

Atlanta Public Schools/Relocation Sites

Campbell Building

Revised

School Assessment Report

November 10, 2020



Table of Contents

School Executive Summary	4
School Dashboard Summary	7
School Condition Summary	8
<u>1915_1959 Bldg 201A_201B_201C</u>	10
Executive Summary	10
Dashboard Summary	11
Condition Summary	12
Photo Album	13
Condition Detail	14
System Listing	15
System Notes	17
Renewal Schedule	29
Forecasted Sustainment Requirement	32
Condition Index Forecast by Investment Scenario	33
Deficiency Summary By System	34
Deficiency Summary By Priority	35
Deficiency By Priority Investment	36
Deficiency Summary By Category	37
Deficiency Details By Priority	38
<u>1994 Bldg 201D</u>	47
Executive Summary	47
Dashboard Summary	48
Condition Summary	49
Photo Album	50
Condition Detail	51
System Listing	52
System Notes	54
Renewal Schedule	63
Forecasted Sustainment Requirement	65

School Assessment Report

Condition Index Forecast by Investment Scenario	66
Deficiency Summary By System	67
Deficiency Summary By Priority	68
Deficiency By Priority Investment	69
Deficiency Summary By Category	70
Deficiency Details By Priority	71
Site	76
Executive Summary	76
Dashboard Summary	77
Condition Summary	78
Photo Album	79
Condition Detail	80
System Listing	81
System Notes	82
Renewal Schedule	86
Forecasted Sustainment Requirement	87
Condition Index Forecast by Investment Scenario	88
Deficiency Summary By System	89
Deficiency Summary By Priority	90
Deficiency By Priority Investment	91
Deficiency Summary By Category	92
Deficiency Details By Priority	93
Glossary	96

School Executive Summary

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

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

Gross Area (SF):	50,892
Year Built:	1915
Last Renovation:	
Replacement Value:	\$10,252,343
Repair Cost:	\$3,288,904.59
Total FCI:	32.08 %
Total RSLI:	33.65 %
FCA Score:	67.92



Description:

Campbell Building is located at 21 Thirkeld Avenue in Atlanta, GA. The 50,892 square foot building was originally constructed in 1915. There have been two addition and renovation to the main building in 1959 and 1994.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction is concrete. Roof construction is concrete. The exterior envelope is composed walls of brick veneer over CMU. Exterior windows are metal frame with operable panes. Exterior doors are typically hollow metal steel with glazing. Roofing is typically

School Assessment Report - Campbell Building

low slope single-ply membrane, built-up, and pitched asphalt shingles and standing seam metal in the 1994 Building.

C. INTERIORS

Interior partitions are typically painted CMU or exposed brick. 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. Stair construction includes solid concrete stairs with rubber and ceramic tile finishes. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, rubber, and ceramic tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES

CONVEYING: The building includes conveying equipment. Conveying equipment includes 1 hydraulic elevator, and one wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with electric and gas hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is external with roof scupper and downspouts. Rainwater drainage system is both internal with roof drains and external with scuppers and downspouts.

HVAC: Heating is provided by rooftop package units. Cooling is provided by rooftop package units and split systems. The heating/cooling distribution system is by ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.

FIRE PROTECTION: The building does not have a fire sprinkler system. The main building does have other fire suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures with fluorescent lamps. Branch circuit wiring is typically copper serving electrical switches and receptacles.

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

OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system with automatic switchgear and generator. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:

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

G. SITE

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

CODE REVIEW

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

LIFE SAFETY SYSTEMS: The buildings are not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a of battery. Illuminated exit signage is present in corridors and at exit doors.

School Assessment Report - Campbell Building

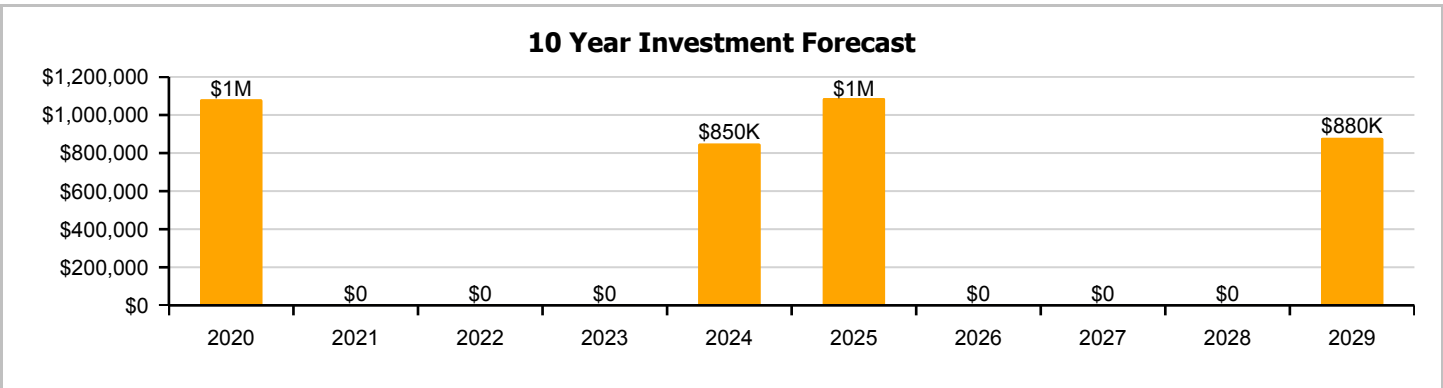
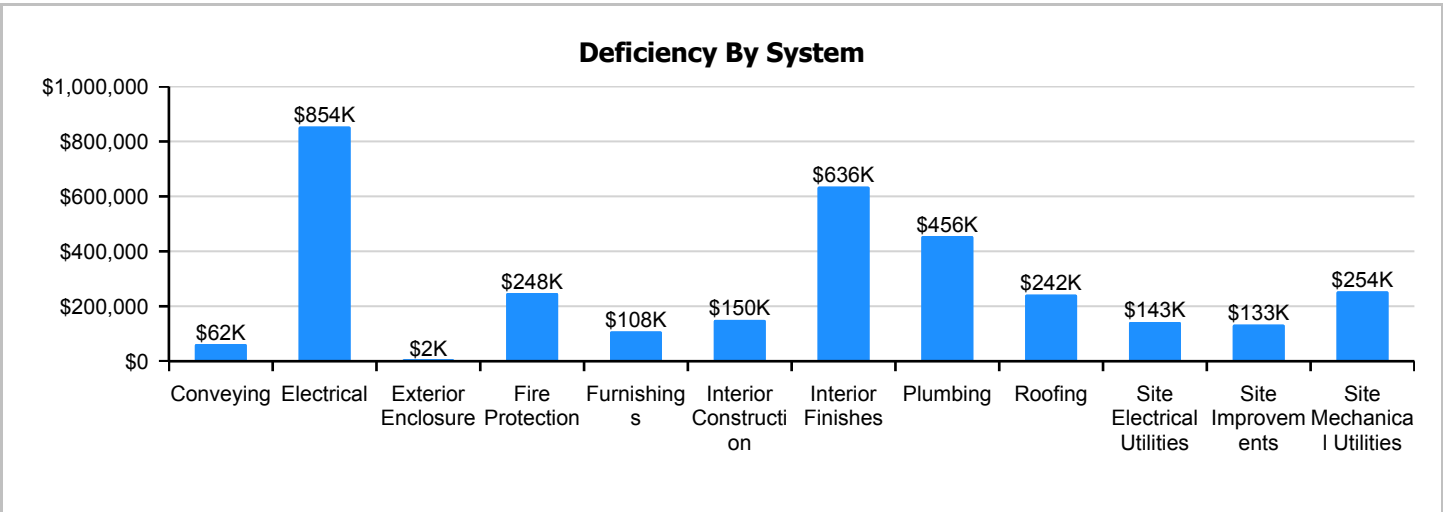
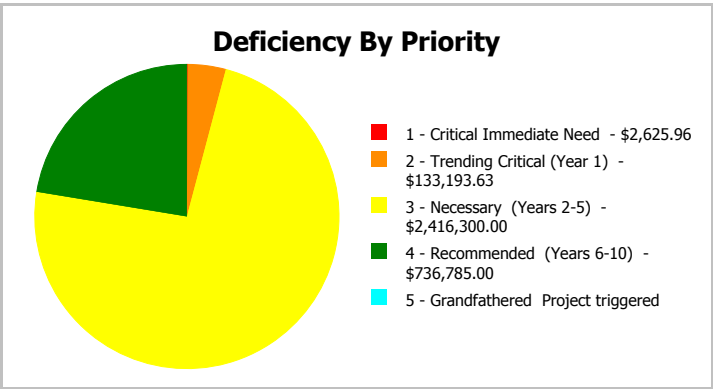
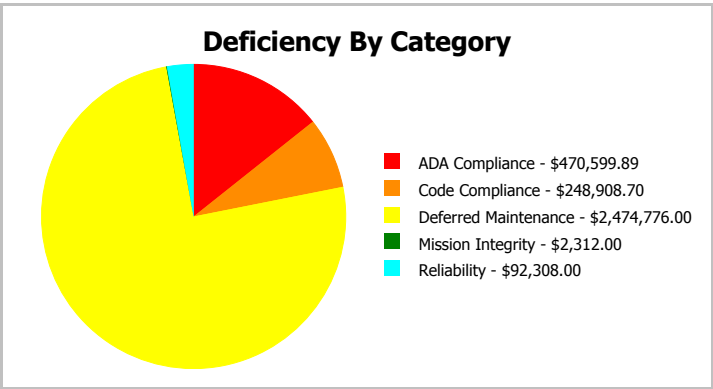
Attributes:

General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	-	DOE Drawing Total GSF:	-
DOE Facility Number:	1625	Total # of Modular/Portables:	-
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	-
Approx. Acres:	-	Status:	Active

School Dashboard Summary

Gross Area:	50,892	Last Renovation:	
Year Built:	1915	Replacement Value:	\$10,252,343
Repair Cost:	\$3,288,905	RSLI%:	33.65 %
FCI:	32.08 %		



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.

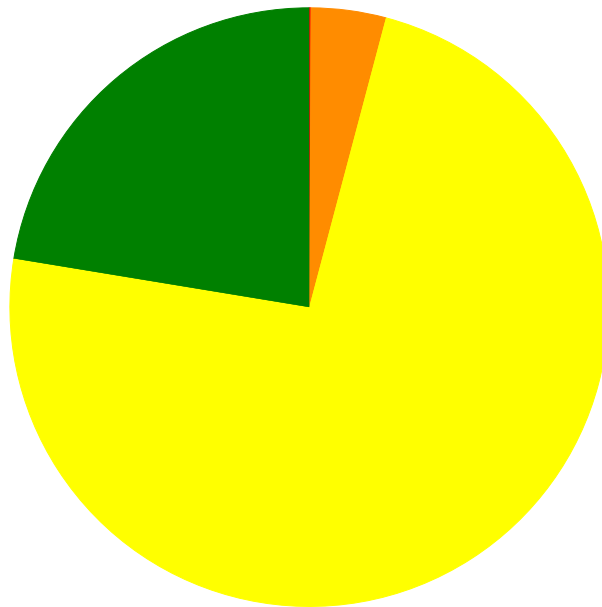
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	40.66 %	0.00 %	\$0.00
B10 - Superstructure	37.97 %	0.00 %	\$0.00
B20 - Exterior Enclosure	30.91 %	0.16 %	\$1,885.26
B30 - Roofing	3.89 %	120.43 %	\$242,372.00
C10 - Interior Construction	30.62 %	24.54 %	\$150,358.00
C20 - Stairs	36.00 %	0.00 %	\$0.00
C30 - Interior Finishes	13.72 %	74.94 %	\$635,529.00
D10 - Conveying	8.33 %	71.81 %	\$62,370.00
D20 - Plumbing	0.68 %	105.83 %	\$455,551.00
D30 - HVAC	96.04 %	0.00 %	\$0.00
D40 - Fire Protection	4.31 %	98.16 %	\$248,168.00
D50 - Electrical	11.23 %	77.31 %	\$854,186.70
E10 - Equipment	30.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$108,384.00
G20 - Site Improvements	20.45 %	16.51 %	\$133,193.63
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$254,155.00
G40 - Site Electrical Utilities	12.51 %	41.19 %	\$142,752.00
Totals:	33.65 %	32.08 %	\$3,288,904.59

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
1915_1959 Bldg 201A_201B_201C	45,360	32.75	\$0.00	\$0.00	\$2,170,707.00	\$433,098.00	\$0.00
1994 Bldg 201D	5,532	16.89	\$2,625.96	\$0.00	\$122,434.00	\$29,939.00	\$0.00
Site	50,892	38.29	\$0.00	\$133,193.63	\$123,159.00	\$273,748.00	\$0.00
Total:		32.08	\$2,625.96	\$133,193.63	\$2,416,300.00	\$736,785.00	\$0.00

Deficiencies By Priority



- 1 - Critical Immediate Need - \$2,625.96
- 2 - Trending Critical (Year 1) - \$133,193.63
- 3 - Necessary (Years 2-5) - \$2,416,300.00
- 4 - Recommended (Years 6-10) - \$736,785.00
- 5 - Grandfathered Project triggered

Budget Estimate Total: \$3,288,904.59

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	45,360
Year Built:	1955
Last Renovation:	
Replacement Value:	\$7,950,435
Repair Cost:	\$2,603,805.00
Total FCI:	32.75 %
Total RSLI:	34.82 %
FCA Score:	67.25



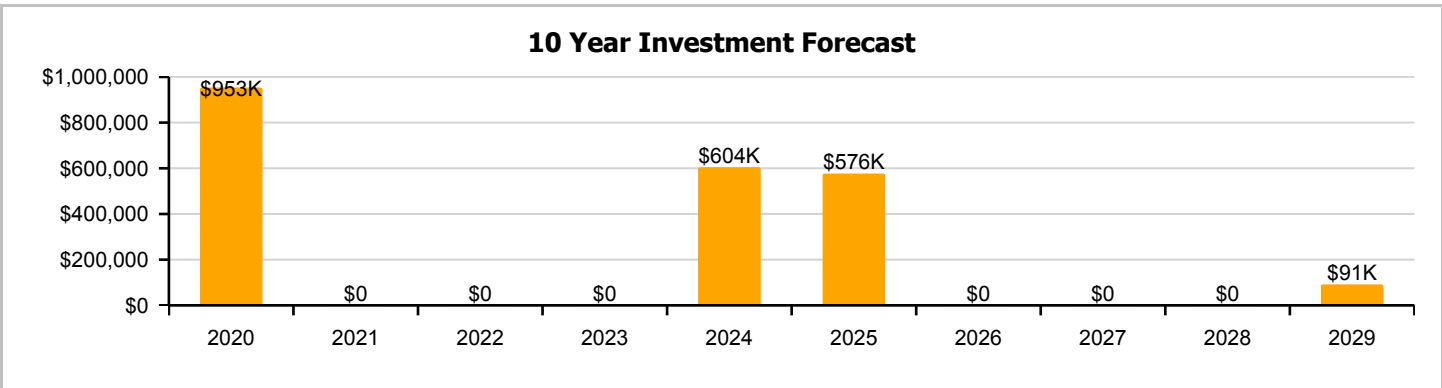
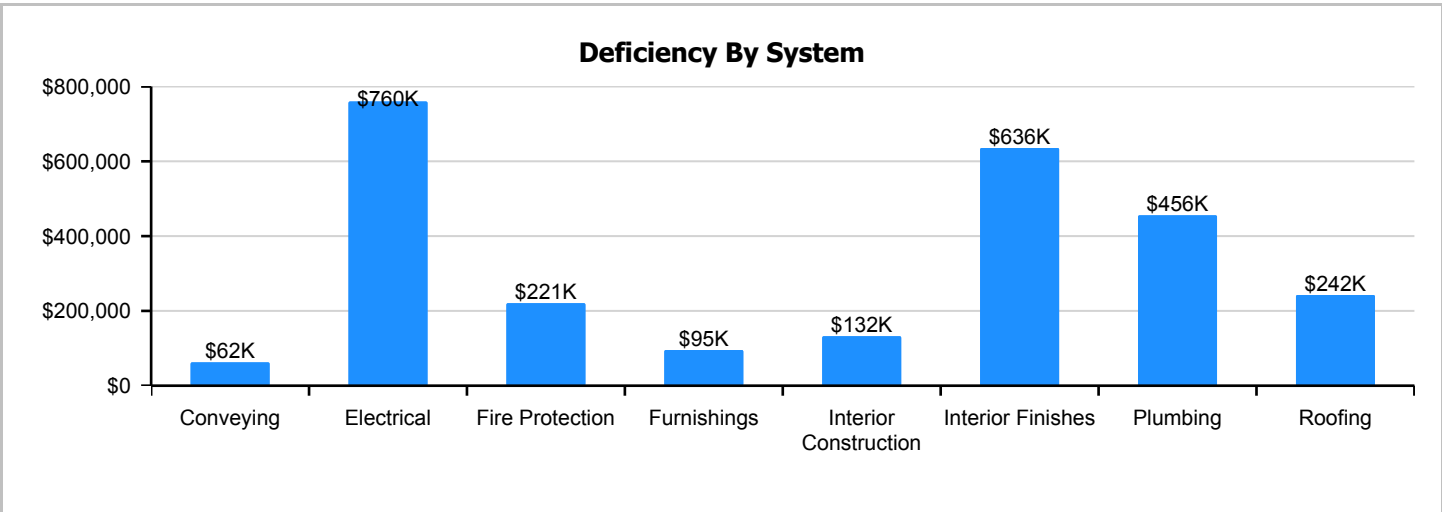
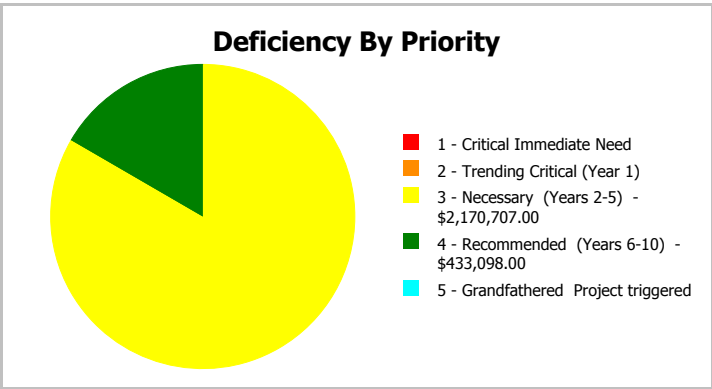
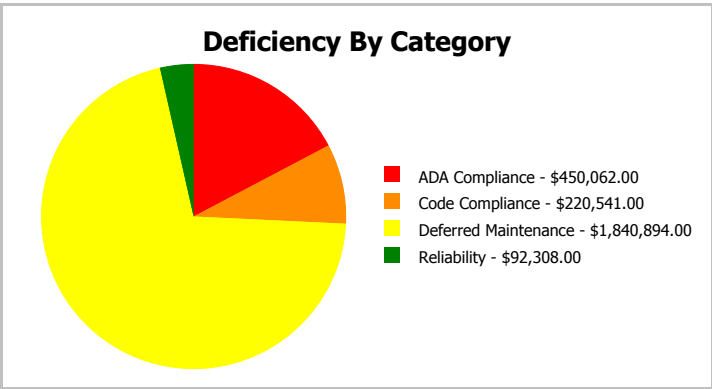
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	Elementary	Gross Area:	45,360
Year Built:	1955	Last Renovation:	
Repair Cost:	\$2,603,805	Replacement Value:	\$7,950,435
FCI:	32.75 %	RSLI%:	34.82 %



