

Atlanta Public Schools/Relocation Sites

# Capitol View Elementary School

Revised

## School Assessment Report

November 10, 2020



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### School Executive Summary

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

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

Gross Area (SF):	60,509
Year Built:	1929
Last Renovation:	
Replacement Value:	\$11,876,362
Repair Cost:	\$6,222,826.00
Total FCI:	52.40 %
Total RSLI:	11.35 %
FCA Score:	47.60



#### Description:

The previously known Latin Academy at Capitol View Elementary School consists of one main building located at 1442 Metropolitan Parkway SW in Atlanta, GA. The original (elementary school) campus was constructed in 1929 with additions to the main building constructed in 1957 and 1994.

The 1 story, 60,509 square foot building is currently abandoned in place. Several pieces of equipment appear to have been removed over the years. This report reflects direct needs and considerations to establish a conducive occupancy prior to reopening of the school.

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



## School Assessment Report - Capitol View Elementary School

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### SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of cast in-place construction.

### SUPERSTRUCTURE

The original school's superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is concrete pan joist system. The exterior enclosure is comprised of walls solid brick masonry and brick veneer over CMU construction. Exterior windows are aluminum frame with both fixed and operable panes. Exterior doors are hollow metal steel and aluminum framed, some with glazing. Roofing is low slope with built-up.

The additions superstructure is steel frame. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are both hollow metal and aluminum framed with glazing. Roofing is sloped with standing seam metal coverings.

### INTERIORS

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

### SERVICES

**CONVEYING:** The building does include conveying equipment. Conveying equipment includes one hydraulic elevator, and no wheelchair lifts.

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

**HVAC:** Heating and cooling systems are abandoned in place and the systems are not complete. Equipment has been removed or stolen. This report reflects recommendations that suggest an inclusive renovation effort.

**FIRE PROTECTION:** The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include kitchen hood suppression system. Standpipes are included within fire stairs. Fire extinguishers are not present and cabinets are distributed near fire exits and corridors.

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

**COMMUNICATIONS AND SECURITY:** The fire alarm, telephone and data systems are abandoned in place and not complete systems and the security systems are partially functional.

## School Assessment Report - Capitol View Elementary School

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

### EQUIPMENT & FURNISHINGS

This building should include the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, laboratory, fixed casework, window treatment, floor grilles and MATS™.

### SITE

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

### CODE REVIEW

ACCESSIBILITY: The building was construction prior to any consideration to the current ADA standards. Several recommendations in this report reflect major efforts that should include all aspects of the current ADA standard.

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

#### Attributes:

##### General Attributes:

Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Hayden Collins
School Grades:	-	DOE Drawing Total GSF:	60509
DOE Facility Number:	5054	Total # of Modular/Portables:	0
DOE Interior Site SF:	60690	Total GSF of Modular/Portables:	0
Approx. Acres:	-	Status:	Vacant

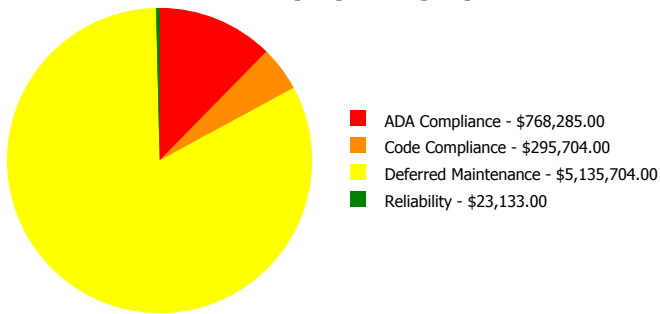
# School Assessment Report - Capitol View Elementary School

## School Dashboard Summary

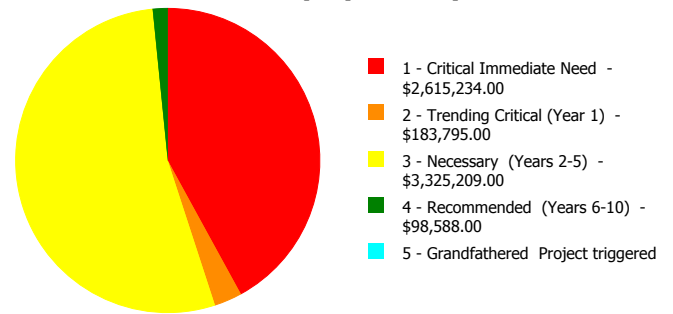
Gross Area: 60,509  
 Year Built: 1929  
 Repair Cost: \$6,222,826  
 FCI: 52.40 %

Last Renovation:  
 Replacement Value: \$11,876,362  
 RSLI%: 11.35 %

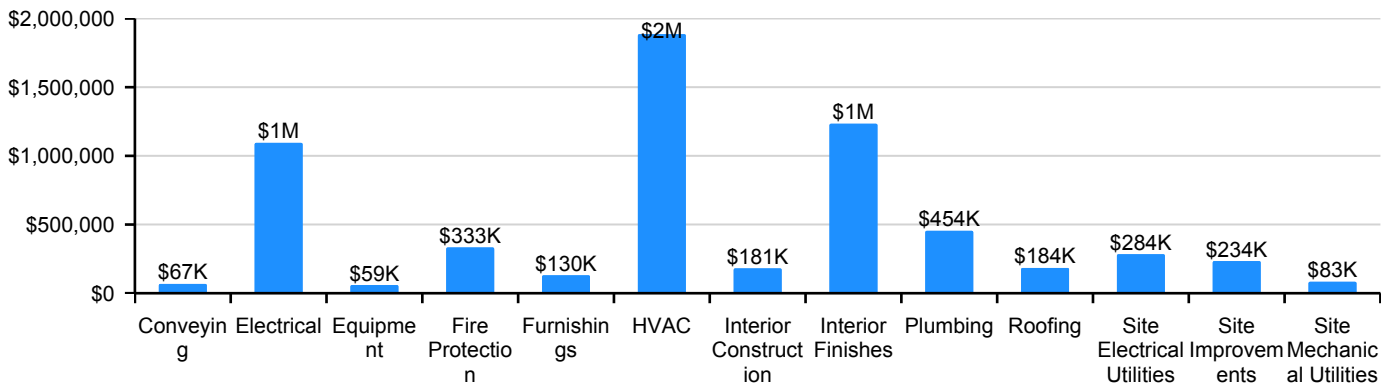
### Deficiency By Category



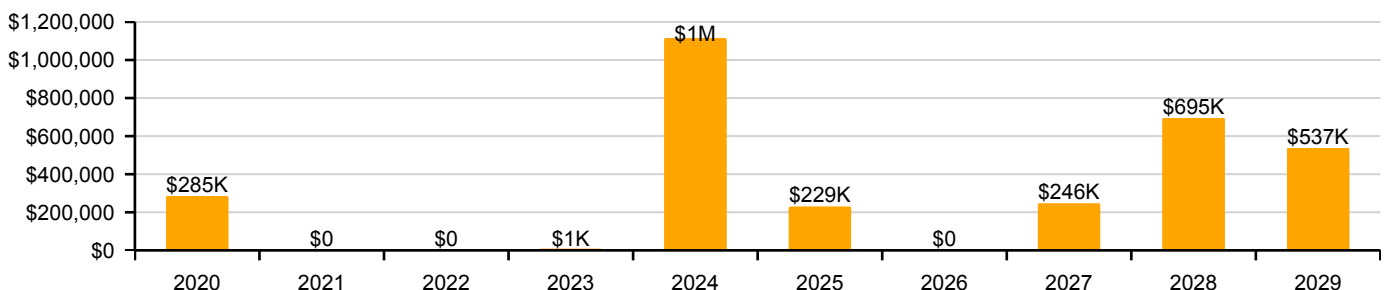
### Deficiency By Priority



### Deficiency By System



### 10 Year Investment Forecast





## School Condition Summary

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

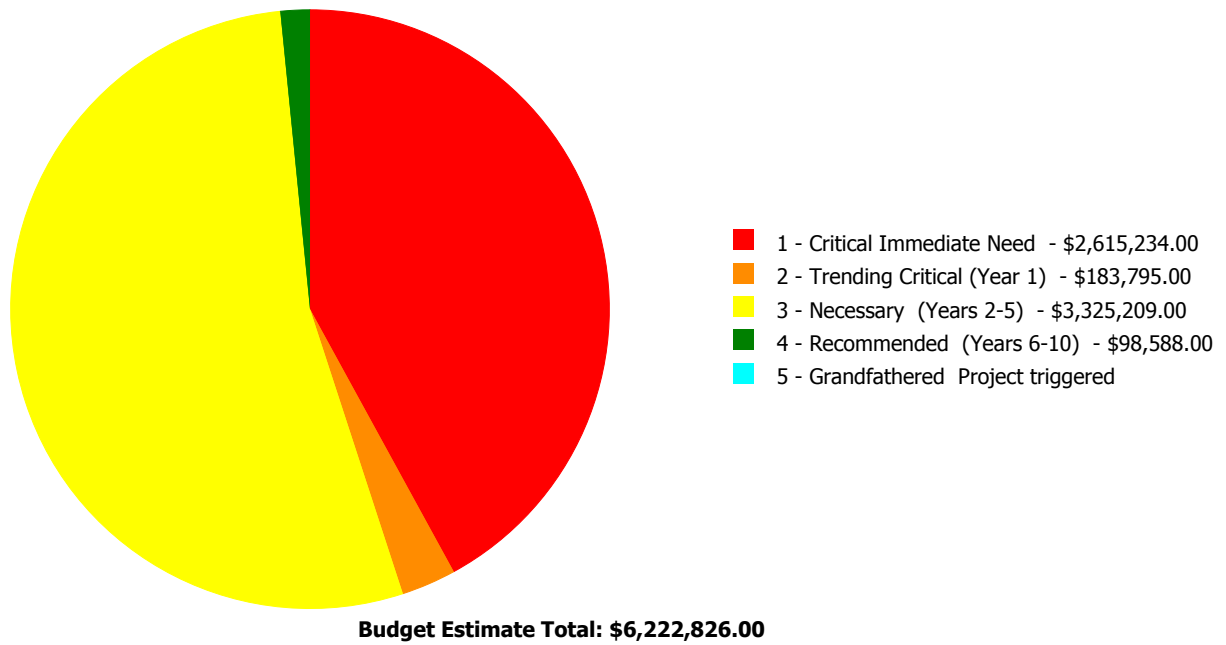
### Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	23.37 %	0.00 %	\$0.00
A20 - Basement Construction	10.00 %	0.00 %	\$0.00
B10 - Superstructure	16.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	20.66 %	0.00 %	\$0.00
B30 - Roofing	7.90 %	82.63 %	\$183,795.00
C10 - Interior Construction	22.49 %	24.56 %	\$180,535.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	1.18 %	121.06 %	\$1,233,839.00
D10 - Conveying	0.00 %	110.00 %	\$67,478.00
D20 - Plumbing	4.42 %	80.85 %	\$454,258.00
D30 - HVAC	0.07 %	109.55 %	\$1,885,672.00
D40 - Fire Protection	0.10 %	109.59 %	\$332,952.00
D50 - Electrical	3.80 %	79.41 %	\$1,094,613.00
E10 - Equipment	0.00 %	110.00 %	\$59,164.00
E20 - Furnishings	0.00 %	110.00 %	\$130,148.00
G20 - Site Improvements	18.81 %	28.88 %	\$233,626.00
G30 - Site Mechanical Utilities	34.78 %	30.29 %	\$83,200.00
G40 - Site Electrical Utilities	9.99 %	68.81 %	\$283,546.00
<b>Totals:</b>	<b>11.35 %</b>	<b>52.40 %</b>	<b>\$6,222,826.00</b>

### 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
1929_1957 Bldg 2010_2011	49,075	53.19	\$2,615,234.00	\$183,795.00	\$1,673,997.00	\$36,708.00	\$0.00
1994 Bldg 2030	11,434	58.51	\$0.00	\$0.00	\$1,050,840.00	\$61,880.00	\$0.00
Site	60,509	40.14	\$0.00	\$0.00	\$600,372.00	\$0.00	\$0.00
<b>Total:</b>		<b>52.40</b>	<b>\$2,615,234.00</b>	<b>\$183,795.00</b>	<b>\$3,325,209.00</b>	<b>\$98,588.00</b>	<b>\$0.00</b>

### Deficiencies By Priority



## Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	49,075
Year Built:	1929
Last Renovation:	
Replacement Value:	\$8,478,903
Repair Cost:	\$4,509,734.00
Total FCI:	53.19 %
Total RSLI:	6.57 %
FCA Score:	46.81



### Description:

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

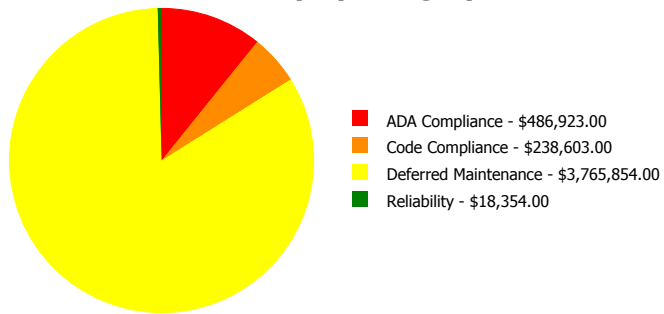
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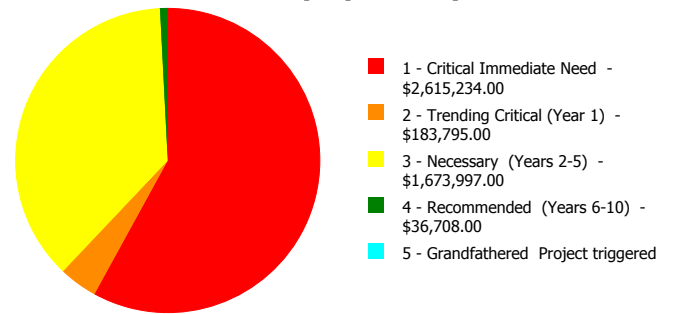
## Dashboard Summary

Function:	Elementary Charter	Gross Area:	49,075
Year Built:	1929	Last Renovation:	
Repair Cost:	\$4,509,734	Replacement Value:	\$8,478,903
FCI:	53.19 %	RSLI%:	6.57 %

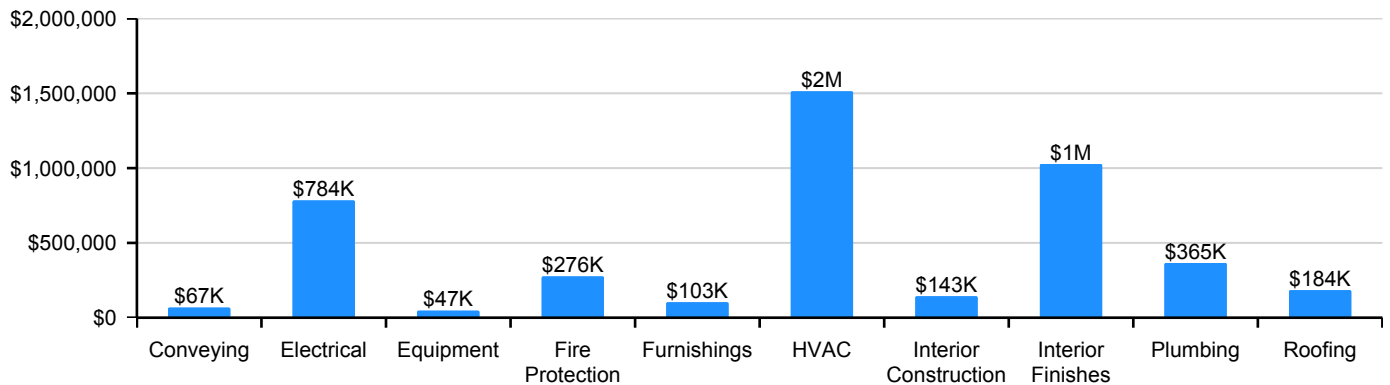
**Deficiency By Category**



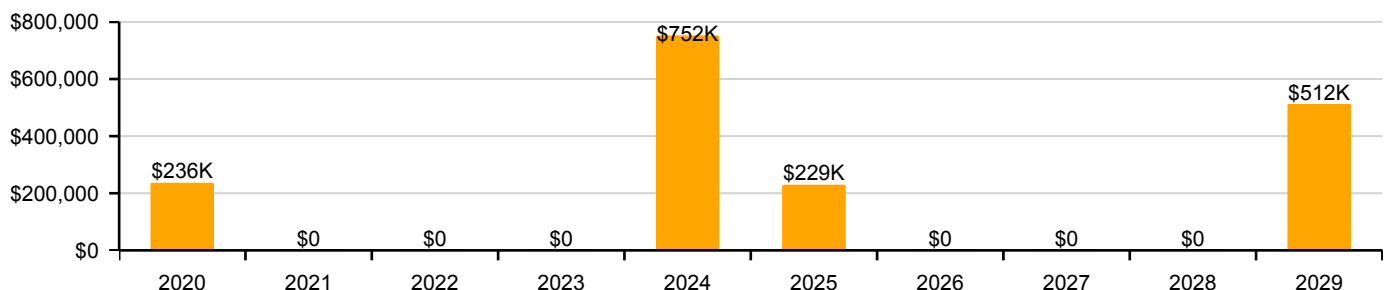
**Deficiency By Priority**



**Deficiency By System**



**10 Year Investment Forecast**



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	10.00 %	0.00 %	\$0.00
A20 - Basement Construction	10.00 %	0.00 %	\$0.00
B10 - Superstructure	10.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	12.71 %	0.00 %	\$0.00
B30 - Roofing	1.09 %	146.74 %	\$183,795.00
C10 - Interior Construction	16.21 %	24.52 %	\$143,054.00
C20 - Stairs	10.00 %	0.00 %	\$0.00
C30 - Interior Finishes	0.00 %	125.68 %	\$1,027,068.00
D10 - Conveying	0.00 %	110.00 %	\$67,478.00
D20 - Plumbing	4.38 %	81.12 %	\$365,462.00
D30 - HVAC	0.00 %	110.00 %	\$1,513,129.00
D40 - Fire Protection	0.00 %	110.00 %	\$275,851.00
D50 - Electrical	4.78 %	71.53 %	\$783,826.00
E10 - Equipment	0.00 %	110.00 %	\$46,964.00
E20 - Furnishings	0.00 %	110.00 %	\$103,107.00
<b>Totals:</b>	<b>6.57 %</b>	<b>53.19 %</b>	<b>\$4,509,734.00</b>

