Atlanta Public Schools/Relocation Sites

Connally Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

Table of Contents

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):	88,417
Year Built:	1975
Last Renovation:	
Replacement Value:	$18,911,948
Repair Cost:	$5,450,800.00
Total FCI:	28.82 %
Total RSLI:	31.80 %
FCA Score:	71.18

Description:

Connally Elementary School is located 1654 S Alvarado Terrace SW, Atlanta, GA 30311. The one story with open basement level, this 88,417 square foot building was originally constructed in 1975. Additions were added to the School in 1993 and 2000. HVAC systems were upgraded in 2000 and 2015.
This school is currently abandoned in place and most of the systems are shut down. Several deficiencies are recommended to renew this school to a level conducive to educational needs for the district.

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has an open basement design with enclosed playground.

B. SUPERSTRUCTURE
Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

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

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is external with roof drains.
HVAC: Heating is provided by gas fired boilers. Cooling is supplied by a rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have a kitchen hood fire suppression system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in all common spaces. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a separately diesel powered GenSet emergency power system that is currently out of service. This system is located on the Southeastern elevation.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, library equipment, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

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

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

Attributes:

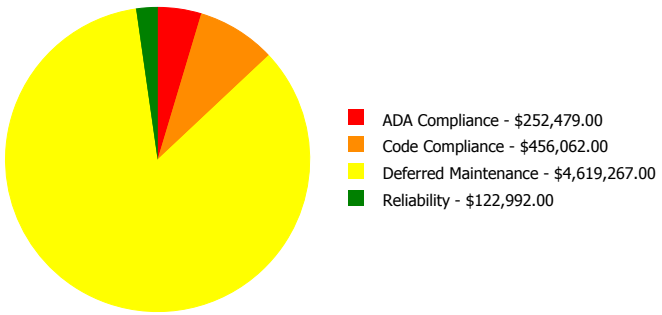
General Attributes:

Arch Condition Assessor:	Hayden Collins	MEP Condition Assessor:	Homero Guerrero
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	88417
DOE Facility Number:	2057	Total # of Modular/Portables:	0
DOE Interior Site SF:	88417	Total GSF of Modular/Portables:	0
Approx. Acres:	3.7	Status:	Active

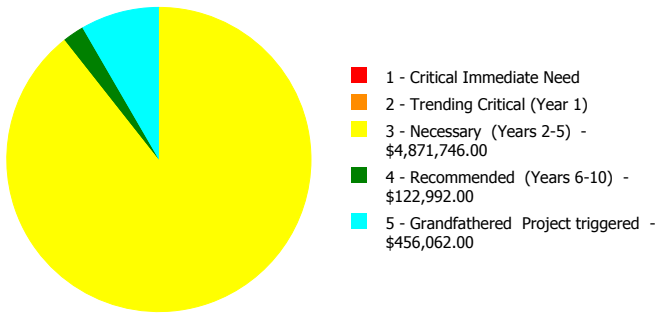
School Dashboard Summary

Gross Area:	88,417		
Year Built:	1975	Last Renovation:	
Repair Cost:	$5,450,800	Replacement Value:	$18,911,948
FCI:	28.82 %	RSLI%:	31.80 %

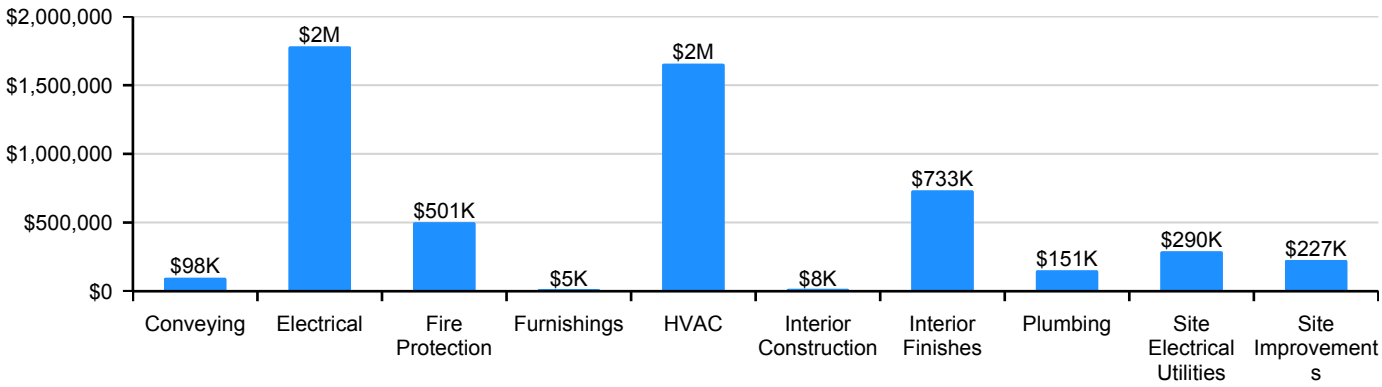
Deficiency By Category



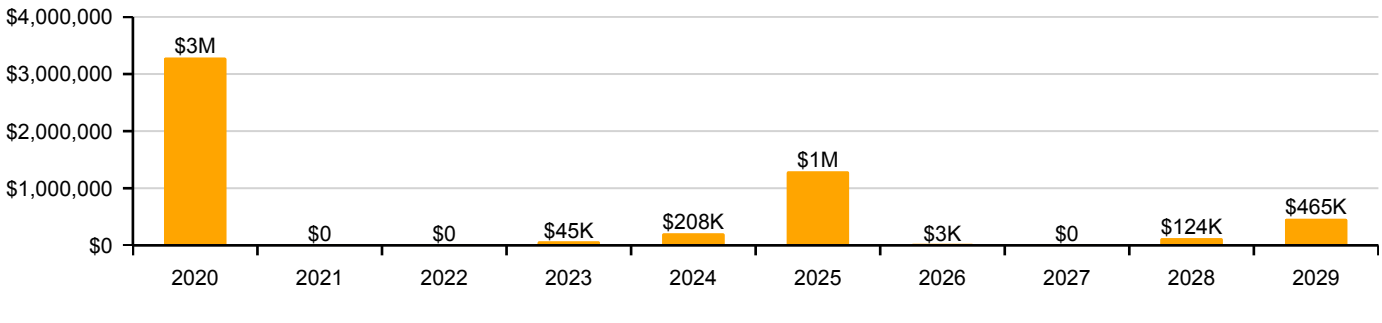
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

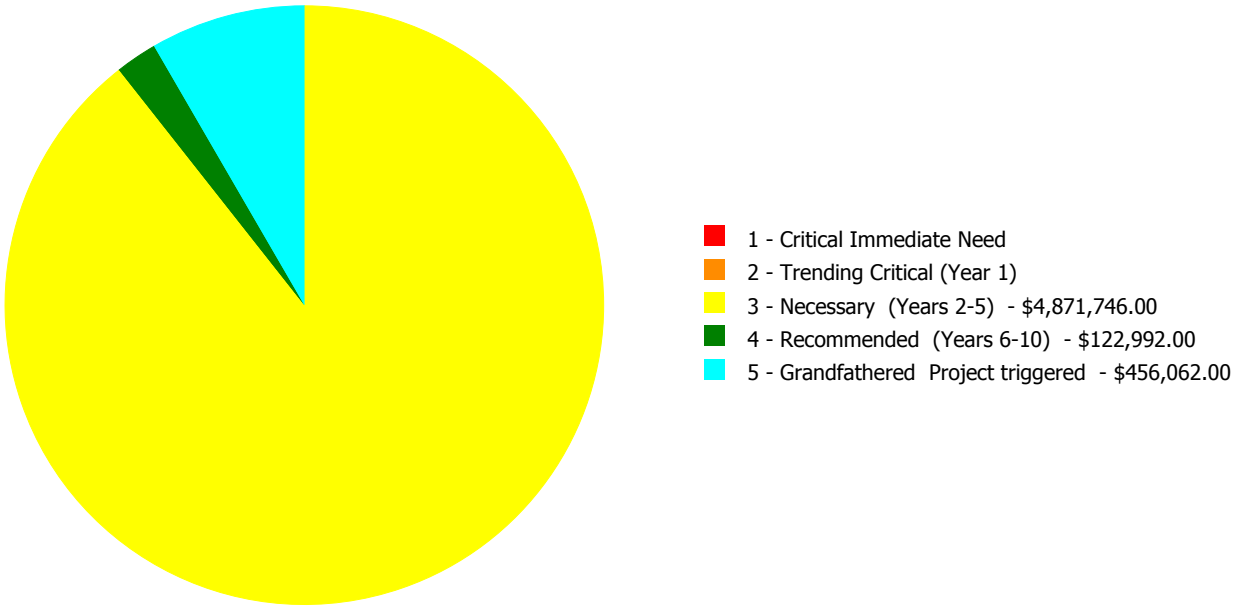
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	62.31 %	0.00 %	$0.00
A20 - Basement Construction	56.64 %	0.00 %	$0.00
B10 - Superstructure	59.04 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.63 %	0.00 %	$0.00
B30 - Roofing	22.84 %	0.00 %	$0.00
C10 - Interior Construction	46.36 %	0.67 %	$7,599.00
C20 - Stairs	56.00 %	0.00 %	$0.00
C30 - Interior Finishes	3.09 %	47.95 %	$733,445.00
D10 - Conveying	0.00 %	110.00 %	$97,596.00
D20 - Plumbing	8.86 %	17.28 %	$151,353.00
D30 - HVAC	30.57 %	63.28 %	$1,656,039.00
D40 - Fire Protection	0.55 %	108.14 %	$501,163.00
D50 - Electrical	1.80 %	85.61 %	$1,781,684.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	4.86 %	2.98 %	$5,477.00
G20 - Site Improvements	29.31 %	13.27 %	$226,613.00
G30 - Site Mechanical Utilities	25.77 %	0.00 %	$0.00
G40 - Site Electrical Utilities	16.54 %	35.56 %	$289,831.00
Totals:	**31.80 %**	**28.82 %**	**$5,450,800.00**

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
1975 Bldg 2020	67,215	33.41	$0.00	$0.00	$3,660,591.00	$95,378.00	$344,544.00
1993 Bldg 2010	2,607	45.02	$0.00	$0.00	$142,875.00	$0.00	$11,700.00
2000 Bldg 2021_2022	18,595	20.15	$0.00	$0.00	$551,836.00	$27,614.00	$99,818.00
Site	88,417	17.66	$0.00	$0.00	$516,444.00	$0.00	$0.00
Total:		**28.82**	**$0.00**	**$0.00**	**$4,871,746.00**	**$122,992.00**	**$456,062.00**

Deficiencies By Priority



Budget Estimate Total: $5,450,800.00

Executive Summary

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Function:	Relocation Site
Gross Area (SF):	67,215
Year Built:	1975
Last Renovation:	2000
Replacement Value:	$12,274,579
Repair Cost:	$4,100,513.00
Total FCI:	33.41 %
Total RSLI:	31.32 %
FCA Score:	66.59

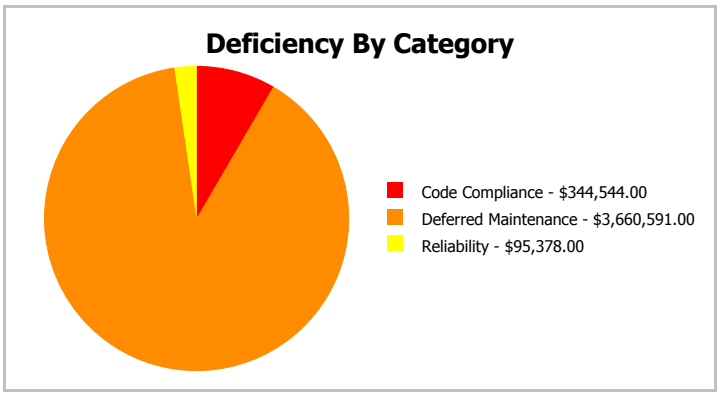
Description:

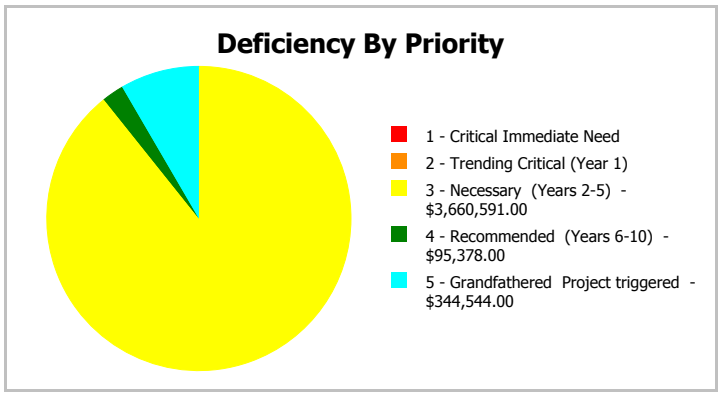
The narrative for this building is included in the Executive Summary Description at the front of this report.

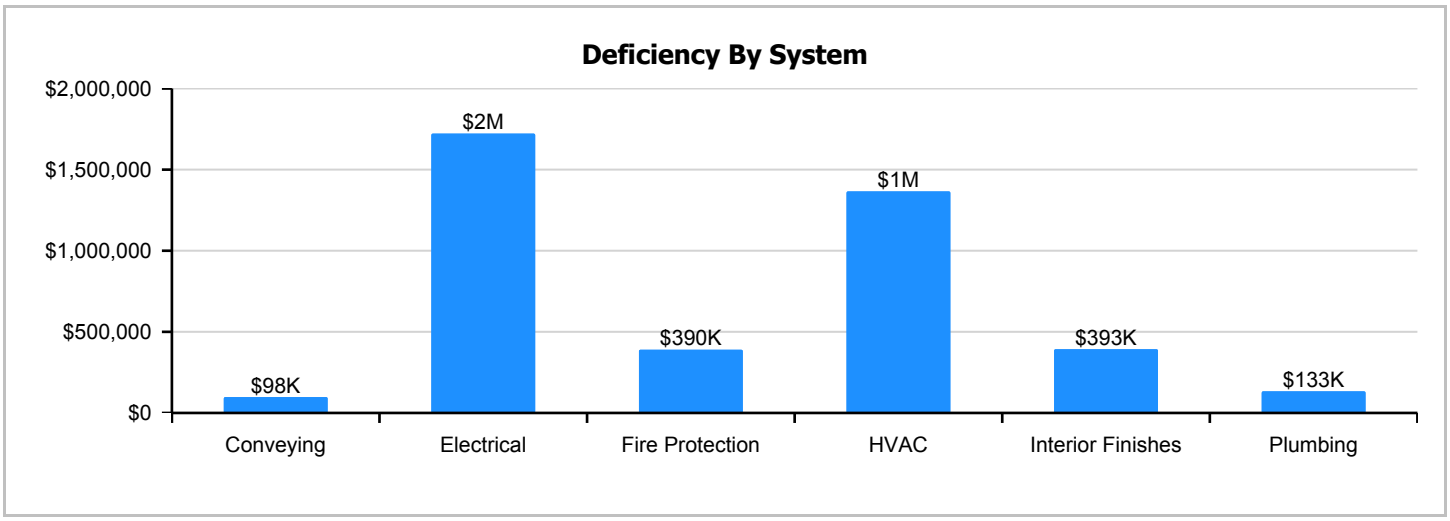
Attributes: This asset has no attributes.

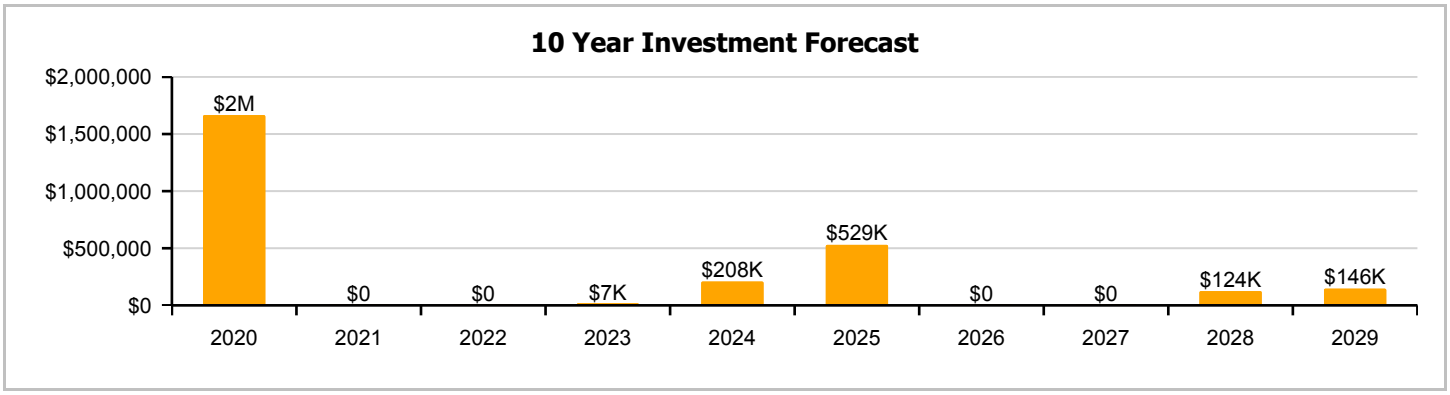
Dashboard Summary

Function:	Relocation Site	Gross Area:	67,215
Year Built:	1975	Last Renovation:	2000
Repair Cost:	$4,100,513	Replacement Value:	$12,274,579
FCI:	33.41 %	RSLI%:	31.32 %









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	56.00 %	0.00 %	$0.00
A20 - Basement Construction	56.00 %	0.00 %	$0.00
B10 - Superstructure	56.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	48.15 %	0.00 %	$0.00
B30 - Roofing	21.19 %	0.00 %	$0.00
C10 - Interior Construction	43.57 %	0.00 %	$0.00
C20 - Stairs	56.00 %	0.00 %	$0.00
C30 - Interior Finishes	3.19 %	39.41 %	$392,598.00
D10 - Conveying	0.00 %	110.00 %	$97,596.00
D20 - Plumbing	7.62 %	20.50 %	$133,086.00
D30 - HVAC	26.80 %	68.66 %	$1,365,607.00
D40 - Fire Protection	0.40 %	108.36 %	$389,645.00
D50 - Electrical	0.00 %	110.00 %	$1,721,981.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**31.32 %**	**33.41 %**	**$4,100,513.00**