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	36.00 %	0.00 %	\$0.00
B10 - Superstructure	36.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	28.15 %	0.00 %	\$0.00
B30 - Roofing	0.00 %	157.14 %	\$242,372.00
C10 - Interior Construction	28.44 %	24.52 %	\$132,224.00
C20 - Stairs	36.00 %	0.00 %	\$0.00
C30 - Interior Finishes	10.42 %	85.52 %	\$635,529.00
D10 - Conveying	0.00 %	110.00 %	\$62,370.00
D20 - Plumbing	0.00 %	110.00 %	\$455,551.00
D30 - HVAC	95.91 %	0.00 %	\$0.00
D40 - Fire Protection	4.78 %	96.85 %	\$220,541.00
D50 - Electrical	11.09 %	77.81 %	\$759,917.00
E10 - Equipment	30.00 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$95,301.00
Totals:	34.82 %	32.75 %	\$2,603,805.00

Photo Album

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

1). South Elevation - Nov 14, 2019



2). West Elevation - Nov 14, 2019



3). North Elevation - Nov 14, 2019



4). East Elevation - Nov 14, 2019



5). Southeast Elevation - Nov 14, 2019



6). Southeast Elevation - Nov 14, 2019



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$7.37	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$334,303
A1030	Slab on Grade	\$6.22	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$282,139
B1010	Floor Construction	\$18.73	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$849,593
B1020	Roof Construction	\$12.10	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$548,856
B2010	Exterior Walls	\$13.80	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$625,968
B2020	Exterior Windows	\$8.60	S.F.	45,360	30	1994	2024		16.67 %	0.00 %	5			\$390,096
B2030	Exterior Doors	\$0.84	S.F.	45,360	30	1994	2024		16.67 %	0.00 %	5			\$38,102
B3010105	Built-Up	\$7.15	S.F.	18,445	25	1994	2019		0.00 %	157.00 %	0		\$207,054.00	\$131,882
B3010140	Shingle & Tile	\$3.56	S.F.	6,279	20	1994	2014		0.00 %	158.00 %	-5		\$35,318.00	\$22,353
C1010	Partitions	\$5.59	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$253,562
C1020	Interior Doors	\$3.65	S.F.	45,360	40	1994	2034		37.50 %	0.00 %	15			\$165,564
C1030	Fittings	\$2.65	S.F.	45,360	20	1994	2014		0.00 %	110.00 %	-5		\$132,224.00	\$120,204
C2010	Stair Construction	\$2.83	S.F.	45,360	100	1955	2055		36.00 %	0.00 %	36			\$128,369
C3010220	Tile	\$9.25	S.F.	3,592	30	1994	2024		16.67 %	0.00 %	5			\$33,226
C3010230	Paint & Covering	\$1.47	S.F.	41,768	10	1994	2004		0.00 %	0.00 %	-15			\$61,399
C3020420	Ceramic Tile	\$16.74	S.F.	3,592	50	1994	2044		50.00 %	0.00 %	25			\$60,130
C3020901	Carpet	\$7.50	S.F.	6,205	8	1994	2002	2025	75.00 %	0.00 %	6			\$46,538
C3020903	VCT	\$3.48	S.F.	34,569	15	1994	2009		0.00 %	155.00 %	-10		\$186,465.00	\$120,300
C3020999	Other - Concrete Finish	\$6.87	S.F.	661	100	1955	2055		36.00 %	0.00 %	36			\$4,541
C3020999	Other - Rubber or Neoprene	\$26.67	S.F.	330	10	1994	2004	2025	60.00 %	0.00 %	6			\$8,801
C3030	Ceiling Finishes	\$9.00	S.F.	45,360	20	1994	2014		0.00 %	110.00 %	-5		\$449,064.00	\$408,240
D1010	Elevators and Lifts	\$1.25	S.F.	45,360	20	1995	2015		0.00 %	110.00 %	-4		\$62,370.00	\$56,700
D2010	Plumbing Fixtures	\$6.37	S.F.	45,360	20	1995	2015		0.00 %	110.00 %	-4		\$317,838.00	\$288,943
D2020	Domestic Water Distribution	\$0.72	S.F.	45,360	30	1955	1985		0.00 %	110.00 %	-34		\$35,925.00	\$32,659
D2030	Sanitary Waste	\$1.69	S.F.	45,360	30	1955	1985		0.00 %	110.00 %	-34		\$84,324.00	\$76,658
D2040	Rain Water Drainage	\$0.35	S.F.	45,360	20	1955	1975		0.00 %	110.00 %	-44		\$17,464.00	\$15,876
D3010	Energy Supply	\$0.40	S.F.	45,360	30	1995	2025		20.00 %	0.00 %	6			\$18,144
D3040	Distribution Systems	\$10.62	S.F.	45,360	20	1995	2015	2035	80.00 %	0.00 %	16			\$481,723
D3050	Terminal & Package Units	\$16.34	S.F.	45,360	15	2020	2035		106.67 %	0.00 %	16			\$741,182
D3060	Controls & Instrumentation	\$2.20	S.F.	45,360	15	2020	2035		106.67 %	0.00 %	16			\$99,792
D4010	Sprinklers	\$4.08	S.F.	45,360	30			2019	0.00 %	110.00 %	0		\$203,576.00	\$185,069
D4020	Standpipes	\$0.34	S.F.	45,360	30			2019	0.00 %	110.01 %	0		\$16,965.00	\$15,422

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D4090	Other Fire Protection Systems	\$0.60	S.F.	45,360	15	2010	2025		40.00 %	0.00 %	6			\$27,216
D5020	Branch Wiring	\$4.75	S.F.	45,360	20	1995	2015		0.00 %	110.00 %	-4		\$237,006.00	\$215,460
D5020	Lighting	\$7.12	S.F.	45,360	20	1995	2015		0.00 %	110.00 %	-4		\$355,260.00	\$322,963
D5030810	Security & Detection Systems	\$1.51	S.F.	45,360	20	1995	2015		0.00 %	110.00 %	-4		\$75,343.00	\$68,494
D5030910	Fire Alarm Systems	\$2.74	S.F.	45,360	20	2005	2025		30.00 %	0.00 %	6			\$124,286
D5030920	Data Communication	\$3.56	S.F.	45,360	25	2005	2030		44.00 %	0.00 %	11			\$161,482
D5090	Other Electrical Systems	\$1.85	S.F.	45,360	15			2019	0.00 %	110.00 %	0		\$92,308.00	\$83,916
E1020	Institutional Equipment	\$1.71	S.F.	45,360	20	2005	2025		30.00 %	0.00 %	6			\$77,566
E1090	Other Equipment	\$3.00	S.F.	45,360	20	2005	2025		30.00 %	0.00 %	6			\$136,080
E2010	Fixed Furnishings	\$1.91	S.F.	45,360	20	1994	2014		0.00 %	110.00 %	-5		\$95,301.00	\$86,638
Total									34.82 %	32.75 %			\$2,603,805.00	\$7,950,435

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



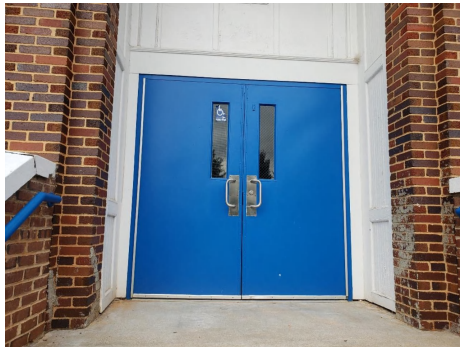
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: B3010105 - Built-Up



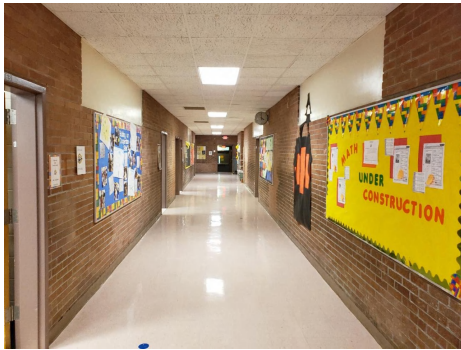
Note:

System: B3010140 - Shingle & Tile



Note:

System: C1010 - Partitions



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: C1020 - Interior Doors



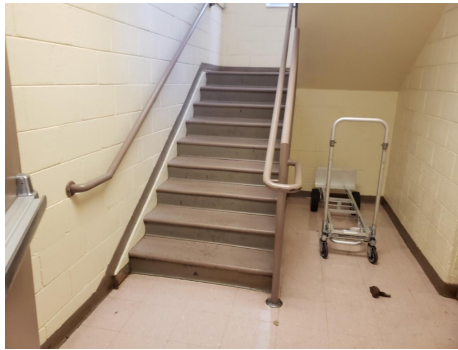
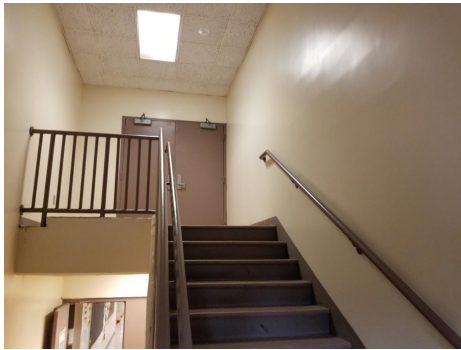
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

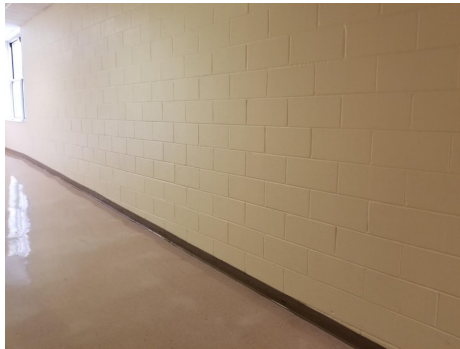
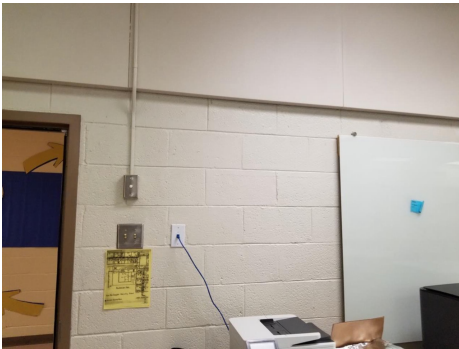
School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

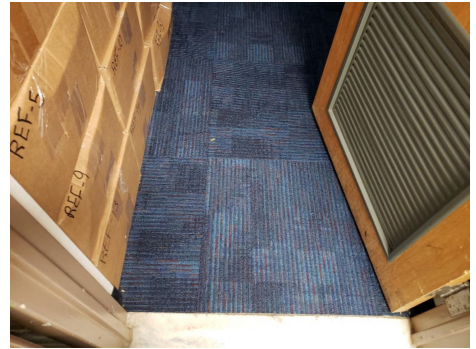
System: C3020420 - Ceramic Tile



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4090 - Other Fire Protection Systems



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment



Note:

School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$2,603,805	\$952,824	\$0	\$0	\$0	\$603,817	\$576,122	\$0	\$0	\$0	\$90,767	\$4,827,335
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$497,451	\$0	\$0	\$0	\$0	\$0	\$497,451
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$48,589	\$0	\$0	\$0	\$0	\$0	\$48,589
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	\$207,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,054
B3010140 - Shingle & Tile	\$35,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,318
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	\$132,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,224
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 - 1915_1959 Bldg 201A_201B_201C

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$57,777	\$0	\$0	\$0	\$0	\$0	\$57,777
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,767	\$90,767
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020901 - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$61,125	\$0	\$0	\$0	\$0	\$61,125
C3020903 - VCT	\$186,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,465
C3020999 - Other - Concrete Finish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020999 - Other - Rubber or Neoprene	\$0	\$0	\$0	\$0	\$0	\$0	\$11,560	\$0	\$0	\$0	\$0	\$11,560
C3030 - Ceiling Finishes	\$449,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$449,064
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	\$62,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,370
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$317,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,838
D2020 - Domestic Water Distribution	\$35,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,925
D2030 - Sanitary Waste	\$84,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,324
D2040 - Rain Water Drainage	\$17,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,464
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$23,831	\$0	\$0	\$0	\$0	\$23,831
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3050 - Terminal & Package Units	\$0	\$839,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$839,760
D3060 - Controls & Instrumentation	\$0	\$113,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,064
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$203,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,576
D4020 - Standpipes	\$16,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,965
D4090 - Other Fire Protection Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$35,748	\$0	\$0	\$0	\$0	\$35,748
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5020 - Branch Wiring	\$237,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$237,006
D5020 - Lighting	\$355,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,260
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$75,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,343
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$163,245	\$0	\$0	\$0	\$0	\$163,245

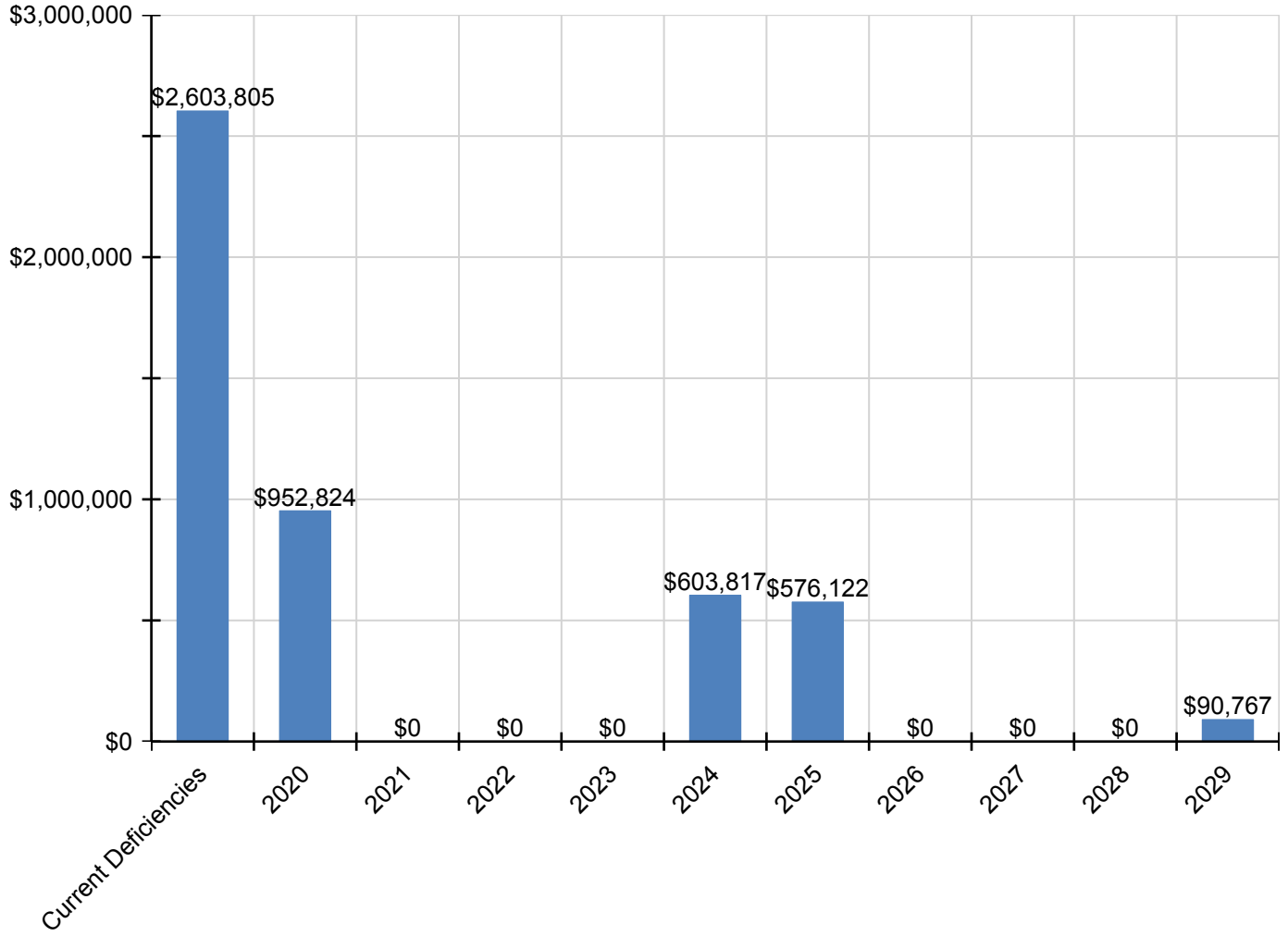
School Assessment Report - 1915_1959 Bldg 201A_201B_201C

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$92,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,308
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	\$101,879	\$0	\$0	\$0	\$0	\$101,879
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$178,735	\$0	\$0	\$0	\$0	\$178,735
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$95,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,301

* 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.

