Atlanta Public Schools/ Carver Cluster

Carver High School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	268,736
Year Built:	1920
Last Renovation:	
Replacement Value:	$56,504,831
Repair Cost:	$5,827,699.00
Total FCI:	10.31 %
Total RSLI:	45.79 %
FCA Score:	89.69

Description:

The Carver High School consists of (5) main school buildings located at 55 McDonough Boulevard SE in Atlanta, GA. This 271,429 SF campus was originally constructed in 1920. School additions were constructed 1947, 1970 and 2005. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, seating areas, flagpole, football field with track, baseball field, softball field, landscaping, stormwater detention basins, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

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

A. SUBSTRUCTURE
The buildings rest on slab-on grade and are assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

1920 Building 5010 The superstructure is wood frame. Floor construction is wood frame. Roof construction is wood frame. The exterior enclosure is comprised of solid masonry load bearing walls. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal - and most have glazing. Roofing is sloped with single-ply membrane coverings.
1947 Building 503.1 The superstructure is a composite of steel and wood frame. Floor construction is wood frame. Roof construction is steel bow-string trusses with wood framing. The exterior enclosure is comprised of solid masonry load bearing walls. Exterior windows are very limited with aluminum framed fixed panes. Exterior doors are hollow metal with glazing. Roofing is sloped with single-ply membrane coverings.
1970 _2005 Building 507.6_5070 The superstructure is steel frame. Floor construction is concrete slab on grade. Floor and roof construction are steel with metal deck and light weight concrete. The exterior enclosure is comprised of brick veneer over CMU. There are no exterior windows. Exterior doors are hollow metal - some with glazing. Roofing is low slope with built-up modified bitumen coverings.
2005 Building 5040 The superstructure is steel frame. Floor construction is concrete slab on grade. Floor and roof construction are steel with metal deck and light weight concrete. The exterior enclosure is comprised of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal - some with glazing. Roofing is low slope with built-up modified bitumen coverings.
2005 Building 5050 The superstructure is steel frame. Floor construction is concrete slab on grade. Floor and roof construction are steel with metal deck and light weight concrete. The exterior enclosure is comprised of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are hollow metal - some with glazing. Roofing is low slope with built-up modified bitumen coverings.
Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in consist of vinyl sheet and ceramic tile for restrooms and carpet for the administration and Media Center. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: Each building at the school has an elevator.
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 on most buildings is a combination of internal and external roof drains except for building 503; Scuppers are used on this building instead.
HVAC: Heating is provided by gas fired boilers with additional rooftop package DX units for heating and cooling. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The buildings do have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.
COMMUNICATIONS AND SECURITY: The Edwards EST3 fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does not have a natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and computers.

G. SITE
Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, seating areas, flagpole, football field with track, baseball field, softball field, landscaping, stormwater detention basins, retaining walls and fencing. Site

mechanical and electrical features include water, sewer, natural gas, and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The buildings are covered with a wet sprinkler system. Fire extinguishers are located throughout the buildings. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

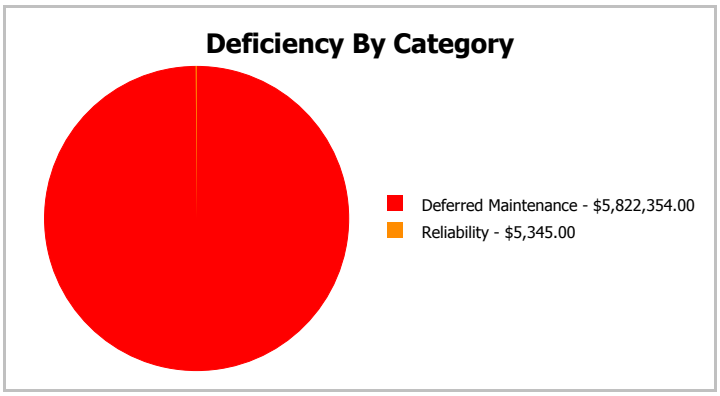
Attributes:

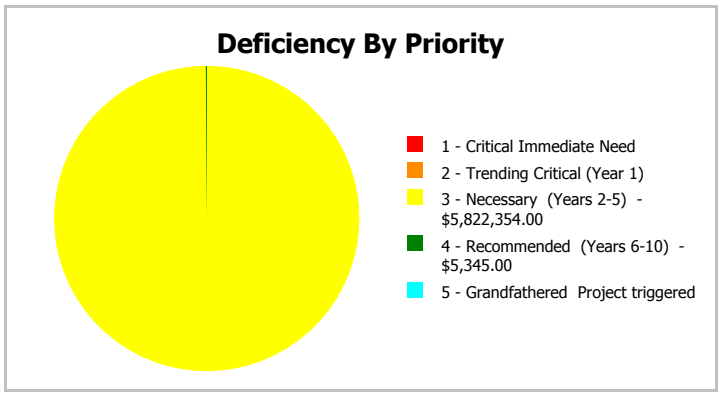
General Attributes:

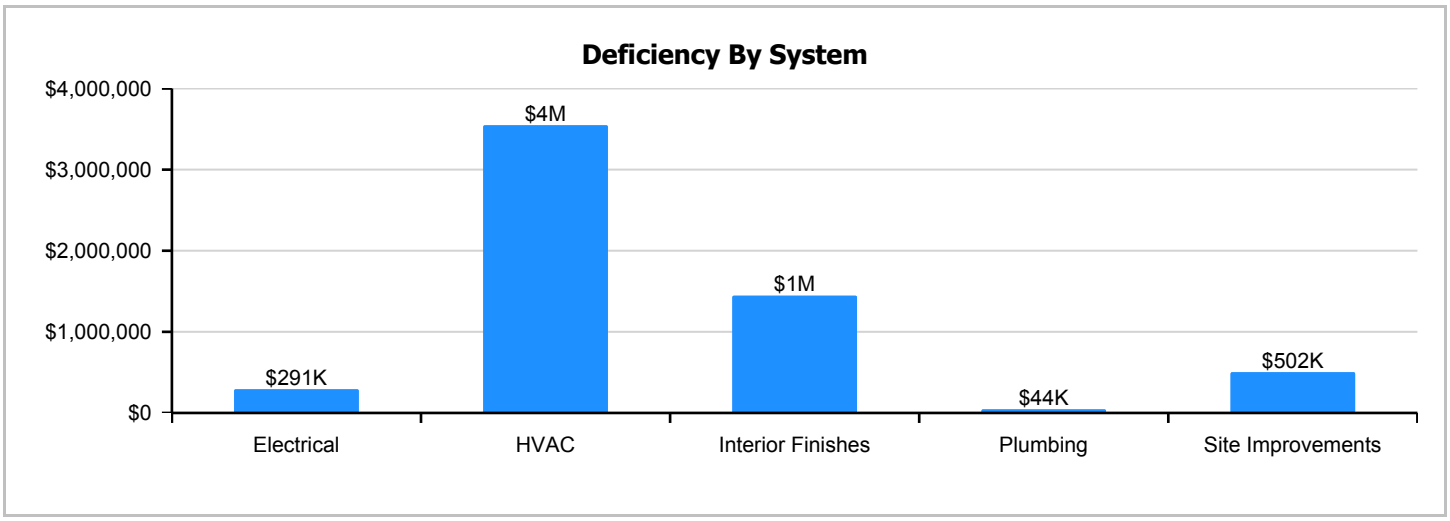
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	9-12	DOE Drawing Total GSF:	271429
DOE Facility Number:	1626	Total # of Modular/Portables:	0
DOE Interior Site SF:	271429	Total GSF of Modular/Portables:	0
Approx. Acres:	35.4	Status:	Active

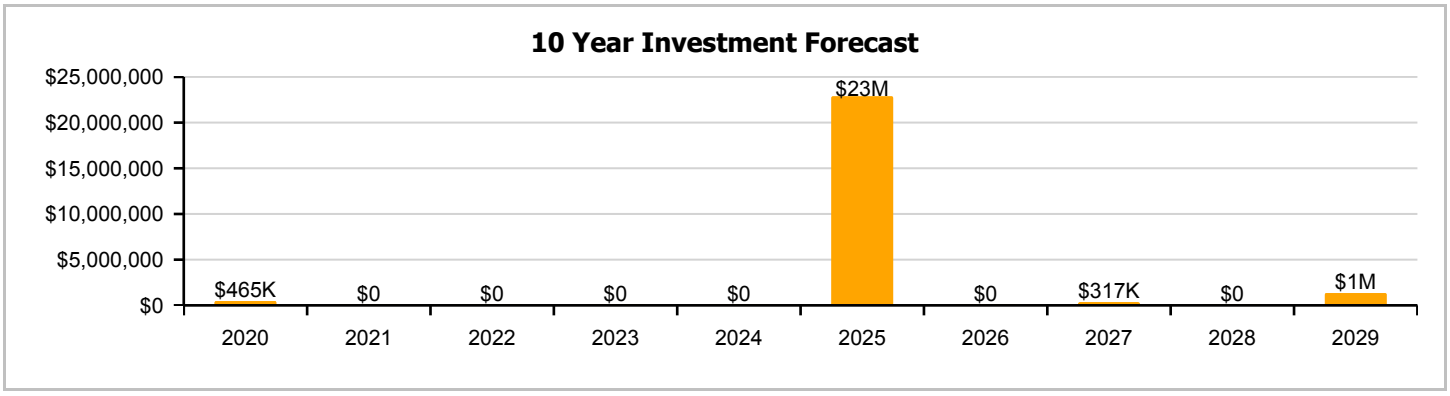
School Dashboard Summary

Gross Area:	268,736		
Year Built:	1920	Last Renovation:	
Repair Cost:	$5,827,699	Replacement Value:	$56,504,831
FCI:	10.31 %	RSLI%:	45.79 %









School Condition Summary

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

Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	65.05 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	63.88 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.45 %	0.00 %	$0.00
B30 - Roofing	42.57 %	0.00 %	$0.00
C10 - Interior Construction	61.85 %	0.00 %	$0.00
C20 - Stairs	64.97 %	0.00 %	$0.00
C30 - Interior Finishes	26.64 %	31.01 %	$1,445,360.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	35.35 %	1.74 %	$43,521.00
D30 - HVAC	23.55 %	42.50 %	$3,546,120.00
D40 - Fire Protection	49.51 %	0.00 %	$0.00
D50 - Electrical	30.75 %	4.84 %	$291,097.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	44.73 %	7.08 %	$501,601.00
G30 - Site Mechanical Utilities	72.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.33 %	0.00 %	$0.00
Totals:	**45.79 %**	**10.31 %**	**$5,827,699.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1920 Bldg 5010	34,216	13.65	$0.00	$0.00	$907,810.00	$0.00	$0.00
1947 Bldg 503.1	13,498	15.61	$0.00	$0.00	$356,576.00	$5,345.00	$0.00
1970_2005 Bldg 507.6_5070	52,059	16.64	$0.00	$0.00	$1,487,823.00	$0.00	$0.00
2005 Bldg 5040	73,974	9.17	$0.00	$0.00	$1,141,569.00	$0.00	$0.00
2005 Bldg 5050	94,989	8.93	$0.00	$0.00	$1,426,975.00	$0.00	$0.00
Site	271,429	4.94	$0.00	$0.00	$501,601.00	$0.00	$0.00
Total:		**10.31**	**$0.00**	**$0.00**	**$5,822,354.00**	**$5,345.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $5,827,699.00

Executive Summary

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Function:	High
Gross Area (SF):	34,216
Year Built:	1920
Last Renovation:	2005
Replacement Value:	$6,649,217
Repair Cost:	$907,810.00
Total FCI:	13.65 %
Total RSLI:	21.36 %
FCA Score:	86.35

Description:

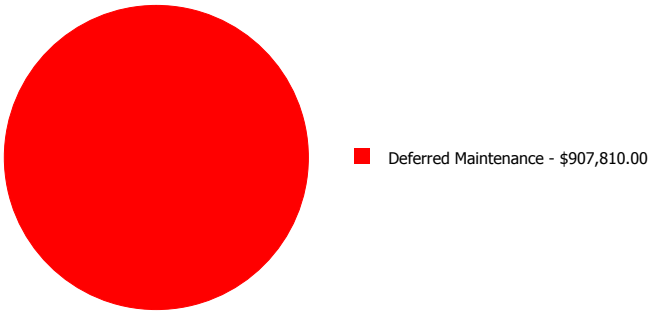
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

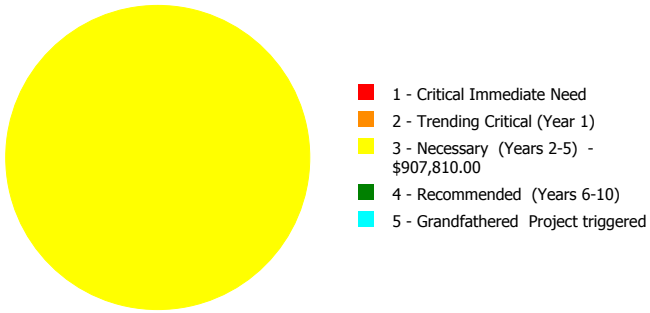
Dashboard Summary

Function:	High	Gross Area:	34,216
Year Built:	1920	Last Renovation:	2005
Repair Cost:	$907,810	Replacement Value:	$6,649,217
FCI:	13.65 %	RSLI%:	21.36 %

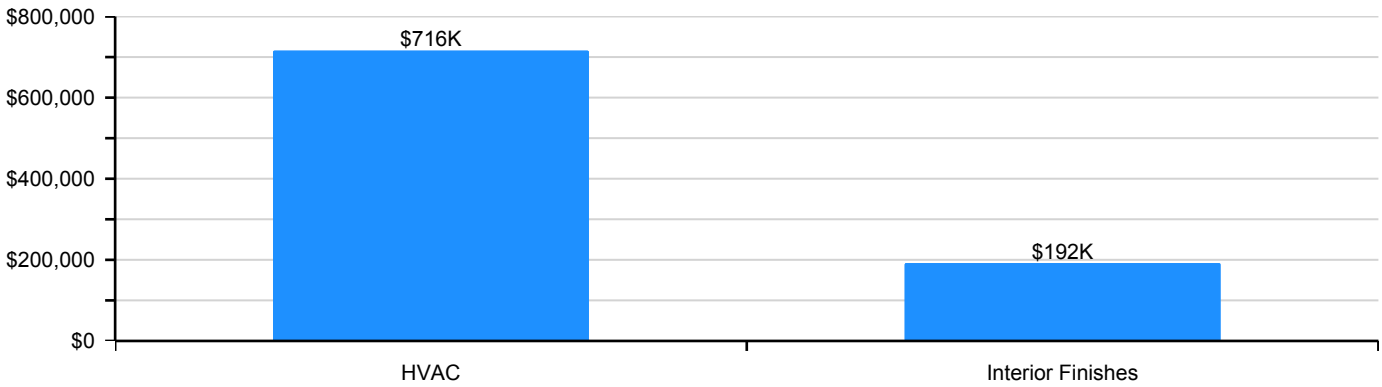
Deficiency By Category



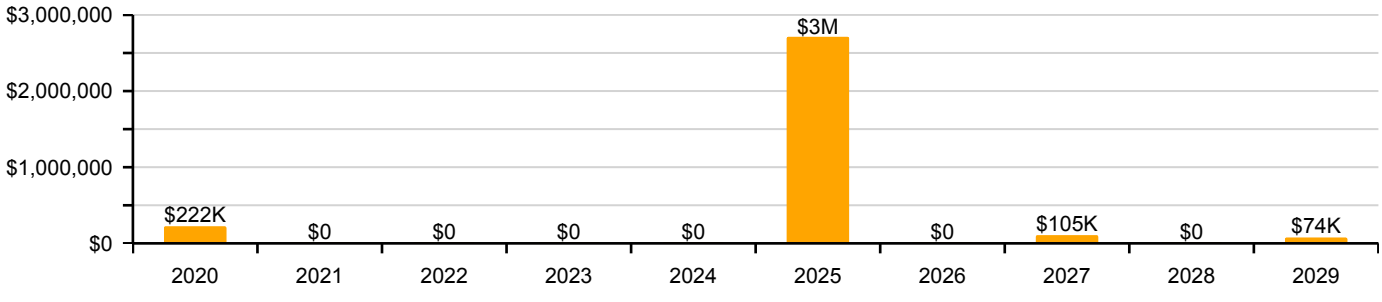
Deficiency By Priority



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	1.00 %	0.00 %	$0.00
B10 - Superstructure	1.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.23 %	0.00 %	$0.00
B30 - Roofing	32.10 %	0.00 %	$0.00
C10 - Interior Construction	27.20 %	0.00 %	$0.00
C20 - Stairs	1.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.83 %	22.24 %	$191,943.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.48 %	0.00 %	$0.00
D30 - HVAC	19.90 %	52.34 %	$715,867.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	33.58 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**21.36 %**	**13.65 %**	**$907,810.00**

Photo Album

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

1). West Elevation - Nov 25, 2019

2). South Elevation - Nov 25, 2019

3). East Elevation - Nov 25, 2019

4). North Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.37	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$217,956
A1030	Slab on Grade	$6.39	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$218,640
B1010	Floor Construction	$25.02	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$856,084
B1020	Roof Construction	$8.29	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$283,651
B2010	Exterior Walls	$14.18	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$485,183
B2020	Exterior Windows	$8.84	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$302,469
B2030	Exterior Doors	$0.84	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$28,741
B3010120	Single Ply Membrane	$5.37	S.F.	24,318	20	2005	2025		30.00 %	0.00 %	6			$130,588
B3020	Roof Openings	$0.53	S.F.	24,318	30	2005	2035		53.33 %	0.00 %	16			$12,889
C1010	Partitions	$5.72	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$195,716
C1020	Interior Doors	$3.76	S.F.	34,216	40	2005	2045		65.00 %	0.00 %	26			$128,652
C1030	Fittings	$2.76	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$94,436
C2010	Stair Construction	$2.94	S.F.	34,216	100	1920	2020		1.00 %	0.00 %	1			$100,595
C3010220	Tile	$9.25	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$316,498
C3010230	Paint & Covering	$1.47	S.F.	34,216	10	2005	2015		0.00 %	0.00 %	-4			$50,298
C3020420	Ceramic Tile	$16.74	S.F.	1,052	50	2005	2055		72.00 %	0.00 %	36			$17,610
C3020901	Carpet	$7.50	S.F.	6,837	8	2005	2013		0.00 %	110.00 %	-6		$56,405.00	$51,278
C3020903	VCT	$3.48	S.F.	23,952	15	2005	2020	2019	0.00 %	155.00 %	0		$129,197.00	$83,353
C3020999	Other - Vinyl Sheet	$7.09	S.F.	813	15	2005	2020	2019	0.00 %	110.01 %	0		$6,341.00	$5,764
C3020999	Other - Wood	$13.79	S.F.	1,562	50	2005	2055		72.00 %	0.00 %	36			$21,540
C3030	Ceiling Finishes	$9.26	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$316,840
D1010	Elevators and Lifts	$1.32	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$45,165
D2010	Plumbing Fixtures	$6.55	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$224,115
D2020	Domestic Water Distribution	$0.76	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$26,004
D2030	Sanitary Waste	$1.76	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$60,220
D3020	Heat Generating Systems	$3.71	S.F.	34,216	20	2014	2034		75.00 %	0.00 %	15			$126,941
D3030	Cooling Generating Systems	$6.26	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$214,192
D3040	Distribution Systems	$10.98	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$375,692
D3050	Terminal & Package Units	$16.74	S.F.	34,216	15	2005	2020	2019	0.00 %	110.00 %	0		$630,053.00	$572,776
D3060	Controls & Instrumentation	$2.28	S.F.	34,216	15	2005	2020	2019	0.00 %	110.00 %	0		$85,814.00	$78,012
D4010	Sprinklers	$4.20	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$143,707
D4020	Standpipes	$0.48	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$16,424

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 $
D4030	Fire Protection Specialties	$0.09	S.F.	34,216	15	2012	2027		53.33 %	0.00 %	8			$3,079
D4090	Other Fire Protection Systems	$0.62	S.F.	34,216	15	2012	2027		53.33 %	0.00 %	8			$21,214
D5010	Electrical Service/Distribution	$2.39	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$81,776
D5020	Branch Wiring	$3.93	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$134,469
D5020	Lighting	$5.87	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$200,848
D5030810	Security & Detection Systems	$1.51	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$51,666
D5030910	Fire Alarm Systems	$2.74	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$93,752
D5030920	Data Communication	$3.56	S.F.	34,216	25	2005	2030		44.00 %	0.00 %	11			$121,809
D5090902	Lightning Protection	$1.10	S.F.	34,216	30	2005	2035		53.33 %	0.00 %	16			$37,638
E1020	Institutional Equipment	$0.12	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$4,106
E1090	Other Equipment	$0.82	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$28,057
E2010	Fixed Furnishings	$2.01	S.F.	34,216	20	2005	2025		30.00 %	0.00 %	6			$68,774
								Total	**21.36 %**	**13.65 %**			**$907,810.00**	**$6,649,217**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010120 - Single Ply Membrane



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

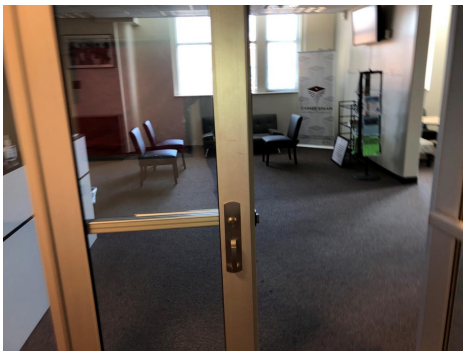

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

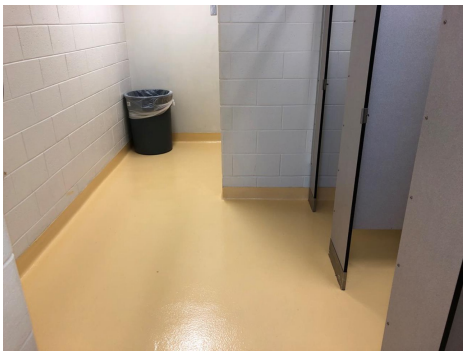
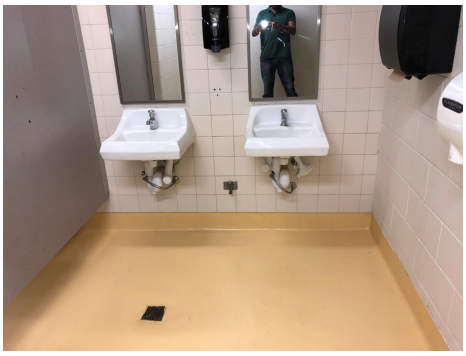

Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Vinyl Sheet

Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes

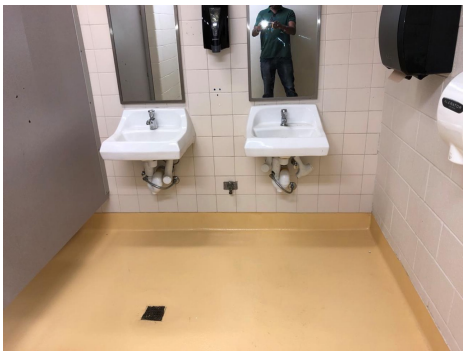


Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

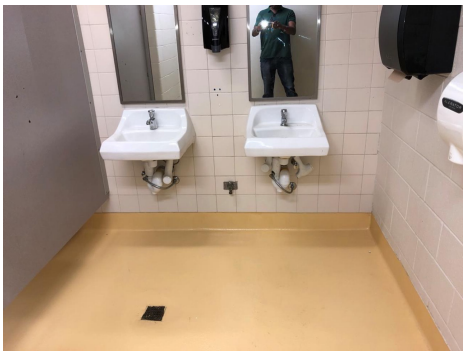

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

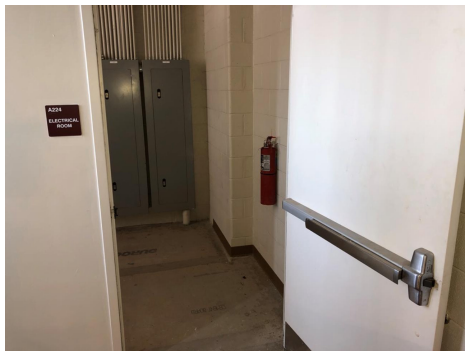
System: D4030 - Fire Protection Specialties


Note:

System: D4090 - Other Fire Protection Systems

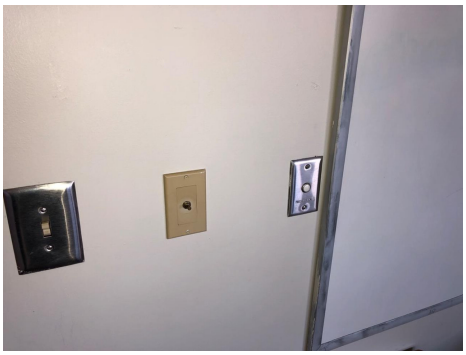
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

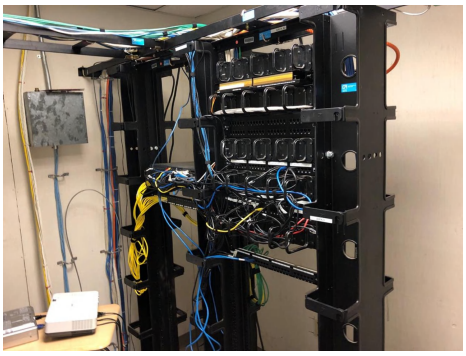

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems

Note:

System: D5090902 - Lightning Protection



Note:

System: E1020 - Institutional Equipment

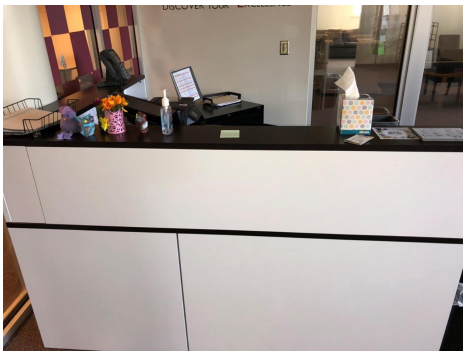


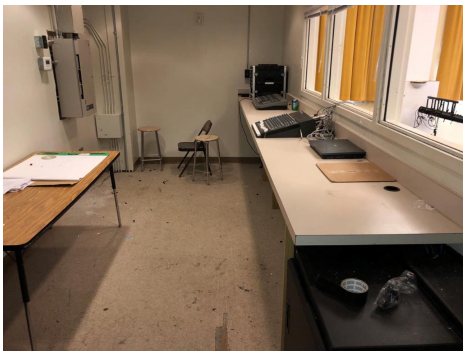
Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings





Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$907,810**	**$221,746**	**$0**	**$0**	**$0**	**$0**	**$2,711,603**	**$0**	**$105,303**	**$0**	**$74,355**	**$4,020,816**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$171,521	$0	$0	$0	$0	**$171,521**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$221,746	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$221,746**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$124,038	$0	$0	$0	$0	**$124,038**
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**

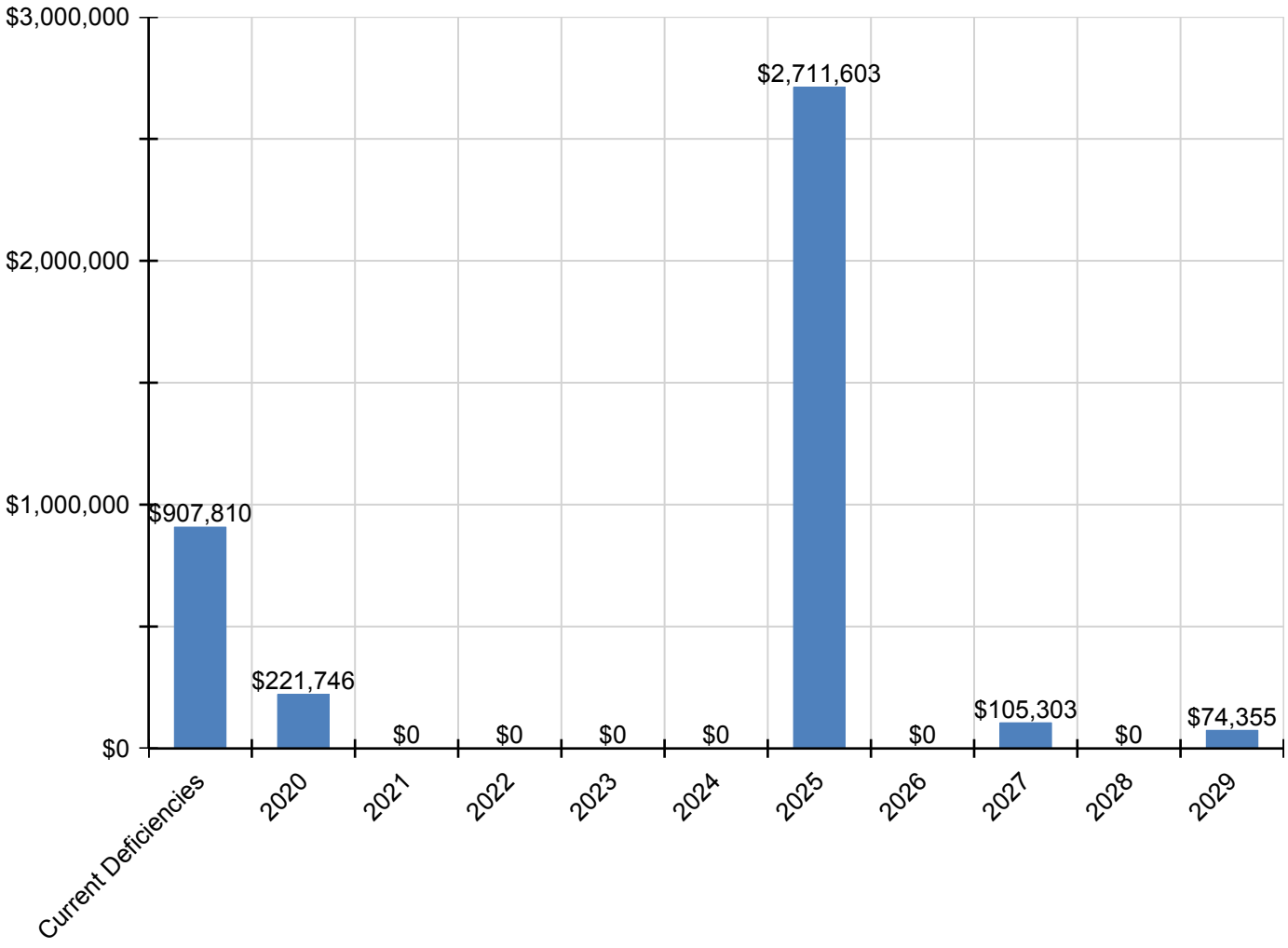
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74,355	**$74,355**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$56,405	$0	$0	$0	$0	$0	$0	$0	$71,452	$0	$0	**$127,857**
C3020903 - VCT	$129,197	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$129,197**
C3020999 - Other - Vinyl Sheet	$6,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,341**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$416,156	$0	$0	$0	$0	**$416,156**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$59,323	$0	$0	$0	$0	**$59,323**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$294,365	$0	$0	$0	$0	**$294,365**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$281,332	$0	$0	$0	$0	**$281,332**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$493,455	$0	$0	$0	$0	**$493,455**
D3050 - Terminal & Package Units	$630,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$630,053**
D3060 - Controls & Instrumentation	$85,814	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,814**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$4,291	$0	$0	**$4,291**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$29,560	$0	$0	**$29,560**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$107,410	$0	$0	$0	$0	**$107,410**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$176,619	$0	$0	$0	$0	**$176,619**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$263,806	$0	$0	$0	$0	**$263,806**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$67,862	$0	$0	$0	$0	**$67,862**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$123,139	$0	$0	$0	$0	**$123,139**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090902 - Lightning Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$5,394	$0	$0	$0	$0	**$5,394**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$36,852	$0	$0	$0	$0	**$36,852**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$90,332	$0	$0	$0	$0	**$90,332**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

