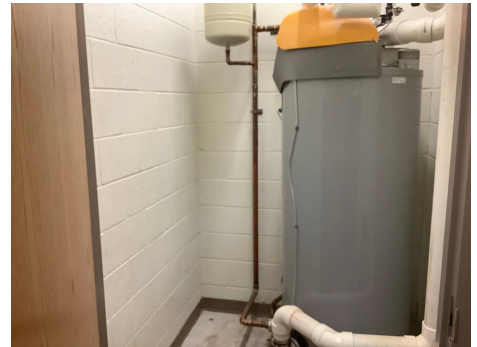
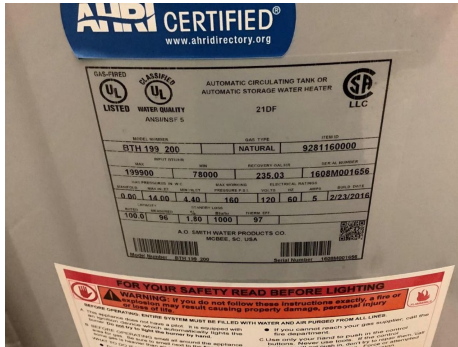
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System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

School Assessment Report - 2015 Bldg

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

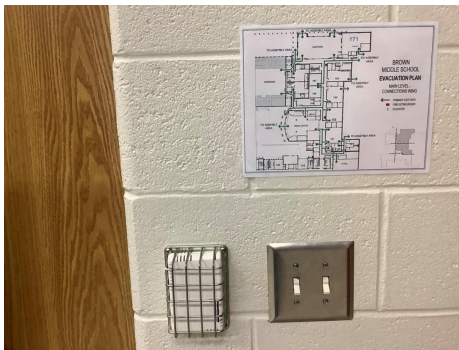
System: D3050 - Terminal & Package Units



Note:

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System: D3060 - Controls & Instrumentation



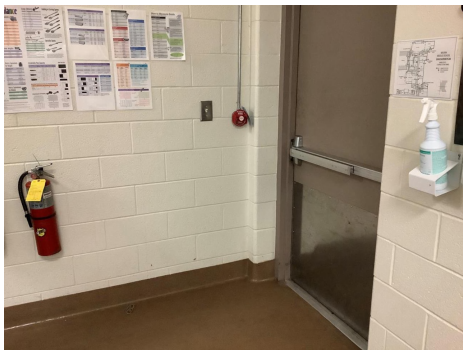
Note:

System: D4010 - Sprinklers



Note:

System: D4030 - Fire Protection Specialties



Note:

School Assessment Report - 2015 Bldg

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution



Note:

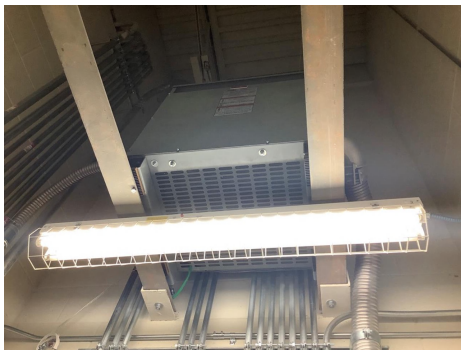
System: D5020 - Branch Wiring



Note:

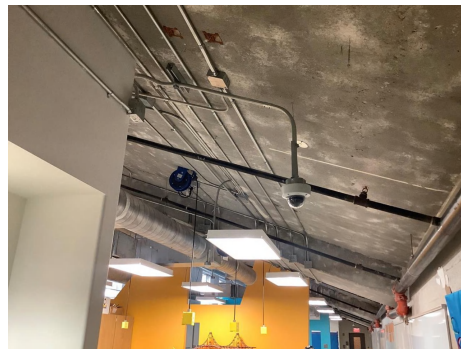
School Assessment Report - 2015 Bldg

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

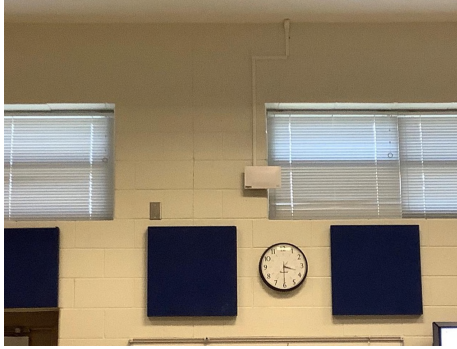
System: D5030910 - Fire Alarm Systems



Note:

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System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

This system contains no images

Note: new emergency inverter

System: D5090902 - Lightning Protection



Note:

System: E1020 - Institutional Equipment



Note:

School Assessment Report - 2015 Bldg

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	\$0	\$0	\$47,355	\$0	\$0	\$0	\$0	\$47,355
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 2015 Bldg

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$47,355	\$0	\$0	\$0	\$0	\$47,355
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
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
D2090 - Other Plumbing Systems	\$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
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
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$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
D5090902 - Lightning Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