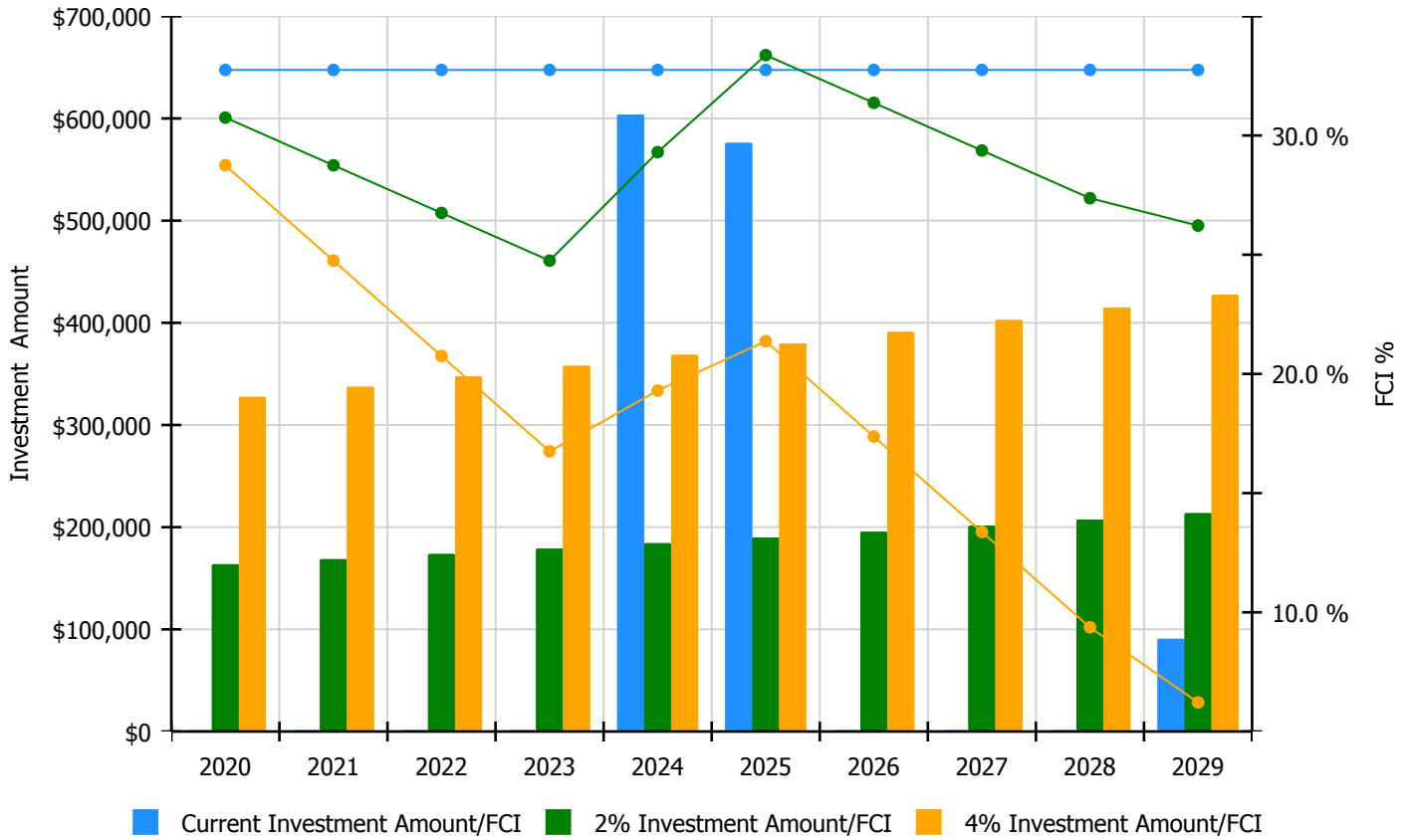


Condition Index Forecast by Investment Scenario

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

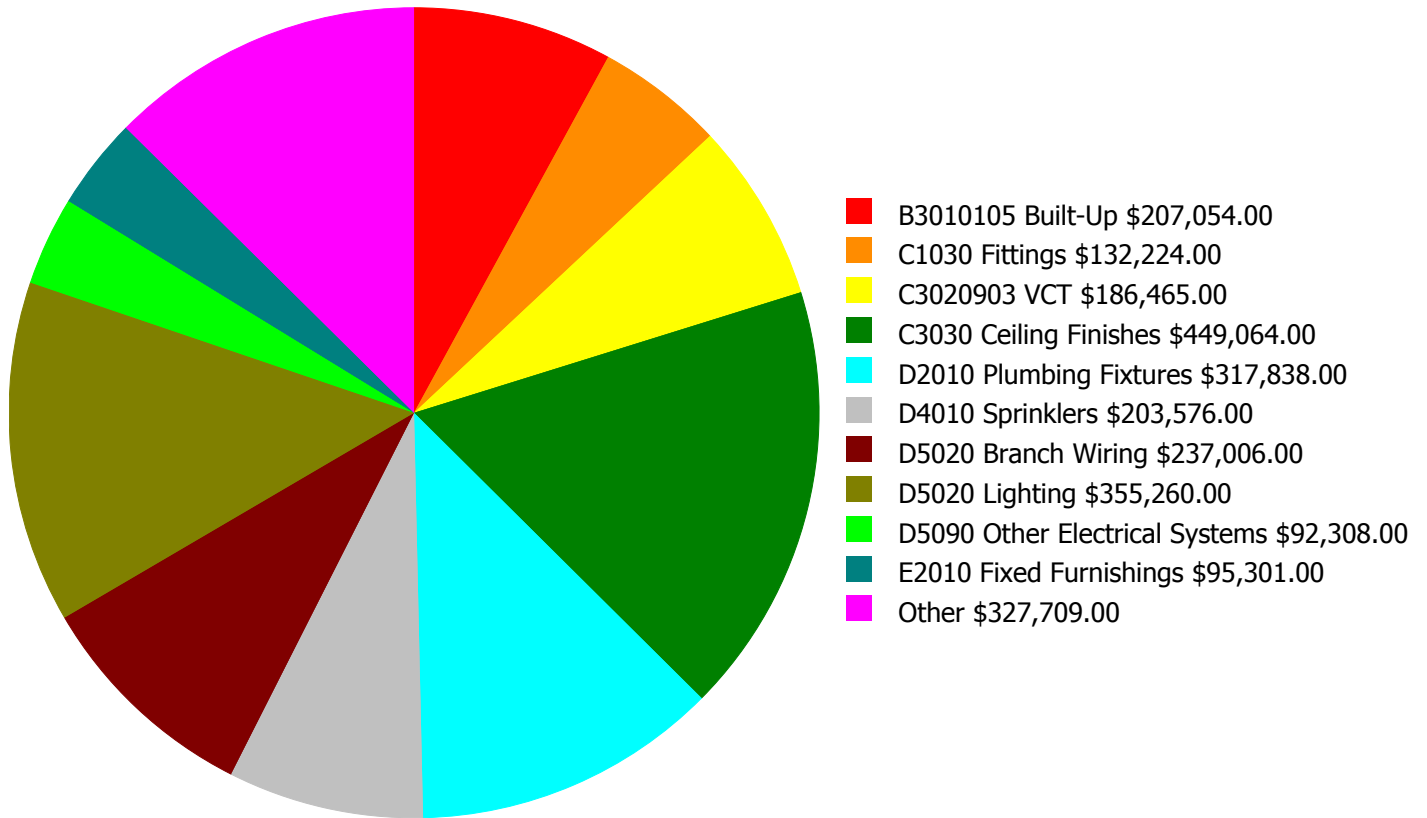
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 32.75%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$163,779.00	30.75 %	\$327,558.00	28.75 %
2021	\$0	\$168,692.00	28.75 %	\$337,385.00	24.75 %
2022	\$0	\$173,753.00	26.75 %	\$347,506.00	20.75 %
2023	\$0	\$178,966.00	24.75 %	\$357,931.00	16.75 %
2024	\$603,817	\$184,335.00	29.30 %	\$368,669.00	19.30 %
2025	\$576,122	\$189,865.00	33.37 %	\$379,729.00	21.37 %
2026	\$0	\$195,561.00	31.37 %	\$391,121.00	17.37 %
2027	\$0	\$201,427.00	29.37 %	\$402,855.00	13.37 %
2028	\$0	\$207,470.00	27.37 %	\$414,941.00	9.37 %
2029	\$90,767	\$213,694.00	26.22 %	\$427,389.00	6.22 %
Total:	\$1,270,706	\$1,877,542.00		\$3,755,084.00	

Deficiency Summary by System

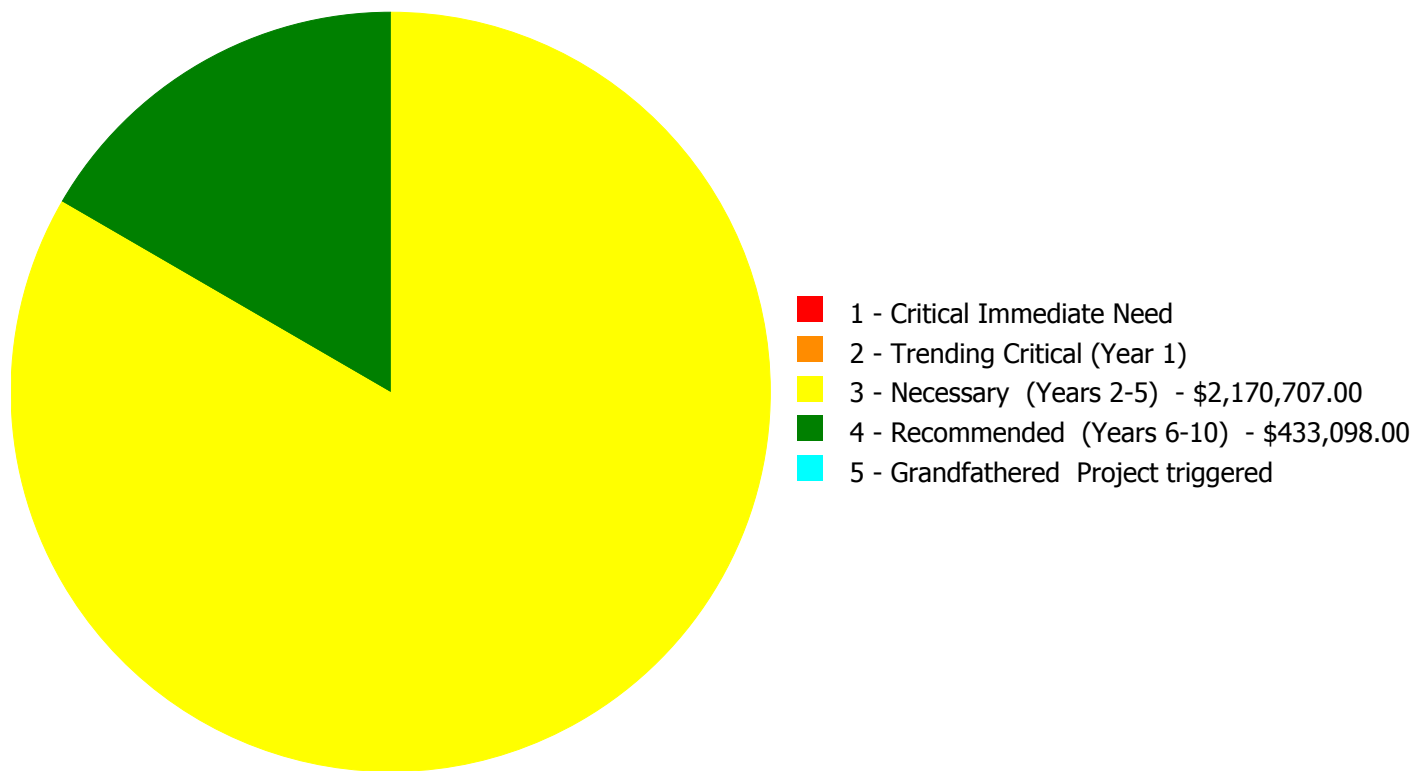
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$2,603,805.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$2,603,805.00

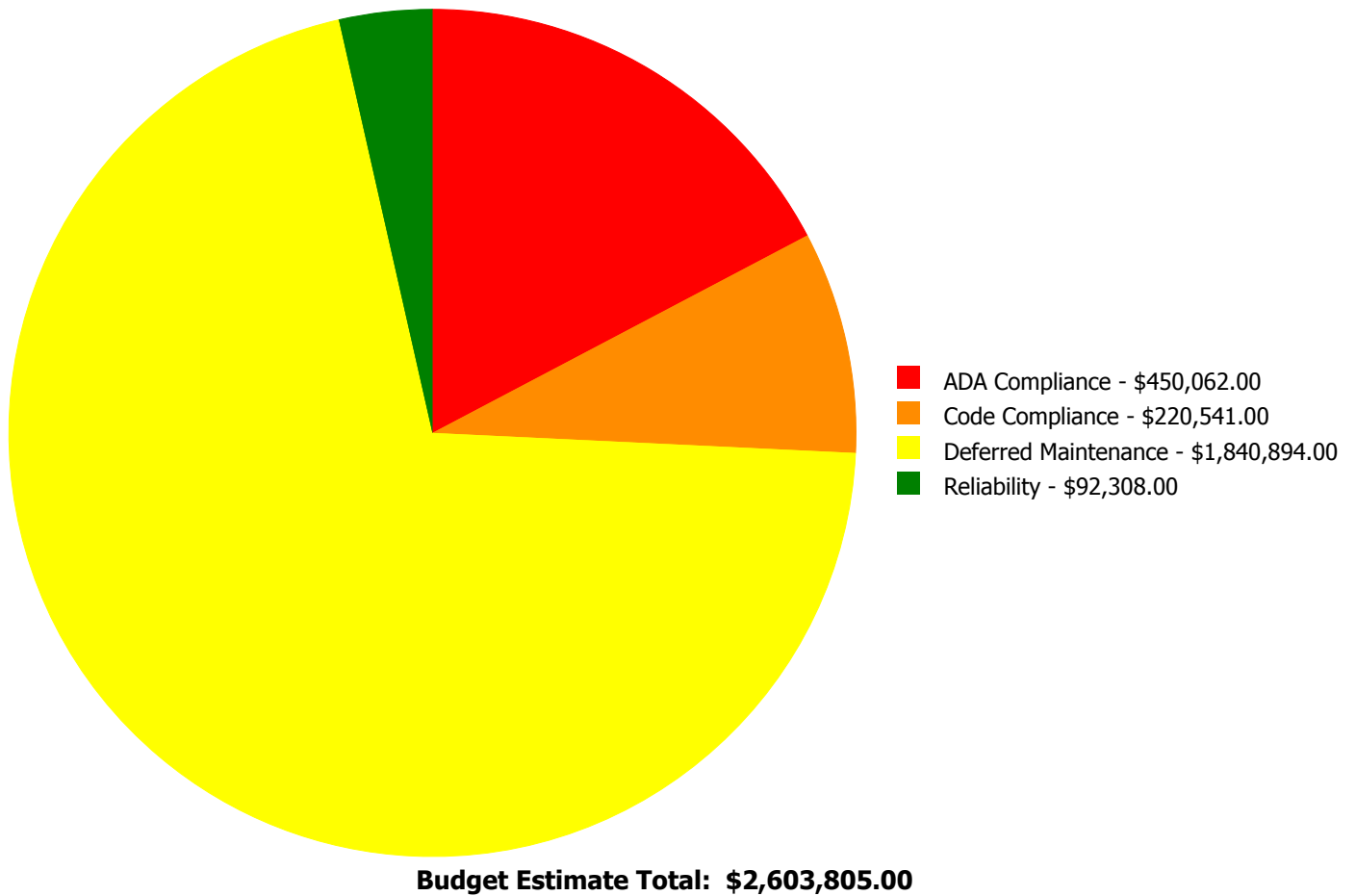
Deficiency By Priority Investment Table

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	\$207,054.00	\$0.00	\$0.00	\$207,054.00
B3010140	Shingle & Tile	\$0.00	\$0.00	\$35,318.00	\$0.00	\$0.00	\$35,318.00
C1030	Fittings	\$0.00	\$0.00	\$132,224.00	\$0.00	\$0.00	\$132,224.00
C3020903	VCT	\$0.00	\$0.00	\$186,465.00	\$0.00	\$0.00	\$186,465.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$449,064.00	\$0.00	\$0.00	\$449,064.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$62,370.00	\$0.00	\$0.00	\$62,370.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$317,838.00	\$0.00	\$0.00	\$317,838.00
D2020	Domestic Water Distribution	\$0.00	\$0.00	\$0.00	\$35,925.00	\$0.00	\$35,925.00
D2030	Sanitary Waste	\$0.00	\$0.00	\$0.00	\$84,324.00	\$0.00	\$84,324.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$17,464.00	\$0.00	\$0.00	\$17,464.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$203,576.00	\$0.00	\$203,576.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$16,965.00	\$0.00	\$16,965.00
D5020	Branch Wiring	\$0.00	\$0.00	\$237,006.00	\$0.00	\$0.00	\$237,006.00
D5020	Lighting	\$0.00	\$0.00	\$355,260.00	\$0.00	\$0.00	\$355,260.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$75,343.00	\$0.00	\$0.00	\$75,343.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$92,308.00	\$0.00	\$92,308.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$95,301.00	\$0.00	\$0.00	\$95,301.00
	Total:	\$0.00	\$0.00	\$2,170,707.00	\$433,098.00	\$0.00	\$2,603,805.00

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: 18,445.00
Unit of Measure: S.F.
Estimate: \$207,054.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: Built-up roof covering is in deteriorating conditions with signs of cracks, bubbling, patches and reported water leaks through parapets and other areas.