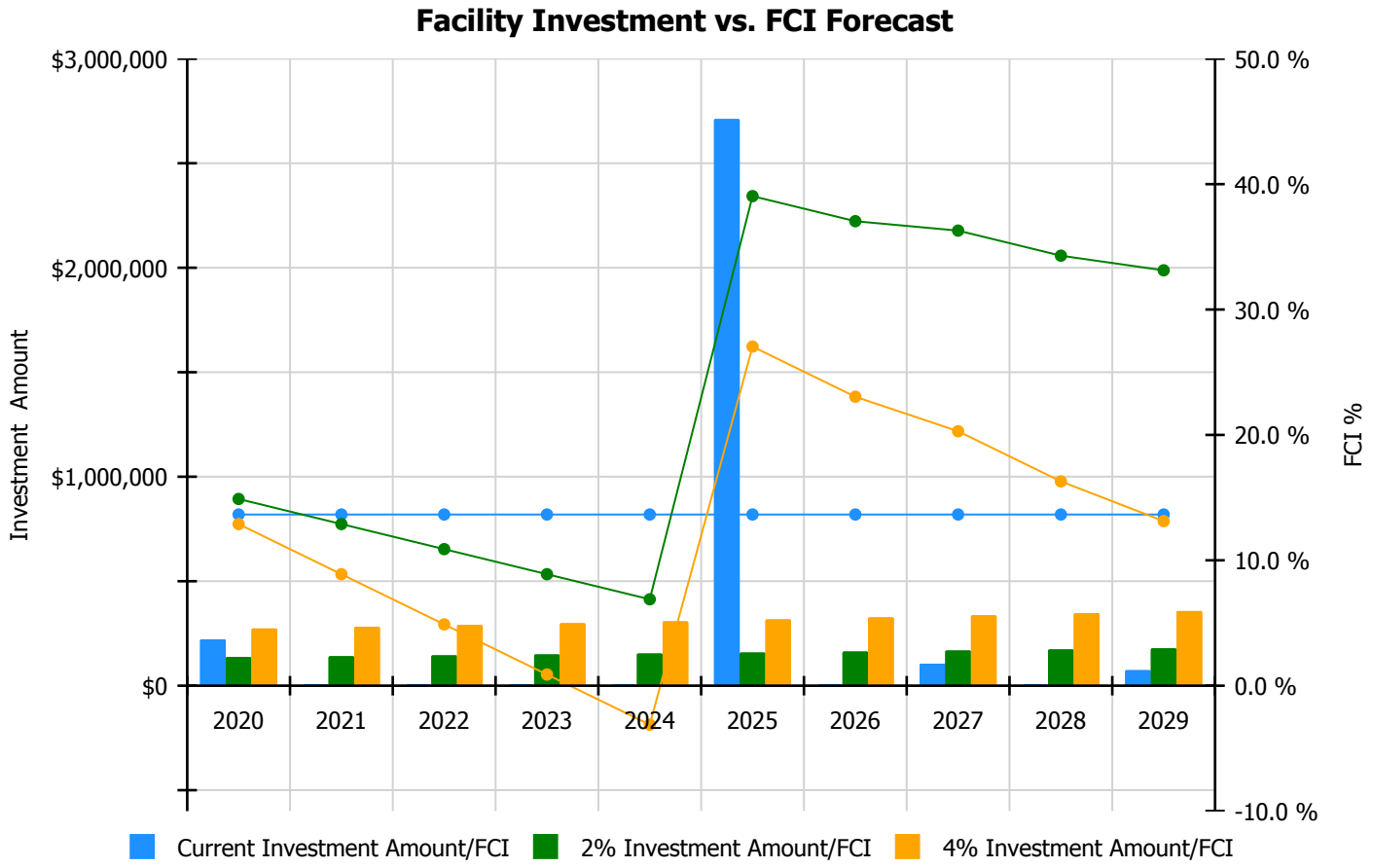
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

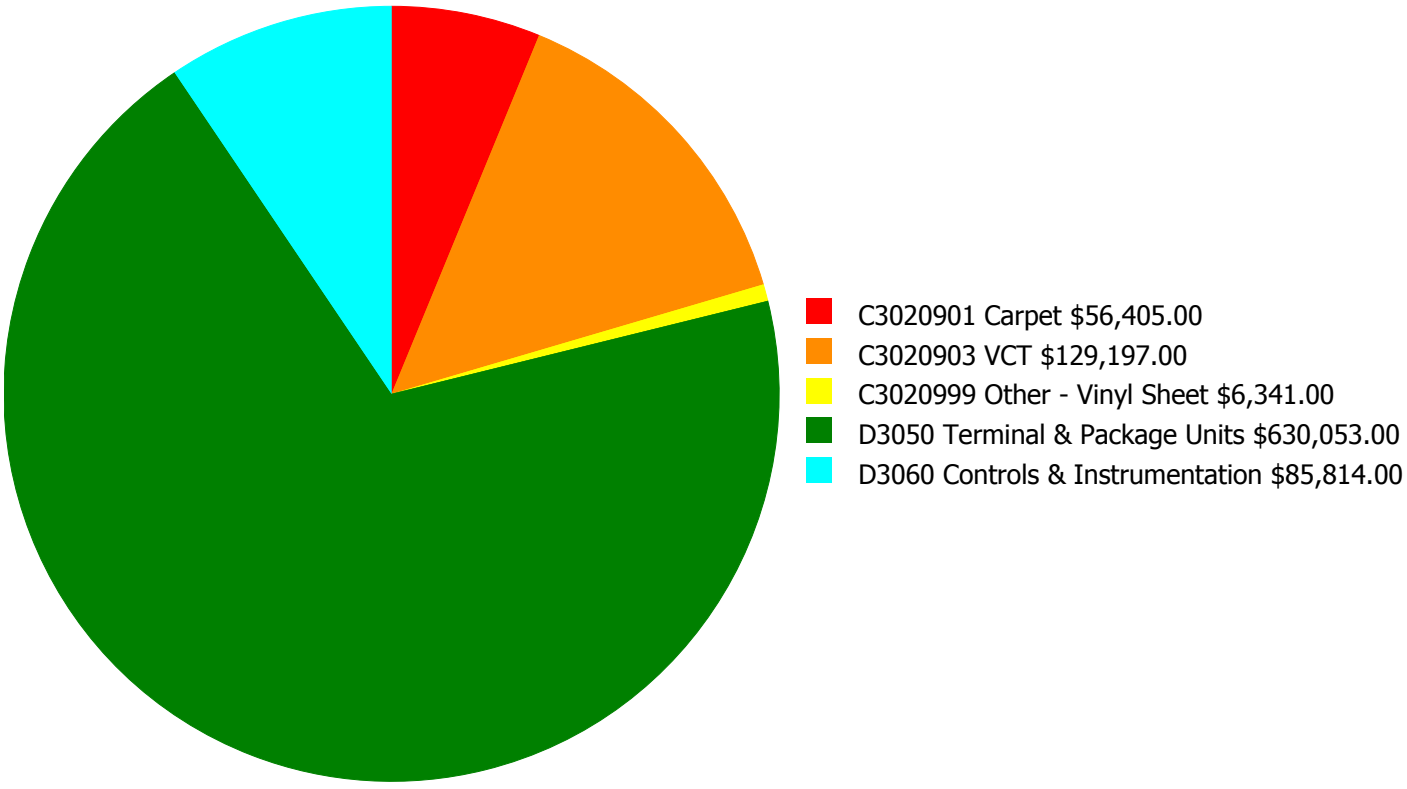
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 13.65%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$221,746	$136,974.00	14.89 %	$273,948.00	12.89 %
2021	$0	$141,083.00	12.89 %	$282,166.00	8.89 %
2022	$0	$145,316.00	10.89 %	$290,631.00	4.89 %
2023	$0	$149,675.00	8.89 %	$299,350.00	0.89 %
2024	$0	$154,165.00	6.89 %	$308,331.00	-3.11 %
2025	$2,711,603	$158,790.00	39.04 %	$317,581.00	27.04 %
2026	$0	$163,554.00	37.04 %	$327,108.00	23.04 %
2027	$105,303	$168,461.00	36.29 %	$336,921.00	20.29 %
2028	$0	$173,514.00	34.29 %	$347,029.00	16.29 %
2029	$74,355	$178,720.00	33.13 %	$357,440.00	13.13 %
Total:	**$3,113,006**	**$1,570,252.00**		**$3,140,505.00**	

Deficiency Summary by System

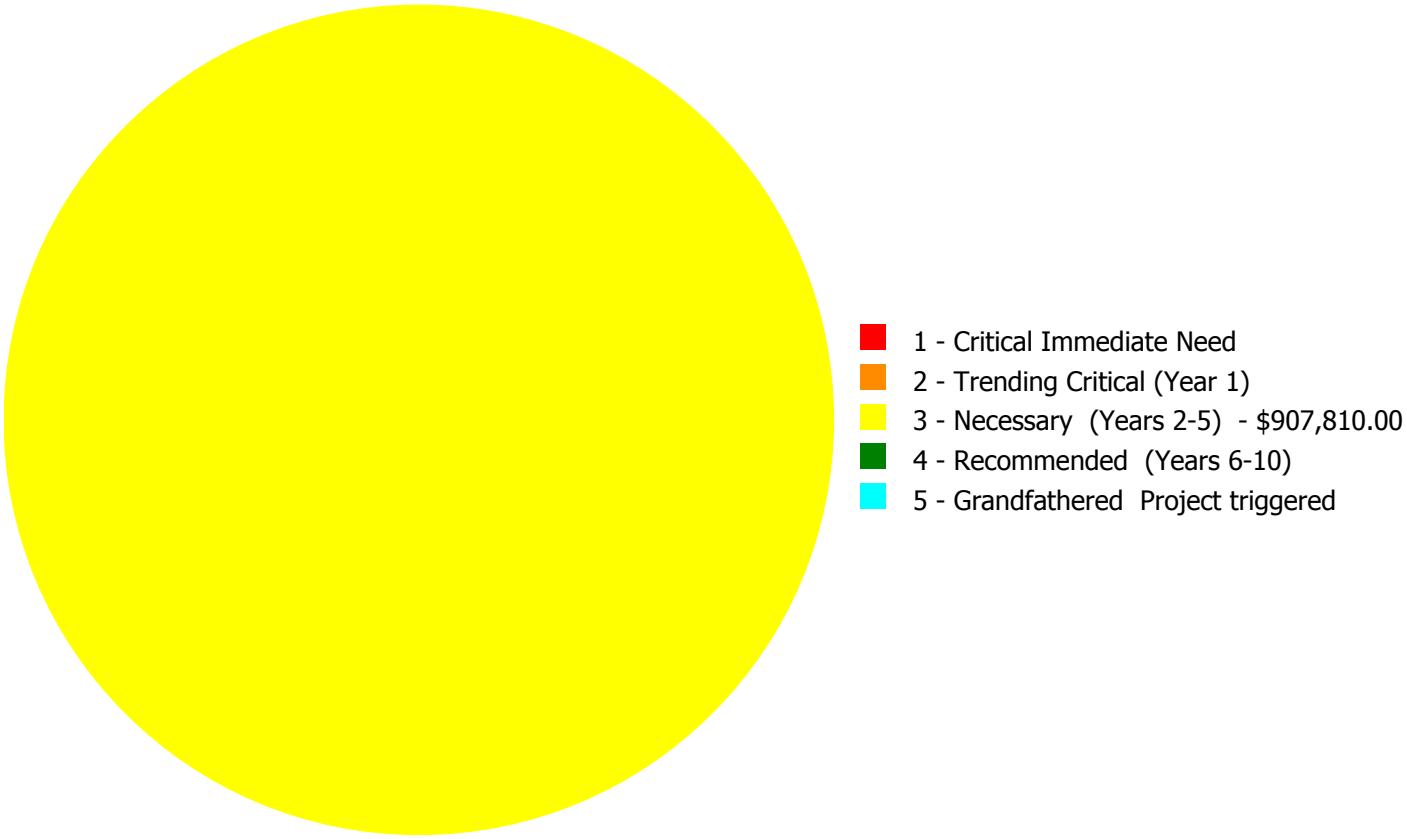
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $907,810.00

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: $907,810.00

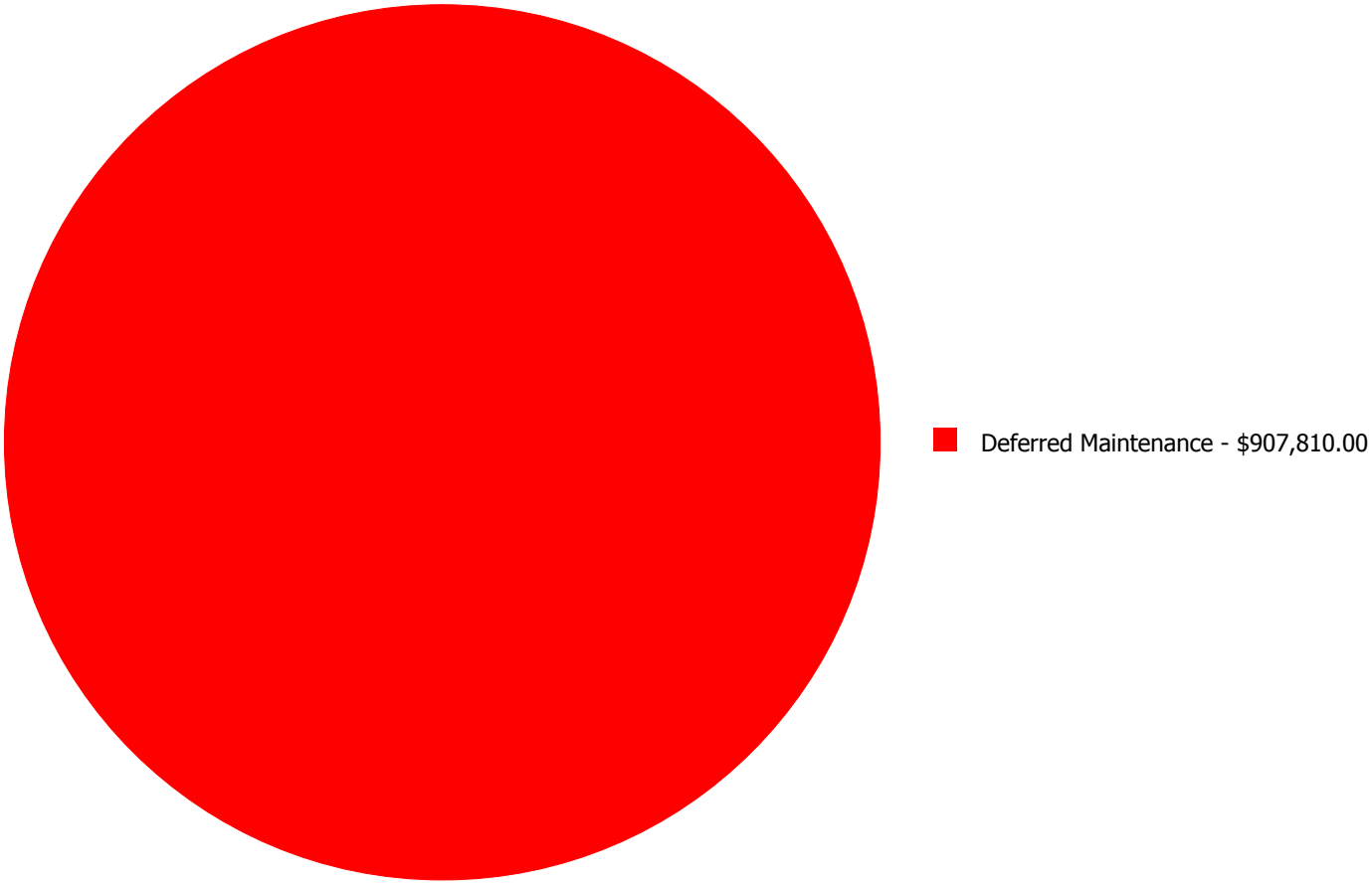
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$56,405.00	$0.00	$0.00	$56,405.00
C3020903	VCT	$0.00	$0.00	$129,197.00	$0.00	$0.00	$129,197.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$6,341.00	$0.00	$0.00	$6,341.00
D3050	Terminal & Package Units	$0.00	$0.00	$630,053.00	$0.00	$0.00	$630,053.00
D3060	Controls & Instrumentation	$0.00	$0.00	$85,814.00	$0.00	$0.00	$85,814.00
	Total:	$0.00	$0.00	$907,810.00	$0.00	$0.00	$907,810.00

Deficiency Summary by Category

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



Budget Estimate Total: $907,810.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,837.00
Unit of Measure: S.F.
Estimate: $56,405.00
Assessor Name: Eduardo Lopez
Date Created: 12/31/2019

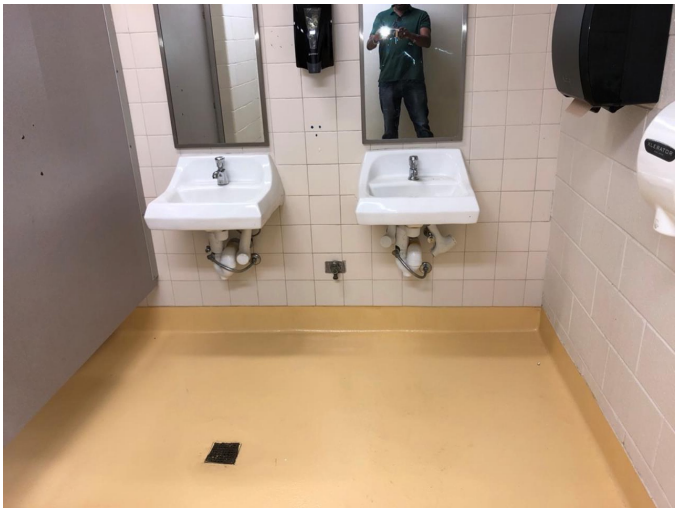
Notes: The carpeted floor finish in the administrative sections of the building are warn and recommended for upgrade.

System: C3020903 - VCT

Location: 1920 Bldg 5010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 23,952.00
Unit of Measure: S.F.
Estimate: $129,197.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: C3020999 - Other - Vinyl Sheet



Location: 1920 Bldg 5010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 813.00
Unit of Measure: S.F.
Estimate: $6,341.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 1920 Bldg 5010
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 34,216.00
Unit of Measure: S.F.
Estimate: $630,053.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3060 - Controls & Instrumentation

Location:	1920 Bldg 5010
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	34,216.00
Unit of Measure:	S.F.
Estimate:	$85,814.00
Assessor Name:	Eduardo Lopez
Date Created:	10/08/2020

Notes:

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:	High
Gross Area (SF):	13,498
Year Built:	1947
Last Renovation:	2005
Replacement Value:	$2,318,665
Repair Cost:	$361,921.00
Total FCI:	15.61 %
Total RSLI:	30.39 %
FCA Score:	84.39

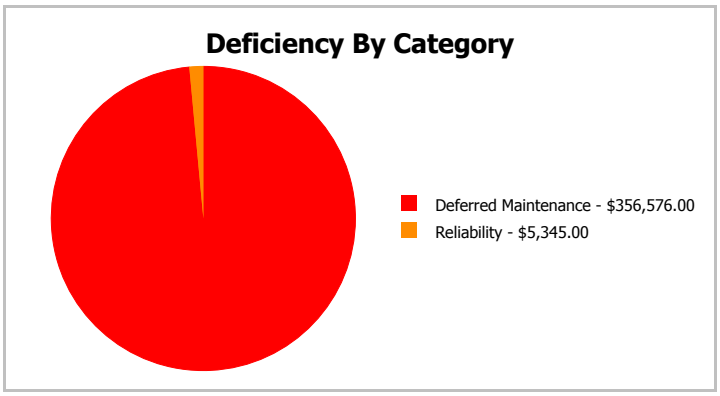
Description:

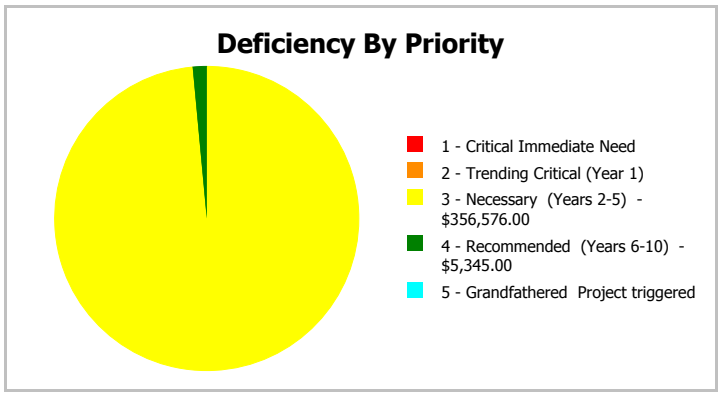
The narrative for this building is included in the Executive Summary Description at the front of this report.

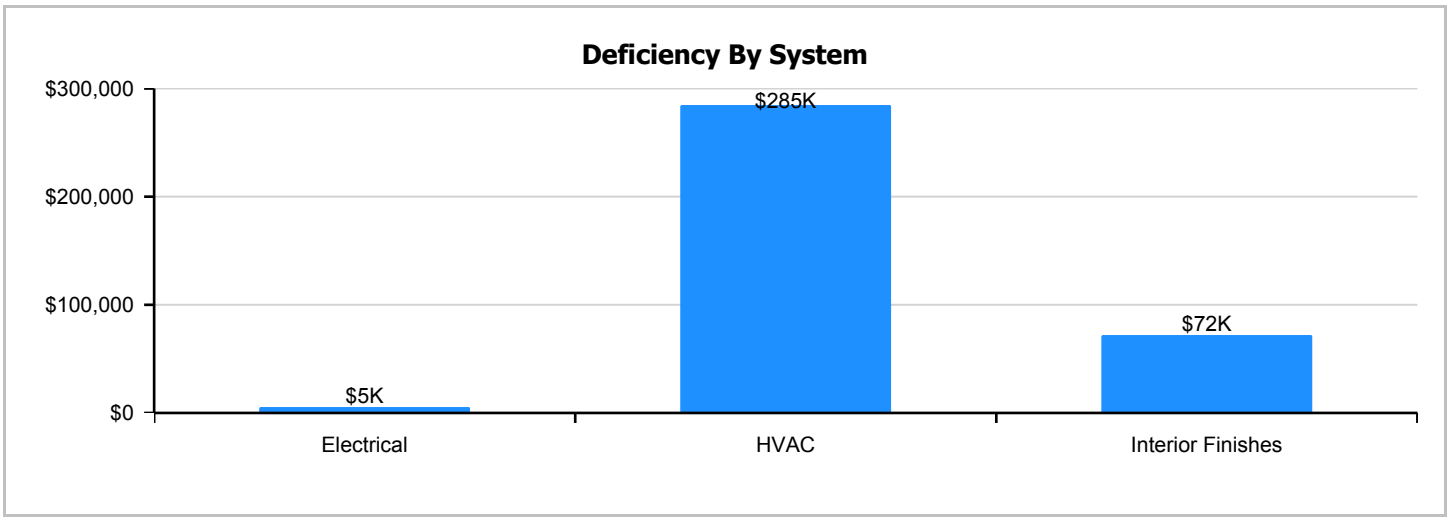
Attributes: This asset has no attributes.

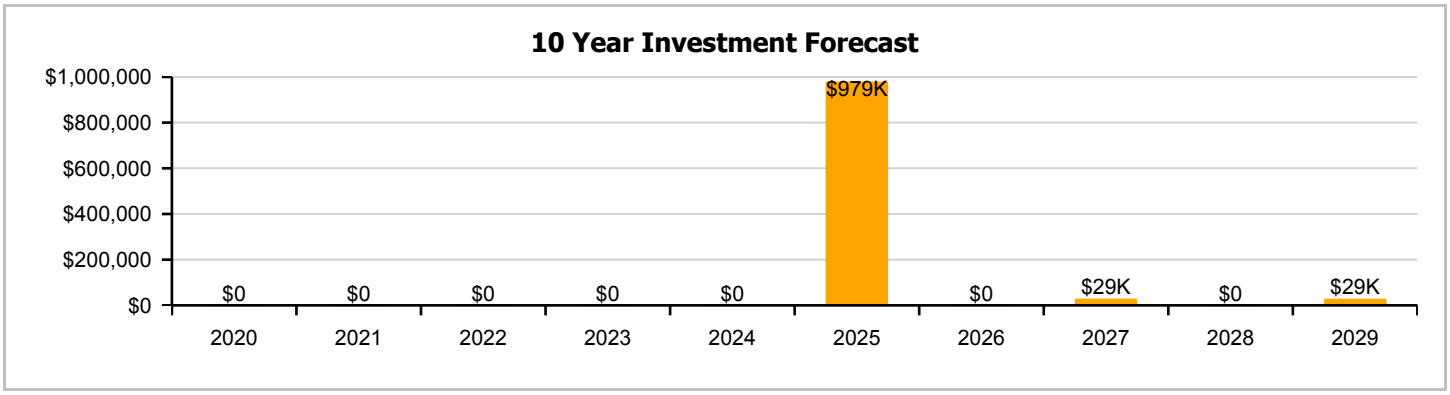
Dashboard Summary

Function:	High	Gross Area:	13,498
Year Built:	1947	Last Renovation:	2005
Repair Cost:	$361,921	Replacement Value:	$2,318,665
FCI:	15.61 %	RSLI%:	30.39 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	28.00 %	0.00 %	$0.00
B10 - Superstructure	28.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	38.27 %	0.00 %	$0.00
B30 - Roofing	32.10 %	0.00 %	$0.00
C10 - Interior Construction	67.00 %	0.00 %	$0.00
C20 - Stairs	28.00 %	0.00 %	$0.00
C30 - Interior Finishes	24.05 %	33.66 %	$71,944.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.18 %	0.00 %	$0.00
D30 - HVAC	10.95 %	69.85 %	$284,632.00
D40 - Fire Protection	42.57 %	0.00 %	$0.00
D50 - Electrical	31.71 %	1.73 %	$5,345.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**30.39 %**	**15.61 %**	**$361,921.00**

Photo Album

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

1). South Elevation - Nov 25, 2019

2). West Elevation - Nov 25, 2019

3). North Elevation - Nov 25, 2019

4). East Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.43	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$86,792
A1030	Slab on Grade	$6.46	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$87,197
B1010	Floor Construction	$16.75	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$226,092
B1020	Roof Construction	$12.54	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$169,265
B2010	Exterior Walls	$14.27	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$192,616
B2020	Exterior Windows	$8.89	S.F.	13,498	30	2005	2035		53.33 %	0.00 %	16			$119,997
B2030	Exterior Doors	$0.84	S.F.	13,498	30	2005	2035		53.33 %	0.00 %	16			$11,338
B3010120	Single Ply Membrane	$5.37	S.F.	6,900	20	2005	2025		30.00 %	0.00 %	6			$37,053
B3020	Roof Openings	$0.53	S.F.	6,900	30	2005	2035		53.33 %	0.00 %	16			$3,657
C1010	Partitions	$5.77	S.F.	13,498	100	2005	2105		86.00 %	0.00 %	86			$77,883
C1020	Interior Doors	$3.78	S.F.	13,498	40	2005	2045		65.00 %	0.00 %	26			$51,022
C1030	Fittings	$2.76	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$37,254
C2010	Stair Construction	$2.94	S.F.	13,498	100	1947	2047		28.00 %	0.00 %	28			$39,684
C3010220	Tile	$9.25	S.F.	330	30	2005	2035		53.33 %	0.00 %	16			$3,053
C3010230	Paint & Covering	$1.47	S.F.	13,168	10	2005	2015		0.00 %	0.00 %	-4			$19,357
C3020420	Ceramic Tile	$16.74	S.F.	330	150	2005	2155		90.67 %	0.00 %	136			$5,524
C3020901	Carpet	$7.50	S.F.	2,602	8	2005	2013		0.00 %	110.00 %	-6		$21,467.00	$19,515
C3020903	VCT	$3.48	S.F.	9,358	15	2005	2020	2019	0.00 %	155.00 %	0		$50,477.00	$32,566
C3020999	Other - Concrete Finish	$6.87	S.F.	1,208	100	2005	2105		86.00 %	0.00 %	86			$8,299
C3030	Ceiling Finishes	$9.29	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$125,396
D1010	Elevators and Lifts	$1.32	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$17,817
D2010	Plumbing Fixtures	$6.57	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$88,682
D2020	Domestic Water Distribution	$0.76	S.F.	13,498	30	2005	2035		53.33 %	0.00 %	16			$10,258
D2030	Sanitary Waste	$1.77	S.F.	13,498	30	2005	2035		53.33 %	0.00 %	16			$23,891
D2040	Rain Water Drainage	$0.45	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$6,074
D3040	Distribution Systems	$11.02	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$148,748
D3050	Terminal & Package Units	$16.88	S.F.	13,498	15	2005	2020	2019	0.00 %	110.00 %	0		$250,631.00	$227,846
D3060	Controls & Instrumentation	$2.29	S.F.	13,498	15	2005	2020	2019	0.00 %	110.00 %	0		$34,001.00	$30,910
D4010	Sprinklers	$4.26	S.F.	13,498	30	2005	2035		53.33 %	0.00 %	16			$57,501
D4020	Standpipes	$0.48	S.F.	13,498	0	2005			0.00 %	0.00 %				$6,479
D4030	Fire Protection Specialties	$0.09	S.F.	13,498	15	2012	2027		53.33 %	0.00 %	8			$1,215
D4090	Other Fire Protection Systems	$0.62	S.F.	13,498	0	2005			0.00 %	0.00 %				$8,369

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	$2.41	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$32,530
D5020	Branch Wiring	$4.89	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$66,005
D5020	Lighting	$7.39	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$99,750
D5030810	Security & Detection Systems	$1.51	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$20,382
D5030910	Fire Alarm Systems	$2.74	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$36,985
D5030920	Data Communication	$3.56	S.F.	13,498	25	2005	2030		44.00 %	0.00 %	11			$48,053
D5090	Other Electrical Systems	$0.36	S.F.	13,498	15			2019	0.00 %	110.00 %	0		$5,345.00	$4,859
E1020	Institutional Equipment	$0.12	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$1,620
E2010	Fixed Furnishings	$2.01	S.F.	13,498	20	2005	2025		30.00 %	0.00 %	6			$27,131
								Total	**30.39 %**	**15.61 %**			**$361,921.00**	**$2,318,665**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors


Note:

System: B3010 - Roof Coverings


Note:

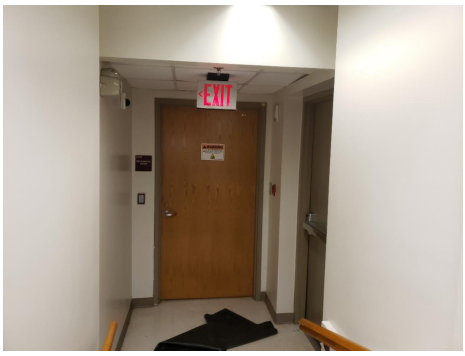
System: B3010120 - Single Ply Membrane


Note:

System: B3020 - Roof Openings


Note: Pics were taken from another building because they did not have access to the roof at the time of the inspection

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

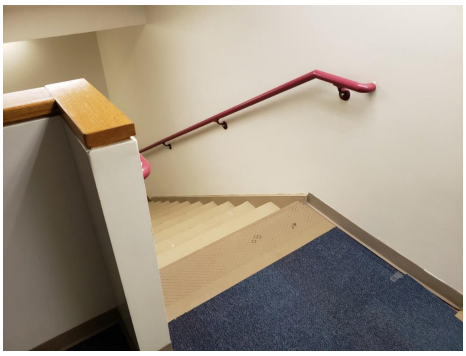


Note:

System: C1030 - Fittings

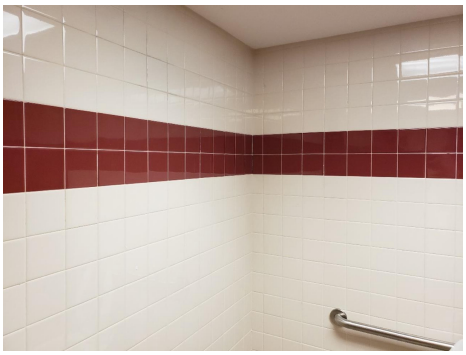
Note:

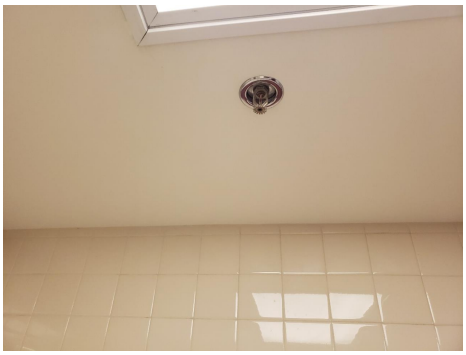
System: C2010 - Stair Construction



Note:

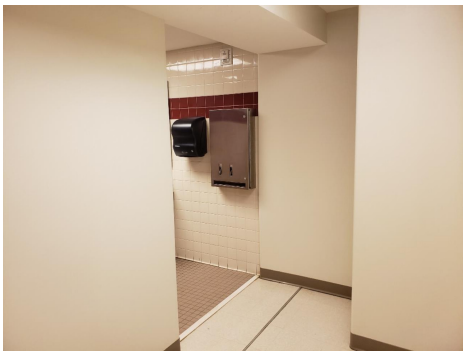
System: C3010220 - Tile





Note:

System: C3010230 - Paint & Covering

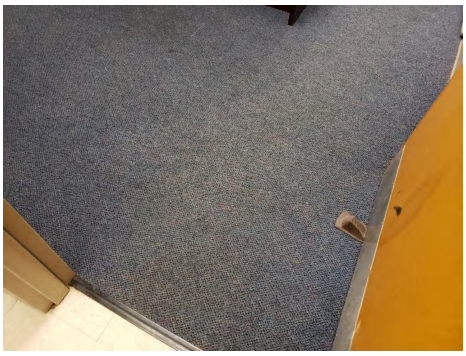

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish



Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

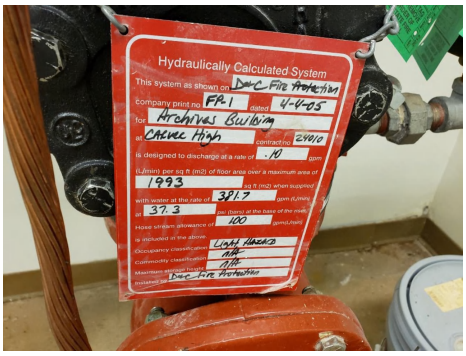
System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers

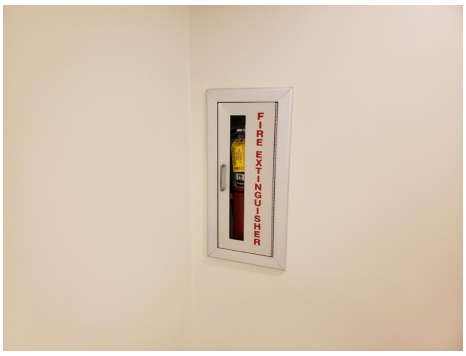

Note:

System: D4020 - Standpipes



Note:

System: D4030 - Fire Protection Specialties



Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution

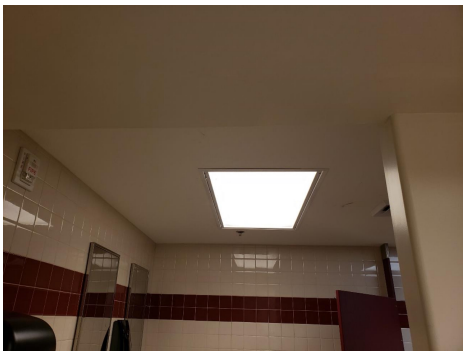
Note:

System: D5020 - Branch Wiring



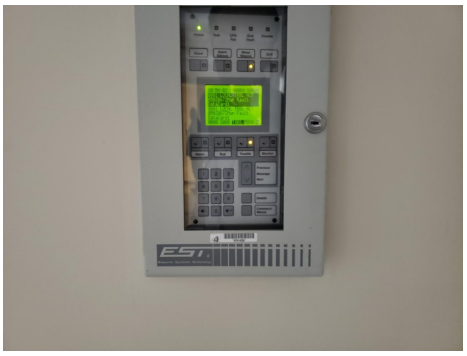
Note:

System: D5020 - Lighting

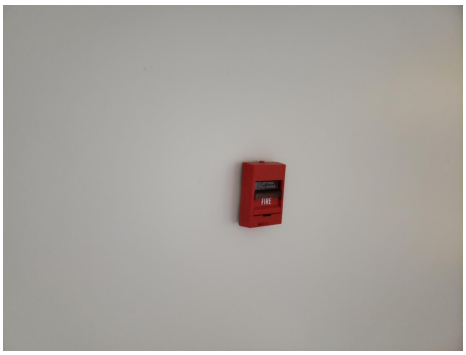
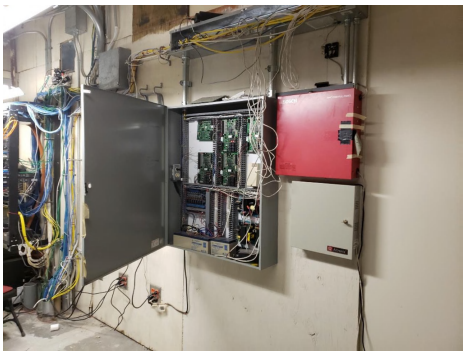

Note:

System: D5030810 - Security & Detection Systems



Note:

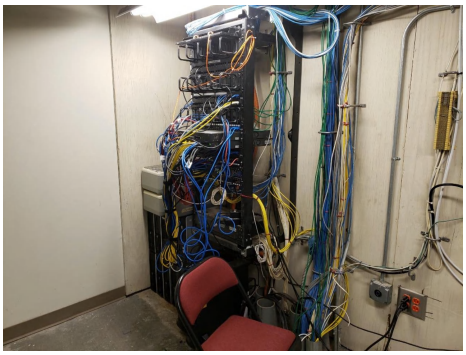
System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication





Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$361,921**	**$0**	**$0**	**$0**	**$0**	**$0**	**$979,088**	**$0**	**$28,886**	**$0**	**$28,616**	**$1,398,511**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$48,667	$0	$0	$0	$0	**$48,667**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$48,932	$0	$0	$0	$0	**$48,932**
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**

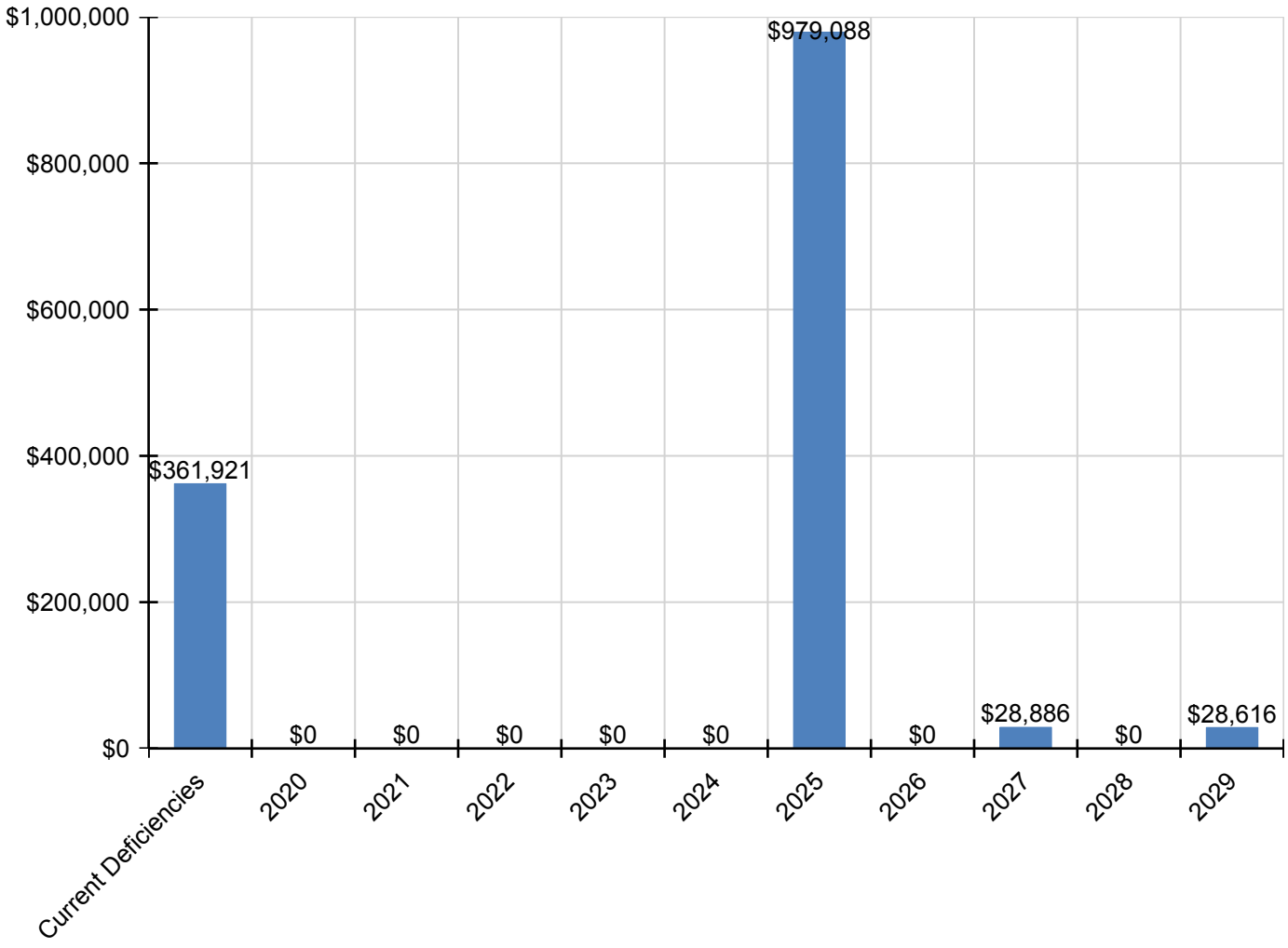
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,616	**$28,616**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$21,467	$0	$0	$0	$0	$0	$0	$0	$27,194	$0	$0	**$48,661**
C3020903 - VCT	$50,477	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$50,477**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$164,703	$0	$0	$0	$0	**$164,703**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$23,402	$0	$0	$0	$0	**$23,402**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$116,480	$0	$0	$0	$0	**$116,480**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$7,979	$0	$0	$0	$0	**$7,979**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$195,374	$0	$0	$0	$0	**$195,374**
D3050 - Terminal & Package Units	$250,631	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$250,631**
D3060 - Controls & Instrumentation	$34,001	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,001**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$1,692	$0	$0	**$1,692**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$42,727	$0	$0	$0	$0	**$42,727**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$86,695	$0	$0	$0	$0	**$86,695**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$131,017	$0	$0	$0	$0	**$131,017**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$26,771	$0	$0	$0	$0	**$26,771**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$48,578	$0	$0	$0	$0	**$48,578**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$5,345	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,345**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$2,128	$0	$0	$0	$0	**$2,128**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$35,635	$0	$0	$0	$0	**$35,635**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

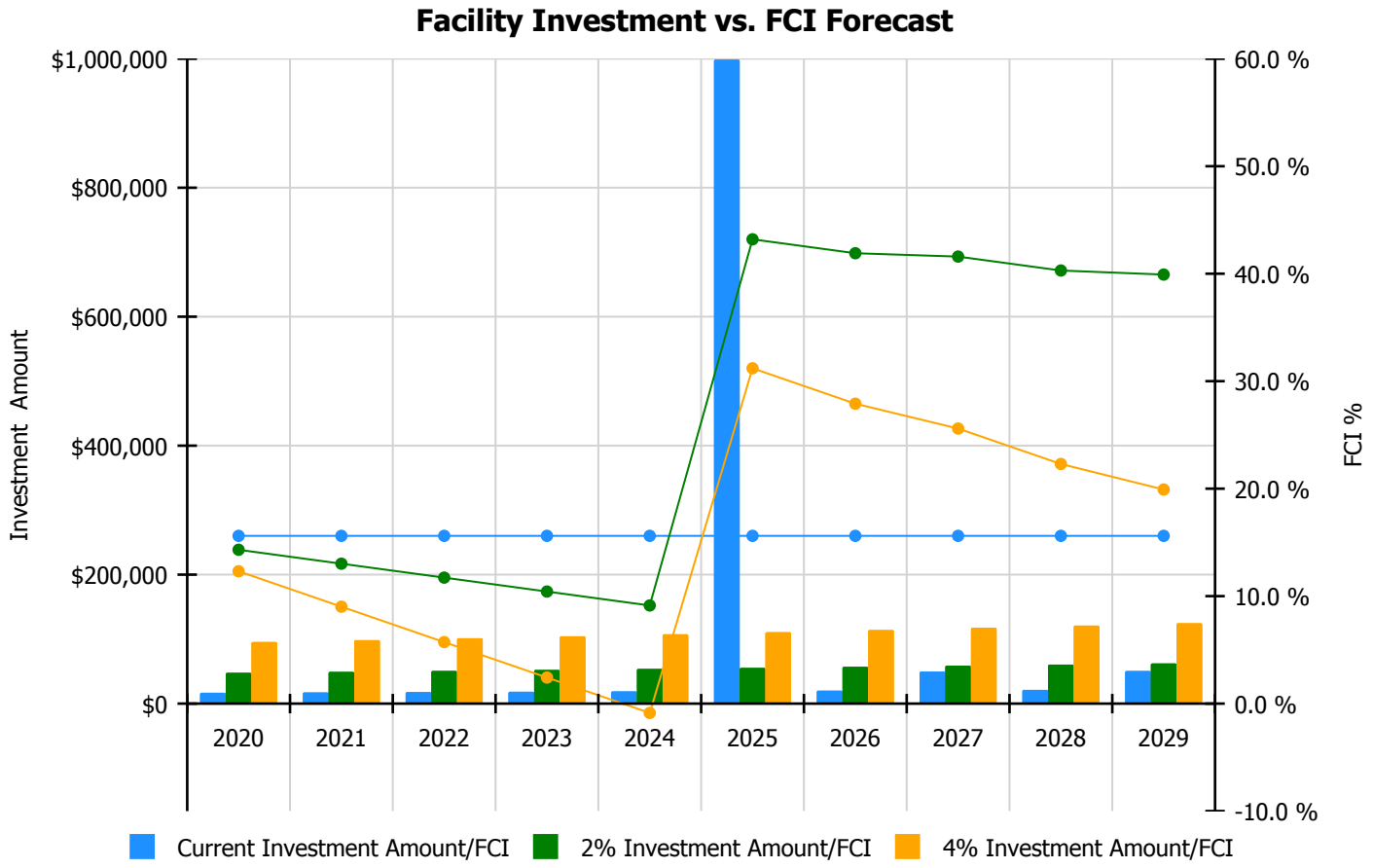
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

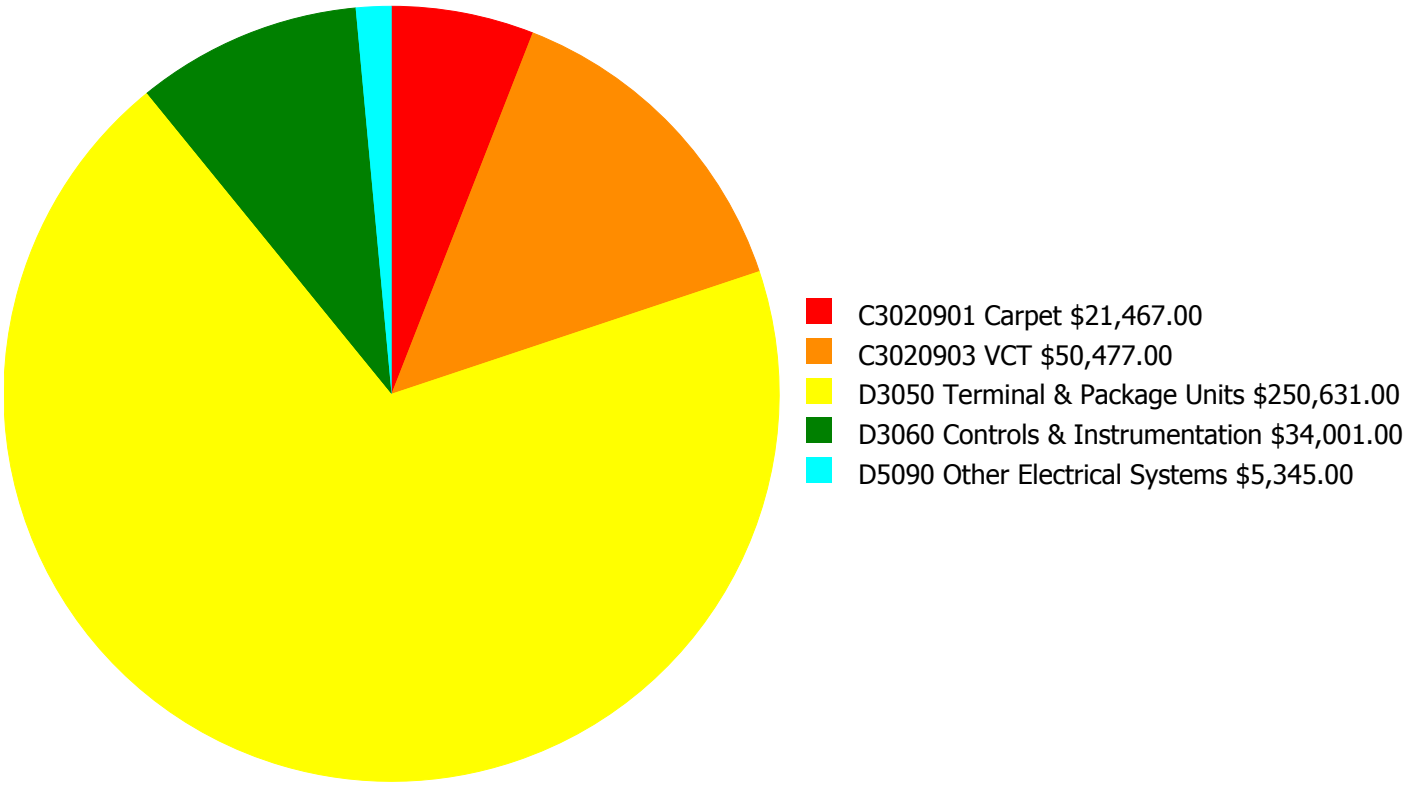
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.61%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$16,823	$47,764.00	14.31 %	$95,529.00	12.31 %
2021	$17,328	$49,197.00	13.02 %	$98,395.00	9.02 %
2022	$17,848	$50,673.00	11.72 %	$101,347.00	5.72 %
2023	$18,383	$52,194.00	10.43 %	$104,387.00	2.43 %
2024	$18,934	$53,759.00	9.13 %	$107,519.00	-0.87 %
2025	$998,591	$55,372.00	43.20 %	$110,744.00	31.20 %
2026	$20,088	$57,033.00	41.90 %	$114,067.00	27.90 %
2027	$49,576	$58,744.00	41.59 %	$117,489.00	25.59 %
2028	$21,311	$60,507.00	40.30 %	$121,013.00	22.30 %
2029	$50,566	$62,322.00	39.92 %	$124,644.00	19.92 %
Total:	**$1,229,447**	**$547,565.00**		**$1,095,134.00**	

Deficiency Summary by System

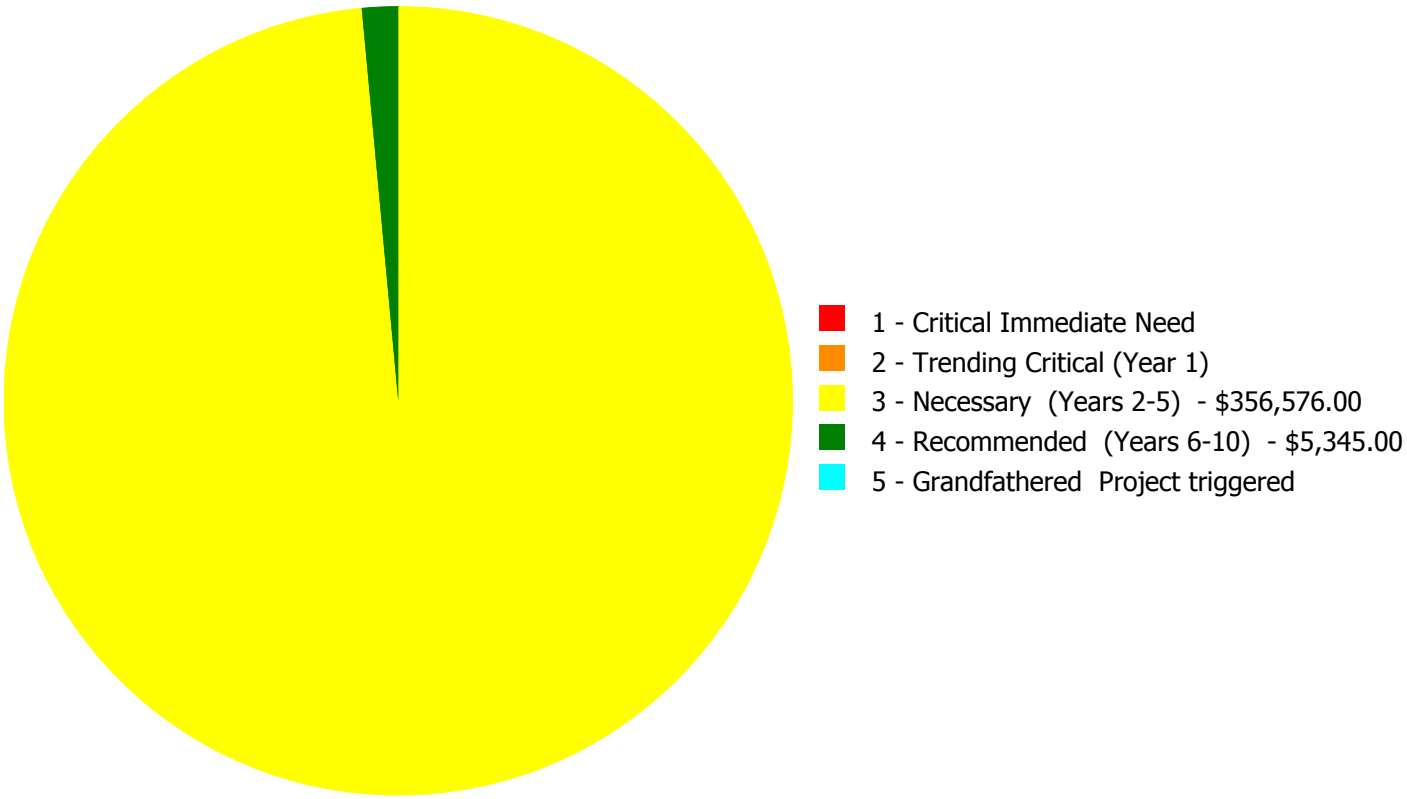
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $361,921.00

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: $361,921.00

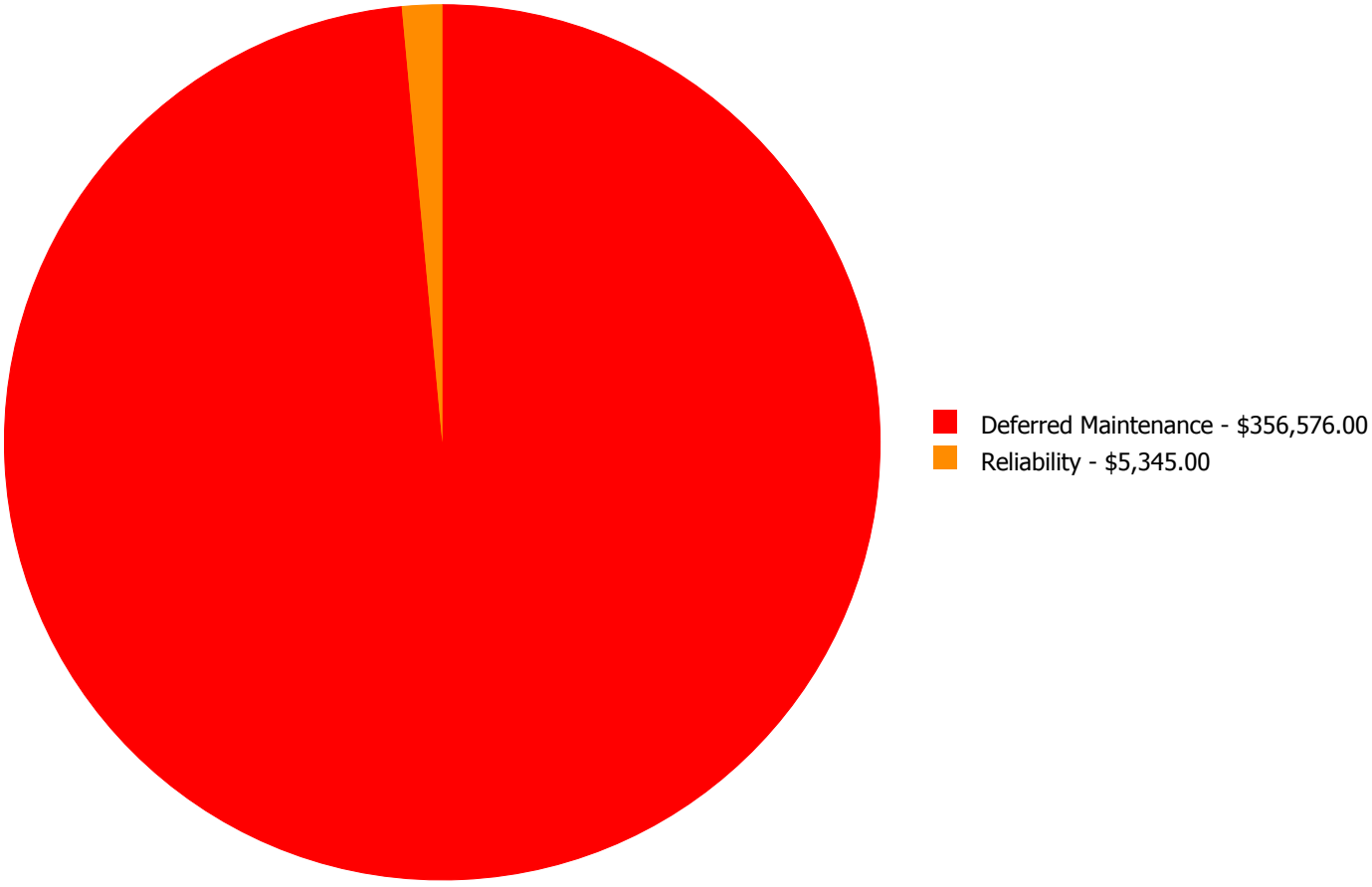
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$21,467.00	$0.00	$0.00	$21,467.00
C3020903	VCT	$0.00	$0.00	$50,477.00	$0.00	$0.00	$50,477.00
D3050	Terminal & Package Units	$0.00	$0.00	$250,631.00	$0.00	$0.00	$250,631.00
D3060	Controls & Instrumentation	$0.00	$0.00	$34,001.00	$0.00	$0.00	$34,001.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$5,345.00	$0.00	$5,345.00
	Total:	$0.00	$0.00	$356,576.00	$5,345.00	$0.00	$361,921.00

Deficiency Summary by Category

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



Budget Estimate Total: $361,921.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Different office areas throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,602.00
Unit of Measure: S.F.
Estimate: $21,467.00
Assessor Name: Eduardo Lopez
Date Created: 01/03/2020

Notes: The carpet is beyond its expected service life, faded and stained, and should be replaced.

System: C3020903 - VCT

Location: 1947 Bldg 503.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,358.00
Unit of Measure: S.F.
Estimate: $50,477.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 1947 Bldg 503.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,498.00
Unit of Measure: S.F.
Estimate: $250,631.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3060 - Controls & Instrumentation

Location: 1947 Bldg 503.1
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 13,498.00
Unit of Measure: S.F.
Estimate: $34,001.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Site
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 13,498.00
Unit of Measure: S.F.
Estimate: $5,345.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: Although the building has lightning protection, there is no emergency generator, client standard required.

Executive Summary

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

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

Function:	High
Gross Area (SF):	52,059
Year Built:	1970
Last Renovation:	2005
Replacement Value:	$8,942,591
Repair Cost:	$1,487,823.00
Total FCI:	16.64 %
Total RSLI:	38.94 %
FCA Score:	83.36

Description:

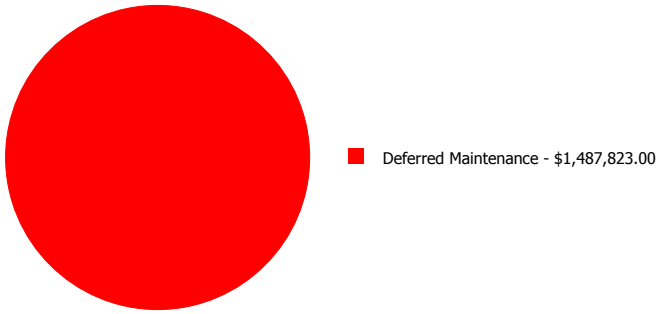
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

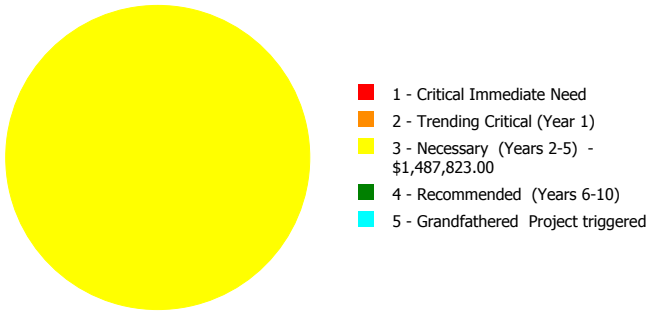
Dashboard Summary

Function:	High	Gross Area:	52,059
Year Built:	1970	Last Renovation:	2005
Repair Cost:	$1,487,823	Replacement Value:	$8,942,591
FCI:	16.64 %	RSLI%:	38.94 %

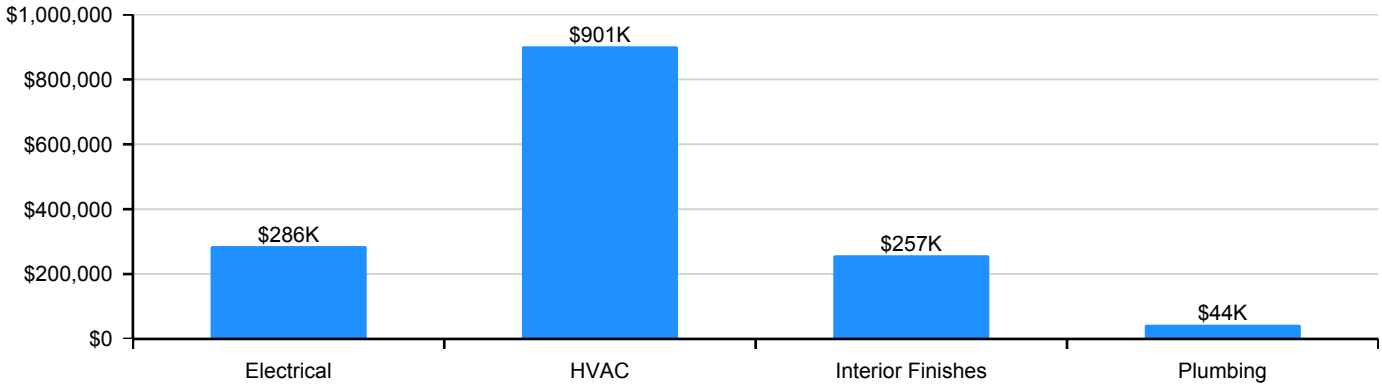
Deficiency By Category



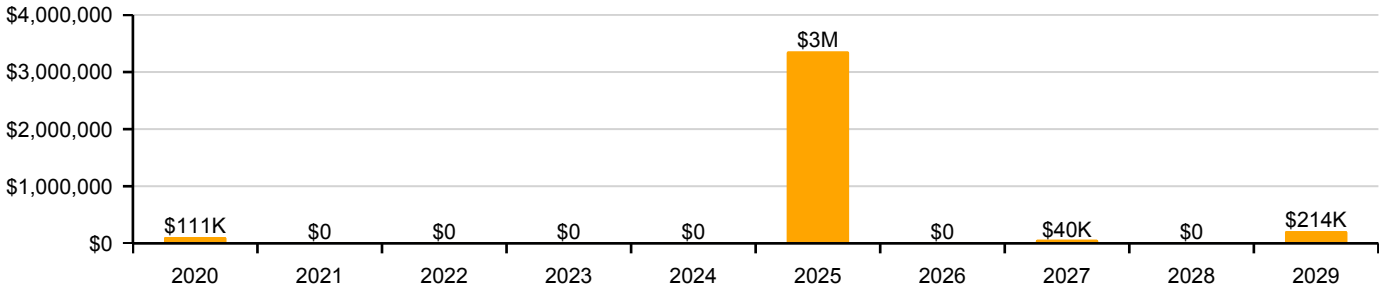
Deficiency By Priority



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	51.00 %	0.00 %	$0.00
B10 - Superstructure	51.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.31 %	0.00 %	$0.00
B30 - Roofing	44.68 %	0.00 %	$0.00
C10 - Interior Construction	66.98 %	0.00 %	$0.00
C20 - Stairs	51.00 %	0.00 %	$0.00
C30 - Interior Finishes	32.22 %	25.54 %	$257,200.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	31.98 %	8.63 %	$43,521.00
D30 - HVAC	20.19 %	56.31 %	$901,350.00
D40 - Fire Protection	47.73 %	0.00 %	$0.00
D50 - Electrical	25.31 %	23.79 %	$285,752.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**38.94 %**	**16.64 %**	**$1,487,823.00**

