Atlanta Public Schools/Relocation Sites

Coan Middle School

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	182,669
Year Built:	1967
Last Renovation:	
Replacement Value:	$37,900,897
Repair Cost:	$13,719,913.00
Total FCI:	36.20 %
Total RSLI:	28.51 %
FCA Score:	63.80

Description:

Coan Middle School consists of (1) main school building located at 1550 Hosea Williams Drive NE, in Atlanta, GA. The 182,669 SF campus was constructed in 1967 and an addition to the main building was constructed in 1971. In addition to the buildings, Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, pedestrian wooden walkways, flagpole, practice fields, stone amphitheater, seven modular classroom units, landscaping, retaining walls and fencing. Renovations have been completed throughout many years as a needed basis, the school is not fully occupied, and is used as a resource - training center for teachers and administrators. The school campus and site are well maintained in good overall condition.

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

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

B. SUPERSTRUCTURE
The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is precast concrete panels. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are metal mostly with glazing. Roofing is typically low slope with built-up in good condition.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile and vinyl sheet. Ceiling finishes in common areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The school does include conveying equipment. Conveying equipment includes one elevator and wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems and scuppers.
HVAC: Heating is provided by gas fired boilers. 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.
FIRE PROTECTION: The school does not have a fire sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building 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 combination of LED and lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras. This building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, basic laboratory equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

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

CODE REVIEW
ACCESSIBILITY: The school 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 school is covered with a sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

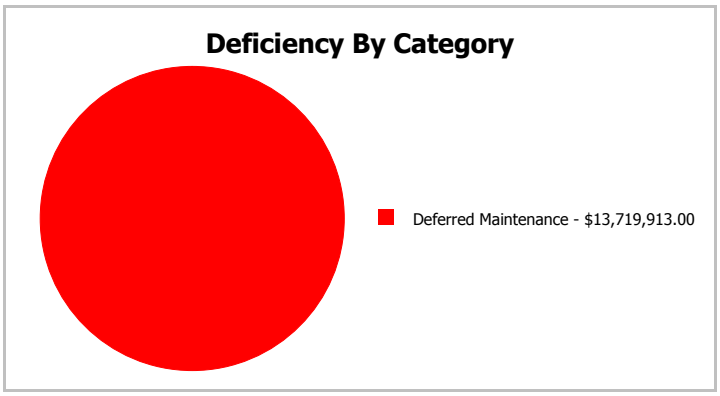
Attributes:

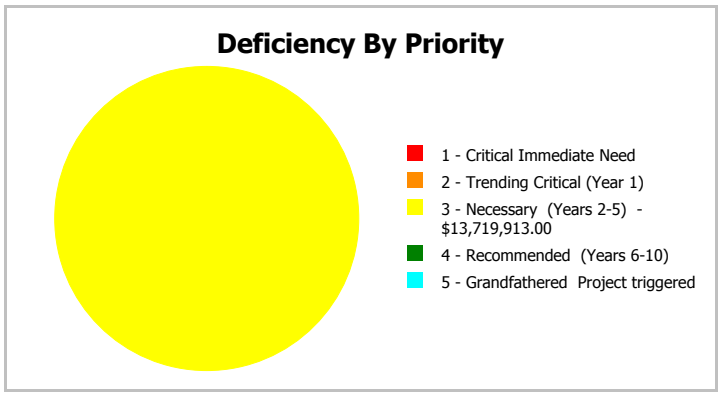
General Attributes:

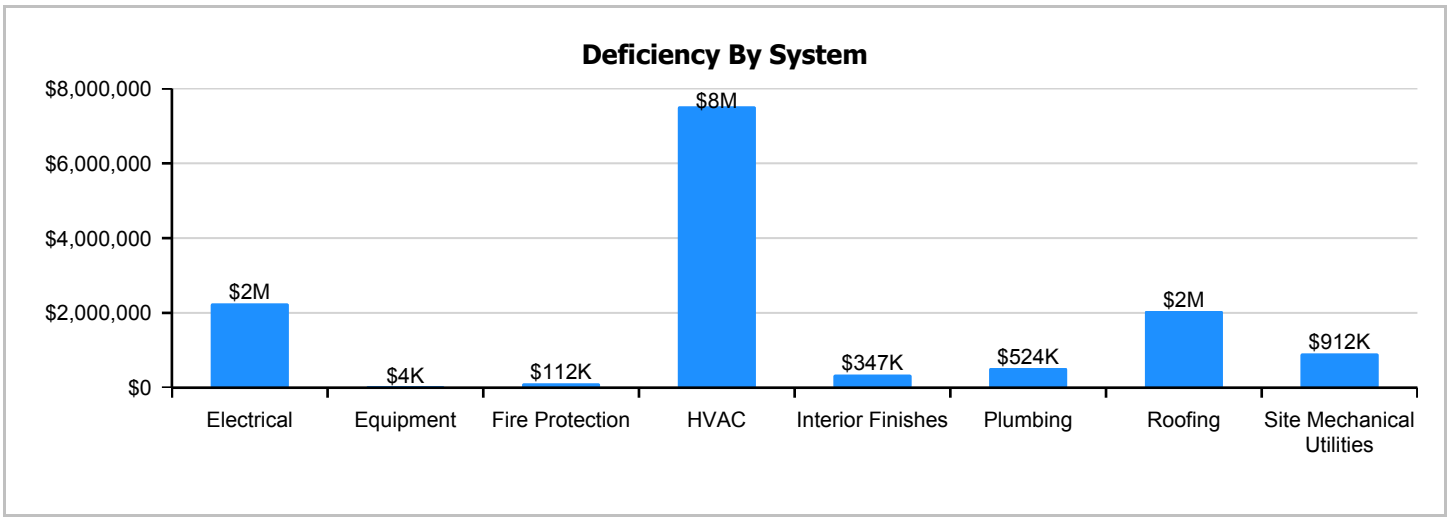
Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Jejuan Hall
School Grades:	06, 07, 08	DOE Drawing Total GSF:	167169
DOE Facility Number:	5056	Total # of Modular/Portables:	7
DOE Interior Site SF:	167169	Total GSF of Modular/Portables:	11648
Approx. Acres:	16.1	Status:	Active

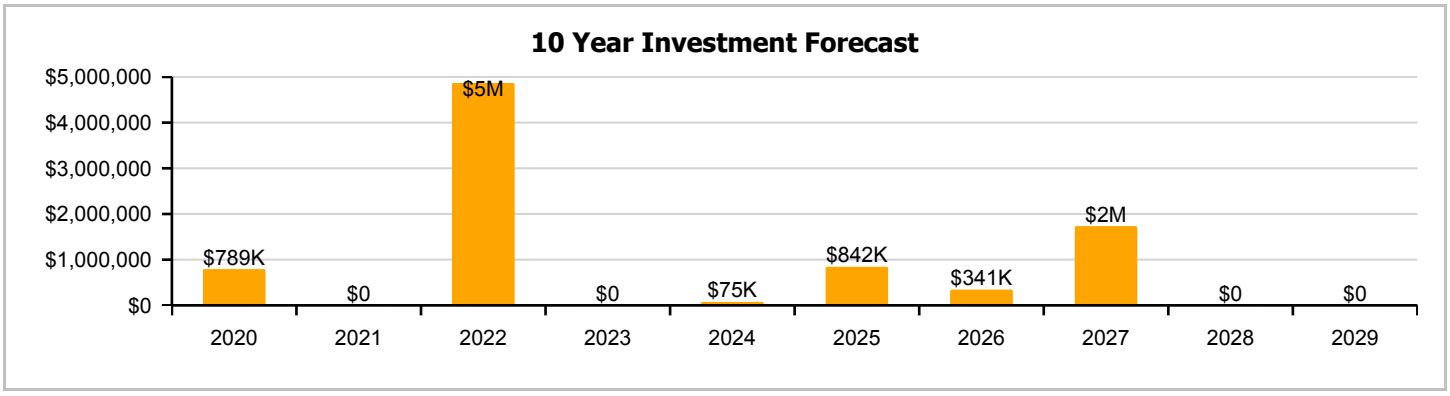
School Dashboard Summary

Gross Area:	182,669		
Year Built:	1967	Last Renovation:	
Repair Cost:	$13,719,913	Replacement Value:	$37,900,897
FCI:	36.20 %	RSLI%:	28.51 %









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	48.49 %	0.00 %	$0.00
A20 - Basement Construction	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.43 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.15 %	0.00 %	$0.00
B30 - Roofing	2.33 %	149.17 %	$2,050,551.00
C10 - Interior Construction	43.57 %	0.00 %	$0.00
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.77 %	12.56 %	$347,414.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	10.38 %	33.89 %	$524,075.00
D30 - HVAC	0.00 %	110.00 %	$7,519,094.00
D40 - Fire Protection	38.40 %	13.00 %	$112,170.00
D50 - Electrical	12.50 %	59.20 %	$2,249,927.00
E10 - Equipment	28.81 %	2.84 %	$4,433.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
G20 - Site Improvements	45.20 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$912,249.00
G40 - Site Electrical Utilities	55.00 %	0.00 %	$0.00
Totals:	**28.51 %**	**36.20 %**	**$13,719,913.00**

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
1967_1971 Bldg 401.1_401.2	167,169	40.19	$0.00	$0.00	$12,542,451.00	$0.00	$0.00
1971 Covered Play Area	15,500	21.98	$0.00	$0.00	$265,213.00	$0.00	$0.00
Site	182,669	16.62	$0.00	$0.00	$912,249.00	$0.00	$0.00
Total:		**36.20**	**$0.00**	**$0.00**	**$13,719,913.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $13,719,913.00

Executive Summary

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Function:	Middle
Gross Area (SF):	167,169
Year Built:	1967
Last Renovation:	
Replacement Value:	$31,206,690
Repair Cost:	$12,542,451.00
Total FCI:	40.19 %
Total RSLI:	25.80 %
FCA Score:	59.81

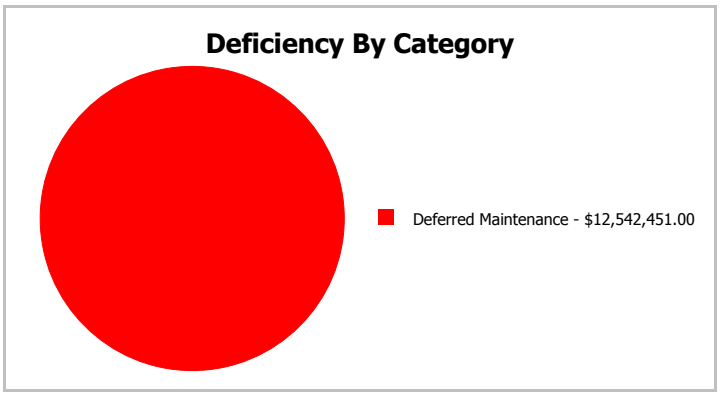
Description:

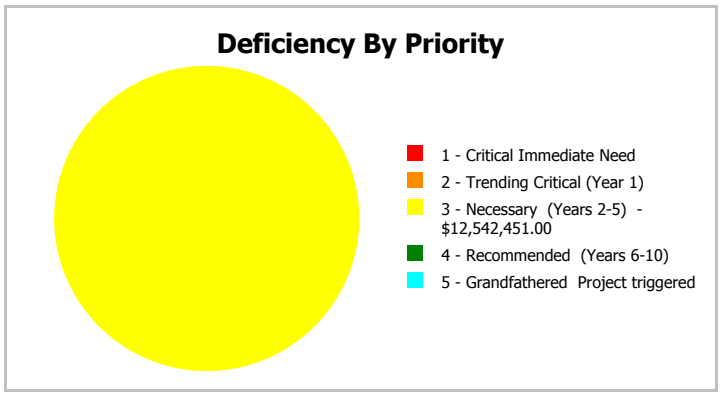
The narrative for this building is included in the Executive Summary Description at the front of this report.

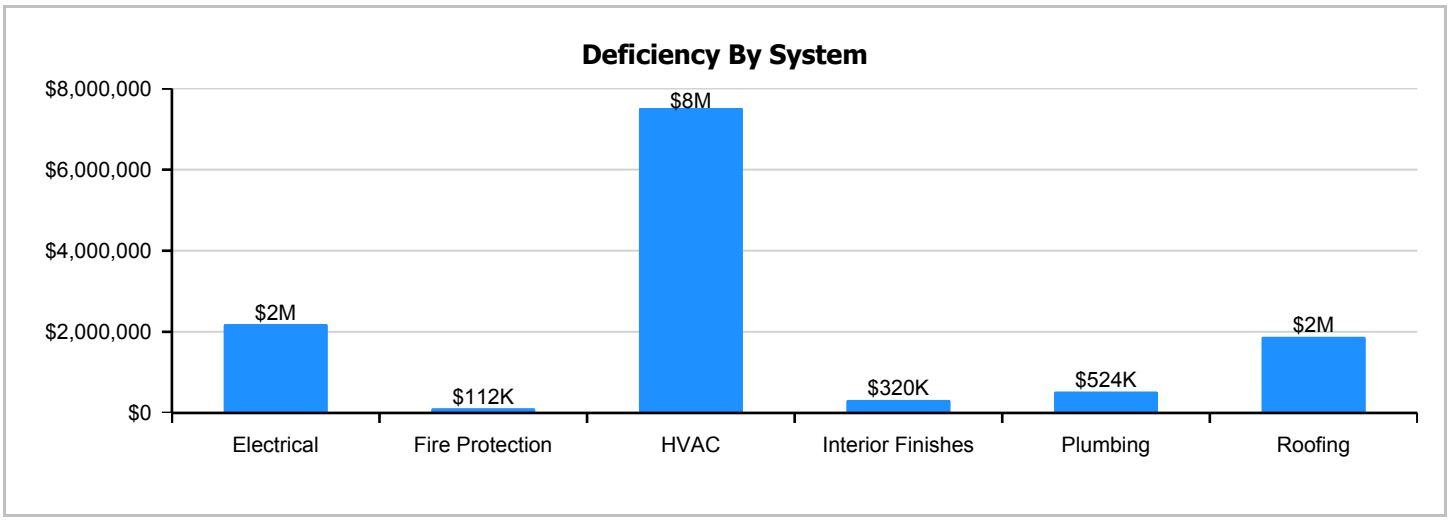
Attributes: This asset has no attributes.