Photo Album

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

1). North Elevation - Jan 13, 2020

2). North Elevation - Jan 13, 2020

3). North Elevation - Jan 13, 2020

4). East Elevation - Jan 13, 2020

5). South Elevation - Jan 13, 2020

6). West Elevation - Jan 13, 2020

Condition Detail

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

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

System Listing

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

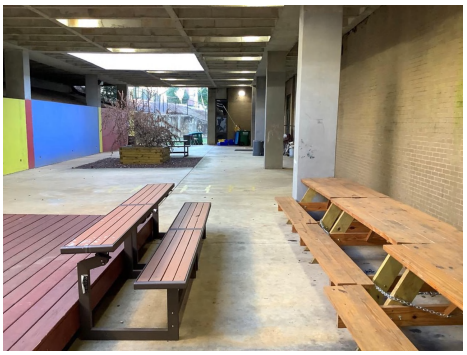
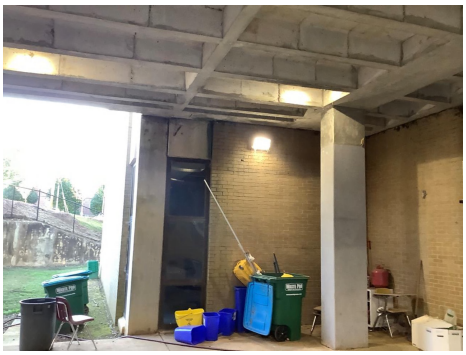
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.75	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$520,916
A1030	Slab on Grade	$6.53	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$438,914
A2010	Basement Excavation	$0.21	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$14,115
A2020	Basement Walls	$2.43	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$163,332
B1010	Floor Construction	$19.69	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$1,323,463
B1020	Roof Construction	$12.76	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$857,663
B2010	Exterior Walls	$14.52	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$975,962
B2020	Exterior Windows	$9.04	S.F.	67,215	30	2000	2030		36.67 %	0.00 %	11			$607,624
B2030	Exterior Doors	$0.89	S.F.	67,215	30	2000	2030		36.67 %	0.00 %	11			$59,821
B3010105	Built-Up	$7.15	S.F.	36,800	25	2000	2025		24.00 %	0.00 %	6			$263,120
B3020	Roof Openings	$4.44	S.F.	36,800	30	1994	2024		16.67 %	0.00 %	5			$163,392
C1010	Partitions	$5.87	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$394,552
C1020	Interior Doors	$3.84	S.F.	67,215	40	2000	2040		52.50 %	0.00 %	21			$258,106
C1030	Fittings	$2.78	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$186,858
C2010	Stair Construction	$2.99	S.F.	67,215	100	1975	2075		56.00 %	0.00 %	56			$200,973
C3010230	Paint & Covering	$1.47	S.F.	67,215	10	2000	2010		0.00 %	0.00 %	-9			$98,806
C3020405	Epoxy	$17.30	S.F.	2,000	15	2000	2015		0.00 %	118.00 %	-4		$40,828.00	$34,600
C3020903	VCT	$3.48	S.F.	65,215	15	2000	2015		0.00 %	155.00 %	-4		$351,770.00	$226,948
C3030	Ceiling Finishes	$9.46	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$635,854
D1010	Elevators and Lifts	$1.32	S.F.	67,215	20	1994	2014		0.00 %	110.00 %	-5		$97,596.00	$88,724
D2010	Plumbing Fixtures	$6.69	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$449,668
D2020	Domestic Water Distribution	$0.76	S.F.	67,215	30	2000	2030		36.67 %	0.00 %	11			$51,083
D2030	Sanitary Waste	$1.80	S.F.	67,215	30	1975	2005		0.00 %	110.00 %	-14		$133,086.00	$120,987
D2040	Rain Water Drainage	$0.41	S.F.	67,215	20	1975	1995	2025	30.00 %	0.00 %	6			$27,558
D3010	Energy Supply	$0.61	S.F.	67,215	30	2000	2030		36.67 %	0.00 %	11			$41,001
D3020	Heat Generating Systems	$3.80	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$280,959.00	$255,417
D3040	Distribution Systems	$14.67	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$1,084,648.00	$986,044
D3050	Terminal & Package Units	$8.19	S.F.	67,215	15	2015	2030		73.33 %	0.00 %	11			$550,491
D3060	Controls & Instrumentation	$2.32	S.F.	67,215	15	2015	2030		73.33 %	0.00 %	11			$155,939
D4010	Sprinklers	$4.32	S.F.	67,215	30			2019	0.00 %	110.00 %	0		$319,406.00	$290,369
D4020	Standpipes	$0.34	S.F.	67,215	30			2019	0.00 %	110.00 %	0		$25,138.00	$22,853
D4030	Fire Protection Specialties	$0.08	S.F.	67,215	15	2008	2023		26.67 %	0.00 %	4			$5,377

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4090	Other Fire Protection Systems	$0.61	S.F.	67,215	15	2000	2015		0.00 %	110.00 %	-4		$45,101.00	$41,001
D5010	Electrical Service/Distribution	$2.42	S.F.	67,215	20	1975	1995	2019	0.00 %	110.00 %	0		$178,926.00	$162,660
D5020	Branch Wiring	$4.71	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$348,241.00	$316,583
D5020	Lighting	$7.06	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$521,992.00	$474,538
D5030810	Security & Detection Systems	$1.51	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$111,644.00	$101,495
D5030910	Fire Alarm Systems	$2.74	S.F.	67,215	20	2000	2020	2019	0.00 %	110.00 %	0		$202,586.00	$184,169
D5030920	Data Communication	$3.56	S.F.	67,215	25	2000	2025	2019	0.00 %	110.00 %	0		$263,214.00	$239,285
D5090	Other Electrical Systems	$1.29	S.F.	67,215	15			2013	0.00 %	110.00 %	-6		$95,378.00	$86,707
E1020	Institutional Equipment	$0.08	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$5,377
E1090	Other Equipment	$0.83	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$55,788
E2010	Fixed Furnishings	$2.03	S.F.	67,215	20	2000	2020		5.00 %	0.00 %	1			$136,446
								Total	**31.32 %**	**33.41 %**			**$4,100,513.00**	**$12,274,579**

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: A2020 - Basement Walls


Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

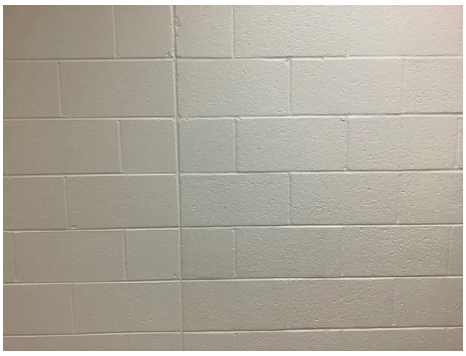
System: B3020 - Roof Openings



Note:

System: C1010 - Partitions





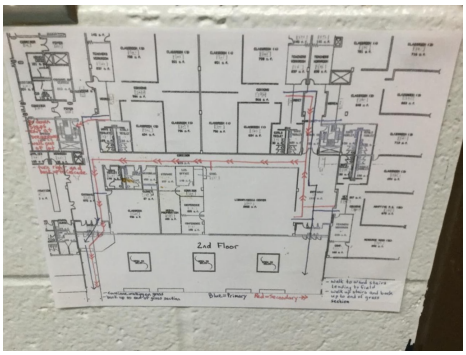
Note:

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings

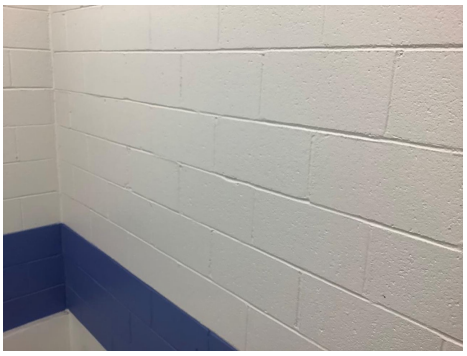
Note:

System: C2010 - Stair Construction



Note:

System: C3010230 - Paint & Covering


Note:

System: C3020405 - Epoxy



Note:

System: C3020903 - VCT



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: D3010 - Energy Supply


Note:

System: D3020 - Heat Generating Systems

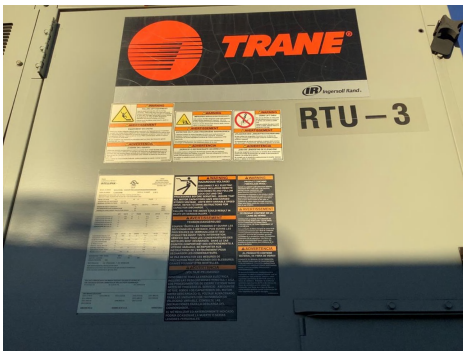
Note:

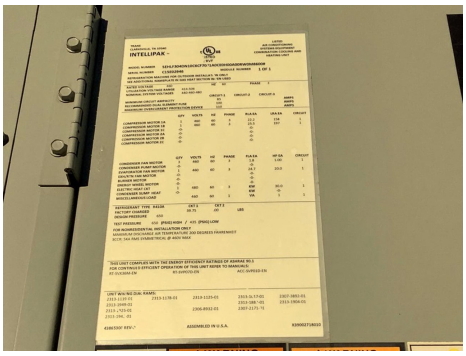
System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units






Note:

System: D3060 - Controls & Instrumentation

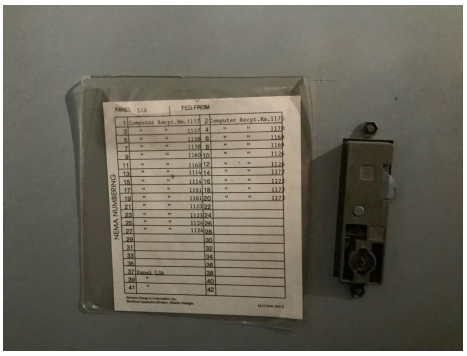
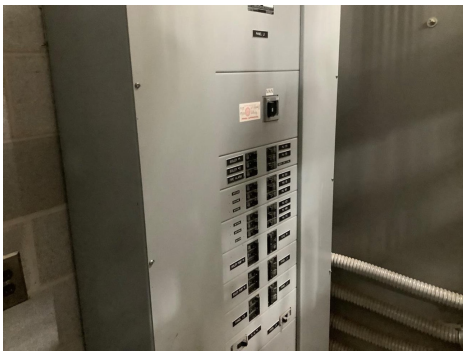

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring


Note:

System: D5020 - Lighting



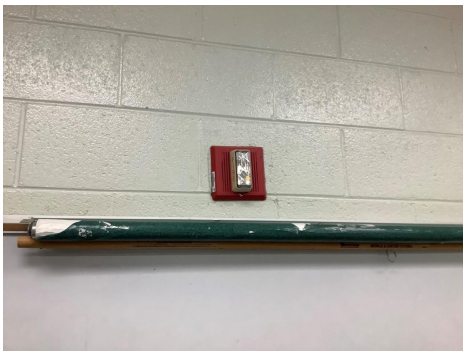
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems




Note:

System: D5030920 - Data Communication

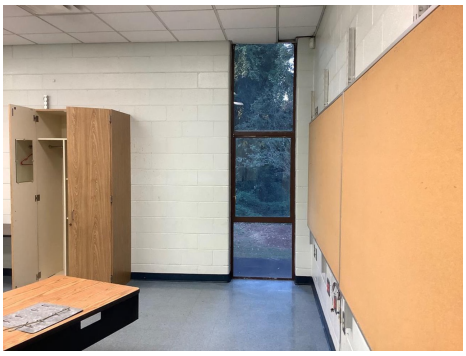

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$4,100,513**	**$1,665,500**	**$0**	**$0**	**$6,657**	**$208,357**	**$529,457**	**$0**	**$0**	**$124,447**	**$146,066**	**$6,780,998**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$493,261	$0	$0	$0	$0	**$493,261**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$208,357	$0	$0	$0	$0	$0	**$208,357**
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	$211,709	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,709**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

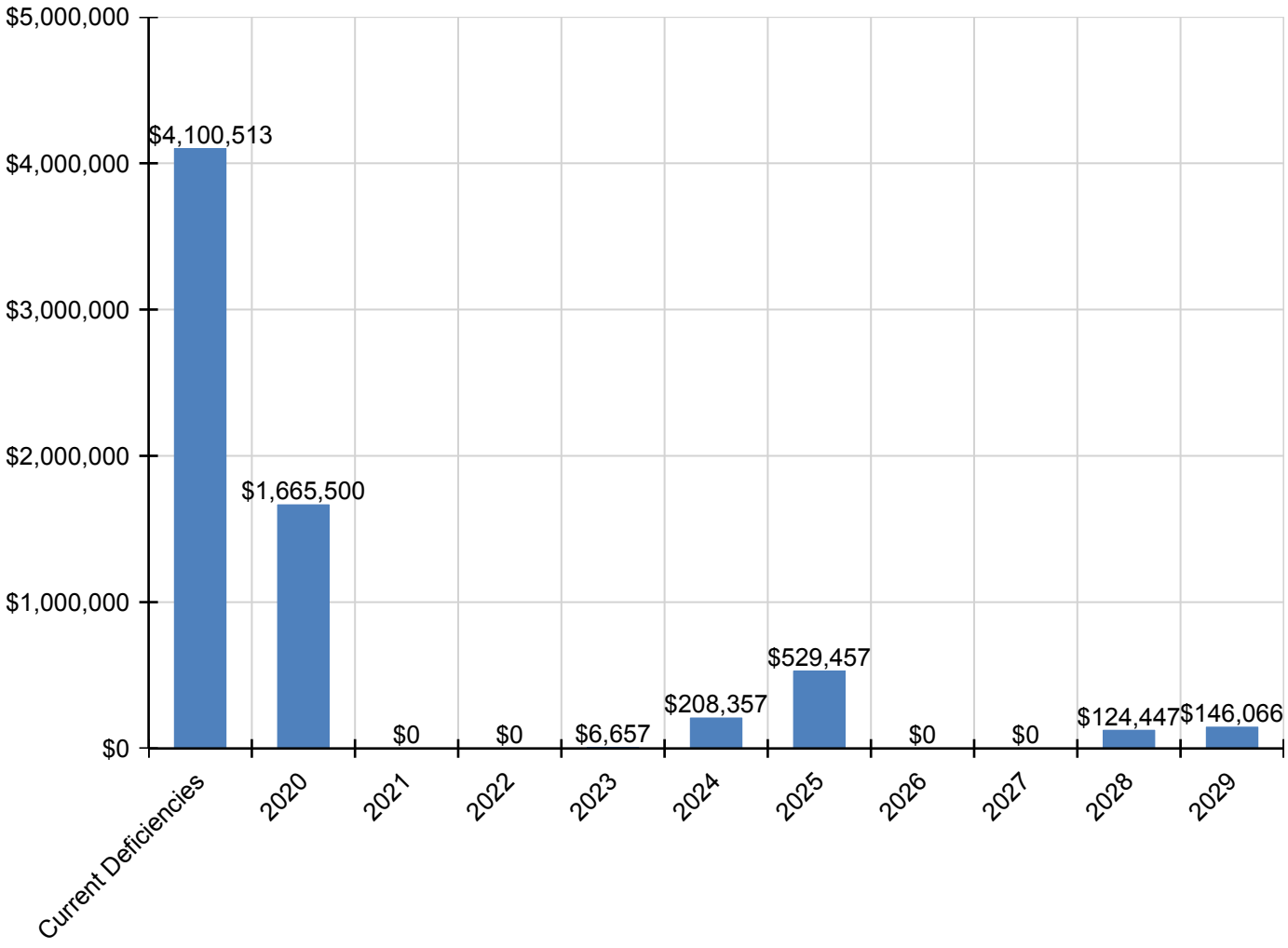
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$146,066	**$146,066**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$40,828	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,828**
C3020903 - VCT	$351,770	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$351,770**
C3030 - Ceiling Finishes	$0	$720,422	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$720,422**
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	$97,596	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,596**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$509,474	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$509,474**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$133,086	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,086**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$36,197	$0	$0	$0	$0	**$36,197**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$280,959	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,959**
D3040 - Distribution Systems	$1,084,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,084,648**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$319,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$319,406**
D4020 - Standpipes	$25,138	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,138**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$6,657	$0	$0	$0	$0	$0	$0	**$6,657**
D4090 - Other Fire Protection Systems	$45,101	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,101**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$178,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$178,926**
D5020 - Branch Wiring	$348,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$348,241**
D5020 - Lighting	$521,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$521,992**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$111,644	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,644**
D5030910 - Fire Alarm Systems	$202,586	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$202,586**
D5030920 - Data Communication	$263,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$263,214**
D5090 - Other Electrical Systems	$95,378	$0	$0	$0	$0	$0	$0	$0	$0	$124,447	$0	**$219,825**
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	$6,092	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,092**
E1090 - Other Equipment	$0	$63,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,208**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$154,594	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$154,594**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

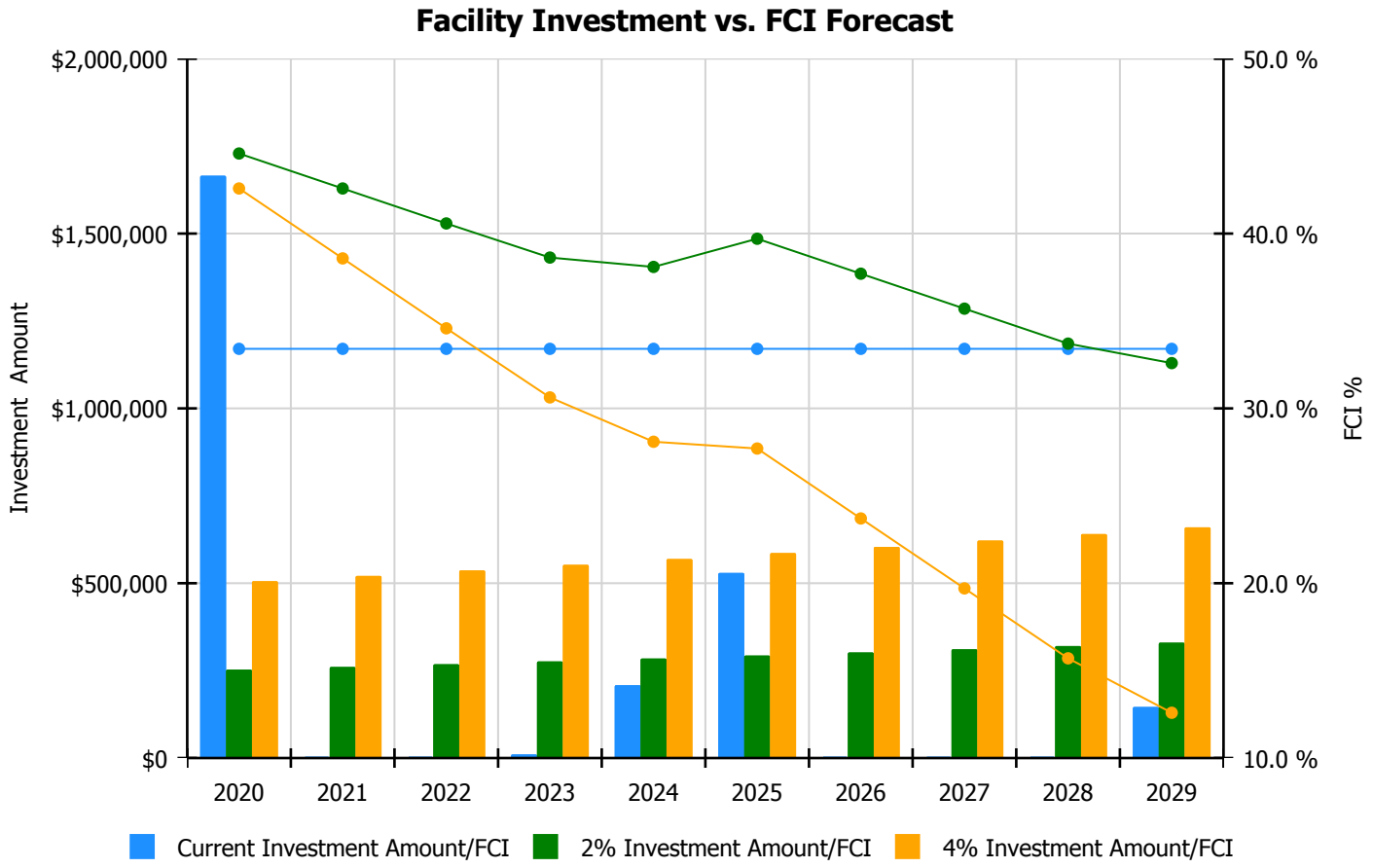
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