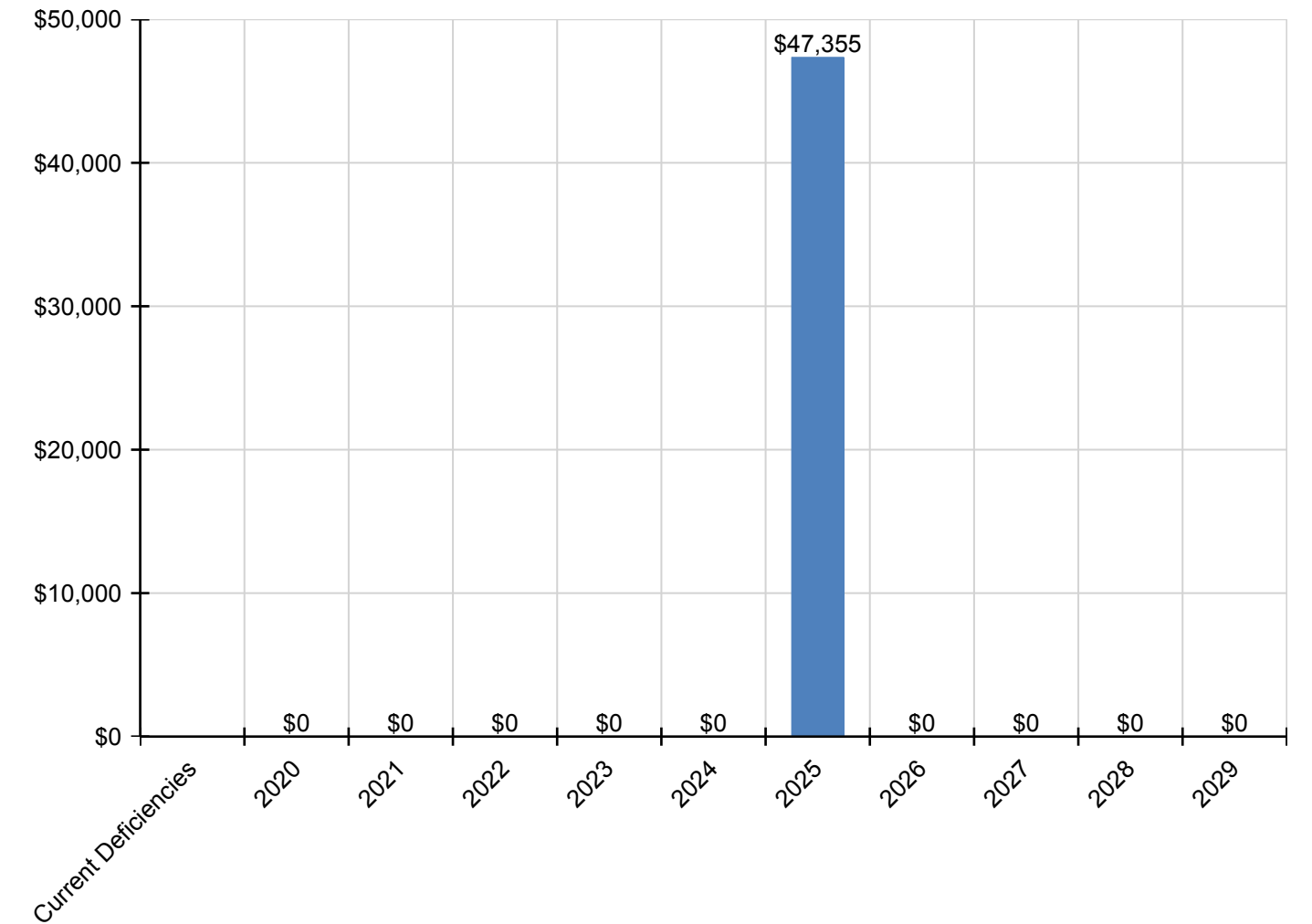
School Assessment Report - 2015 Bldg

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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
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.