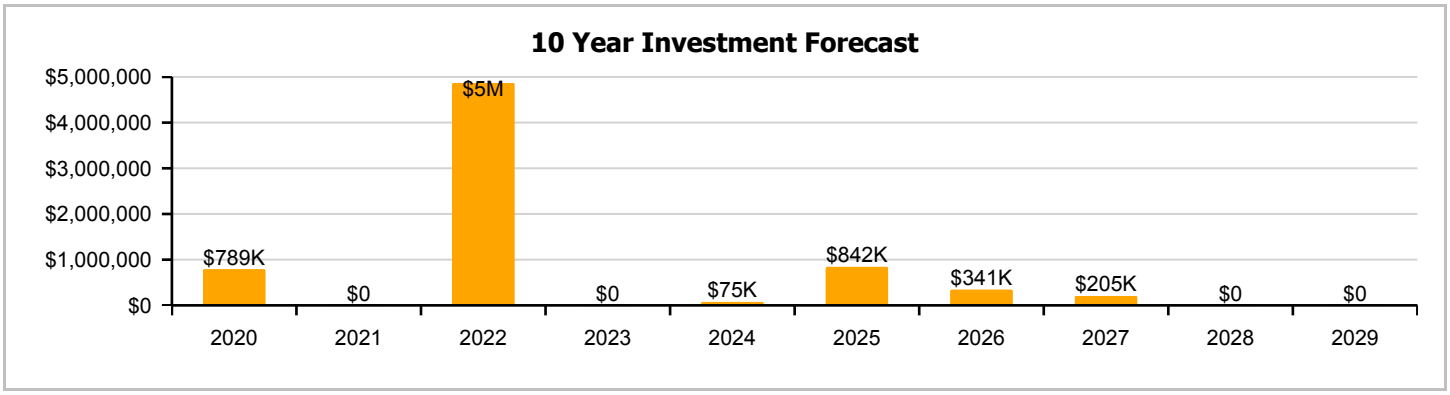
Dashboard Summary

Function:	Middle	Gross Area:	167,169
Year Built:	1967	Last Renovation:	
Repair Cost:	$12,542,451	Replacement Value:	$31,206,690
FCI:	40.19 %	RSLI%:	25.80 %









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	48.00 %	0.00 %	$0.00
A20 - Basement Construction	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	46.15 %	0.00 %	$0.00
B30 - Roofing	2.53 %	148.49 %	$1,876,556.00
C10 - Interior Construction	43.57 %	0.00 %	$0.00
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	20.75 %	12.16 %	$320,475.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	10.38 %	33.89 %	$524,075.00
D30 - HVAC	0.00 %	110.00 %	$7,519,094.00
D40 - Fire Protection	38.40 %	13.00 %	$112,170.00
D50 - Electrical	12.68 %	58.46 %	$2,190,081.00
E10 - Equipment	29.57 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**25.80 %**	**40.19 %**	**$12,542,451.00**

Photo Album

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

1). South elevation - Dec 17, 2019

2). East Elevation - Dec 17, 2019

3). North elevation - Dec 17, 2019

4). West Elevation - Dec 17, 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	$6.12	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$1,023,074
A1030	Slab on Grade	$6.26	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$1,046,478
A2010	Basement Excavation	$0.18	S.F.	16,921	100	1967	2067		48.00 %	0.00 %	48			$3,046
A2020	Basement Walls	$2.37	S.F.	16,921	100	1967	2067		48.00 %	0.00 %	48			$40,103
B1010	Floor Construction	$18.02	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$3,012,385
B1020	Roof Construction	$12.19	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$2,037,790
B2010	Exterior Walls	$14.46	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$2,417,264
B2020	Exterior Windows	$8.66	S.F.	167,169	30	2002	2032		43.33 %	0.00 %	13			$1,447,684
B2030	Exterior Doors	$0.83	S.F.	167,169	30	2002	2032		43.33 %	0.00 %	13			$138,750
B3010105	Built-Up	$7.15	S.F.	167,169	25	1967	1992		0.00 %	157.00 %	-27		$1,876,556.00	$1,195,258
B3020	Roof Openings	$0.41	S.F.	167,169	30	2003	2033		46.67 %	0.00 %	14			$68,539
C1010	Partitions	$5.60	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$936,146
C1020	Interior Doors	$3.65	S.F.	167,169	40	2002	2042		57.50 %	0.00 %	23			$610,167
C1030	Fittings	$2.65	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$442,998
C2010	Stair Construction	$2.85	S.F.	167,169	100	1967	2067		48.00 %	0.00 %	48			$476,432
C3010220	Tile	$9.25	S.F.	5,000	30	1967	1997		0.00 %	150.00 %	-22		$69,375.00	$46,250
C3010230	Paint & Covering	$1.47	S.F.	162,169	10	2010	2020		10.00 %	0.00 %	1			$238,388
C3020420	Ceramic Tile	$16.74	S.F.	10,000	50	1967	2017		0.00 %	150.00 %	-2		$251,100.00	$167,400
C3020901	Carpet	$7.50	S.F.	10,000	8	2014	2022		37.50 %	0.00 %	3			$75,000
C3020903	VCT	$3.48	S.F.	130,716	15	2010	2025		40.00 %	0.00 %	6			$454,892
C3020999	Other - Wood	$13.80	S.F.	10,000	50	2000	2050		62.00 %	0.00 %	31			$138,000
C3030	Ceiling Finishes	$9.06	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$1,514,551
D1010	Elevators and Lifts	$1.25	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$208,961
D2010	Plumbing Fixtures	$6.40	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$1,069,882
D2020	Domestic Water Distribution	$0.72	S.F.	167,169	30	1980	2010		0.00 %	110.00 %	-9		$132,398.00	$120,362
D2030	Sanitary Waste	$1.72	S.F.	167,169	30	1967	1997		0.00 %	110.00 %	-22		$316,284.00	$287,531
D2040	Rain Water Drainage	$0.41	S.F.	167,169	20	1967	1987		0.00 %	110.00 %	-32		$75,393.00	$68,539
D3020	Heat Generating Systems	$3.62	S.F.	167,169	20	2002	2022	2019	0.00 %	110.00 %	0		$665,667.00	$605,152
D3030	Cooling Generating Systems	$6.11	S.F.	167,169	20	2002	2022	2019	0.00 %	110.00 %	0		$1,123,543.00	$1,021,403
D3040	Distribution Systems	$15.93	S.F.	167,169	20	2002	2022	2019	0.00 %	110.00 %	0		$2,929,302.00	$2,663,002
D3050	Terminal & Package Units	$13.02	S.F.	167,169	15	2002	2017		0.00 %	110.00 %	-2		$2,394,194.00	$2,176,540
D3060	Controls & Instrumentation	$2.21	S.F.	167,169	15	2002	2017		0.00 %	110.00 %	-2		$406,388.00	$369,443

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.	167,169	30	2002	2032		43.33 %	0.00 %	13			$687,065
D4020	Standpipes	$0.34	S.F.	167,169	30	2002	2032		43.33 %	0.00 %	13			$56,837
D4030	Fire Protection Specialties	$0.10	S.F.	167,169	15	2012	2027		53.33 %	0.00 %	8			$16,717
D4090	Other Fire Protection Systems	$0.61	S.F.	167,169	15	2002	2017		0.00 %	110.00 %	-2		$112,170.00	$101,973
D5010	Electrical Service/Distribution	$2.34	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$391,175
D5020	Branch Wiring	$4.76	S.F.	167,169	20	1994	2014		0.00 %	110.00 %	-5		$875,297.00	$795,724
D5020	Lighting	$7.15	S.F.	167,169	20	1994	2014		0.00 %	110.00 %	-5		$1,314,784.00	$1,195,258
D5030810	Security & Detection Systems	$1.51	S.F.	167,169	20	2006	2026		35.00 %	0.00 %	7			$252,425
D5030910	Fire Alarm Systems	$2.74	S.F.	167,169	20	2000	2020		5.00 %	0.00 %	1			$458,043
D5030920	Data Communication	$3.56	S.F.	167,169	25	2006	2031		48.00 %	0.00 %	12			$595,122
D5090	Other Electrical Systems	$0.35	S.F.	167,169	15	2002	2017	2024	33.33 %	0.00 %	5			$58,509
E1020	Institutional Equipment	$0.10	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$16,717
E1030	Vehicular Equipment	$0.03	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$5,015
E1090	Other Equipment	$0.78	S.F.	167,169	25	2002	2027		32.00 %	0.00 %	8			$130,392
E2010	Fixed Furnishings	$1.94	S.F.	167,169	20	2002	2022		15.00 %	0.00 %	3			$324,308
								Total	**25.80 %**	**40.19 %**			**$12,542,451.00**	**$31,206,690**

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



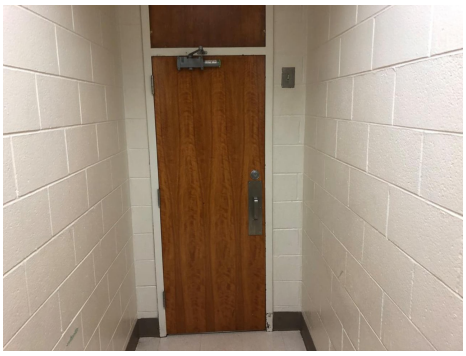
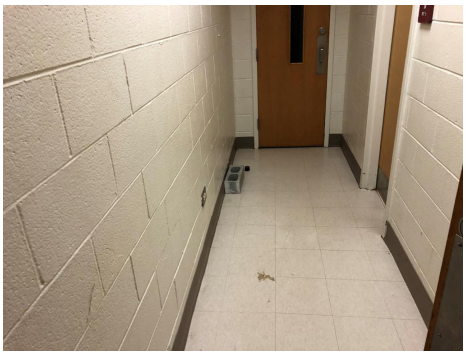
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions

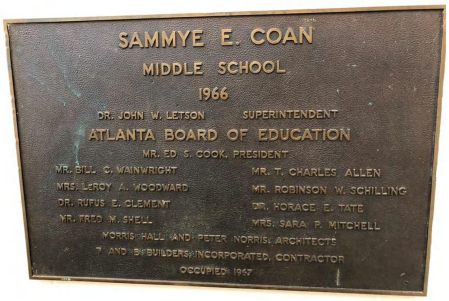




Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings



Note:

System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



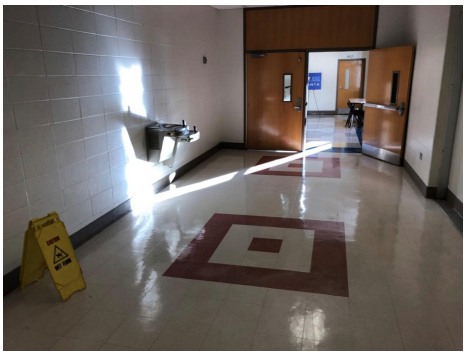
Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes



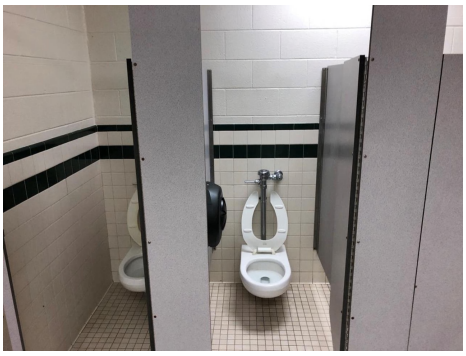
Note:

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



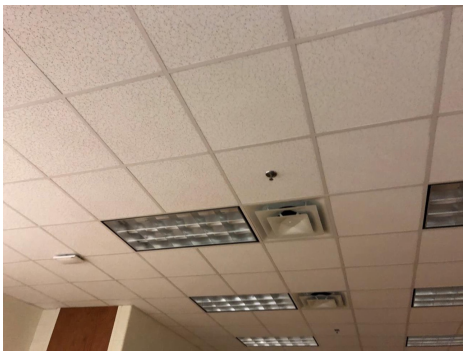
Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units


Note:

System: D3060 - Controls & Instrumentation



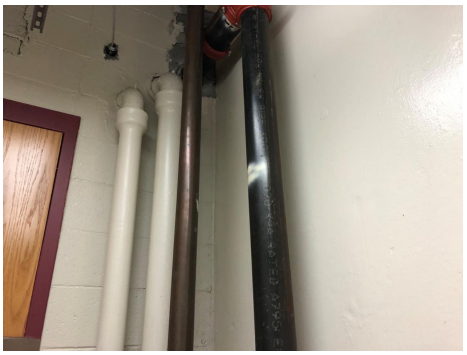
Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D4030 - Fire Protection Specialties

Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution

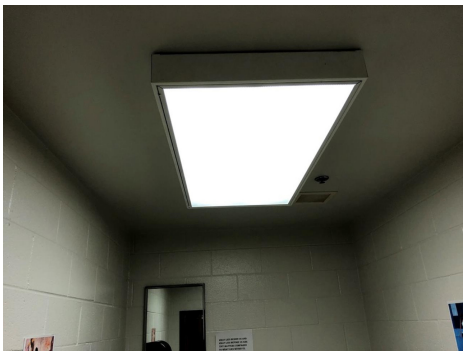
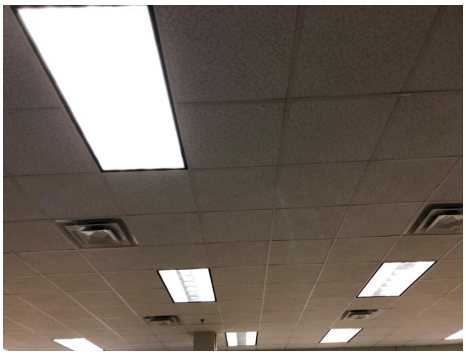
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting


Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



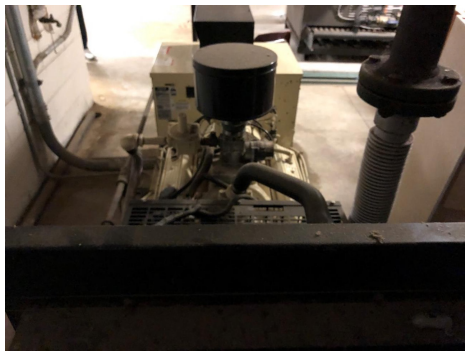
Note:

System: D5030920 - Data Communication



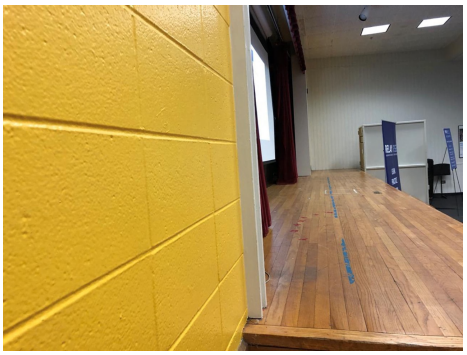
Note:

System: D5090 - Other Electrical Systems




Note:

System: E1020 - Institutional Equipment



Note:

System: E1030 - Vehicular Equipment

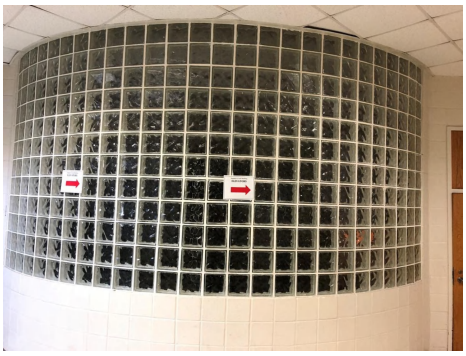
Note:

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:	**$12,542,451**	**$789,056**	**$0**	**$4,866,426**	**$0**	**$74,611**	**$841,905**	**$341,497**	**$204,989**	**$0**	**$0**	**$19,660,934**
*** 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	$1,876,556	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,876,556**
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	$532,484	$0	$0	$0	$0	$0	$0	$0	**$532,484**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