## Photo Album

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

1). Western Exterior Elevation - Feb 11, 2020



2). Southern Exterior Elevation - Feb 11, 2020



3). Southern Exterior Elevation - Feb 11, 2020



4). Western Exterior Elevation - Feb 11, 2020



5). Northern Exterior Elevation - Feb 11, 2020



6). Eastern Exterior Elevation - Feb 11, 2020



7). Eastern Exterior Elevation - Feb 11, 2020





## Condition Detail

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

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

## System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$7.37	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$361,683
A1030	Slab on Grade	\$6.22	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$305,247
A2010	Basement Excavation	\$0.19	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$9,324
A2020	Basement Walls	\$2.32	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$113,854
B1010	Floor Construction	\$18.73	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$919,175
B1020	Roof Construction	\$12.10	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$593,808
B2010	Exterior Walls	\$13.80	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$677,235
B2020	Exterior Windows	\$8.60	S.F.	49,075	30	1994	2024		16.67 %	0.00 %	5			\$422,045
B2030	Exterior Doors	\$0.84	S.F.	49,075	30	1994	2024		16.67 %	0.00 %	5			\$41,223
B3010105	Built-Up	\$7.15	S.F.	16,373	25	1994	2019		0.00 %	157.00 %	0		\$183,795.00	\$117,067
B3020	Roof Openings	\$0.50	S.F.	16,373	30	1994	2024		16.67 %	0.00 %	5			\$8,187
C1010	Partitions	\$5.59	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$274,329
C1020	Interior Doors	\$3.65	S.F.	49,075	40	1994	2034		37.50 %	0.00 %	15			\$179,124
C1030	Fittings	\$2.65	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$143,054.00	\$130,049
C2010	Stair Construction	\$2.83	S.F.	49,075	100	1929	2029		10.00 %	0.00 %	10			\$138,882
C3010230	Paint & Covering	\$1.47	S.F.	49,075	10	1929	1939		0.00 %	110.00 %	-80		\$79,354.00	\$72,140
C3020420	Ceramic Tile	\$16.74	S.F.	10,000	50	1929	1979		0.00 %	150.00 %	-40		\$251,100.00	\$167,400
C3020903	VCT	\$3.48	S.F.	39,075	15	1929	1944		0.00 %	155.00 %	-75		\$210,771.00	\$135,981
C3030	Ceiling Finishes	\$9.00	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$485,843.00	\$441,675
D1010	Elevators and Lifts	\$1.25	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$67,478.00	\$61,344
D2010	Plumbing Fixtures	\$6.37	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$343,869.00	\$312,608
D2020	Domestic Water Distribution	\$0.72	S.F.	49,075	30	1994	2024		16.67 %	0.00 %	5			\$35,334
D2030	Sanitary Waste	\$1.69	S.F.	49,075	30	1994	2024		16.67 %	0.00 %	5			\$82,937
D2040	Rain Water Drainage	\$0.40	S.F.	49,075	20	1959	1979		0.00 %	110.00 %	-40		\$21,593.00	\$19,630
D3010	Energy Supply	\$0.61	S.F.	49,075	30	1959	1989		0.00 %	110.00 %	-30		\$32,929.00	\$29,936
D3020	Heat Generating Systems	\$3.60	S.F.	49,075	20	2000	2020	2019	0.00 %	110.00 %	0		\$194,337.00	\$176,670
D3040	Distribution Systems	\$10.62	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$573,294.00	\$521,177
D3050	Terminal & Package Units	\$13.20	S.F.	49,075	15	1994	2009		0.00 %	110.00 %	-10		\$712,569.00	\$647,790
D4010	Sprinklers	\$4.08	S.F.	49,075	30			2019	0.00 %	110.00 %	0		\$220,249.00	\$200,226
D4020	Standpipes	\$0.34	S.F.	49,075	30			2019	0.00 %	110.00 %	0		\$18,354.00	\$16,686
D4030	Fire Protection Specialties	\$0.09	S.F.	49,075	15	2000	2015		0.00 %	109.98 %	-4		\$4,858.00	\$4,417
D4090	Other Fire Protection Systems	\$0.60	S.F.	49,075	15	2000	2015		0.00 %	110.00 %	-4		\$32,390.00	\$29,445

# School Assessment Report - 1929\_1957 Bldg 2010\_2011

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D5010	Electrical Service/Distribution	\$2.30	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$124,160.00	\$112,873
D5020	Branch Wiring	\$5.33	S.F.	49,075	20	1983	2003		0.00 %	110.00 %	-16		\$287,727.00	\$261,570
D5020	Lighting	\$6.55	S.F.	49,075	20	1983	2003		0.00 %	110.00 %	-16		\$353,585.00	\$321,441
D5030810	Security & Detection Systems	\$1.51	S.F.	49,075	20	2000	2020		5.00 %	0.00 %	1			\$74,103
D5030910	Fire Alarm Systems	\$2.74	S.F.	49,075	20	2000	2020		5.00 %	0.00 %	1			\$134,466
D5030920	Data Communication	\$3.56	S.F.	49,075	25	2000	2025		24.00 %	0.00 %	6			\$174,707
D5090	Other Electrical Systems	\$0.34	S.F.	49,075	15			2019	0.00 %	110.00 %	0		\$18,354.00	\$16,686
E1020	Institutional Equipment	\$0.09	S.F.	49,075	20	1997	2017		0.00 %	109.98 %	-2		\$4,858.00	\$4,417
E1090	Other Equipment	\$0.78	S.F.	49,075	20	1997	2017		0.00 %	110.00 %	-2		\$42,106.00	\$38,279
E2010	Fixed Furnishings	\$1.91	S.F.	49,075	20	1994	2014		0.00 %	110.00 %	-5		\$103,107.00	\$93,733
<b>Total</b>									<b>6.57 %</b>	<b>53.19 %</b>			<b>\$4,509,734.00</b>	<b>\$8,478,903</b>

## 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.

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**System:** A2020 - Basement Walls



**Note:**

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**



## School Assessment Report - 1929\_1957 Bldg 2010\_2011

**System:** B2030 - Exterior Doors



**Note:**

**System:** B3010105 - Built-Up



**Note:**

**System:** B3020 - Roof Openings

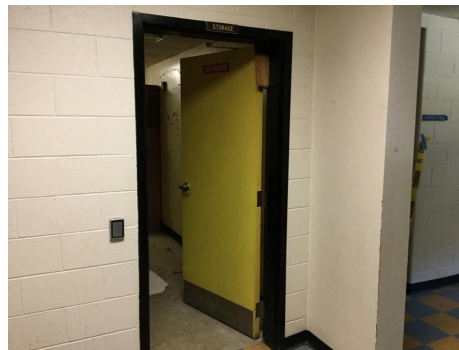
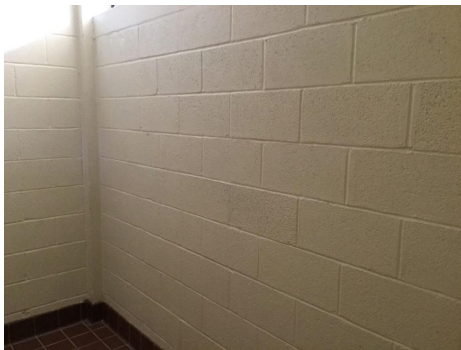


**Note:**



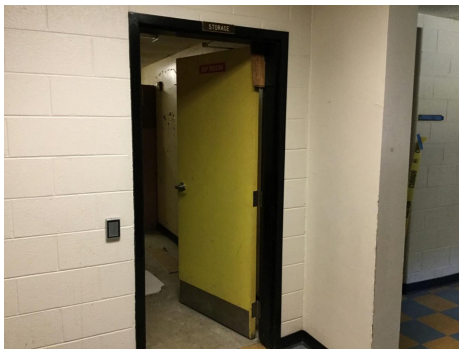
## School Assessment Report - 1929\_1957 Bldg 2010\_2011

**System:** C1010 - Partitions



**Note:**

**System:** C1020 - Interior Doors



**Note:**

**System:** C1030 - Fittings

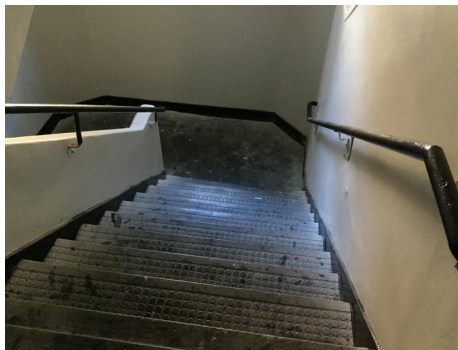
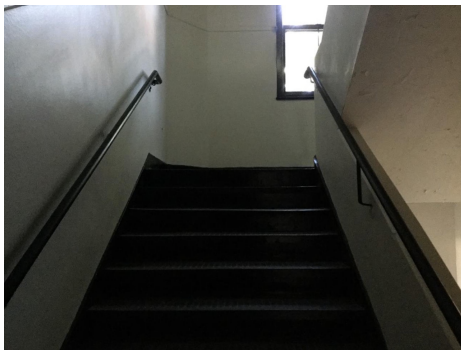


**Note:**

## School Assessment Report - 1929\_1957 Bldg 2010\_2011

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**System:** C2010 - Stair Construction



**Note:**

**System:** C3010230 - Paint & Covering



**Note:**

**System:** C3020420 - Ceramic Tile



**Note:**



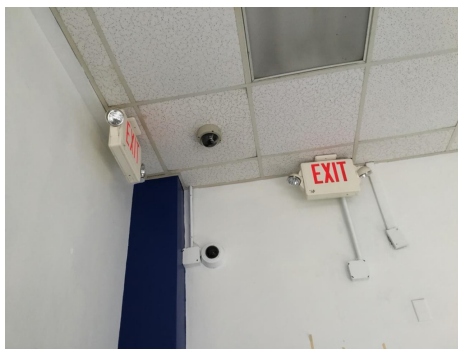
## School Assessment Report - 1929\_1957 Bldg 2010\_2011

**System:** C3020903 - VCT



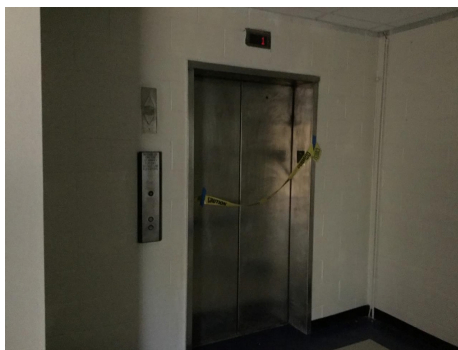
**Note:**

**System:** C3030 - Ceiling Finishes



**Note:**

**System:** D1010 - Elevators and Lifts



**Note:**

## School Assessment Report - 1929\_1957 Bldg 2010\_2011

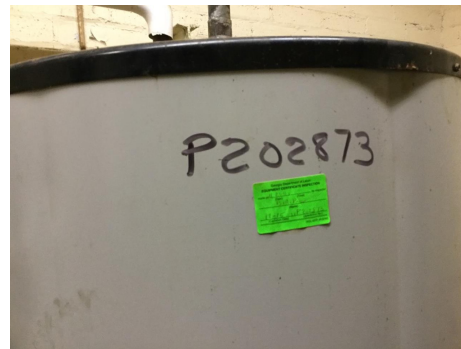
---

**System:** D2010 - Plumbing Fixtures



**Note:**

**System:** D2020 - Domestic Water Distribution



**Note:**

**System:** D2030 - Sanitary Waste



**Note:**



## School Assessment Report - 1929\_1957 Bldg 2010\_2011

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**System:** D2040 - Rain Water Drainage



**Note:**

**System:** D3010 - Energy Supply



**Note:**

**System:** D3020 - Heat Generating Systems



**Note:**



## School Assessment Report - 1929\_1957 Bldg 2010\_2011

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**System:** D3040 - Distribution Systems



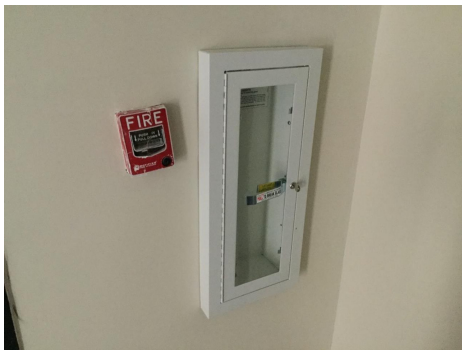
**Note:**

**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D4030 - Fire Protection Specialties



**Note:**

## School Assessment Report - 1929\_1957 Bldg 2010\_2011

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**System:** D4090 - Other Fire Protection Systems



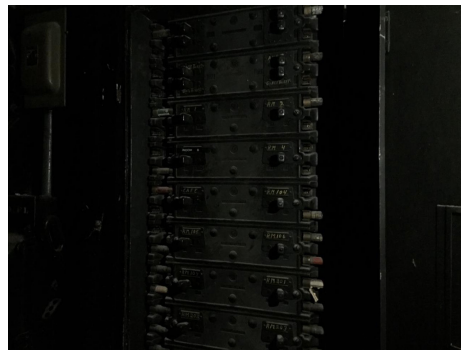
**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Branch Wiring

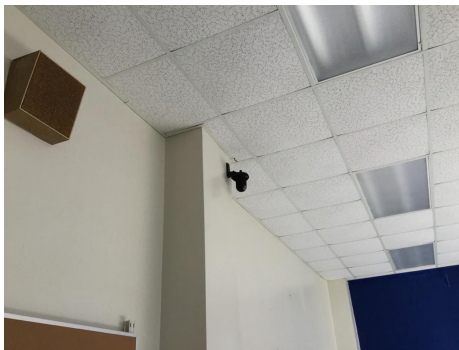


**Note:**



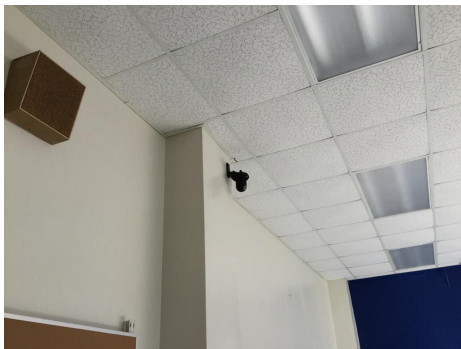
## School Assessment Report - 1929\_1957 Bldg 2010\_2011

**System:** D5020 - Lighting



**Note:**

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**Note:**

## School Assessment Report - 1929\_1957 Bldg 2010\_2011

**System:** D5030920 - Data Communication



**Note:**

**System:** E1020 - Institutional Equipment



**Note:**

**System:** E2010 - Fixed Furnishings



**Note:**

## Renewal Schedule

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

*Inflation Rate: 3%*

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$4,509,734</b>	<b>\$236,309</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$752,018</b>	<b>\$229,471</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$512,188</b>	<b>\$6,239,719</b>
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$538,193	\$0	\$0	\$0	\$0	\$0	\$538,193
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$52,567	\$0	\$0	\$0	\$0	\$0	\$52,567
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	\$183,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,795
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$10,439	\$0	\$0	\$0	\$0	\$0	\$10,439
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	\$405,543	\$405,543
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$143,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,054
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# School Assessment Report - 1929\_1957 Bldg 2010\_2011

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$79,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,645	\$185,999
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020420 - Ceramic Tile	\$251,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251,100
C3020903 - VCT	\$210,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,771
C3030 - Ceiling Finishes	\$485,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485,843
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	\$67,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,478
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$343,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,869
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$45,058	\$0	\$0	\$0	\$0	\$0	\$45,058
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$105,761	\$0	\$0	\$0	\$0	\$0	\$105,761
D2040 - Rain Water Drainage	\$21,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,593
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$32,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,929
D3020 - Heat Generating Systems	\$194,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194,337
D3040 - Distribution Systems	\$573,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573,294
D3050 - Terminal & Package Units	\$712,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$712,569
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$220,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,249
D4020 - Standpipes	\$18,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,354
D4030 - Fire Protection Specialties	\$4,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,858
D4090 - Other Fire Protection Systems	\$32,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,390
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$124,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,160
D5020 - Branch Wiring	\$287,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,727
D5020 - Lighting	\$353,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$353,585
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$83,959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,959

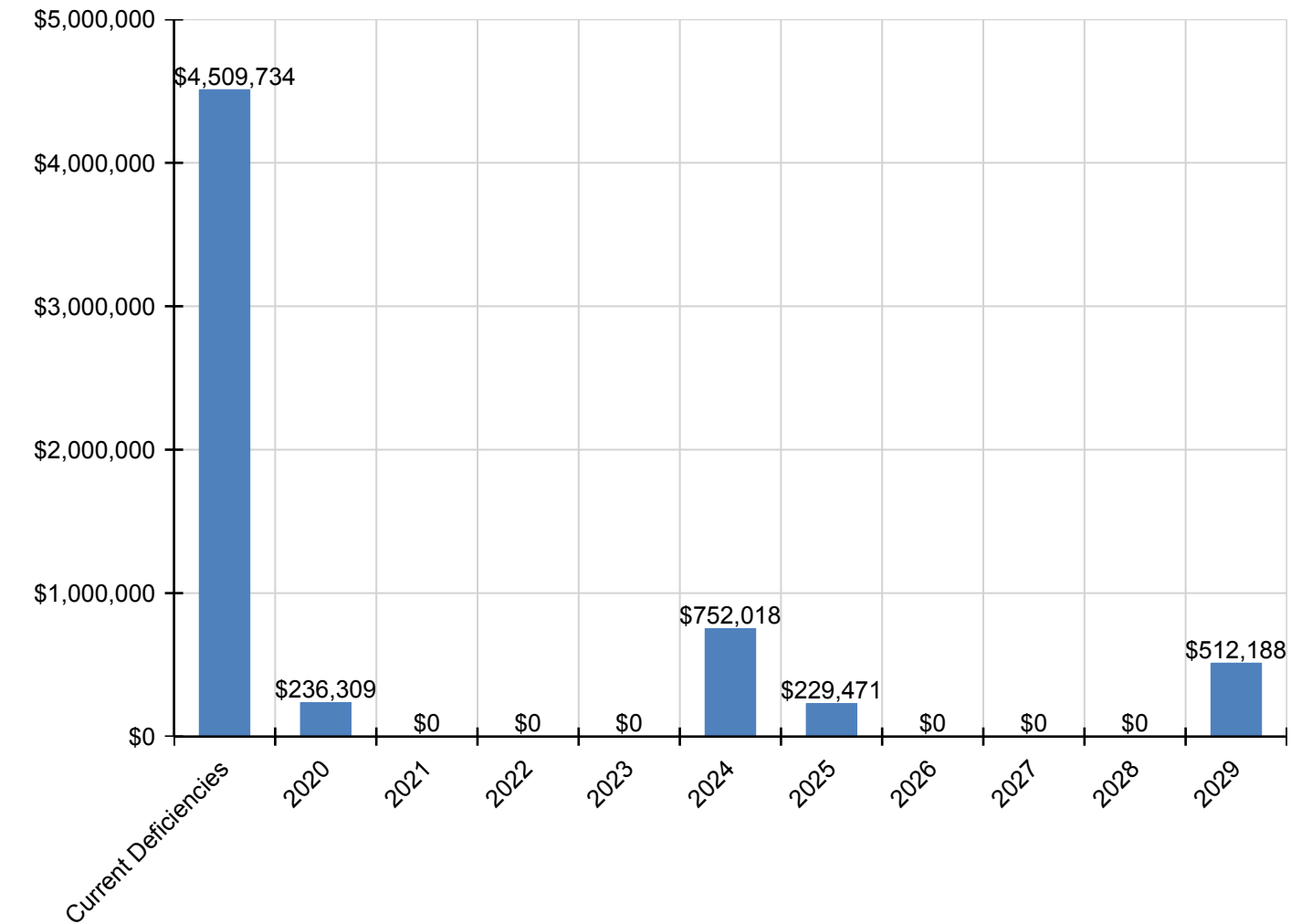
# School Assessment Report - 1929\_1957 Bldg 2010\_2011

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030910 - Fire Alarm Systems	\$0	\$152,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,349
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$229,471	\$0	\$0	\$0	\$0	\$229,471
D5090 - Other Electrical Systems	\$18,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,354
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	\$4,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,858
E1090 - Other Equipment	\$42,106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,106
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$103,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,107

\* 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.