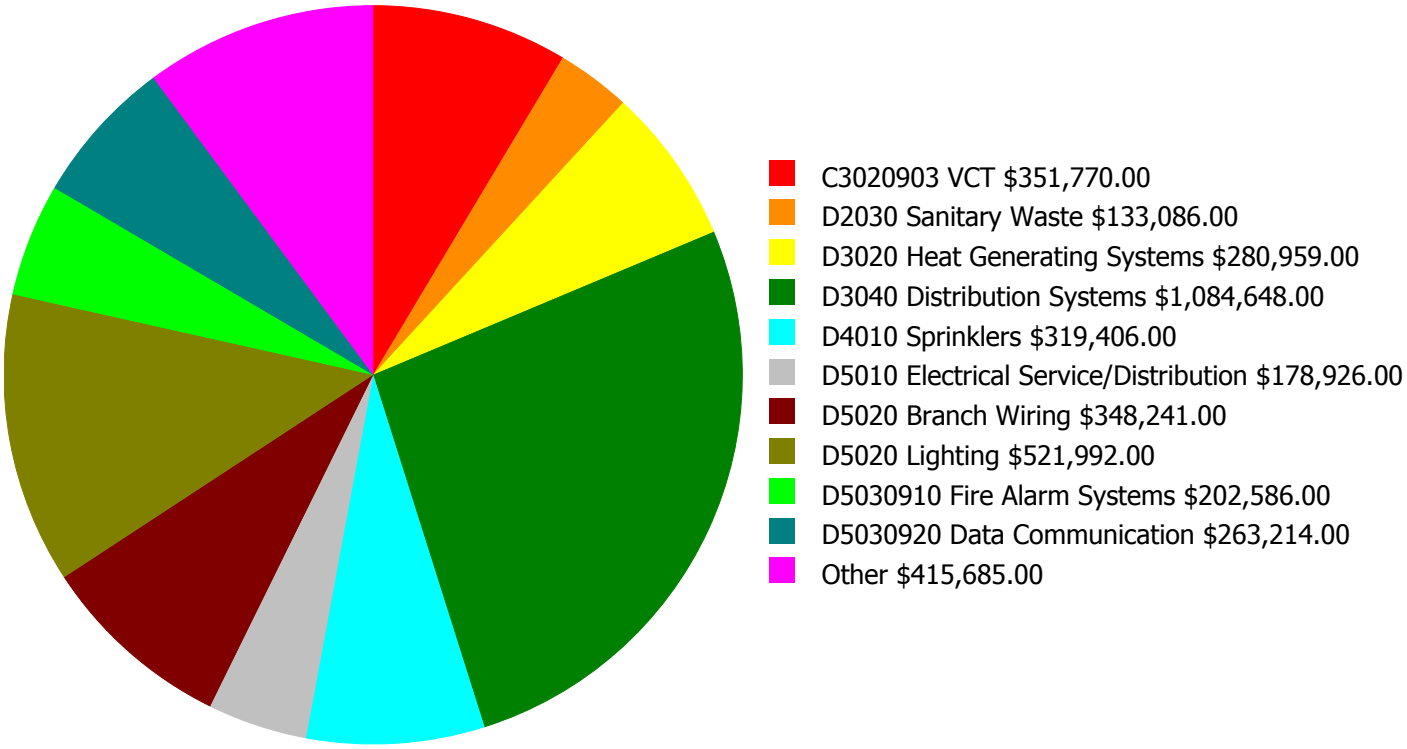
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 33.41%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$1,665,500	$252,856.00	44.58 %	$505,713.00	42.58 %
2021	$0	$260,442.00	42.58 %	$520,884.00	38.58 %
2022	$0	$268,255.00	40.58 %	$536,511.00	34.58 %
2023	$6,657	$276,303.00	38.63 %	$552,606.00	30.63 %
2024	$208,357	$284,592.00	38.09 %	$569,184.00	28.09 %
2025	$529,457	$293,130.00	39.70 %	$586,260.00	27.70 %
2026	$0	$301,924.00	37.70 %	$603,847.00	23.70 %
2027	$0	$310,981.00	35.70 %	$621,963.00	19.70 %
2028	$0	$320,311.00	33.70 %	$640,622.00	15.70 %
2029	$146,066	$329,920.00	32.59 %	$659,840.00	12.59 %
Total:	**$2,556,038**	**$2,898,714.00**		**$5,797,430.00**	

Deficiency Summary by System

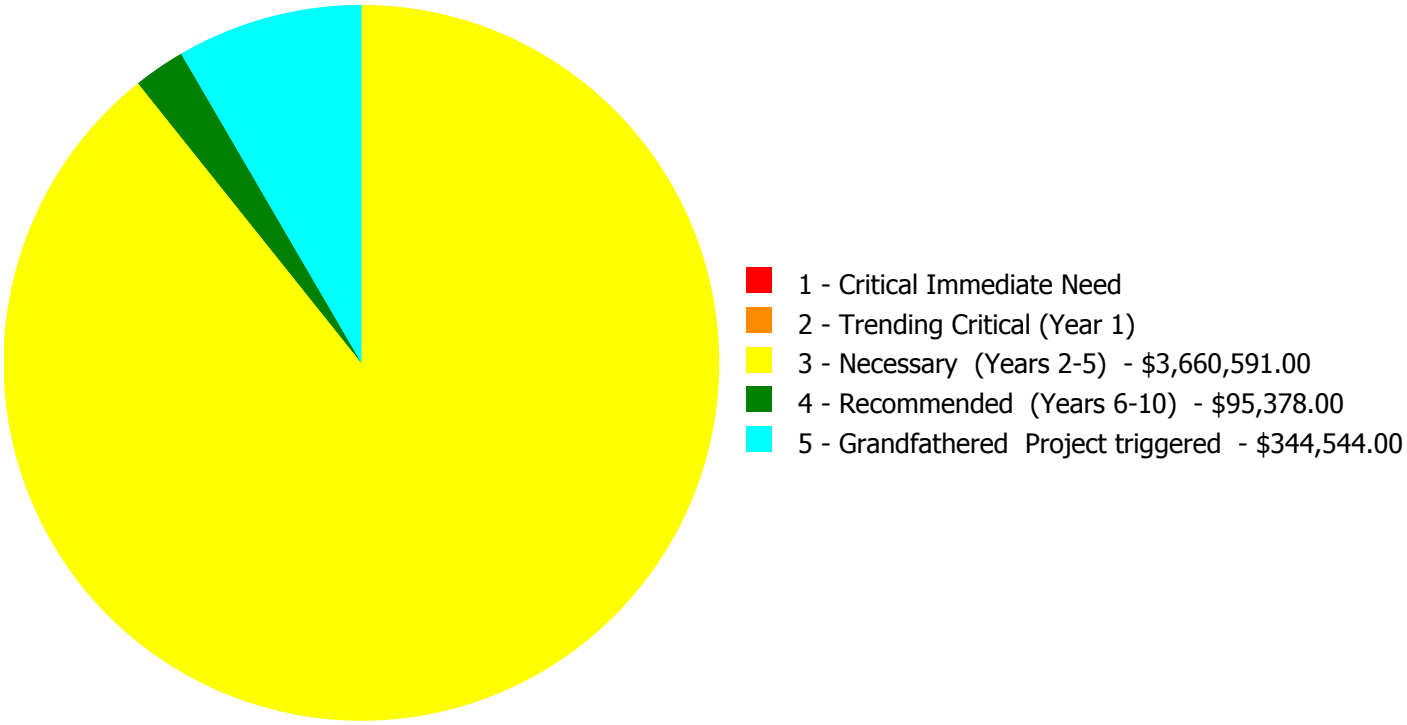
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $4,100,513.00

Deficiency Summary by Priority

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



Budget Estimate Total: $4,100,513.00

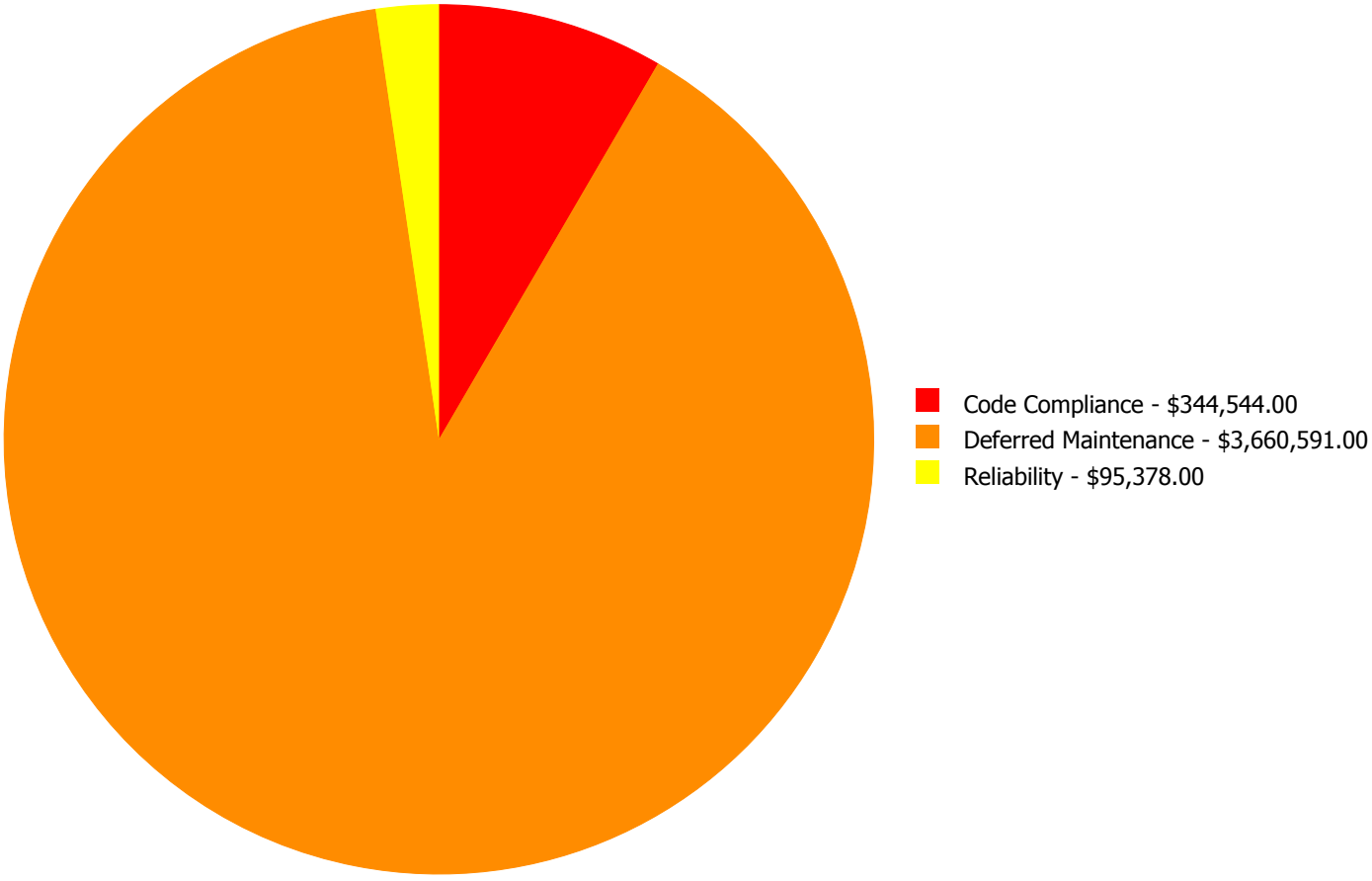
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$40,828.00	$0.00	$0.00	$40,828.00
C3020903	VCT	$0.00	$0.00	$351,770.00	$0.00	$0.00	$351,770.00
D1010	Elevators and Lifts	$0.00	$0.00	$97,596.00	$0.00	$0.00	$97,596.00
D2030	Sanitary Waste	$0.00	$0.00	$133,086.00	$0.00	$0.00	$133,086.00
D3020	Heat Generating Systems	$0.00	$0.00	$280,959.00	$0.00	$0.00	$280,959.00
D3040	Distribution Systems	$0.00	$0.00	$1,084,648.00	$0.00	$0.00	$1,084,648.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$319,406.00	$319,406.00
D4020	Standpipes	$0.00	$0.00	$0.00	$0.00	$25,138.00	$25,138.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$45,101.00	$0.00	$0.00	$45,101.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$178,926.00	$0.00	$0.00	$178,926.00
D5020	Branch Wiring	$0.00	$0.00	$348,241.00	$0.00	$0.00	$348,241.00
D5020	Lighting	$0.00	$0.00	$521,992.00	$0.00	$0.00	$521,992.00
D5030810	Security & Detection Systems	$0.00	$0.00	$111,644.00	$0.00	$0.00	$111,644.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$202,586.00	$0.00	$0.00	$202,586.00
D5030920	Data Communication	$0.00	$0.00	$263,214.00	$0.00	$0.00	$263,214.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$95,378.00	$0.00	$95,378.00
	Total:	$0.00	$0.00	$3,660,591.00	$95,378.00	$344,544.00	$4,100,513.00

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: $4,100,513.00

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: C3020405 - Epoxy

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $40,828.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The Epoxy floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020903 - VCT

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 65,215.00
Unit of Measure: S.F.
Estimate: $351,770.00
Assessor Name: Eduardo Lopez
Date Created: 01/10/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: D1010 - Elevators and Lifts

Location: Elevator
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $97,596.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The elevator system is from original construction. The design was prior to any consideration for ADA standards. The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $133,086.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: The sanitary waste piping is original to the building's construction. There were no reported issues during the time of the inspection; however, this system is recommended for upgrade based on age.

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: 67,215.00
Unit of Measure: S.F.
Estimate: $280,959.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

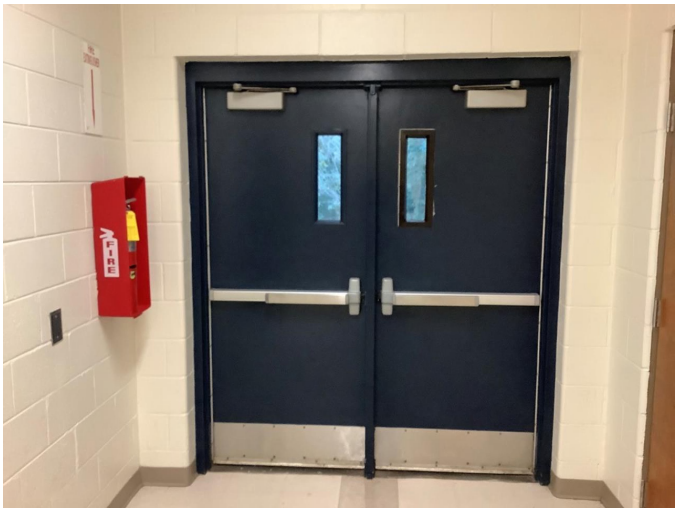
Notes: The heat generating system is beyond its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $1,084,648.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D4090 - Other Fire Protection Systems



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $45,101.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes:

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $178,926.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:

The Federal Pacific electrical service and distribution system consist of a service disconnect, primary main rated at 2000 amps, breaker system, (This system is under recall) and switch box, and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. Some of the system was recently upgraded; however, a majority of the system is original. This system should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $348,241.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: Most of the branch wiring system appears to be from the original construction. The system is showing signs of age and environmental damage and should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

System: D5020 - Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $521,992.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes: Most of the lighting system appears to be from the original construction. The system is showing signs of age and damage and should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

System: D5030810 - Security & Detection Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $111,644.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes: The security detection and alarm system appear to be from original construction. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for universal upgrades and should be replaced in conjunction with other recommended renovations.

System: D5030910 - Fire Alarm Systems

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $202,586.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes: The Edwards Fire Control Instruments system Multi-zone unit with detection, push stations, lights, and warning sounds. This system is nearing the end of its expected life and upgrades are warranted. This deficiency provides a budgetary consideration for upgrades and should be replaced in conjunction with other recommended renovations.

System: D5030920 - Data Communication

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $263,214.00
Assessor Name: Eduardo Lopez
Date Created: 01/14/2020

Notes:
This facility has a data communications system that provides access to the internet. The system is beyond its service life and a new data system is recommended.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $95,378.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $319,406.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No sprinkler system installed, client requested standard.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 67,215.00
Unit of Measure: S.F.
Estimate: $25,138.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No sprinkler system installed, client requested standard.