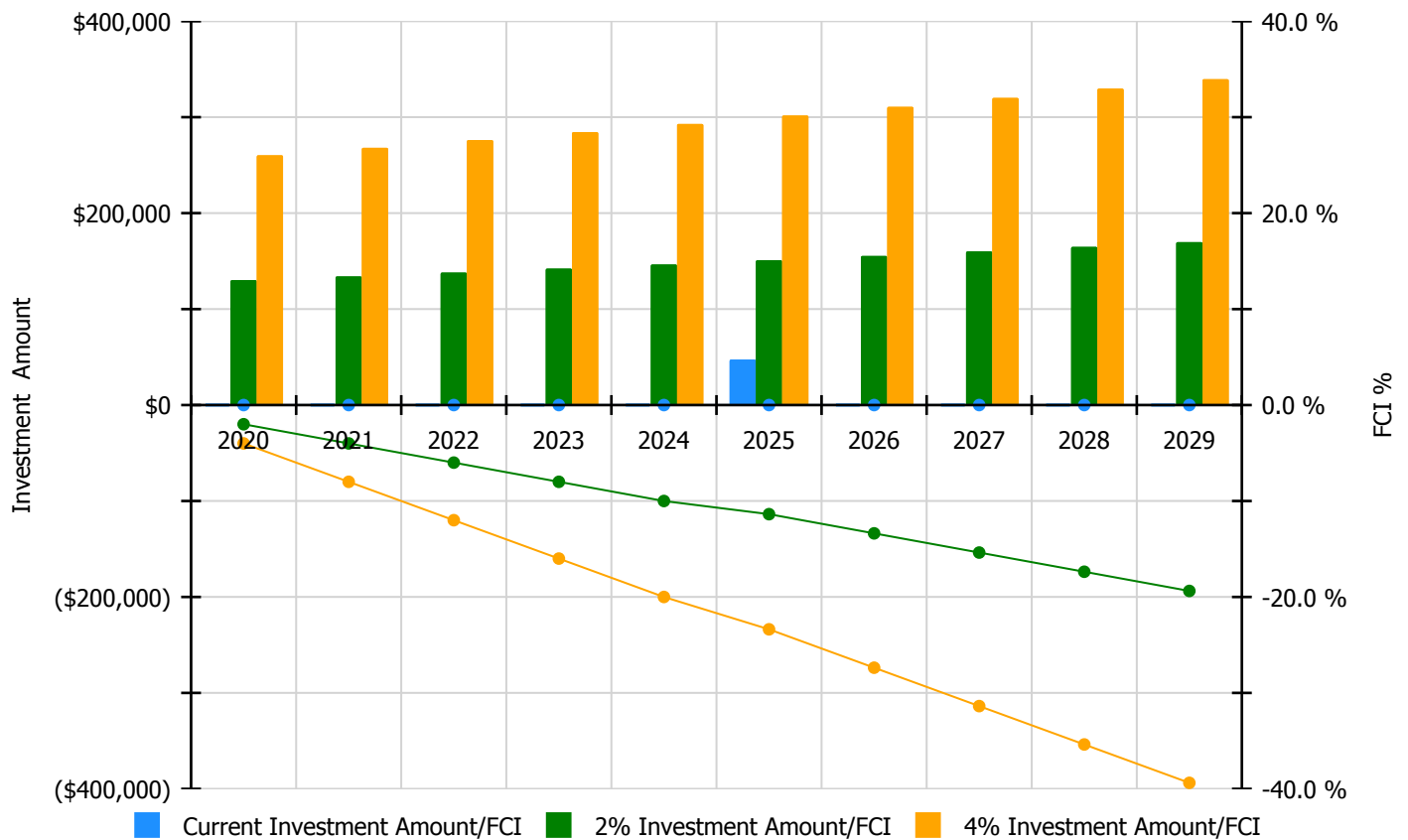


Condition Index Forecast by Investment Scenario

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$130,129.00	-2.00 %	\$260,259.00	-4.00 %
2021	\$0	\$134,033.00	-4.00 %	\$268,067.00	-8.00 %
2022	\$0	\$138,054.00	-6.00 %	\$276,109.00	-12.00 %
2023	\$0	\$142,196.00	-8.00 %	\$284,392.00	-16.00 %
2024	\$0	\$146,462.00	-10.00 %	\$292,924.00	-20.00 %
2025	\$47,355	\$150,856.00	-11.37 %	\$301,711.00	-23.37 %
2026	\$0	\$155,381.00	-13.37 %	\$310,763.00	-27.37 %
2027	\$0	\$160,043.00	-15.37 %	\$320,085.00	-31.37 %
2028	\$0	\$164,844.00	-17.37 %	\$329,688.00	-35.37 %
2029	\$0	\$169,789.00	-19.37 %	\$339,579.00	-39.37 %
Total:	\$47,355	\$1,491,787.00		\$2,983,577.00	

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): 170,233

Year Built: 1924

Last Renovation:

Replacement Value: \$6,897,793

Repair Cost: \$183,459.00

Total FCI: 2.66 %

Total RSLI: 80.45 %

FCA Score: 97.34



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.

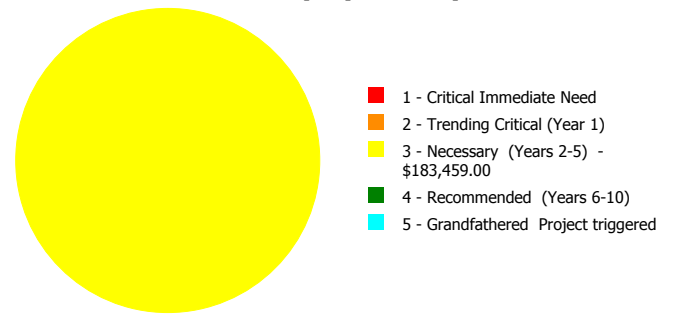
Dashboard Summary

Function:		Gross Area:	170,233
Year Built:	1924	Last Renovation:	
Repair Cost:	\$183,459	Replacement Value:	\$6,897,793
FCI:	2.66 %	RSLI%:	80.45 %

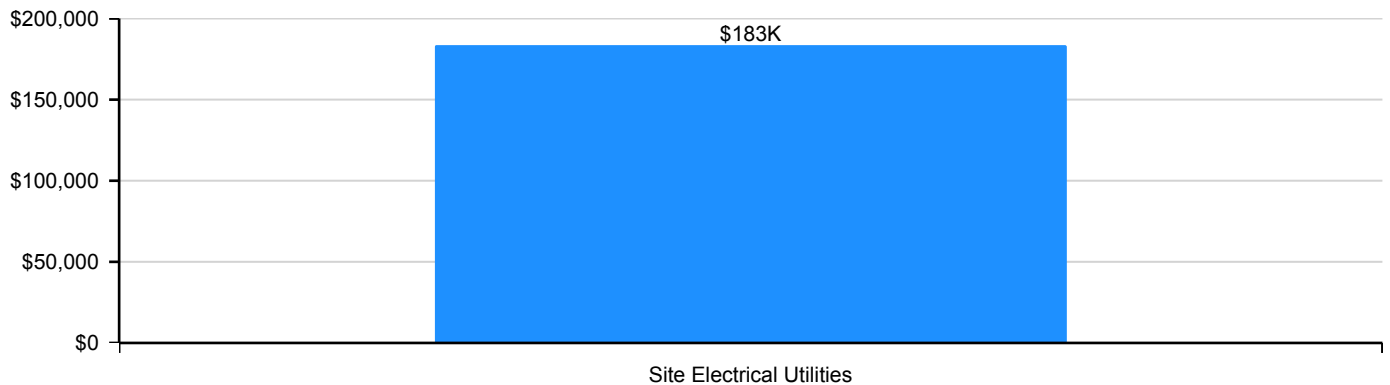
Deficiency By Category



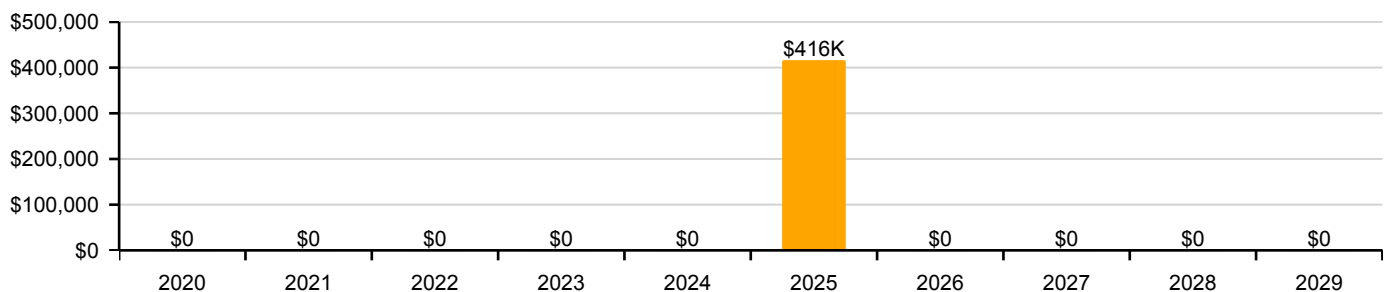
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	84.06 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	92.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	60.49 %	13.83 %	\$183,459.00
Totals:	80.45 %	2.66 %	\$183,459.00