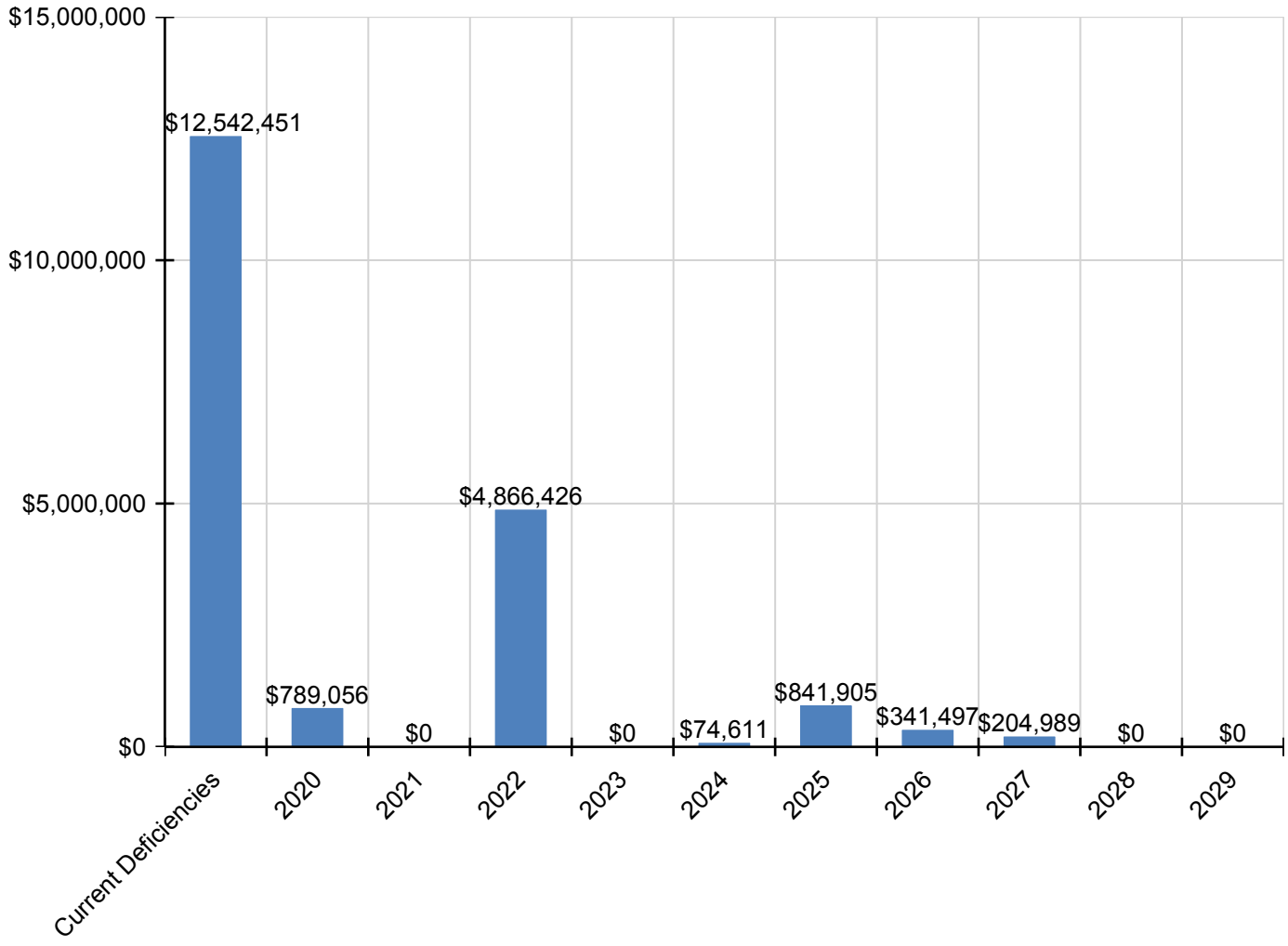
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3010220 - Tile	$69,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$69,375
C3010230 - Paint & Covering	$0	$270,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$270,094
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020420 - Ceramic Tile	$251,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$251,100
C3020901 - Carpet	$0	$0	$0	$90,150	$0	$0	$0	$0	$0	$0	$0	$90,150
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$841,905	$0	$0	$0	$0	$841,905
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 - Ceiling Finishes	$0	$0	$0	$1,820,490	$0	$0	$0	$0	$0	$0	$0	$1,820,490
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	$251,171	$0	$0	$0	$0	$0	$0	$0	$251,171
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$0	$0	$1,285,998	$0	$0	$0	$0	$0	$0	$0	$1,285,998
D2020 - Domestic Water Distribution	$132,398	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$132,398
D2030 - Sanitary Waste	$316,284	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$316,284
D2040 - Rain Water Drainage	$75,393	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,393
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 - Heat Generating Systems	$665,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$665,667
D3030 - Cooling Generating Systems	$1,123,543	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,123,543
D3040 - Distribution Systems	$2,929,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,929,302
D3050 - Terminal & Package Units	$2,394,194	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,394,194
D3060 - Controls & Instrumentation	$406,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$406,388
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	$23,295	$0	$0	$23,295
D4090 - Other Fire Protection Systems	$112,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$112,170
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$470,193	$0	$0	$0	$0	$0	$0	$0	$470,193

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Branch Wiring	$875,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$875,297**
D5020 - Lighting	$1,314,784	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,314,784**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$341,497	$0	$0	$0	**$341,497**
D5030910 - Fire Alarm Systems	$0	$518,962	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$518,962**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$74,611	$0	$0	$0	$0	$0	**$74,611**
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	$20,094	$0	$0	$0	$0	$0	$0	$0	**$20,094**
E1030 - Vehicular Equipment	$0	$0	$0	$6,029	$0	$0	$0	$0	$0	$0	$0	**$6,029**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$181,694	$0	$0	**$181,694**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$389,818	$0	$0	$0	$0	$0	$0	$0	**$389,818**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

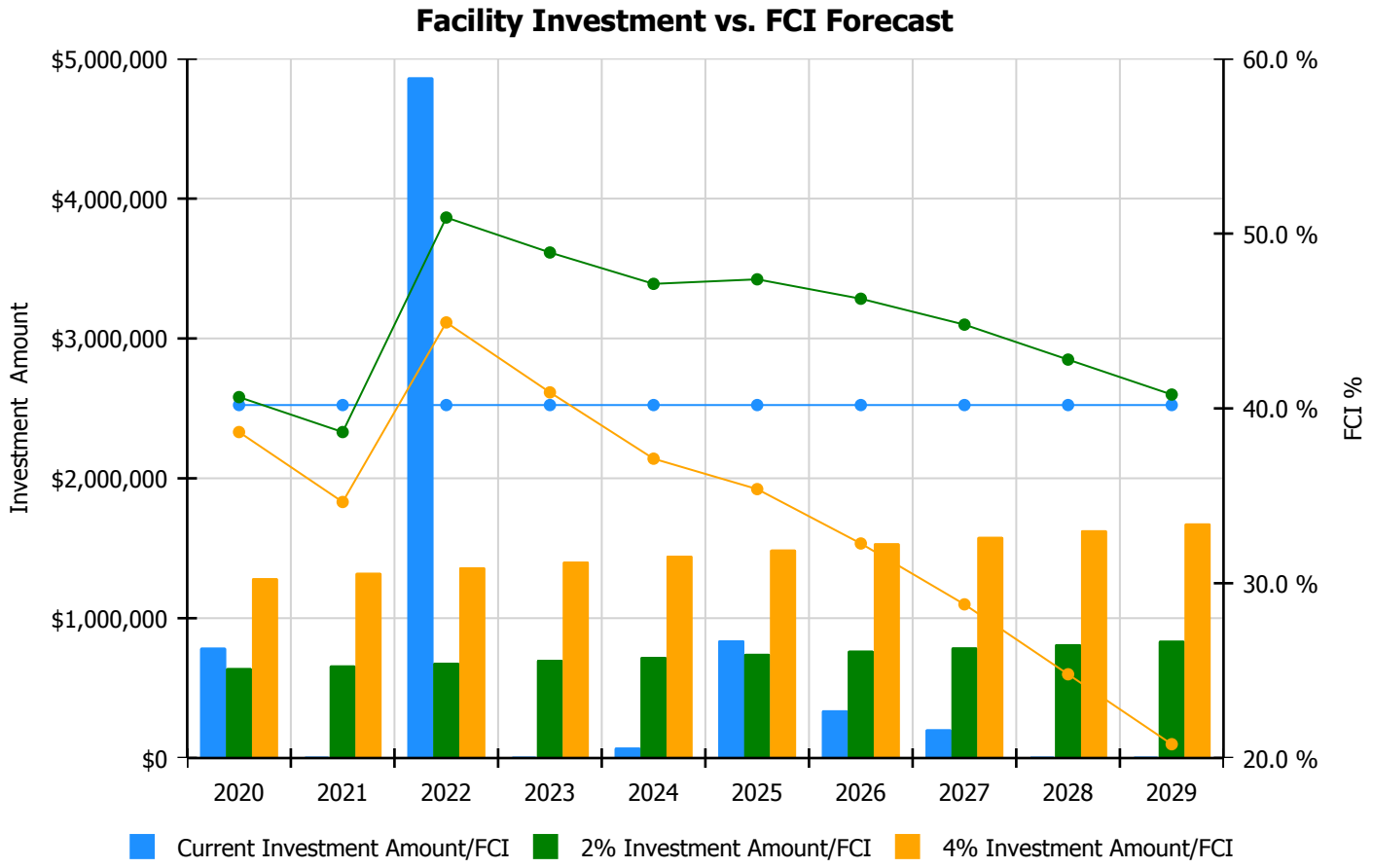
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

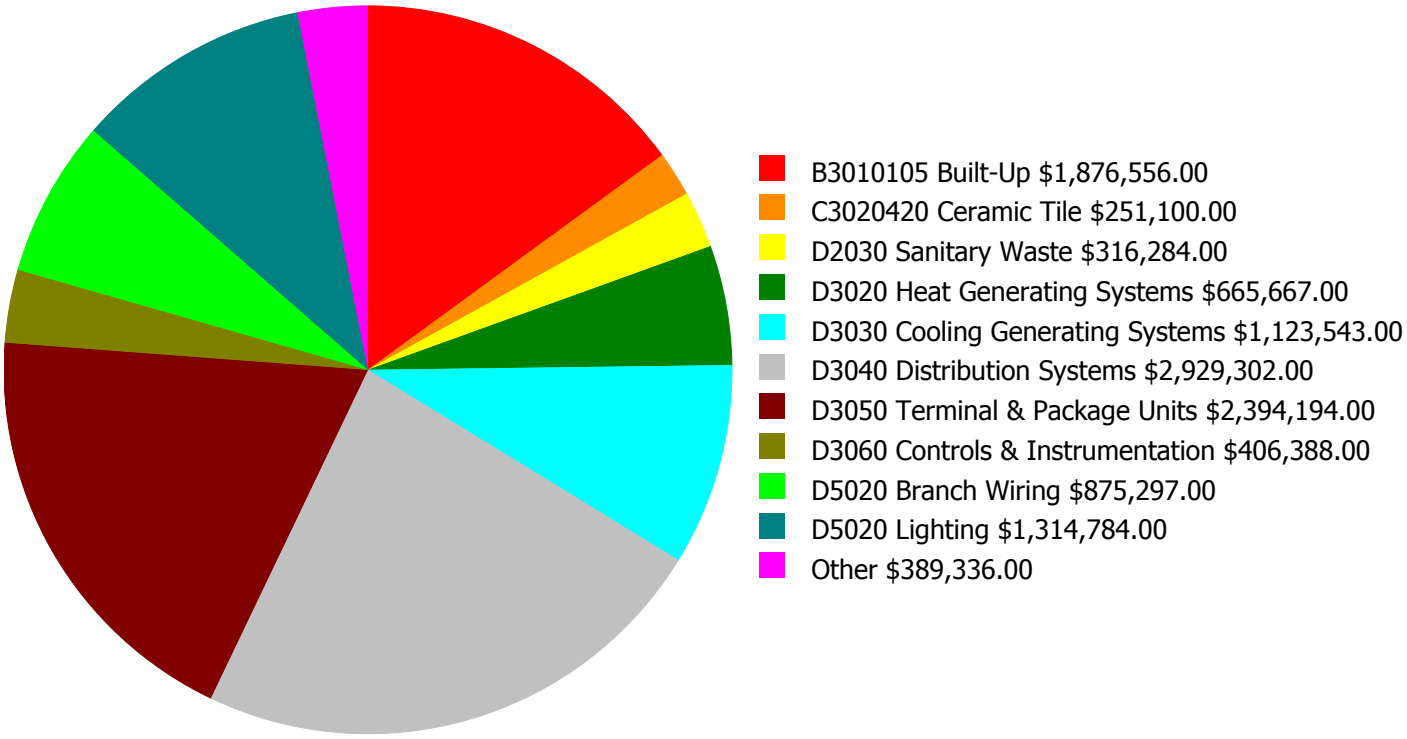
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 40.19%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$789,056	$642,858.00	40.65 %	$1,285,716.00	38.65 %
2021	$0	$662,144.00	38.65 %	$1,324,287.00	34.65 %
2022	$4,866,426	$682,008.00	50.92 %	$1,364,016.00	44.92 %
2023	$0	$702,468.00	48.92 %	$1,404,936.00	40.92 %
2024	$74,611	$723,542.00	47.12 %	$1,447,084.00	37.12 %
2025	$841,905	$745,248.00	47.38 %	$1,490,497.00	35.38 %
2026	$341,497	$767,606.00	46.27 %	$1,535,212.00	32.27 %
2027	$204,989	$790,634.00	44.79 %	$1,581,268.00	28.79 %
2028	$0	$814,353.00	42.79 %	$1,628,706.00	24.79 %
2029	$0	$838,784.00	40.79 %	$1,677,567.00	20.79 %
Total:	**$7,118,483**	**$7,369,645.00**		**$14,739,289.00**	