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:	Relocation Site
Gross Area (SF):	2,607
Year Built:	1993
Last Renovation:	2000
Replacement Value:	$343,338
Repair Cost:	$154,575.00
Total FCI:	45.02 %
Total RSLI:	33.47 %
FCA Score:	54.98

Description:

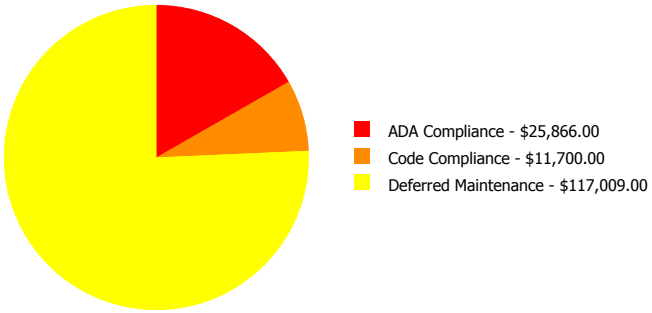
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

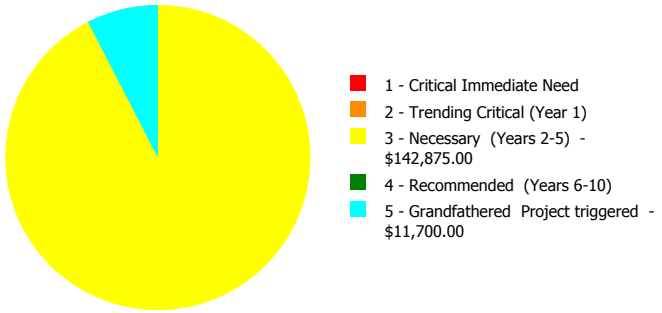
Dashboard Summary

Function:	Relocation Site	Gross Area:	2,607
Year Built:	1993	Last Renovation:	2000
Repair Cost:	$154,575	Replacement Value:	$343,338
FCI:	45.02 %	RSLI%:	33.47 %

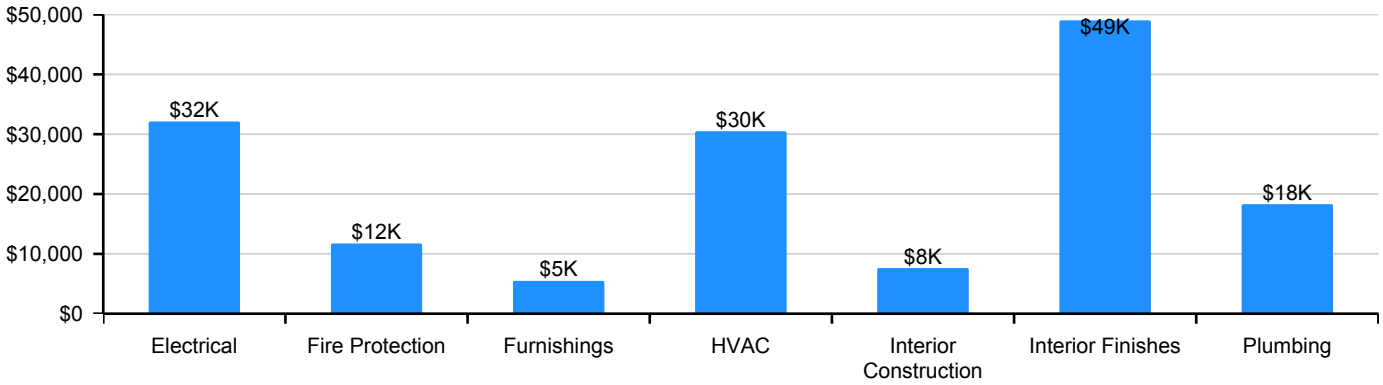
Deficiency By Category



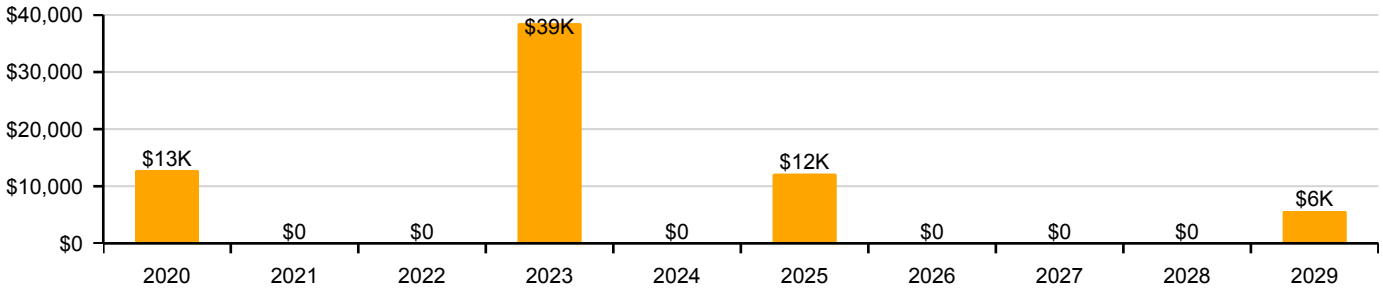
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
A20 - Basement Construction	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.36 %	0.00 %	$0.00
C10 - Interior Construction	45.53 %	24.51 %	$7,599.00
C30 - Interior Finishes	0.00 %	109.46 %	$48,988.00
D20 - Plumbing	3.66 %	79.80 %	$18,267.00
D30 - HVAC	0.00 %	110.00 %	$30,455.00
D40 - Fire Protection	0.58 %	107.62 %	$11,700.00
D50 - Electrical	5.62 %	64.78 %	$32,089.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$5,477.00
Totals:	**33.47 %**	**45.02 %**	**$154,575.00**

Photo Album

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

1). South Elevation - Jan 13, 2020

2). South Elevation - Jan 13, 2020

3). South Elevation - Jan 13, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$19,214
A1030	Slab on Grade	$6.22	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$16,216
A2010	Basement Excavation	$0.19	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$495
A2020	Basement Walls	$2.32	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$6,048
B1010	Floor Construction	$18.73	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$48,829
B2010	Exterior Walls	$13.80	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$35,977
B2020	Exterior Windows	$8.60	S.F.	2,607	30	1993	2023		13.33 %	0.00 %	4			$22,420
B2030	Exterior Doors	$0.84	S.F.	2,607	30	1993	2023		13.33 %	0.00 %	4			$2,190
C1010	Partitions	$5.59	S.F.	2,607	100	1993	2093		74.00 %	0.00 %	74			$14,573
C1020	Interior Doors	$3.65	S.F.	2,607	40	1993	2033		35.00 %	0.00 %	14			$9,516
C1030	Fittings	$2.65	S.F.	2,607	20	1993	2013		0.00 %	109.99 %	-6		$7,599.00	$6,909
C3010230	Paint & Covering	$1.47	S.F.	2,607	10	2000	2010		0.00 %	0.00 %	-9			$3,832
C3020405	Epoxy	$17.30	S.F.	607	15	2000	2015		0.00 %	118.00 %	-4		$12,391.00	$10,501
C3020903	VCT	$3.48	S.F.	2,000	15	2000	2015		0.00 %	155.00 %	-4		$10,788.00	$6,960
C3030	Ceiling Finishes	$9.00	S.F.	2,607	20	1993	2013		0.00 %	110.00 %	-6		$25,809.00	$23,463
D2010	Plumbing Fixtures	$6.37	S.F.	2,607	20	1993	2013		0.00 %	110.00 %	-6		$18,267.00	$16,607
D2020	Domestic Water Distribution	$0.72	S.F.	2,607	30	1993	2023		13.33 %	0.00 %	4			$1,877
D2030	Sanitary Waste	$1.69	S.F.	2,607	30	1993	2023		13.33 %	0.00 %	4			$4,406
D3040	Distribution Systems	$10.62	S.F.	2,607	20	2000	2020	2019	0.00 %	110.00 %	0		$30,455.00	$27,686
D4010	Sprinklers	$4.08	S.F.	2,607	30			2019	0.00 %	109.99 %	0		$11,700.00	$10,637
D4030	Fire Protection Specialties	$0.09	S.F.	2,607	15	2008	2023		26.67 %	0.00 %	4			$235
D5020	Branch Wiring	$4.48	S.F.	2,607	20	1993	2013		0.00 %	110.00 %	-6		$12,847.00	$11,679
D5020	Lighting	$6.71	S.F.	2,607	20	1993	2013		0.00 %	110.00 %	-6		$19,242.00	$17,493
D5030810	Security & Detection Systems	$1.51	S.F.	2,607	20	2000	2020		5.00 %	0.00 %	1			$3,937
D5030910	Fire Alarm Systems	$2.74	S.F.	2,607	20	2000	2020		5.00 %	0.00 %	1			$7,143
D5030920	Data Communication	$3.56	S.F.	2,607	25	2000	2025		24.00 %	0.00 %	6			$9,281
E1020	Institutional Equipment	$0.09	S.F.	2,607	20	2000	2020		5.00 %	0.00 %	1			$235
E2010	Fixed Furnishings	$1.91	S.F.	2,607	20	1993	2013		0.00 %	110.00 %	-6		$5,477.00	$4,979
								Total	**33.47 %**	**45.02 %**			**$154,575.00**	**$343,338**

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

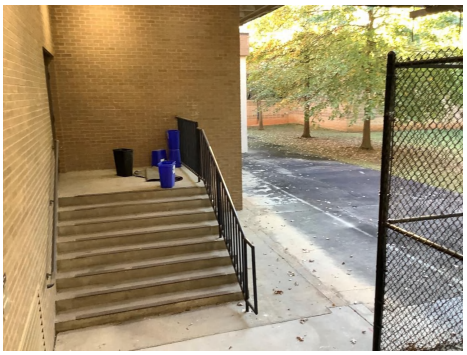


Note:

System: B2020 - Exterior Windows

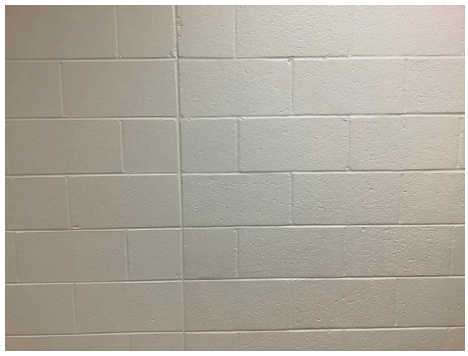

Note:

System: B2030 - Exterior Doors



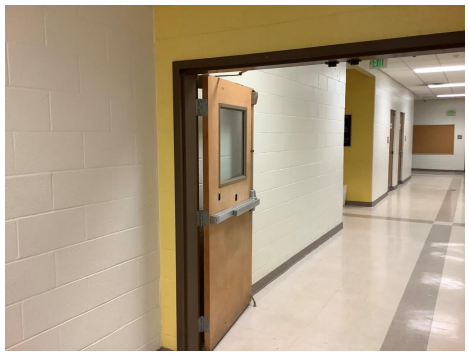

Note:

System: C1010 - Partitions

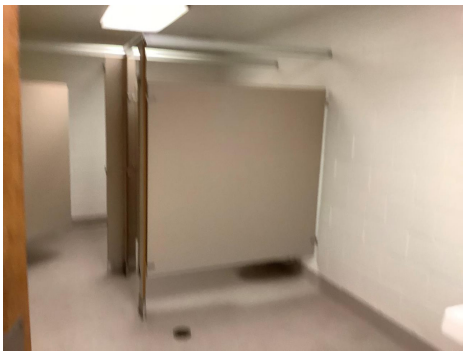

Note:

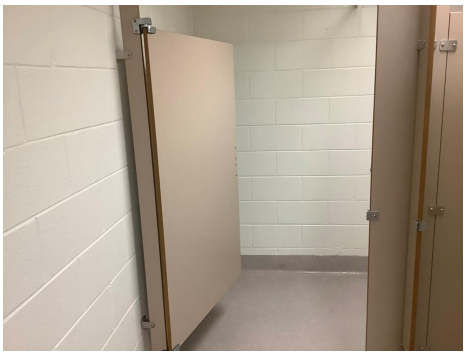
System: C1020 - Interior Doors


Note:

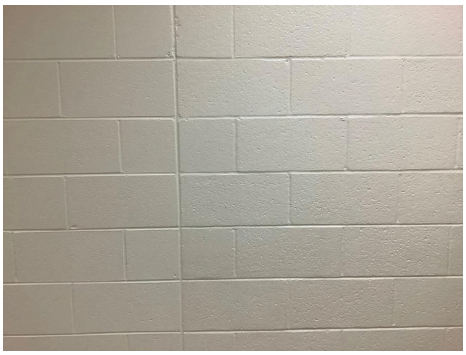
System: C1030 - Fittings



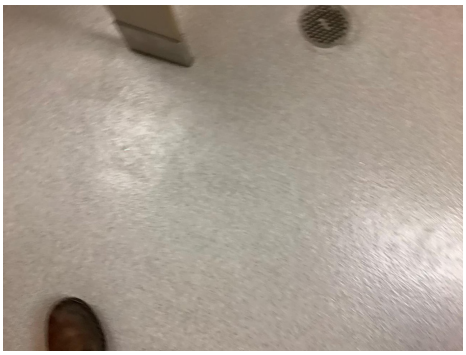
Note:

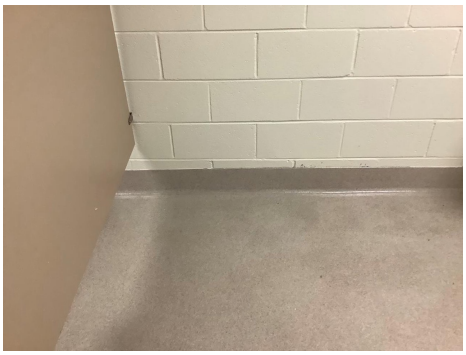
System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy

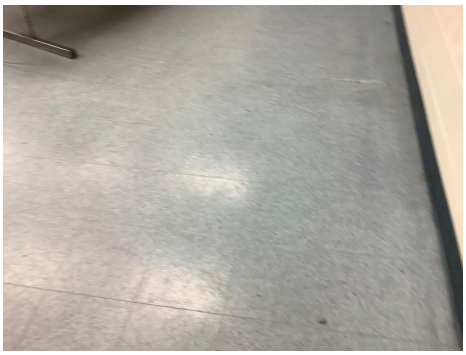




Note:

System: C3020903 - VCT





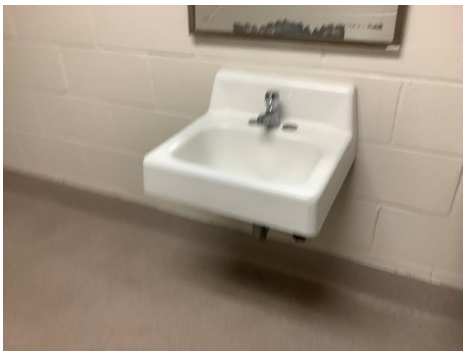
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures

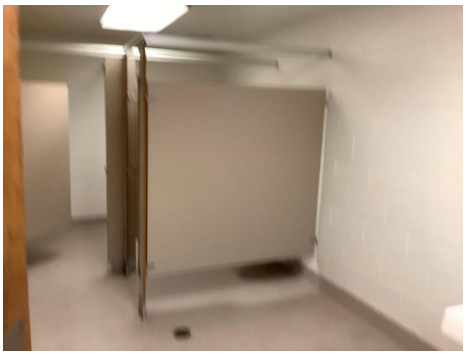


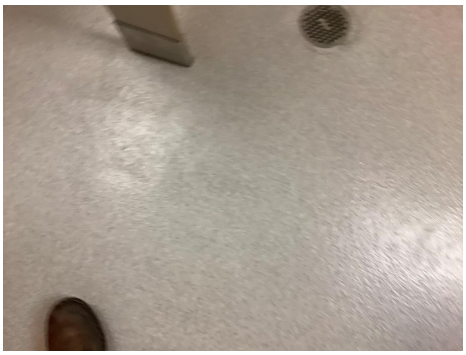
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste





Note:

System: D3040 - Distribution Systems

Note:

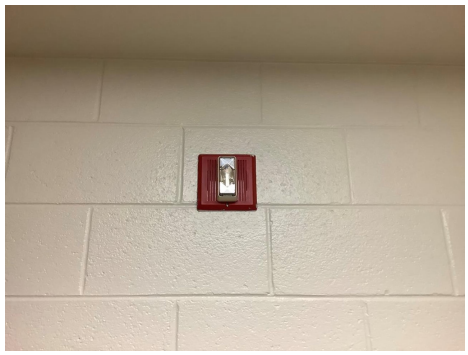
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



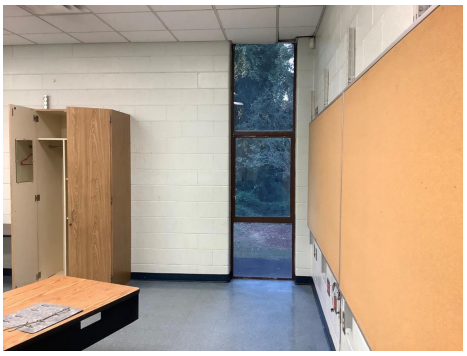
Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment





Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

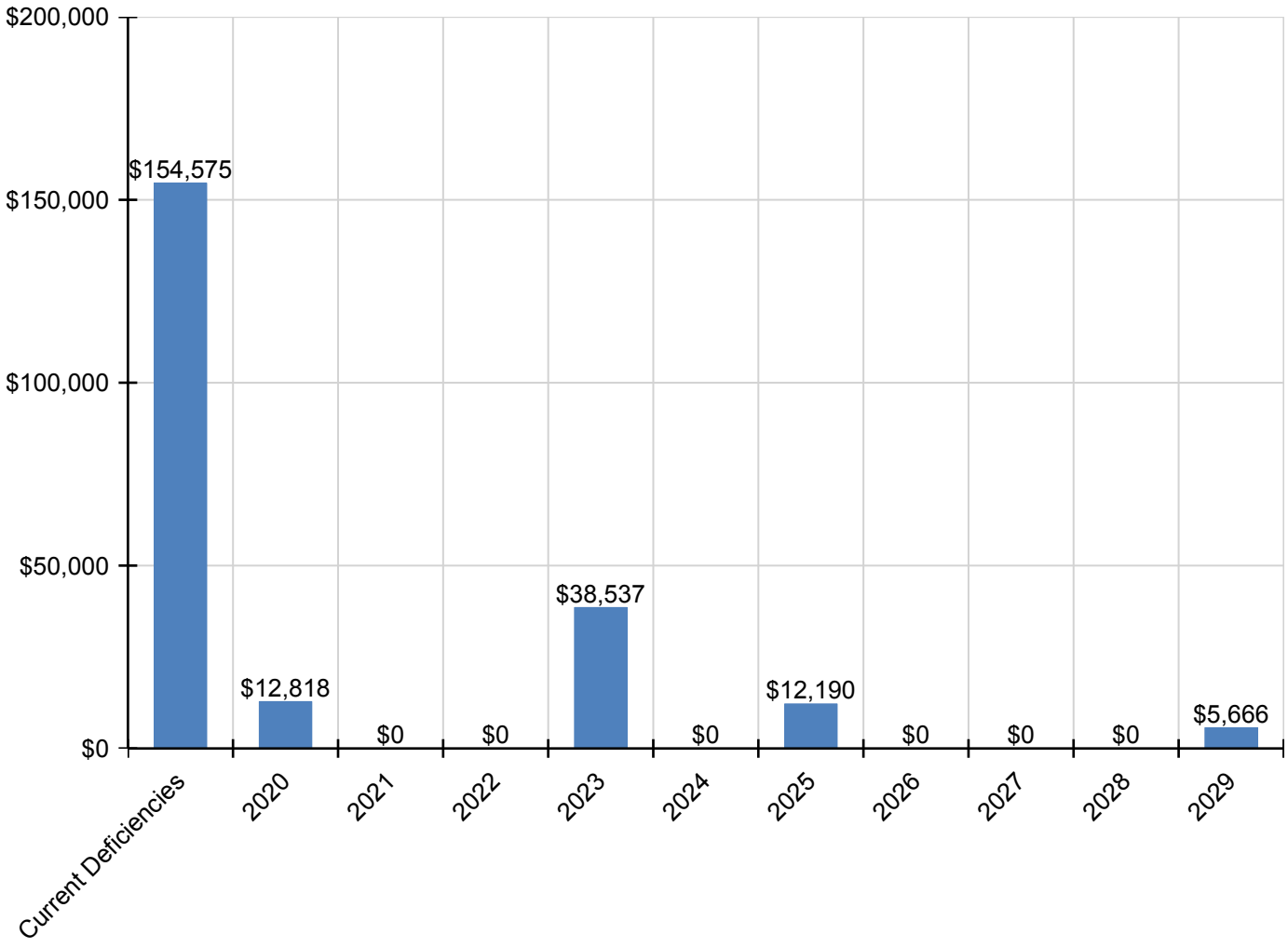
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$154,575**	**$12,818**	**$0**	**$0**	**$38,537**	**$0**	**$12,190**	**$0**	**$0**	**$0**	**$5,666**	**$223,787**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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**
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	$27,757	$0	$0	$0	$0	$0	$0	**$27,757**
B2030 - Exterior Doors	$0	$0	$0	$0	$2,711	$0	$0	$0	$0	$0	$0	**$2,711**
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	$7,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,599**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,666	**$5,666**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$12,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,391**
C3020903 - VCT	$10,788	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,788**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3030 - Ceiling Finishes	$25,809	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,809**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$18,267	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,267**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$2,324	$0	$0	$0	$0	$0	$0	**$2,324**
D2030 - Sanitary Waste	$0	$0	$0	$0	$5,454	$0	$0	$0	$0	$0	$0	**$5,454**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$30,455	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$30,455**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$11,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,700**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$290	$0	$0	$0	$0	$0	$0	**$290**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$12,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,847**
D5020 - Lighting	$19,242	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,242**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$4,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,460**
D5030910 - Fire Alarm Systems	$0	$8,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,093**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$12,190	$0	$0	$0	$0	**$12,190**
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	$266	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$266**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$5,477	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,477**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