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.	170,233	35	2016	2051		91.43 %	0.00 %	32			\$403,452
G2020	Parking Lots	\$8.00	S.F.	170,233	35	2016	2051		91.43 %	0.00 %	32			\$1,361,864
G2030	Pedestrian Paving	\$2.33	S.F.	170,233	35	2015	2050		88.57 %	0.00 %	31			\$396,643
G2040105	Fence & Guardrails	\$1.14	S.F.	170,233	30	2015	2045		86.67 %	0.00 %	26			\$194,066
G2040950	Baseball Field	\$6.68	S.F.	170,233	20	2015	2035		80.00 %	0.00 %	16			\$1,137,156
G2040950	Football/Soccer Field	\$4.45	S.F.	170,233	20	2015	2035		80.00 %	0.00 %	16			\$757,537
G2040950	Track	\$1.86	S.F.	170,233	10	2015	2025		60.00 %	0.00 %	6			\$316,633
G2050	Landscaping	\$1.18	S.F.	170,233	25	2015	2040		84.00 %	0.00 %	21			\$200,875
G3010	Water Supply	\$1.27	S.F.	170,233	50	2015	2065		92.00 %	0.00 %	46			\$216,196
G3020	Sanitary Sewer	\$2.20	S.F.	170,233	50	2015	2065		92.00 %	0.00 %	46			\$374,513
G3030	Storm Sewer	\$1.25	S.F.	170,233	50	2015	2065		92.00 %	0.00 %	46			\$212,791
G4010	Electrical Distribution	\$2.55	S.F.	170,233	30	2001	2031		40.00 %	0.00 %	12			\$434,094
G4020	Site Lighting	\$2.98	S.F.	170,233	30	2015	2045		86.67 %	0.00 %	26			\$507,294
G4030	Site Communication and Security	\$1.28	S.F.	170,233	30	2015	2045		86.67 %	0.00 %	26			\$217,898
G4090	Other Site Electrical Utilities	\$166,781.17	Ea.	1	30			2019	0.00 %	110.00 %	0		\$183,459.00	\$166,781
Total									80.45 %	2.66 %			\$183,459.00	\$6,897,793

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

School Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Football/Soccer Field



Note:

School Assessment Report - Site

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

School Assessment Report - Site

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer

This system contains no images

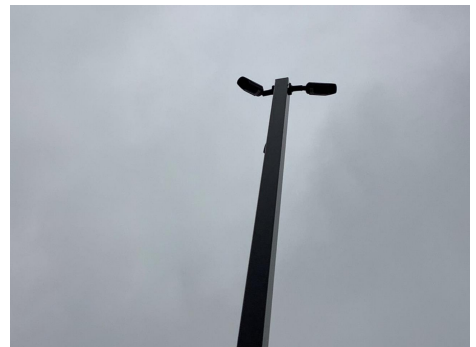
Note: Plans show underground storm water retention system. However, there are no details so there is not enough information to determine if this is an existing system or this system is scheduled for installation in the 2015 construction package.

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

School Assessment Report - Site

System: G4030 - Site Communication and Security



Note:

System: G4090 - Other Site Electrical Utilities

This system contains no images

Note: Plans mention a Emergency generator. There are no details on this generator therefore a determination cannot be made as to if this is an existing system or this is a new system for the 2015 construction package.

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.