System: B3010140 - Shingle & Tile



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,279.00
Unit of Measure: S.F.
Estimate: \$35,318.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The asphalt shingles covering is in deteriorating conditions with signs of cracks, bubbling, patches and reported water leaks through parapets and other areas.

System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$132,224.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliance and system should be replaced. Include missing handrails in corridor ramp and elevator jamb floor signage.

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 34,569.00
Unit of Measure: S.F.
Estimate: \$186,465.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The VCT flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$449,064.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D1010 - Elevators and Lifts



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$62,370.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D2010 - Plumbing Fixtures



Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$317,838.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: Plumbing fixtures are in operational conditions. However, they are aged, beyond its expected service life and should be replaced with a low-flow water fixture.

System: D2040 - Rain Water Drainage



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$17,464.00
Assessor Name: Eduardo Lopez
Date Created: 02/02/2020

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$237,006.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$355,260.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: The lighting system is operating, but is aged, in poor condition, and should be replaced.

System: D5030810 - Security & Detection Systems



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$75,343.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$95,301.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The fixed furnishings are aged, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D2020 - Domestic Water Distribution



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$35,925.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: The domestic water distribution system is aged and should be replaced

System: D2030 - Sanitary Waste



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$84,324.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$203,576.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: Facility has no fire protection system. Install per owner standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$16,965.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: Facility has no fire protection system. Install per owner standard.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 45,360.00
Unit of Measure: S.F.
Estimate: \$92,308.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	5,532
Year Built:	1994
Last Renovation:	
Replacement Value:	\$917,617
Repair Cost:	\$154,998.96
Total FCI:	16.89 %
Total RSLI:	51.52 %
FCA Score:	83.11



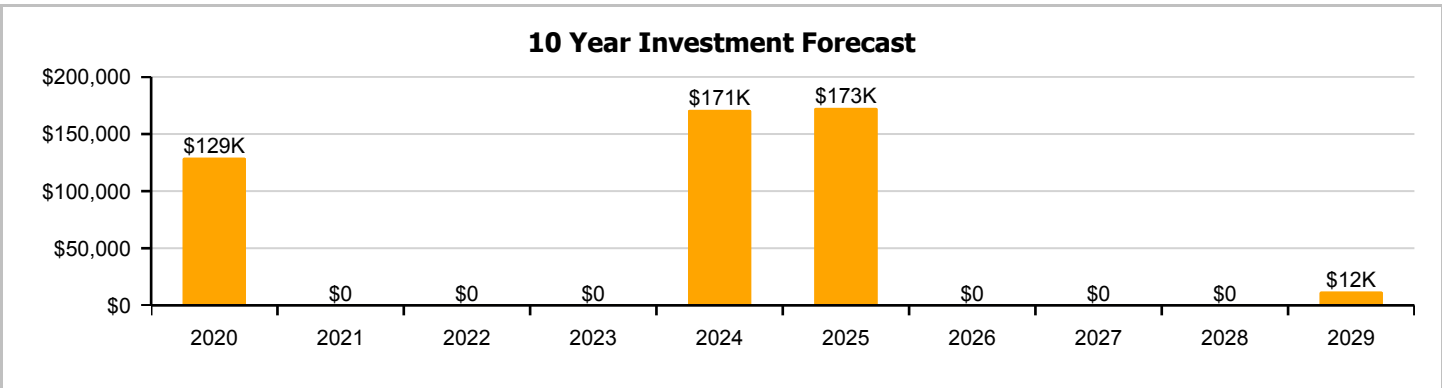
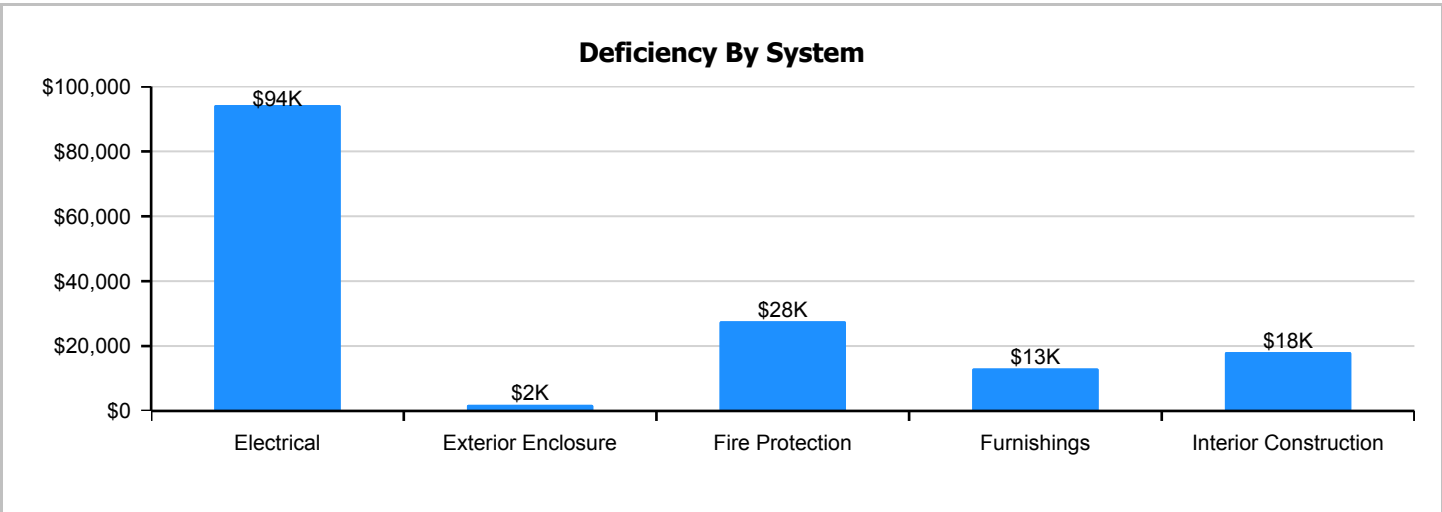
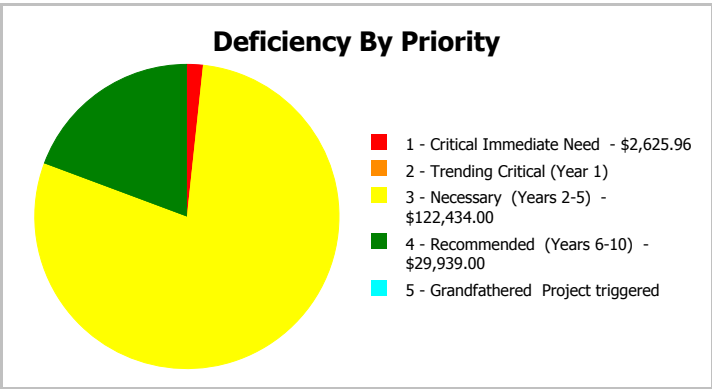
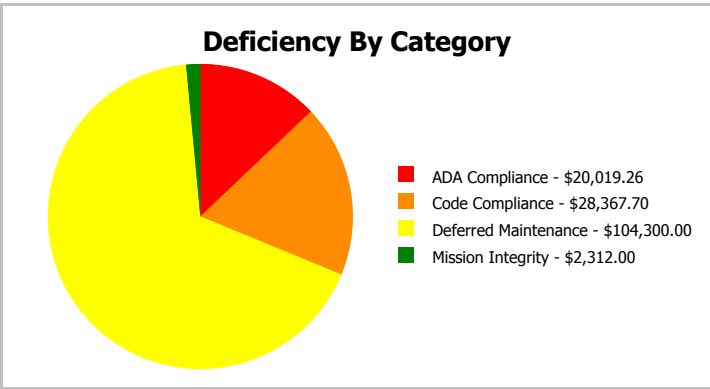
Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:	Elementary	Gross Area:	5,532
Year Built:	1994	Last Renovation:	
Repair Cost:	\$154,999	Replacement Value:	\$917,617
FCI:	16.89 %	RSLI%:	51.52 %



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.27 %	1.32 %	\$1,885.26
B30 - Roofing	16.67 %	0.00 %	\$0.00
C10 - Interior Construction	46.67 %	24.74 %	\$18,134.00
C30 - Interior Finishes	37.08 %	0.00 %	\$0.00
D10 - Conveying	24.00 %	0.00 %	\$0.00
D20 - Plumbing	17.89 %	0.00 %	\$0.00
D30 - HVAC	96.96 %	0.00 %	\$0.00
D40 - Fire Protection	0.00 %	110.00 %	\$27,627.00
D50 - Electrical	12.26 %	73.51 %	\$94,269.70
E20 - Furnishings	0.00 %	110.00 %	\$13,083.00
Totals:	51.52 %	16.89 %	\$154,998.96

Photo Album

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

1). West Elevation - Nov 14, 2019



2). South Elevation - Nov 14, 2019



3). East Elevation - Nov 14, 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

School Assessment Report - 1994 Bldg 201D

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	\$8.19	S.F.	5,532	100	1994	2094		75.00 %	0.00 %	75			\$45,307
A1030	Slab on Grade	\$6.92	S.F.	5,532	100	1994	2094		75.00 %	0.00 %	75			\$38,281
B1020	Roof Construction	\$13.46	S.F.	5,532	100	1994	2094		75.00 %	0.00 %	75			\$74,461
B2010	Exterior Walls	\$15.36	S.F.	5,532	100	1994	2094		75.00 %	0.00 %	75			\$84,972
B2020	Exterior Windows	\$9.57	S.F.	5,532	30	1994	2024		16.67 %	0.00 %	5			\$52,941
B2030	Exterior Doors	\$0.96	S.F.	5,532	30	1994	2024		16.67 %	35.50 %	5		\$1,885.26	\$5,311
B3010130	Preformed Metal Roofing	\$8.50	S.F.	5,532	30	1994	2024		16.67 %	0.00 %	5			\$47,022
C1010	Partitions	\$6.22	S.F.	5,532	100	1994	2094		75.00 %	0.00 %	75			\$34,409
C1020	Interior Doors	\$4.05	S.F.	5,532	40	1994	2034		37.50 %	0.00 %	15			\$22,405
C1030	Fittings	\$2.98	S.F.	5,532	20	1994	2014		0.00 %	110.00 %	-5		\$18,134.00	\$16,485
C3010230	Paint & Covering	\$1.47	S.F.	5,532	10	1994	2004		0.00 %	0.00 %	-15			\$8,132
C3020420	Ceramic Tile	\$16.74	S.F.	1,270	50	1994	2044		50.00 %	0.00 %	25			\$21,260
C3020901	Carpet	\$7.50	S.F.	953	8	1994	2002	2025	75.00 %	0.00 %	6			\$7,148
C3020903	VCT	\$3.48	S.F.	2,856	15	1994	2009	2025	40.00 %	0.00 %	6			\$9,939
C3020999	Other - Concrete Finish	\$6.87	S.F.	453	100	1994	2094		75.00 %	0.00 %	75			\$3,112
C3030	Ceiling Finishes	\$10.00	S.F.	5,532	20	1994	2014	2025	30.00 %	0.00 %	6			\$55,320
D1010	Elevators and Lifts	\$5.45	S.F.	5,532	25	1994	2019	2025	24.00 %	0.00 %	6			\$30,149
D2010	Plumbing Fixtures	\$0.27	S.F.	5,532	20	1994	2014	2025	30.00 %	0.00 %	6			\$1,494
D2020	Domestic Water Distribution	\$0.79	S.F.	5,532	30	1994	2024		16.67 %	0.00 %	5			\$4,370
D2030	Sanitary Waste	\$1.89	S.F.	5,532	30	1994	2024		16.67 %	0.00 %	5			\$10,455
D3040	Distribution Systems	\$11.81	S.F.	5,532	20	1994	2014	2035	80.00 %	0.00 %	16			\$65,333
D3050	Terminal & Package Units	\$18.16	S.F.	5,532	15	2020	2035		106.67 %	0.00 %	16			\$100,461
D3060	Controls & Instrumentation	\$2.46	S.F.	5,532	15	2020	2035		106.67 %	0.00 %	16			\$13,609
D4010	Sprinklers	\$4.54	S.F.	5,532	30			2019	0.00 %	110.00 %	0		\$27,627.00	\$25,115
D5010	Electrical Service/Distribution	\$5.07	S.F.	5,532	20	1994	2014		0.00 %	110.00 %	-5		\$30,852.00	\$28,047
D5020	Branch Wiring	\$4.33	S.F.	5,532	20	1994	2014		0.00 %	113.09 %	-5		\$27,089.70	\$23,954
D5020	Lighting	\$5.59	S.F.	5,532	20	1994	2014		0.00 %	110.00 %	-5		\$34,016.00	\$30,924
D5030810	Security & Detection Systems	\$1.51	S.F.	5,532	20	2005	2025		30.00 %	0.00 %	6			\$8,353
D5030910	Fire Alarm Systems	\$2.74	S.F.	5,532	20	2005	2025		30.00 %	0.00 %	6			\$15,158
D5030920	Data Communication	\$3.56	S.F.	5,532	25	2005	2030		44.00 %	0.00 %	11			\$19,694
D5090	Other Electrical Systems	\$0.38	S.F.	5,532	15			2019	0.00 %	109.99 %	0		\$2,312.00	\$2,102
E2010	Fixed Furnishings	\$2.15	S.F.	5,532	20	1994	2014		0.00 %	110.00 %	-5		\$13,083.00	\$11,894
Total									51.52 %	16.89 %			\$154,998.96	\$917,617

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:

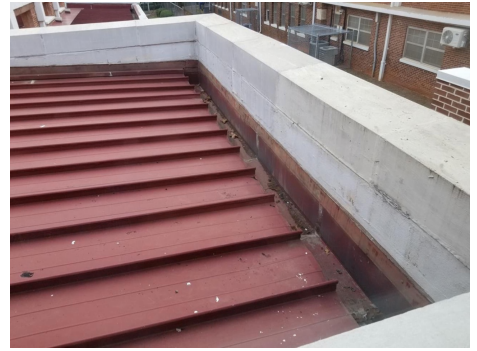
System: B2030 - Exterior Doors



Note:

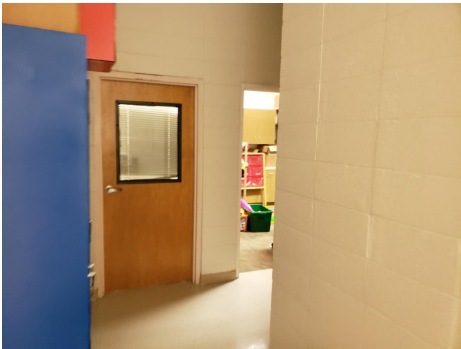
School Assessment Report - 1994 Bldg 201D

System: B3010130 - Preformed Metal Roofing



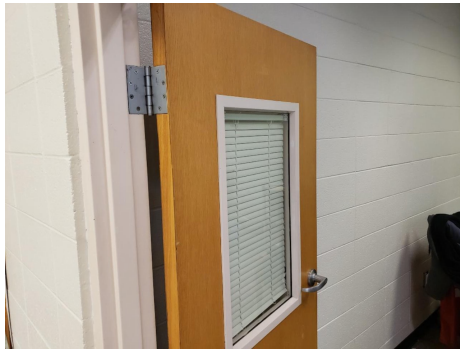
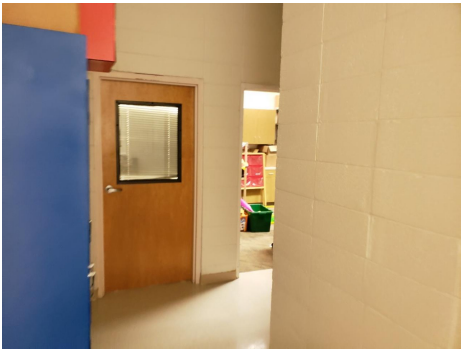
Note:

System: C1010 - Partitions



Note:

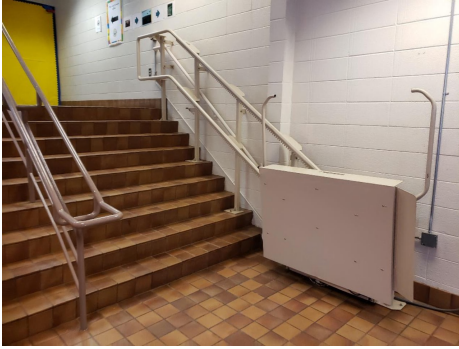
System: C1020 - Interior Doors



Note:

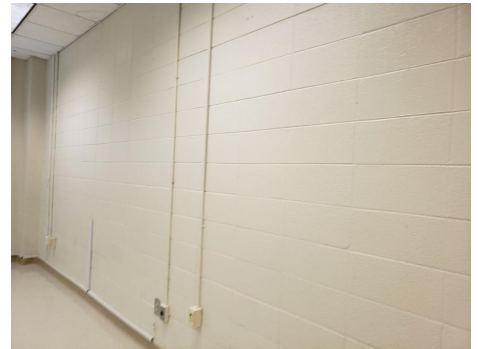
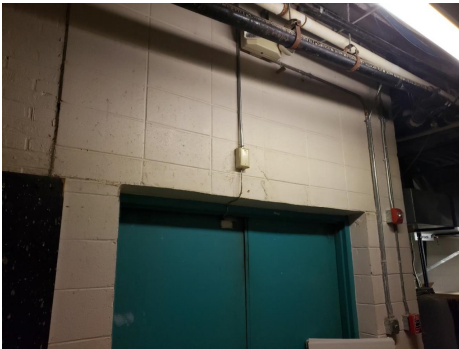
School Assessment Report - 1994 Bldg 201D

System: C1030 - Fittings



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

School Assessment Report - 1994 Bldg 201D

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

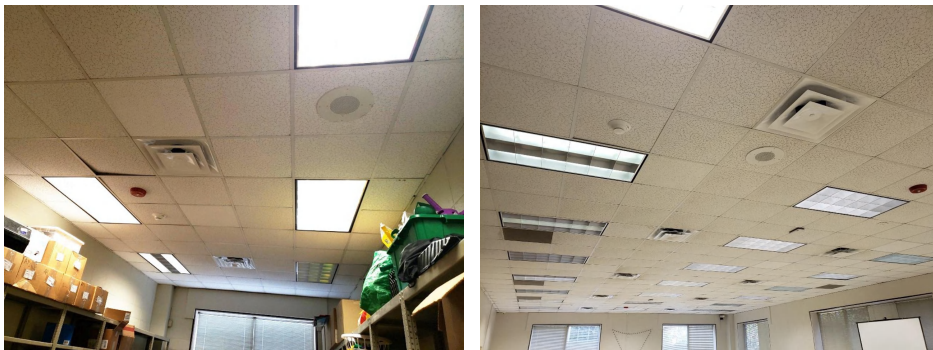
System: C3020999 - Other - Concrete Finish



Note:

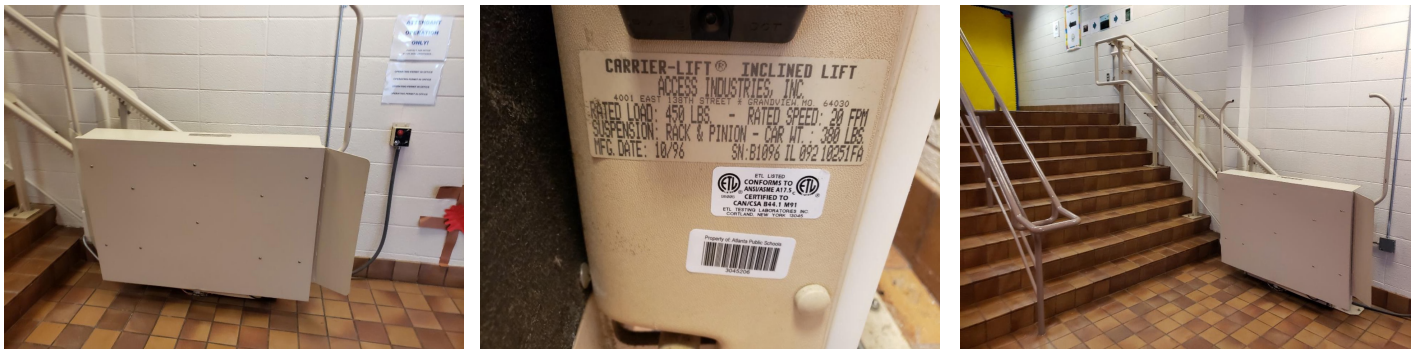
School Assessment Report - 1994 Bldg 201D

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note: Hand sink was not accessible.

School Assessment Report - 1994 Bldg 201D

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note: Hand sink was not accessible.

System: D3040 - Distribution Systems



Note:

School Assessment Report - 1994 Bldg 201D

System: D3050 - Terminal & Package Units



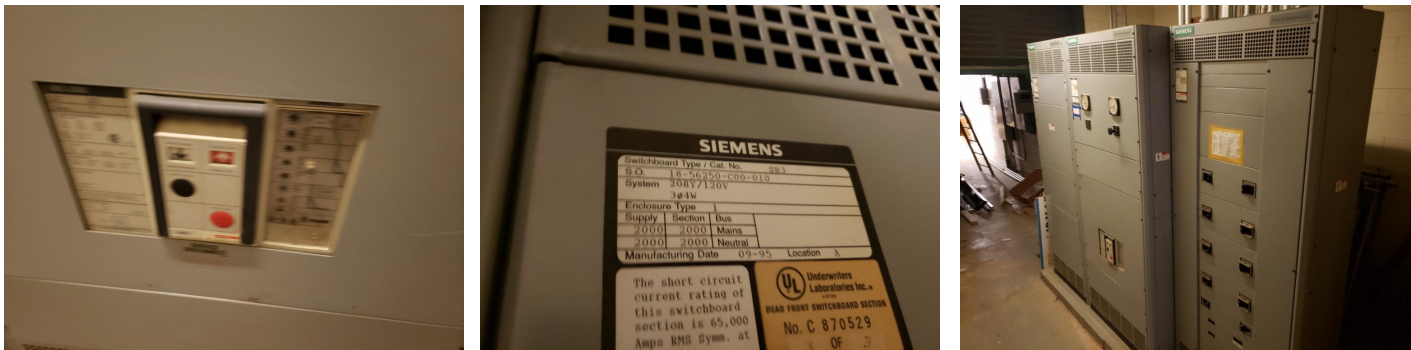
Note:

System: D3060 - Controls & Instrumentation



Note:

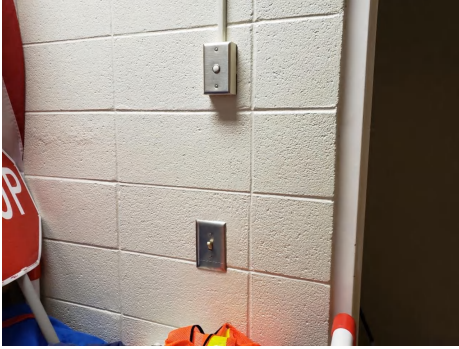
System: D5010 - Electrical Service/Distribution



Note:

School Assessment Report - 1994 Bldg 201D

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

School Assessment Report - 1994 Bldg 201D

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



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:	\$154,999	\$129,241	\$0	\$0	\$0	\$171,139	\$172,884	\$0	\$0	\$0	\$12,021	\$640,285
* 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	\$67,510	\$0	\$0	\$0	\$0	\$0	\$67,510
B2030 - Exterior Doors	\$1,885	\$0	\$0	\$0	\$0	\$6,772	\$0	\$0	\$0	\$0	\$0	\$8,658
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$77,951	\$0	\$0	\$0	\$0	\$0	\$77,951
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	\$18,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,134
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,021	\$12,021
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020901 - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$9,388	\$0	\$0	\$0	\$0	\$9,388

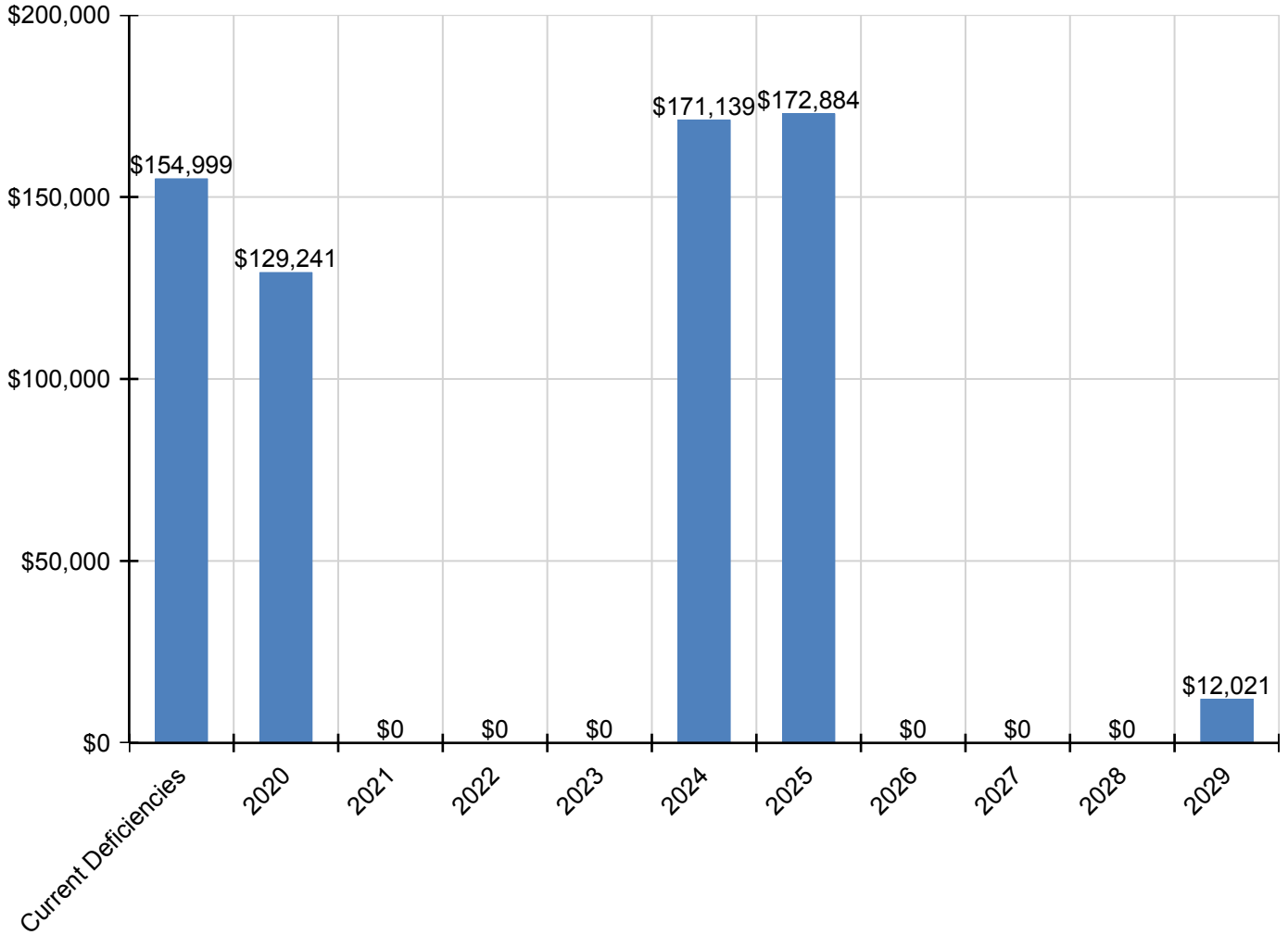
School Assessment Report - 1994 Bldg 201D

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$0	\$18,394	\$0	\$0	\$0	\$0	\$18,394
C3020999 - Other - Concrete Finish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$72,660	\$0	\$0	\$0	\$0	\$72,660
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600	\$0	\$0	\$0	\$0	\$39,600
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$1,962	\$0	\$0	\$0	\$0	\$1,962
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$5,573	\$0	\$0	\$0	\$0	\$0	\$5,573
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$13,333	\$0	\$0	\$0	\$0	\$0	\$13,333
D30 - HVAC	\$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	\$113,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,822
D3060 - Controls & Instrumentation	\$0	\$15,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,419
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$27,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,627
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$30,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,852
D5020 - Branch Wiring	\$27,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,090
D5020 - Lighting	\$34,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,016
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	\$10,972	\$0	\$0	\$0	\$0	\$10,972
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$19,908	\$0	\$0	\$0	\$0	\$19,908
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$2,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,312
E - Equipment & Furnishings	\$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	\$13,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,083

* 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.