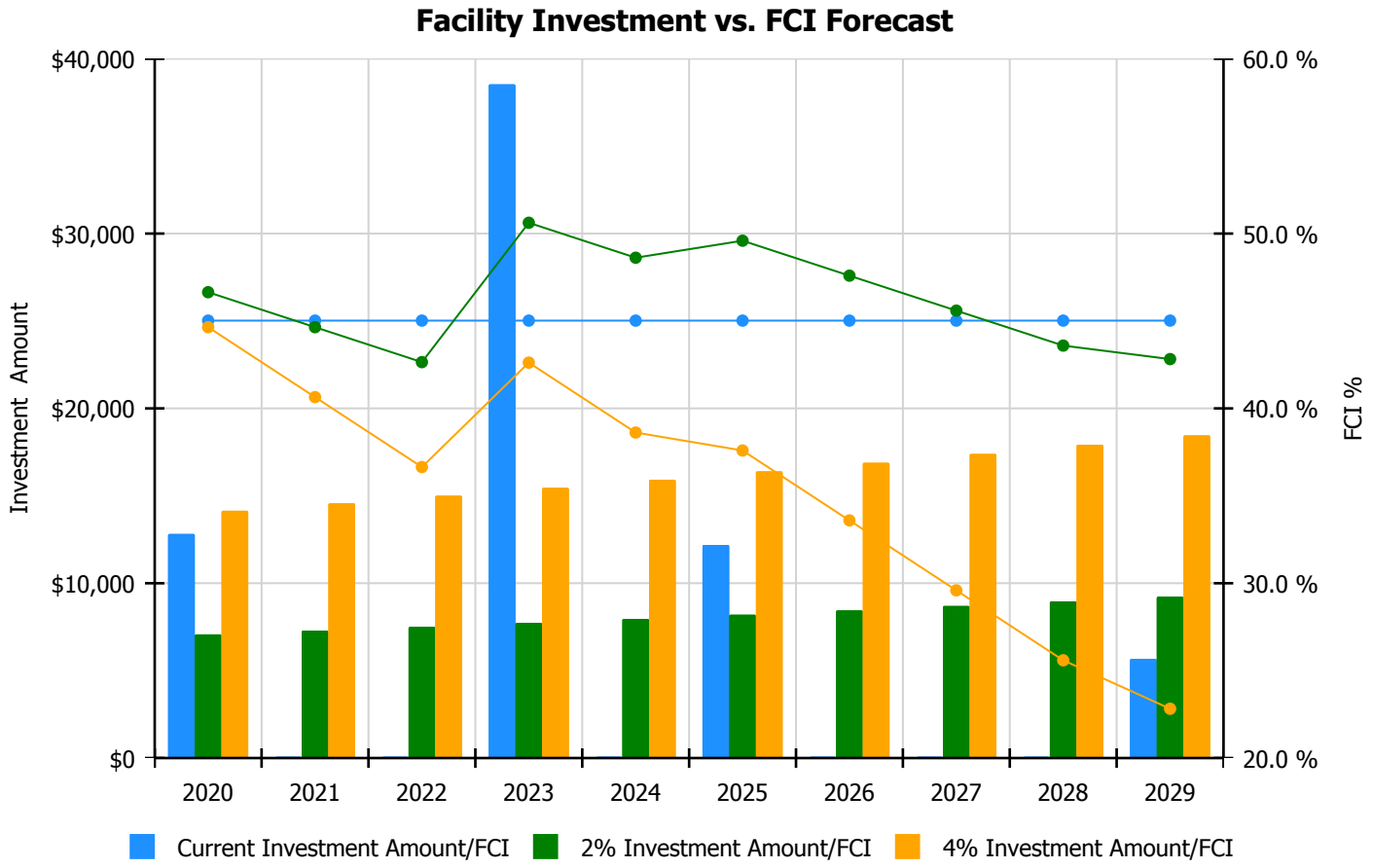
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

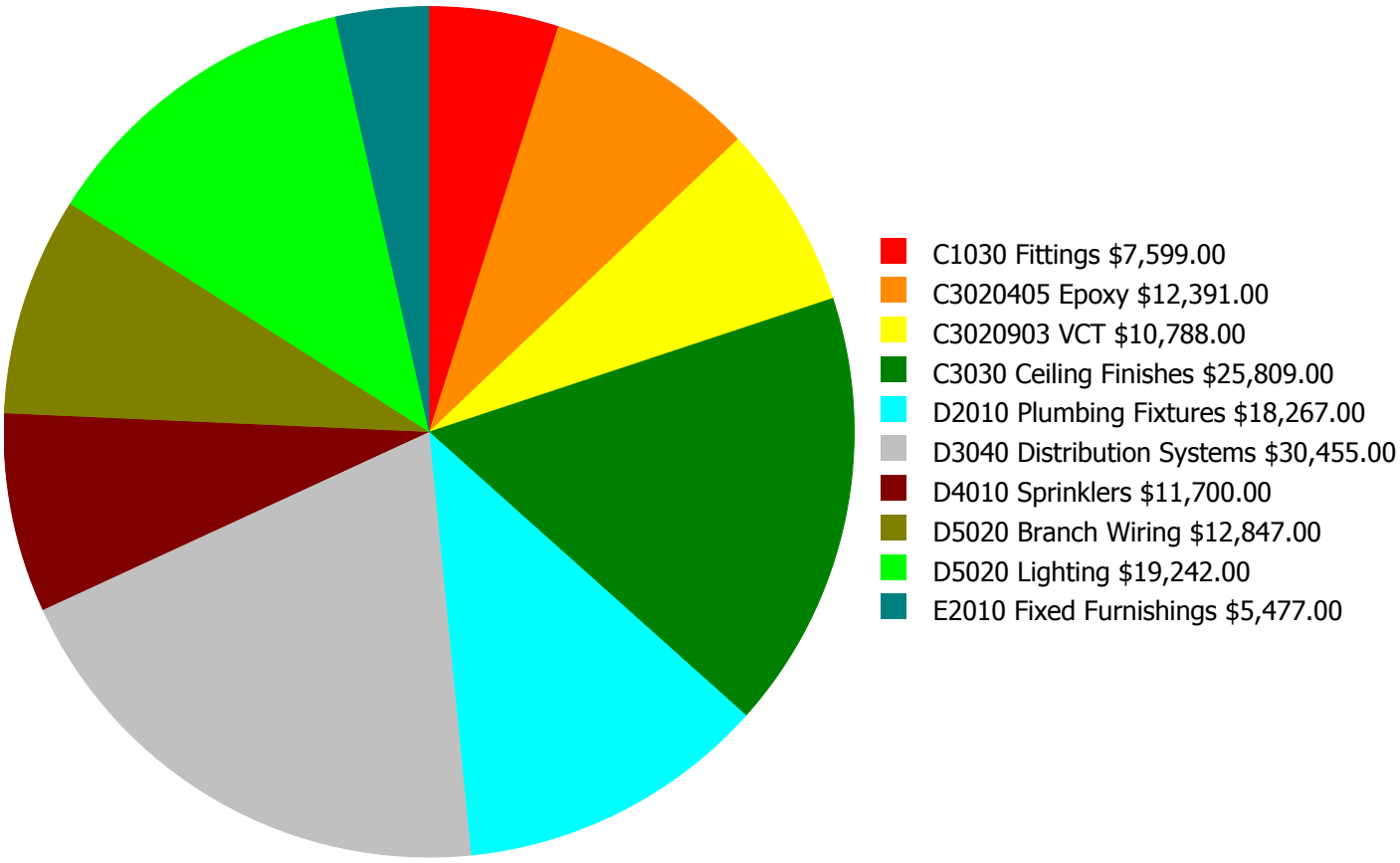
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 45.02%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$12,818	$7,073.00	46.65 %	$14,146.00	44.65 %
2021	$0	$7,285.00	44.65 %	$14,570.00	40.65 %
2022	$0	$7,503.00	42.65 %	$15,007.00	36.65 %
2023	$38,537	$7,729.00	50.62 %	$15,457.00	42.62 %
2024	$0	$7,960.00	48.62 %	$15,921.00	38.62 %
2025	$12,190	$8,199.00	49.59 %	$16,399.00	37.59 %
2026	$0	$8,445.00	47.59 %	$16,890.00	33.59 %
2027	$0	$8,699.00	45.59 %	$17,397.00	29.59 %
2028	$0	$8,960.00	43.59 %	$17,919.00	25.59 %
2029	$5,666	$9,228.00	42.82 %	$18,457.00	22.82 %
Total:	**$69,212**	**$81,081.00**		**$162,163.00**	

Deficiency Summary by System

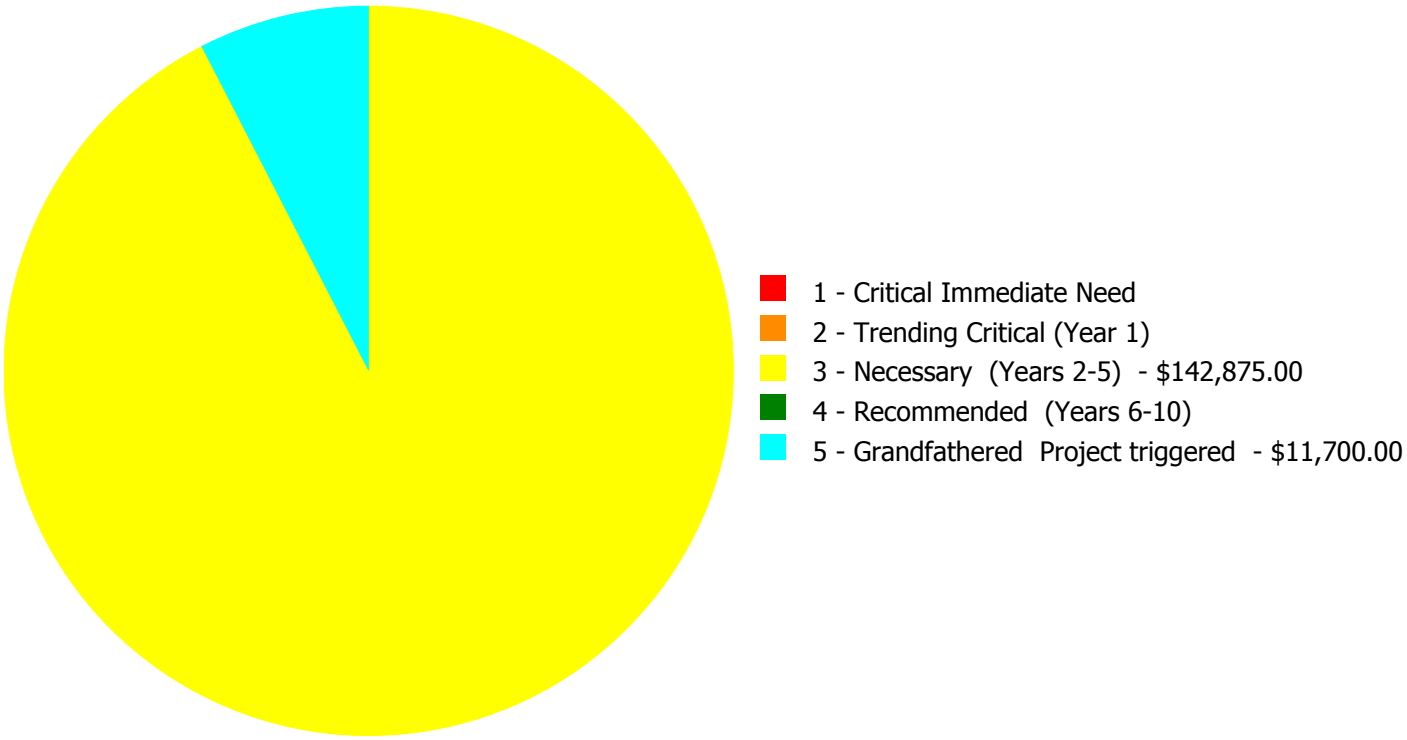
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $154,575.00

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: $154,575.00

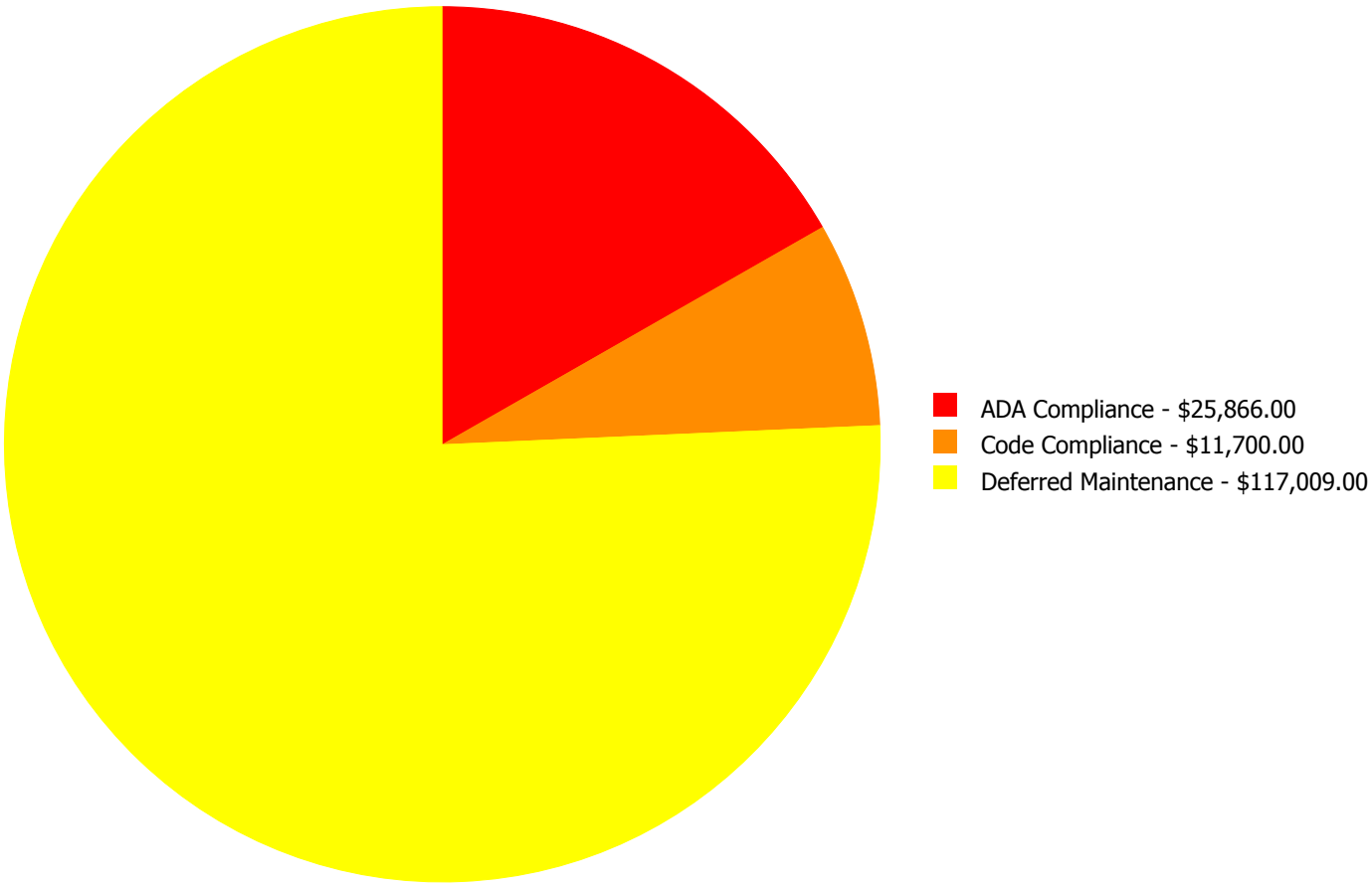
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1030	Fittings	$0.00	$0.00	$7,599.00	$0.00	$0.00	$7,599.00
C3020405	Epoxy	$0.00	$0.00	$12,391.00	$0.00	$0.00	$12,391.00
C3020903	VCT	$0.00	$0.00	$10,788.00	$0.00	$0.00	$10,788.00
C3030	Ceiling Finishes	$0.00	$0.00	$25,809.00	$0.00	$0.00	$25,809.00
D2010	Plumbing Fixtures	$0.00	$0.00	$18,267.00	$0.00	$0.00	$18,267.00
D3040	Distribution Systems	$0.00	$0.00	$30,455.00	$0.00	$0.00	$30,455.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$11,700.00	$11,700.00
D5020	Branch Wiring	$0.00	$0.00	$12,847.00	$0.00	$0.00	$12,847.00
D5020	Lighting	$0.00	$0.00	$19,242.00	$0.00	$0.00	$19,242.00
E2010	Fixed Furnishings	$0.00	$0.00	$5,477.00	$0.00	$0.00	$5,477.00
	Total:	$0.00	$0.00	$142,875.00	$0.00	$11,700.00	$154,575.00

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:



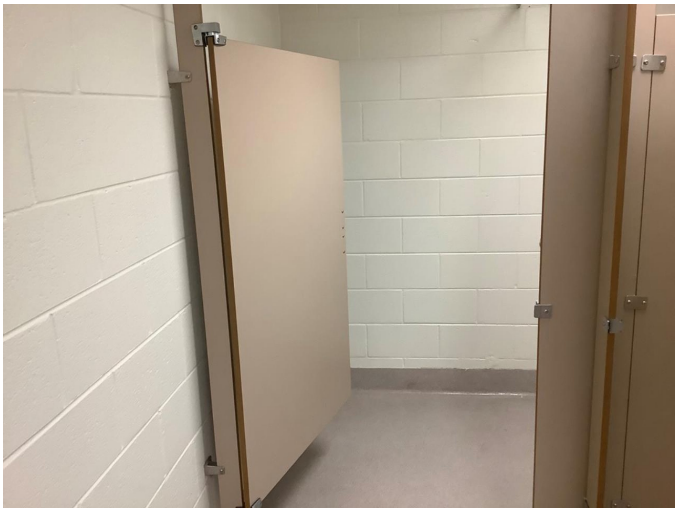
Budget Estimate Total: $154,575.00

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):

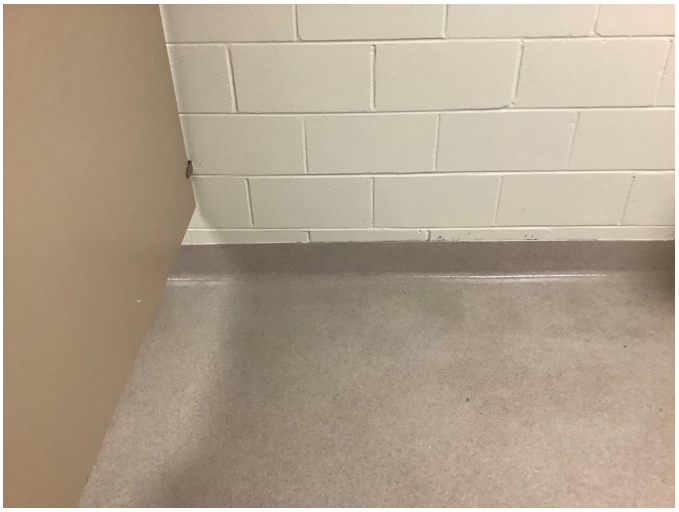
System: C1030 - Fittings



Location: Throughout building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $7,599.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
Fittings, such as toilet partitions, signage and railing, are beyond their expected service life, worn and damaged in areas, and should be replaced and upgraded for compliance with ADA standards.