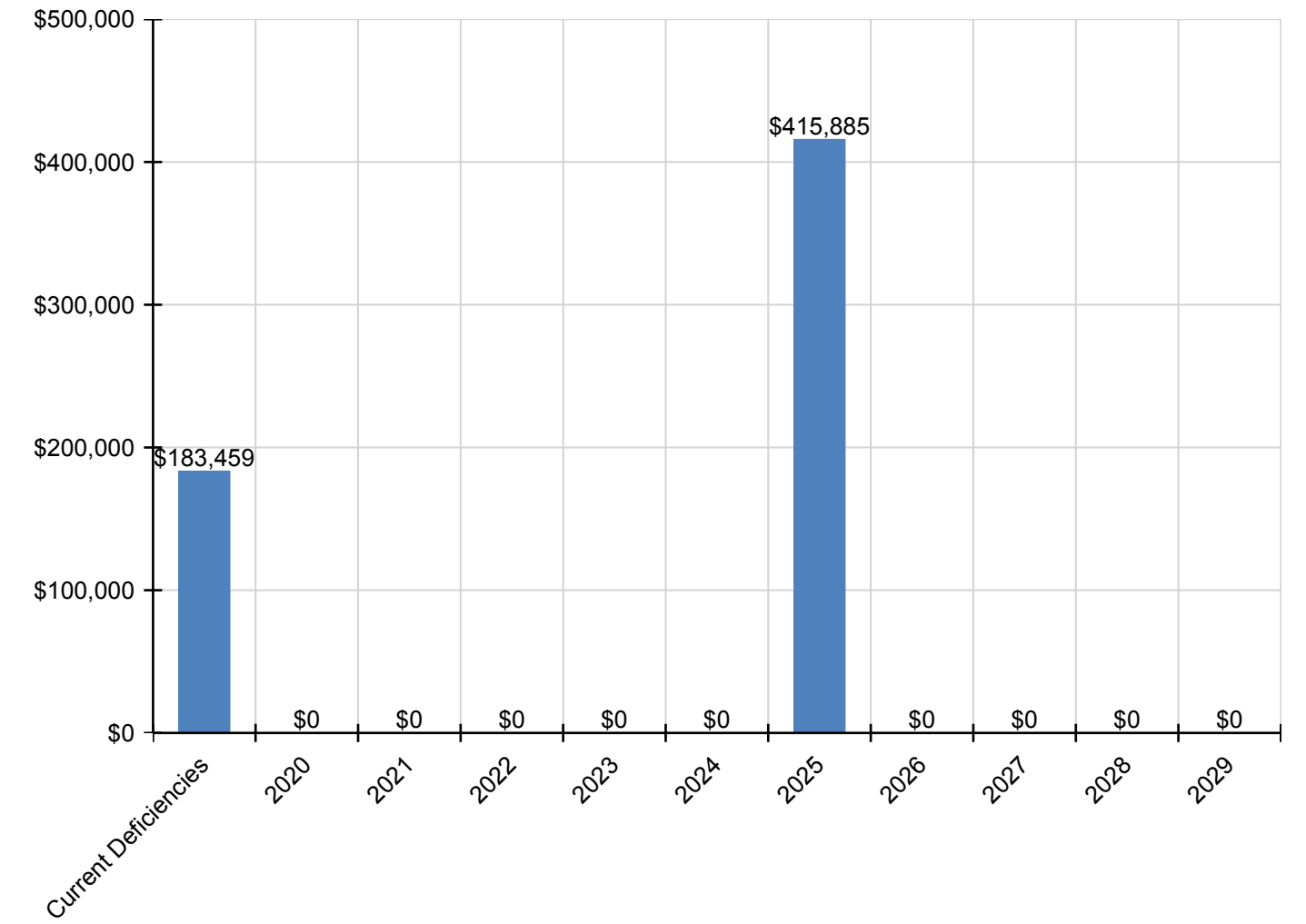
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$183,459	\$0	\$0	\$0	\$0	\$0	\$415,885	\$0	\$0	\$0	\$0	\$599,344
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 - Baseball Field	\$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	\$0	\$0
G2040950 - Track	\$0	\$0	\$0	\$0	\$0	\$0	\$415,885	\$0	\$0	\$0	\$0	\$415,885
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
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
G4090 - Other Site Electrical Utilities	\$183,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,459

* 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.