Photo Album

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

1). East elevation - Nov 25, 2019

2). North elevation - Nov 25, 2019

3). South Elevation - Nov 25, 2019

4). West elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.53	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$339,945
A1030	Slab on Grade	$6.57	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$342,028
B1010	Floor Construction	$17.05	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$887,606
B1020	Roof Construction	$12.77	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$664,793
B2010	Exterior Walls	$14.52	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$755,897
B2030	Exterior Doors	$0.87	S.F.	52,059	30	1990	2020		3.33 %	0.00 %	1			$45,291
B3010105	Built-Up	$7.15	S.F.	36,308	25	2005	2030		44.00 %	0.00 %	11			$259,602
B3020	Roof Openings	$0.56	S.F.	36,308	30	2005	2035		53.33 %	0.00 %	16			$20,332
C1010	Partitions	$5.86	S.F.	52,059	100	2005	2105		86.00 %	0.00 %	86			$305,066
C1020	Interior Doors	$3.83	S.F.	52,059	40	2005	2045		65.00 %	0.00 %	26			$199,386
C1030	Fittings	$2.81	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$146,286
C2010	Stair Construction	$2.99	S.F.	52,059	100	1970	2070		51.00 %	0.00 %	51			$155,656
C3010220	Tile	$9.25	S.F.	899	30	2005	2035		53.33 %	0.00 %	16			$8,316
C3010230	Paint & Covering	$1.47	S.F.	51,160	10	2005	2015		0.00 %	0.00 %	-4			$75,205
C3020420	Ceramic Tile	$16.74	S.F.	899	50	2005	2055		72.00 %	0.00 %	36			$15,049
C3020903	VCT	$3.48	S.F.	28,583	15	2005	2020	2019	0.00 %	155.00 %	0		$154,177.00	$99,469
C3020999	Other - Carpet	$7.50	S.F.	3,210	8	2005	2013		0.00 %	110.00 %	-6		$26,483.00	$24,075
C3020999	Other - Concrete Finish	$6.87	S.F.	1,290	100	2005	2105		86.00 %	0.00 %	86			$8,862
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	2,609	10	2005	2015		0.00 %	110.00 %	-4		$76,540.00	$69,582
C3020999	Other - Wood	$13.79	S.F.	15,468	50	2005	2055		72.00 %	0.00 %	36			$213,304
C3030	Ceiling Finishes	$9.47	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$492,999
D1010	Elevators and Lifts	$1.35	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$70,280
D2010	Plumbing Fixtures	$6.66	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$346,713
D2020	Domestic Water Distribution	$0.76	S.F.	52,059	30	1970	2000		0.00 %	110.00 %	-19		$43,521.00	$39,565
D2030	Sanitary Waste	$1.80	S.F.	52,059	30	2005	2035		53.33 %	0.00 %	16			$93,706
D2040	Rain Water Drainage	$0.47	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$24,468
D3020	Heat Generating Systems	$3.79	S.F.	52,059	20	2014	2034		75.00 %	0.00 %	15			$197,304
D3040	Distribution Systems	$11.22	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$584,102
D3050	Terminal & Package Units	$13.42	S.F.	52,059	15	2005	2020	2019	0.00 %	110.00 %	0		$768,495.00	$698,632
D3060	Controls & Instrumentation	$2.32	S.F.	52,059	15	2005	2020	2019	0.00 %	110.00 %	0		$132,855.00	$120,777
D4010	Sprinklers	$4.32	S.F.	52,059	30	2005	2035		53.33 %	0.00 %	16			$224,895
D4020	Standpipes	$0.35	S.F.	52,059	30	2005	2035		53.33 %	0.00 %	16			$18,221

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 $
D4030	Fire Protection Specialties	$0.09	S.F.	52,059	15	2012	2027		53.33 %	0.00 %	8			$4,685
D4090	Other Fire Protection Systems	$0.65	S.F.	52,059	15	2005	2020		6.67 %	0.00 %	1			$33,838
D5010	Electrical Service/Distribution	$2.43	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$126,503
D5020	Branch Wiring	$4.99	S.F.	52,059	20	1970	1990		0.00 %	110.00 %	-29		$285,752.00	$259,774
D5020	Lighting	$7.48	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$389,401
D5030810	Security & Detection Systems	$1.51	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$78,609
D5030910	Fire & Alarm Systems	$2.74	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$142,642
D5030920	Data Communication	$3.56	S.F.	52,059	25	2005	2030		44.00 %	0.00 %	11			$185,330
D5090	Other Electrical Systems	$0.36	S.F.	52,059	15	2005	2020		6.67 %	0.00 %	1			$18,741
E1020	Institutional Equipment	$0.12	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$6,247
E1090	Other Equipment	$0.83	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$43,209
E2010	Fixed Furnishings	$2.04	S.F.	52,059	20	2005	2025		30.00 %	0.00 %	6			$106,200
								Total	**38.94 %**	**16.64 %**			**$1,487,823.00**	**$8,942,591**

System Notes

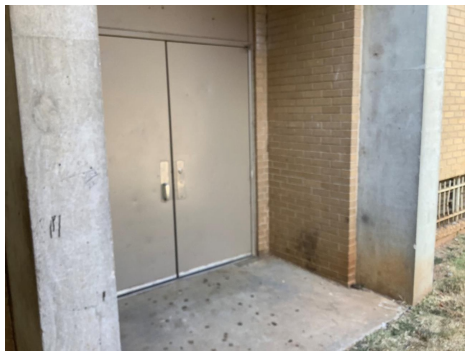
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: B2010 - Exterior Walls



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



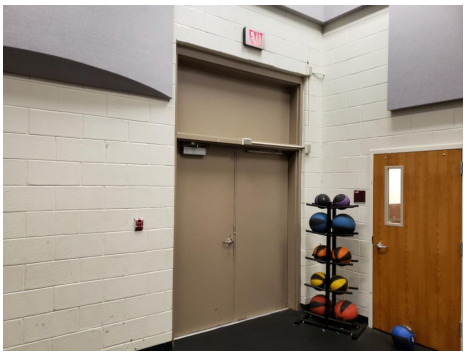
Note:

System: B3020 - Roof Openings



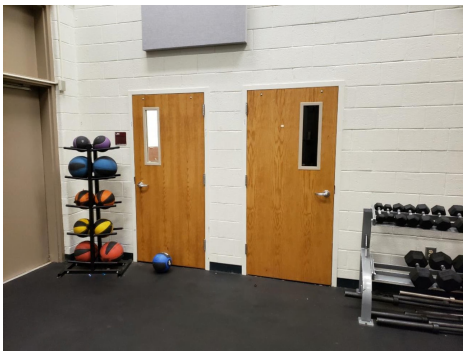
Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

Note:

System: C2010 - Stair Construction

Note:

System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



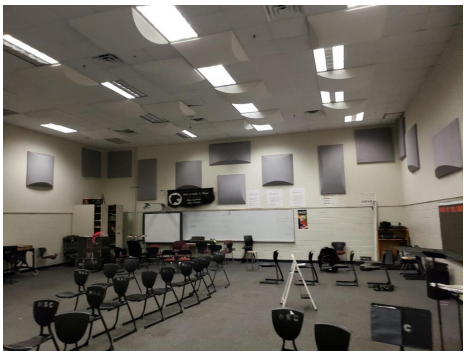
Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Carpet



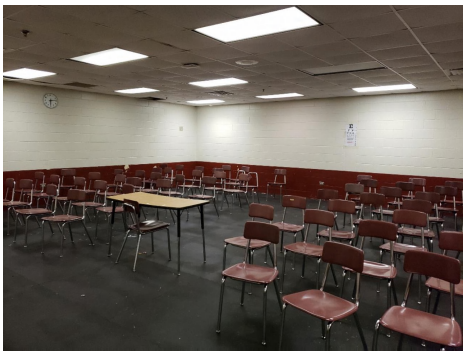
Note:

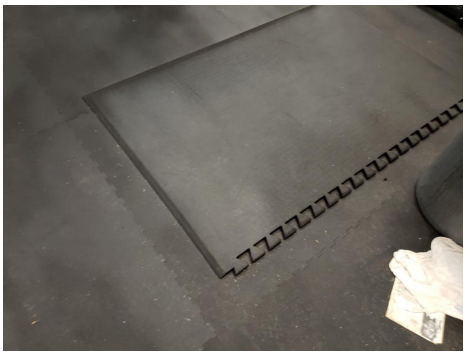
System: C3020999 - Other - Concrete Finish



Note:

System: C3020999 - Other - Rubber or Neoprene





Note:

System: C3020999 - Other - Wood



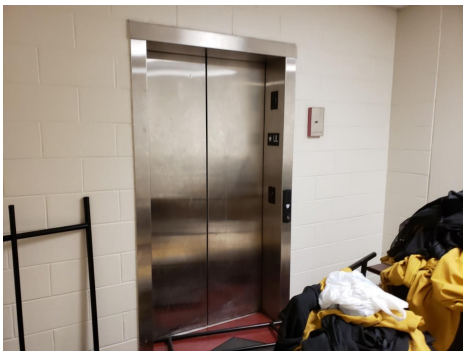
Note:

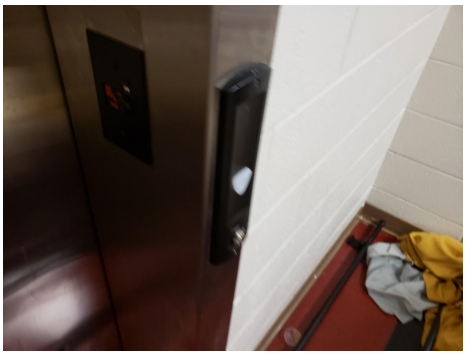
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

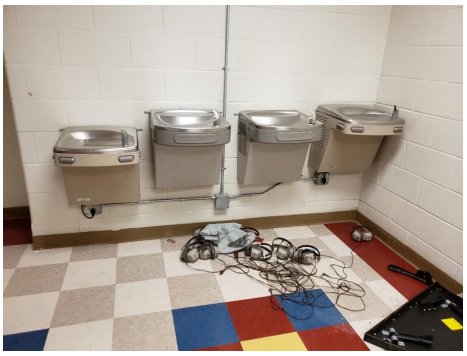
System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



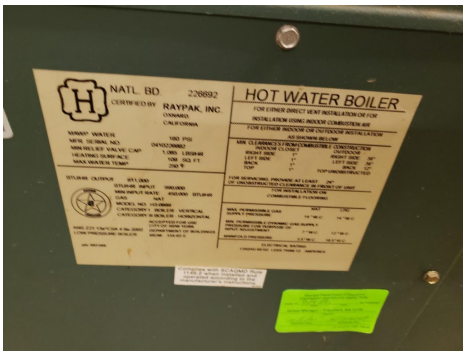
Note:

System: D2040 - Rain Water Drainage



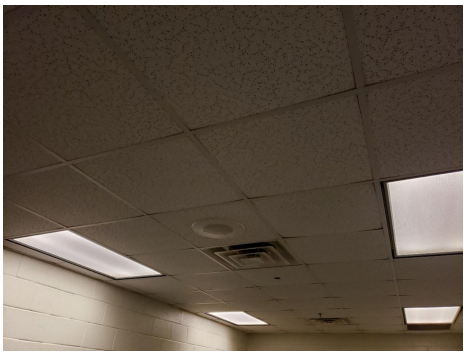
Note:

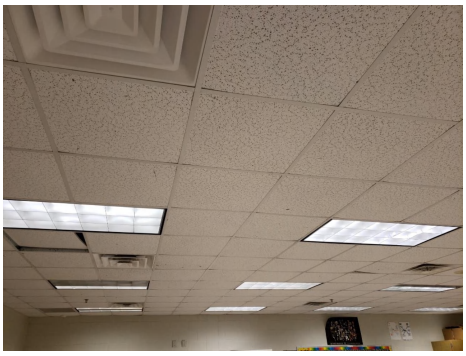
System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems





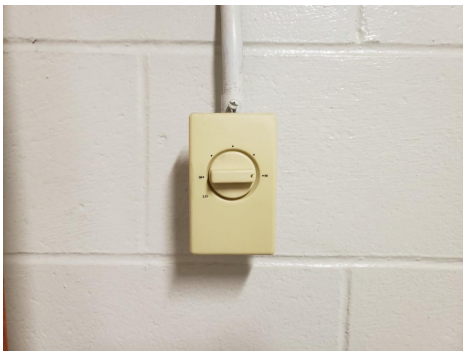
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers

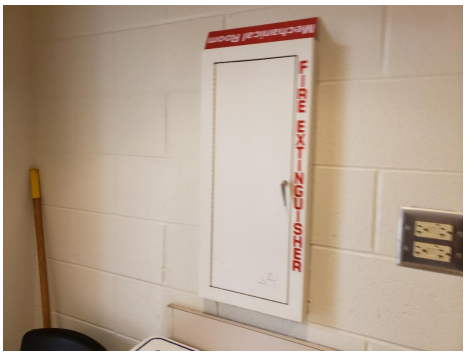


Note:

System: D4020 - Standpipes

Note:

System: D4030 - Fire Protection Specialties



Note:

System: D4090 - Other Fire Protection Systems

Note:

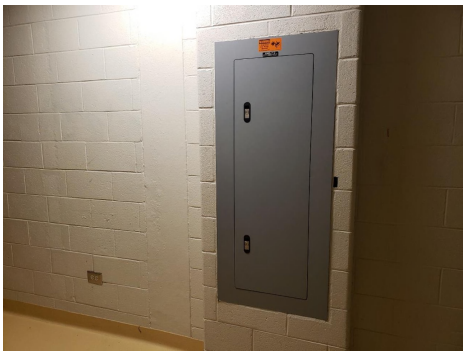
System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring





Note:

System: D5020 - Lighting



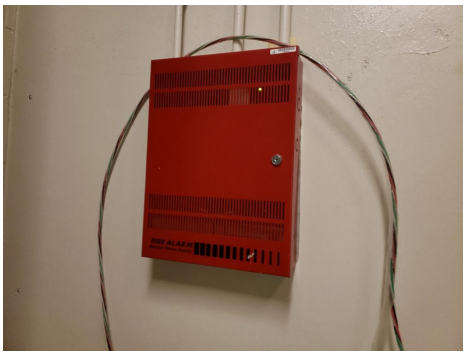
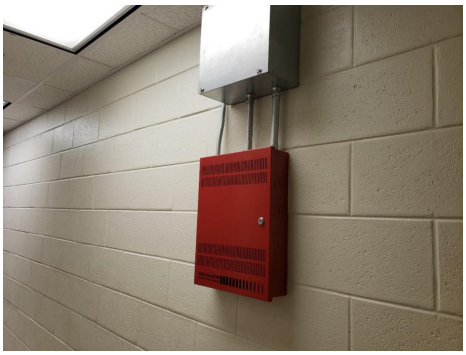
Note:

System: D5030810 - Security & Detection Systems



Note:

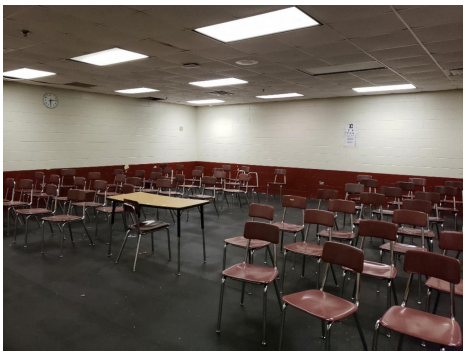
System: D5030910 - Fire & Alarm Systems

Note:

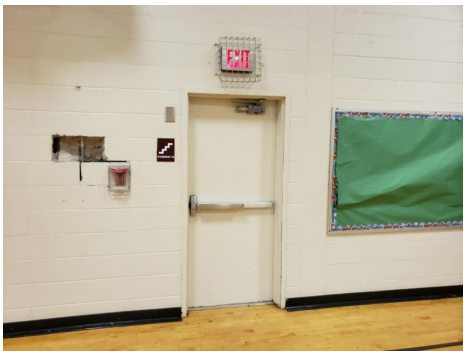
System: D5030920 - Data Communication

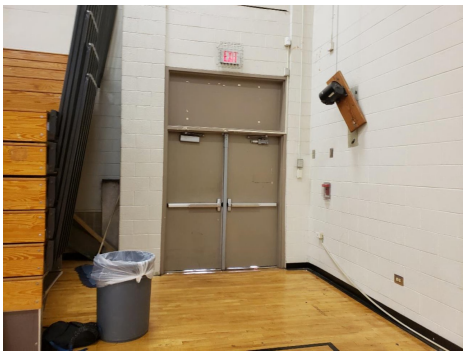




Note:

System: D5090 - Other Electrical Systems





Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,487,823**	**$110,887**	**$0**	**$0**	**$0**	**$0**	**$3,359,377**	**$0**	**$40,077**	**$0**	**$214,040**	**$5,212,203**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$51,315	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,315**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$192,140	$0	$0	$0	$0	**$192,140**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

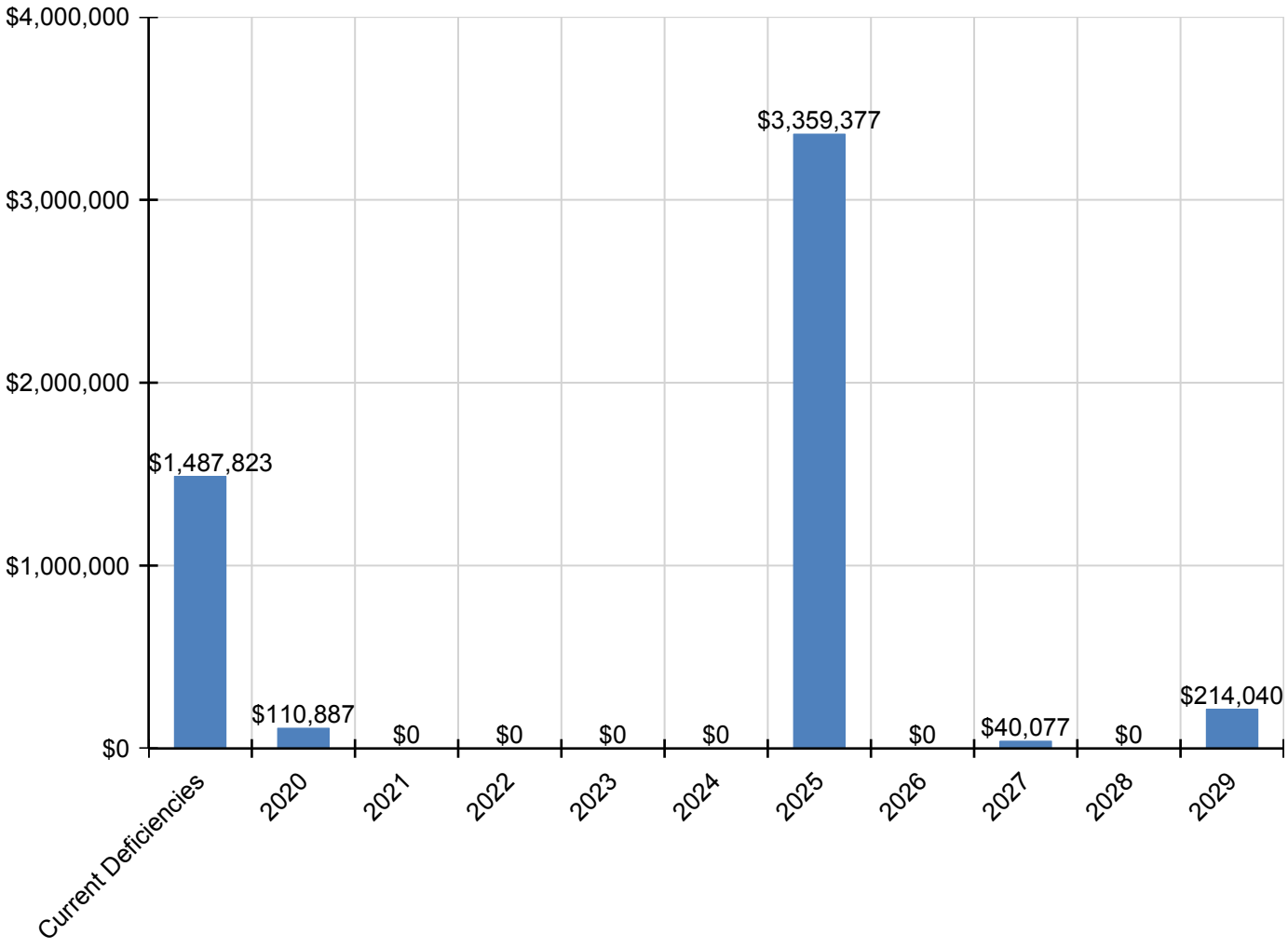
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,177	**$111,177**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$154,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,177**
C3020999 - Other - Carpet	$26,483	$0	$0	$0	$0	$0	$0	$0	$33,548	$0	$0	**$60,031**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$76,540	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,863	**$179,403**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$647,533	$0	$0	$0	$0	**$647,533**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$92,310	$0	$0	$0	$0	**$92,310**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$455,392	$0	$0	$0	$0	**$455,392**
D2020 - Domestic Water Distribution	$43,521	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,521**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$32,138	$0	$0	$0	$0	**$32,138**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$767,193	$0	$0	$0	$0	**$767,193**
D3050 - Terminal & Package Units	$768,495	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$768,495**
D3060 - Controls & Instrumentation	$132,855	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$132,855**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$6,529	$0	$0	**$6,529**
D4090 - Other Fire Protection Systems	$0	$38,339	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,339**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$166,157	$0	$0	$0	$0	**$166,157**
D5020 - Branch Wiring	$285,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$285,752**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$511,462	$0	$0	$0	$0	**$511,462**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$103,250	$0	$0	$0	$0	**$103,250**
D5030910 - Fire & Alarm Systems	$0	$0	$0	$0	$0	$0	$187,354	$0	$0	$0	$0	**$187,354**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$21,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,233**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$8,206	$0	$0	$0	$0	**$8,206**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$56,753	$0	$0	$0	$0	**$56,753**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$139,489	$0	$0	$0	$0	**$139,489**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

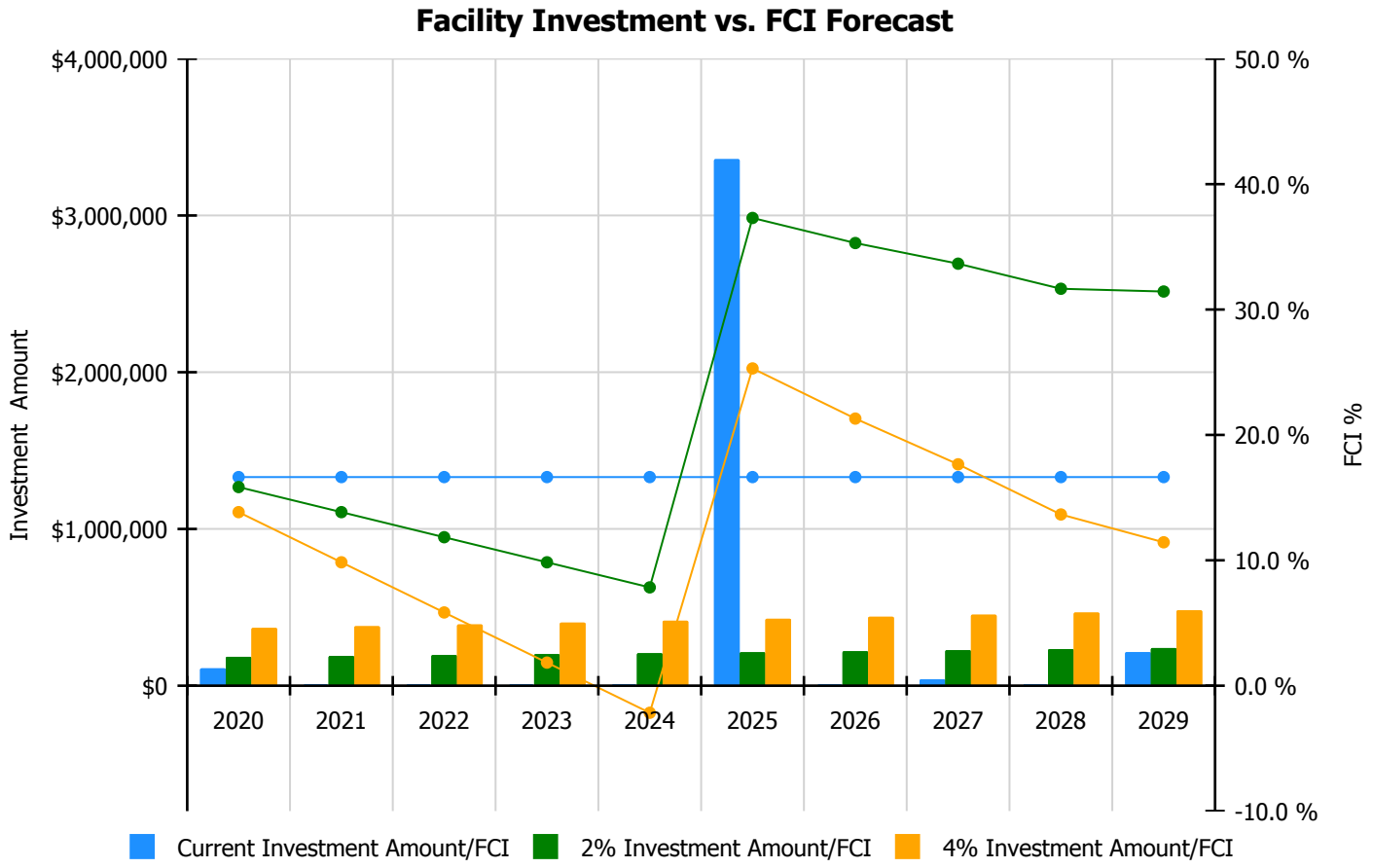
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

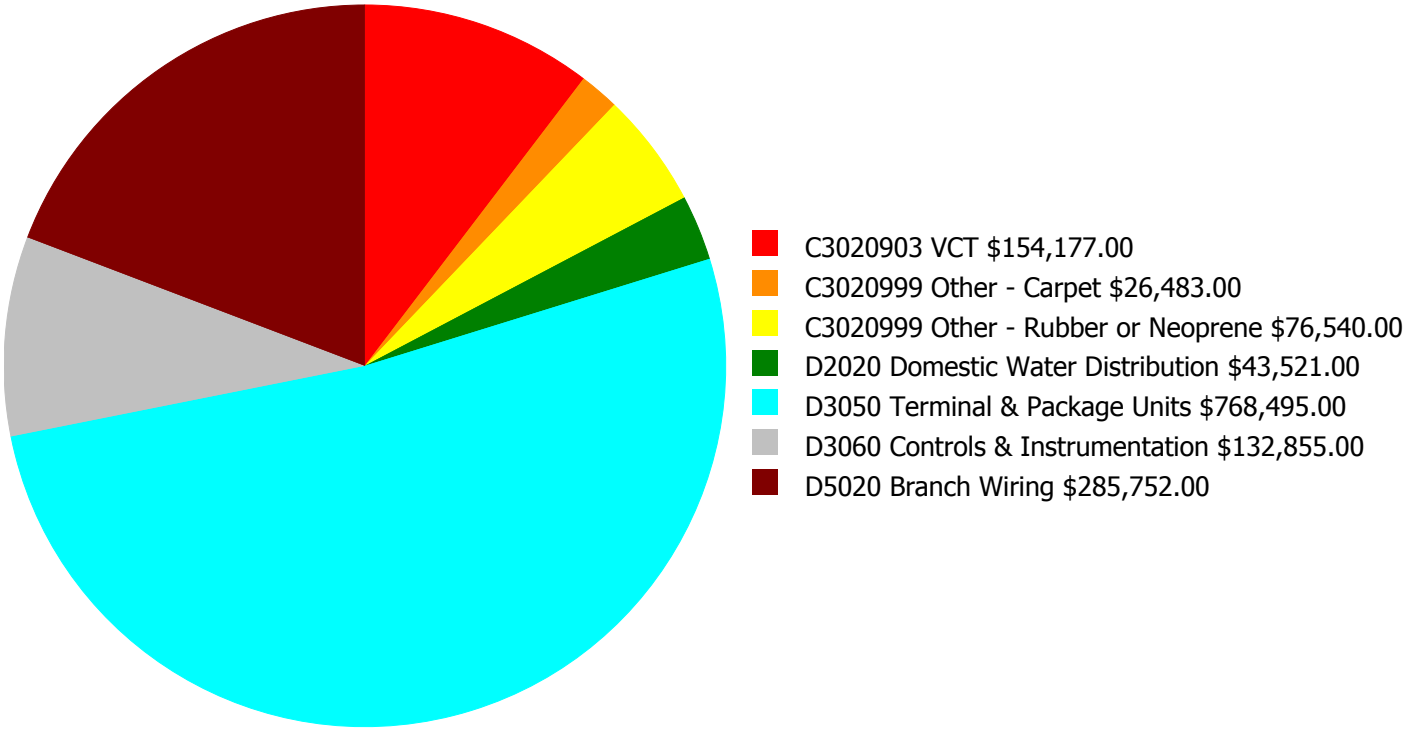
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.64%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$110,887	$184,217.00	15.84 %	$368,435.00	13.84 %
2021	$0	$189,744.00	13.84 %	$379,488.00	9.84 %
2022	$0	$195,436.00	11.84 %	$390,872.00	5.84 %
2023	$0	$201,299.00	9.84 %	$402,599.00	1.84 %
2024	$0	$207,338.00	7.84 %	$414,677.00	-2.16 %
2025	$3,359,377	$213,558.00	37.30 %	$427,117.00	25.30 %
2026	$0	$219,965.00	35.30 %	$439,930.00	21.30 %
2027	$40,077	$226,564.00	33.66 %	$453,128.00	17.66 %
2028	$0	$233,361.00	31.66 %	$466,722.00	13.66 %
2029	$214,040	$240,362.00	31.44 %	$480,724.00	11.44 %
Total:	**$3,724,380**	**$2,111,844.00**		**$4,223,692.00**	

Deficiency Summary by System

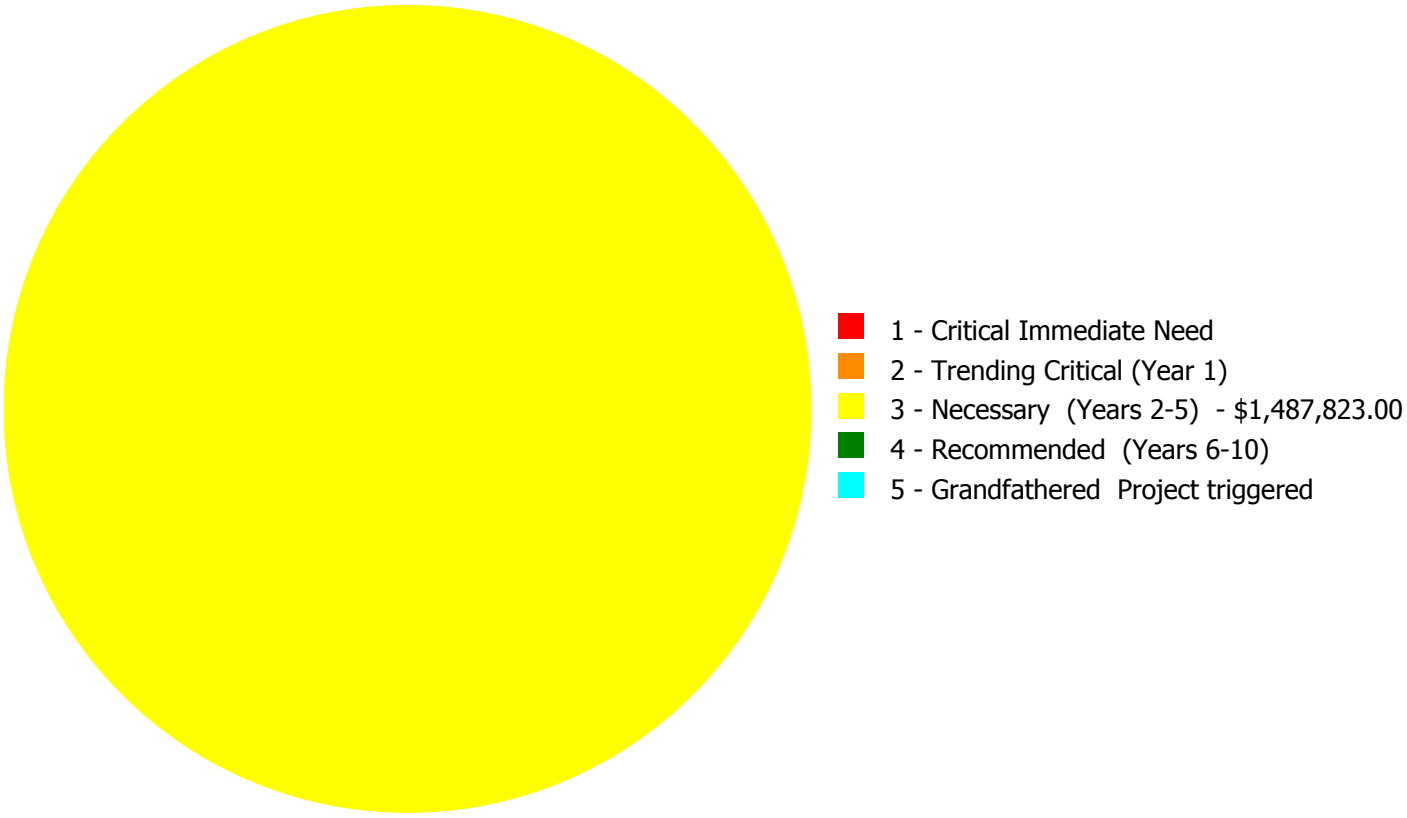
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,487,823.00