Deficiency Summary by System

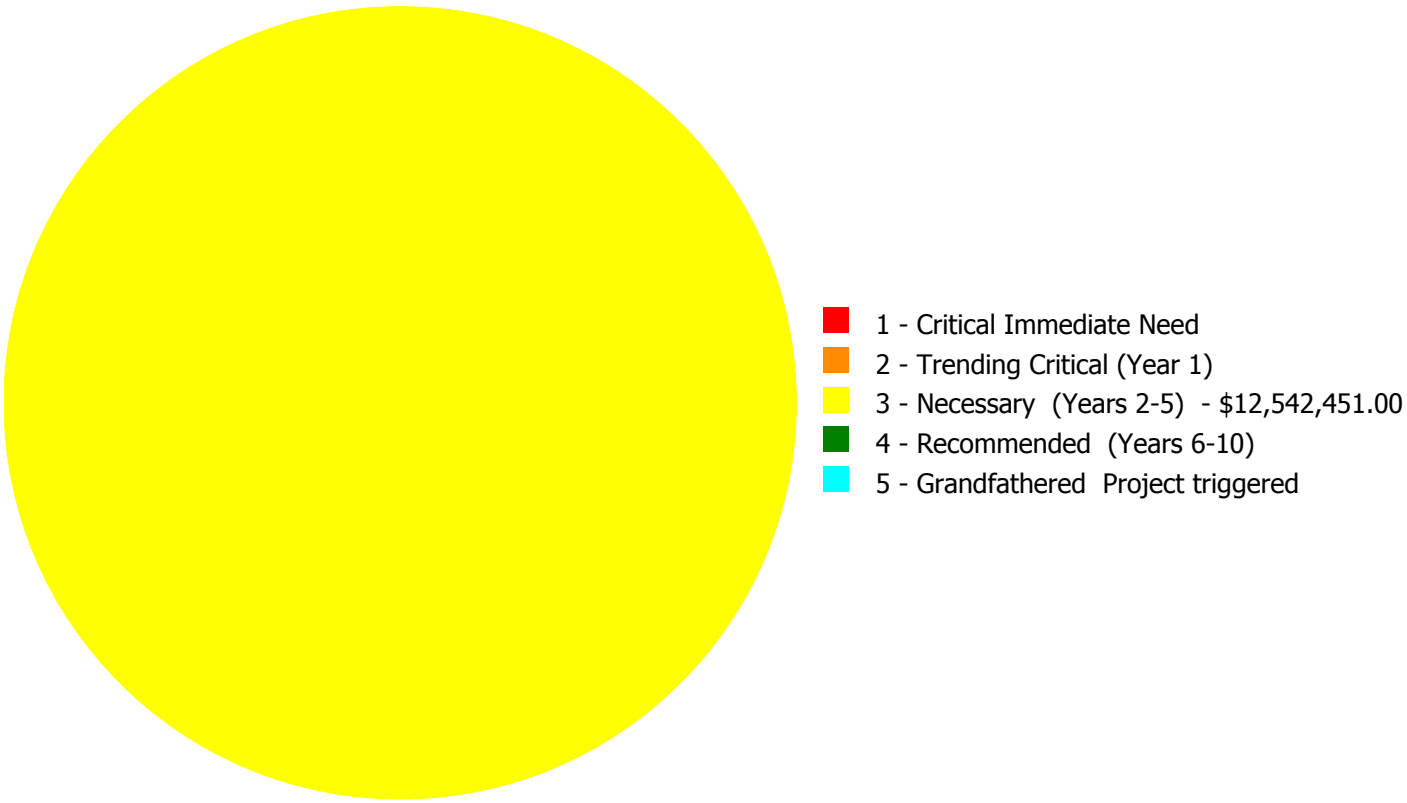
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $12,542,451.00

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: $12,542,451.00

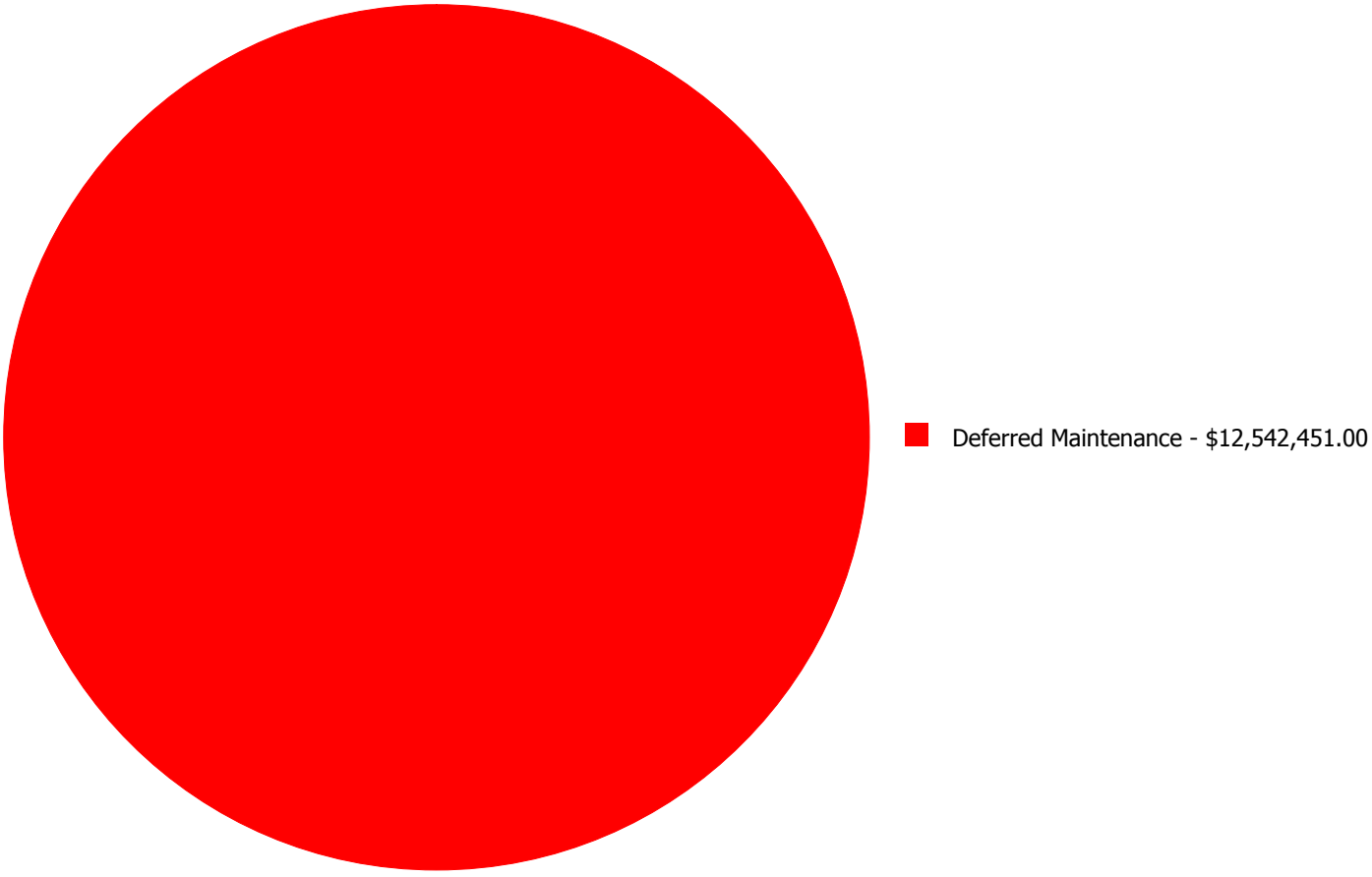
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$1,876,556.00	$0.00	$0.00	$1,876,556.00
C3010220	Tile	$0.00	$0.00	$69,375.00	$0.00	$0.00	$69,375.00
C3020420	Ceramic Tile	$0.00	$0.00	$251,100.00	$0.00	$0.00	$251,100.00
D2020	Domestic Water Distribution	$0.00	$0.00	$132,398.00	$0.00	$0.00	$132,398.00
D2030	Sanitary Waste	$0.00	$0.00	$316,284.00	$0.00	$0.00	$316,284.00
D2040	Rain Water Drainage	$0.00	$0.00	$75,393.00	$0.00	$0.00	$75,393.00
D3020	Heat Generating Systems	$0.00	$0.00	$665,667.00	$0.00	$0.00	$665,667.00
D3030	Cooling Generating Systems	$0.00	$0.00	$1,123,543.00	$0.00	$0.00	$1,123,543.00
D3040	Distribution Systems	$0.00	$0.00	$2,929,302.00	$0.00	$0.00	$2,929,302.00
D3050	Terminal & Package Units	$0.00	$0.00	$2,394,194.00	$0.00	$0.00	$2,394,194.00
D3060	Controls & Instrumentation	$0.00	$0.00	$406,388.00	$0.00	$0.00	$406,388.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$112,170.00	$0.00	$0.00	$112,170.00
D5020	Branch Wiring	$0.00	$0.00	$875,297.00	$0.00	$0.00	$875,297.00
D5020	Lighting	$0.00	$0.00	$1,314,784.00	$0.00	$0.00	$1,314,784.00
	Total:	$0.00	$0.00	$12,542,451.00	$0.00	$0.00	$12,542,451.00

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: $12,542,451.00

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: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $1,876,556.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2020

Notes: The roof is original and beyond its service life and should be scheduled for replacement.

System: C3010220 - Tile

Location: Restroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,000.00
Unit of Measure: S.F.
Estimate: $69,375.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The ceramic tile floor finish is beyond its expected service life and should be replaced in conjunction with other recommended renovations.

System: C3020420 - Ceramic Tile

Location: Restroom
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,000.00
Unit of Measure: S.F.
Estimate: $251,100.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The ceramic tile wall finish is beyond its expected service life, damaged and missing in areas, and should be replaced.

System: D2020 - Domestic Water Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $132,398.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

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

System: D2030 - Sanitary Waste

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $316,284.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The sanitary waste system is original and beyond its expected life cycle. Upgrades to the existing system are considered necessary.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $75,393.00
Assessor Name: Eduardo Lopez
Date Created: 01/25/2020

Notes: The roof drains, insulation and fittings that support the water run off from this roof are original. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the roof

System: D3020 - Heat Generating Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $665,667.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $1,123,543.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $2,929,302.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $2,394,194.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The terminal and package units are nearing the end of their useful life. The system is functional however upgrades are warranted.

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $406,388.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $112,170.00
Assessor Name: Eduardo Lopez
Date Created: 09/28/2019

Notes: The exhaust hood system is original. This building high traffic use warrants upgrades to this system based on usage and age. This deficiency provides a budgetary consideration for universal upgrades to the system.

System: D5020 - Branch Wiring

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $875,297.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 167,169.00
Unit of Measure: S.F.
Estimate: $1,314,784.00
Assessor Name: Eduardo Lopez
Date Created: 12/16/2019

Notes: The original lighting 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:	Middle
Gross Area (SF):	15,500
Year Built:	1971
Last Renovation:	
Replacement Value:	$1,206,830
Repair Cost:	$265,213.00
Total FCI:	21.98 %
Total RSLI:	43.65 %
FCA Score:	78.02

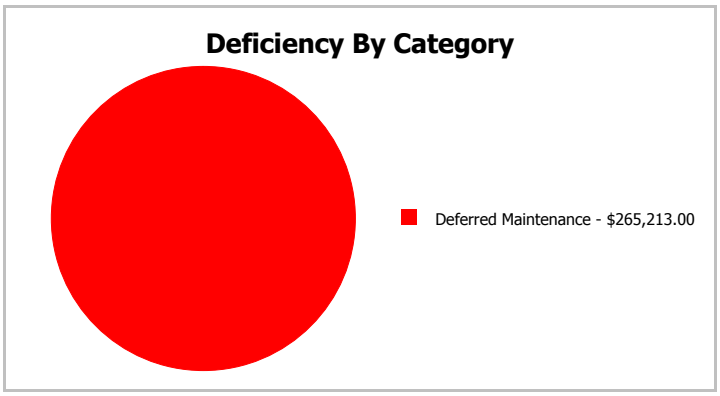
Description:

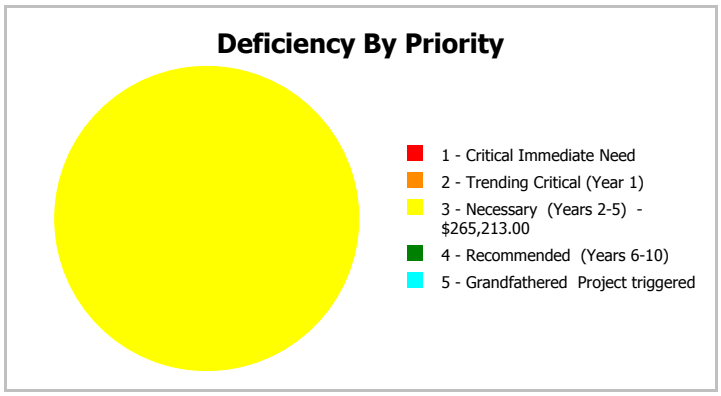
The narrative for this building is included in the Executive Summary Description at the front of this report.

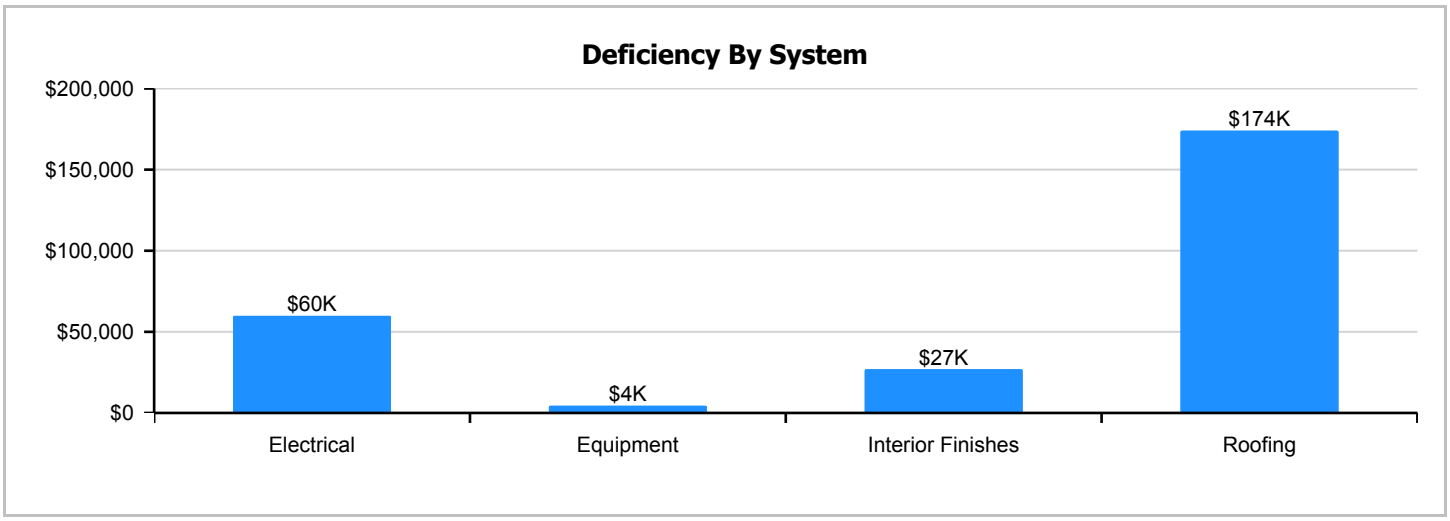
Attributes: This asset has no attributes.