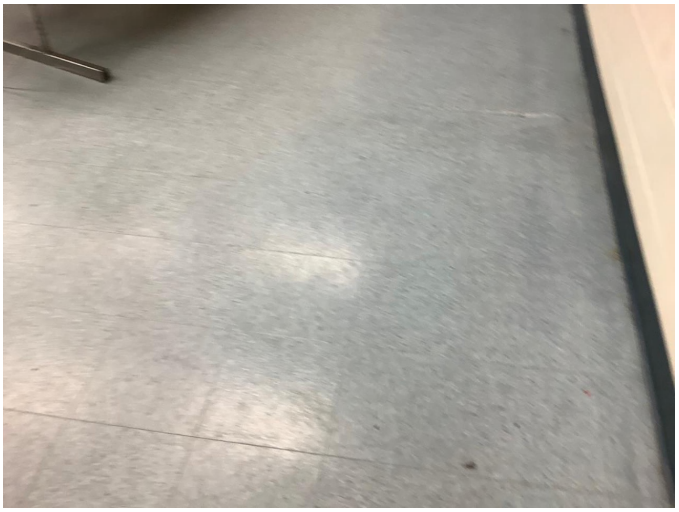
System: C3020405 - Epoxy



Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 607.00
Unit of Measure: S.F.
Estimate: $12,391.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The Epoxy floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,000.00
Unit of Measure: S.F.
Estimate: $10,788.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended 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: 2,607.00
Unit of Measure: S.F.
Estimate: $25,809.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
The acoustical ceiling tile finish is beyond its expected service life and is recommended for replacement in conjunction with other recommended renovations.

System: D2010 - Plumbing Fixtures

Location: Restrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $18,267.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The Plumbing Fixtures are from original construction with few exceptions. The systems are beyond the expected life cycle and upgrades are warranted. The new restroom fixtures should include all aspects of the current ADA standards.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $30,455.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $12,847.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: Most of the branch wiring system appears to be from the original construction. The system is showing signs of age and environmental damage and should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $19,242.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: Most of the lighting system appears to be from the original construction. The system is showing signs of age and damage and should be scheduled for replacement and upgrade in conjunction with other recommended renovations.

System: E2010 - Fixed Furnishings

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $5,477.00
Assessor Name: Eduardo Lopez
Date Created: 02/22/2020

Notes:
Fixed furnishings are aged, worn and damaged, and should be scheduled for replacement.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 2,607.00
Unit of Measure: S.F.
Estimate: $11,700.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No sprinkler system installed, client requested standard.

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:	Relocation Site
Gross Area (SF):	18,595
Year Built:	2000
Last Renovation:	2000
Replacement Value:	$3,370,332
Repair Cost:	$679,268.00
Total FCI:	20.15 %
Total RSLI:	39.05 %
FCA Score:	79.85

Description:

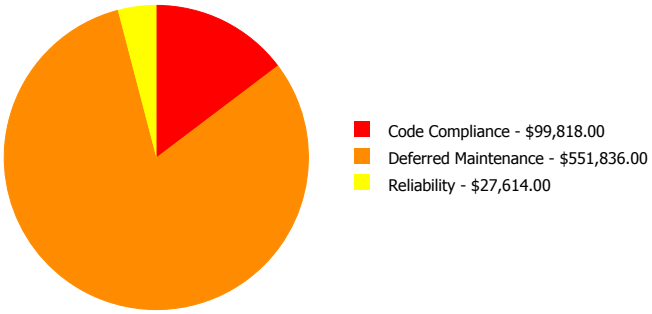
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

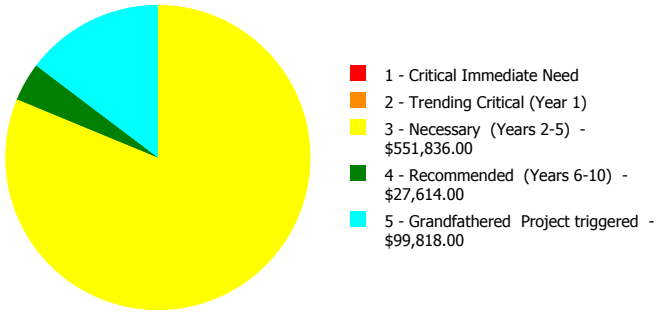
Dashboard Summary

Function:	Relocation Site	Gross Area:	18,595
Year Built:	2000	Last Renovation:	2000
Repair Cost:	$679,268	Replacement Value:	$3,370,332
FCI:	20.15 %	RSLI%:	39.05 %

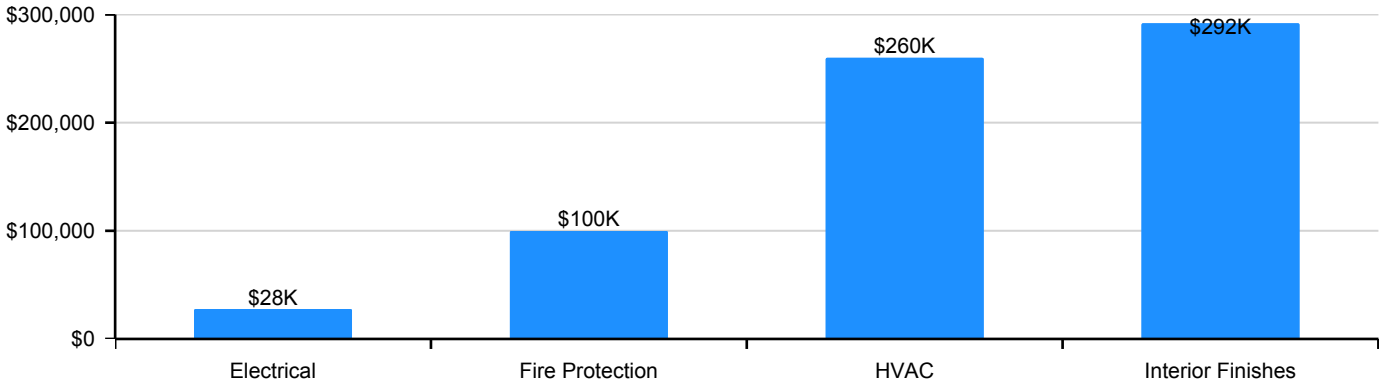
Deficiency By Category



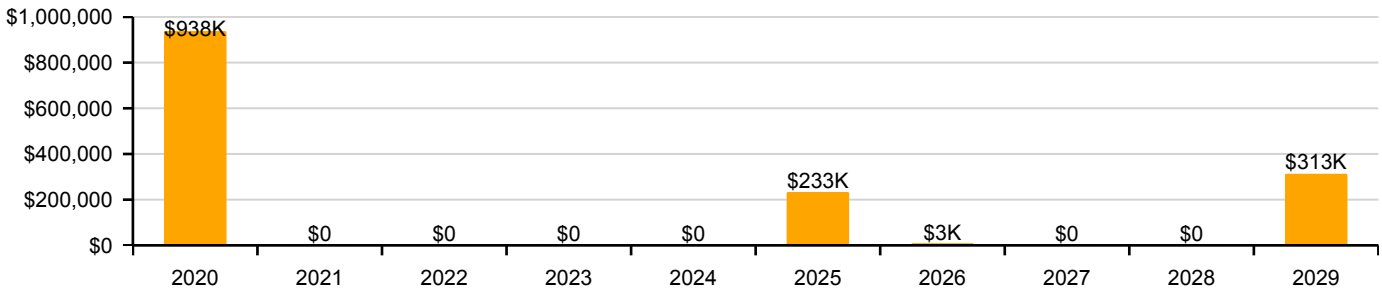
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	62.98 %	0.00 %	$0.00
B30 - Roofing	28.60 %	0.00 %	$0.00
C10 - Interior Construction	55.30 %	0.00 %	$0.00
C30 - Interior Finishes	3.15 %	59.74 %	$291,859.00
D20 - Plumbing	13.42 %	0.00 %	$0.00
D30 - HVAC	44.47 %	43.30 %	$259,977.00
D40 - Fire Protection	1.12 %	107.36 %	$99,818.00
D50 - Electrical	7.43 %	5.92 %	$27,614.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**39.05 %**	**20.15 %**	**$679,268.00**

Photo Album

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

1). North Elevation - Jan 13, 2020

2). North Elevation - Jan 13, 2020

3). East Elevation - Jan 13, 2020

4). South Elevation - Jan 13, 2020

5). West Elevation - Jan 13, 2020

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.78	S.F.	18,595	100	2000	2100		81.00 %	0.00 %	81			$163,264
A1030	Slab on Grade	$7.44	S.F.	18,595	100	2000	2100		81.00 %	0.00 %	81			$138,347
B1020	Roof Construction	$14.45	S.F.	18,595	100	2000	2100		81.00 %	0.00 %	81			$268,698
B2010	Exterior Walls	$16.50	S.F.	18,595	100	2000	2100		81.00 %	0.00 %	81			$306,818
B2020	Exterior Windows	$10.26	S.F.	18,595	30	2000	2030		36.67 %	0.00 %	11			$190,785
B2030	Exterior Doors	$1.04	S.F.	18,595	30	2000	2030		36.67 %	0.00 %	11			$19,339
B3010105	Built-Up	$7.15	S.F.	10,891	25	2000	2025		24.00 %	0.00 %	6			$77,871
B3010130	Preformed Metal Roofing	$8.50	S.F.	4,000	30	2000	2030		36.67 %	0.00 %	11			$34,000
B3020	Roof Openings	$0.70	S.F.	14,891	30	2000	2030		36.67 %	0.00 %	11			$10,424
C1010	Partitions	$6.68	S.F.	18,595	100	2000	2100		81.00 %	0.00 %	81			$124,215
C1020	Interior Doors	$4.36	S.F.	18,595	40	2000	2040		52.50 %	0.00 %	21			$81,074
C1030	Fittings	$3.17	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$58,946
C3010220	Tile	$9.25	S.F.	1,595	30	2000	2030		36.67 %	0.00 %	11			$14,754
C3010230	Paint & Covering	$1.47	S.F.	17,000	10	2000	2010		0.00 %	0.00 %	-9			$24,990
C3020405	Epoxy	$17.30	S.F.	1,595	15	2000	2015		0.00 %	118.00 %	-4		$32,560.00	$27,594
C3020903	VCT	$3.48	S.F.	10,000	15	2000	2015		0.00 %	155.00 %	-4		$53,940.00	$34,800
C3020999	Other - rubber or Neoprene	$26.67	S.F.	7,000	10	2000	2010		0.00 %	110.00 %	-9		$205,359.00	$186,690
C3030	Ceiling Finishes	$10.74	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$199,710
D2010	Plumbing Fixtures	$7.57	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$140,764
D2020	Domestic Water Distribution	$0.87	S.F.	18,595	30	2000	2030		36.67 %	0.00 %	11			$16,178
D2030	Sanitary Waste	$2.04	S.F.	18,595	30	2000	2030		36.67 %	0.00 %	11			$37,934
D2040	Rain Water Drainage	$0.47	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$8,740
D3040	Distribution Systems	$12.71	S.F.	18,595	20	2000	2020	2019	0.00 %	110.00 %	0		$259,977.00	$236,342
D3050	Terminal & Package Units	$19.58	S.F.	18,595	15	2015	2030		73.33 %	0.00 %	11			$364,090
D4010	Sprinklers	$4.88	S.F.	18,595	30			2019	0.00 %	110.00 %	0		$99,818.00	$90,744
D4030	Fire Protection Specialties	$0.12	S.F.	18,595	15	2011	2026		46.67 %	0.00 %	7			$2,231
D5010	Electrical Service/Distribution	$2.47	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$45,930
D5020	Branch Wiring	$5.37	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$99,855
D5020	Lighting	$8.07	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$150,062
D5030810	Security & Detection Systems	$1.51	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$28,078
D5030910	Fire Alarm Systems	$2.74	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$50,950
D5030920	Data Communication	$3.56	S.F.	18,595	25	2000	2025		24.00 %	0.00 %	6			$66,198
D5090	Other Electrical Systems	$1.35	S.F.	18,595	15			2019	0.00 %	110.00 %	0		$27,614.00	$25,103
E1020	Institutional Equipment	$0.12	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$2,231
E2010	Fixed Furnishings	$2.29	S.F.	18,595	20	2000	2020		5.00 %	0.00 %	1			$42,583
								Total	**39.05 %**	**20.15 %**			**$679,268.00**	**$3,370,332**

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: B3010130 - Preformed Metal Roofing



Note:

System: B3020 - Roof Openings



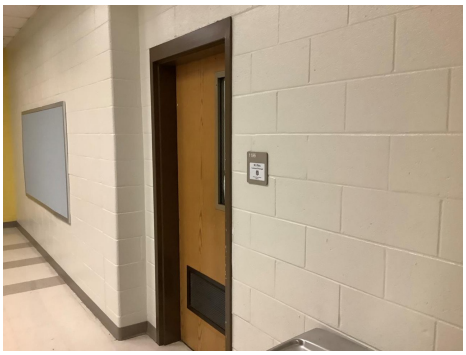
Note:

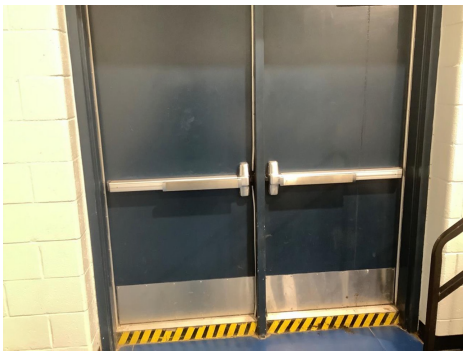
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors





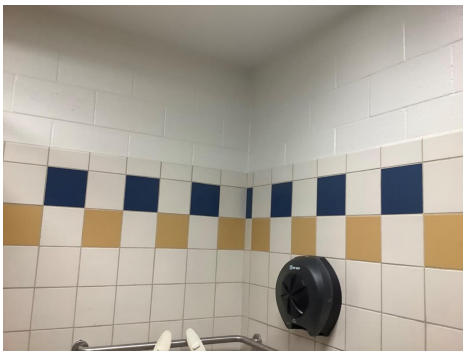
Note:

System: C1030 - Fittings

Note:

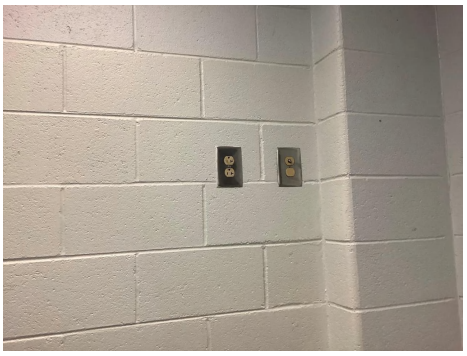
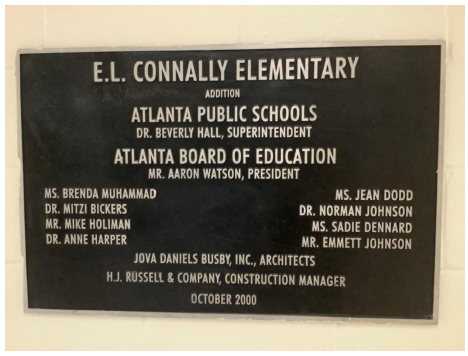
System: C3010220 - Tile





Note:

System: C3010230 - Paint & Covering

Note:

System: C3020405 - Epoxy



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - rubber or Neoprene



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



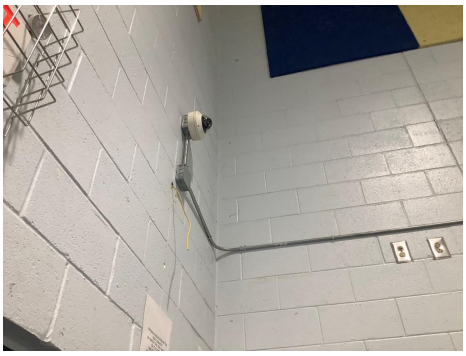
Note:

System: D5020 - Lighting



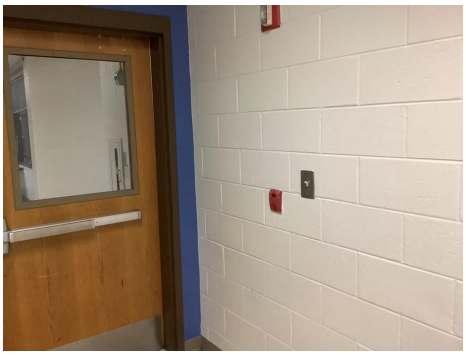
Note:

System: D5030810 - Security & Detection Systems

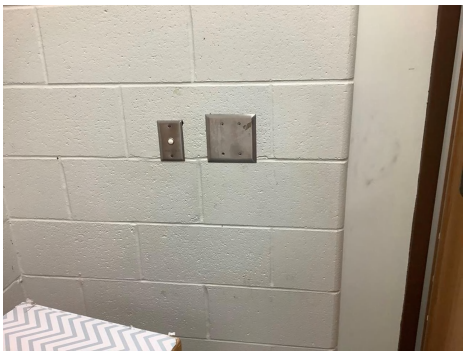

Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication




Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

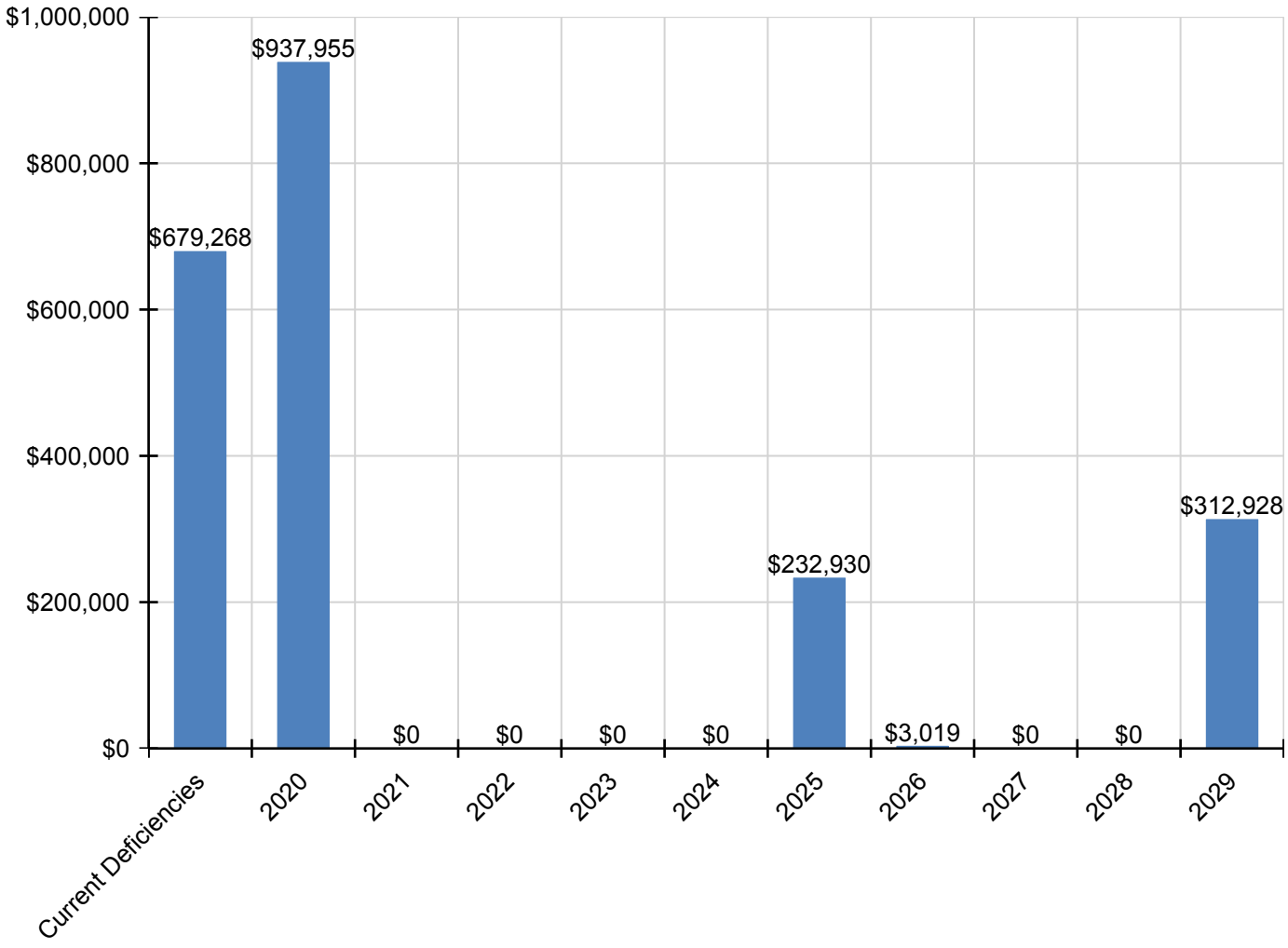
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$679,268**	**$937,955**	**$0**	**$0**	**$0**	**$0**	**$232,930**	**$3,019**	**$0**	**$0**	**$312,928**	**$2,166,100**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$145,981	$0	$0	$0	$0	**$145,981**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$66,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$66,786**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,943	**$36,943**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$32,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,560**
C3020903 - VCT	$53,940	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,940**
C3020999 - Other - rubber or Neoprene	$205,359	$0	$0	$0	$0	$0	$0	$0	$0	$0	$275,985	**$481,344**
C3030 - Ceiling Finishes	$0	$226,271	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$226,271**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$159,486	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$159,486**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$9,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,902**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$259,977	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$259,977**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$99,818	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$99,818**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$3,019	$0	$0	$0	**$3,019**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$52,039	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,039**
D5020 - Branch Wiring	$0	$113,136	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$113,136**
D5020 - Lighting	$0	$170,020	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$170,020**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$31,813	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,813**
D5030910 - Fire Alarm Systems	$0	$57,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,726**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$86,949	$0	$0	$0	$0	**$86,949**
D5090 - Other Electrical Systems	$27,614	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,614**
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	$2,529	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,529**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$48,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,246**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

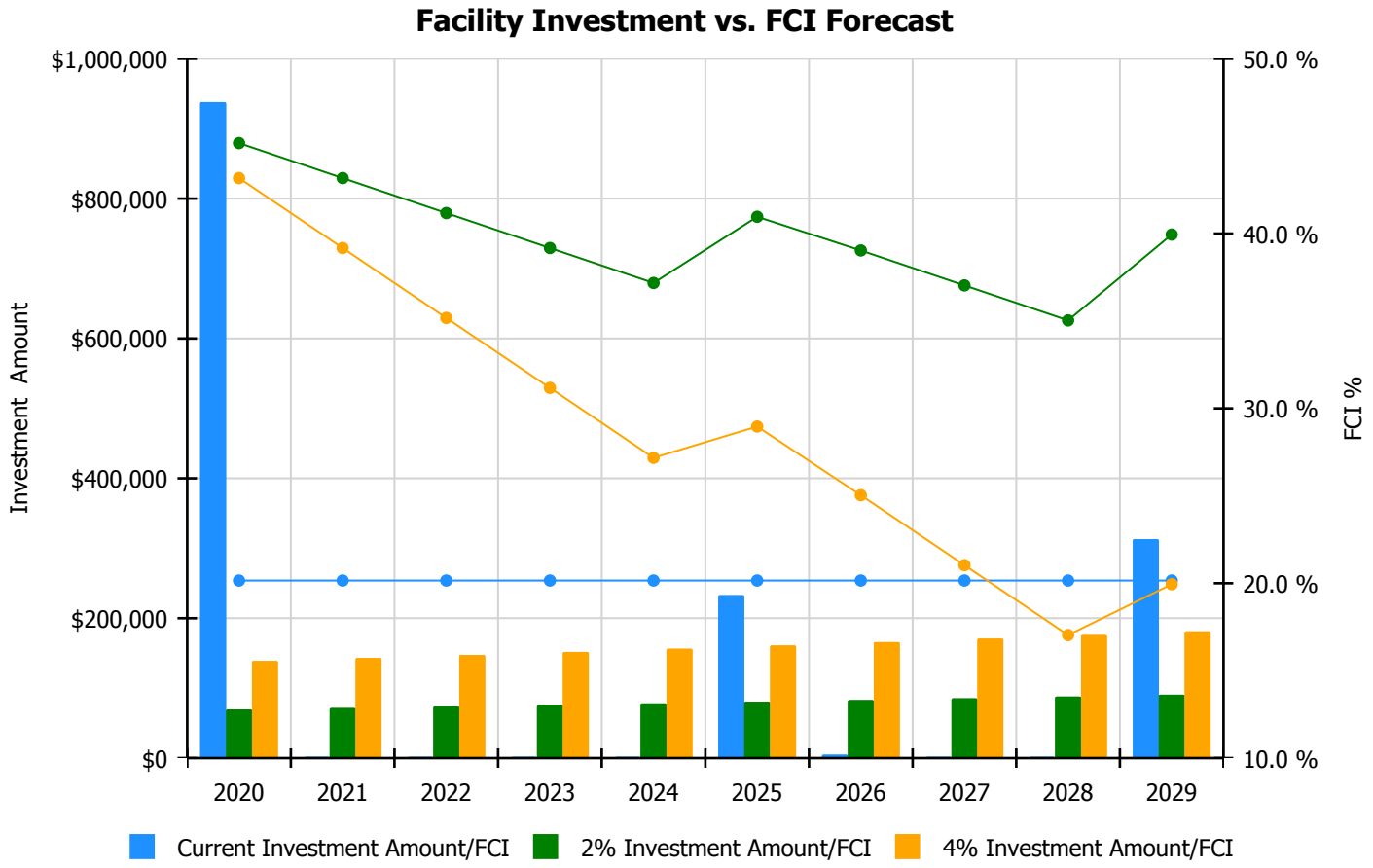
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

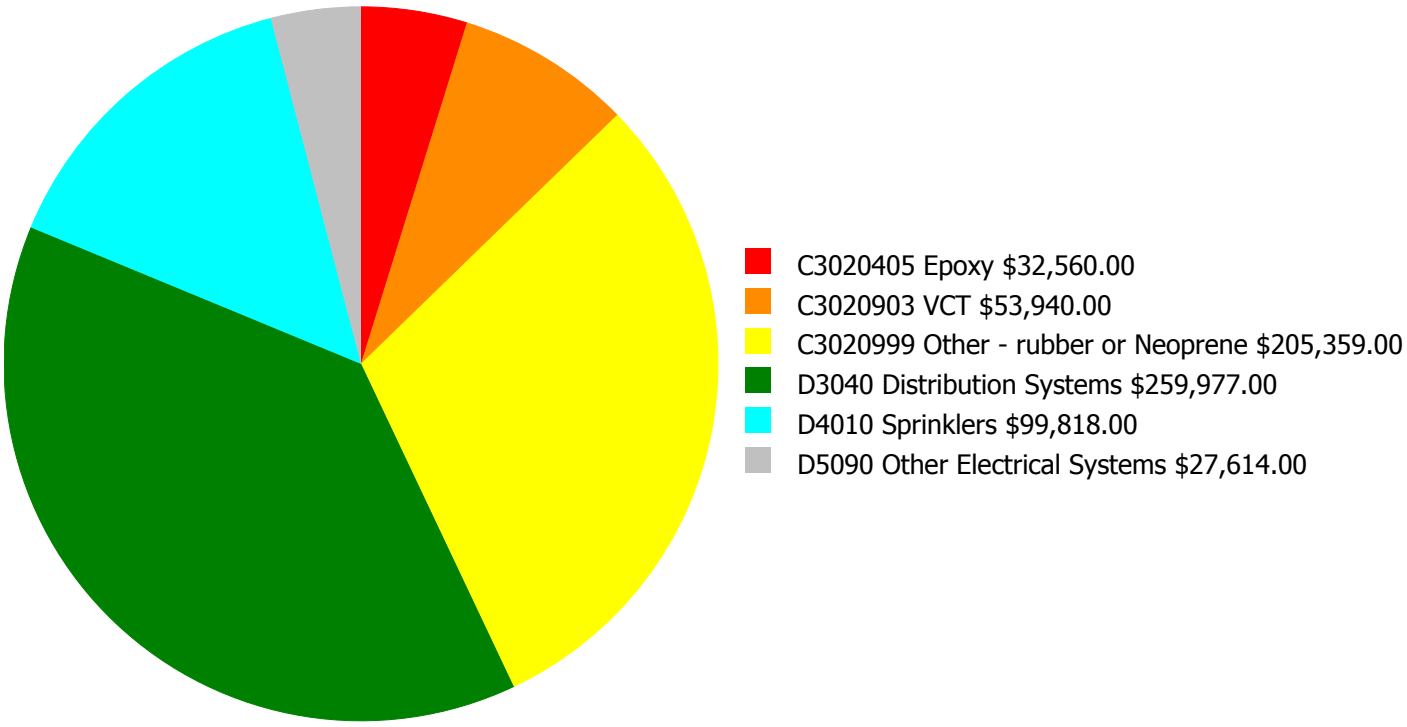
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 20.15%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$937,955	$69,429.00	45.17 %	$138,858.00	43.17 %
2021	$0	$71,512.00	43.17 %	$143,023.00	39.17 %
2022	$0	$73,657.00	41.17 %	$147,314.00	35.17 %
2023	$0	$75,867.00	39.17 %	$151,734.00	31.17 %
2024	$0	$78,143.00	37.17 %	$156,286.00	27.17 %
2025	$232,930	$80,487.00	40.96 %	$160,974.00	28.96 %
2026	$3,019	$82,902.00	39.03 %	$165,803.00	25.03 %
2027	$0	$85,389.00	37.03 %	$170,777.00	21.03 %
2028	$0	$87,950.00	35.03 %	$175,901.00	17.03 %
2029	$312,928	$90,589.00	39.94 %	$181,178.00	19.94 %
Total:	**$1,486,832**	**$795,925.00**		**$1,591,848.00**	

Deficiency Summary by System

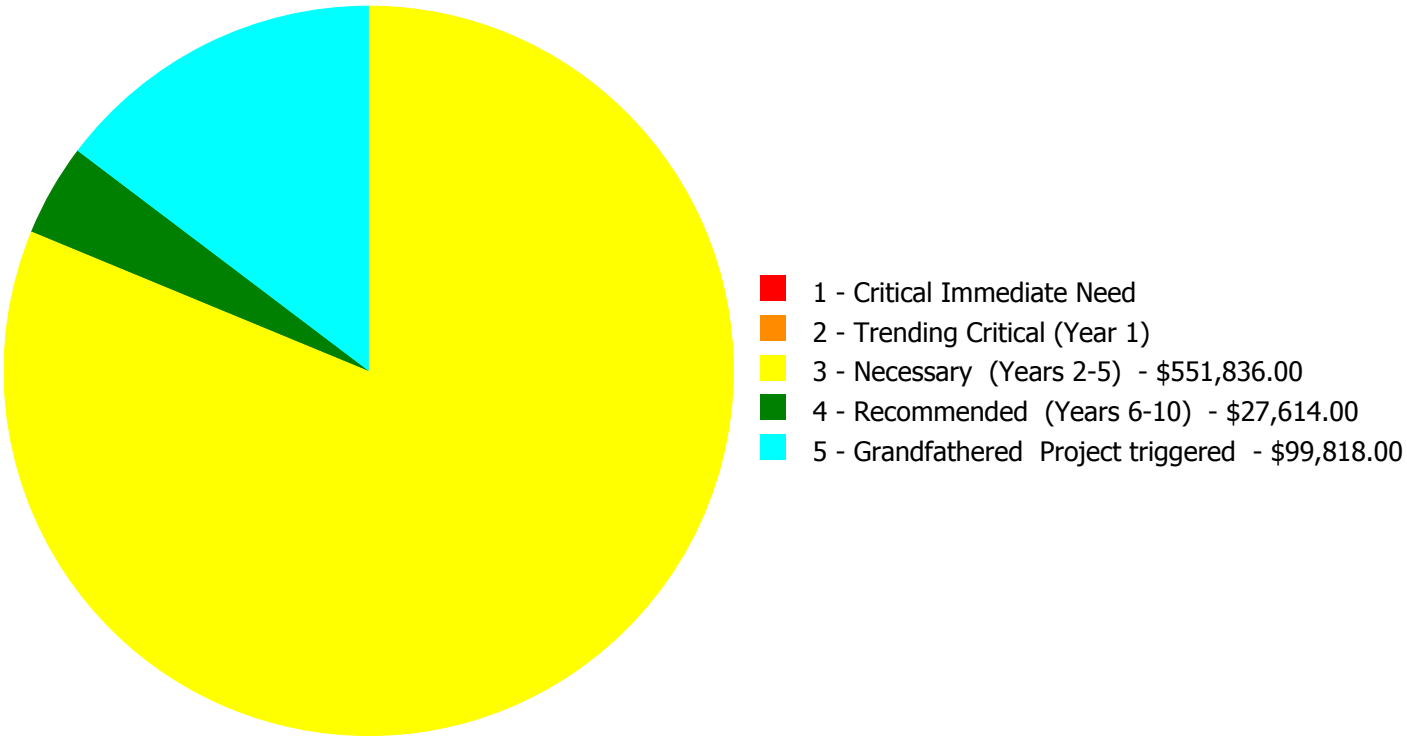
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $679,268.00

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: $679,268.00

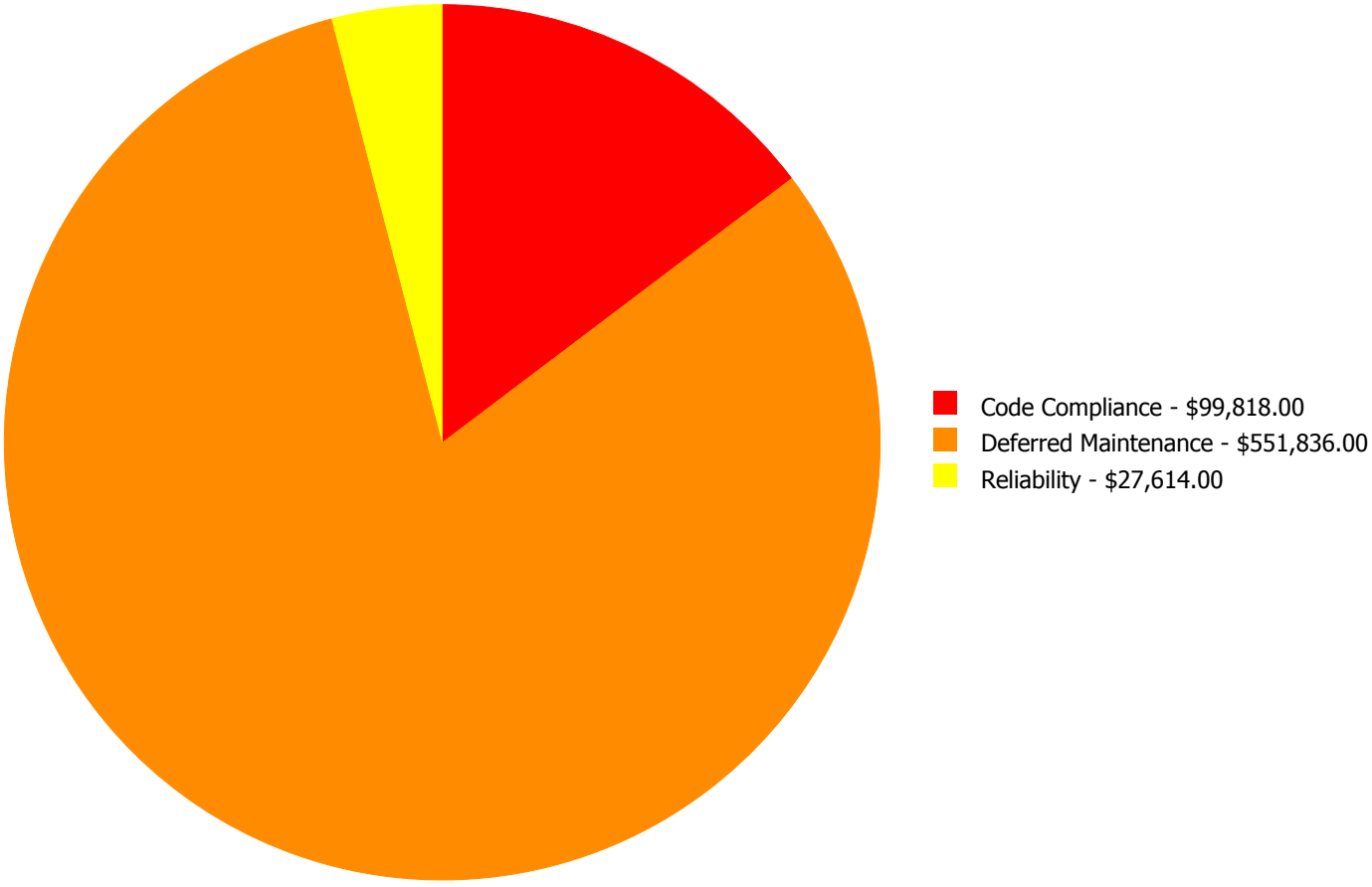
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$32,560.00	$0.00	$0.00	$32,560.00
C3020903	VCT	$0.00	$0.00	$53,940.00	$0.00	$0.00	$53,940.00
C3020999	Other - rubber or Neoprene	$0.00	$0.00	$205,359.00	$0.00	$0.00	$205,359.00
D3040	Distribution Systems	$0.00	$0.00	$259,977.00	$0.00	$0.00	$259,977.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$99,818.00	$99,818.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$27,614.00	$0.00	$27,614.00
	Total:	$0.00	$0.00	$551,836.00	$27,614.00	$99,818.00	$679,268.00

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: $679,268.00

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: C3020405 - Epoxy

Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,595.00
Unit of Measure: S.F.
Estimate: $32,560.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The Epoxy floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020903 - VCT

Location: Throughout Building
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: $53,940.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The VCT floor finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: C3020999 - Other - rubber or Neoprene

Location: GYM
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,000.00
Unit of Measure: S.F.
Estimate: $205,359.00
Assessor Name: Eduardo Lopez
Date Created: 01/13/2020

Notes: The rubber or Neoprene floor finish is beyond its expected service life, worn and damaged, and is recommended 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: 18,595.00
Unit of Measure: S.F.
Estimate: $259,977.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 18,595.00
Unit of Measure: S.F.
Estimate: $27,614.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No Emergency Generator installed, client requested standard.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout building
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 18,595.00
Unit of Measure: S.F.
Estimate: $99,818.00
Assessor Name: Eduardo Lopez
Date Created: 08/30/2013

Notes: No sprinkler system installed, client requested standard.