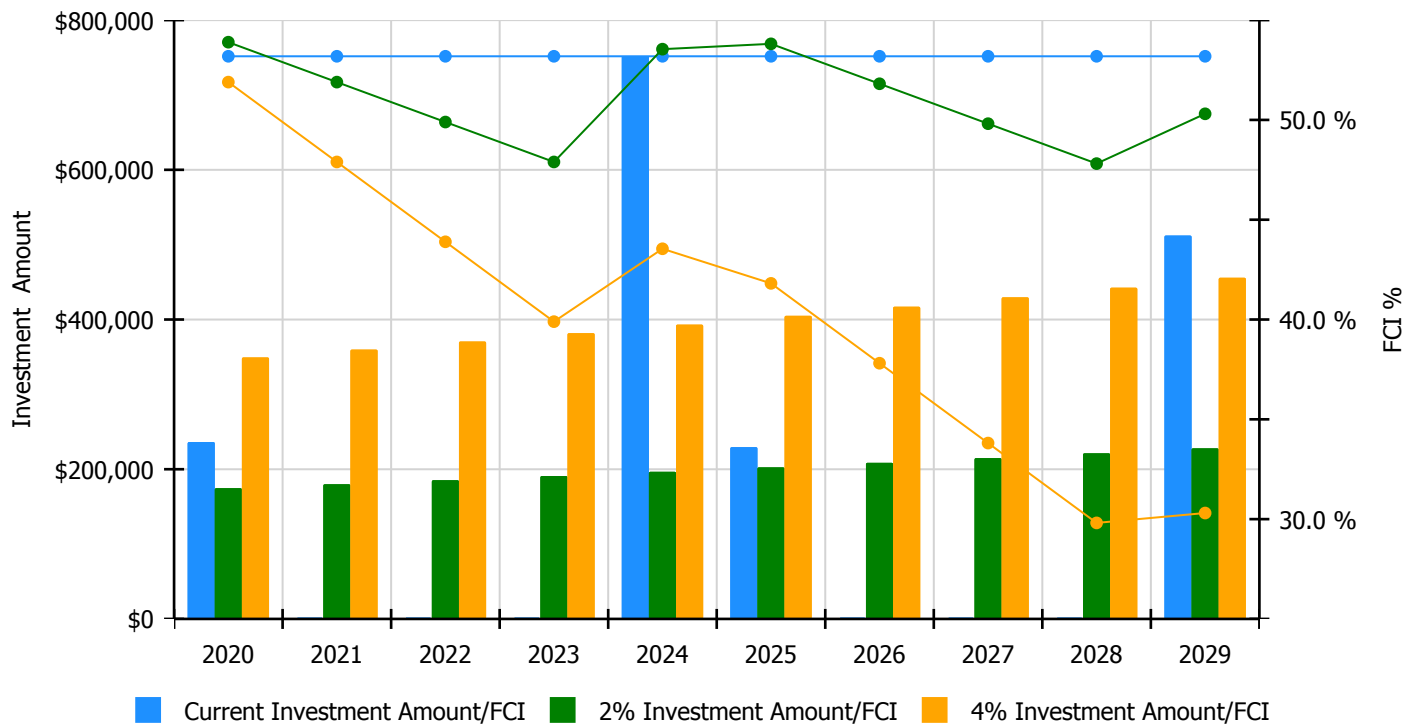


## Condition Index Forecast by Investment Scenario

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

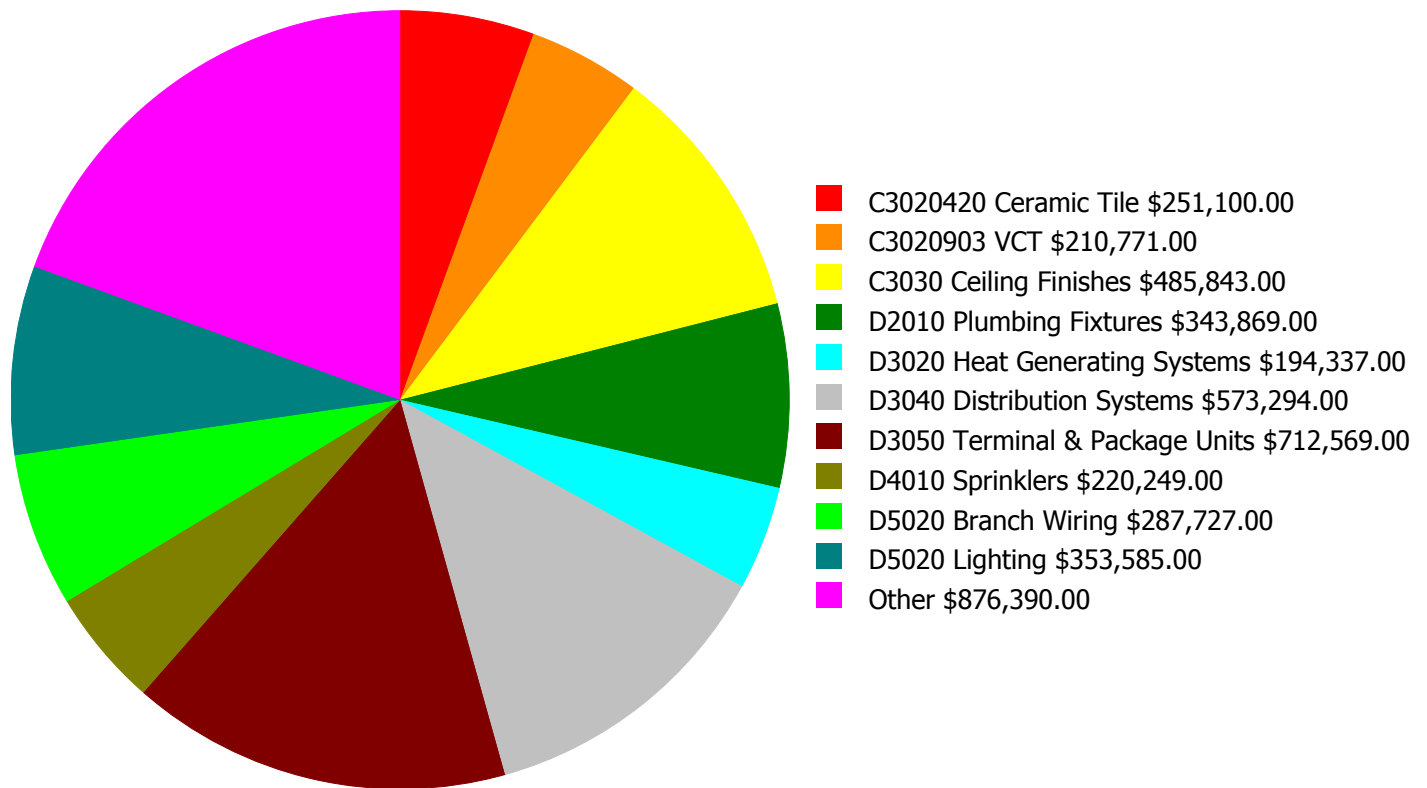
### Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 53.19%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$236,309	\$174,665.00	53.89 %	\$349,331.00	51.89 %
2021	\$0	\$179,905.00	51.89 %	\$359,811.00	47.89 %
2022	\$0	\$185,303.00	49.89 %	\$370,605.00	43.89 %
2023	\$0	\$190,862.00	47.89 %	\$381,723.00	39.89 %
2024	\$752,018	\$196,587.00	53.54 %	\$393,175.00	43.54 %
2025	\$229,471	\$202,485.00	53.81 %	\$404,970.00	41.81 %
2026	\$0	\$208,560.00	51.81 %	\$417,119.00	37.81 %
2027	\$0	\$214,816.00	49.81 %	\$429,633.00	33.81 %
2028	\$0	\$221,261.00	47.81 %	\$442,522.00	29.81 %
2029	\$512,188	\$227,899.00	50.31 %	\$455,797.00	30.31 %
<b>Total:</b>	<b>\$1,729,985</b>	<b>\$2,002,343.00</b>		<b>\$4,004,686.00</b>	

## Deficiency Summary by System

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

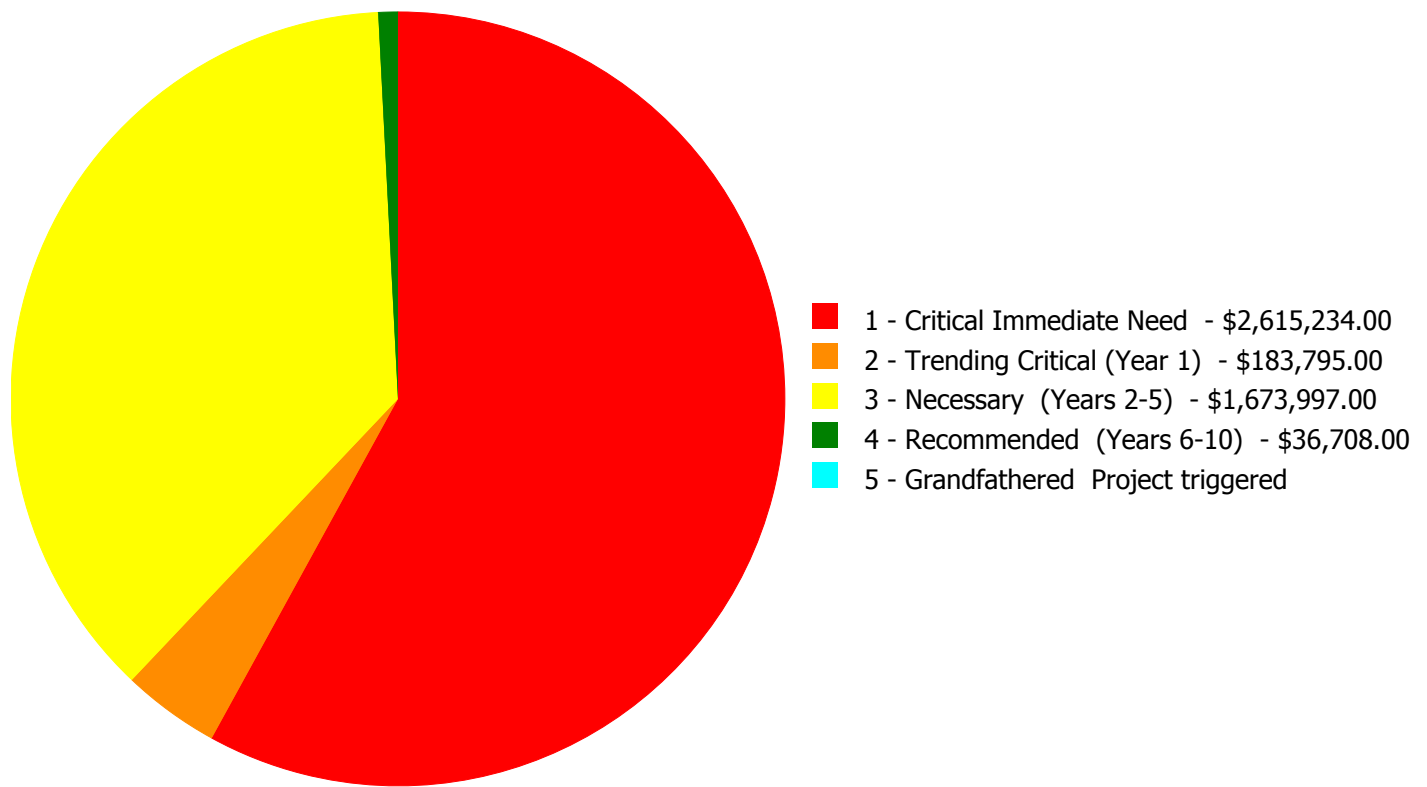


**Budget Estimate Total: \$4,509,734.00**



## Deficiency Summary by Priority

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



**Budget Estimate Total: \$4,509,734.00**

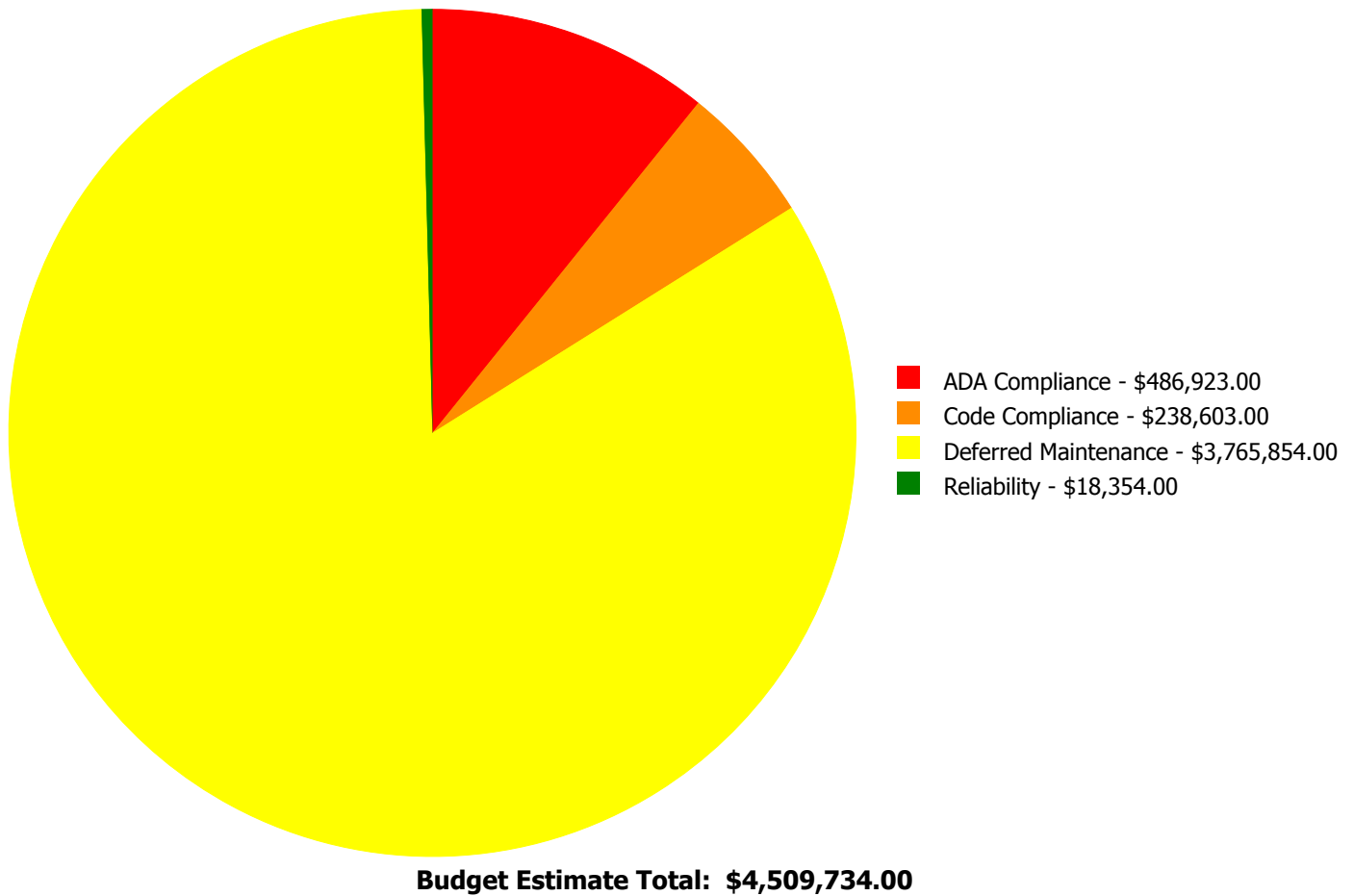
## Deficiency By Priority Investment Table

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	\$183,795.00	\$0.00	\$0.00	\$0.00	\$183,795.00
C1030	Fittings	\$143,054.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,054.00
C3010230	Paint & Covering	\$79,354.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,354.00
C3020420	Ceramic Tile	\$251,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$251,100.00
C3020903	VCT	\$210,771.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210,771.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$485,843.00	\$0.00	\$0.00	\$485,843.00
D1010	Elevators and Lifts	\$0.00	\$0.00	\$67,478.00	\$0.00	\$0.00	\$67,478.00
D2010	Plumbing Fixtures	\$343,869.00	\$0.00	\$0.00	\$0.00	\$0.00	\$343,869.00
D2040	Rain Water Drainage	\$0.00	\$0.00	\$21,593.00	\$0.00	\$0.00	\$21,593.00
D3010	Energy Supply	\$0.00	\$0.00	\$32,929.00	\$0.00	\$0.00	\$32,929.00
D3020	Heat Generating Systems	\$194,337.00	\$0.00	\$0.00	\$0.00	\$0.00	\$194,337.00
D3040	Distribution Systems	\$573,294.00	\$0.00	\$0.00	\$0.00	\$0.00	\$573,294.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$712,569.00	\$0.00	\$0.00	\$712,569.00
D4010	Sprinklers	\$220,249.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,249.00
D4020	Standpipes	\$0.00	\$0.00	\$0.00	\$18,354.00	\$0.00	\$18,354.00
D4030	Fire Protection Specialties	\$4,858.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,858.00
D4090	Other Fire Protection Systems	\$32,390.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,390.00
D5010	Electrical Service/Distribution	\$124,160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$124,160.00
D5020	Branch Wiring	\$287,727.00	\$0.00	\$0.00	\$0.00	\$0.00	\$287,727.00
D5020	Lighting	\$0.00	\$0.00	\$353,585.00	\$0.00	\$0.00	\$353,585.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$18,354.00	\$0.00	\$18,354.00
E1020	Institutional Equipment	\$4,858.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,858.00
E1090	Other Equipment	\$42,106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,106.00
E2010	Fixed Furnishings	\$103,107.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,107.00
	<b>Total:</b>	\$2,615,234.00	\$183,795.00	\$1,673,997.00	\$36,708.00	\$0.00	\$4,509,734.00

## 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 1 - Critical Immediate Need:

#### System: C1030 - Fittings



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$143,054.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** The fittings system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

#### System: C3010230 - Paint & Covering



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$79,354.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/26/2020

**Notes:** The applied finish should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: C3020420 - Ceramic Tile**



**Location:** Restroom  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 10,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$251,100.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/26/2020

**Notes:** The ceramic tile wall finish is beyond its expected service life, damaged and missing in areas, and should be replaced. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes

---

**System: C3020903 - VCT**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 39,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$210,771.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/26/2020

**Notes:** The VCT floor finish is aged and stained and should be scheduled for replacement. This school is abandoned, and the systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Restrooms  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$343,869.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** The plumbing system is damaged and in some cases locked out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

---

**System: D3020 - Heat Generating Systems**



**Location:** Mechanical Room  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$194,337.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** The boiler system is abandoned in place and should be scheduled for replacement. This school is abandoned, and the boiler is recommended for replacement. This deficiency is expected to be completed as part of an overall effort.