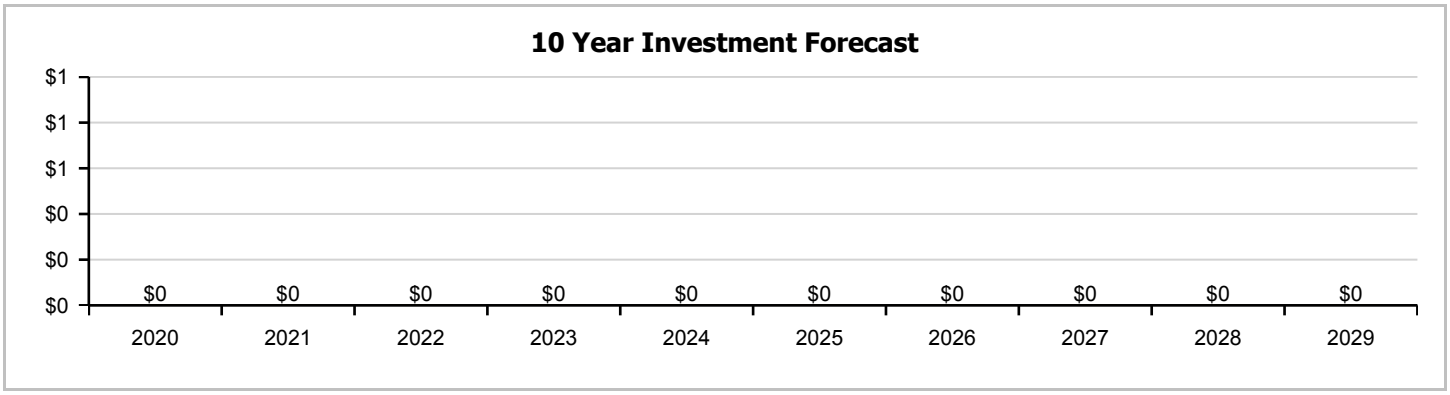
Dashboard Summary

Function:	Middle	Gross Area:	15,500
Year Built:	1971	Last Renovation:	
Repair Cost:	$265,213	Replacement Value:	$1,206,830
FCI:	21.98 %	RSLI%:	43.65 %









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	52.00 %	0.00 %	$0.00
B10 - Superstructure	52.00 %	0.00 %	$0.00
B30 - Roofing	0.00 %	157.00 %	$173,995.00
C30 - Interior Finishes	42.28 %	20.57 %	$26,939.00
D50 - Electrical	0.00 %	110.00 %	$59,846.00
E10 - Equipment	0.00 %	110.00 %	$4,433.00
Totals:	**43.65 %**	**21.98 %**	**$265,213.00**

Photo Album

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

1). East elevation - Dec 17, 2019

2). South Elevation - Dec 17, 2019

3). West Elevation - Dec 17, 2019

4). North elevation - Dec 17, 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	$6.34	S.F.	15,500	100	1971	2071		52.00 %	0.00 %	52			$98,270
A1030	Slab on Grade	$12.46	S.F.	15,500	100	1971	2071		52.00 %	0.00 %	52			$193,130
B1010	Floor Construction	$7.36	S.F.	15,500	100	1971	2071		52.00 %	0.00 %	52			$114,080
B1020	Roof Construction	$32.33	S.F.	15,500	100	1971	2071		52.00 %	0.00 %	52			$501,115
B3010105	Built-Up	$7.15	S.F.	15,500	25	1971	1996		0.00 %	157.00 %	-23		$173,995.00	$110,825
C3020999	Other - Concrete Finish	$6.87	S.F.	15,500	100	1971	2071		52.00 %	0.00 %	52			$106,485
C3030	Ceiling Finishes	$1.58	S.F.	15,500	20	1971	1991		0.00 %	110.00 %	-28		$26,939.00	$24,490
D5020	Lighting	$3.51	S.F.	15,500	20	1971	1991		0.00 %	110.00 %	-28		$59,846.00	$54,405
E1090	Other Equipment	$0.26	S.F.	15,500	20	1971	1991		0.00 %	110.00 %	-28		$4,433.00	$4,030
								Total	**43.65 %**	**21.98 %**			**$265,213.00**	**$1,206,830**

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: B3010105 - Built-Up

Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3030 - Ceiling Finishes

Note:

System: D5020 - Lighting



Note:

System: E1090 - Other Equipment

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.

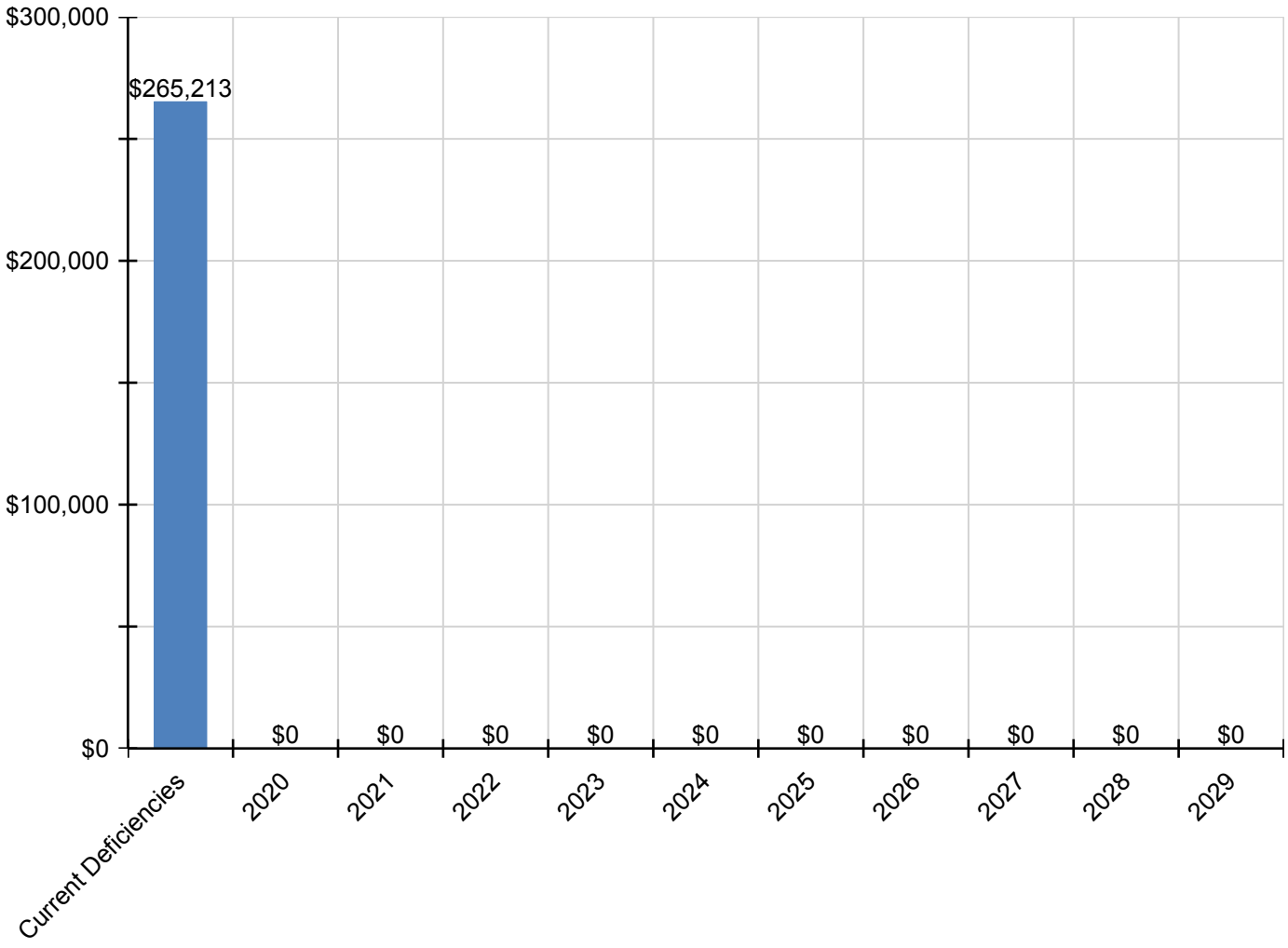
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$265,213**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$265,213**
*** 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**
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	$173,995	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$173,995**
C - Interiors	$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**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$26,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,939**
D - Services	$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**
D5020 - Lighting	$59,846	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,846**
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**
E1090 - Other Equipment	$4,433	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,433**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

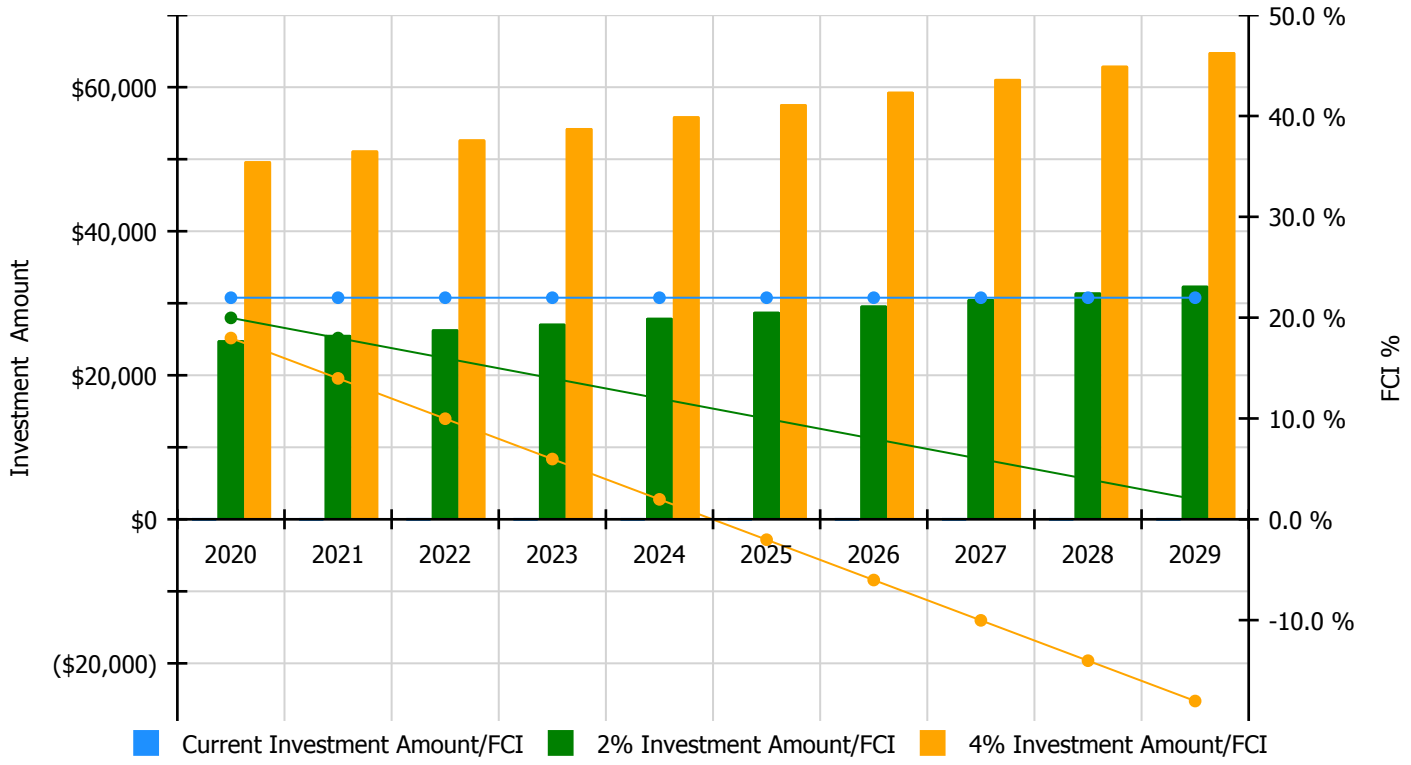


Condition Index Forecast by Investment Scenario

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

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

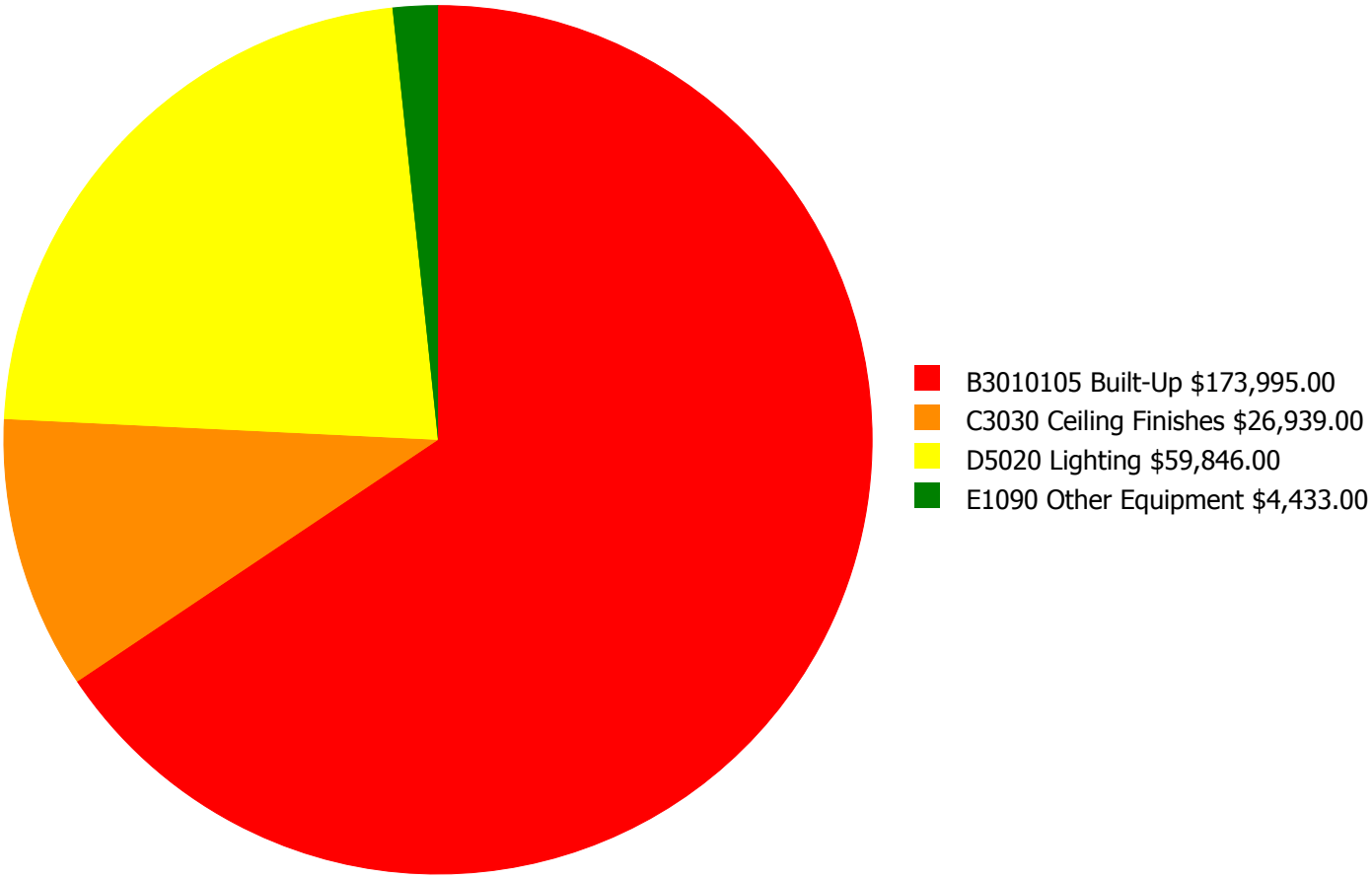
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 21.98%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$24,861.00	19.98 %	$49,721.00	17.98 %
2021	$0	$25,607.00	17.98 %	$51,213.00	13.98 %
2022	$0	$26,375.00	15.98 %	$52,749.00	9.98 %
2023	$0	$27,166.00	13.98 %	$54,332.00	5.98 %
2024	$0	$27,981.00	11.98 %	$55,962.00	1.98 %
2025	$0	$28,820.00	9.98 %	$57,641.00	-2.02 %
2026	$0	$29,685.00	7.98 %	$59,370.00	-6.02 %
2027	$0	$30,576.00	5.98 %	$61,151.00	-10.02 %
2028	$0	$31,493.00	3.98 %	$62,986.00	-14.02 %
2029	$0	$32,438.00	1.98 %	$64,875.00	-18.02 %
Total:	**$0**	**$285,002.00**		**$570,000.00**	