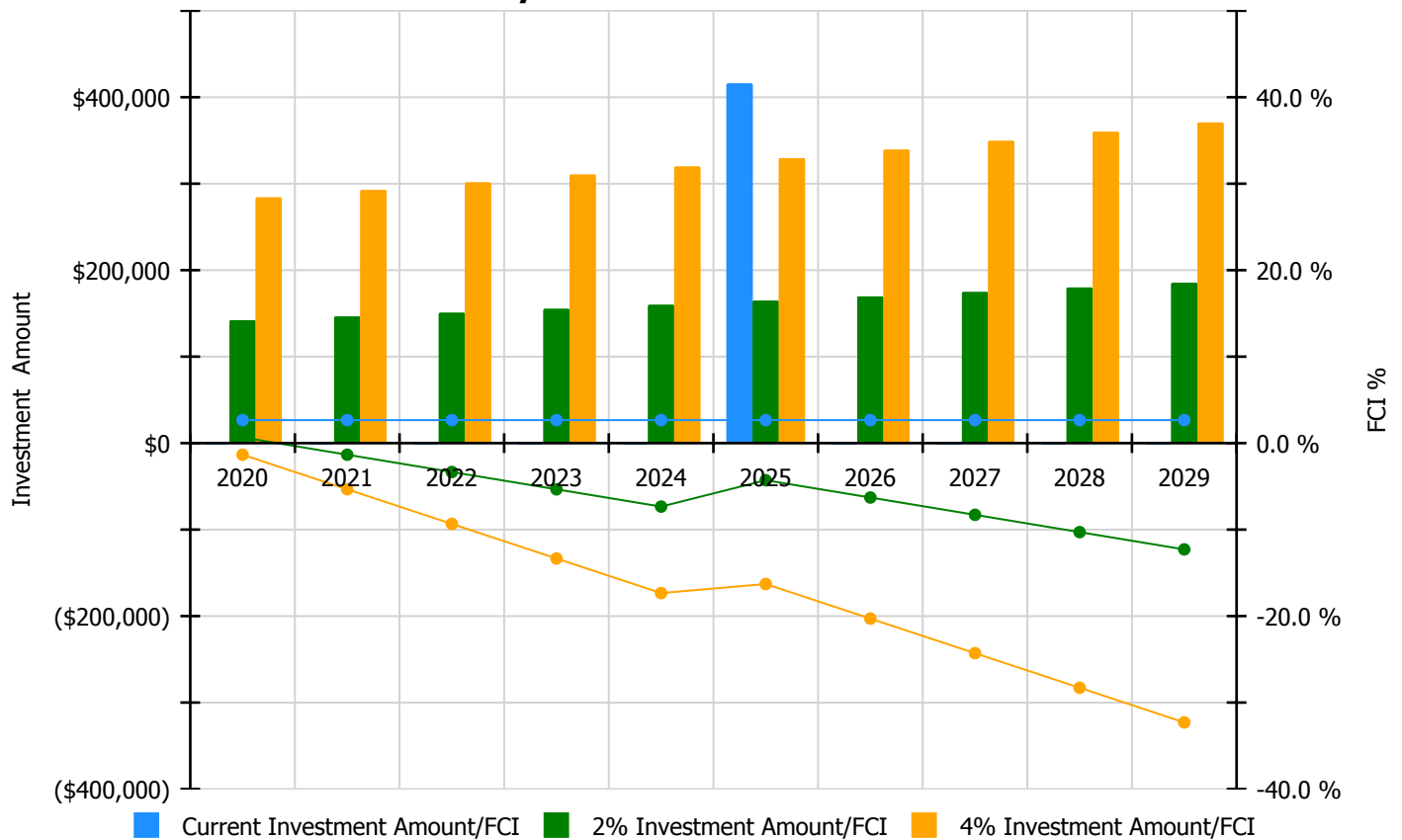


Condition Index Forecast by Investment Scenario

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

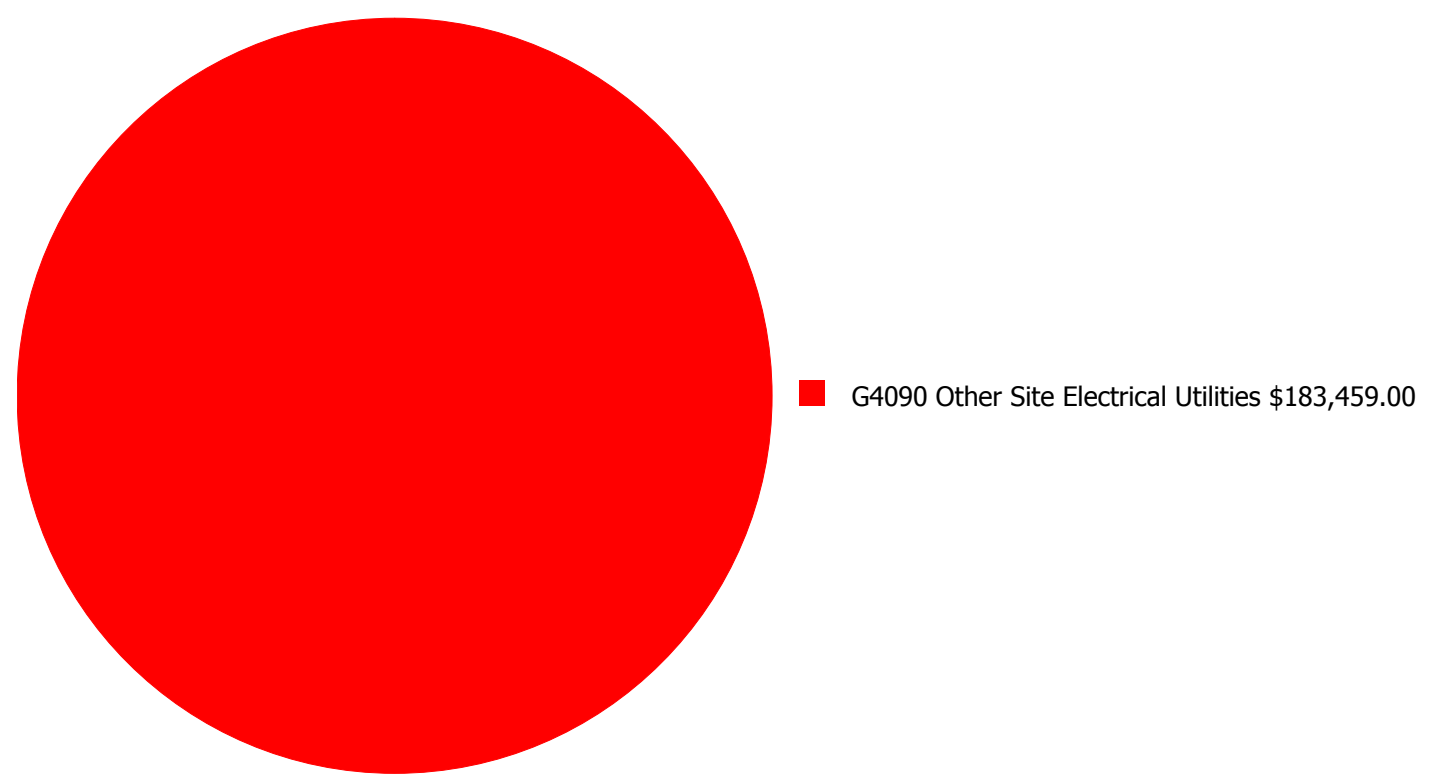
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 2.66%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$142,095.00	0.66 %	\$284,189.00	-1.34 %
2021	\$0	\$146,357.00	-1.34 %	\$292,715.00	-5.34 %
2022	\$0	\$150,748.00	-3.34 %	\$301,496.00	-9.34 %
2023	\$0	\$155,271.00	-5.34 %	\$310,541.00	-13.34 %
2024	\$0	\$159,929.00	-7.34 %	\$319,857.00	-17.34 %
2025	\$415,885	\$164,727.00	-4.29 %	\$329,453.00	-16.29 %
2026	\$0	\$169,668.00	-6.29 %	\$339,337.00	-20.29 %
2027	\$0	\$174,758.00	-8.29 %	\$349,517.00	-24.29 %
2028	\$0	\$180,001.00	-10.29 %	\$360,002.00	-28.29 %
2029	\$0	\$185,401.00	-12.29 %	\$370,802.00	-32.29 %
Total:	\$415,885	\$1,628,955.00		\$3,257,909.00	