---



**System: D3040 - Distribution Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$573,294.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** The distribution system is abandoned in place. This school is abandoned, and the ceilings are recommended for replacement. This deficiency is expected to be completed as part of an overall effort.

---

**System: D4010 - Sprinklers**

This deficiency has no image.

**Location:** Missing  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$220,249.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 08/23/2013

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

---

**System: D4030 - Fire Protection Specialties**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,858.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** This system is missing and the system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D4090 - Other Fire Protection Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,390.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$124,160.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$287,727.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/26/2020

**Notes:** The branch wiring systems are on stand-by, out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,858.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** The institutional equipment has been removed throughout the school. This deficiency provides a budgetary consideration for the renewal of the system prior to occupancy.

---

**System: E1090 - Other Equipment**

This deficiency has no image.

**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$42,106.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** This school is abandoned and all the equipment has either been removed or is in place. The system is recommended for upgrade. This deficiency is expected to be completed as part of an overall effort.

---



**System: E2010 - Fixed Furnishings**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Critical Immediate Need  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$103,107.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The fixed furnishings system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**Priority 2 - Trending Critical (Year 1):**

**System: B3010105 - Built-Up**



**Location:** Roof  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 2 - Trending Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 16,373.00  
**Unit of Measure:** S.F.  
**Estimate:** \$183,795.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/26/2020

**Notes:** The roofing system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**Priority 3 - Necessary (Years 2-5):**



**System: C3030 - Ceiling Finishes**



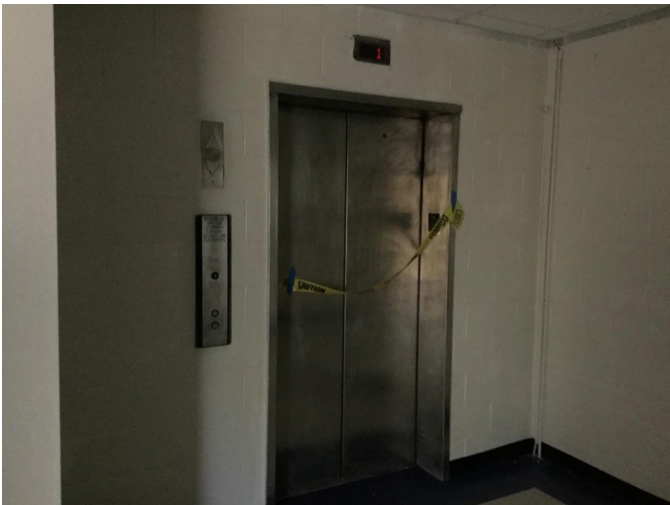
**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$485,843.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:**

The acoustic ceilings are aged and stained and should be scheduled for replacement. This school is abandoned, and the ceilings are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**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:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$67,478.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The elevator system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D2040 - Rain Water Drainage**



**Location:** Roof  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$21,593.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:**

The rain water system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D3010 - Energy Supply**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,929.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** The natural gas supply system is abandoned in place and should be scheduled for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

---

**System: D3050 - Terminal & Package Units**

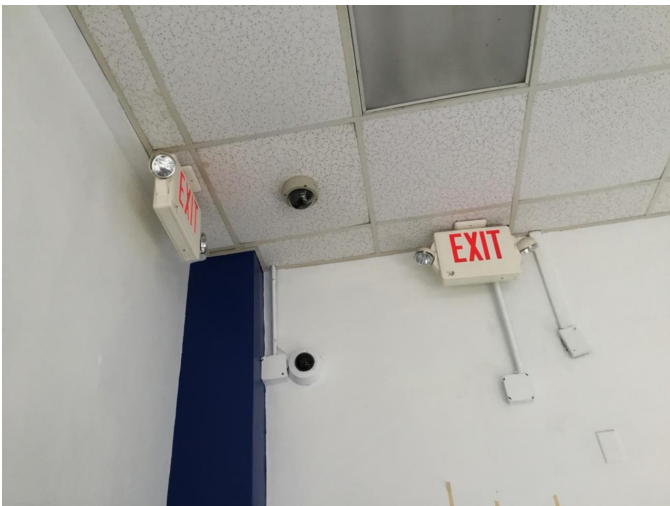


**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$712,569.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:** Most of the Terminal and Package Units are on stand-by, out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

---

**System: D5020 - Lighting**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$353,585.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:** The lighting systems are on stand-by, out of service or not functioning as designed. Considering the current status of the school this deficiency provides a budgetary consideration for system renewal prior to the school reopening.

---

**Priority 4 - Recommended (Years 6-10):**

**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:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,354.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 08/23/2013

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

---

**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:** 49,075.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,354.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 08/23/2013

**Notes:** No emergency generator, client standard required.

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## Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	11,434
Year Built:	1994
Last Renovation:	
Replacement Value:	\$1,901,676
Repair Cost:	\$1,112,720.00
Total FCI:	58.51 %
Total RSLI:	26.41 %
FCA Score:	41.49



### Description:

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

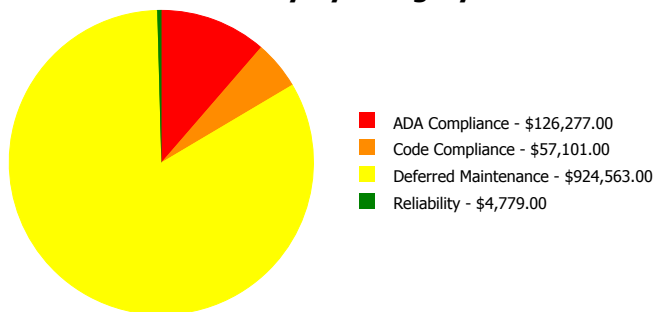
**Attributes:** This asset has no attributes.



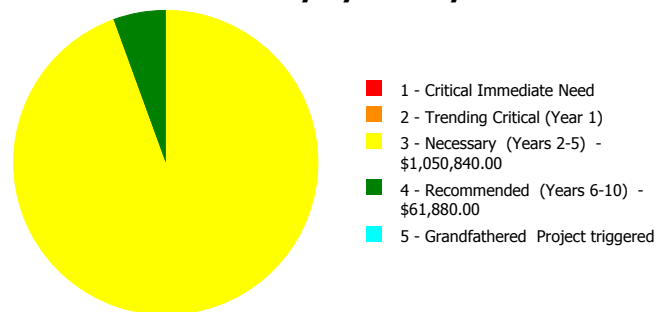
## Dashboard Summary

Function:	Elementary Charter	Gross Area:	11,434
Year Built:	1994	Last Renovation:	
Repair Cost:	\$1,112,720	Replacement Value:	\$1,901,676
FCI:	58.51 %	RSLI%:	26.41 %

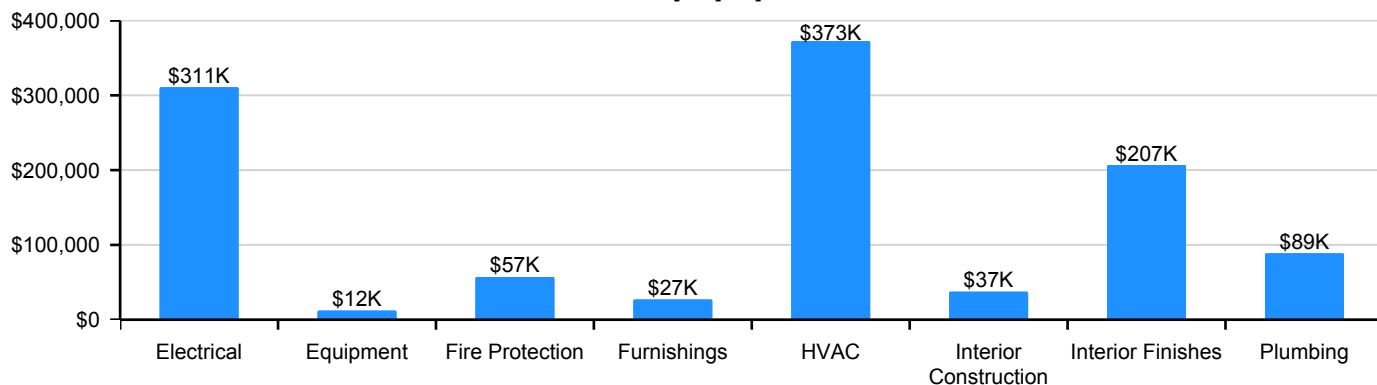
**Deficiency By Category**



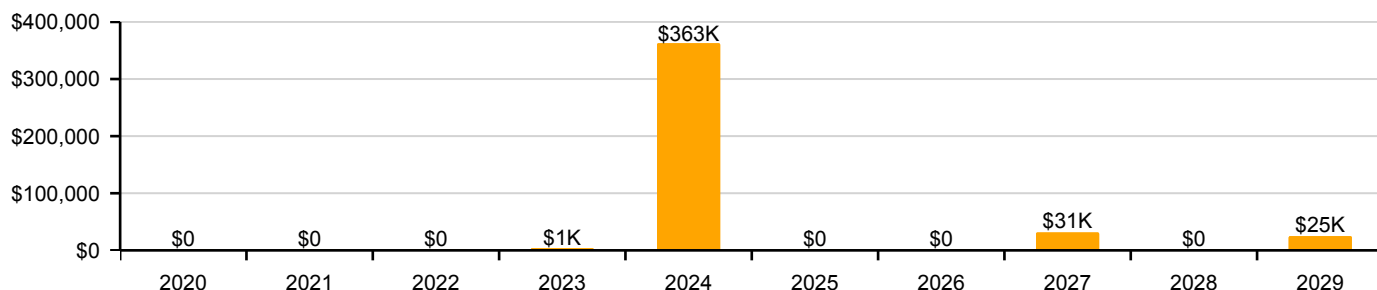
**Deficiency By Priority**



**Deficiency By System**



**10 Year Investment Forecast**



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	51.27 %	0.00 %	\$0.00
B30 - Roofing	16.67 %	0.00 %	\$0.00
C10 - Interior Construction	46.67 %	24.74 %	\$37,481.00
C20 - Stairs	0.00 %	0.00 %	\$0.00
C30 - Interior Finishes	5.94 %	102.36 %	\$206,771.00
D20 - Plumbing	4.59 %	79.73 %	\$88,796.00
D30 - HVAC	0.34 %	107.78 %	\$372,543.00
D40 - Fire Protection	0.57 %	107.63 %	\$57,101.00
D50 - Electrical	0.00 %	110.00 %	\$310,787.00
E10 - Equipment	0.00 %	110.00 %	\$12,200.00
E20 - Furnishings	0.00 %	110.00 %	\$27,041.00
<b>Totals:</b>	<b>26.41 %</b>	<b>58.51 %</b>	<b>\$1,112,720.00</b>

## Photo Album

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

1). Southern Exterior Elevation - Feb 11,  
2020



## Condition Detail

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

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

**System Listing**

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



# School Assessment Report - 1994 Bldg 2030

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$8.19	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$93,644
A1030	Slab on Grade	\$6.92	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$79,123
B1020	Roof Construction	\$13.46	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$153,902
B2010	Exterior Walls	\$15.36	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$175,626
B2020	Exterior Windows	\$9.57	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$109,423
B2030	Exterior Doors	\$0.96	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$10,977
B3010130	Preformed Metal Roofing	\$8.50	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$97,189
C1010	Partitions	\$6.22	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$71,119
C1020	Interior Doors	\$4.05	S.F.	11,434	40	1994	2034		37.50 %	0.00 %	15			\$46,308
C1030	Fittings	\$2.98	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$37,481.00	\$34,073
C2010	Stair Construction	\$0.00	S.F.	11,434	100	1994	2094		75.00 %	0.00 %	75			\$0
C3010230	Paint & Covering	\$1.47	S.F.	11,434	10	1994	2004		0.00 %	110.00 %	-15		\$18,489.00	\$16,808
C3020420	Ceramic Tile	\$16.74	S.F.	1,434	50	1994	2044		50.00 %	0.00 %	25			\$24,005
C3020901	Carpet	\$7.50	S.F.	3,000	8	1994	2002		0.00 %	110.00 %	-17		\$24,750.00	\$22,500
C3020903	VCT	\$3.48	S.F.	7,000	15	1994	2009		0.00 %	155.00 %	-10		\$37,758.00	\$24,360
C3030	Ceiling Finishes	\$10.00	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$125,774.00	\$114,340
D2010	Plumbing Fixtures	\$7.06	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$88,796.00	\$80,724
D2020	Domestic Water Distribution	\$0.79	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$9,033
D2030	Sanitary Waste	\$1.89	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$21,610
D3010	Energy Supply	\$0.61	S.F.	11,434	30	1994	2024		16.67 %	0.00 %	5			\$6,975
D3020	Heat Generating Systems	\$4.00	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$50,310.00	\$45,736
D3030	Cooling Generating Systems	\$6.78	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$85,275.00	\$77,523
D3040	Distribution Systems	\$11.81	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$148,539.00	\$135,036
D3050	Terminal & Package Units	\$7.03	S.F.	11,434	15	1994	2009		0.00 %	110.00 %	-10		\$88,419.00	\$80,381
D4010	Sprinklers	\$4.54	S.F.	11,434	30			2019	0.00 %	110.00 %	0		\$57,101.00	\$51,910
D4030	Fire Protection Specialties	\$0.10	S.F.	11,434	15	2008	2023		26.67 %	0.00 %	4			\$1,143
D5010	Electrical Service/Distribution	\$2.55	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$32,072.00	\$29,157
D5020	Branch Wiring	\$6.00	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$75,464.00	\$68,604
D5020	Lighting	\$7.88	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$99,110.00	\$90,100
D5030810	Security & Detection Systems	\$1.51	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$18,992.00	\$17,265
D5030910	Fire Alarm Systems	\$2.83	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$35,594.00	\$32,358
D5030920	Data Communication	\$3.56	S.F.	11,434	25	1994	2019		0.00 %	110.00 %	0		\$44,776.00	\$40,705
D5090	Other Electrical Systems	\$0.38	S.F.	11,434	15			2019	0.00 %	109.99 %	0		\$4,779.00	\$4,345
E1020	Institutional Equipment	\$0.10	S.F.	11,434	20	1994	2014		0.00 %	110.06 %	-5		\$1,258.00	\$1,143
E1090	Other Equipment	\$0.87	S.F.	11,434	20	1994	2014		0.00 %	109.99 %	-5		\$10,942.00	\$9,948
E2010	Fixed Furnishings	\$2.15	S.F.	11,434	20	1994	2014		0.00 %	110.00 %	-5		\$27,041.00	\$24,583
<b>Total</b>									<b>26.41 %</b>	<b>58.51 %</b>			<b>\$1,112,720.00</b>	<b>\$1,901,676</b>

## 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.

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**System:** B2010 - Exterior Walls



**Note:**

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**System:** B2020 - Exterior Windows



**Note:**

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**System:** B2030 - Exterior Doors



**Note:**



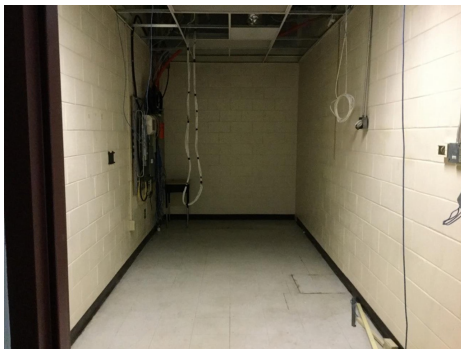
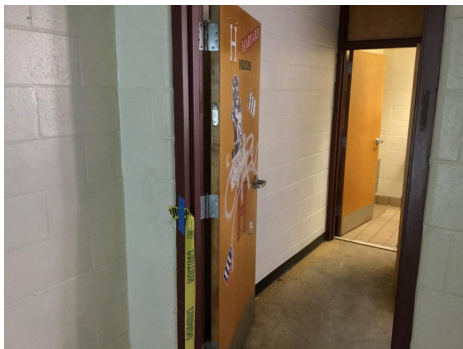
## School Assessment Report - 1994 Bldg 2030