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: $1,487,823.00

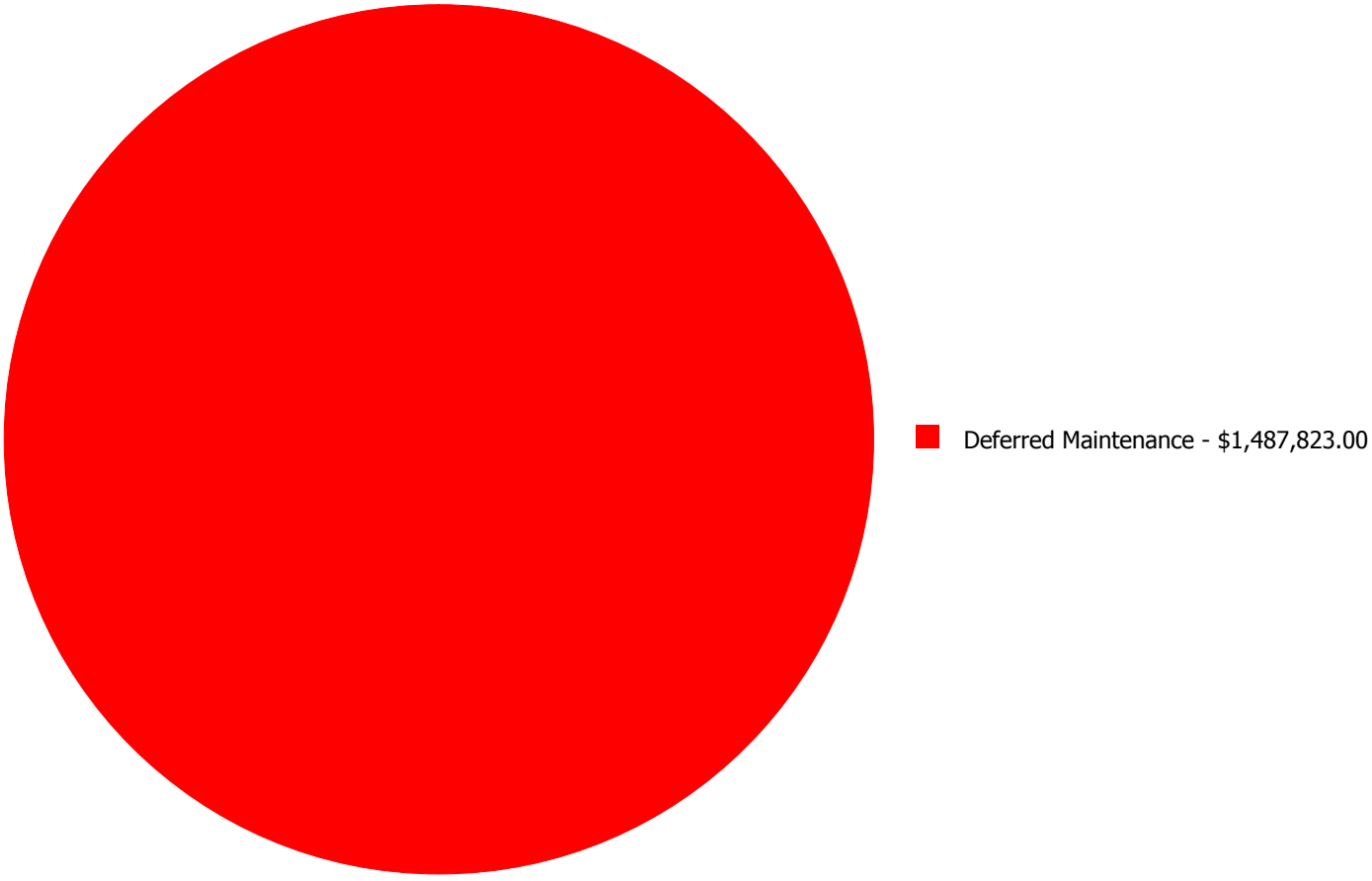
Deficiency By Priority Investment Table

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
C3020903	VCT	$0.00	$0.00	$154,177.00	$0.00	$0.00	$154,177.00
C3020999	Other - Carpet	$0.00	$0.00	$26,483.00	$0.00	$0.00	$26,483.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$76,540.00	$0.00	$0.00	$76,540.00
D2020	Domestic Water Distribution	$0.00	$0.00	$43,521.00	$0.00	$0.00	$43,521.00
D3050	Terminal & Package Units	$0.00	$0.00	$768,495.00	$0.00	$0.00	$768,495.00
D3060	Controls & Instrumentation	$0.00	$0.00	$132,855.00	$0.00	$0.00	$132,855.00
D5020	Branch Wiring	$0.00	$0.00	$285,752.00	$0.00	$0.00	$285,752.00
	Total:	$0.00	$0.00	$1,487,823.00	$0.00	$0.00	$1,487,823.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,487,823.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020903 - VCT

Location: 1970_2005 Bldg 507.6_5070
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 28,583.00
Unit of Measure: S.F.
Estimate: $154,177.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

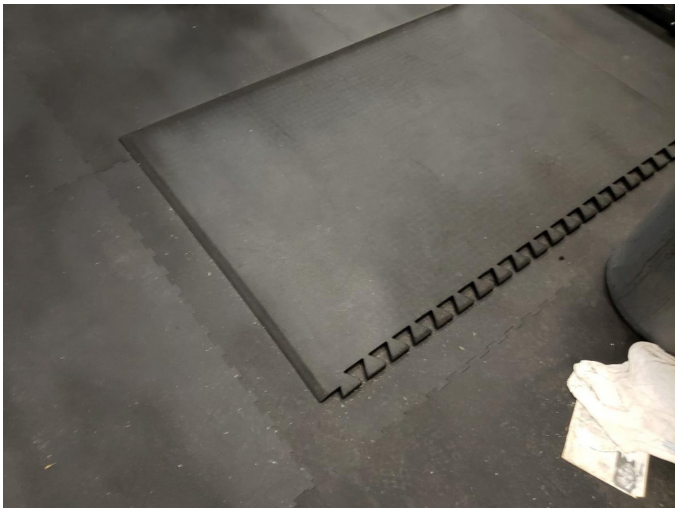
Notes:

System: C3020999 - Other - Carpet

Location: Chorus room and throughout different areas in the building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,210.00
Unit of Measure: S.F.
Estimate: $26,483.00
Assessor Name: Eduardo Lopez
Date Created: 01/03/2020

Notes: The carpet is aged, worn and stained, and should be replaced.

System: C3020999 - Other - Rubber or Neoprene



Location: weight room and ROTC room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,609.00
Unit of Measure: S.F.
Estimate: $76,540.00
Assessor Name: Eduardo Lopez
Date Created: 01/03/2020

Notes: The Neoprene/ rubber floor finish is beyond its expected service life and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 52,059.00
Unit of Measure: S.F.
Estimate: $43,521.00
Assessor Name: Eduardo Lopez
Date Created: 08/27/2013

Notes: The domestic water distribution system components consist of galvanized and copper pipes, valves and domestic water supply. The system is beyond the expected life cycle and upgrades are recommended.

System: D3050 - Terminal & Package Units

Location: 1970_2005 Bldg 507.6_5070
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 52,059.00
Unit of Measure: S.F.
Estimate: $768,495.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

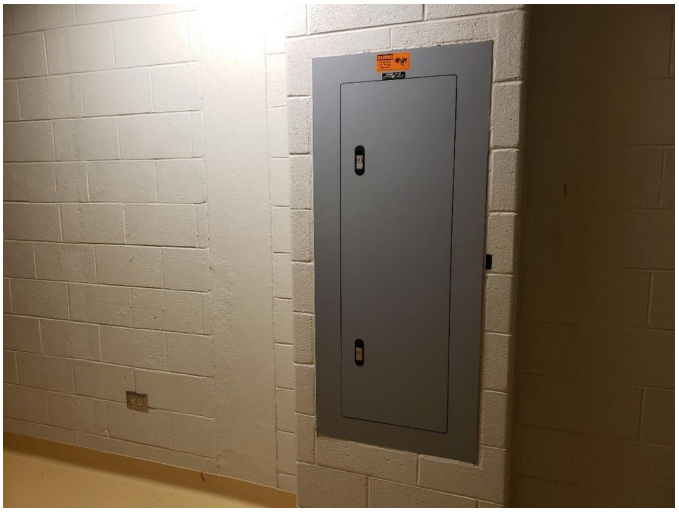
Notes:

System: D3060 - Controls & Instrumentation

Location: 1970_2005 Bldg 507.6_5070
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 52,059.00
Unit of Measure: S.F.
Estimate: $132,855.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D5020 - Branch Wiring



Location: Gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 52,059.00
Unit of Measure: S.F.
Estimate: $285,752.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2020

Notes: The original branch wiring system is operational but is aged and should be replaced with an energy efficient system.

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:	High
Gross Area (SF):	73,974
Year Built:	2005
Last Renovation:	
Replacement Value:	$12,454,402
Repair Cost:	$1,141,569.00
Total FCI:	9.17 %
Total RSLI:	53.83 %
FCA Score:	90.83

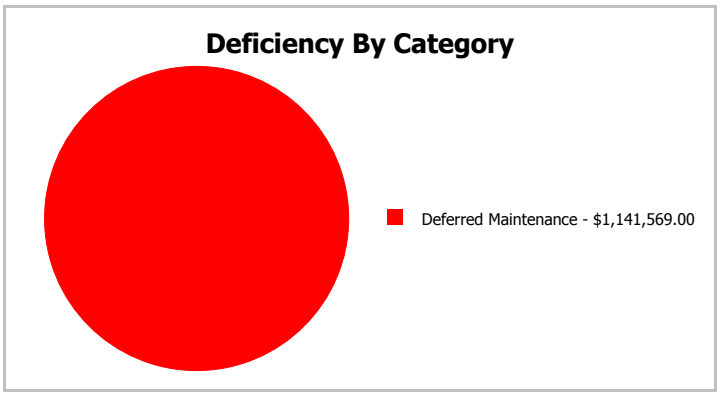
Description:

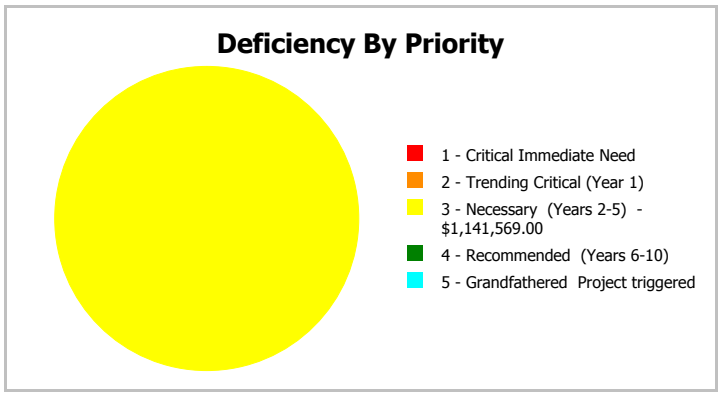
The narrative for this building is included in the Executive Summary Description at the front of this report.

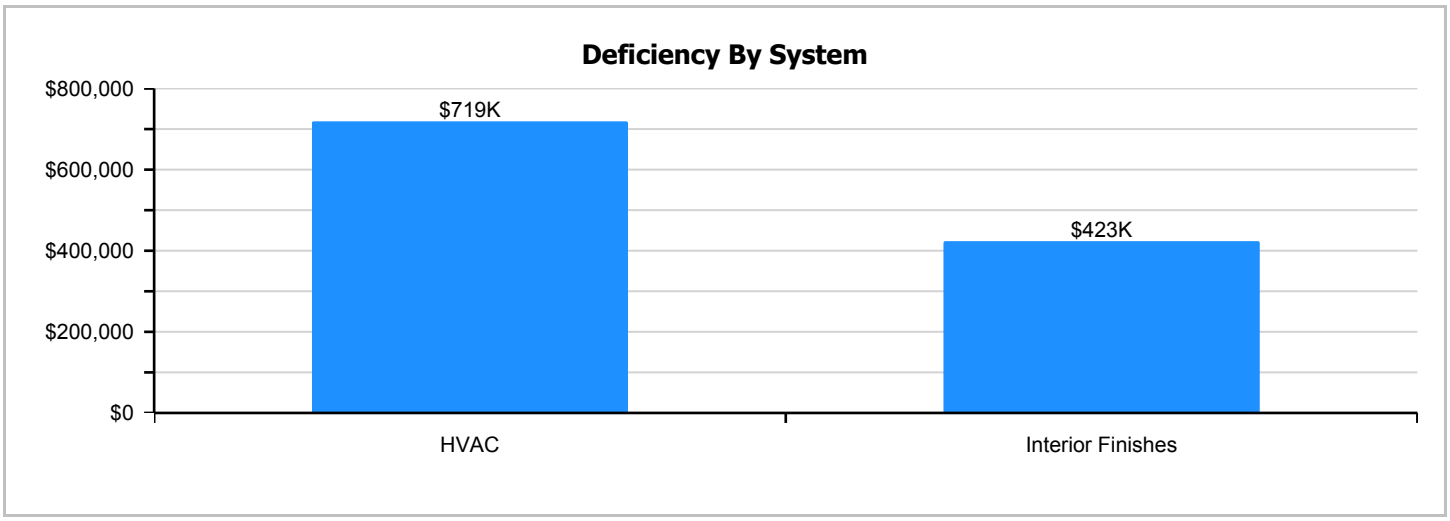
Attributes: This asset has no attributes.

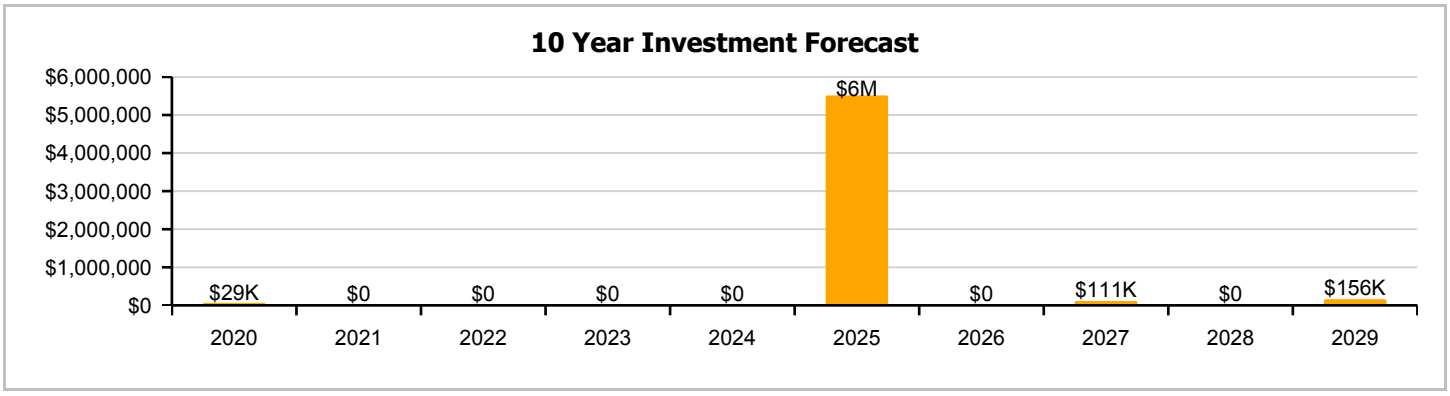
Dashboard Summary

Function:	High	Gross Area:	73,974
Year Built:	2005	Last Renovation:	
Repair Cost:	$1,141,569	Replacement Value:	$12,454,402
FCI:	9.17 %	RSLI%:	53.83 %









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	86.00 %	0.00 %	$0.00
A20 - Basement Construction	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.74 %	0.00 %	$0.00
B30 - Roofing	44.63 %	0.00 %	$0.00
C10 - Interior Construction	67.03 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.13 %	38.39 %	$423,060.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.16 %	0.00 %	$0.00
D30 - HVAC	26.96 %	32.79 %	$718,509.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	31.87 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**53.83 %**	**9.17 %**	**$1,141,569.00**

Photo Album

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

1). East Elevation - Nov 25, 2019

2). South Elevation - Nov 25, 2019

3). North Elevation - Nov 25, 2019

4). West Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.17	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$456,420
A1030	Slab on Grade	$6.20	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$458,639
A2010	Basement Excavation	$0.16	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$11,836
A2020	Basement Walls	$2.33	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$172,359
B1010	Floor Construction	$16.13	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$1,193,201
B1020	Roof Construction	$12.03	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$889,907
B2010	Exterior Walls	$13.70	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$1,013,444
B2020	Exterior Windows	$8.54	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$631,738
B2030	Exterior Doors	$0.82	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$60,659
B3010105	Built-Up	$7.15	S.F.	36,987	25	2005	2030		44.00 %	0.00 %	11			$264,457
B3020	Roof Openings	$0.52	S.F.	36,987	30	2005	2035		53.33 %	0.00 %	16			$19,233
C1010	Partitions	$5.54	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$409,816
C1020	Interior Doors	$3.61	S.F.	73,974	40	2005	2045		65.00 %	0.00 %	26			$267,046
C1030	Fittings	$2.64	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$195,291
C2010	Stair Construction	$2.82	S.F.	73,974	100	2005	2105		86.00 %	0.00 %	86			$208,607
C3010220	Tile	$9.25	S.F.	2,400	30	2005	2035		53.33 %	0.00 %	16			$22,200
C3010230	Paint & Covering	$1.47	S.F.	71,574	10	2005	2015		0.00 %	0.00 %	-4			$105,214
C3020420	Ceramic Tile	$16.74	S.F.	232	50	2005	2055		72.00 %	0.00 %	36			$3,884
C3020901	Carpet	$7.50	S.F.	9,766	8	2005	2013		0.00 %	110.00 %	-6		$80,570.00	$73,245
C3020903	VCT	$3.48	S.F.	60,360	15	2005	2020	2019	0.00 %	155.00 %	0		$325,582.00	$210,053
C3020999	Other - Concrete Finish	$6.87	S.F.	1,448	100	2005	2105		86.00 %	0.00 %	86			$9,948
C3020999	Other - Vinyl Sheet	$7.09	S.F.	2,168	15	2005	2020	2019	0.00 %	110.00 %	0		$16,908.00	$15,371
C3030	Ceiling Finishes	$8.95	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$662,067
D1010	Elevators and Lifts	$1.25	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$92,468
D2010	Plumbing Fixtures	$6.33	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$468,255
D2020	Domestic Water Distribution	$0.75	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$55,481
D2030	Sanitary Waste	$1.68	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$124,276
D2040	Rain Water Drainage	$0.45	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$33,288
D3010	Energy Supply	$0.61	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$45,124
D3020	Heat Generating Systems	$3.57	S.F.	73,974	20	2014	2034		75.00 %	0.00 %	15			$264,087
D3030	Cooling Generating Systems	$6.03	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$446,063
D3040	Distribution Systems	$10.58	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$782,645

School Assessment Report - 2005 Bldg 5040

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 $
D3050	Terminal & Package Units	$6.64	S.F.	73,974	15	2005	2020	2019	0.00 %	110.00 %	0		$540,306.00	$491,187
D3060	Controls & Instrumentation	$2.19	S.F.	73,974	15	2005	2020	2019	0.00 %	110.00 %	0		$178,203.00	$162,003
D4010	Sprinklers	$4.06	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$300,334
D4020	Standpipes	$0.34	S.F.	73,974	30	2005	2035		53.33 %	0.00 %	16			$25,151
D4030	Fire Protection Specialties	$0.09	S.F.	73,974	15	2012	2027		53.33 %	0.00 %	8			$6,658
D5010	Electrical Service/Distribution	$2.30	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$170,140
D5020	Branch Wiring	$4.75	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$351,377
D5020	Lighting	$7.13	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$527,435
D5030810	Security & Detection Systems	$1.51	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$111,701
D5030910	Fire Alarm Systems	$2.74	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$202,689
D5030920	Data Communication	$3.56	S.F.	73,974	25	2005	2030		44.00 %	0.00 %	11			$263,347
D5090	Other Electrical Systems	$0.35	S.F.	73,974	15	2005	2020		6.67 %	0.00 %	1			$25,891
E1020	Institutional Equipment	$0.12	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$8,877
E2010	Fixed Furnishings	$1.91	S.F.	73,974	20	2005	2025		30.00 %	0.00 %	6			$141,290
								Total	**53.83 %**	**9.17 %**			**$1,141,569.00**	**$12,454,402**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings

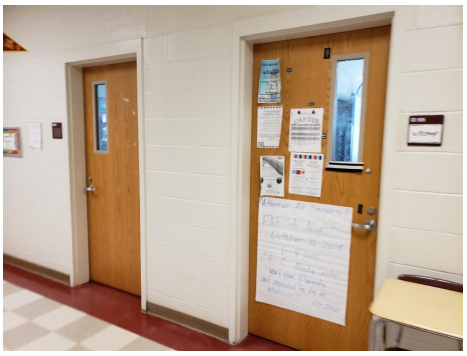


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

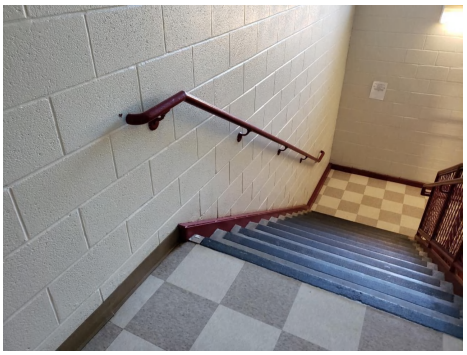


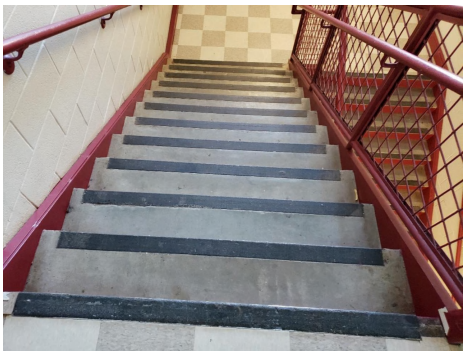

Note:

System: C1030 - Fittings


Note:

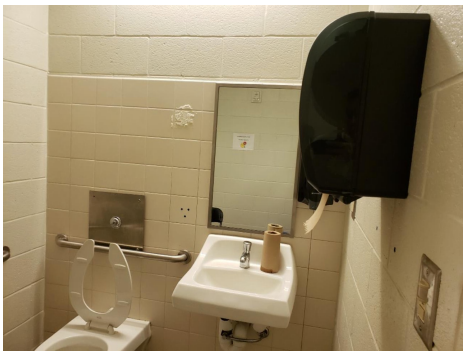
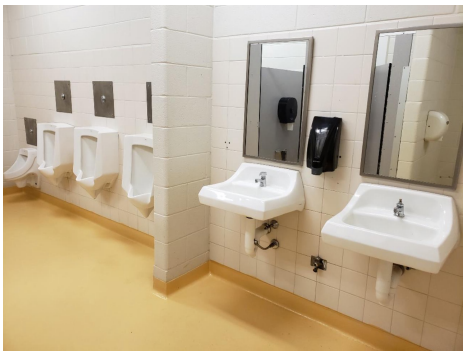
System: C2010 - Stair Construction





Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering

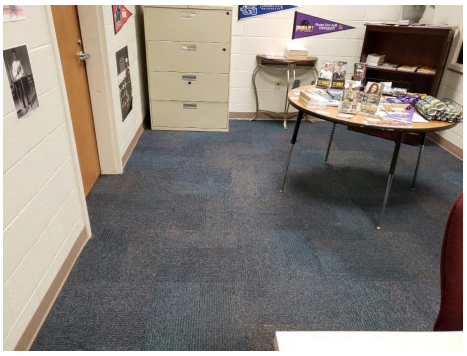

Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



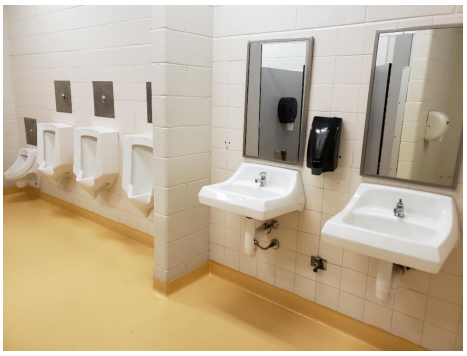
Note:

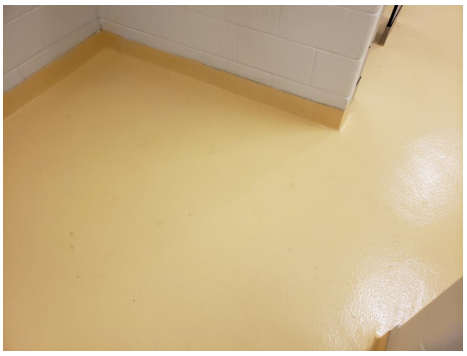
System: C3020999 - Other - Concrete Finish



Note:

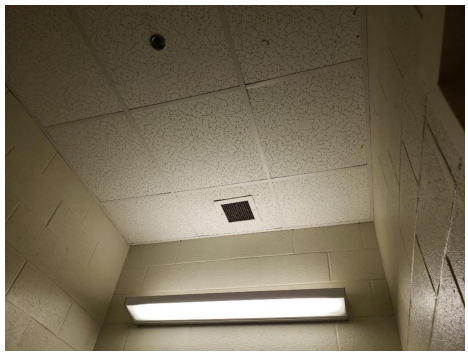
System: C3020999 - Other - Vinyl Sheet





Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

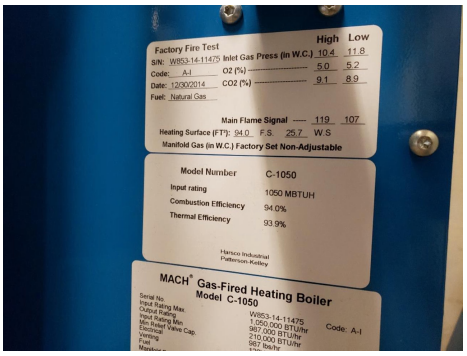


Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems

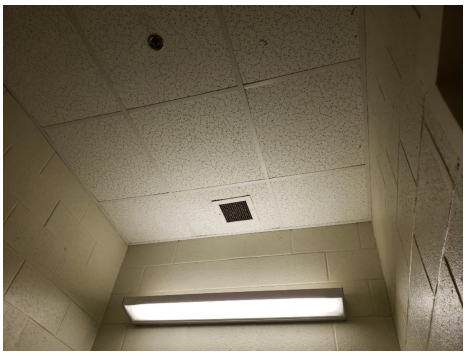


Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

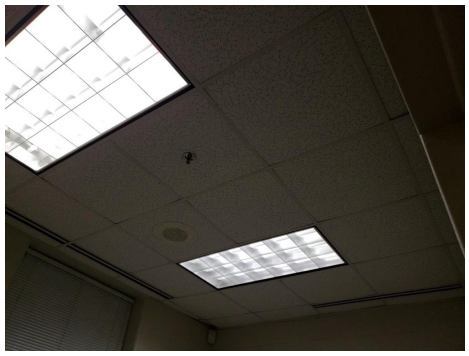


Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers


Note:

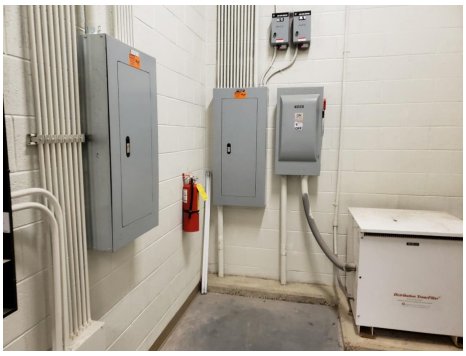
System: D4020 - Standpipes

Note:

System: D4030 - Fire Protection Specialties

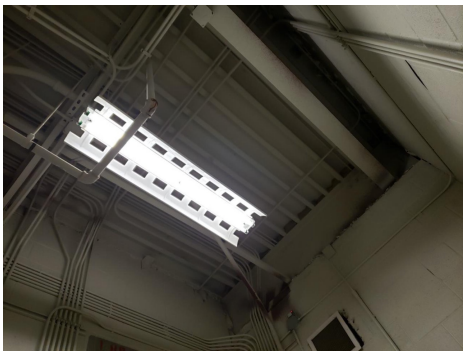
Note:

System: D5010 - Electrical Service/Distribution

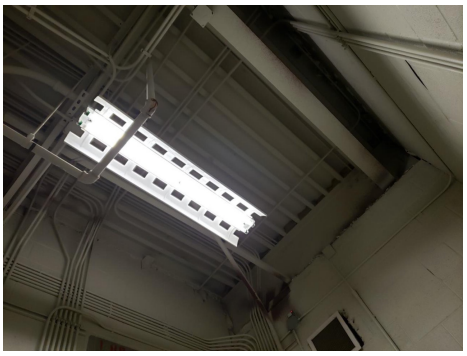
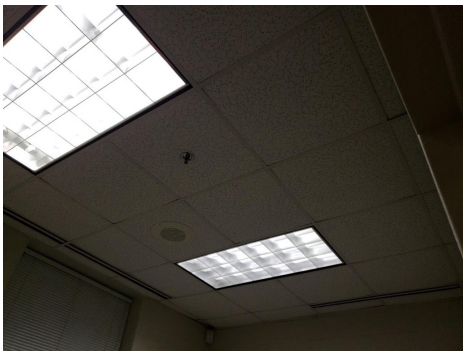

Note:

System: D5020 - Branch Wiring



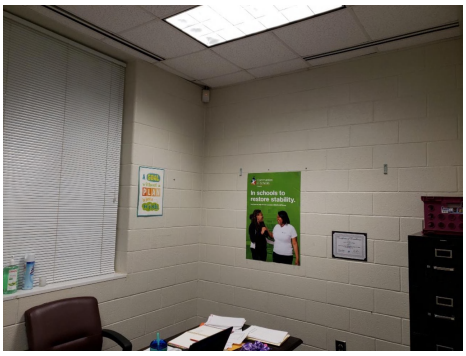
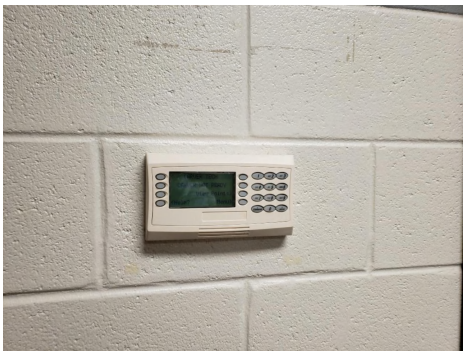
Note:

System: D5020 - Lighting

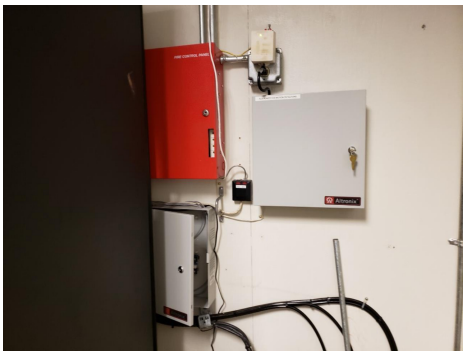

Note:

System: D5030810 - Security & Detection Systems

Note:

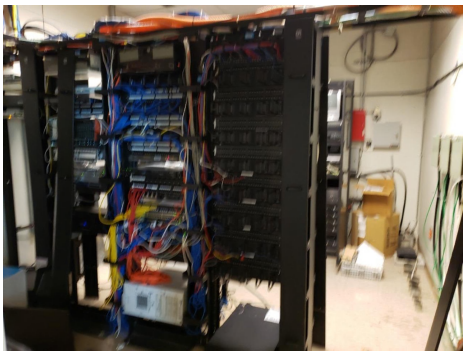
System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication





Note:

System: D5090 - Other Electrical Systems



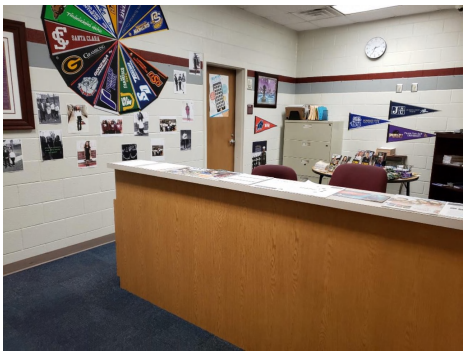
Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,141,569**	**$29,334**	**$0**	**$0**	**$0**	**$0**	**$5,508,096**	**$0**	**$111,340**	**$0**	**$155,538**	**$6,945,878**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$256,506	$0	$0	$0	$0	**$256,506**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