Deficiency Summary by System

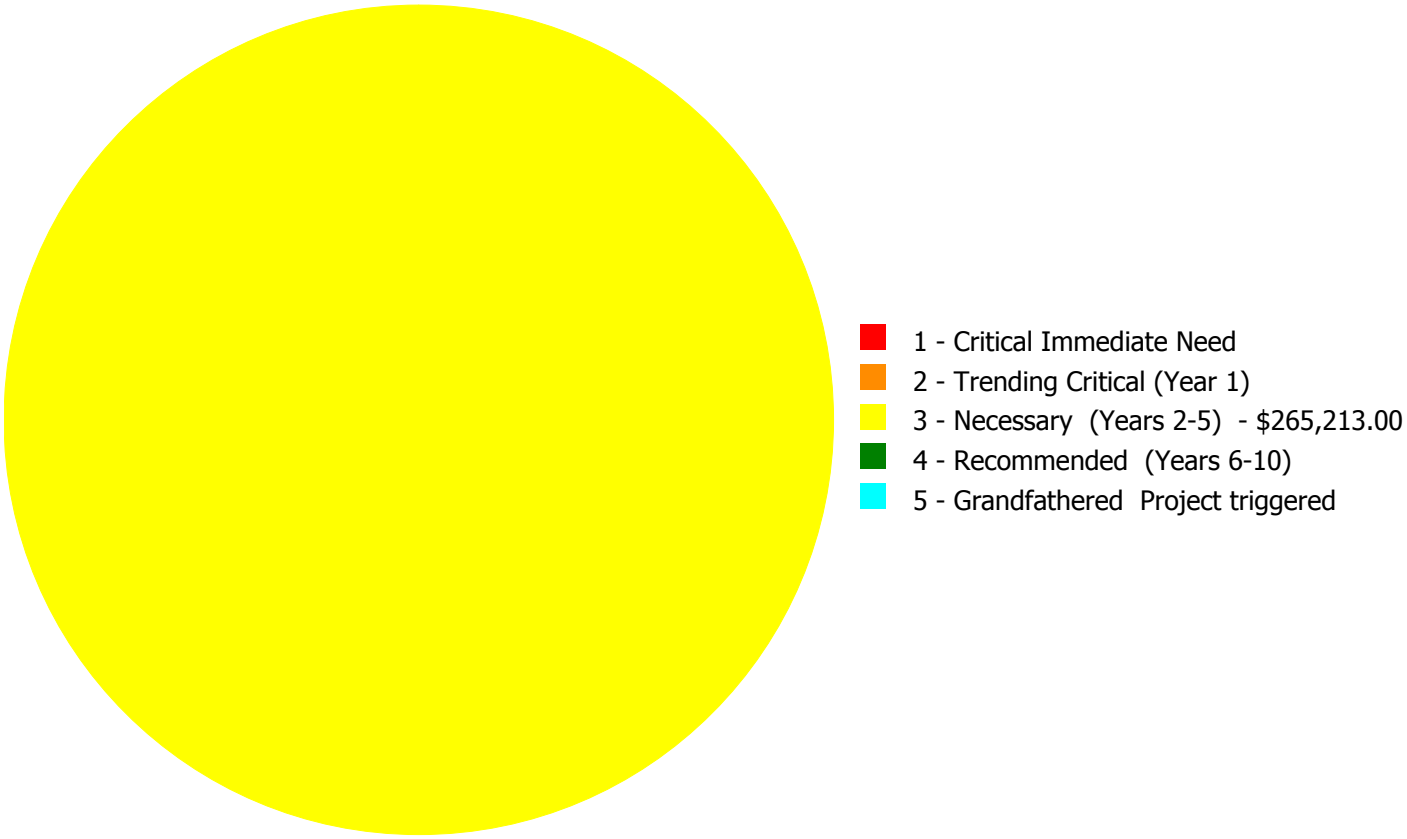
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $265,213.00

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: $265,213.00

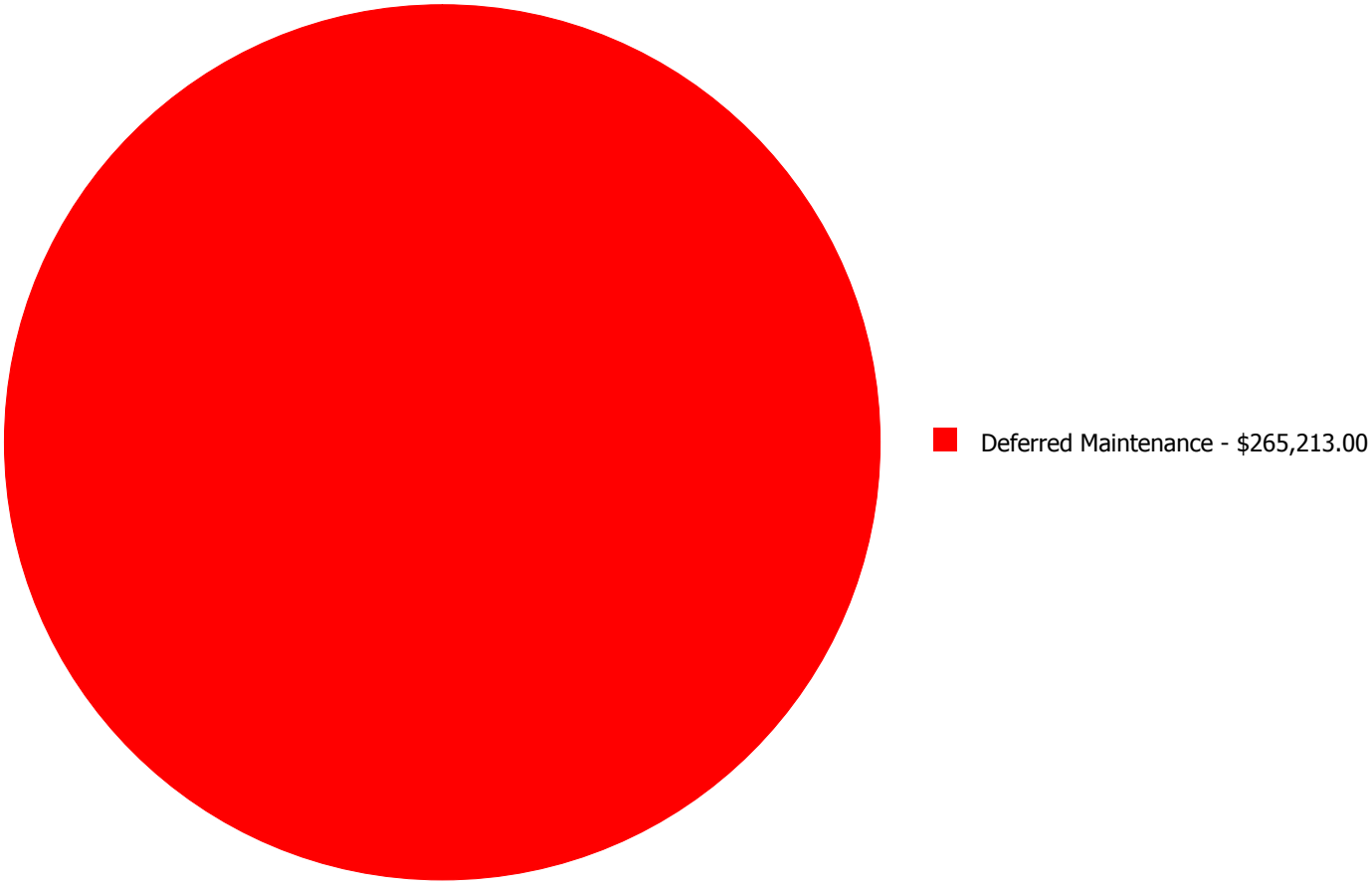
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$173,995.00	$0.00	$0.00	$173,995.00
C3030	Ceiling Finishes	$0.00	$0.00	$26,939.00	$0.00	$0.00	$26,939.00
D5020	Lighting	$0.00	$0.00	$59,846.00	$0.00	$0.00	$59,846.00
E1090	Other Equipment	$0.00	$0.00	$4,433.00	$0.00	$0.00	$4,433.00
	Total:	$0.00	$0.00	$265,213.00	$0.00	$0.00	$265,213.00

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: $265,213.00

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: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,500.00
Unit of Measure: S.F.
Estimate: $173,995.00
Assessor Name: Homero Guerrero
Date Created: 01/25/2020

Notes: The roof is original and beyond its service life and should be scheduled for replacement.

System: C3030 - Ceiling Finishes

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,500.00
Unit of Measure: S.F.
Estimate: $26,939.00
Assessor Name: Homero Guerrero
Date Created: 01/25/2020

Notes: The applied ceiling finish is aged and should be replaced.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,500.00
Unit of Measure: S.F.
Estimate: $59,846.00
Assessor Name: Homero Guerrero
Date Created: 01/25/2020

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

System: E1090 - Other Equipment

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,500.00
Unit of Measure: S.F.
Estimate: $4,433.00
Assessor Name: Homero Guerrero
Date Created: 01/25/2020

Notes: The kitchen / grill system is operational but is aged and should be replaced.

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):	182,669
Year Built:	1967
Last Renovation:	
Replacement Value:	$5,487,377
Repair Cost:	$912,249.00
Total FCI:	16.62 %
Total RSLI:	40.59 %
FCA Score:	83.38

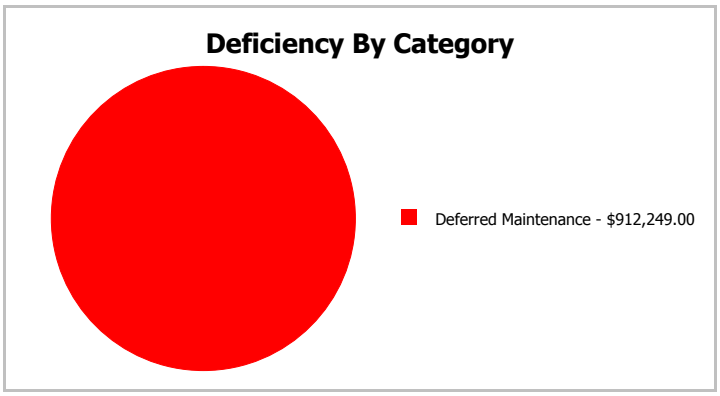
Description:

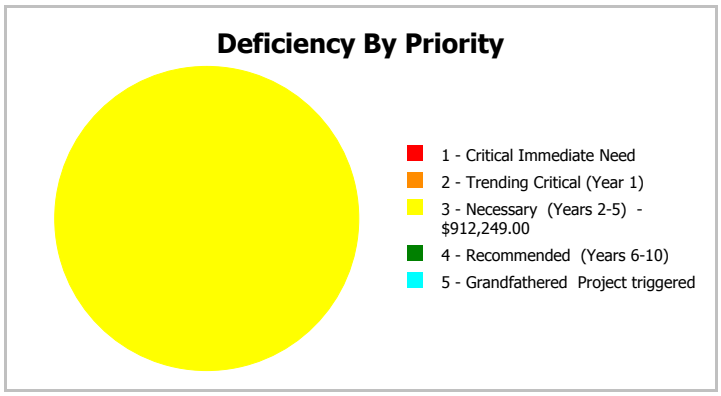
The narrative for this site is included in the Executive Summary Description at the front of this report.

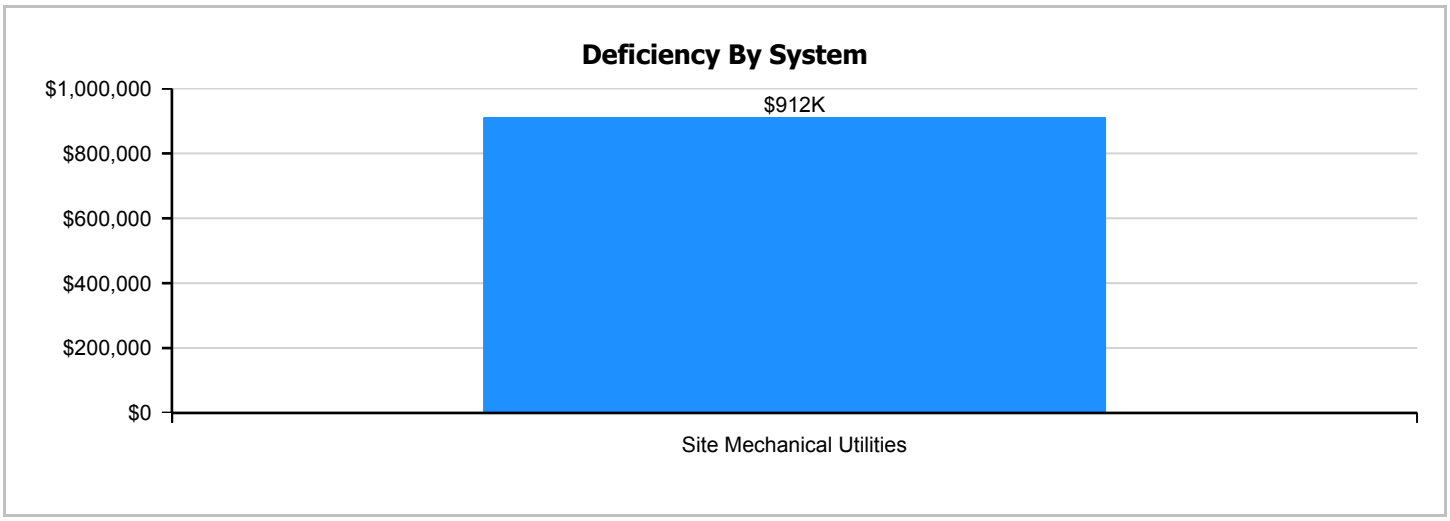
Attributes: This asset has no attributes.