**System:** B3010130 - Preformed Metal Roofing



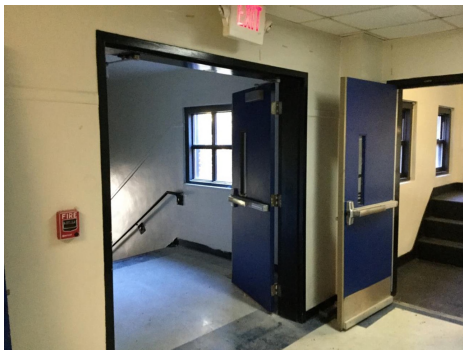
**Note:**

**System:** C1010 - Partitions



**Note:**

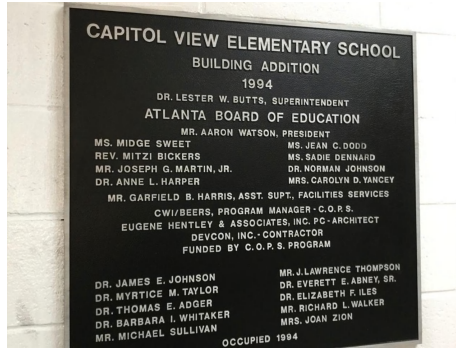
**System:** C1020 - Interior Doors



**Note:**

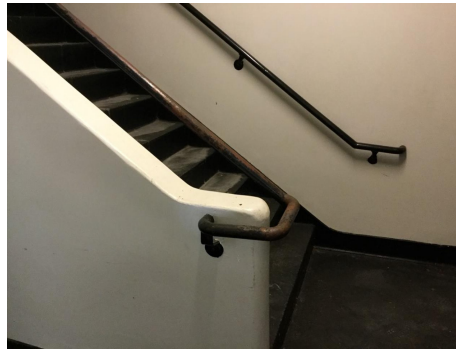
## School Assessment Report - 1994 Bldg 2030

**System:** C1030 - Fittings



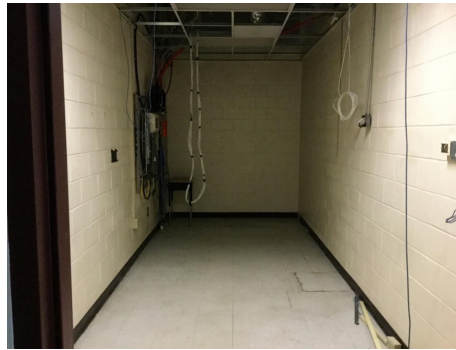
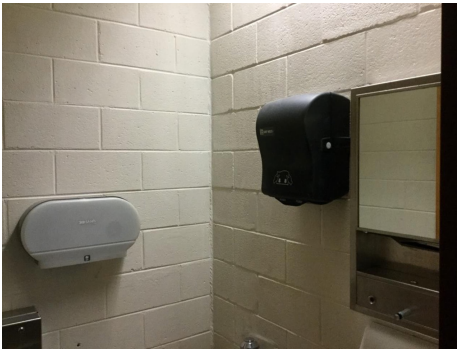
**Note:**

**System:** C2010 - Stair Construction



**Note:**

**System:** C3010230 - Paint & Covering

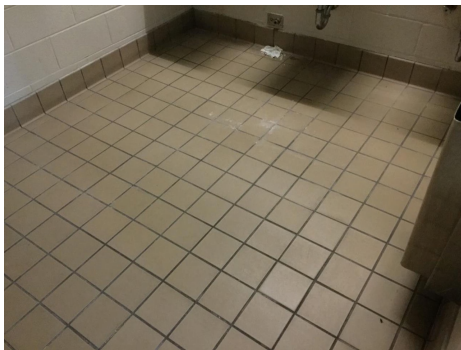


**Note:**



## School Assessment Report - 1994 Bldg 2030

**System:** C3020420 - Ceramic Tile



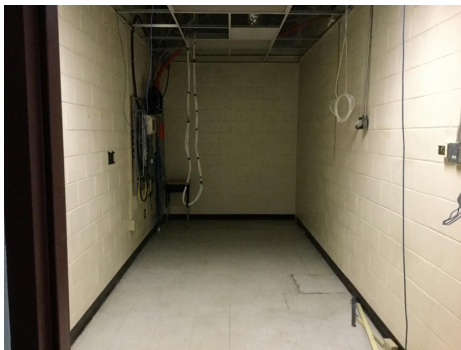
**Note:**

**System:** C3020901 - Carpet



**Note:**

**System:** C3020903 - VCT



**Note:**

## School Assessment Report - 1994 Bldg 2030

### System: C3030 - Ceiling Finishes



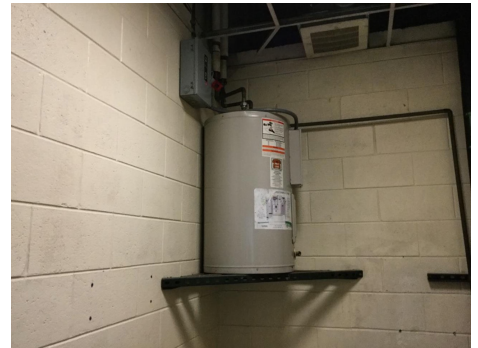
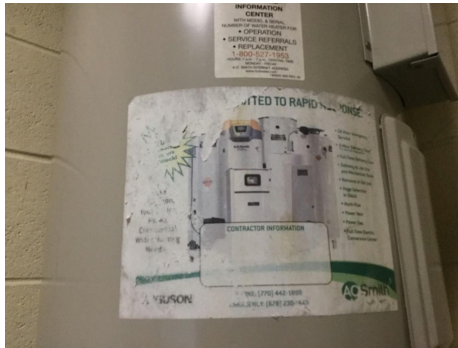
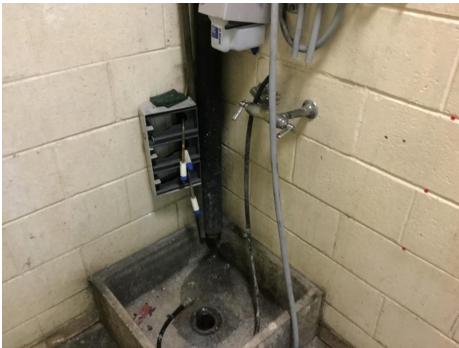
### Note:

### System: D2010 - Plumbing Fixtures



### Note:

### System: D2020 - Domestic Water Distribution



### Note:



## School Assessment Report - 1994 Bldg 2030

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**System:** D2030 - Sanitary Waste



**Note:**

**System:** D3010 - Energy Supply



**Note:**

**System:** D3030 - Cooling Generating Systems



**Note:**

## School Assessment Report - 1994 Bldg 2030

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**System:** D3050 - Terminal & Package Units



**Note:**

**System:** D5010 - Electrical Service/Distribution



**Note:**

**System:** D5020 - Lighting



**Note:**

## School Assessment Report - 1994 Bldg 2030

**System:** D5030810 - Security & Detection Systems



**Note:**

**System:** D5030910 - Fire Alarm Systems



**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
<b>Total:</b>	<b>\$1,112,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,416</b>	<b>\$362,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,353</b>	<b>\$0</b>	<b>\$24,848</b>	<b>\$1,532,956</b>
* 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	\$139,537	\$0	\$0	\$0	\$0	\$0	\$139,537
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$13,997	\$0	\$0	\$0	\$0	\$0	\$13,997
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	\$161,116	\$0	\$0	\$0	\$0	\$0	\$161,116
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	\$37,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,481
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
C3010230 - Paint & Covering	\$18,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,848	\$43,337
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# School Assessment Report - 1994 Bldg 2030

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020420 - Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020901 - Carpet	\$24,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,353	\$0	\$0	\$56,103
C3020903 - VCT	\$37,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,758
C3030 - Ceiling Finishes	\$125,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,774
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$88,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,796
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$11,519	\$0	\$0	\$0	\$0	\$0	\$11,519
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$27,557	\$0	\$0	\$0	\$0	\$0	\$27,557
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$8,894	\$0	\$0	\$0	\$0	\$0	\$8,894
D3020 - Heat Generating Systems	\$50,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,310
D3030 - Cooling Generating Systems	\$85,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,275
D3040 - Distribution Systems	\$148,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,539
D3050 - Terminal & Package Units	\$88,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,419
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$57,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,101
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$1,416	\$0	\$0	\$0	\$0	\$0	\$0	\$1,416
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$32,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,072
D5020 - Branch Wiring	\$75,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,464
D5020 - Lighting	\$99,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,110
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$18,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,992
D5030910 - Fire Alarm Systems	\$35,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,594
D5030920 - Data Communication	\$44,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,776
D5090 - Other Electrical Systems	\$4,779	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,779
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$1,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,258
E1090 - Other Equipment	\$10,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,942
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

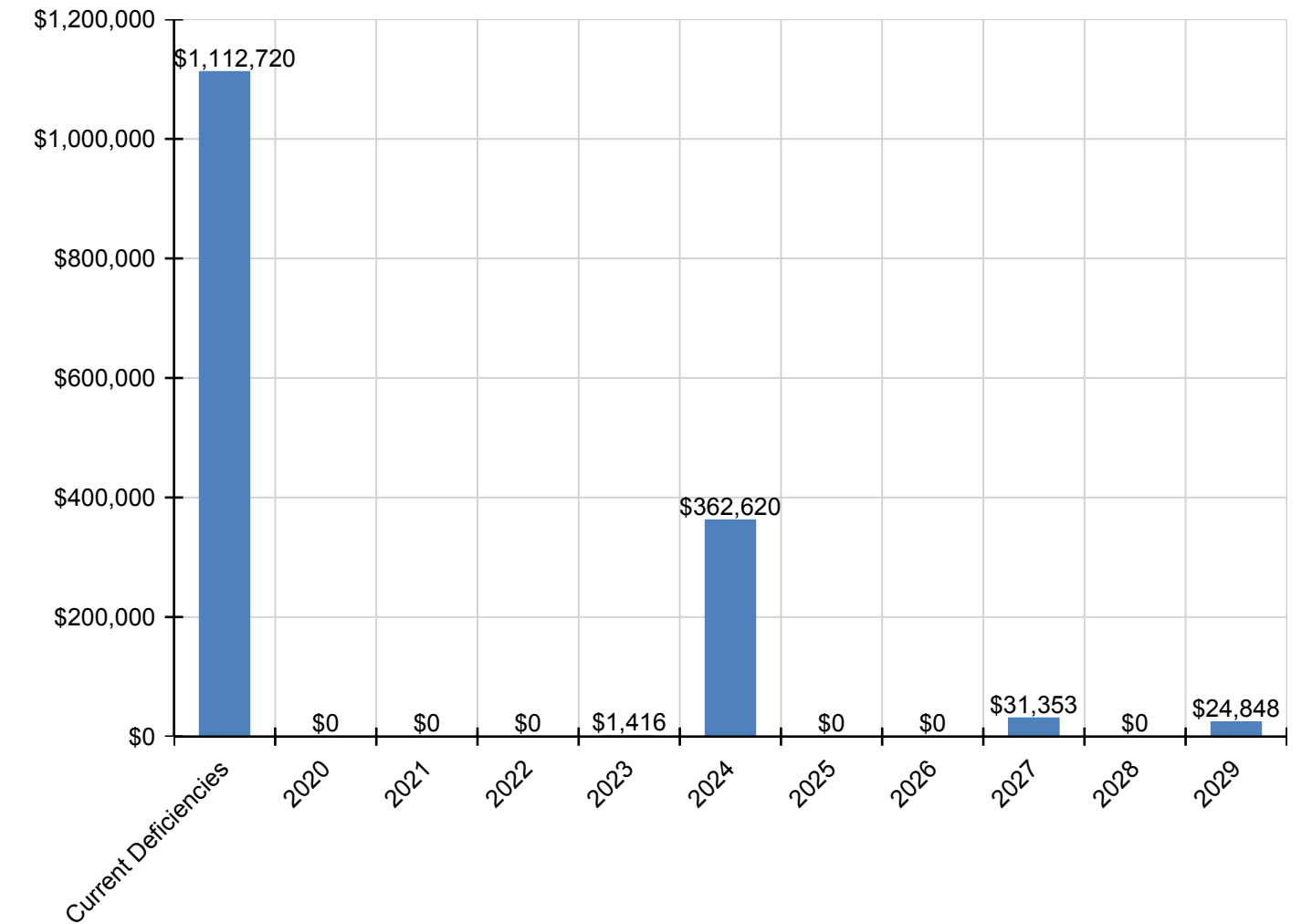
## School Assessment Report - 1994 Bldg 2030

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E2010 - Fixed Furnishings	\$27,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,041

*\* 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.

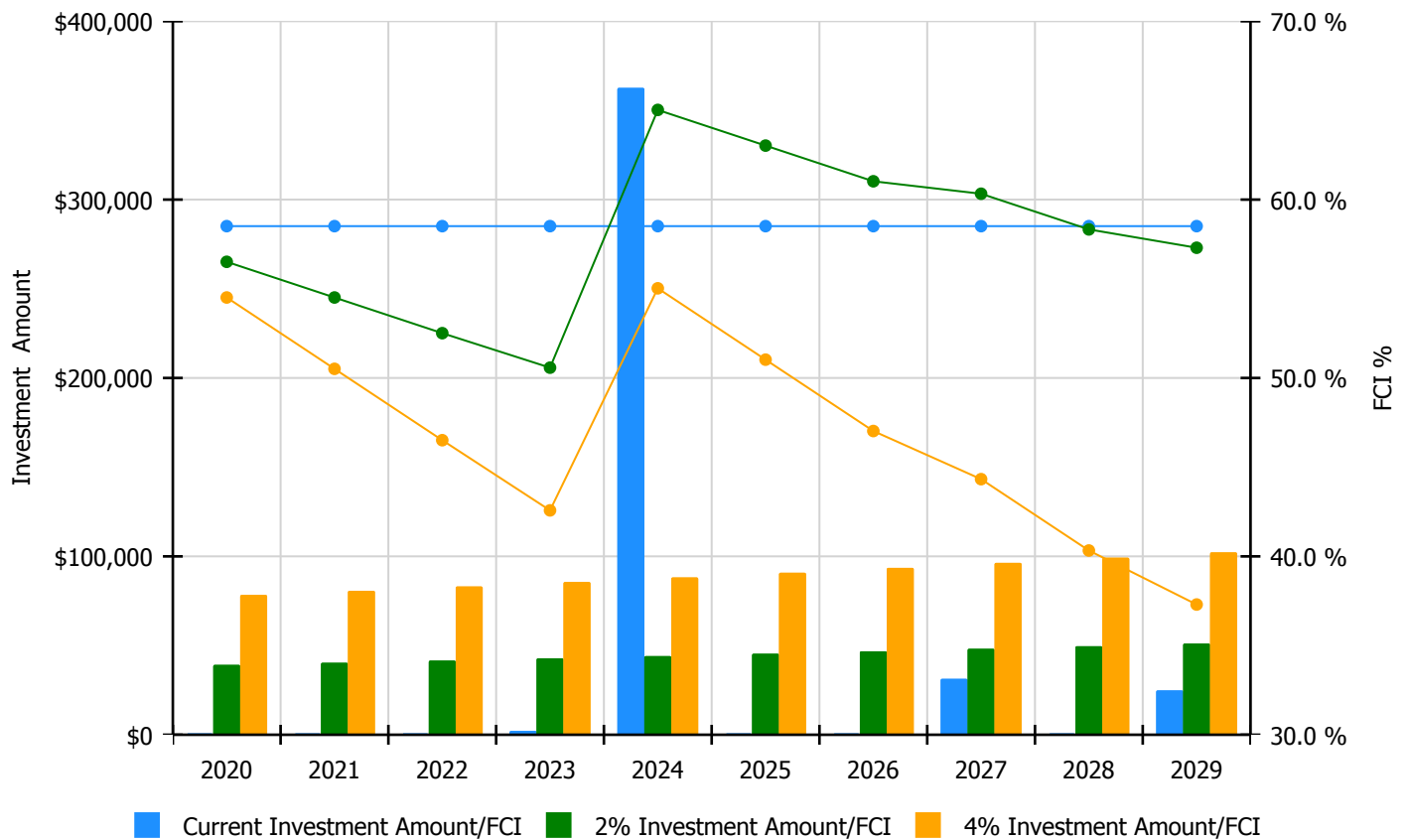


## Condition Index Forecast by Investment Scenario

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

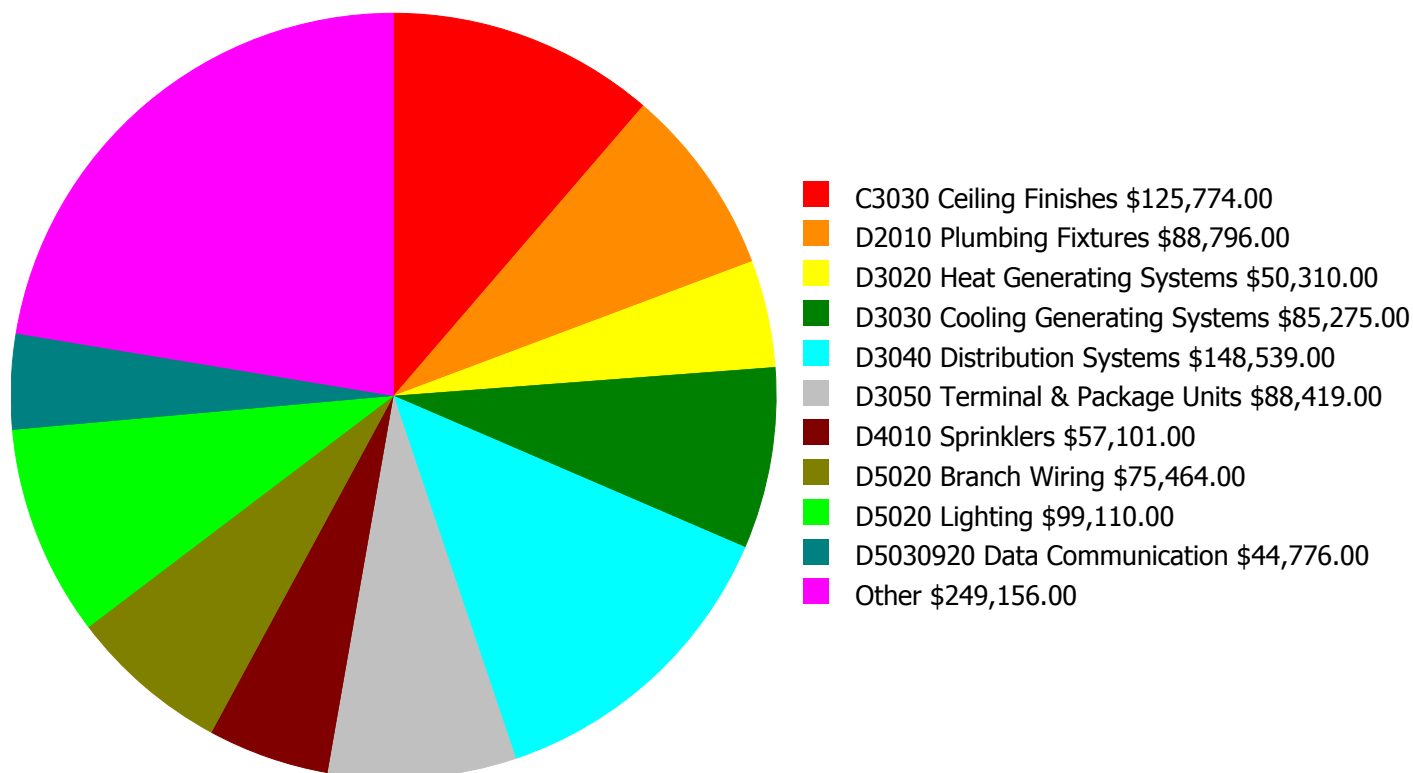


Year	Investment Amount Current FCI - 58.51%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$39,175.00	56.51 %	\$78,349.00	54.51 %
2021	\$0	\$40,350.00	54.51 %	\$80,700.00	50.51 %
2022	\$0	\$41,560.00	52.51 %	\$83,121.00	46.51 %
2023	\$1,416	\$42,807.00	50.58 %	\$85,614.00	42.58 %
2024	\$362,620	\$44,091.00	65.03 %	\$88,183.00	55.03 %
2025	\$0	\$45,414.00	63.03 %	\$90,828.00	51.03 %
2026	\$0	\$46,776.00	61.03 %	\$93,553.00	47.03 %
2027	\$31,353	\$48,180.00	60.33 %	\$96,359.00	44.33 %
2028	\$0	\$49,625.00	58.33 %	\$99,250.00	40.33 %
2029	\$24,848	\$51,114.00	57.30 %	\$102,228.00	37.30 %
<b>Total:</b>	<b>\$420,236</b>	<b>\$449,092.00</b>		<b>\$898,185.00</b>	