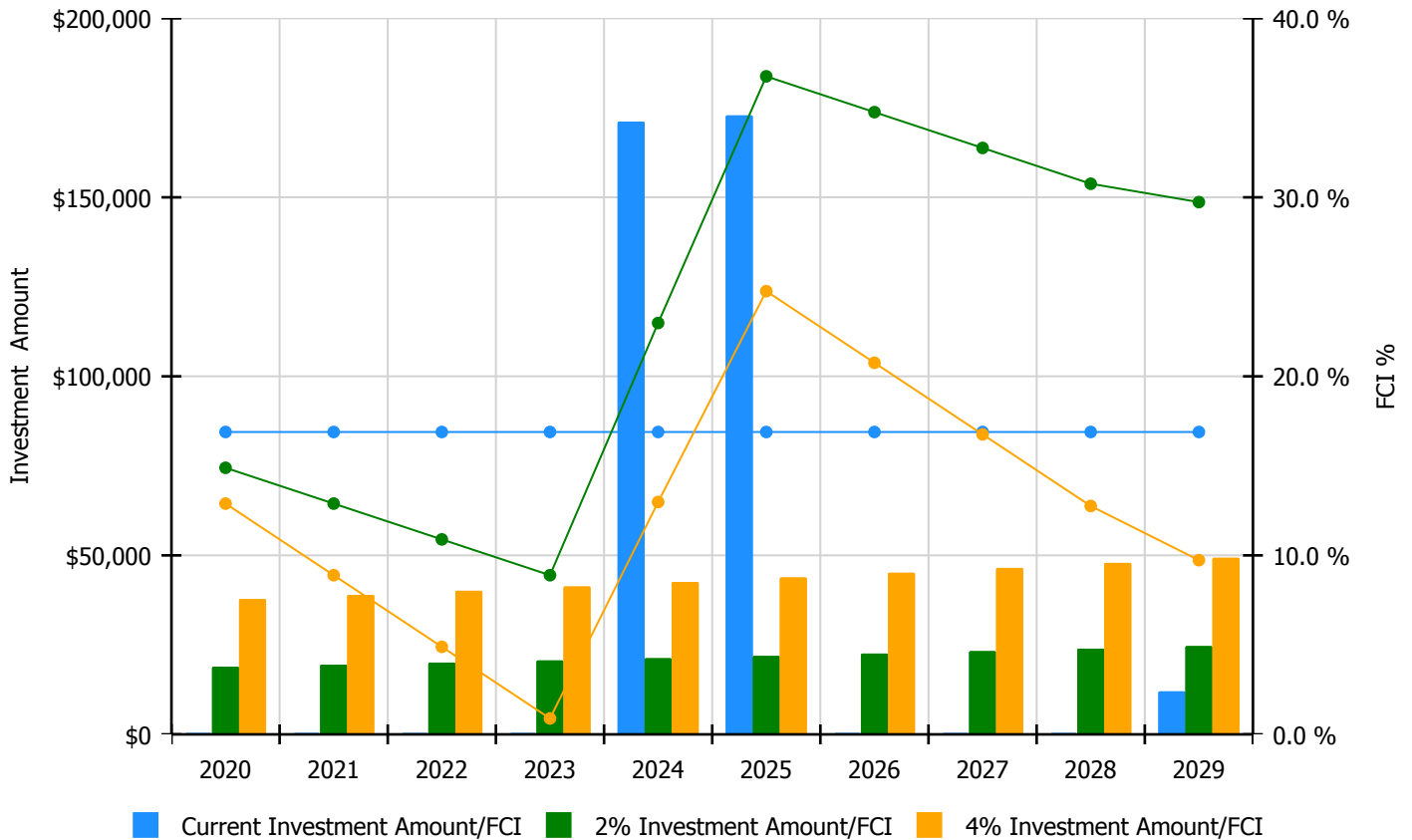


Condition Index Forecast by Investment Scenario

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

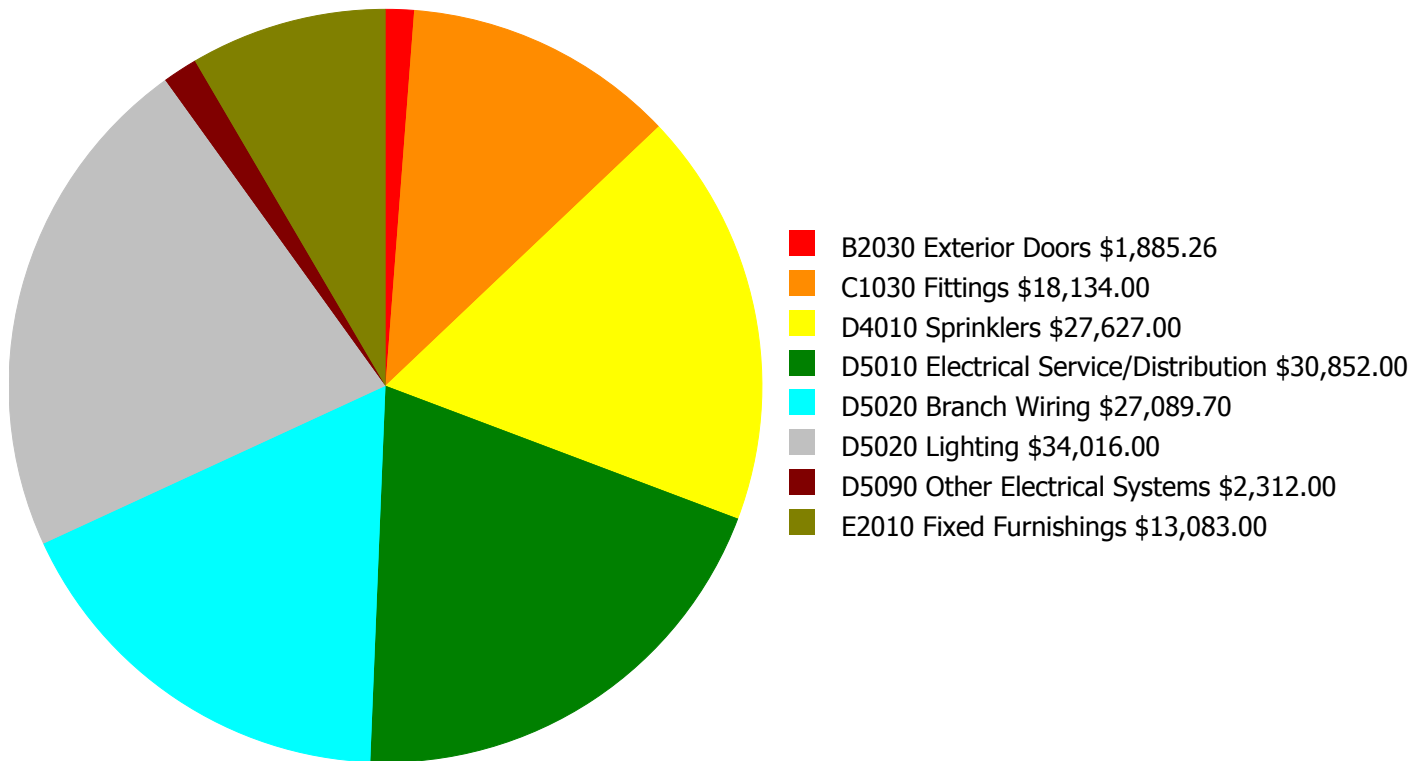
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 16.89%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$18,903.00	14.89 %	\$37,806.00	12.89 %
2021	\$0	\$19,470.00	12.89 %	\$38,940.00	8.89 %
2022	\$0	\$20,054.00	10.89 %	\$40,108.00	4.89 %
2023	\$0	\$20,656.00	8.89 %	\$41,311.00	0.89 %
2024	\$171,139	\$21,275.00	22.98 %	\$42,551.00	12.98 %
2025	\$172,884	\$21,914.00	36.76 %	\$43,827.00	24.76 %
2026	\$0	\$22,571.00	34.76 %	\$45,142.00	20.76 %
2027	\$0	\$23,248.00	32.76 %	\$46,496.00	16.76 %
2028	\$0	\$23,946.00	30.76 %	\$47,891.00	12.76 %
2029	\$12,021	\$24,664.00	29.73 %	\$49,328.00	9.73 %
Total:	\$356,045	\$216,701.00		\$433,400.00	

Deficiency Summary by System

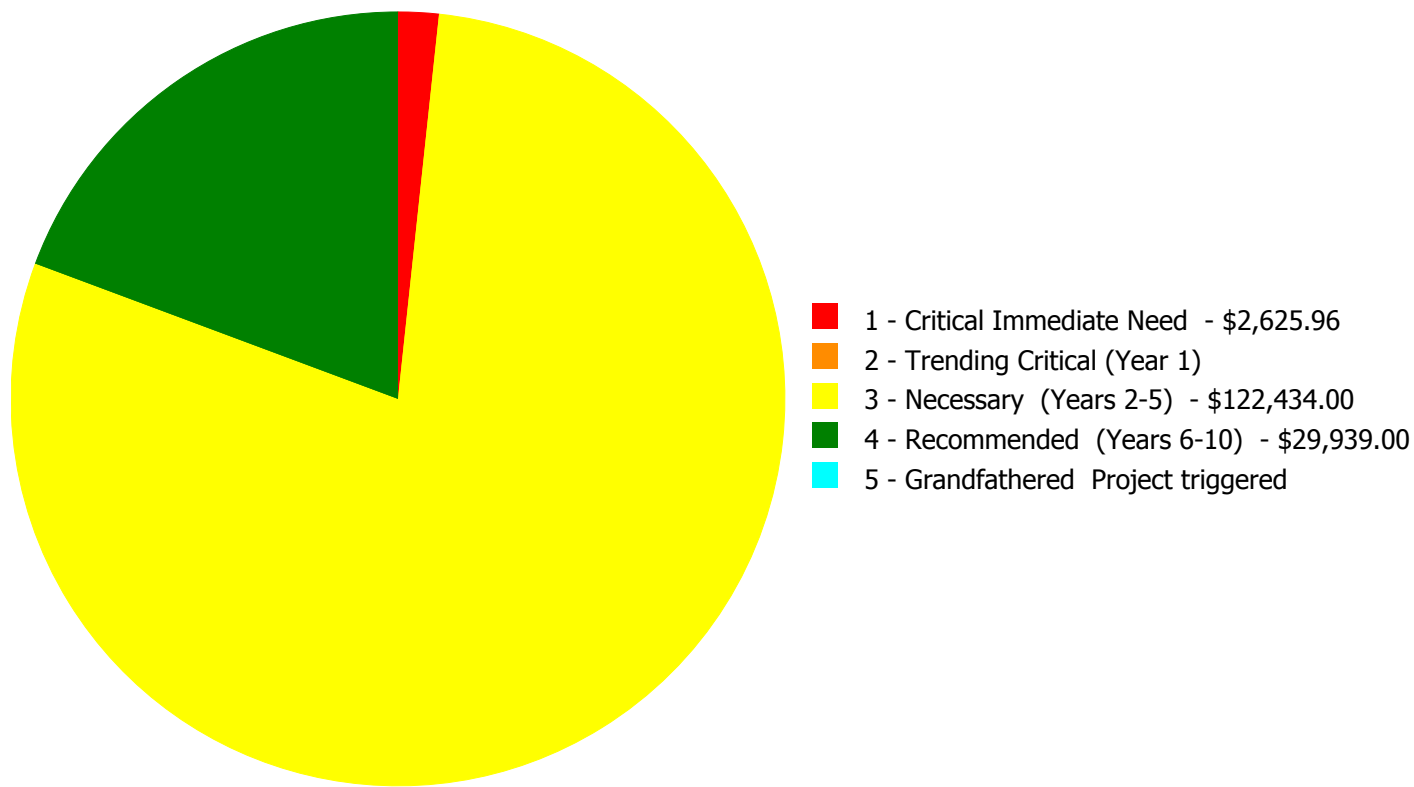
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$154,998.96

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: \$154,998.96

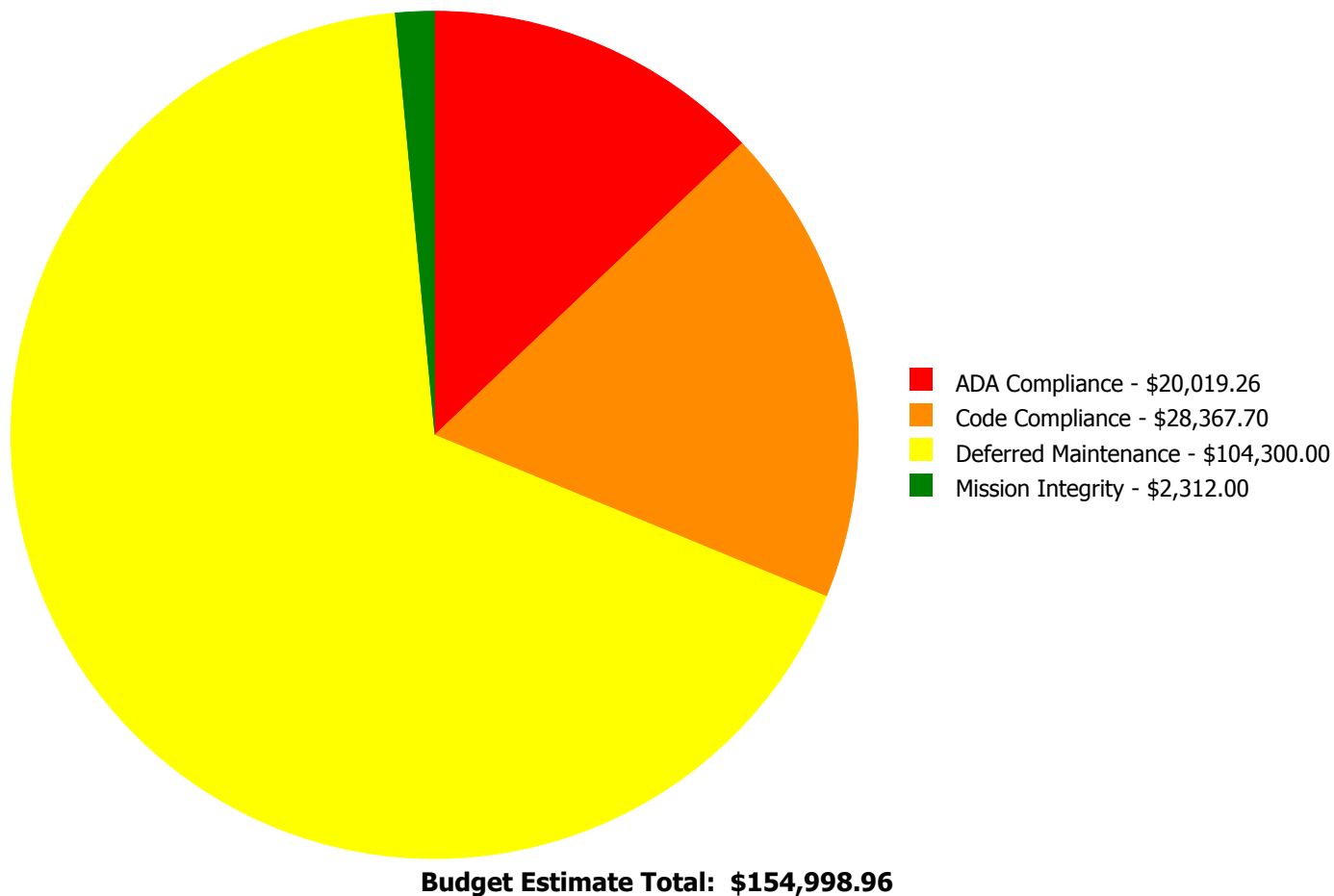
Deficiency By Priority Investment Table

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
B2030	Exterior Doors	\$1,885.26	\$0.00	\$0.00	\$0.00	\$0.00	\$1,885.26
C1030	Fittings	\$0.00	\$0.00	\$18,134.00	\$0.00	\$0.00	\$18,134.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$27,627.00	\$0.00	\$27,627.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$30,852.00	\$0.00	\$0.00	\$30,852.00
D5020	Branch Wiring	\$740.70	\$0.00	\$26,349.00	\$0.00	\$0.00	\$27,089.70
D5020	Lighting	\$0.00	\$0.00	\$34,016.00	\$0.00	\$0.00	\$34,016.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$2,312.00	\$0.00	\$2,312.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$13,083.00	\$0.00	\$0.00	\$13,083.00
	Total:	\$2,625.96	\$0.00	\$122,434.00	\$29,939.00	\$0.00	\$154,998.96

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 1 - Critical Immediate Need:

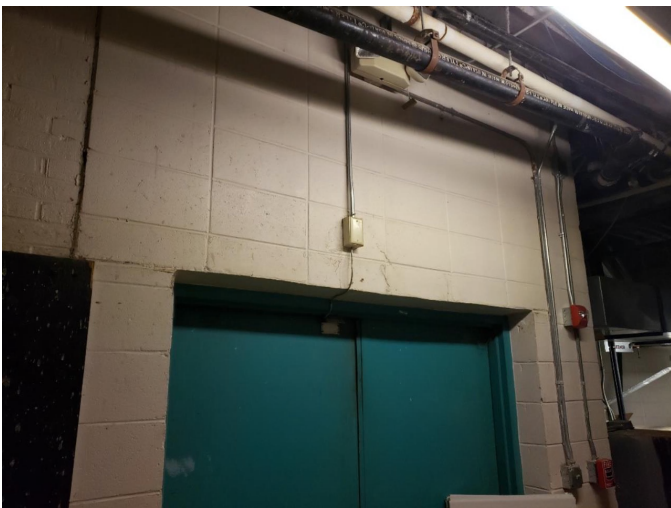
System: B2030 - Exterior Doors



Location: Electrical Room
Distress: Missing
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace door panic device
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$1,885.26
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: The electrical room has equipment rated above 1200 Amps and requires exit doors with fire exit hardware which are missing. Install panic hardware device per Code compliance.

System: D5020 - Branch Wiring



Location: Electrical Room
Distress: Missing
Category: Code Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace and/or add Exit Light fixtures w/wiring
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$740.70
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: Provide emergency light fixture in electrical room exit door per code requirements.

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings



Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$18,134.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: The fittings throughout the building are aged, in marginal condition, handrails and room signage are not ADA compliance and system should be replaced.

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: 5,532.00
Unit of Measure: S.F.
Estimate: \$30,852.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: The original electrical service is operating but is in marginal condition and should be replaced.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$26,349.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: The original branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$34,016.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: The original lighting system is operating, but is aged, in poor condition, and should be replaced.

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$13,083.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

Notes: The fixed furnishings are aged, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$27,627.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: Facility has no fire protection system. Install per owner standard.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Mission Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 5,532.00
Unit of Measure: S.F.
Estimate: \$2,312.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	
Gross Area (SF):	50,892
Year Built:	1955
Last Renovation:	
Replacement Value:	\$1,384,291
Repair Cost:	\$530,100.63
Total FCI:	38.29 %
Total RSLI:	15.05 %
FCA Score:	61.71