Deficiency Summary by System

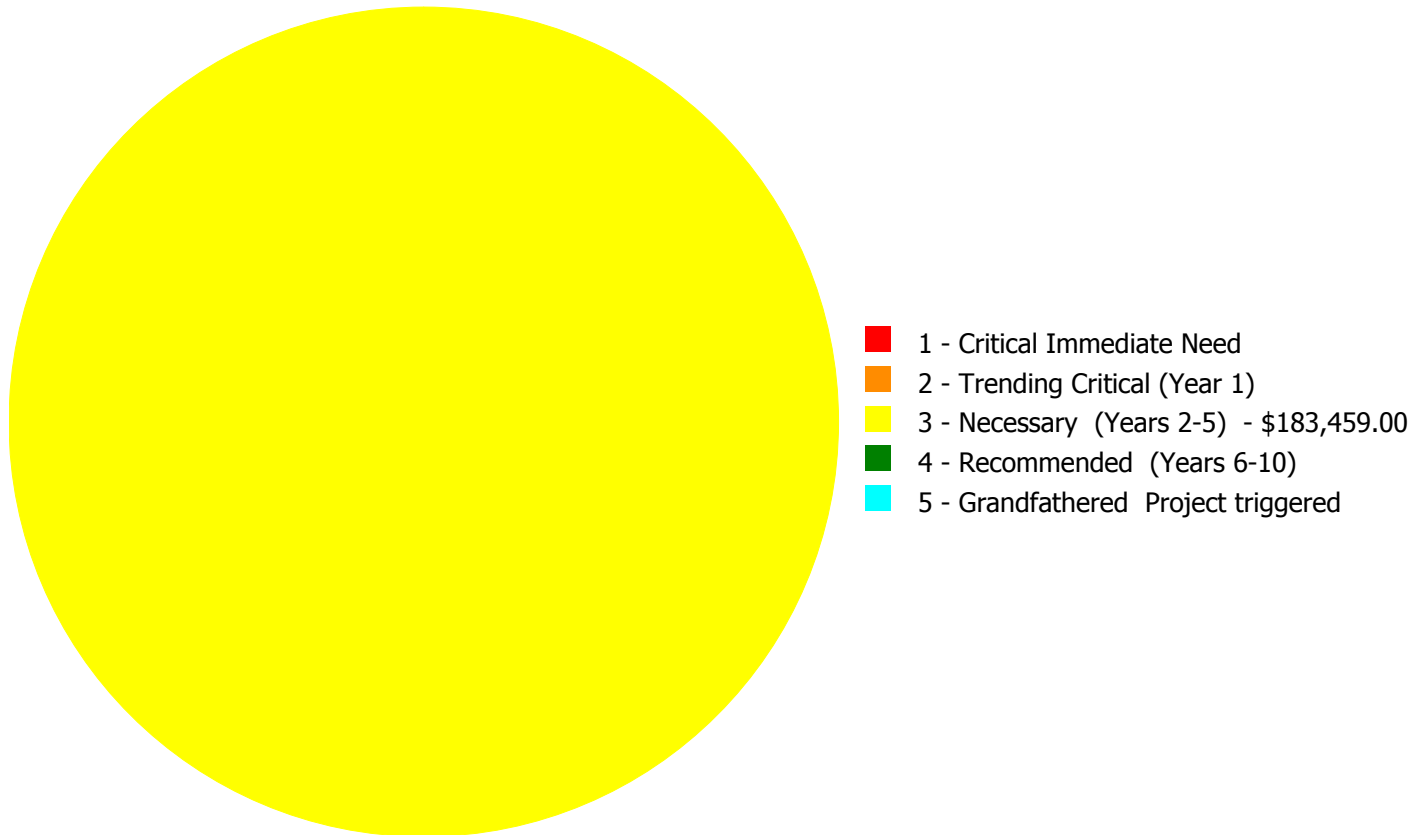
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$183,459.00