## Deficiency Summary by System

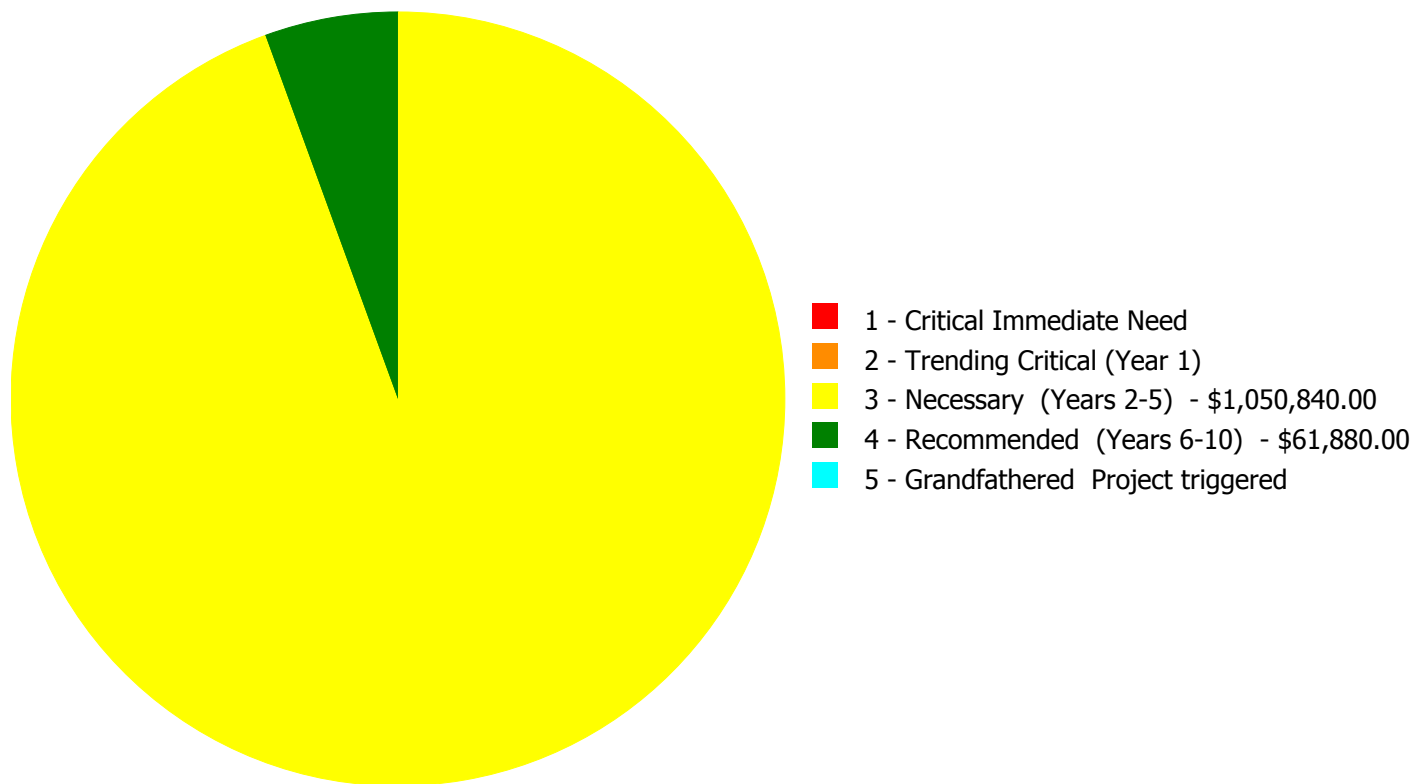
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$1,112,720.00**

## Deficiency Summary by Priority

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



**Budget Estimate Total: \$1,112,720.00**

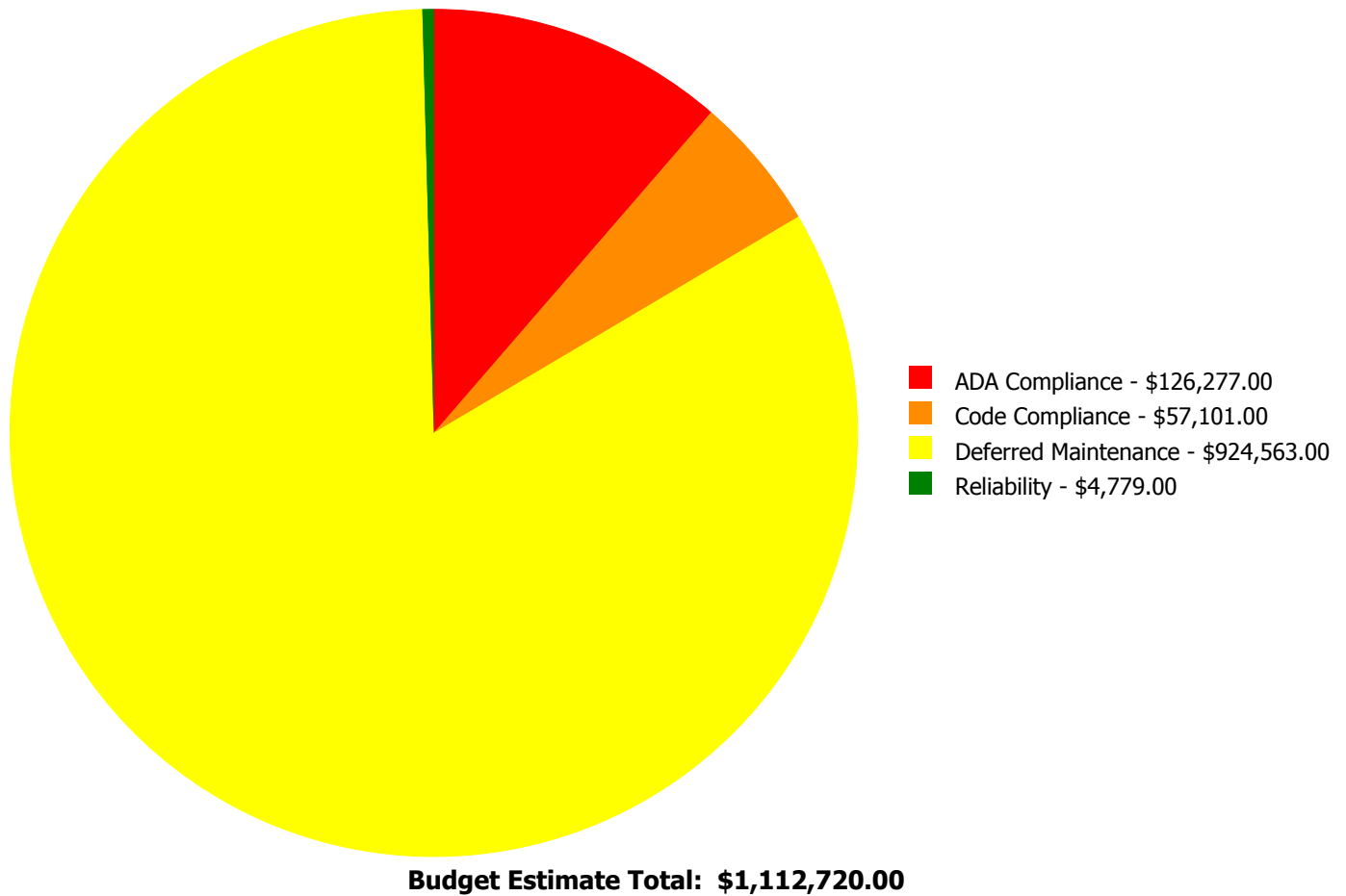
## Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	\$0.00	\$0.00	\$37,481.00	\$0.00	\$0.00	\$37,481.00
C3010230	Paint & Covering	\$0.00	\$0.00	\$18,489.00	\$0.00	\$0.00	\$18,489.00
C3020901	Carpet	\$0.00	\$0.00	\$24,750.00	\$0.00	\$0.00	\$24,750.00
C3020903	VCT	\$0.00	\$0.00	\$37,758.00	\$0.00	\$0.00	\$37,758.00
C3030	Ceiling Finishes	\$0.00	\$0.00	\$125,774.00	\$0.00	\$0.00	\$125,774.00
D2010	Plumbing Fixtures	\$0.00	\$0.00	\$88,796.00	\$0.00	\$0.00	\$88,796.00
D3020	Heat Generating Systems	\$0.00	\$0.00	\$50,310.00	\$0.00	\$0.00	\$50,310.00
D3030	Cooling Generating Systems	\$0.00	\$0.00	\$85,275.00	\$0.00	\$0.00	\$85,275.00
D3040	Distribution Systems	\$0.00	\$0.00	\$148,539.00	\$0.00	\$0.00	\$148,539.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$88,419.00	\$0.00	\$0.00	\$88,419.00
D4010	Sprinklers	\$0.00	\$0.00	\$0.00	\$57,101.00	\$0.00	\$57,101.00
D5010	Electrical Service/Distribution	\$0.00	\$0.00	\$32,072.00	\$0.00	\$0.00	\$32,072.00
D5020	Branch Wiring	\$0.00	\$0.00	\$75,464.00	\$0.00	\$0.00	\$75,464.00
D5020	Lighting	\$0.00	\$0.00	\$99,110.00	\$0.00	\$0.00	\$99,110.00
D5030810	Security & Detection Systems	\$0.00	\$0.00	\$18,992.00	\$0.00	\$0.00	\$18,992.00
D5030910	Fire Alarm Systems	\$0.00	\$0.00	\$35,594.00	\$0.00	\$0.00	\$35,594.00
D5030920	Data Communication	\$0.00	\$0.00	\$44,776.00	\$0.00	\$0.00	\$44,776.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$4,779.00	\$0.00	\$4,779.00
E1020	Institutional Equipment	\$0.00	\$0.00	\$1,258.00	\$0.00	\$0.00	\$1,258.00
E1090	Other Equipment	\$0.00	\$0.00	\$10,942.00	\$0.00	\$0.00	\$10,942.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$27,041.00	\$0.00	\$0.00	\$27,041.00
	<b>Total:</b>	\$0.00	\$0.00	\$1,050,840.00	\$61,880.00	\$0.00	\$1,112,720.00

## Deficiency Summary by Category

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



## Deficiency Details by Priority

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

### Priority 3 - Necessary (Years 2-5):

#### System: C1030 - Fittings



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$37,481.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

#### System: C3010230 - Paint & Covering



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,489.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/19/2020

**Notes:** The applied interior wall finish is beyond its service life and should be scheduled for replacement.



## School Assessment Report - 1994 Bldg 2030

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### **System: C3020901 - Carpet**



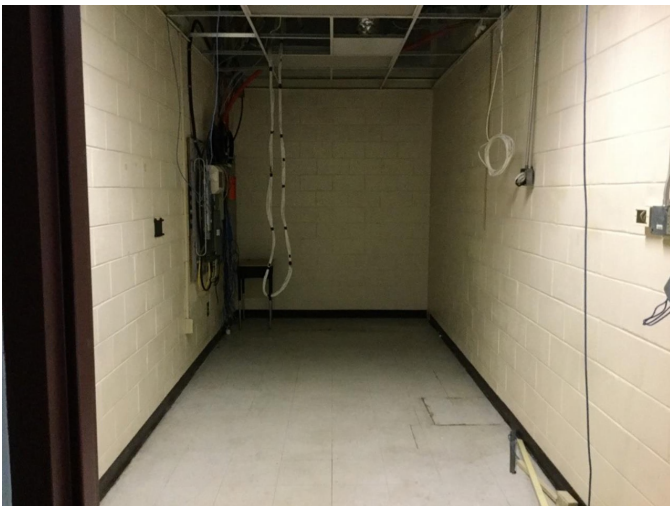
**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 3,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$24,750.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:**

This carpet floor finish should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

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### **System: C3020903 - VCT**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 7,000.00  
**Unit of Measure:** S.F.  
**Estimate:** \$37,758.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:**

This VCT floor system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

---

**System: C3030 - Ceiling Finishes**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$125,774.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The ceiling finish system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D2010 - Plumbing Fixtures**



**Location:** Restrooms  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$88,796.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 09/17/2015

**Notes:** The plumbing system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D3020 - Heat Generating Systems**

This deficiency has no image.

**Location:** Missing Assumed Stolen  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$50,310.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The heat generation system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D3030 - Cooling Generating Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$85,275.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The cooling generation system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the system.

---



**System: D3040 - Distribution Systems**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$148,539.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The distribution system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D3050 - Terminal & Package Units**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$88,419.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:** The package units should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5010 - Electrical Service/Distribution**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$32,072.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5020 - Branch Wiring**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$75,464.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/28/2020

**Notes:** The branch wiring system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior.

---



**System: D5020 - Lighting**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$99,110.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** The lighting system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**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:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$18,992.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/28/2020

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5030910 - Fire Alarm Systems**

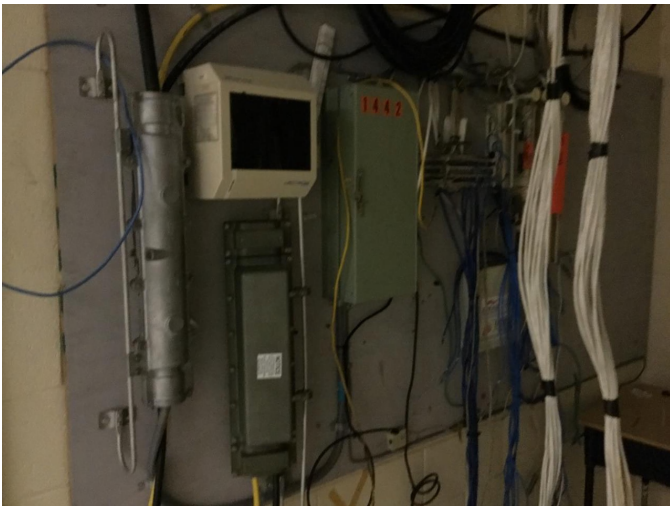


**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$35,594.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/28/2020

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**System: D5030920 - Data Communication**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$44,776.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 01/28/2020

**Notes:** This data system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

---

**System: E1020 - Institutional Equipment**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$1,258.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

---

**System: E1090 - Other Equipment**



**Location:** Missing Assumed Stolen  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$10,942.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/11/2020

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

---

**System: E2010 - Fixed Furnishings**



**Location:** Throughout building  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$27,041.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 09/17/2015

**Notes:** This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the interior finishes.

---

**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:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$57,101.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 08/23/2013

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

---

**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:** 11,434.00  
**Unit of Measure:** S.F.  
**Estimate:** \$4,779.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 08/23/2013

**Notes:** No emergency generator, client standard required.

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## Executive Summary

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

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

Function:	
Gross Area (SF):	60,509
Year Built:	1929
Last Renovation:	
Replacement Value:	\$1,495,783
Repair Cost:	\$600,372.00
Total FCI:	40.14 %
Total RSLI:	19.31 %
FCA Score:	59.86



### Description:

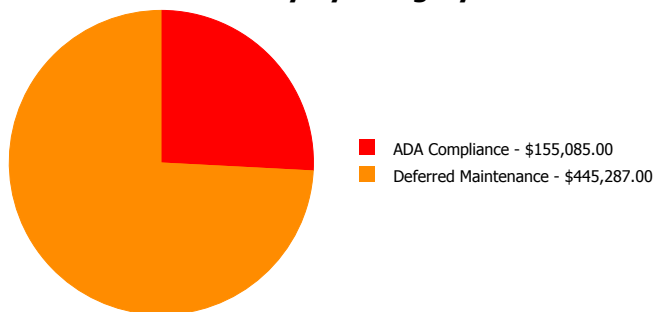
The narrative for this site is included in the Executive Summary Description at the front of this report.