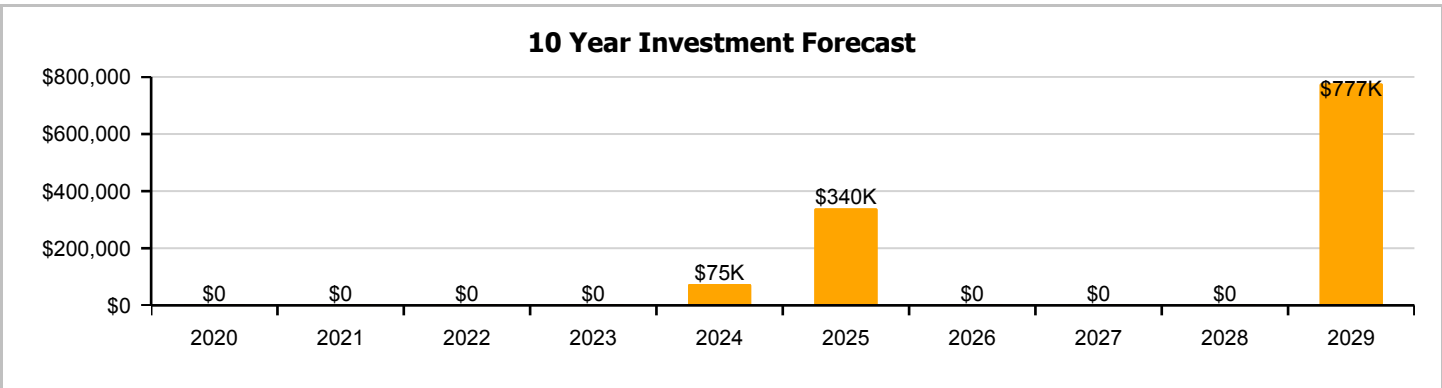
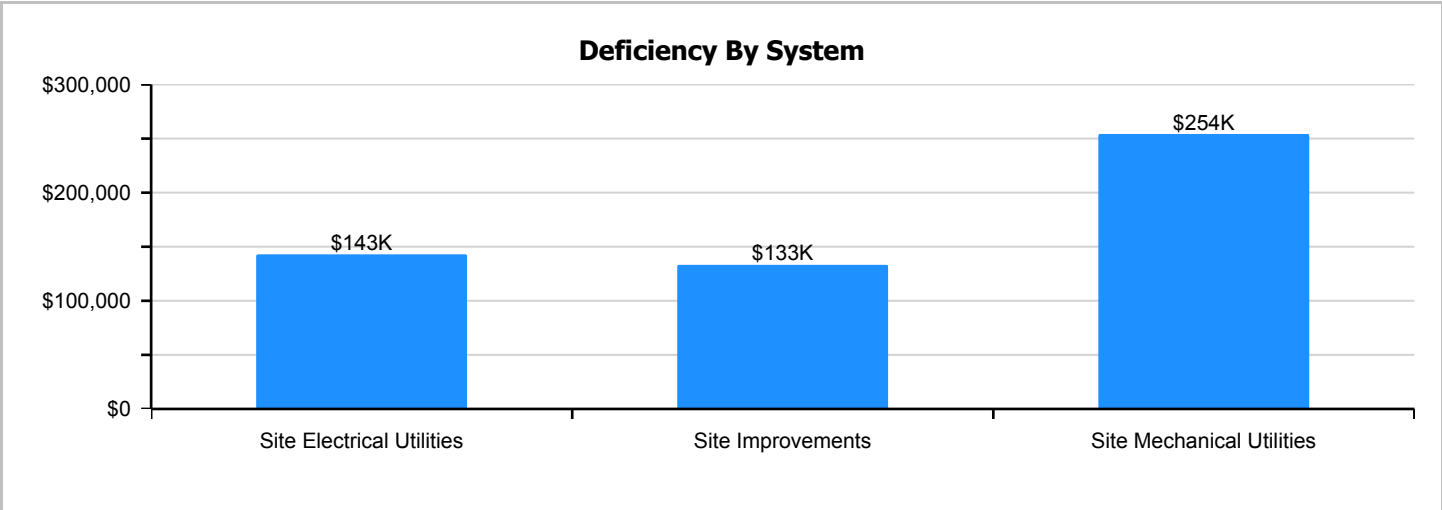
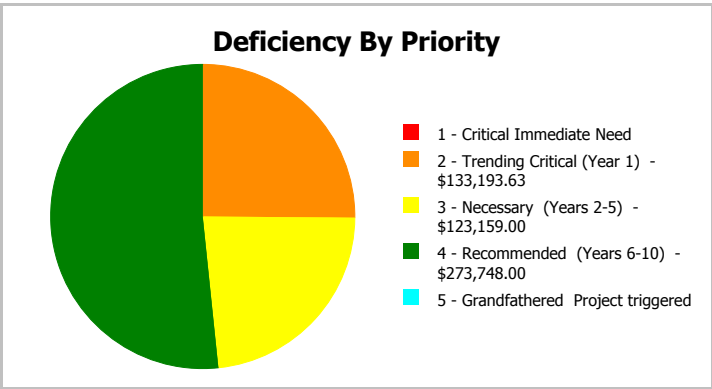
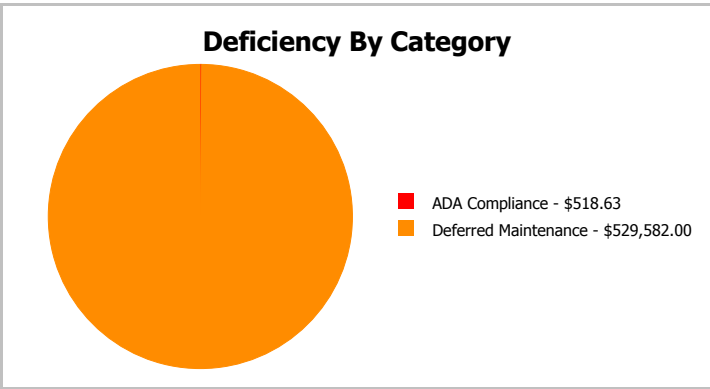
Description:

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:	50,892
Year Built:	1955	Last Renovation:	
Repair Cost:	\$530,101	Replacement Value:	\$1,384,291
FCI:	38.29 %	RSLI%:	15.05 %



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	20.45 %	16.51 %	\$133,193.63
G30 - Site Mechanical Utilities	0.00 %	110.00 %	\$254,155.00
G40 - Site Electrical Utilities	12.51 %	41.19 %	\$142,752.00
Totals:	15.05 %	38.29 %	\$530,100.63

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.	50,892	35	1972	2007		0.00 %	110.00 %	-12		\$132,675.00	\$120,614
G2020	Parking Lots	\$8.00	S.F.	50,892	35	1994	2029		28.57 %	0.13 %	10		\$518.63	\$407,136
G2030	Pedestrian Paving	\$2.33	S.F.	50,892	35	1994	2029		28.57 %	0.00 %	10			\$118,578
G2040105	Fence & Guardrails	\$1.15	S.F.	50,892	30	1994	2024		16.67 %	0.00 %	5			\$58,526
G2040210	Concrete Retaining Walls	\$41.76	S.F.	1,000	50	1955	2005	2025	12.00 %	0.00 %	6			\$41,760
G2050	Landscaping	\$1.18	S.F.	50,892	25	1994	2019		0.00 %	0.00 %	0			\$60,053
G3010	Water Supply	\$1.09	S.F.	50,892	50	1955	2005		0.00 %	110.00 %	-14		\$61,020.00	\$55,472
G3020	Sanitary Sewer	\$2.20	S.F.	50,892	50	1955	2005		0.00 %	110.00 %	-14		\$123,159.00	\$111,962
G3030	Storm Sewer	\$1.25	S.F.	50,892	50	1955	2005		0.00 %	110.00 %	-14		\$69,976.00	\$63,615
G4010	Electrical Distribution	\$2.55	S.F.	50,892	30	1955	1985		0.00 %	110.00 %	-34		\$142,752.00	\$129,775
G4020	Site Lighting	\$2.98	S.F.	50,892	30	1995	2025		20.00 %	0.00 %	6			\$151,658
G4030	Site Communication and Security	\$1.28	S.F.	50,892	30	1995	2025		20.00 %	0.00 %	6			\$65,142
Total									15.05 %	38.29 %			\$530,100.63	\$1,384,291

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:

School Assessment Report - Site

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040210 - Concrete Retaining Walls



Note:

School Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

School Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

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.

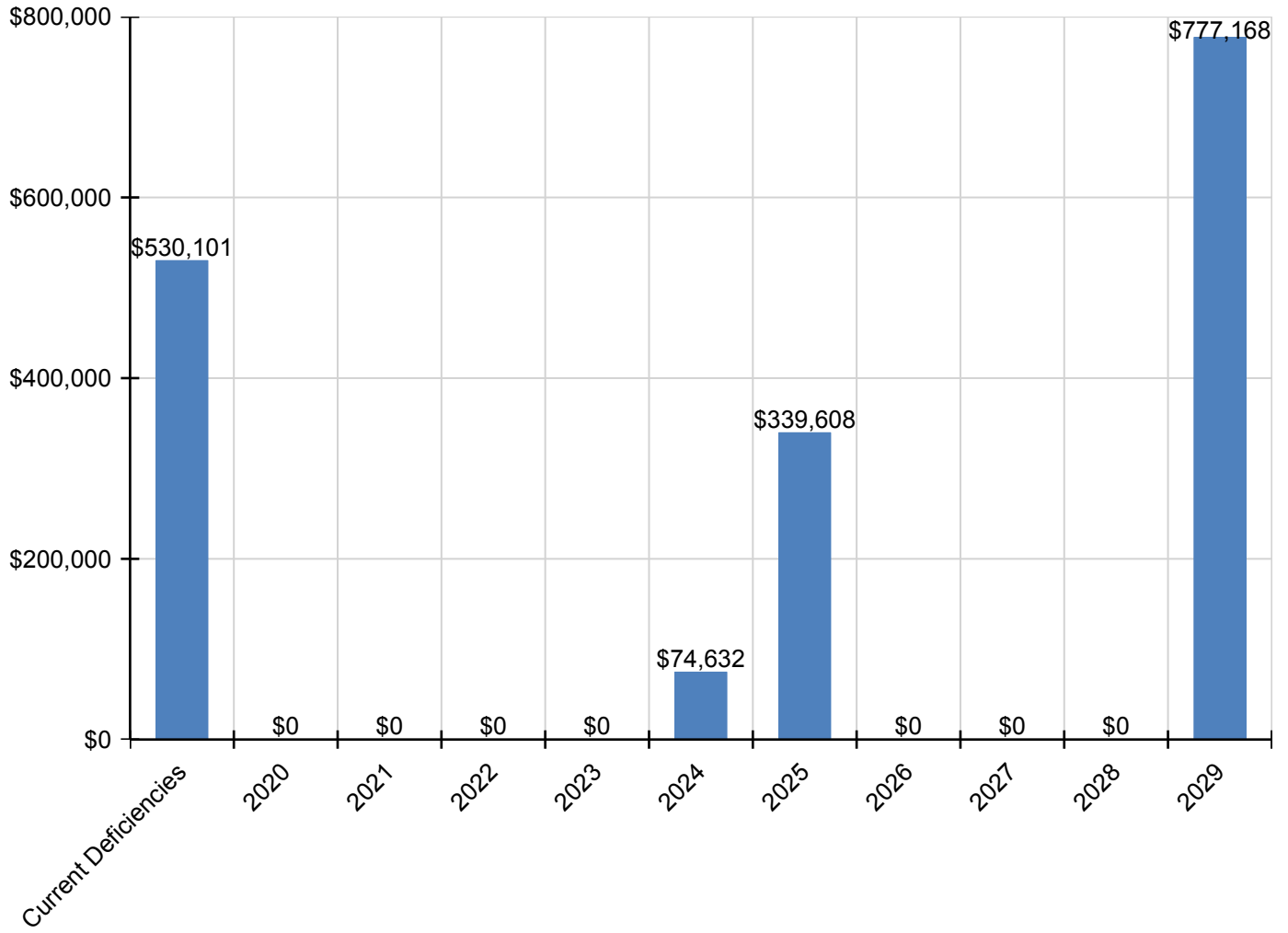
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$530,101	\$0	\$0	\$0	\$0	\$74,632	\$339,608	\$0	\$0	\$0	\$777,168	\$1,721,508
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	\$132,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,675
G2020 - Parking Lots	\$519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$601,873	\$602,392
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,295	\$175,295
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$74,632	\$0	\$0	\$0	\$0	\$0	\$74,632
G2040210 - Concrete Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$54,850	\$0	\$0	\$0	\$0	\$54,850
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	\$61,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,020
G3020 - Sanitary Sewer	\$123,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,159
G3030 - Storm Sewer	\$69,976	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,976
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$142,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,752
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$199,197	\$0	\$0	\$0	\$0	\$199,197
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$85,561	\$0	\$0	\$0	\$0	\$85,561

* 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.

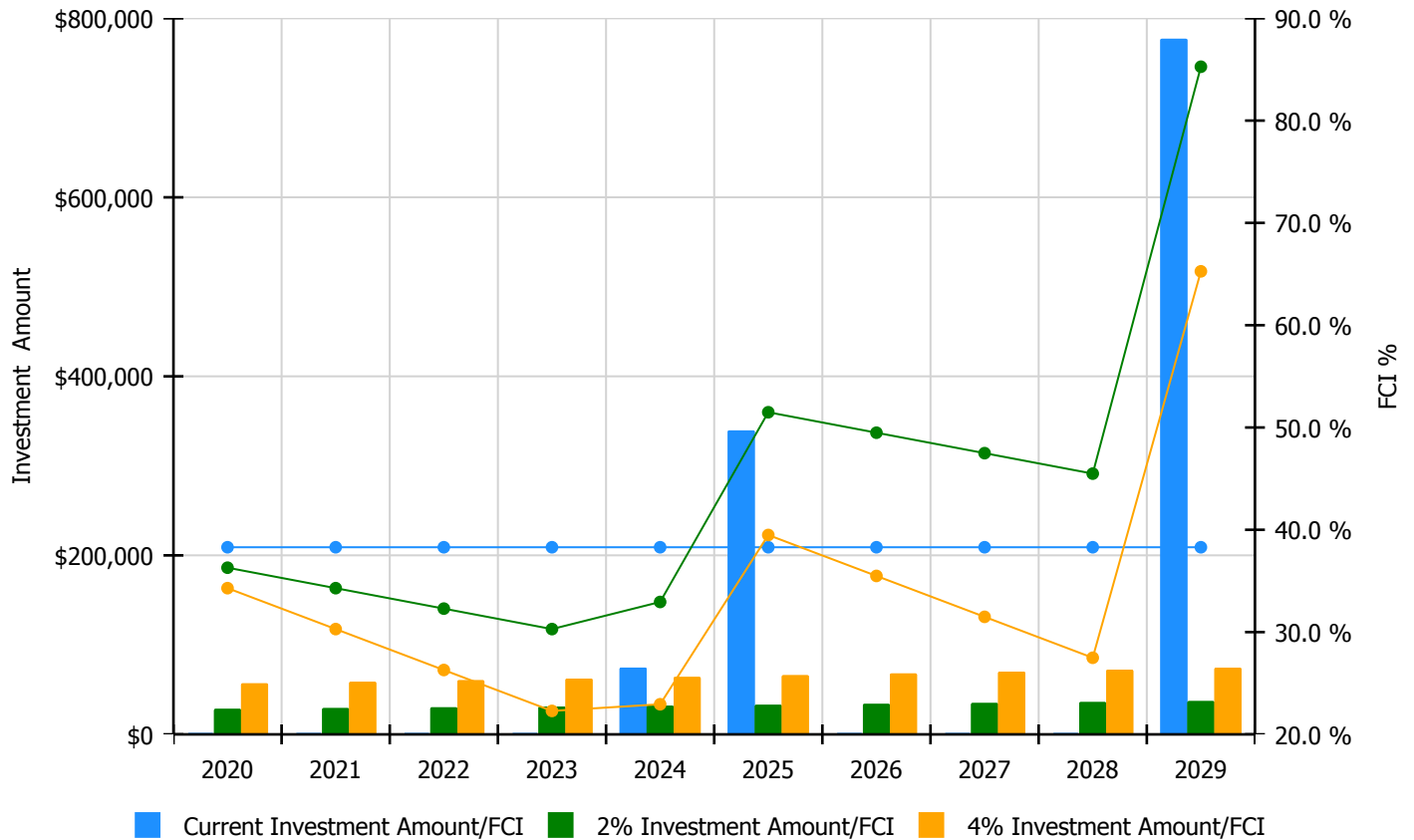


Condition Index Forecast by Investment Scenario

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

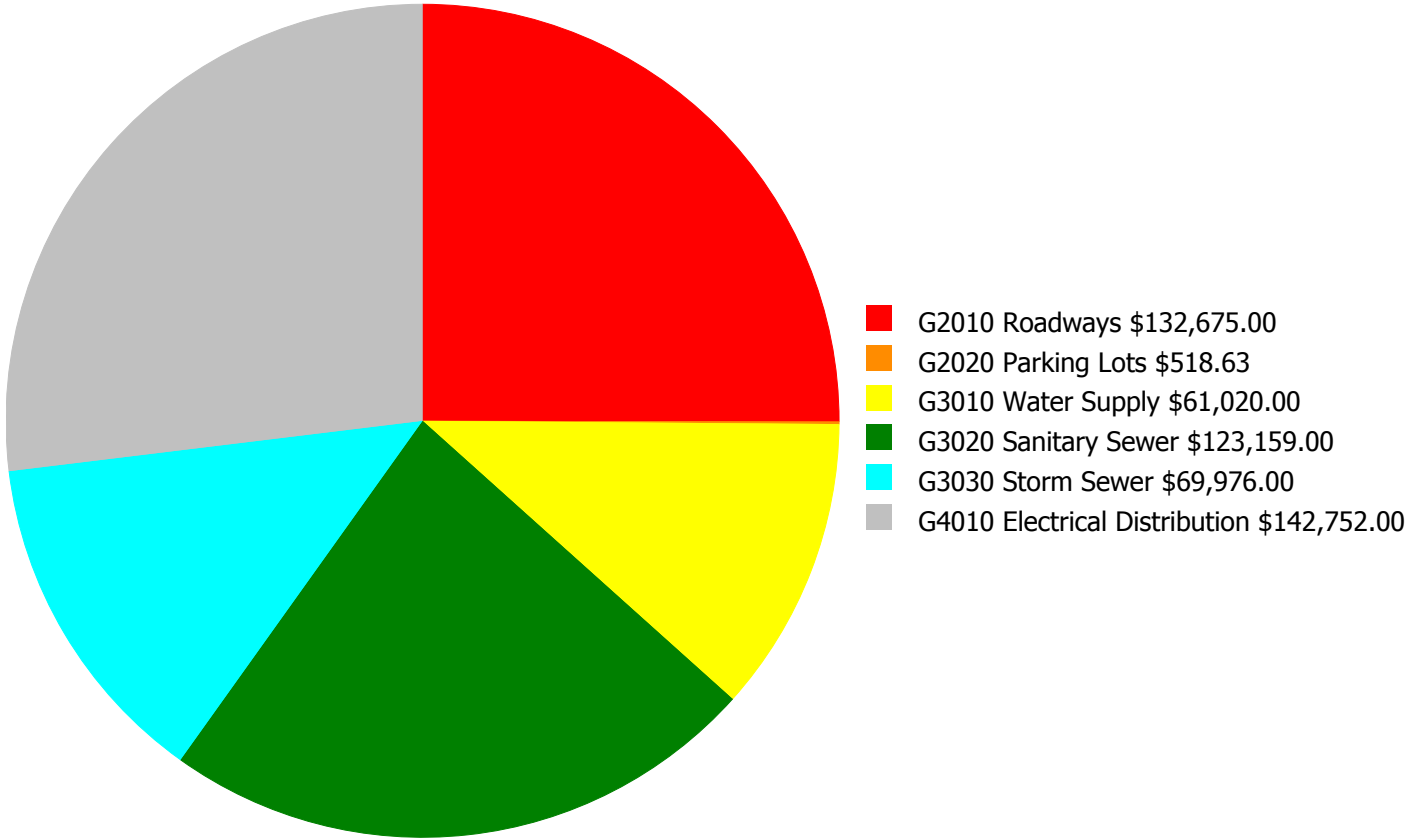
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 38.29%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$28,516.00	36.29 %	\$57,033.00	34.29 %
2021	\$0	\$29,372.00	34.29 %	\$58,744.00	30.29 %
2022	\$0	\$30,253.00	32.29 %	\$60,506.00	26.29 %
2023	\$0	\$31,161.00	30.29 %	\$62,321.00	22.29 %
2024	\$74,632	\$32,095.00	32.94 %	\$64,191.00	22.94 %
2025	\$339,608	\$33,058.00	51.49 %	\$66,117.00	39.49 %
2026	\$0	\$34,050.00	49.49 %	\$68,100.00	35.49 %
2027	\$0	\$35,072.00	47.49 %	\$70,143.00	31.49 %
2028	\$0	\$36,124.00	45.49 %	\$72,247.00	27.49 %
2029	\$777,168	\$37,207.00	85.27 %	\$74,415.00	65.27 %
Total:	\$1,191,407	\$326,908.00		\$653,817.00	