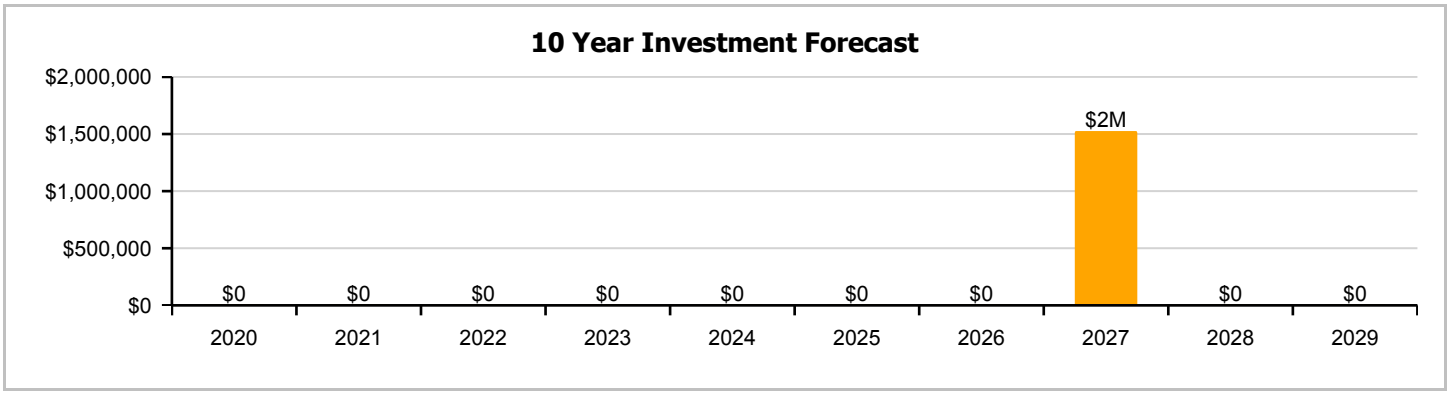
Dashboard Summary

Function:		Gross Area:	182,669
Year Built:	1967	Last Renovation:	
Repair Cost:	$912,249	Replacement Value:	$5,487,377
FCI:	16.62 %	RSLI%:	40.59 %









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	45.20 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$912,249.00
G40 - Site Electrical Utilities	55.00 %	0.00 %	$0.00
Totals:	**40.59 %**	**16.62 %**	**$912,249.00**

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.	182,669	35	2002	2037		51.43 %	0.00 %	18			$432,926
G2020	Parking Lots	$8.00	S.F.	182,669	35	2002	2037		51.43 %	0.00 %	18			$1,461,352
G2030	Pedestrian Paving	$2.33	S.F.	182,669	35	2002	2037		51.43 %	0.00 %	18			$425,619
G2040	Site Development	$4.81	S.F.	182,669	25	2002	2027		32.00 %	0.00 %	8			$878,638
G2050	Landscaping	$1.18	S.F.	182,669	25	2002	2027		32.00 %	0.00 %	8			$215,549
G3010	Water Supply	$1.09	S.F.	182,669	50	1967	2017		0.00 %	110.00 %	-2		$219,020.00	$199,109
G3020	Sanitary Sewer	$2.20	S.F.	182,669	50	1967	2017		0.00 %	110.00 %	-2		$442,059.00	$401,872
G3030	Storm Sewer	$1.25	S.F.	182,669	50	1967	2017		0.00 %	110.00 %	-2		$251,170.00	$228,336
G4010	Electrical Distribution	$2.55	S.F.	182,669	30	2002	2032		43.33 %	0.00 %	13			$465,806
G4020	Site Lighting	$2.98	S.F.	182,669	30	2010	2040		70.00 %	0.00 %	21			$544,354
G4030	Site Communication and Security	$1.28	S.F.	182,669	30	2002	2032		43.33 %	0.00 %	13			$233,816
								Total	**40.59 %**	**16.62 %**			**$912,249.00**	**$5,487,377**

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: G2040 - Site Development


Note:

System: G2050 - Landscaping


Note:

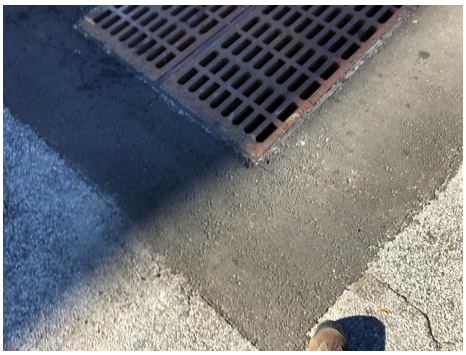
System: G3010 - Water Supply

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.

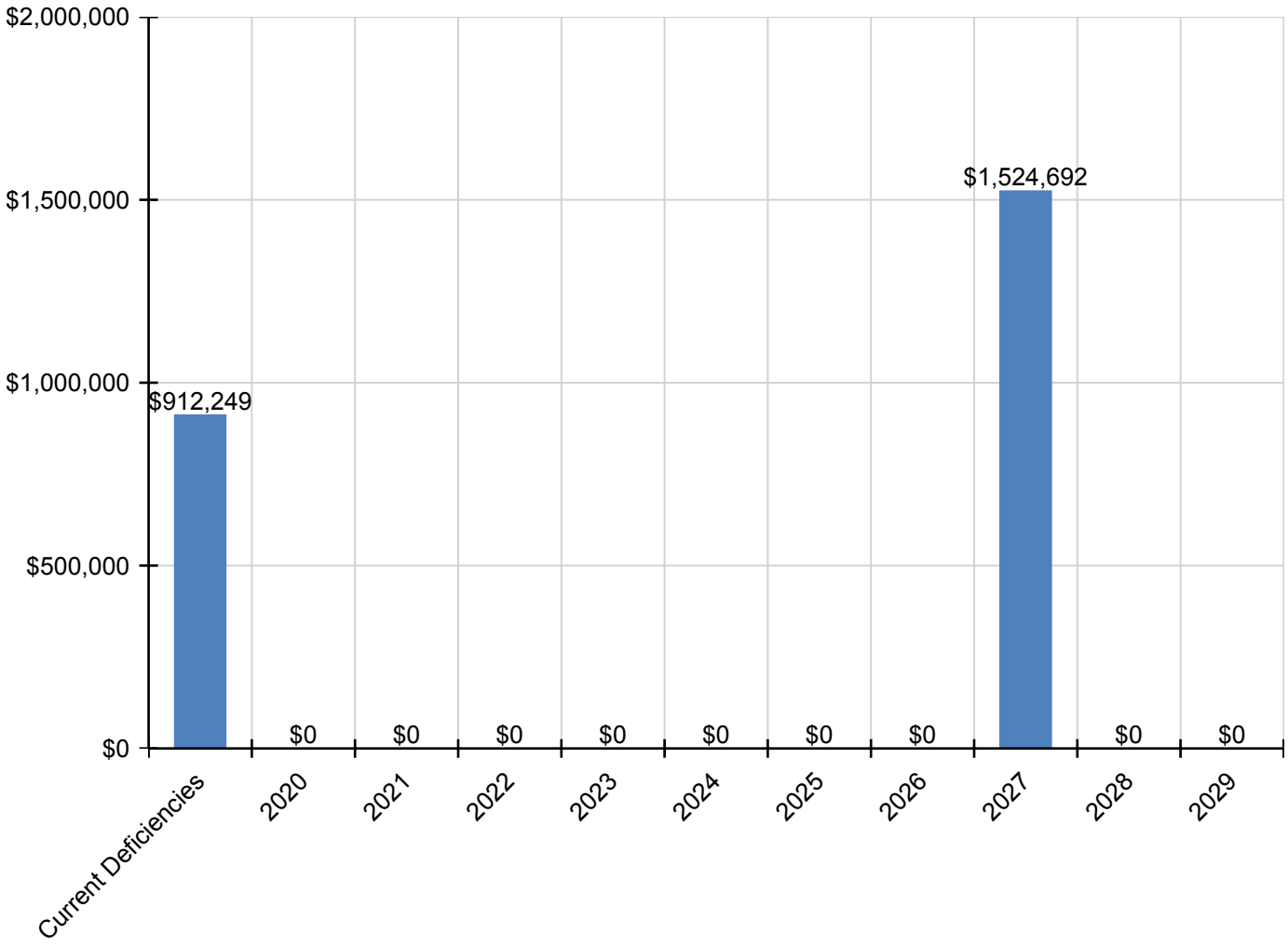
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$912,249**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,524,692**	**$0**	**$0**	**$2,436,941**
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	$1,224,336	$0	$0	**$1,224,336**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$300,356	$0	$0	**$300,356**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$219,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$219,020**
G3020 - Sanitary Sewer	$442,059	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$442,059**
G3030 - Storm Sewer	$251,170	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$251,170**
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

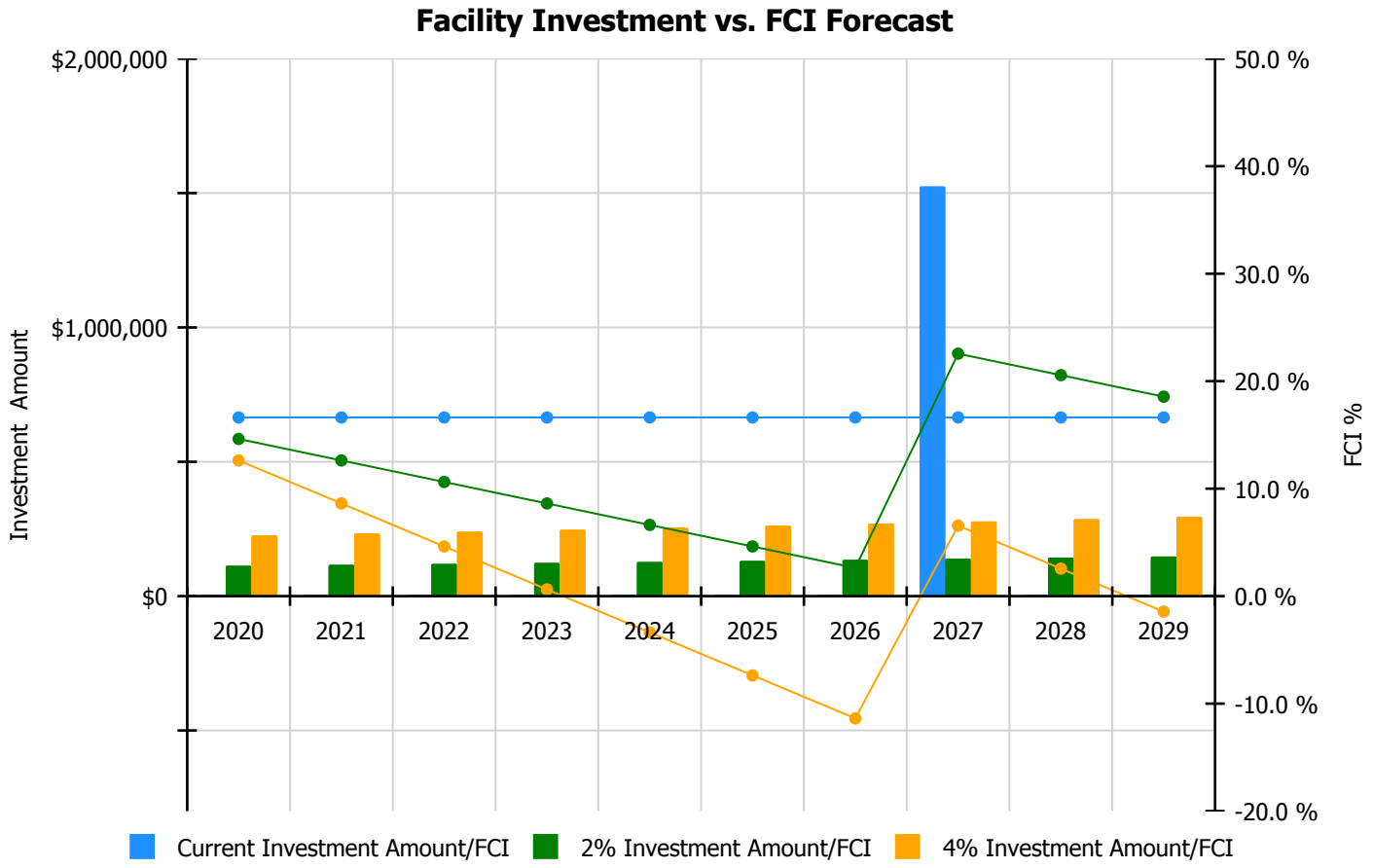
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

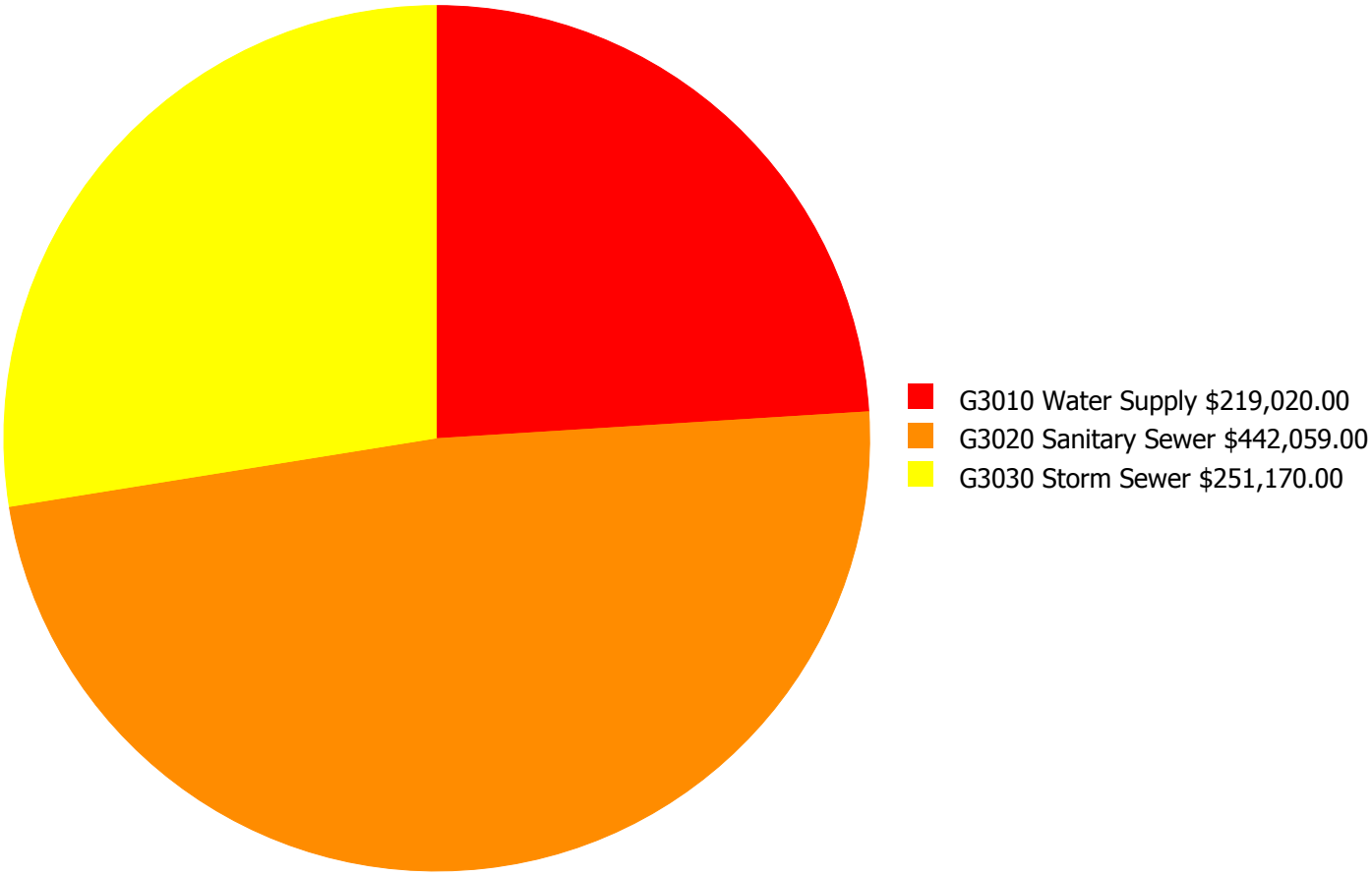
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.62%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$113,040.00	14.62 %	$226,080.00	12.62 %
2021	$0	$116,431.00	12.62 %	$232,862.00	8.62 %
2022	$0	$119,924.00	10.62 %	$239,848.00	4.62 %
2023	$0	$123,522.00	8.62 %	$247,044.00	0.62 %
2024	$0	$127,227.00	6.62 %	$254,455.00	-3.38 %
2025	$0	$131,044.00	4.62 %	$262,089.00	-7.38 %
2026	$0	$134,976.00	2.62 %	$269,951.00	-11.38 %
2027	$1,524,692	$139,025.00	22.56 %	$278,050.00	6.56 %
2028	$0	$143,196.00	20.56 %	$286,391.00	2.56 %
2029	$0	$147,492.00	18.56 %	$294,983.00	-1.44 %
Total:	**$1,524,692**	**$1,295,877.00**		**$2,591,753.00**	