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: \$183,459.00

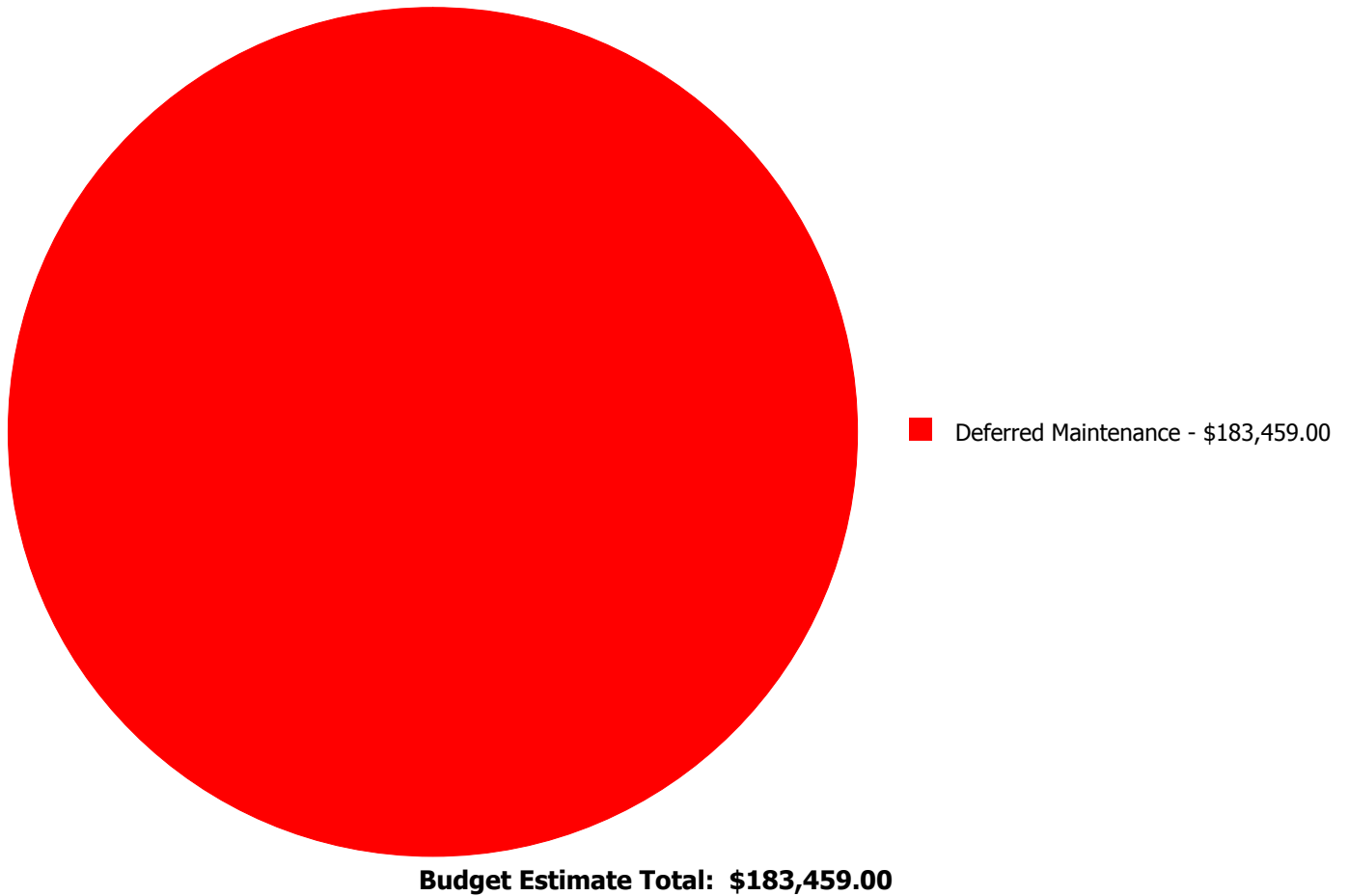
Deficiency By Priority Investment Table

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
G4090	Other Site Electrical Utilities	\$0.00	\$0.00	\$183,459.00	\$0.00	\$0.00	\$183,459.00
	Total:	\$0.00	\$0.00	\$183,459.00	\$0.00	\$0.00	\$183,459.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G4090 - Other Site Electrical Utilities

This deficiency has no image.

Location: Site
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$183,459.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: Install Generator per Client Request.

Glossary

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

School Assessment Report - Brown Middle School

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.

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

School Assessment Report - Brown Middle School

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.

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



Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 0100
Project: APS Assessments 2019	Region: 761	Site: Brown MS
Grade Config: 6-8	Site Type: Middle	Site Size: 16.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.12	3.90	80.00
Size	Poor	4.88	9.75	50.00
Location	Good	2.34	2.93	80.00
Storage/Fixed Equip	Good	2.34	2.93	80.00
Self-Contained Special Ed				
Environment	Fair	0.35	0.55	65.00
Size	Fair	0.89	1.36	65.00
Location	Good	0.33	0.41	80.00
Storage/Fixed Equip	Good	0.33	0.41	80.00
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Good	1.64	2.05	80.00
Location	Good	0.49	0.61	80.00
Storage/Fixed Equip	Good	0.49	0.61	80.00
Science				
Environment	Good	0.76	0.95	80.00
Size	Excel	2.39	2.39	100.00
Location	Good	0.57	0.72	80.00
Storage/Fixed Equip	Good	0.57	0.72	80.00
Music				
Environment	Good	0.59	0.74	80.00
Size	Good	1.47	1.84	80.00
Location	Excel	0.55	0.55	100.00
Storage/Fixed Equip	Good	0.44	0.55	80.00
Art				
Environment	Good	0.52	0.65	80.00
Size	Good	1.29	1.61	80.00
Location	Good	0.39	0.48	80.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	Excel	1.35	1.35	100.00

Project #: 12382

County: Atlanta Public Schools

Site #: 0100

Project: APS Assessments 2019

Region: 761

Site: Brown MS

Grade Config: 6-8

Site Type: Middle

Site Size: 16.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	2.70	3.37	80.00
Location	Good	0.81	1.01	80.00
Storage/Fixed Equip	Good	0.81	1.01	80.00
Computer Labs				
Environment	Good	0.24	0.30	80.00
Size	Good	0.60	0.75	80.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	Excel	2.40	2.40	100.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Excel	1.80	1.80	100.00
Performing Arts				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.05	1.05	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Excel	0.31	0.31	100.00
Media Center				
Environment	Excel	0.93	0.93	100.00
Size	Excel	2.32	2.32	100.00
Location	Excel	0.70	0.70	100.00
Storage/Fixed Equip	Good	0.56	0.70	80.00
Restrooms (Student)	Good	0.74	0.93	80.00
Administration	Good	1.68	2.10	80.00
Counseling	Good	0.34	0.42	80.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Good	0.72	0.91	80.00
Cafeteria	Excel	4.00	4.00	100.00
Food Service and Prep	Excel	5.72	5.72	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	4.00	4.00	100.00
Pedestrian Traffic	Good	0.35	0.43	80.00
Parking	Good	0.69	0.86	80.00
Athletic Courts and Fields	Good	0.84	1.05	80.00
Safety and Security				
Fencing	Good	0.62	0.78	80.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		84.01	100.00	84.01

Comments

Project #: 12382

County: Atlanta Public Schools

Site #: 0100

Project: APS Assessments 2019

Region: 761

Site: Brown MS

Grade Config: 6-8

Site Type: Middle

Site Size: 16.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Brown Middle School is located in a facility designed to accommodate high school students and has been converted for grades six through eight. The main building has three stories and a basement with a two-story addition. Students arrive at school by school buses, parents' automobiles, and on foot from the adjoining neighborhood.				
Suitability - MS->General Classrooms-->Size				
General classrooms meet approximately 60% of the size standard.				
Suitability - MS->Self-Contained Special Ed-->Environment				
The overall aesthetics in the room were not conducive to a stimulating learning environment.				
Suitability - MS->Self-Contained Special Ed-->Size				
The special education classrooms do not meet size requirements.				
Suitability - MS->Safety and Security-->Signage & Way Finding				
Signage and wayfinding is inadequate at the entrance and administrations areas. The four required signs are located in the vestibule.				