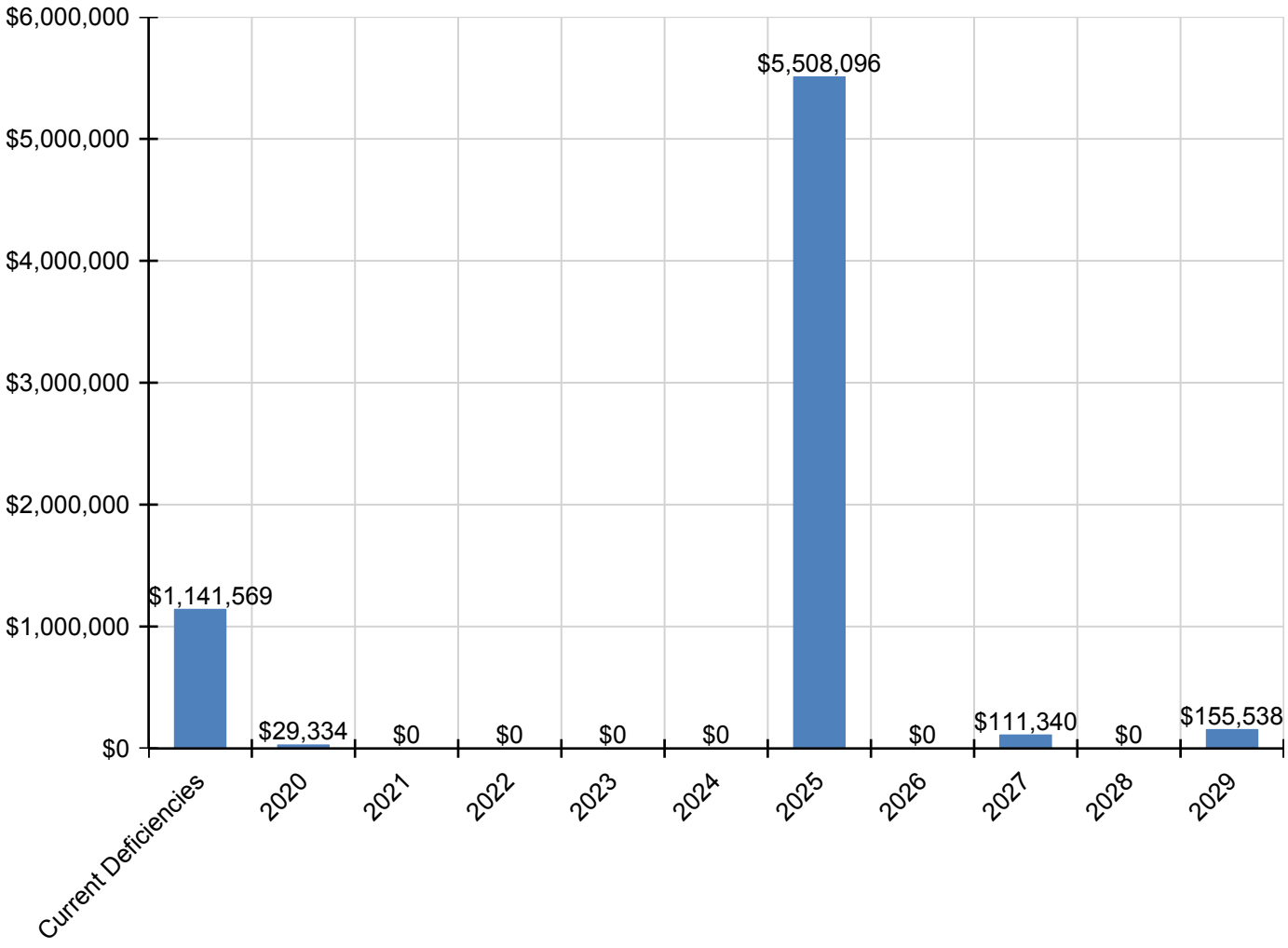
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$155,538	**$155,538**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$80,570	$0	$0	$0	$0	$0	$0	$0	$102,064	$0	$0	**$182,634**
C3020903 - VCT	$325,582	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$325,582**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Vinyl Sheet	$16,908	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,908**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$869,597	$0	$0	$0	$0	**$869,597**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$121,452	$0	$0	$0	$0	**$121,452**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$615,034	$0	$0	$0	$0	**$615,034**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$43,723	$0	$0	$0	$0	**$43,723**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$585,886	$0	$0	$0	$0	**$585,886**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$1,027,970	$0	$0	$0	$0	**$1,027,970**
D3050 - Terminal & Package Units	$540,306	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$540,306**
D3060 - Controls & Instrumentation	$178,203	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,203**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$9,277	$0	$0	**$9,277**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$223,472	$0	$0	$0	$0	**$223,472**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$461,518	$0	$0	$0	$0	**$461,518**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$692,763	$0	$0	$0	$0	**$692,763**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$146,714	$0	$0	$0	$0	**$146,714**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$266,224	$0	$0	$0	$0	**$266,224**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$29,334	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,334**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$11,660	$0	$0	$0	$0	**$11,660**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$185,578	$0	$0	$0	$0	**$185,578**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

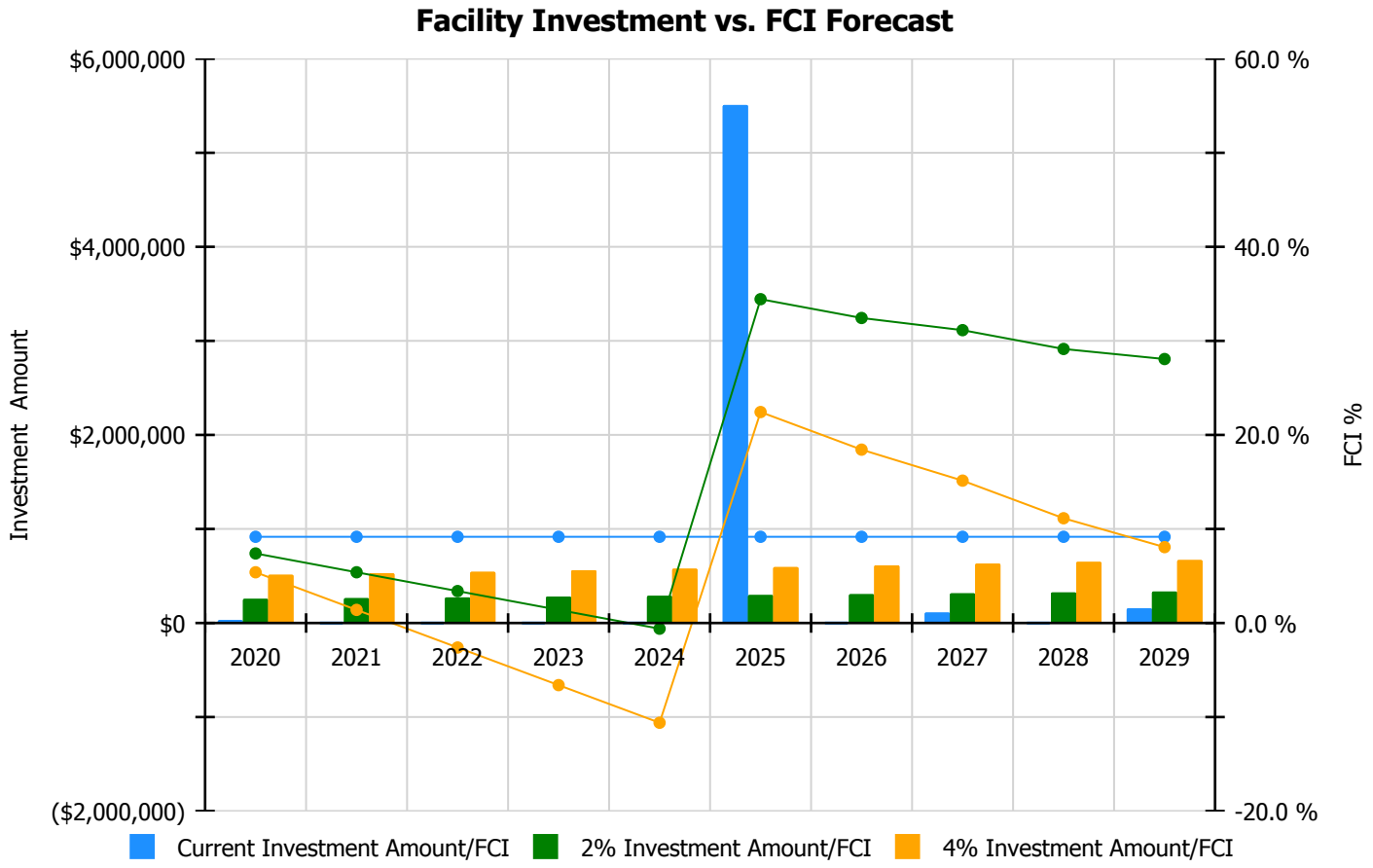
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

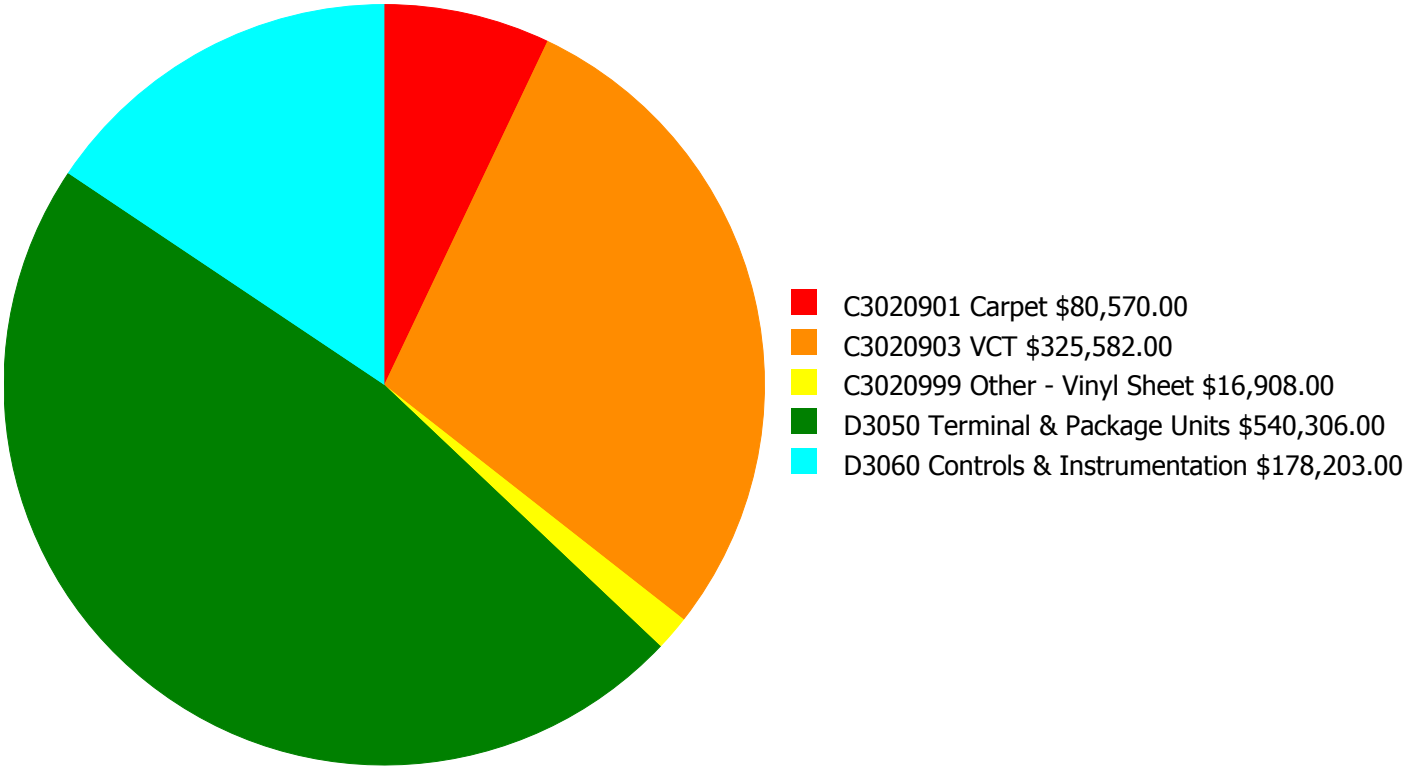
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 9.17%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$29,334	$256,561.00	7.39 %	$513,121.00	5.39 %
2021	$0	$264,258.00	5.39 %	$528,515.00	1.39 %
2022	$0	$272,185.00	3.39 %	$544,370.00	-2.61 %
2023	$0	$280,351.00	1.39 %	$560,702.00	-6.61 %
2024	$0	$288,761.00	-0.61 %	$577,523.00	-10.61 %
2025	$5,508,096	$297,424.00	34.43 %	$594,848.00	22.43 %
2026	$0	$306,347.00	32.43 %	$612,694.00	18.43 %
2027	$111,340	$315,537.00	31.14 %	$631,075.00	15.14 %
2028	$0	$325,003.00	29.14 %	$650,007.00	11.14 %
2029	$155,538	$334,753.00	28.07 %	$669,507.00	8.07 %
Total:	**$5,804,309**	**$2,941,180.00**		**$5,882,362.00**	

Deficiency Summary by System

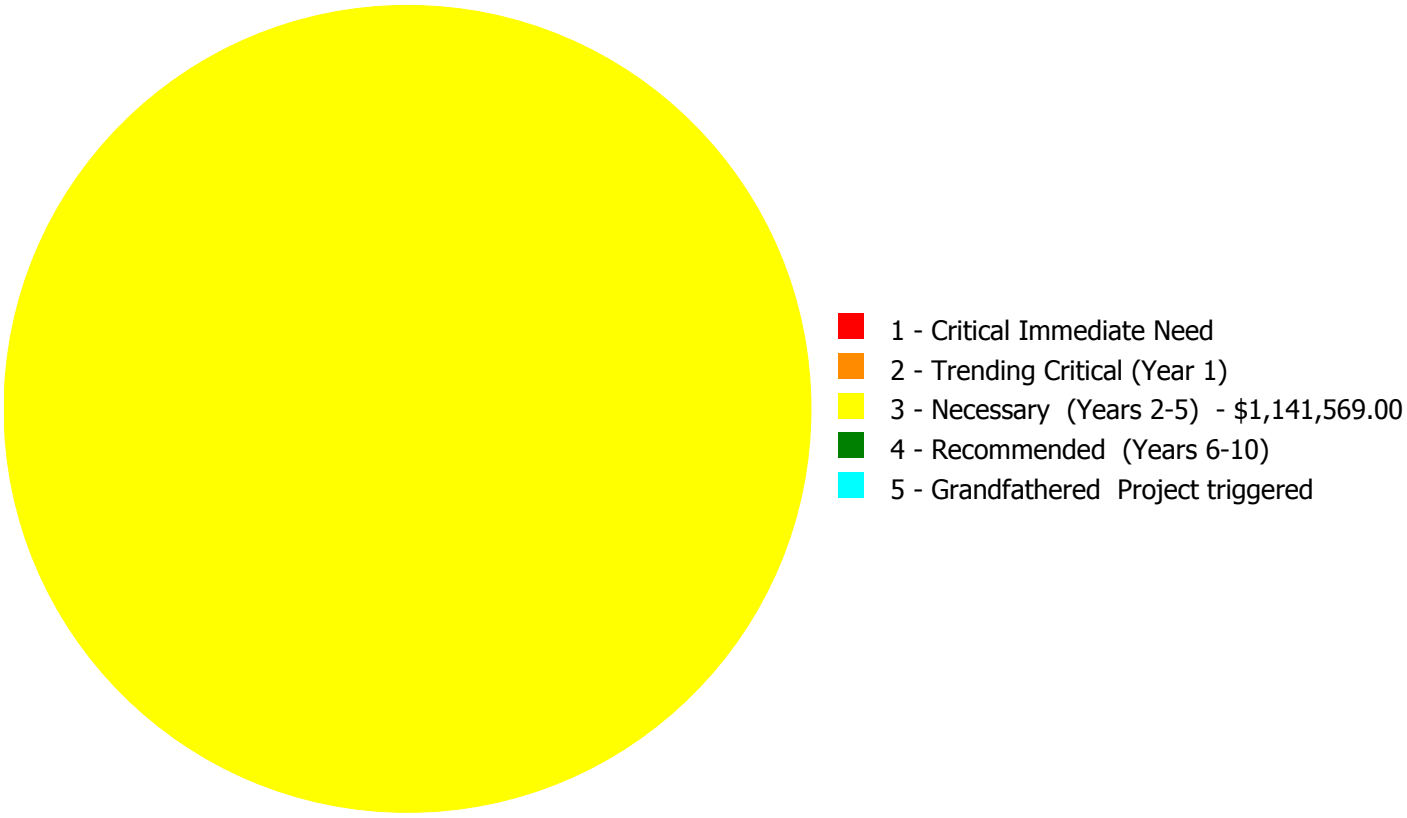
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,141,569.00

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: $1,141,569.00

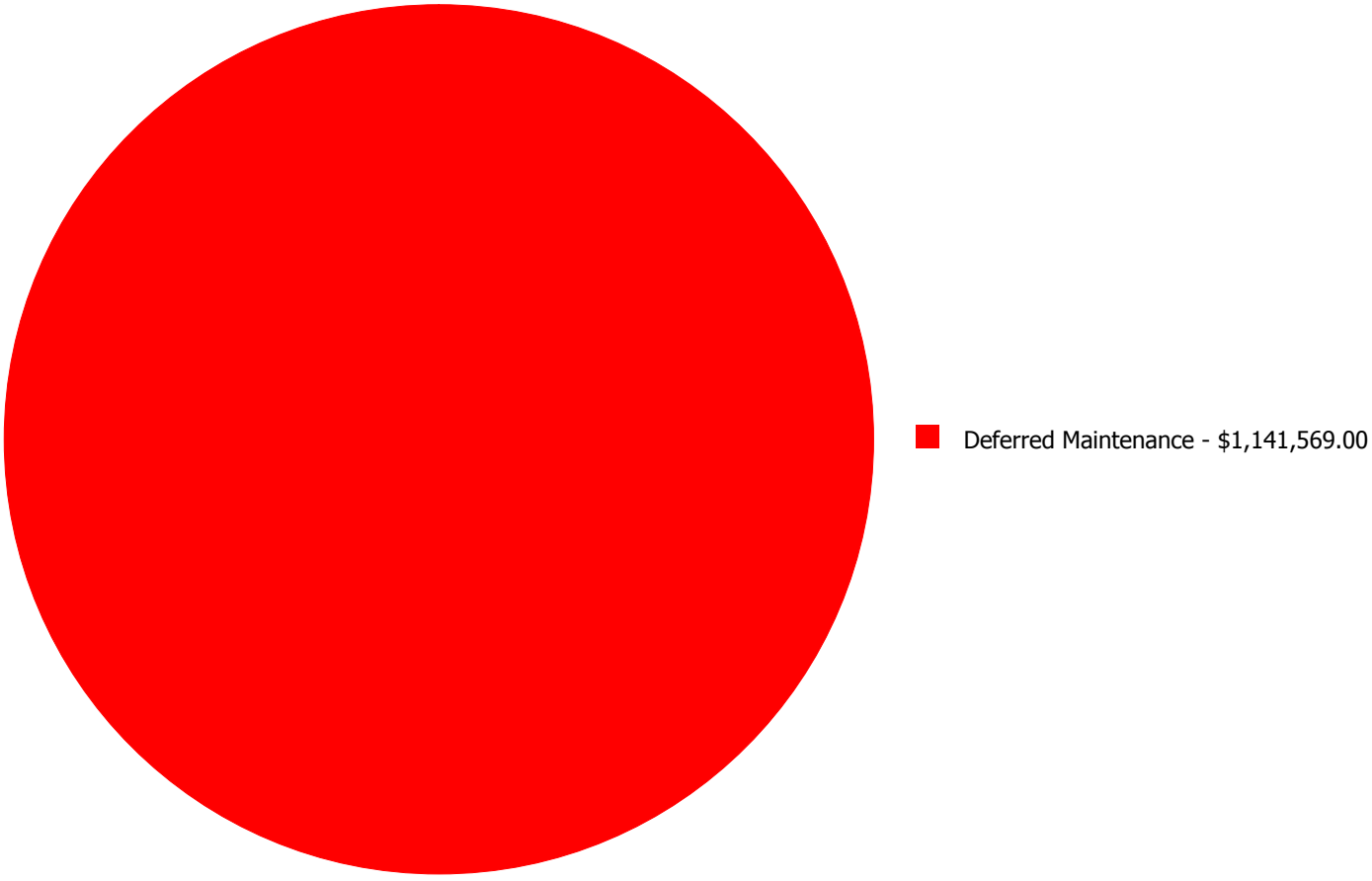
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$80,570.00	$0.00	$0.00	$80,570.00
C3020903	VCT	$0.00	$0.00	$325,582.00	$0.00	$0.00	$325,582.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$16,908.00	$0.00	$0.00	$16,908.00
D3050	Terminal & Package Units	$0.00	$0.00	$540,306.00	$0.00	$0.00	$540,306.00
D3060	Controls & Instrumentation	$0.00	$0.00	$178,203.00	$0.00	$0.00	$178,203.00
	Total:	$0.00	$0.00	$1,141,569.00	$0.00	$0.00	$1,141,569.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,141,569.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Different office areas throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,766.00
Unit of Measure: S.F.
Estimate: $80,570.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2020

Notes: The carpet is beyond its expected service life, faded and stained, and should be replaced.

System: C3020903 - VCT

Location: 2005 Bldg 5040
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60,360.00
Unit of Measure: S.F.
Estimate: $325,582.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: C3020999 - Other - Vinyl Sheet

Location: 2005 Bldg 5040
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,168.00
Unit of Measure: S.F.
Estimate: $16,908.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 2005 Bldg 5040
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 73,974.00
Unit of Measure: S.F.
Estimate: $540,306.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3060 - Controls & Instrumentation

Location:	2005 Bldg 5040
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	73,974.00
Unit of Measure:	S.F.
Estimate:	$178,203.00
Assessor Name:	Eduardo Lopez
Date Created:	10/08/2020

Notes:

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:	High
Gross Area (SF):	94,989
Year Built:	2005
Last Renovation:	
Replacement Value:	$15,977,654
Repair Cost:	$1,426,975.00
Total FCI:	8.93 %
Total RSLI:	53.33 %
FCA Score:	91.07

Description:

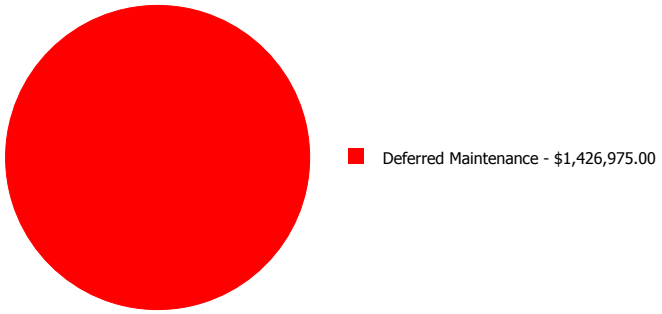
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

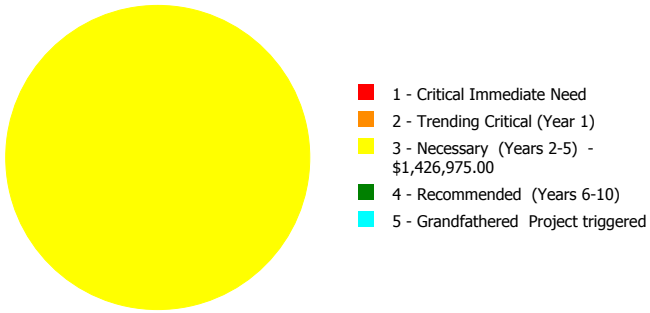
Dashboard Summary

Function:	High	Gross Area:	94,989
Year Built:	2005	Last Renovation:	
Repair Cost:	$1,426,975	Replacement Value:	$15,977,654
FCI:	8.93 %	RSLI%:	53.33 %

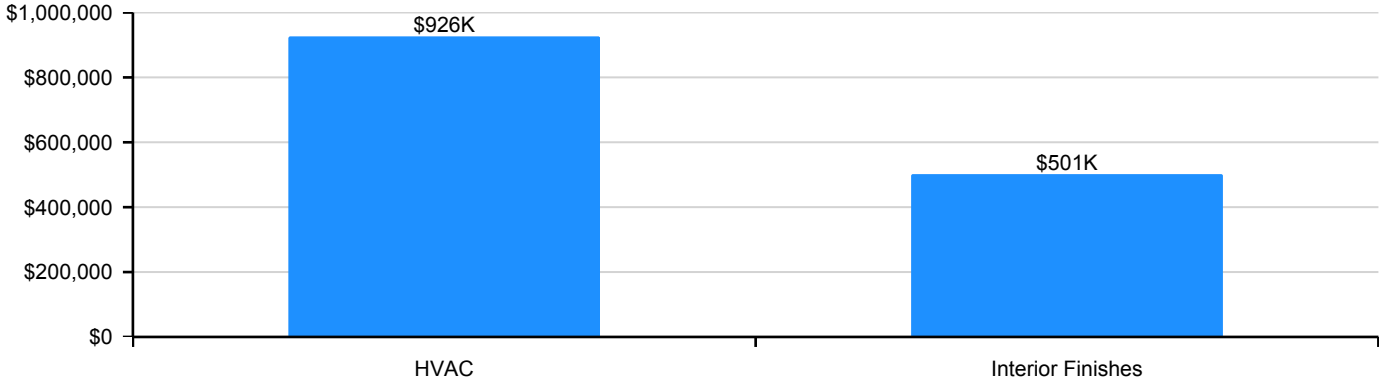
Deficiency By Category



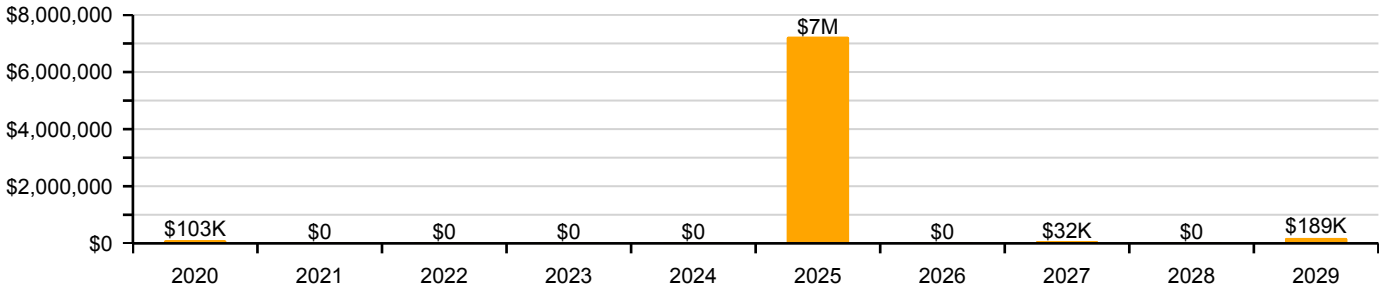
Deficiency By Priority



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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.73 %	0.00 %	$0.00
B30 - Roofing	44.63 %	0.00 %	$0.00
C10 - Interior Construction	66.99 %	0.00 %	$0.00
C20 - Stairs	86.00 %	0.00 %	$0.00
C30 - Interior Finishes	23.88 %	33.98 %	$501,213.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.14 %	0.00 %	$0.00
D30 - HVAC	26.45 %	33.34 %	$925,762.00
D40 - Fire Protection	47.42 %	0.00 %	$0.00
D50 - Electrical	31.86 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**53.33 %**	**8.93 %**	**$1,426,975.00**

Photo Album

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

1). North Elevation - Nov 25, 2019

2). West Elevation - Nov 25, 2019

3). South Elevation - Nov 25, 2019

4). East Elevation - Nov 25, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$590,832
A1030	Slab on Grade	$6.25	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$593,681
B1010	Floor Construction	$16.26	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$1,544,521
B1020	Roof Construction	$12.17	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$1,156,016
B2010	Exterior Walls	$13.82	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$1,312,748
B2020	Exterior Windows	$8.63	S.F.	94,989	30	2005	2035		53.33 %	0.00 %	16			$819,755
B2030	Exterior Doors	$0.82	S.F.	94,989	30	2005	2035		53.33 %	0.00 %	16			$77,891
B3010105	Built-Up	$7.15	S.F.	47,495	25	2005	2030		44.00 %	0.00 %	11			$339,589
B3020	Roof Openings	$0.52	S.F.	47,495	30	2005	2035		53.33 %	0.00 %	16			$24,697
C1010	Partitions	$5.58	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$530,039
C1020	Interior Doors	$3.65	S.F.	94,989	40	2005	2045		65.00 %	0.00 %	26			$346,710
C1030	Fittings	$2.67	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$253,621
C2010	Stair Construction	$2.85	S.F.	94,989	100	2005	2105		86.00 %	0.00 %	86			$270,719
C3010220	Tile	$9.25	S.F.	8,064	30	2005	2035		53.33 %	0.00 %	16			$74,592
C3010230	Paint & Covering	$1.47	S.F.	86,925	10	2005	2015		0.00 %	0.00 %	-4			$127,780
C3020420	Ceramic Tile	$16.74	S.F.	1,128	50	2005	2055		72.00 %	0.00 %	36			$18,883
C3020901	Carpet	$7.50	S.F.	1,881	8	2005	2013		0.00 %	109.99 %	-6		$15,518.00	$14,108
C3020903	VCT	$3.48	S.F.	80,015	15	2005	2020	2019	0.00 %	155.00 %	0		$431,601.00	$278,452
C3020999	Other - Concrete Finish	$6.87	S.F.	2,014	100	2005	2105		86.00 %	0.00 %	86			$13,836
C3020999	Other - Vinyl Sheet	$7.09	S.F.	6,936	15	2005	2020	2019	0.00 %	110.00 %	0		$54,094.00	$49,176
C3020999	Other - Wood	$13.79	S.F.	3,015	50	2005	2055		72.00 %	0.00 %	36			$41,577
C3030	Ceiling Finishes	$9.02	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$856,801
D1010	Elevators and Lifts	$1.25	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$118,736
D2010	Plumbing Fixtures	$6.39	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$606,980
D2020	Domestic Water Distribution	$0.75	S.F.	94,989	30	2005	2035		53.33 %	0.00 %	16			$71,242
D2030	Sanitary Waste	$1.69	S.F.	94,989	30	2005	2035		53.33 %	0.00 %	16			$160,531
D2040	Rain Water Drainage	$0.45	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$42,745
D3020	Heat Generating Systems	$3.60	S.F.	94,989	20	2014	2034		75.00 %	0.00 %	15			$341,960
D3030	Cooling Generating Systems	$6.08	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$577,533
D3040	Distribution Systems	$10.69	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$1,015,432
D3050	Terminal & Package Units	$6.66	S.F.	94,989	15	2005	2020	2019	0.00 %	110.00 %	0		$695,889.00	$632,627
D3060	Controls & Instrumentation	$2.20	S.F.	94,989	15	2005	2020	2019	0.00 %	110.00 %	0		$229,873.00	$208,976

School Assessment Report - 2005 Bldg 5050

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4010	Sprinklers	$4.11	S.F.	94,989	30	2005	2035		53.33 %	0.00 %	16			$390,405
D4030	Fire Protection Specialties	$0.09	S.F.	94,989	15	2012	2027		53.33 %	0.00 %	8			$8,549
D4090	Other Fire Protection Systems	$0.61	S.F.	94,989	15	2005	2020		6.67 %	0.00 %	1			$57,943
D5010	Electrical Service/Distribution	$2.34	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$222,274
D5020	Branch Wiring	$4.75	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$451,198
D5020	Lighting	$7.13	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$677,272
D5030810	Security & Detection Systems	$1.51	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$143,433
D5030910	Fire Alarm Systems	$2.74	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$260,270
D5030920	Data Communication	$3.56	S.F.	94,989	25	2005	2030		44.00 %	0.00 %	11			$338,161
D5090	Other Electrical Systems	$0.35	S.F.	94,989	15	2005	2020		6.67 %	0.00 %	1			$33,246
E1020	Institutional Equipment	$0.12	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$11,399
E1030	Vehicular Equipment	$0.14	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$13,298
E1090	Other Equipment	$0.78	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$74,091
E2010	Fixed Furnishings	$1.93	S.F.	94,989	20	2005	2025		30.00 %	0.00 %	6			$183,329
								Total	**53.33 %**	**8.93 %**			**$1,426,975.00**	**$15,977,654**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010105 - Built-Up