**Attributes:** This asset has no attributes.

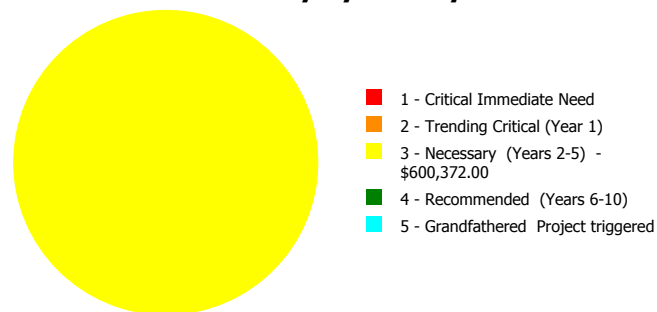
## Dashboard Summary

Function:		Gross Area:	60,509
Year Built:	1929	Last Renovation:	
Repair Cost:	\$600,372	Replacement Value:	\$1,495,783
FCI:	40.14 %	RSLI%:	19.31 %

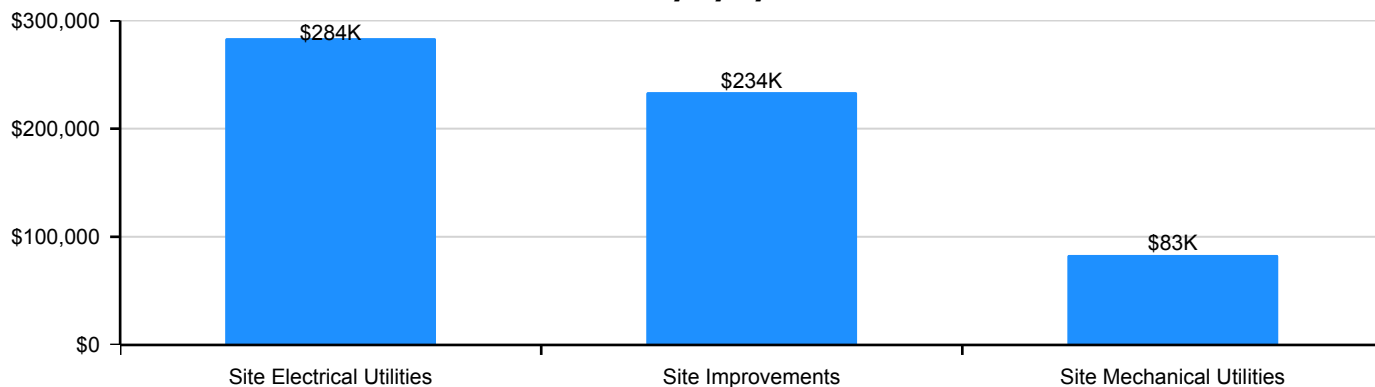
**Deficiency By Category**



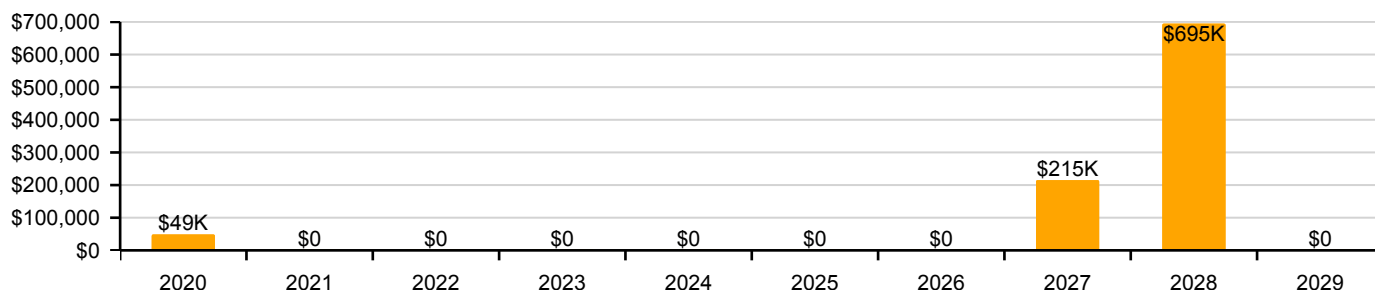
**Deficiency By Priority**



**Deficiency By System**



**10 Year Investment Forecast**



## Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	18.81 %	28.88 %	\$233,626.00
G30 - Site Mechanical Utilities	34.78 %	30.29 %	\$83,200.00
G40 - Site Electrical Utilities	9.99 %	68.81 %	\$283,546.00
<b>Totals:</b>	<b>19.31 %</b>	<b>40.14 %</b>	<b>\$600,372.00</b>

## 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 \$
G2020	Parking Lots	\$8.00	S.F.	60,509	35	1993	2028		25.71 %	0.00 %	9			\$484,072
G2030	Pedestrian Paving	\$2.33	S.F.	60,509	35	1959	1994		0.00 %	110.00 %	-25		\$155,085.00	\$140,986
G2040105	Fence & Guardrails	\$1.15	S.F.	60,509	30	2000	2030		36.67 %	0.00 %	11			\$69,585
G2040950	Hard Surface Play Area	\$0.71	S.F.	60,509	20	2000	2020		5.00 %	0.00 %	1			\$42,961
G2050	Landscaping	\$1.18	S.F.	60,509	25	1988	2013		0.00 %	110.00 %	-6		\$78,541.00	\$71,401
G3010	Water Supply	\$1.09	S.F.	60,509	50	1993	2043		48.00 %	0.00 %	24			\$65,955
G3020	Sanitary Sewer	\$2.20	S.F.	60,509	50	1993	2043		48.00 %	0.00 %	24			\$133,120
G3030	Storm Sewer	\$1.25	S.F.	60,509	50	1959	2009		0.00 %	110.00 %	-10		\$83,200.00	\$75,636
G4010	Electrical Distribution	\$2.55	S.F.	60,509	30	1997	2027		26.67 %	0.00 %	8			\$154,298
G4020	Site Lighting	\$2.98	S.F.	60,509	30	1983	2013		0.00 %	110.00 %	-6		\$198,349.00	\$180,317
G4030	Site Communication and Security	\$1.28	S.F.	60,509	30	1983	2013		0.00 %	110.00 %	-6		\$85,197.00	\$77,452
<b>Total</b>									<b>19.31 %</b>	<b>40.14 %</b>			<b>\$600,372.00</b>	<b>\$1,495,783</b>

## 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:** G2020 - Parking Lots



**Note:**

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**System:** G2030 - Pedestrian Paving



**Note:**

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**System:** G2040105 - Fence & Guardrails



**Note:**



## School Assessment Report - Site

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**System:** G2050 - Landscaping



**Note:**

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**System:** G3030 - Storm Sewer



**Note:**

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**System:** G4010 - Electrical Distribution



**Note:**

## School Assessment Report - Site

**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%*

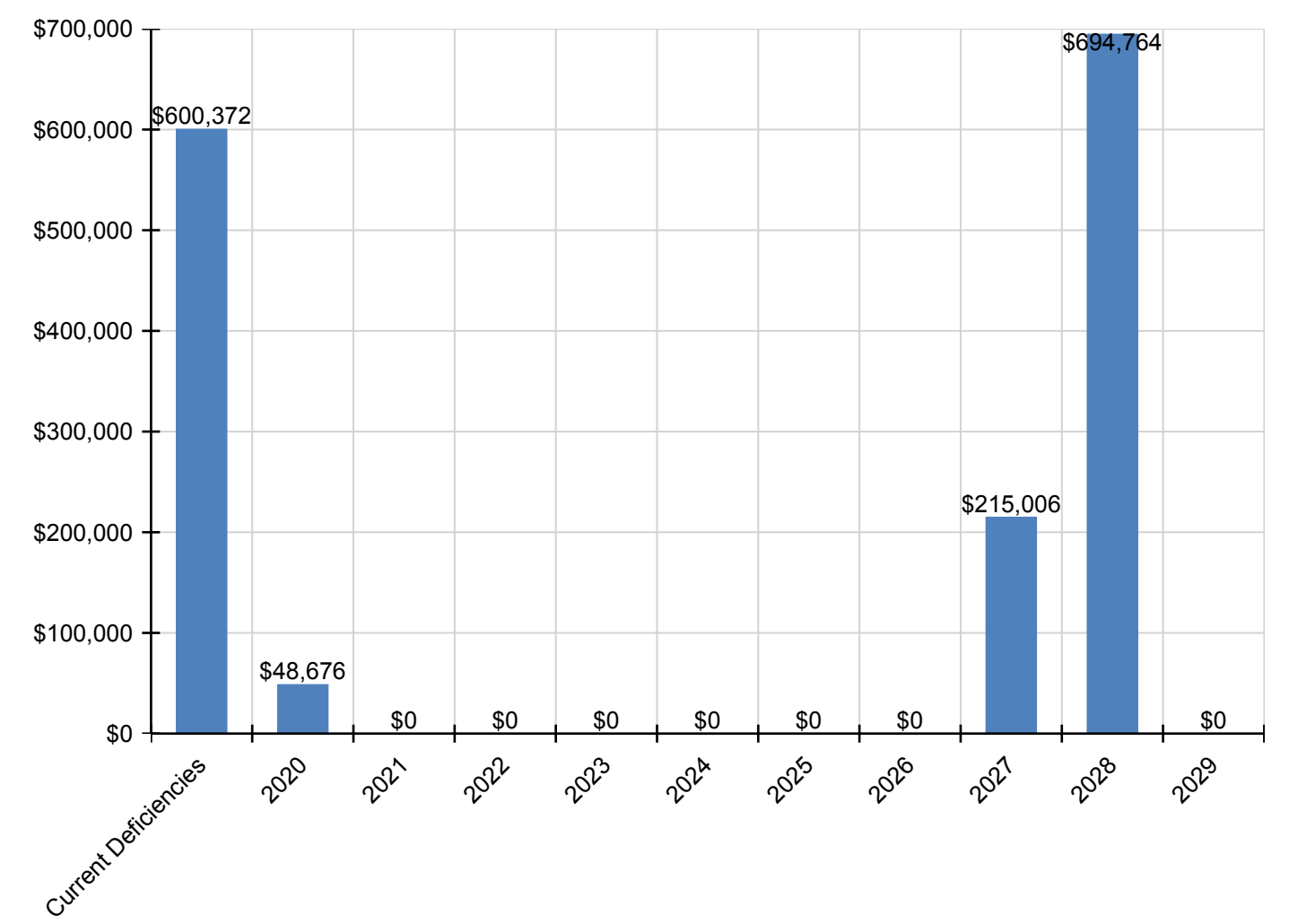
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
<b>Total:</b>	<b>\$600,372</b>	<b>\$48,676</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,006</b>	<b>\$694,764</b>	<b>\$0</b>	<b>\$1,558,818</b>
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$694,764	\$0	\$694,764
G2030 - Pedestrian Paving	\$155,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,085
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Hard Surface Play Area	\$0	\$48,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,676
G2050 - Landscaping	\$78,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78,541
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$83,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,200
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215,006	\$0	\$0	\$215,006
G4020 - Site Lighting	\$198,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,349
G4030 - Site Communication and Security	\$85,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,197

*\* 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.

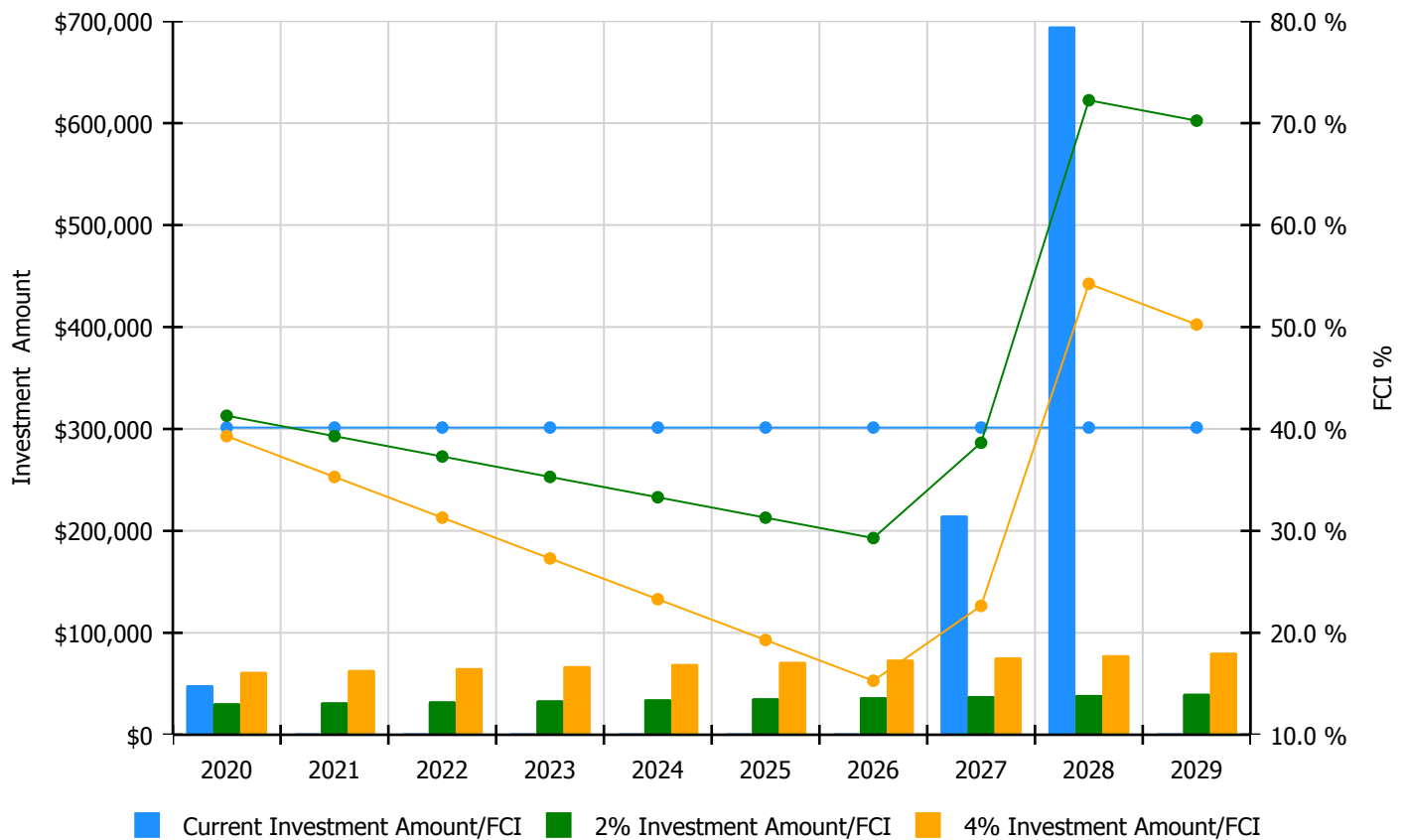


## Condition Index Forecast by Investment Scenario

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

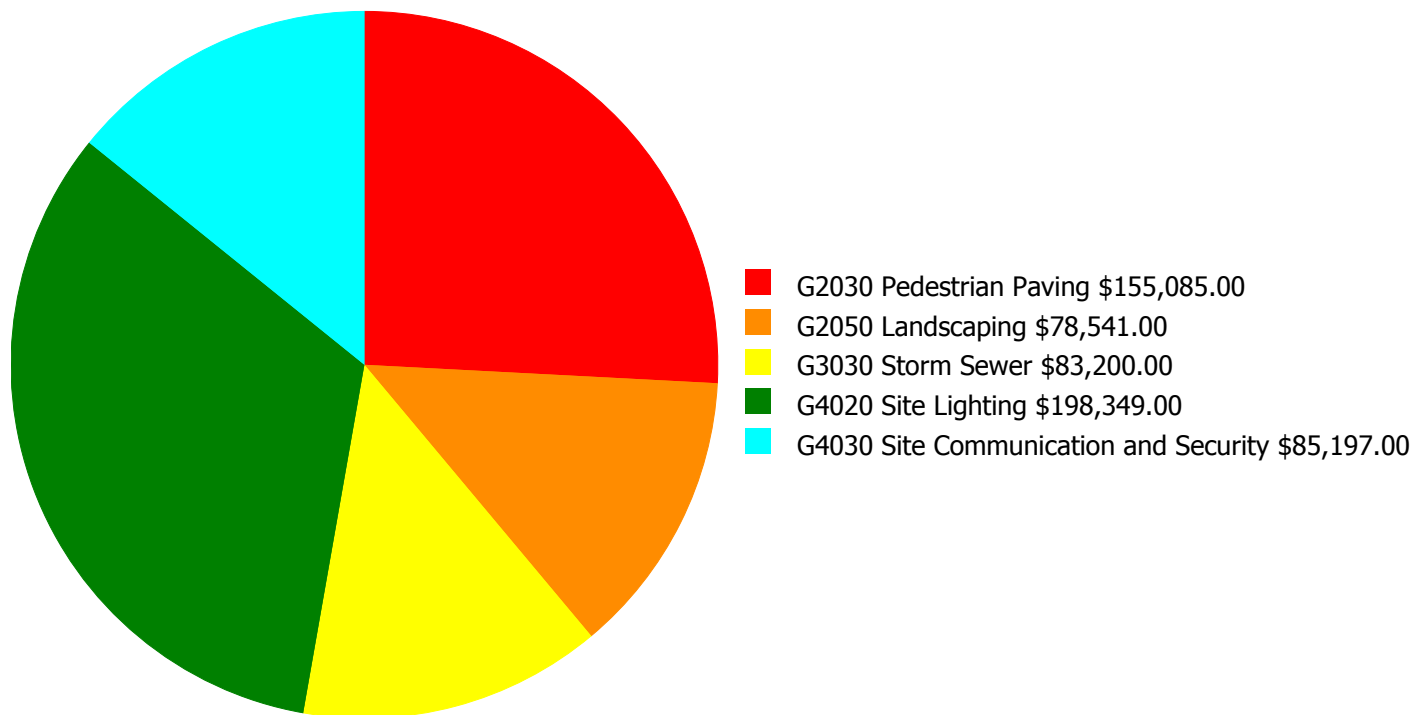
**Facility Investment vs. FCI Forecast**



Year	Investment Amount Current FCI - 40.14%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$48,676	\$30,813.00	41.30 %	\$61,626.00	39.30 %
2021	\$0	\$31,738.00	39.30 %	\$63,475.00	35.30 %
2022	\$0	\$32,690.00	37.30 %	\$65,379.00	31.30 %
2023	\$0	\$33,670.00	35.30 %	\$67,341.00	27.30 %
2024	\$0	\$34,680.00	33.30 %	\$69,361.00	23.30 %
2025	\$0	\$35,721.00	31.30 %	\$71,442.00	19.30 %
2026	\$0	\$36,792.00	29.30 %	\$73,585.00	15.30 %
2027	\$215,006	\$37,896.00	38.64 %	\$75,793.00	22.64 %
2028	\$694,764	\$39,033.00	72.24 %	\$78,066.00	54.24 %
2029	\$0	\$40,204.00	70.24 %	\$80,408.00	50.24 %
<b>Total:</b>	<b>\$958,446</b>	<b>\$353,237.00</b>		<b>\$706,476.00</b>	