Deficiency Summary by System

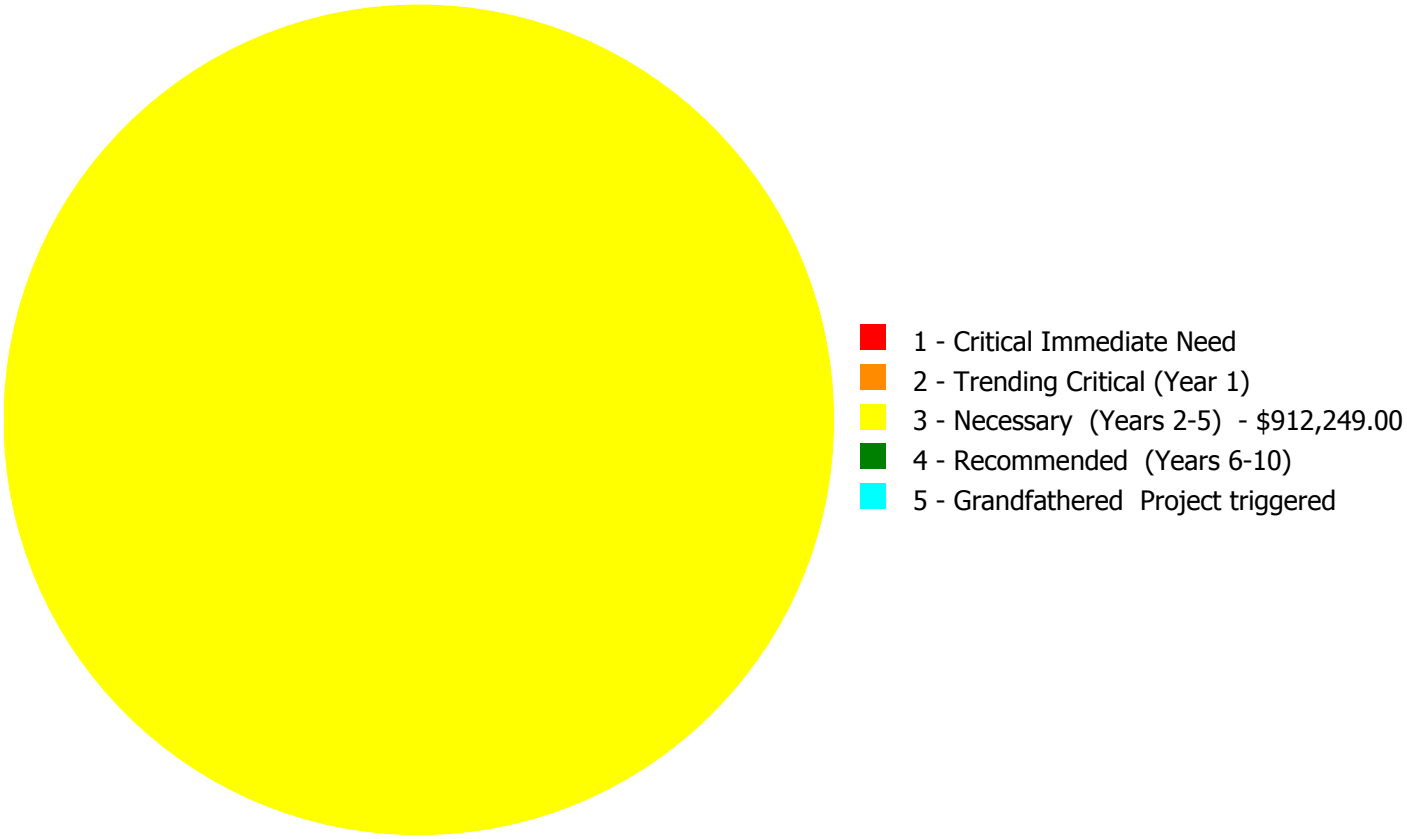
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $912,249.00

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: $912,249.00

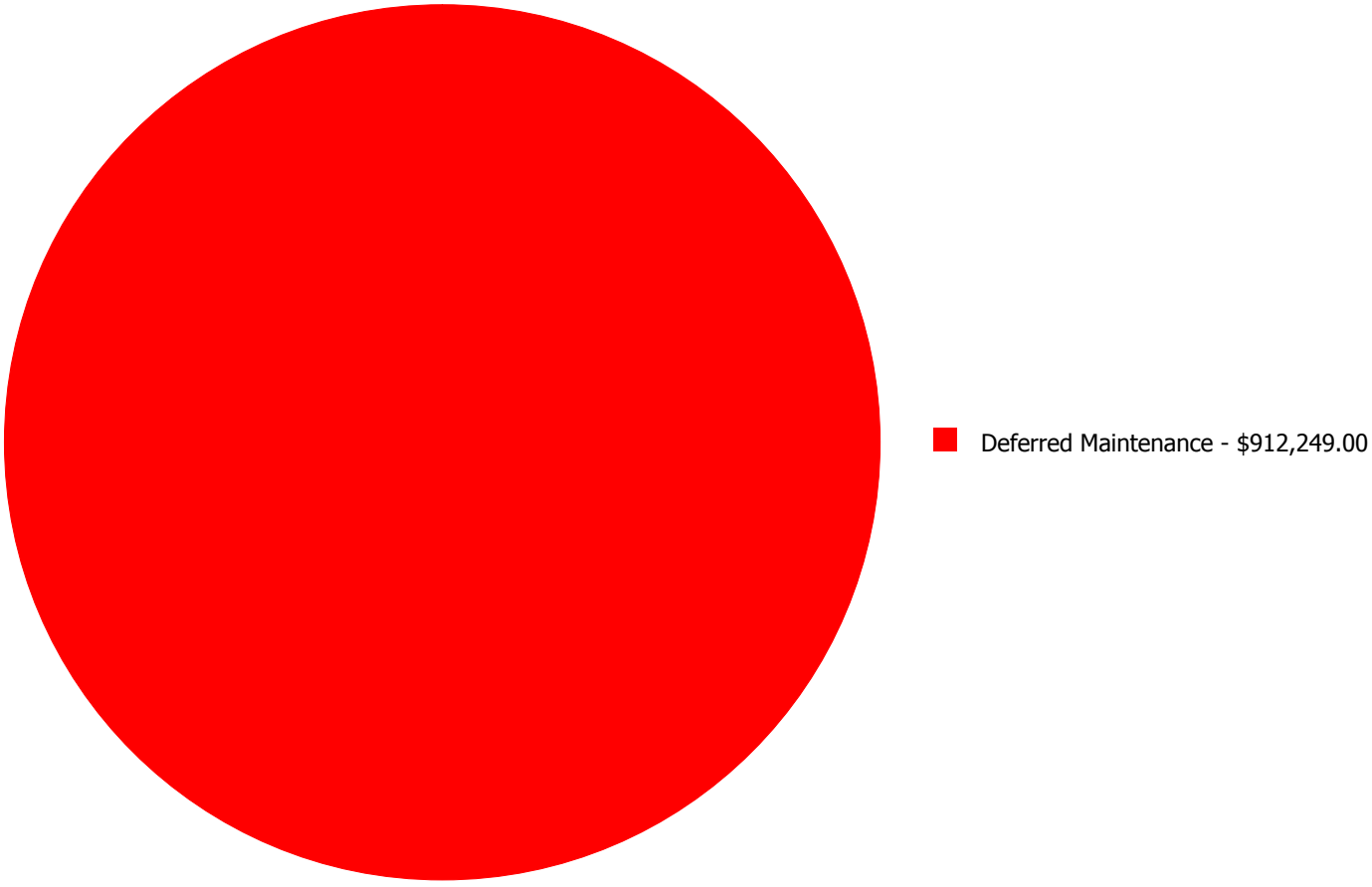
Deficiency By Priority Investment Table

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
G3010	Water Supply	$0.00	$0.00	$219,020.00	$0.00	$0.00	$219,020.00
G3020	Sanitary Sewer	$0.00	$0.00	$442,059.00	$0.00	$0.00	$442,059.00
G3030	Storm Sewer	$0.00	$0.00	$251,170.00	$0.00	$0.00	$251,170.00
	Total:	$0.00	$0.00	$912,249.00	$0.00	$0.00	$912,249.00

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: $912,249.00

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: G3010 - Water Supply

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 182,669.00
Unit of Measure: S.F.
Estimate: $219,020.00
Assessor Name: Hayden Collins
Date Created: 01/25/2020

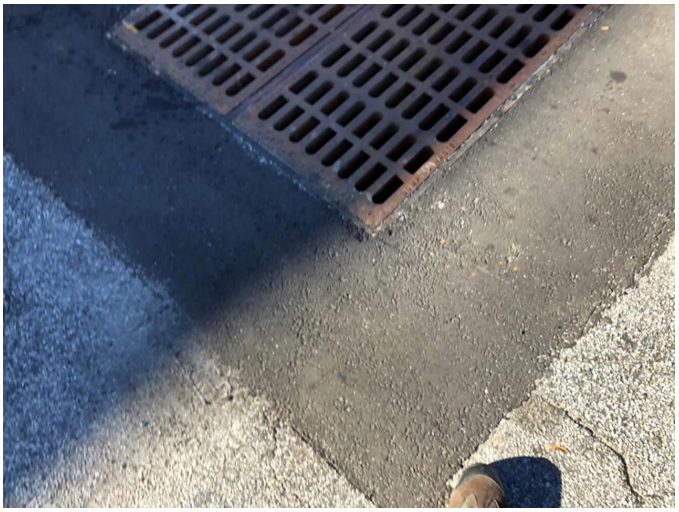
Notes: The water supply system is original and beyond its service life and should be scheduled for replacement and upgrade.

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 182,669.00
Unit of Measure: S.F.
Estimate: $442,059.00
Assessor Name: Hayden Collins
Date Created: 01/25/2020

Notes: The sanitary system is original and beyond the expected life cycle. Upgrades to the existing sanitary sewer system are considered necessary.

System: G3030 - Storm Sewer



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 182,669.00
Unit of Measure: S.F.
Estimate: $251,170.00
Assessor Name: Hayden Collins
Date Created: 01/25/2020

Notes: The site storm drains that support the water runoff are functional however, have exceeded the expected life cycle. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the site and should be completed as part of the recommended site upgrades also in this report.

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	5056
Project:	APS Assessments 2019	Region:	761	Site:	Coan MS School
Grade Config:	MS	Site Type:	Relocation Site	Site Size:	16.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Fair	2.54	3.90	65.00
Size	Excel	9.75	9.75	100.00
Location	Good	2.34	2.93	80.00
Storage/Fixed Equip	Poor	1.46	2.93	50.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Good	1.64	2.05	80.00
Location	Good	0.49	0.61	80.00
Storage/Fixed Equip	Good	0.49	0.61	80.00
Science				
Environment	Poor	0.48	0.95	50.00
Size	Excel	2.39	2.39	100.00
Location	Good	0.57	0.72	80.00
Storage/Fixed Equip	Good	0.57	0.72	80.00
Music				
Environment	Poor	0.37	0.74	50.00
Size	Excel	1.84	1.84	100.00
Location	Fair	0.36	0.55	65.00
Storage/Fixed Equip	Good	0.44	0.55	80.00
Art				
Environment	Poor	0.32	0.65	50.00
Size	Poor	0.81	1.61	50.00
Location	Good	0.39	0.48	80.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	Unsat	0.00	1.35	0.00

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Project:	APS Assessments 2019	Region:	761	Site:	Coan MS School
Grade Config:	MS	Site Type:	Relocation Site	Site Size:	16.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	2.70	3.37	80.00
Location	Good	0.81	1.01	80.00
Storage/Fixed Equip	Unsat	0.00	1.01	0.00
Computer Labs				
Environment	Good	0.24	0.30	80.00
Size	Good	0.60	0.75	80.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	Fair	1.56	2.40	65.00
Size	Unsat	0.00	6.00	0.00
Location	Good	1.44	1.80	80.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Good	0.33	0.42	80.00
Size	Good	0.84	1.05	80.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
Media Center				
Environment	Good	0.74	0.93	80.00
Size	Excel	2.32	2.32	100.00
Location	Good	0.56	0.70	80.00
Storage/Fixed Equip	Good	0.56	0.70	80.00
Restrooms (Student)	Good	0.74	0.93	80.00
Administration	Good	1.68	2.10	80.00
Counseling	Good	0.34	0.42	80.00
Clinic	Fair	0.22	0.34	65.00
Staff WkRm/Toilets	Good	0.72	0.91	80.00
Cafeteria	Fair	2.60	4.00	65.00
Food Service and Prep	Unsat	0.00	5.72	0.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	3.20	4.00	80.00
Pedestrian Traffic	Good	0.35	0.43	80.00
Parking	Fair	0.56	0.86	65.00
Athletic Courts and Fields	Good	0.84	1.05	80.00
Safety and Security				
Fencing	Poor	0.39	0.78	50.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**65.26**	**97.27**	**67.09**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	5056
Project:	APS Assessments 2019	Region:	761	Site:	Coan MS School
Grade Config:	MS	Site Type:	Relocation Site	Site Size:	16.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS

Coan Middle School is an abandoned building with three floors including the ground floor. There are two additional structures on site which are a covered outdoor play area and outdoor theatre.

Suitability - MS->Learning Environment-->Interior Environment

There is minimal natural light since the windows are quite small.

Suitability - MS->General Classrooms-->Environment

There is minimal natural light due to the small window size.

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

There is very little fixed storage within the classrooms.

Suitability - MS->Instructional Resource Rooms-->Size

There is no identifiable designated space but the building offers multiple areas to host this activity.

Suitability - MS->Science-->Environment

There are no windows into the science rooms.

Suitability - MS->Music-->Environment

There is no natural lighting in the music room.

Suitability - MS->Music-->Location

The music space is quite remote from the main area of the building.

Suitability - MS->Art-->Environment

There is no natural light to support art instruction.

Suitability - MS->Art-->Size

The space for art instruction is 55% of the size standard.

Suitability - MS->Career Tech Ed-->Environment

There is no CTED program running current in the building due to school closure. The environment for this function is in a remote location of the building with no natural light and low ceilings.

Suitability - MS->Career Tech Ed-->Storage/Fixed Equip

The school building is closed to academic instruction, the current CTED space does not support any storage or fixed equipment.

Suitability - MS->P.E.-->Environment

The lighting levels are dim and do not support instruction.

Suitability - MS->P.E.-->Size

The gym is 36% of the size standard.

Suitability - MS->Clinic

There is no ADA restroom to support the clinic space.

Suitability - MS->Cafeteria

The cafeteria is difficult to access because it is located a half level below the main school level. Those with ADA needs would be inhibited by the singular access point.

Suitability - MS->Food Service and Prep

The majority of the equipment has been taken out due to the fact the school is abandoned. There is ample space and hookups to install a kitchen in the future.

Suitability - MS->Outside-->Parking

Considering the size of the school it does not appear there is adequate parking to support the faculty and staff.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS->Safety and Security-->Fencing

There is minimal fencing to secure this site.

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

The main entry to the building is a level below the main area allowing for access to the whole school once someone enters the main set of doors.