Note:

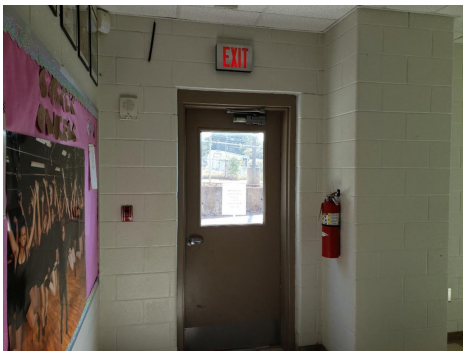
System: B3020 - Roof Openings



Note:

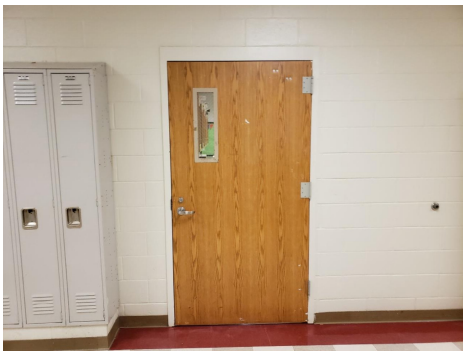
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors



Note:

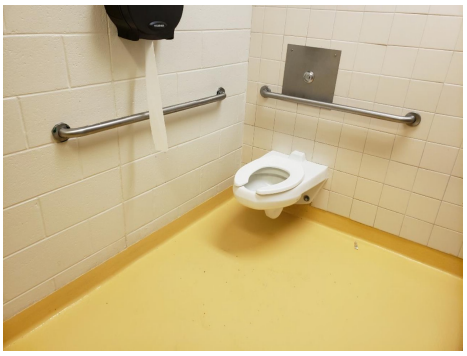
System: C1030 - Fittings

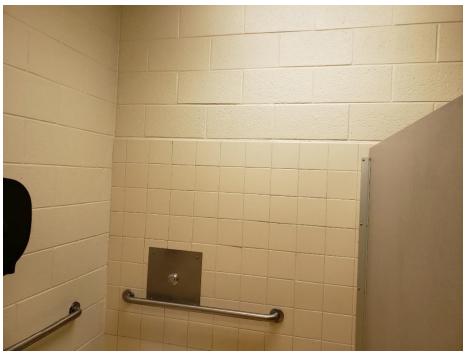
Note:

System: C2010 - Stair Construction

Note:

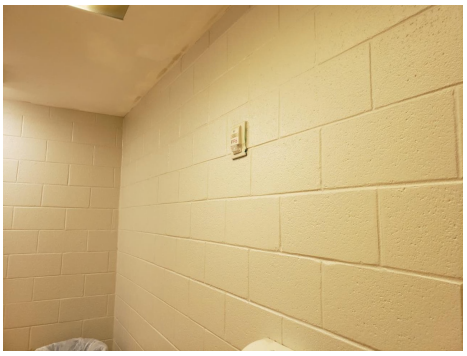
System: C3010220 - Tile





Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

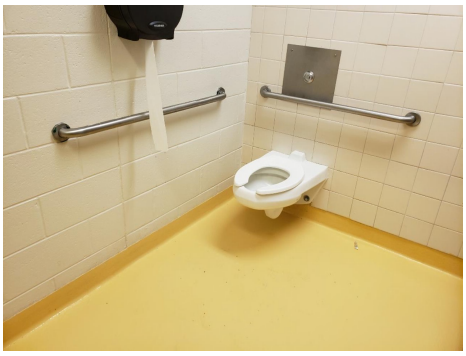
System: C3020999 - Other - Concrete Finish



Note:

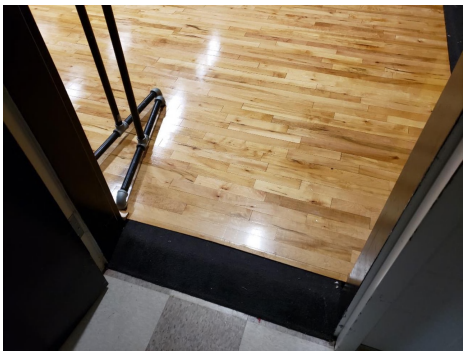
System: C3020999 - Other - Vinyl Sheet





Note:

System: C3020999 - Other - Wood



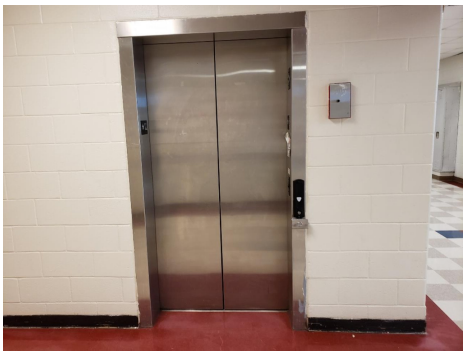
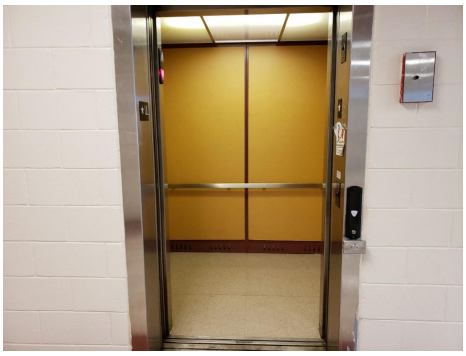

Note:

System: C3030 - Ceiling Finishes



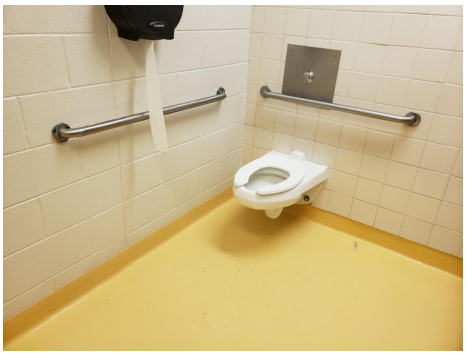
Note:

System: D1010 - Elevators and Lifts

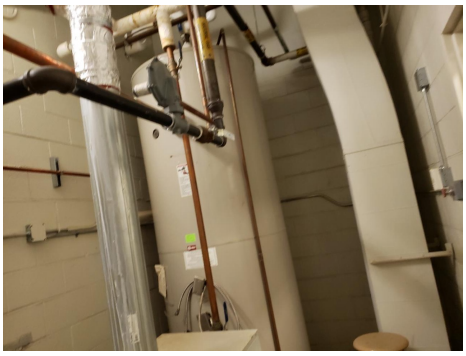

Note:

System: D2010 - Plumbing Fixtures



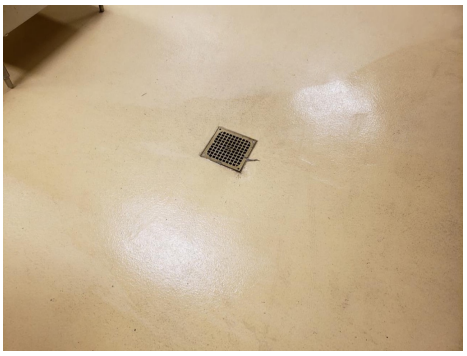
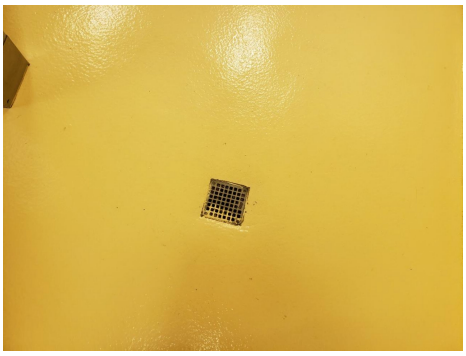
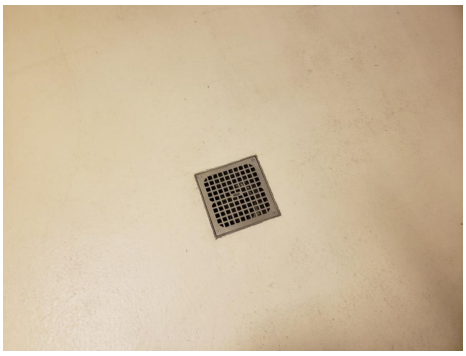
Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

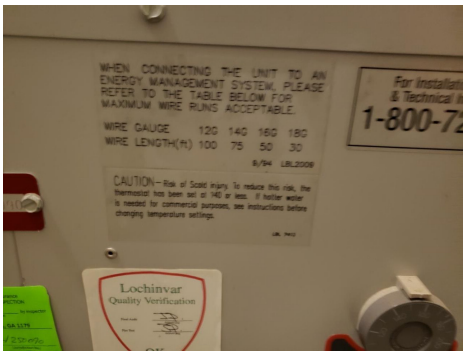
Note:

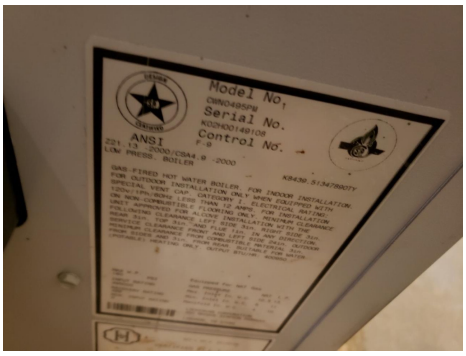
System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems





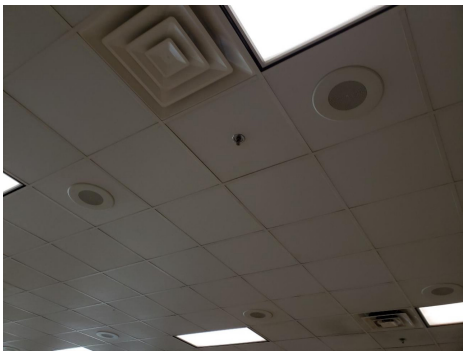
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

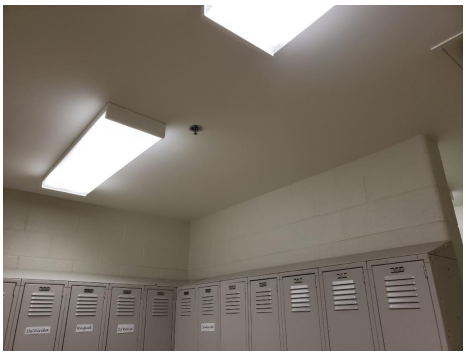
System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation

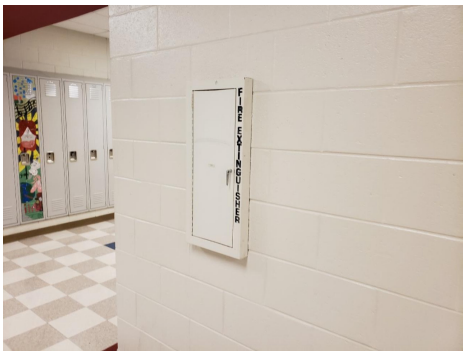

Note:

System: D4010 - Sprinklers



Note:

System: D4030 - Fire Protection Specialties

Note:

System: D4090 - Other Fire Protection Systems


Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



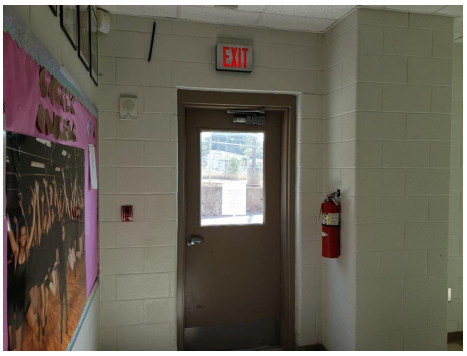
Note:

System: D5030920 - Data Communication



Note:

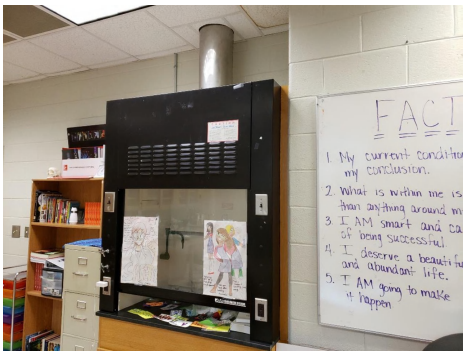
System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment





Note:

System: E1030 - Vehicular Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,426,975**	**$103,318**	**$0**	**$0**	**$0**	**$0**	**$7,235,070**	**$0**	**$31,570**	**$0**	**$188,898**	**$8,985,832**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$333,120	$0	$0	$0	$0	**$333,120**
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**

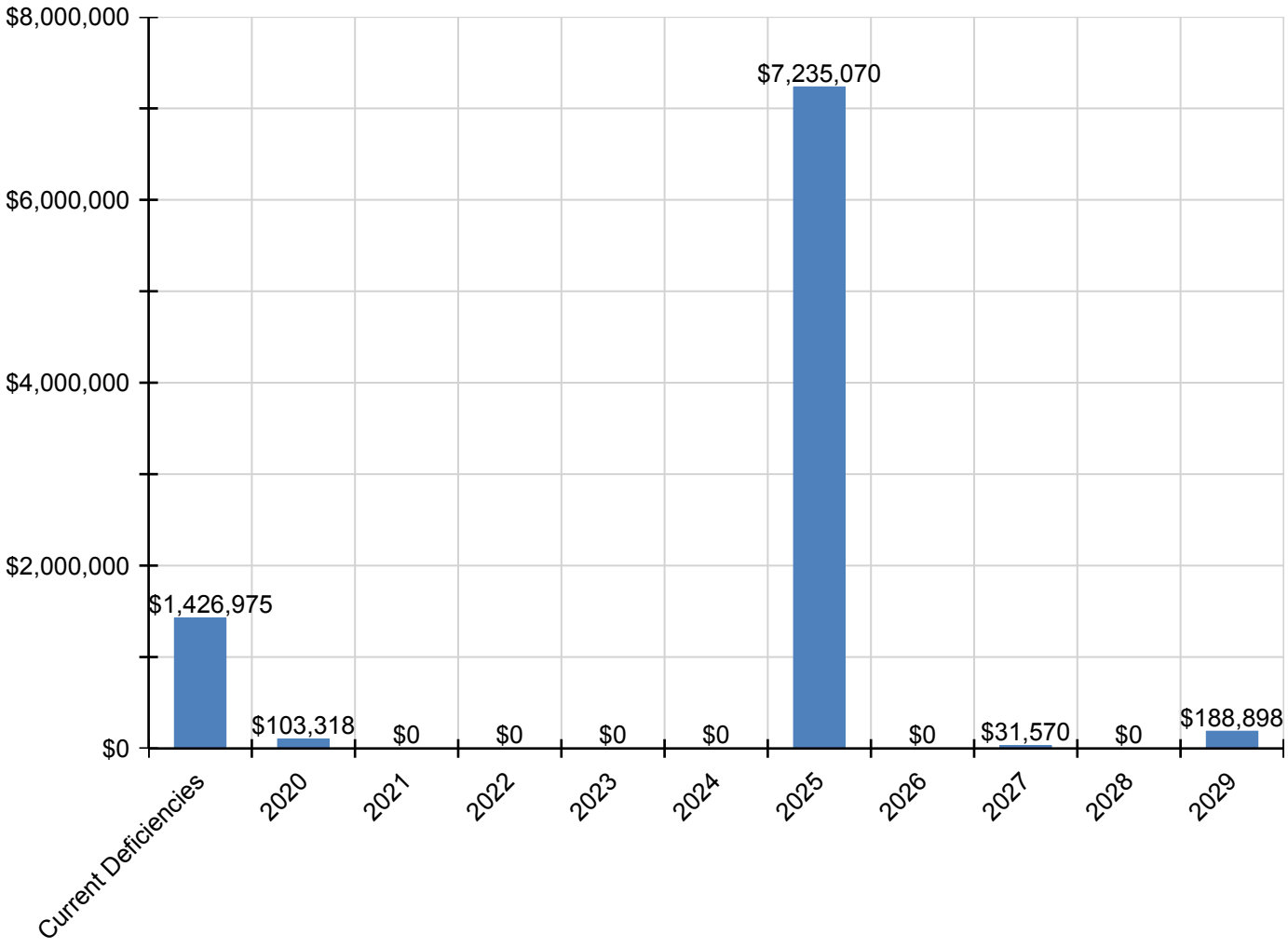
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$188,898	**$188,898**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$15,518	$0	$0	$0	$0	$0	$0	$0	$19,658	$0	$0	**$35,176**
C3020903 - VCT	$431,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$431,601**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Vinyl Sheet	$54,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,094**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$1,125,372	$0	$0	$0	$0	**$1,125,372**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$155,955	$0	$0	$0	$0	**$155,955**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$797,242	$0	$0	$0	$0	**$797,242**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$56,144	$0	$0	$0	$0	**$56,144**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$758,565	$0	$0	$0	$0	**$758,565**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$1,333,728	$0	$0	$0	$0	**$1,333,728**
D3050 - Terminal & Package Units	$695,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$695,889**
D3060 - Controls & Instrumentation	$229,873	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$229,873**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$11,913	$0	$0	**$11,913**
D4090 - Other Fire Protection Systems	$0	$65,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,650**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$291,948	$0	$0	$0	$0	**$291,948**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$592,630	$0	$0	$0	$0	**$592,630**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$889,568	$0	$0	$0	$0	**$889,568**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$188,394	$0	$0	$0	$0	**$188,394**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$341,854	$0	$0	$0	$0	**$341,854**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$37,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,668**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$14,972	$0	$0	$0	$0	**$14,972**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$17,467	$0	$0	$0	$0	**$17,467**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$97,316	$0	$0	$0	$0	**$97,316**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$240,795	$0	$0	$0	$0	**$240,795**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

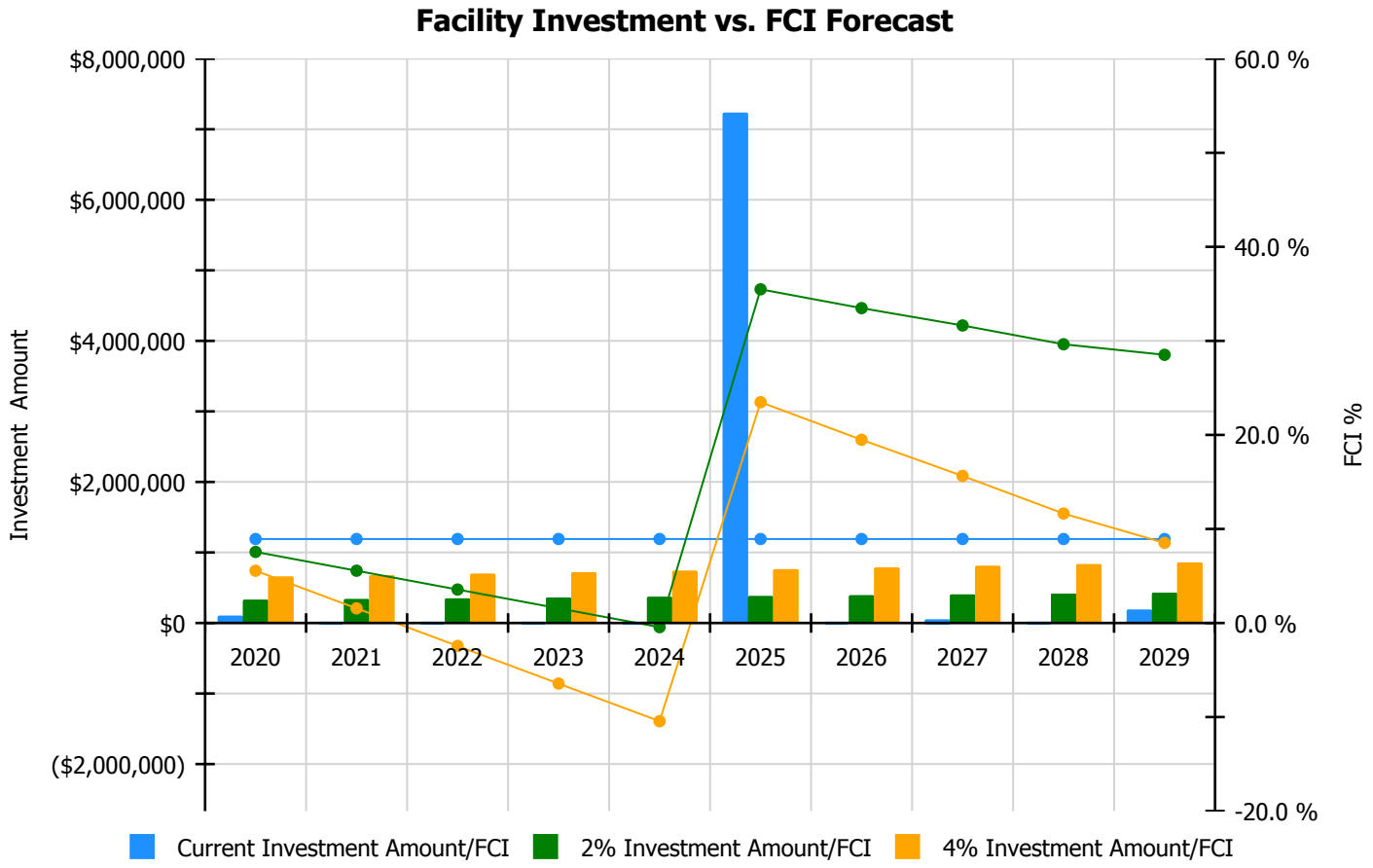
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

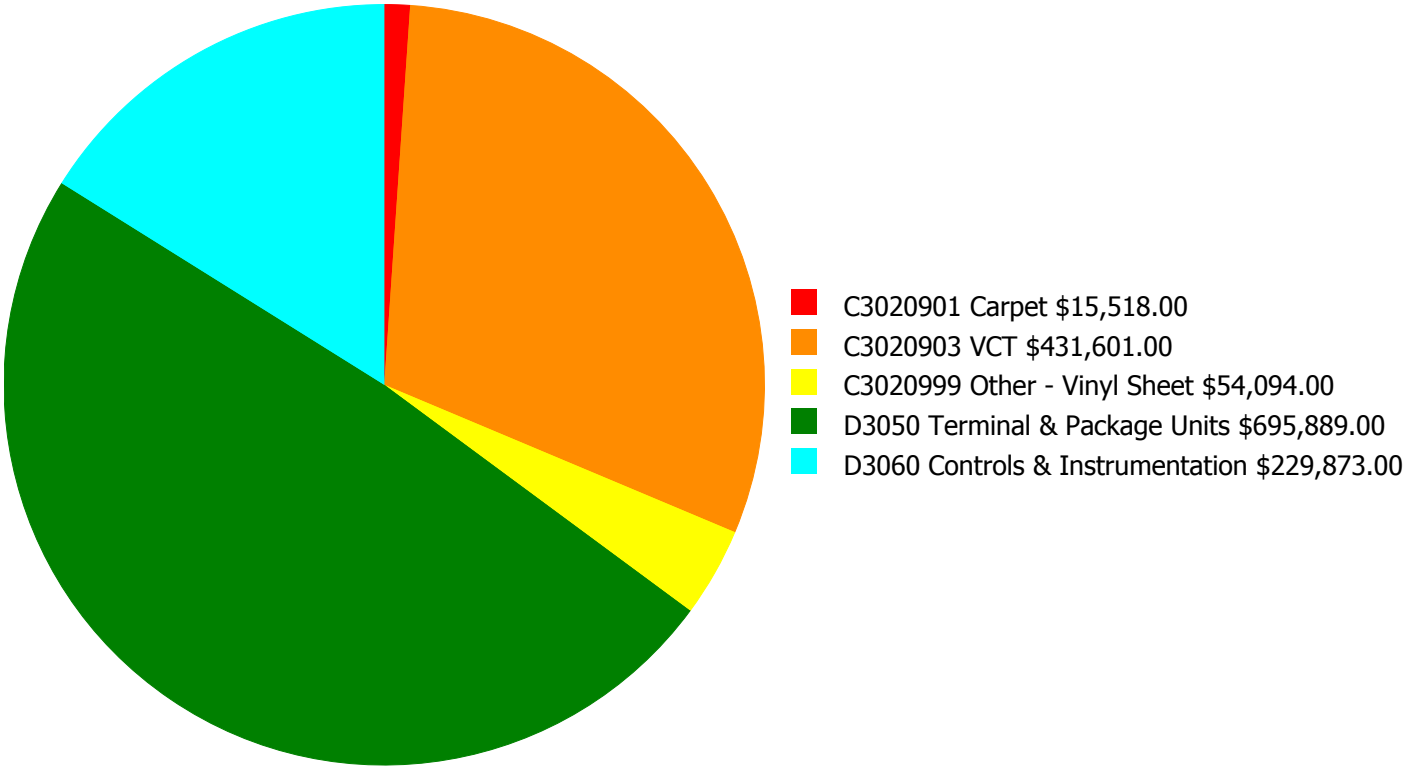
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 8.93%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$103,318	$329,140.00	7.56 %	$658,279.00	5.56 %
2021	$0	$339,014.00	5.56 %	$678,028.00	1.56 %
2022	$0	$349,184.00	3.56 %	$698,369.00	-2.44 %
2023	$0	$359,660.00	1.56 %	$719,320.00	-6.44 %
2024	$0	$370,450.00	-0.44 %	$740,899.00	-10.44 %
2025	$7,235,070	$381,563.00	35.48 %	$763,126.00	23.48 %
2026	$0	$393,010.00	33.48 %	$786,020.00	19.48 %
2027	$31,570	$404,800.00	31.64 %	$809,601.00	15.64 %
2028	$0	$416,944.00	29.64 %	$833,889.00	11.64 %
2029	$188,898	$429,453.00	28.52 %	$858,905.00	8.52 %
Total:	**$7,558,857**	**$3,773,218.00**		**$7,546,436.00**	

Deficiency Summary by System

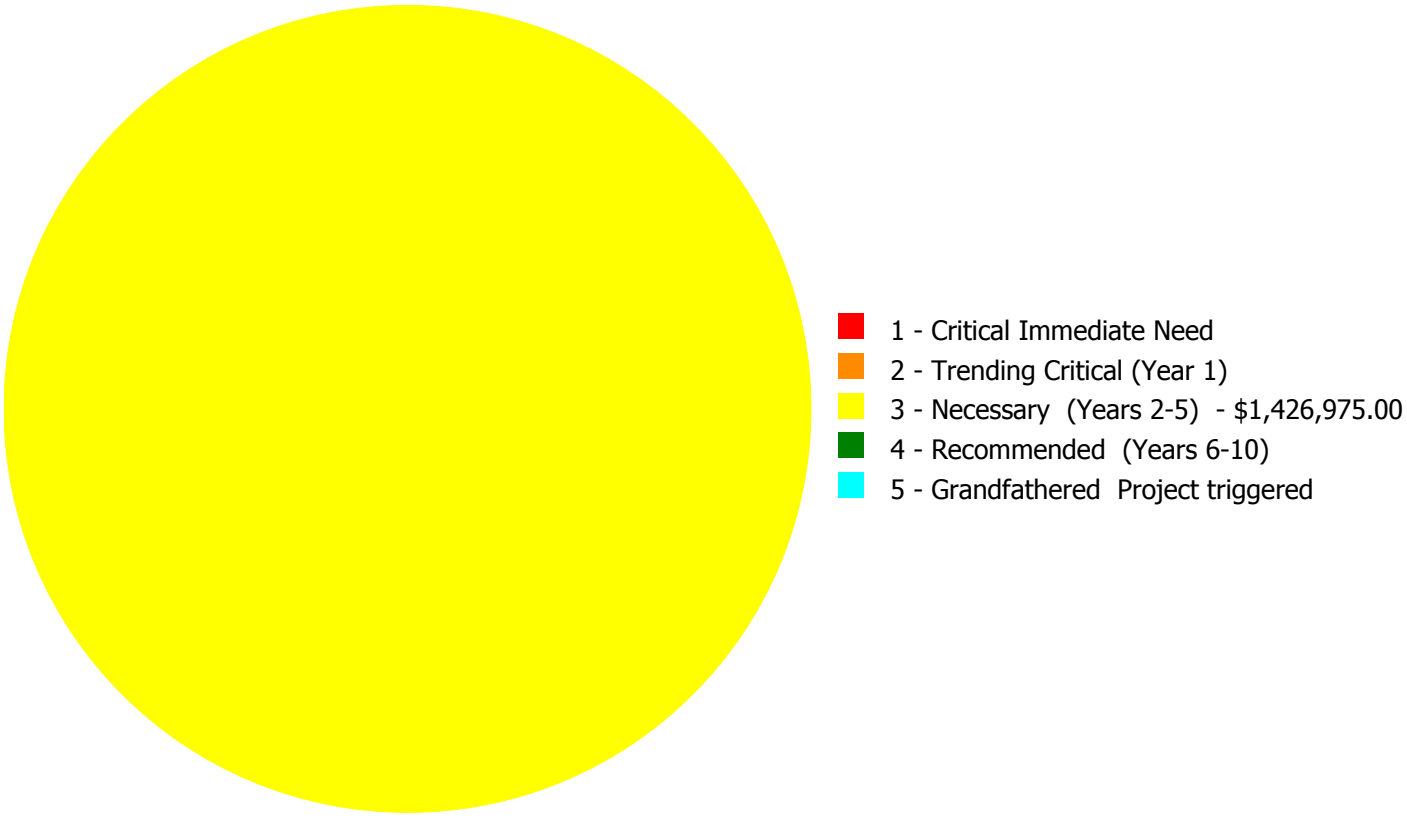
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,426,975.00

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: $1,426,975.00

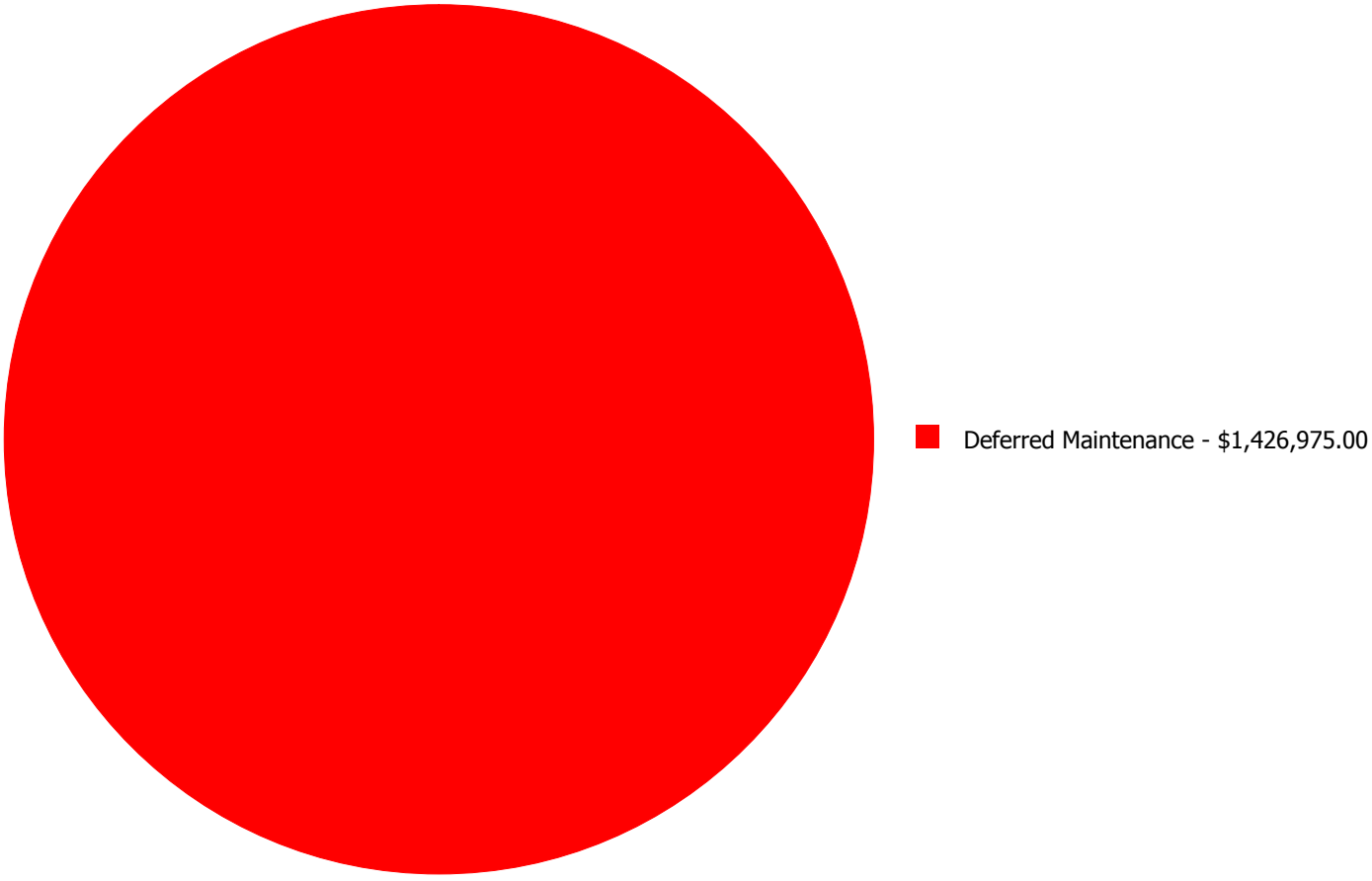
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$15,518.00	$0.00	$0.00	$15,518.00
C3020903	VCT	$0.00	$0.00	$431,601.00	$0.00	$0.00	$431,601.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$54,094.00	$0.00	$0.00	$54,094.00
D3050	Terminal & Package Units	$0.00	$0.00	$695,889.00	$0.00	$0.00	$695,889.00
D3060	Controls & Instrumentation	$0.00	$0.00	$229,873.00	$0.00	$0.00	$229,873.00
	Total:	$0.00	$0.00	$1,426,975.00	$0.00	$0.00	$1,426,975.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,426,975.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,881.00
Unit of Measure: S.F.
Estimate: $15,518.00
Assessor Name: Eduardo Lopez
Date Created: 01/06/2020

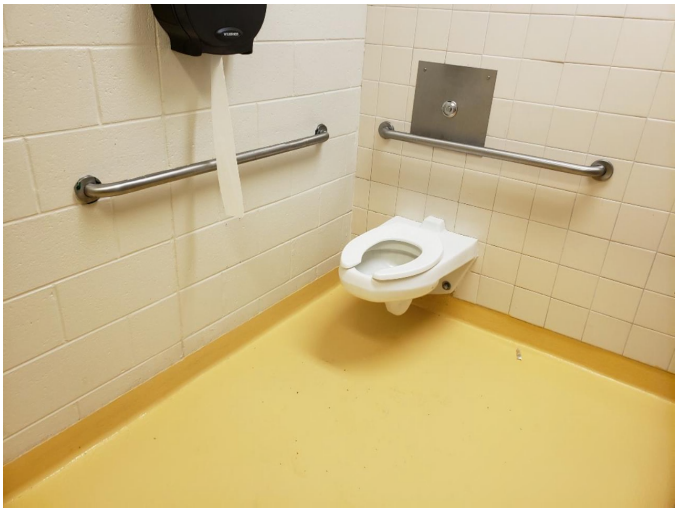
Notes: The carpeted floor finish in the administrative sections of the building are warn and recommended for upgrade.