## Deficiency Summary by System

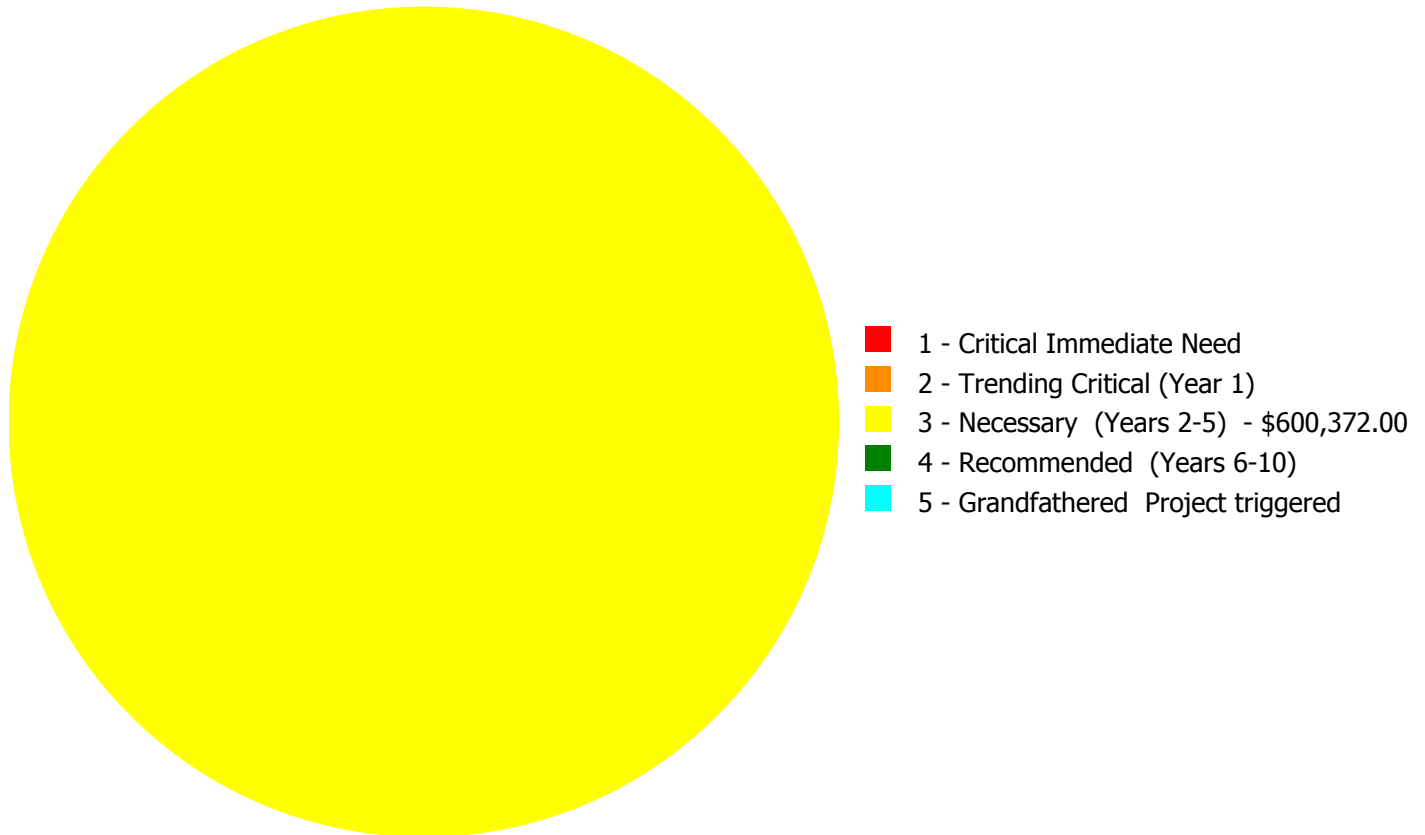
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



**Budget Estimate Total: \$600,372.00**

## 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: \$600,372.00**



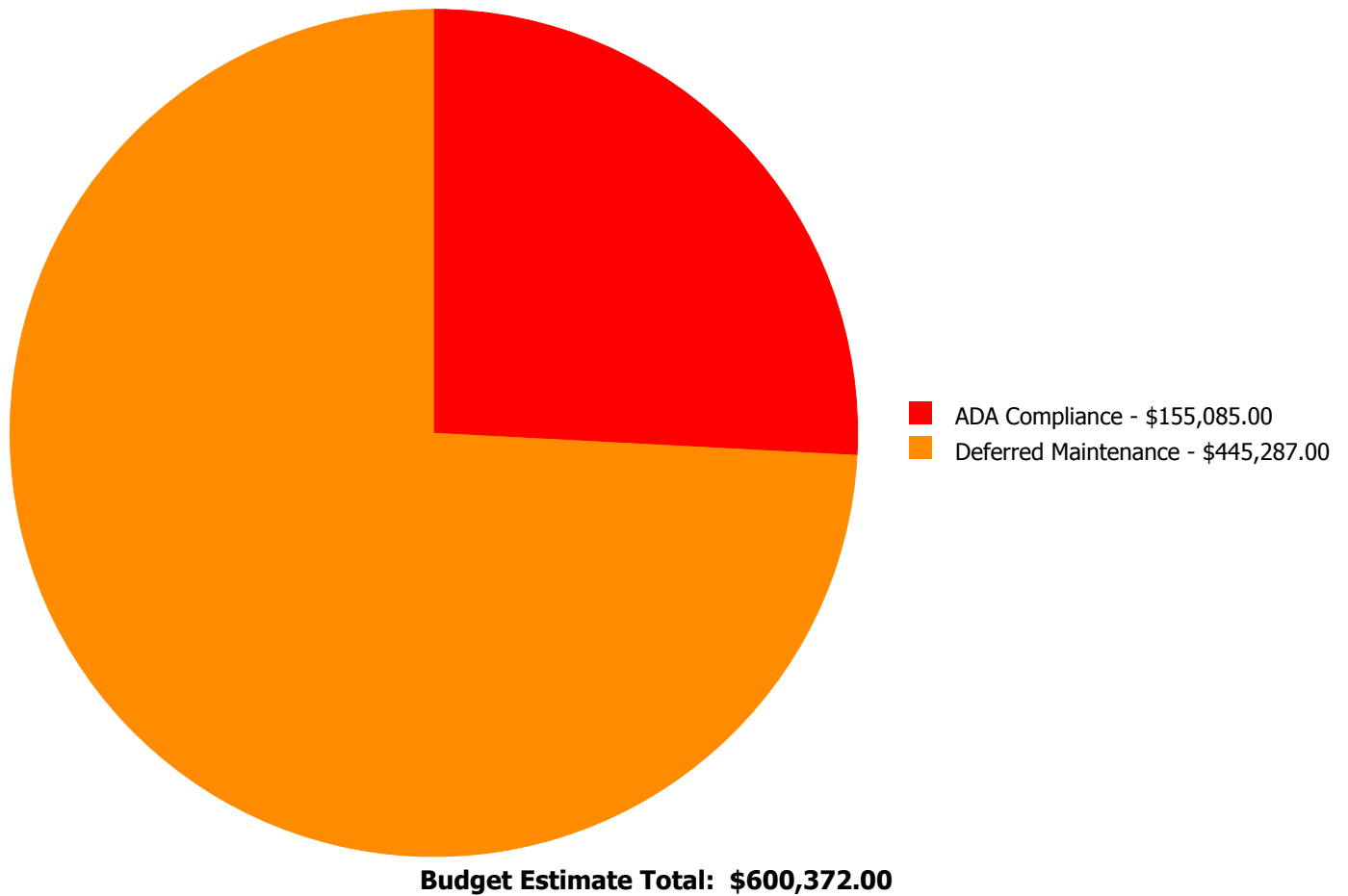
## Deficiency By Priority Investment Table

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
G2030	Pedestrian Paving	\$0.00	\$0.00	\$155,085.00	\$0.00	\$0.00	\$155,085.00
G2050	Landscaping	\$0.00	\$0.00	\$78,541.00	\$0.00	\$0.00	\$78,541.00
G3030	Storm Sewer	\$0.00	\$0.00	\$83,200.00	\$0.00	\$0.00	\$83,200.00
G4020	Site Lighting	\$0.00	\$0.00	\$198,349.00	\$0.00	\$0.00	\$198,349.00
G4030	Site Communication and Security	\$0.00	\$0.00	\$85,197.00	\$0.00	\$0.00	\$85,197.00
	<b>Total:</b>	\$0.00	\$0.00	\$600,372.00	\$0.00	\$0.00	\$600,372.00

## 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: G2030 - Pedestrian Paving



**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** ADA Compliance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 60,509.00  
**Unit of Measure:** S.F.  
**Estimate:** \$155,085.00  
**Assessor Name:** Jejuan Hall  
**Date Created:** 02/21/2020

#### **Notes:**

This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

#### System: G2050 - Landscaping



**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 60,509.00  
**Unit of Measure:** S.F.  
**Estimate:** \$78,541.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

#### **Notes:**

This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

## School Assessment Report - Site

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### **System: G3030 - Storm Sewer**



**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 60,509.00  
**Unit of Measure:** S.F.  
**Estimate:** \$83,200.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:**

This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

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### **System: G4020 - Site Lighting**



**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 60,509.00  
**Unit of Measure:** S.F.  
**Estimate:** \$198,349.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:**

This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

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**System: G4030 - Site Communication and Security**

This deficiency has no image.

**Location:** Site  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary (Years 2-5)  
**Correction:** Renew System  
**Qty:** 60,509.00  
**Unit of Measure:** S.F.  
**Estimate:** \$85,197.00  
**Assessor Name:** Hayden Collins  
**Date Created:** 02/21/2020

**Notes:**

This system should be scheduled for replacement. This school is abandoned and most systems are recommended for replacement. This deficiency is expected to be completed as part of an overall effort to renew the school.

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## 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 - Capitol View Elementary School

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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 - Capitol View Elementary School

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

## School Assessment Report - Capitol View Elementary School

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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 - Capitol View Elementary School

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





## Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 5054
Project: APS Assessments 2019	Region: 761	Site: Capitol View ES
Grade Config: PK-5	Site Type: Other Facilities	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - ES</b>				
<b>Learning Environment</b>				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Poor	1.00	2.00	50.00
Exterior Environment	Good	1.20	1.50	80.00
<b>General Classrooms</b>				
Environment	Poor	2.33	4.65	50.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
<b>Kindergarten</b>				
Environment	Poor	0.21	0.42	50.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
<b>ECE</b>				
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
<b>Self-Contained Special Ed</b>				
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
<b>Instructional Resource Rooms</b>				
Environment	Poor	0.36	0.72	50.00
Size	Poor	0.90	1.80	50.00
Location	Poor	0.27	0.54	50.00
Storage/Fixed Equip	Poor	0.27	0.54	50.00
<b>Science</b>				
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
<b>Music</b>				
Environment	Poor	0.37	0.74	50.00

Project #: 12382

County: Atlanta Public Schools

Site #: 5054

Project: APS Assessments 2019

Region: 761

Site: Capitol View ES

Grade Config: PK-5

Site Type: Other Facilities

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
<b>Art</b>				
Environment	Poor	0.23	0.47	50.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Fair	0.23	0.35	65.00
<b>Maker Space</b>				
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
<b>Computer Labs</b>				
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
<b>P.E.</b>				
Environment	Unsat	0.00	1.92	0.00
Size	Unsat	0.00	4.80	0.00
Location	Unsat	0.00	1.44	0.00
Storage/Fixed Equip	Unsat	0.00	1.44	0.00
<b>Performing Arts</b>				
Environment	Fair	0.39	0.60	65.00
Size	Excel	1.51	1.51	100.00
Location	Fair	0.29	0.45	65.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
<b>Media Center</b>				
Environment	Fair	0.63	0.97	65.00
Size	Excel	2.44	2.44	100.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
<b>Restrooms (Student)</b>	Good	0.71	0.89	80.00
<b>Administration</b>	Fair	1.66	2.56	65.00
<b>Counseling</b>	Unsat	0.00	0.29	0.00
<b>Clinic</b>	Fair	0.38	0.58	65.00
<b>Staff WkRm/Toilets</b>	Good	1.01	1.27	80.00
<b>Cafeteria</b>	Fair	3.25	5.00	65.00
<b>Food Service and Prep</b>	Good	4.96	6.20	80.00
<b>Custodial and Maintenance</b>	Good	0.40	0.50	80.00
<b>Outside</b>				
Vehicular Traffic	Unsat	0.00	2.00	0.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Fair	1.52	2.34	65.00

Project #: 12382

County: Atlanta Public Schools

Site #: 5054

Project: APS Assessments 2019

Region: 761

Site: Capitol View ES

Grade Config: PK-5

Site Type: Other Facilities

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Safety and Security</b>				
Fencing	Poor	0.38	0.75	50.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Unsat	0.00	0.50	0.00
<b>Total For Site:</b>		<b>58.07</b>	<b>91.65</b>	<b>63.36</b>

Comments

## Suitability - ES

Capital View is a former neighborhood elementary school. It is now closed but is kept in the district inventory for possible future use. It is a two story brick building.

## Suitability - ES-&gt;Learning Environment--&gt;Learning Style Variety

There are few spaces that provide opportunities for flexible or differentiated learning.

## Suitability - ES-&gt;Learning Environment--&gt;Interior Environment

In many of the rooms, the floors and walls are in a state of disrepair. In some rooms, a new ceiling is partially installed but left unfinished.

## Suitability - ES-&gt;General Classrooms--&gt;Environment

In many of the rooms, the floors and walls are in a state of disrepair. In some rooms, a new ceiling is partially installed but left unfinished.

## Suitability - ES-&gt;General Classrooms--&gt;Storage/Fixed Equip

Not all of the classrooms are plumbed for a sink with fountain.

## Suitability - ES-&gt;Kindergarten--&gt;Environment

In many of the rooms, the floors and walls are in a state of disrepair. In some rooms, a new ceiling is partially installed but left unfinished.

## Suitability - ES-&gt;Kindergarten--&gt;Storage/Fixed Equip

None of the classrooms have any special treatment for kindergarten students. There are no classrooms on the first floor with restrooms in the classroom or adjacent.

## Suitability - ES-&gt;Instructional Resource Rooms--&gt;Environment

There are very few spaces suitable for instruction resource rooms. In many of the rooms, the floors and walls are in a state of disrepair. In some rooms, a new ceiling is partially installed but left unfinished.

## Suitability - ES-&gt;Instructional Resource Rooms--&gt;Size

There are very few spaces suitable for instruction resource rooms.

## Suitability - ES-&gt;Instructional Resource Rooms--&gt;Location

There are very few spaces suitable for instruction resource rooms.

## Suitability - ES-&gt;Instructional Resource Rooms--&gt;Storage/Fixed Equip

There are very few spaces suitable for instruction resource rooms.

## Suitability - ES-&gt;Science--&gt;Environment

There is no science classroom in the building.

## Suitability - ES-&gt;Science--&gt;Size

There is no science classroom in the building.

## Suitability - ES-&gt;Science--&gt;Location

There is no science classroom in the building.

Project #: 12382

County: Atlanta Public Schools

Site #: 5054

Project: APS Assessments 2019

Region: 761

Site: Capitol View ES

Grade Config: PK-5

Site Type: Other Facilities

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Science-->Storage/Fixed Equip There is no science classroom in the building.				
Suitability - ES->Music-->Environment The floors and walls in the music room are in a state of disrepair. The new ceiling installation was left unfinished.				
Suitability - ES->Music-->Storage/Fixed Equip There are no acoustic treatments in the music room. There is no plumbing for a sink with drinking fountain.				
Suitability - ES->Art-->Environment The floors and walls in the art room are in a state of disrepair. The new ceiling installation was left unfinished.				
Suitability - ES->Art-->Location The art classroom is next to the music classroom. There are storage rooms between them, but there is still potential for noise disturbance.				
Suitability - ES->Art-->Storage/Fixed Equip The art room currently only has one sink. There is no clay trap in the sink drain.				
Suitability - ES->P.E.-->Environment There is no gym.				
Suitability - ES->P.E.-->Size There is no gym. The stage in the auditorium is marked with floor striping for PE activities. The auditorium does not function as a gymnasium, as the main floor area is sloped toward the stage.				
Suitability - ES->P.E.-->Location There is no gym.				
Suitability - ES->P.E.-->Storage/Fixed Equip There is no gym.				
Suitability - ES->Performing Arts-->Environment The room finishes are worn and the paint is peeling on the walls.				
Suitability - ES->Performing Arts-->Location The auditorium can not be isolated from the remainder of the building for use during after school performances and events. There are no adult restrooms in the vicinity of the auditorium.				
Suitability - ES->Performing Arts-->Storage/Fixed Equip There is no sound system or acoustic treatments in the auditorium. The stage is not ADA accessible. There is no storage space for performing arts equipment near the stage.				
Suitability - ES->Media Center-->Environment The room finishes are worn and the paint is peeling on the walls.				
Suitability - ES->Media Center-->Storage/Fixed Equip There is insufficient storage space for technology and equipment.				
Suitability - ES->Restrooms (Student) There are no urinal partitions in the student restrooms.				
Suitability - ES->Administration There is only one office in the administration area. There is insufficient storage in the administration area. The only staff restroom is inside the office. The room finishes are worn and paint is peeling off the walls.				
Suitability - ES->Counseling There is no space in the building that would be suitable for a counselor's office aside from taking up space in a general classroom.				

Project #: 12382

County: Atlanta Public Schools

Site #: 5054

Project: APS Assessments 2019

Region: 761

Site: Capitol View ES

Grade Config: PK-5

Site Type: Other Facilities

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Clinic				
The room finishes are worn and the paint is peeling off the walls.				
Suitability - ES->Cafeteria				
The paint is peeling off the walls. There are several columns in the cafeteria, which obstruct walkways and lines of sight.				
Suitability - ES->Outside-->Vehicular Traffic				
There is no bus parking. There is no place off-street for bus loading and unloading. There is no place off-street for parent drop-off and pick-up. The service lane is in conflict with the entrance to the parking area.				
Suitability - ES->Outside-->Parking				
There is inadequate parking for visitors, there is no parking convenient to the main entrance.				
Suitability - ES->Outside-->Play Areas				
There is no covered play area. The skate park is the only hard-surfaced play area, which is inappropriate for elementary age students. There are multiple terraces in the large outdoor grassy area, causing potential supervision problems.				
Suitability - ES->Safety and Security-->Fencing				
There is inadequate perimeter fencing. There is no fencing along Lynnhaven drive, and there is a large point of ingress near the southwest corner of the building.				
Suitability - ES->Safety and Security-->Signage & Way Finding				
There is inadequate vehicular and pedestrian wayfinding signage. None of the required main entry signs are present.				
Suitability - ES->Safety and Security-->Ease of Supervision				
The outdoor area is very large, with multiple terraces that each have different features. This creates supervision problems during outdoor activities.				
Suitability - ES->Safety and Security-->Controlled Entrances				
There is no security vestibule at the main entrance.				