Deficiency Summary by System

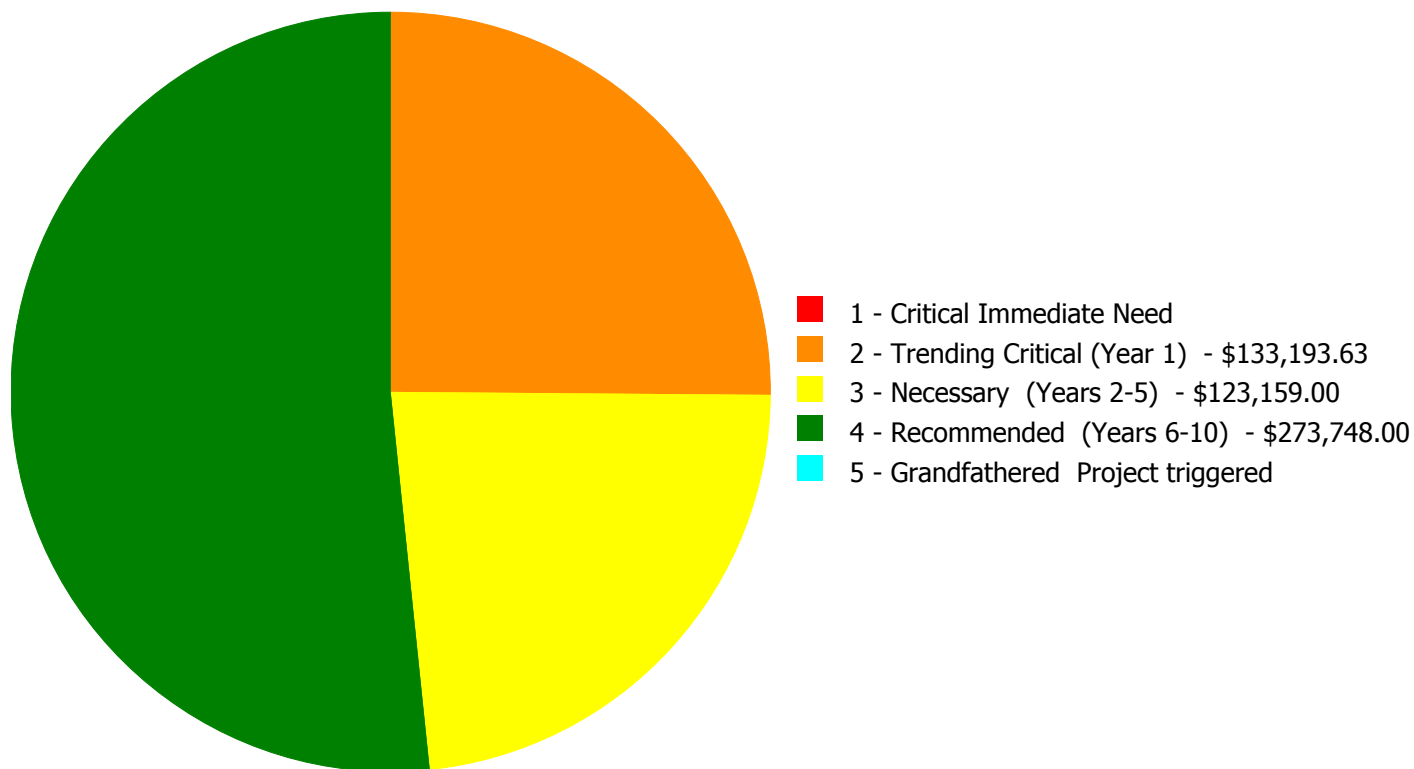
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$530,100.63

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: \$530,100.63

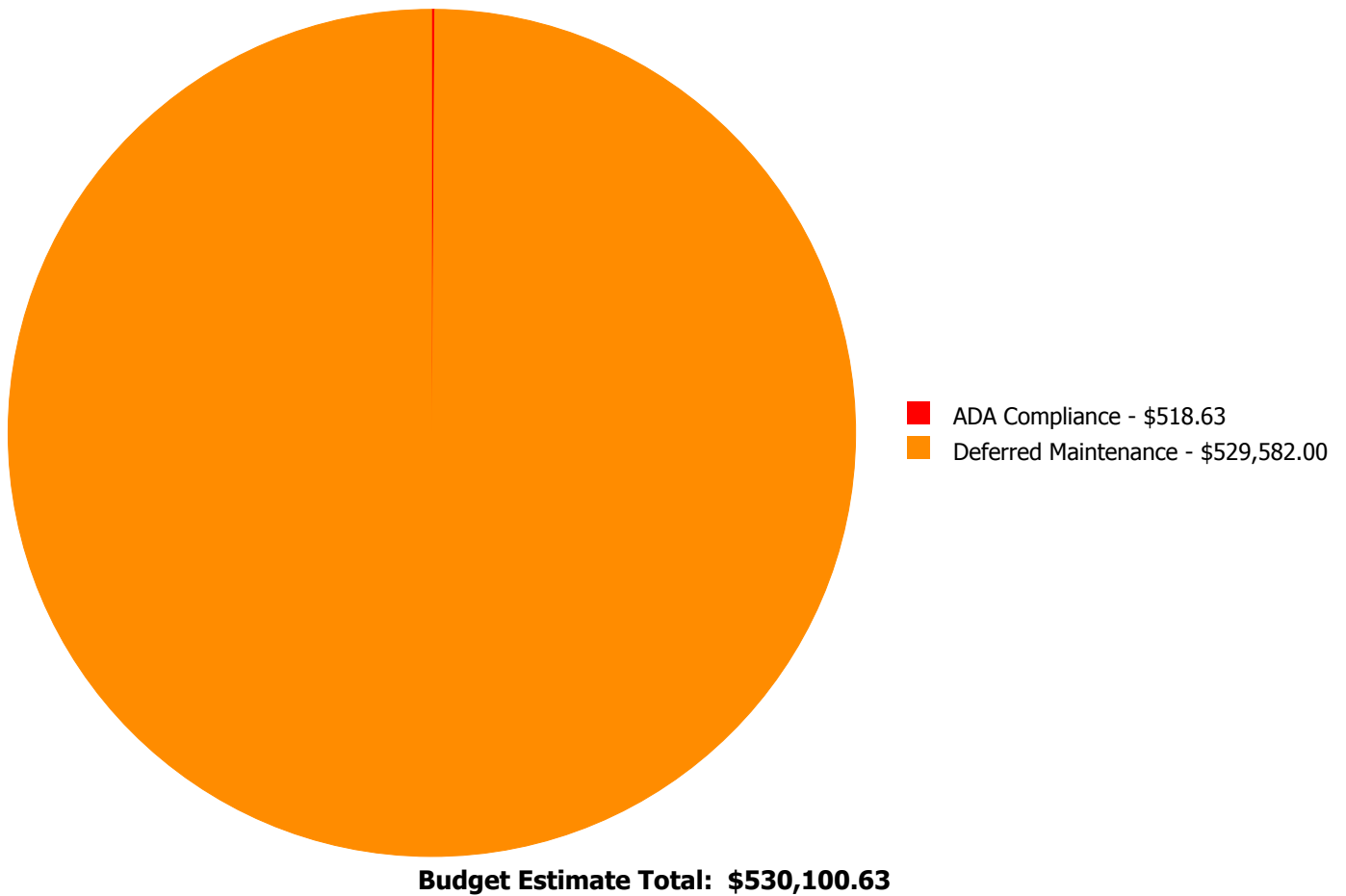
Deficiency By Priority Investment Table

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
G2010	Roadways	\$0.00	\$132,675.00	\$0.00	\$0.00	\$0.00	\$132,675.00
G2020	Parking Lots	\$0.00	\$518.63	\$0.00	\$0.00	\$0.00	\$518.63
G3010	Water Supply	\$0.00	\$0.00	\$0.00	\$61,020.00	\$0.00	\$61,020.00
G3020	Sanitary Sewer	\$0.00	\$0.00	\$123,159.00	\$0.00	\$0.00	\$123,159.00
G3030	Storm Sewer	\$0.00	\$0.00	\$0.00	\$69,976.00	\$0.00	\$69,976.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$0.00	\$142,752.00	\$0.00	\$142,752.00
	Total:	\$0.00	\$133,193.63	\$123,159.00	\$273,748.00	\$0.00	\$530,100.63

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 2 - Trending Critical (Year 1):

System: G2010 - Roadways



Location: Roadways
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 50,892.00
Unit of Measure: S.F.
Estimate: \$132,675.00
Assessor Name: Eduardo Lopez
Date Created: 08/12/2013

Notes: The rear roadway system is damaged and deteriorated, in need of replacement.

System: G2020 - Parking Lots



Location: ADA Parking
Distress: Missing
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: \$518.63
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: A van accessible space with 8' wide access aisle is missing and should be provided per ADA standards.

Priority 3 - Necessary (Years 2-5):

System: G3020 - Sanitary Sewer



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 50,892.00
Unit of Measure: S.F.
Estimate: \$123,159.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

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

Priority 4 - Recommended (Years 6-10):

System: G3010 - Water Supply



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,892.00
Unit of Measure: S.F.
Estimate: \$61,020.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

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

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,892.00
Unit of Measure: S.F.
Estimate: \$69,976.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

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

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 50,892.00
Unit of Measure: S.F.
Estimate: \$142,752.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

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

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 - Campbell Building

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

School Assessment Report - Campbell Building

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 - Campbell Building

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

School Assessment Report - Campbell Building

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 #: 1625
Project: APS Assessments 2019	Region: 761	Site: Campbell Building
Grade Config: ES	Site Type: Relocation Site	Site Size: 13.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Poor	0.75	1.50	50.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Poor	1.74	3.49	50.00
Kindergarten				
Environment	Fair	0.27	0.42	65.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Poor	0.16	0.31	50.00
ECE				
Environment	Fair	0.32	0.50	65.00
Size	Excel	1.25	1.25	100.00
Location	Poor	0.19	0.37	50.00
Storage/Fixed Equip	Fair	0.24	0.37	65.00
Self-Contained Special Ed				
Environment	Fair	0.31	0.48	65.00
Size	Excel	1.20	1.20	100.00
Location	Poor	0.18	0.36	50.00
Storage/Fixed Equip	Unsat	0.00	0.36	0.00
Instructional Resource Rooms				
Environment	Fair	0.47	0.72	65.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Poor	0.37	0.74	50.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1625

Project: APS Assessments 2019

Region: 761

Site: Campbell Building

Grade Config: ES

Site Type: Relocation Site

Site Size: 13.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
Location	Poor	0.28	0.56	50.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Poor	0.18	0.35	50.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	Poor	0.96	1.92	50.00
Size	Unsat	0.00	4.80	0.00
Location	Poor	0.72	1.44	50.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Poor	1.22	2.44	50.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Unsat	0.00	2.56	0.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Unsat	0.00	5.00	0.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Poor	0.49	0.97	50.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Unsat	0.00	2.34	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Poor	1.50	3.00	50.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		56.06	96.54	58.07

Comments

Suitability - ES

The Campbell building is a two story school building with additional half levels. The building has had multiple additions in 1958 and 1994. Currently the building is not a designated school building but supports Atlanta public school as a swing space for schools such as the Humphries school who's school was torn down to accommodate a newly constructed school.

Suitability - ES->Learning Environment-->Learning Style Variety

The learning environments all have a similar layout, limiting the style of instruction. There are multiple levels to the building discouraging accessibility to all the spaces.

Suitability - ES->Learning Environment-->Interior Environment

The age of the structure limits open site lines and variety to spatial configuration. There is abundance of hard surfaces causing an echo effect to the acoustics. All the corridors rely on artificial light.

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

There are no outdoor classrooms or playgrounds on site to engage students with nature. The varied ground heights of the outdoors requires the space to be taken up with ramps and stairs therefore limiting the opportunity for engaging outdoor environments.

Suitability - ES->General Classrooms-->Environment

There is significant variation in temperature throughout the different classrooms.

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

There is minimal casework for the storage of teaching materials.

Suitability - ES->Kindergarten-->Environment

There is significant temperature differentiation between the classrooms.

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

There is inadequate fixed storage to accommodate teacher materials.

Suitability - ES->ECE-->Environment

There is significant variation in the heating and cooling of these classrooms.

Suitability - ES->ECE-->Location

There is no separate playground space for the children to access from these rooms. The rooms are not on the ground floor and require the use of stairs for access.

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

There is a moderate amount of casework available for teacher use.

Suitability - ES->Self-Contained Special Ed-->Environment

There is significant variation in heating and cooling of this space.

Suitability - ES->Self-Contained Special Ed-->Location

The use of stairs are required to access this classroom.

Project #: 12382

County: Atlanta Public Schools

Site #: 1625

Project: APS Assessments 2019

Region: 761

Site: Campbell Building

Grade Config: ES

Site Type: Relocation Site

Site Size: 13.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip There is limited casework available to support this program. There is no restroom, water or shower to support this program.				
Suitability - ES->Instructional Resource Rooms-->Environment There is significant variation in room temperature and the environment is limited by the spatial configuration.				
Suitability - ES->Science-->Environment There is no science room in this building.				
Suitability - ES->Science-->Size There is no science room in this building.				
Suitability - ES->Science-->Location There is no science room in this building.				
Suitability - ES->Science-->Storage/Fixed Equip There is no science room in this building.				
Suitability - ES->Music-->Environment The ceiling height does not support music instruction or meet the standard. There is limited control of the heating and cooling of the space. There is limited acoustical treatment of the space.				
Suitability - ES->Music-->Location The music room is centrally located on the second floor of the building amongst other general classrooms. There is no direct exterior door from this room.				
Suitability - ES->Art-->Storage/Fixed Equip There is one sink with no clay trap. There is no kiln to support this program.				
Suitability - ES->P.E.-->Environment The space is significantly hindered by the layout, there are multiple jogs in the wall.				
Suitability - ES->P.E.-->Size The space meets less that 40% of the size standard.				
Suitability - ES->P.E.-->Location The restroom for public use during community events is not secured or separated from the rest school.				
Suitability - ES->Performing Arts-->Environment There is no performing arts space.				
Suitability - ES->Performing Arts-->Size There is no performing arts space.				
Suitability - ES->Performing Arts-->Location There is no performing arts space.				
Suitability - ES->Performing Arts-->Storage/Fixed Equip There is no performing arts space.				
Suitability - ES->Media Center-->Environment There is significant temperature variation in this building.				
Suitability - ES->Media Center-->Size The media center is 60% of the size requirement.				

Project #: 12382

County: Atlanta Public Schools

Site #: 1625

Project: APS Assessments 2019

Region: 761

Site: Campbell Building

Grade Config: ES

Site Type: Relocation Site

Site Size: 13.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Administration The location of the office space is no where near the front door to provide adequate reception or monitoring. There is no conference room.				
Suitability - ES->Cafeteria The cafeteria is 70% below the size standard.				
Suitability - ES->Outside-->Vehicular Traffic Vehicles and buses use the same street in front of the building for drop off and pickup.				
Suitability - ES->Outside-->Pedestrian Traffic Pedestrian traffic is controlled operationally and not through building or site design.				
Suitability - ES->Outside-->Parking There is minimal on site parking and no visitor parking.				
Suitability - ES->Outside-->Play Areas There is no on-site playground, the students use the public park across the street.				
Suitability - ES->Safety and Security-->Signage & Way Finding There is not adequate signage to support direction to the entrance or office. The four signs identifying a drug free, weapons free, under surveillance and subject to search signs are not present.				
Suitability - ES->Safety and Security-->Ease of Supervision The corridors do not provide appropriate line of site to accommodate safety and security of the school.				
Suitability - ES->Safety and Security-->Controlled Entrances The front door is locked but there is no secure vestibule. There is a desk setup in the corridor in front of the main entry but requires a fulltime single person to monitor.				