System: C3020903 - VCT

Location: 2005 Bldg 5050
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 80,015.00
Unit of Measure: S.F.
Estimate: $431,601.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: C3020999 - Other - Vinyl Sheet



Location: 2005 Bldg 5050
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,936.00
Unit of Measure: S.F.
Estimate: $54,094.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3050 - Terminal & Package Units

Location: 2005 Bldg 5050
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 94,989.00
Unit of Measure: S.F.
Estimate: $695,889.00
Assessor Name: Eduardo Lopez
Date Created: 10/08/2020

Notes:

System: D3060 - Controls & Instrumentation

Location:	2005 Bldg 5050
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	94,989.00
Unit of Measure:	S.F.
Estimate:	$229,873.00
Assessor Name:	Eduardo Lopez
Date Created:	10/08/2020

Notes:

Executive Summary

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

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

Function:	
Gross Area (SF):	271,429
Year Built:	1920
Last Renovation:	
Replacement Value:	$10,162,302
Repair Cost:	$501,601.00
Total FCI:	4.94 %
Total RSLI:	49.60 %
FCA Score:	95.06

Description:

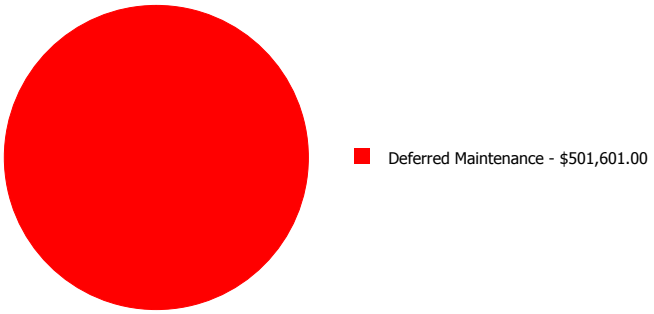
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

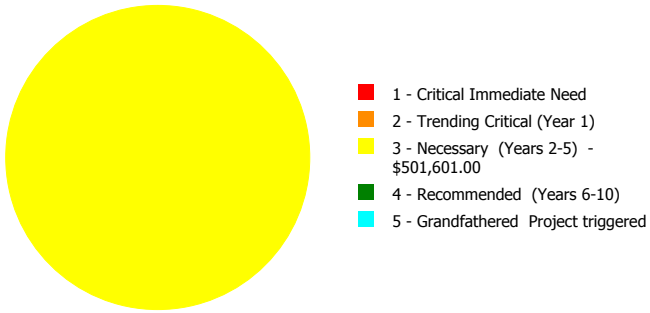
Dashboard Summary

Function:		Gross Area:	271,429
Year Built:	1920	Last Renovation:	
Repair Cost:	$501,601	Replacement Value:	$10,162,302
FCI:	4.94 %	RSLI%:	49.60 %

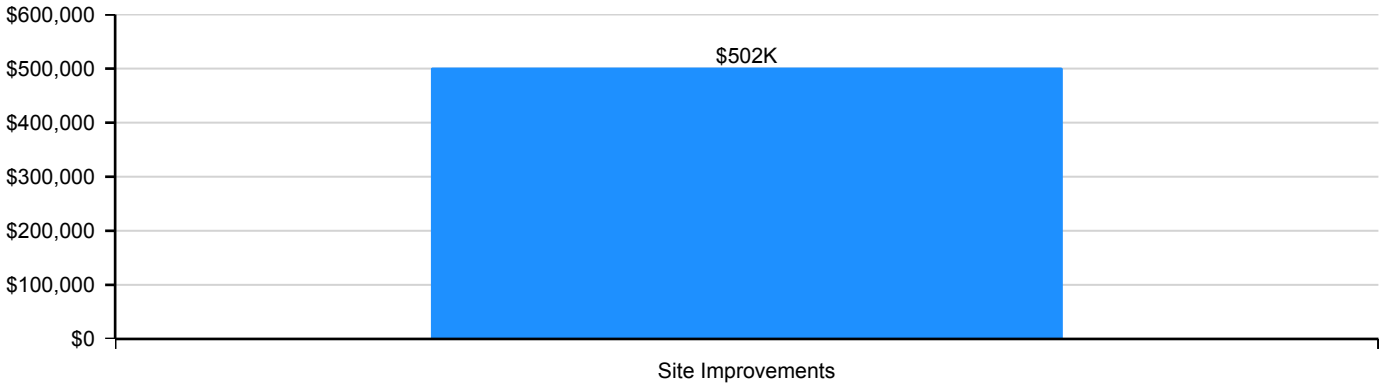
Deficiency By Category



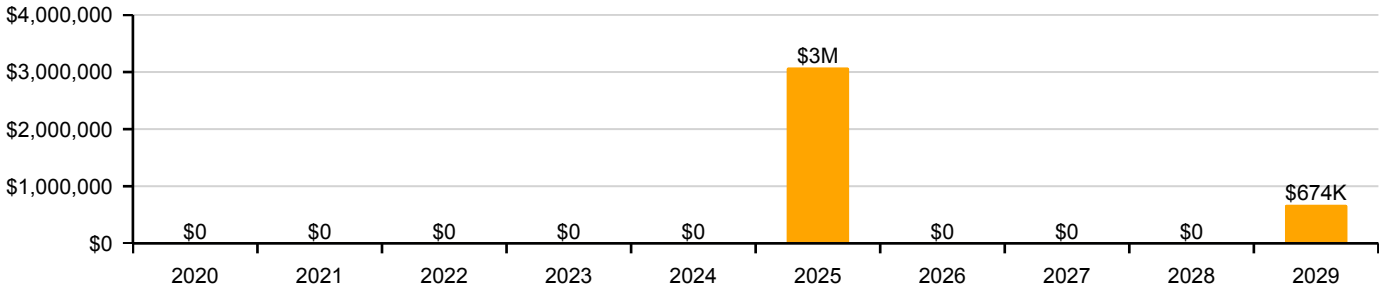
Deficiency By Priority



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	44.73 %	7.08 %	$501,601.00
G30 - Site Mechanical Utilities	72.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	53.33 %	0.00 %	$0.00
Totals:	**49.60 %**	**4.94 %**	**$501,601.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	271,429	35	2005	2040		60.00 %	0.00 %	21			$643,287
G2020	Parking Lots	$8.00	S.F.	271,429	35	2005	2040		60.00 %	0.00 %	21			$2,171,432
G2030	Pedestrian Paving	$2.33	S.F.	271,429	35	2005	2040		60.00 %	0.00 %	21			$632,430
G2040105	Fence & Guardrails	$1.14	S.F.	271,429	30	2005	2035		53.33 %	0.00 %	16			$309,429
G2040950	Baseball Field	$5.45	S.F.	271,429	20	2005	2025		30.00 %	0.00 %	6			$1,479,288
G2040950	Covered Walkways	$0.76	S.F.	271,429	25	2005	2030		44.00 %	0.00 %	11			$206,286
G2040950	Football/Soccer Field	$3.18	S.F.	271,429	20	2005	2025		30.00 %	0.00 %	6			$863,144
G2040950	Track	$1.68	S.F.	271,429	10	2005	2015		0.00 %	110.00 %	-4		$501,601.00	$456,001
G2050	Landscaping	$1.18	S.F.	271,429	25	2005	2030		44.00 %	0.00 %	11			$320,286
G3010	Water Supply	$1.09	S.F.	271,429	50	2005	2055		72.00 %	0.00 %	36			$295,858
G3020	Sanitary Sewer	$2.20	S.F.	271,429	50	2005	2055		72.00 %	0.00 %	36			$597,144
G3030	Storm Sewer	$1.25	S.F.	271,429	50	2005	2055		72.00 %	0.00 %	36			$339,286
G4010	Electrical Distribution	$2.55	S.F.	271,429	30	2005	2035		53.33 %	0.00 %	16			$692,144
G4020	Site Lighting	$2.98	S.F.	271,429	30	2005	2035		53.33 %	0.00 %	16			$808,858
G4030	Site Communication and Security	$1.28	S.F.	271,429	30	2005	2035		53.33 %	0.00 %	16			$347,429
								Total	**49.60 %**	**4.94 %**			**$501,601.00**	**$10,162,302**

System Notes

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

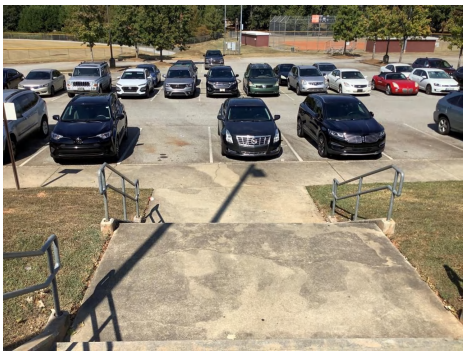
System: G2010 - Roadways



Note:

System: G2020 - Parking Lots





Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Football/Soccer Field



Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



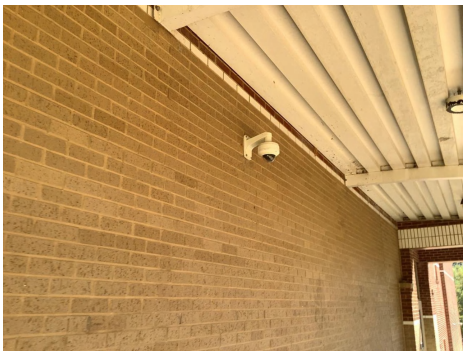
Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

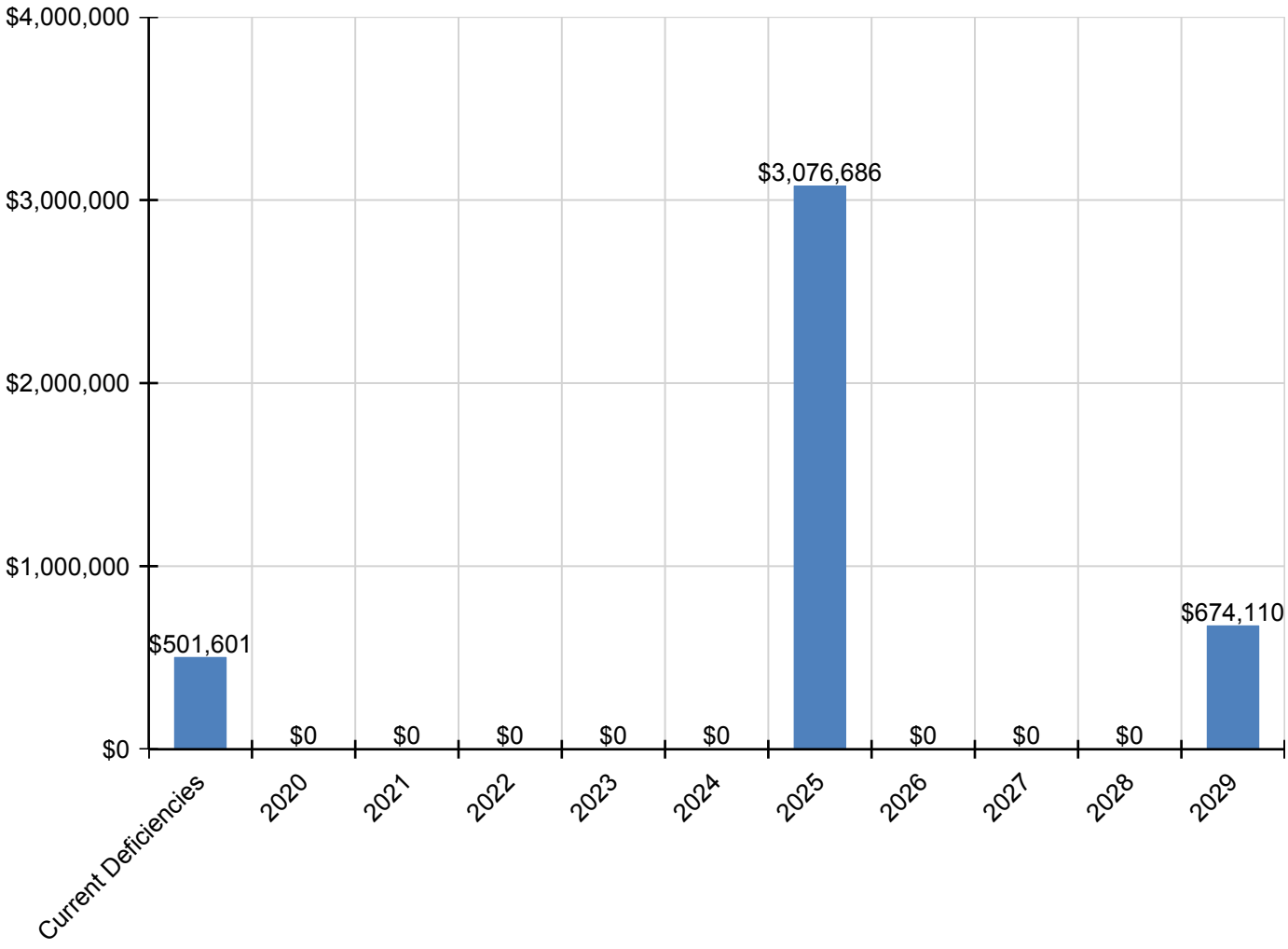
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$501,601**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,076,686**	**$0**	**$0**	**$0**	**$674,110**	**$4,252,397**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$1,942,982	$0	$0	$0	$0	**$1,942,982**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Football/Soccer Field	$0	$0	$0	$0	$0	$0	$1,133,704	$0	$0	$0	$0	**$1,133,704**
G2040950 - Track	$501,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$674,110	**$1,175,711**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

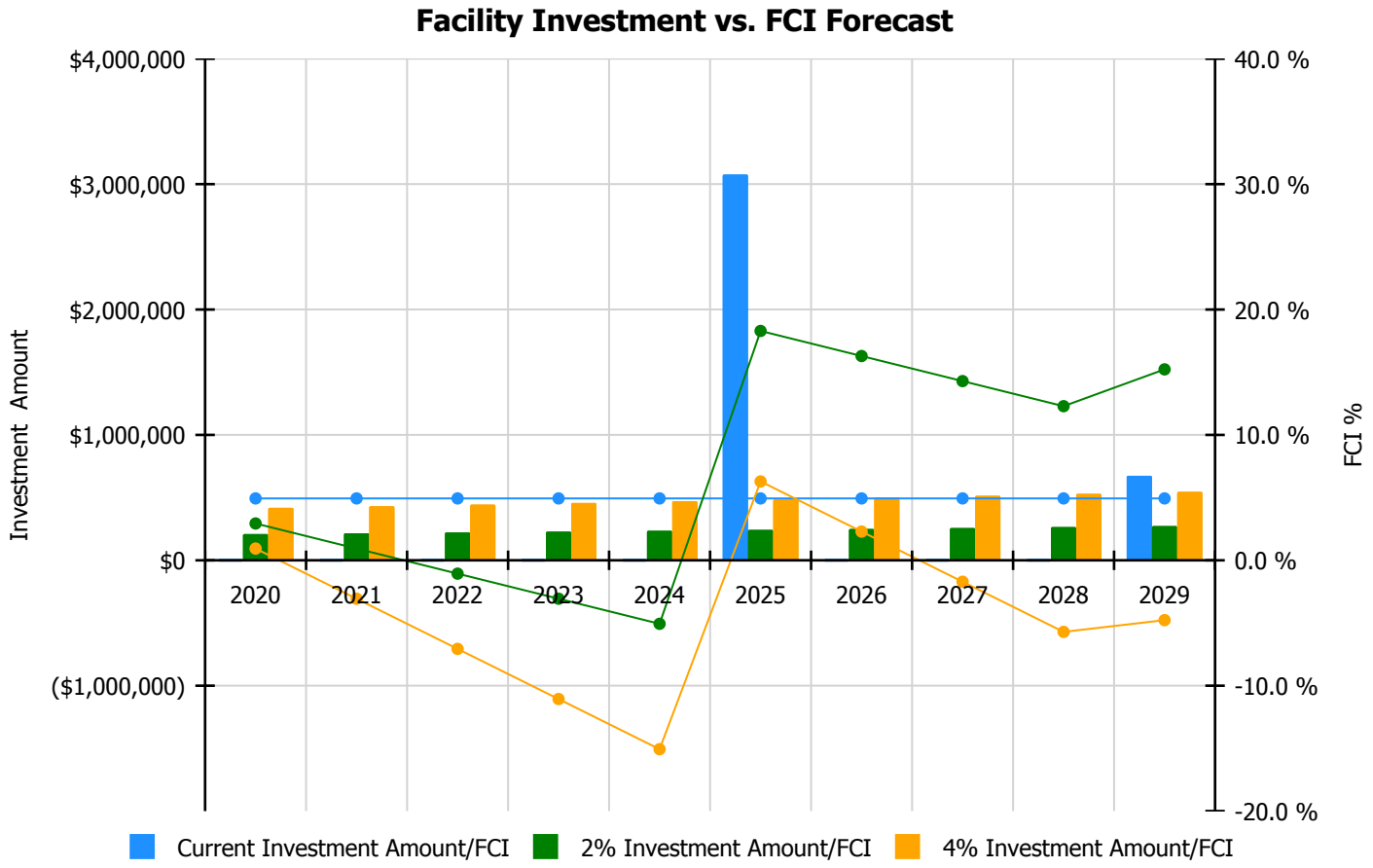
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

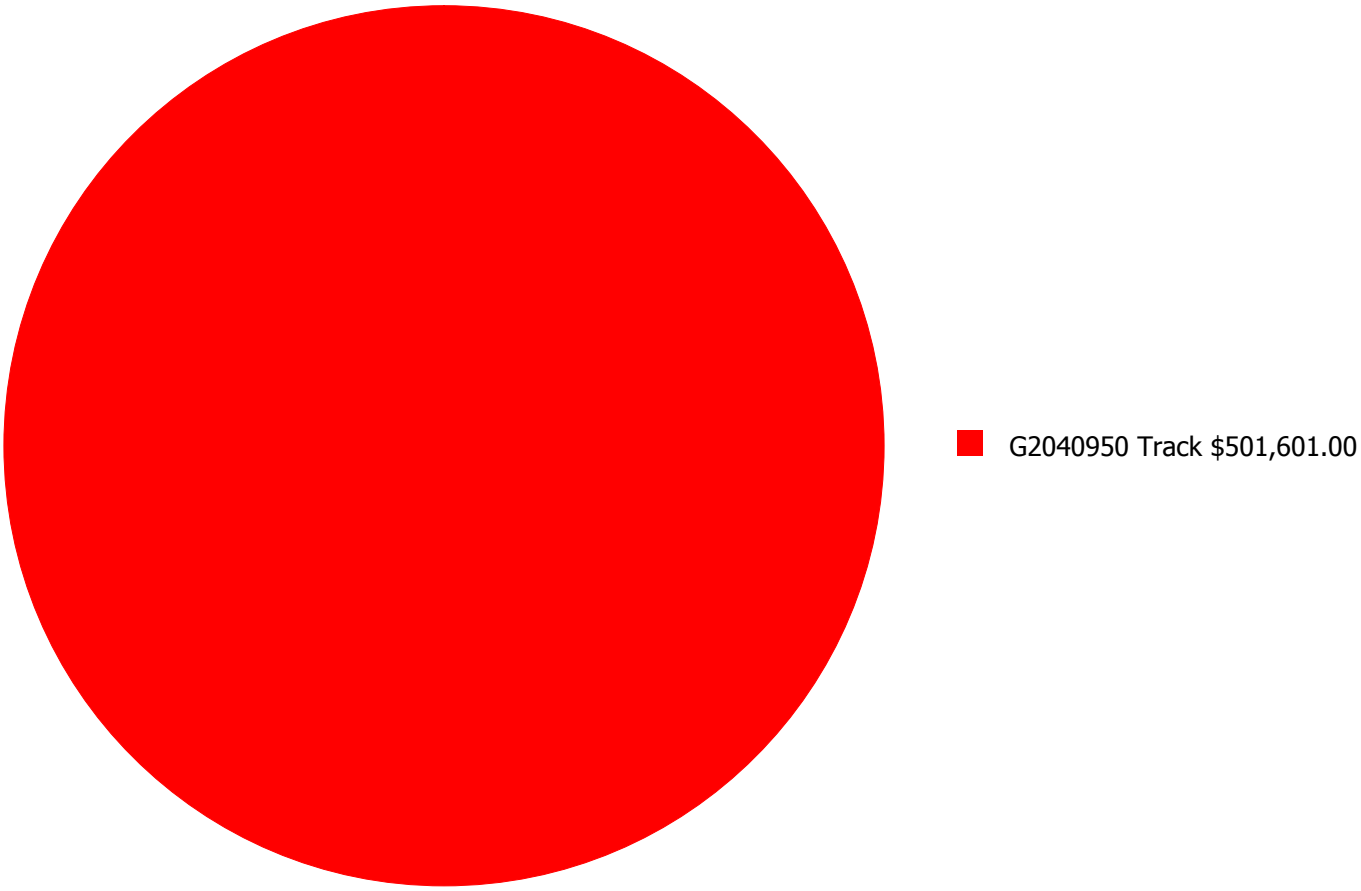
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 4.94%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$209,343.00	2.94 %	$418,687.00	0.94 %
2021	$0	$215,624.00	0.94 %	$431,247.00	-3.06 %
2022	$0	$222,092.00	-1.06 %	$444,185.00	-7.06 %
2023	$0	$228,755.00	-3.06 %	$457,510.00	-11.06 %
2024	$0	$235,618.00	-5.06 %	$471,236.00	-15.06 %
2025	$3,076,686	$242,686.00	18.29 %	$485,373.00	6.29 %
2026	$0	$249,967.00	16.29 %	$499,934.00	2.29 %
2027	$0	$257,466.00	14.29 %	$514,932.00	-1.71 %
2028	$0	$265,190.00	12.29 %	$530,380.00	-5.71 %
2029	$674,110	$273,146.00	15.23 %	$546,291.00	-4.77 %
Total:	**$3,750,796**	**$2,399,887.00**		**$4,799,775.00**	

Deficiency Summary by System

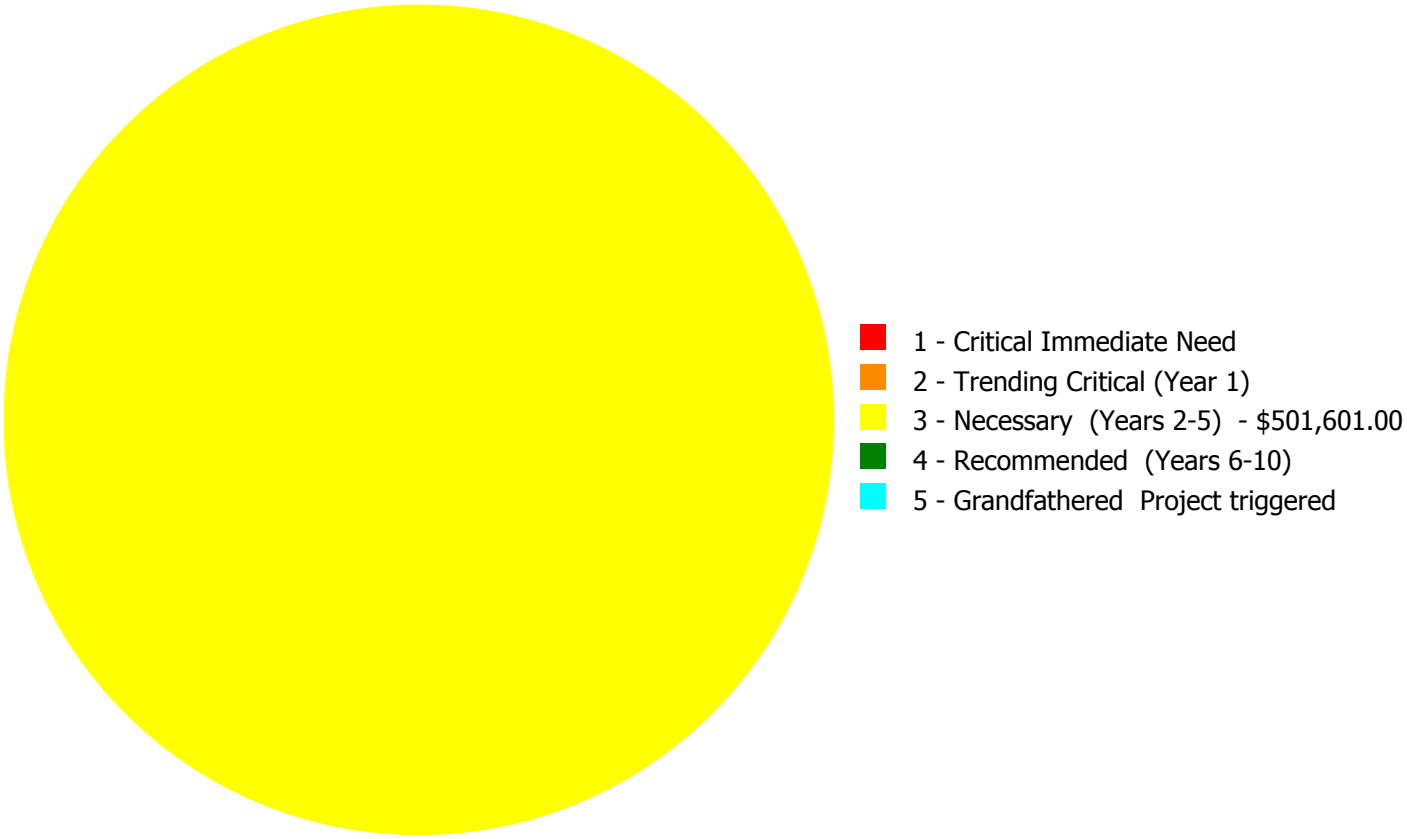
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $501,601.00

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: $501,601.00

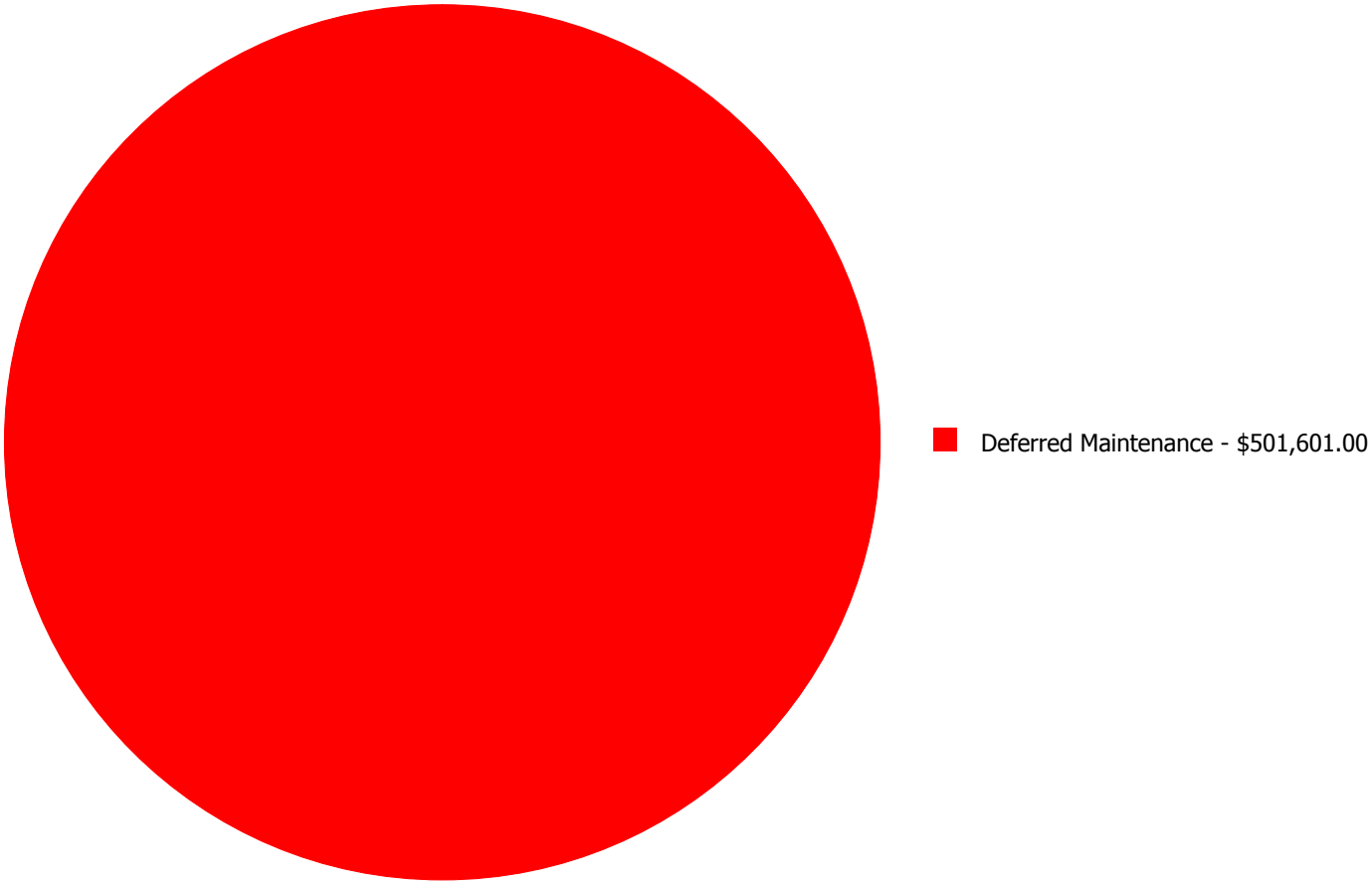
Deficiency By Priority Investment Table

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
G2040950	Track	$0.00	$0.00	$501,601.00	$0.00	$0.00	$501,601.00
	Total:	$0.00	$0.00	$501,601.00	$0.00	$0.00	$501,601.00

Deficiency Summary by Category

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



Budget Estimate Total: $501,601.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2040950 - Track

Location:	outside around the football/soccer field
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	271,429.00
Unit of Measure:	S.F.
Estimate:	$501,601.00
Assessor Name:	Jejuan Hall
Date Created:	01/08/2020

Notes: The athletic track is beyond its service life and showing signs of usage and age. The track should be upgraded or replaced.

Glossary

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

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

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

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

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