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):	88,417
Year Built:	1975
Last Renovation:	2000
Replacement Value:	$2,923,699
Repair Cost:	$516,444.00
Total FCI:	17.66 %
Total RSLI:	25.26 %
FCA Score:	82.34

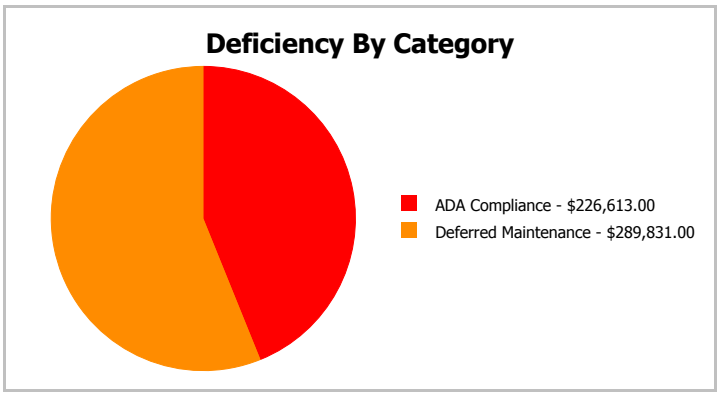
Description:

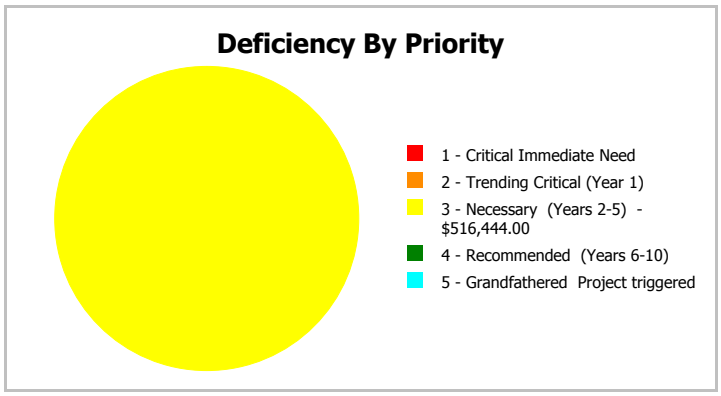
The narrative for this site is included in the Executive Summary Description at the front of this report.

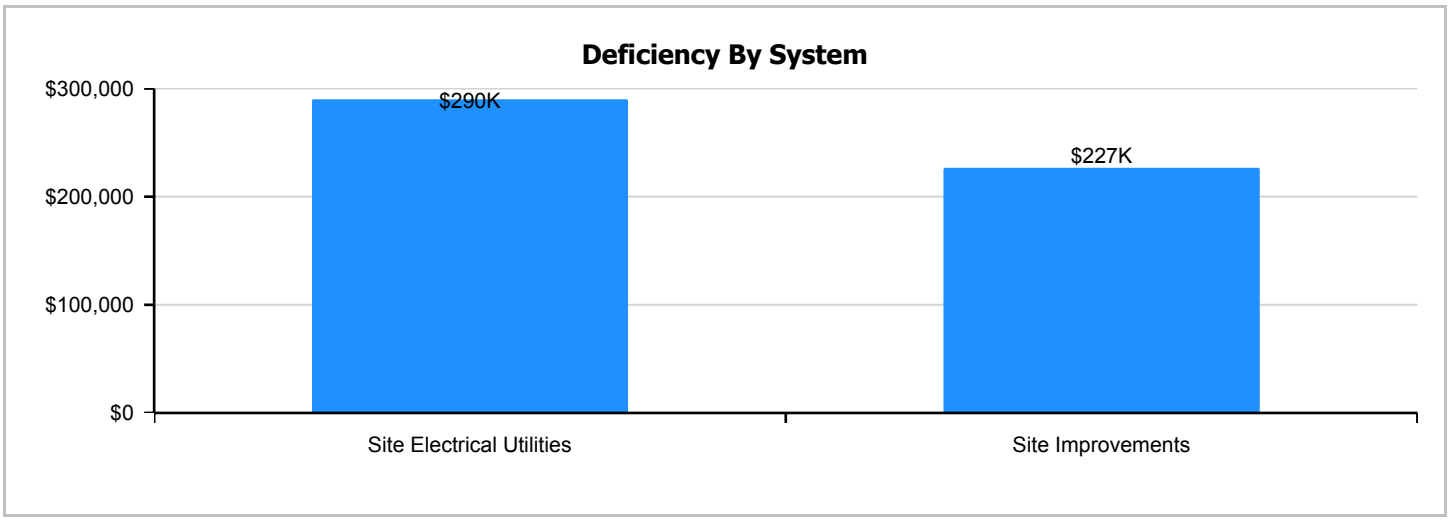
Attributes: This asset has no attributes.

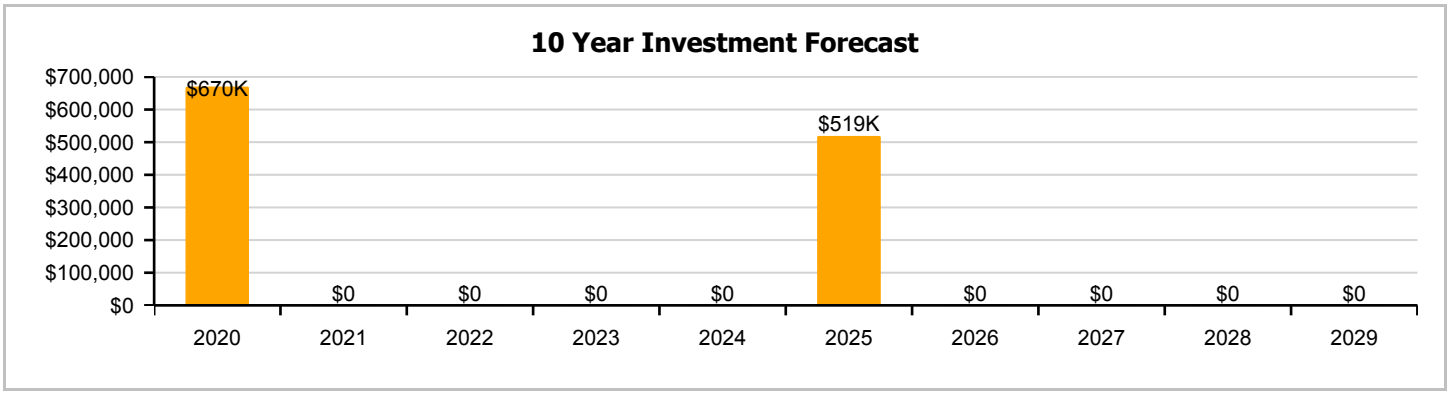
Dashboard Summary

Function:		Gross Area:	88,417
Year Built:	1975	Last Renovation:	2000
Repair Cost:	$516,444	Replacement Value:	$2,923,699
FCI:	17.66 %	RSLI%:	25.26 %









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	29.31 %	13.27 %	$226,613.00
G30 - Site Mechanical Utilities	25.77 %	0.00 %	$0.00
G40 - Site Electrical Utilities	16.54 %	35.56 %	$289,831.00
Totals:	**25.26 %**	**17.66 %**	**$516,444.00**

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.	88,417	35	2000	2035		45.71 %	0.00 %	16			$209,548
G2020	Parking Lots	$8.00	S.F.	88,417	35	2000	2035		45.71 %	0.00 %	16			$707,336
G2030	Pedestrian Paving	$2.33	S.F.	88,417	35	1975	2010		0.00 %	110.00 %	-9		$226,613.00	$206,012
G2040105	Fence & Guardrails	$1.15	S.F.	88,417	30	2000	2030		36.67 %	0.00 %	11			$101,680
G2040950	Playing Field	$4.28	S.F.	88,417	20	2000	2020		5.00 %	0.00 %	1			$378,425
G2050	Landscaping	$1.18	S.F.	88,417	25	2000	2025		24.00 %	0.00 %	6			$104,332
G3010	Water Supply	$1.09	S.F.	88,417	50	1975	2025		12.00 %	0.00 %	6			$96,375
G3020	Sanitary Sewer	$2.20	S.F.	88,417	50	1975	2025		12.00 %	0.00 %	6			$194,517
G3030	Storm Sewer	$1.25	S.F.	88,417	50	2000	2050		62.00 %	0.00 %	31			$110,521
G4010	Electrical Distribution	$2.55	S.F.	88,417	30	2000	2030		36.67 %	0.00 %	11			$225,463
G4020	Site Lighting	$2.98	S.F.	88,417	30	1975	2005		0.00 %	110.00 %	-14		$289,831.00	$263,483
G4030	Site Communication and Security	$1.28	S.F.	88,417	30	2000	2030		36.67 %	0.00 %	11			$113,174
G4040	Other Site Electrical Utilities	$212,832.69	Ea.	1	20	2000	2020		5.00 %	0.00 %	1			$212,833
								Total	**25.26 %**	**17.66 %**			**$516,444.00**	**$2,923,699**

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 This system contains no images

Note: Some Pedestrian Paving was added in 2000 as part of the building addition; the rest is original to the campus.

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution


Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

System: G4040 - Other Site Electrical Utilities



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.

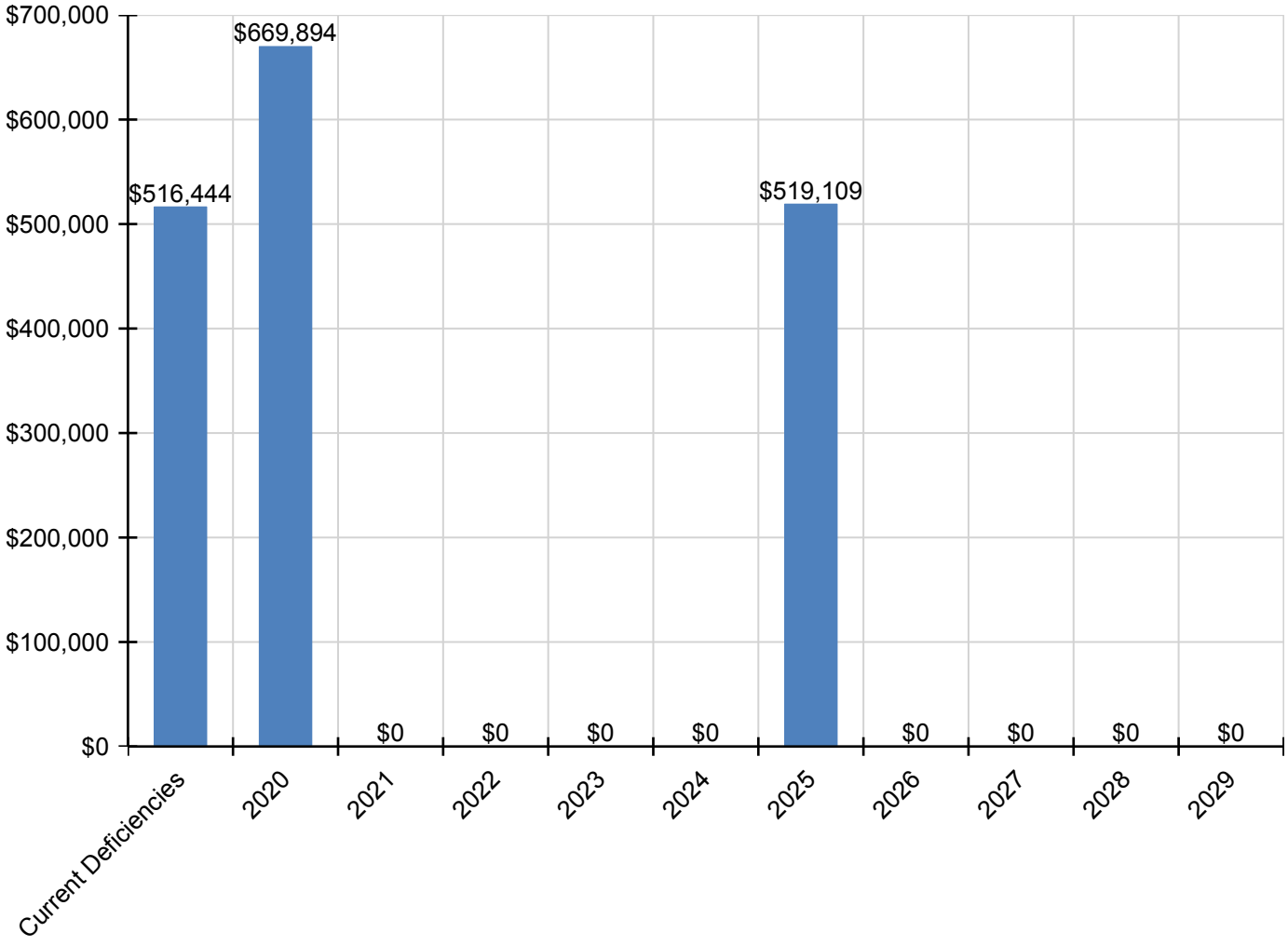
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$516,444**	**$669,894**	**$0**	**$0**	**$0**	**$0**	**$519,109**	**$0**	**$0**	**$0**	**$0**	**$1,705,448**
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	$226,613	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$226,613**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$428,755	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$428,755**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$137,035	$0	$0	$0	$0	**$137,035**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$126,584	$0	$0	$0	$0	**$126,584**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$255,490	$0	$0	$0	$0	**$255,490**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$289,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$289,831**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4040 - Other Site Electrical Utilities	$0	$241,139	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$241,139**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

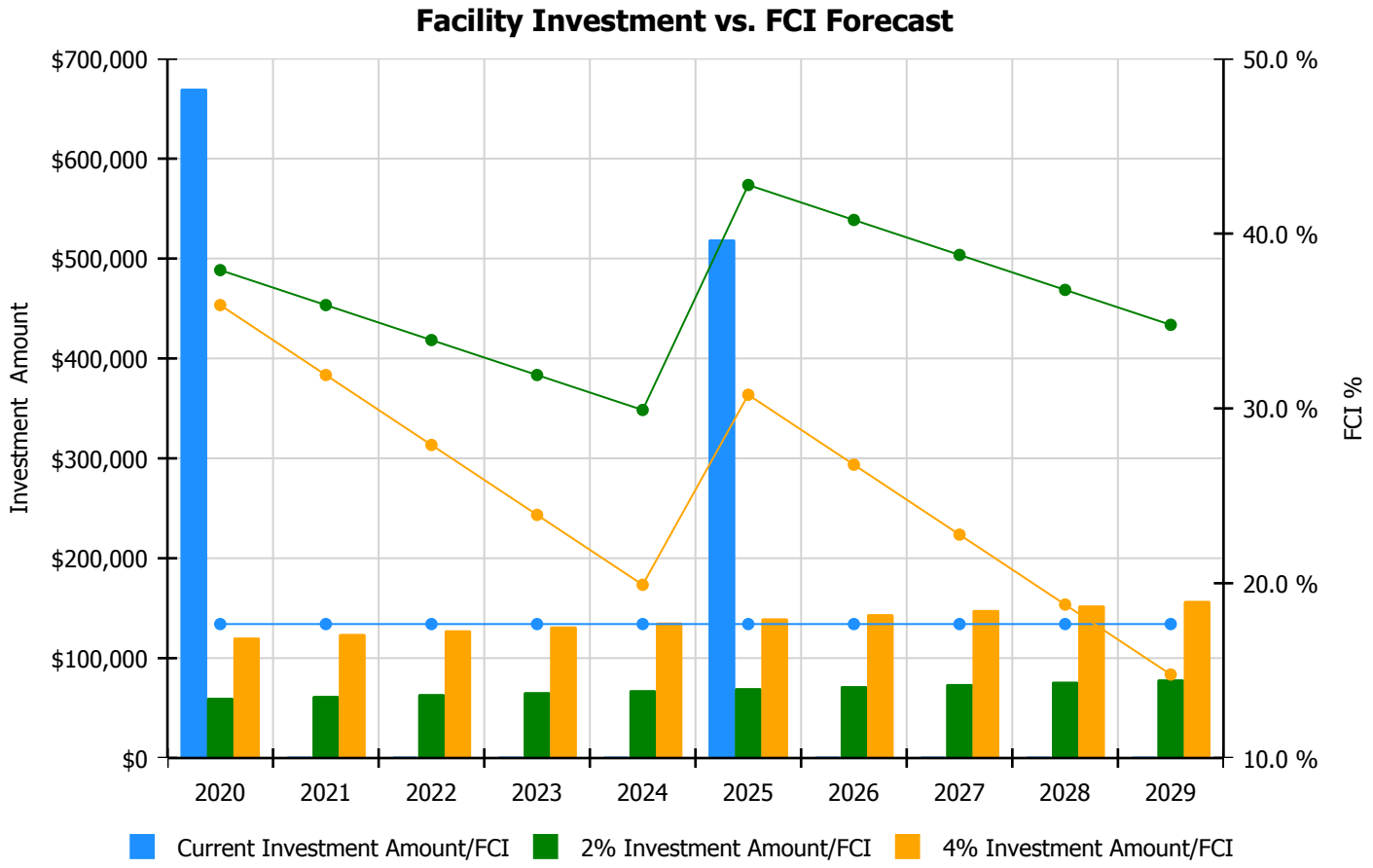
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

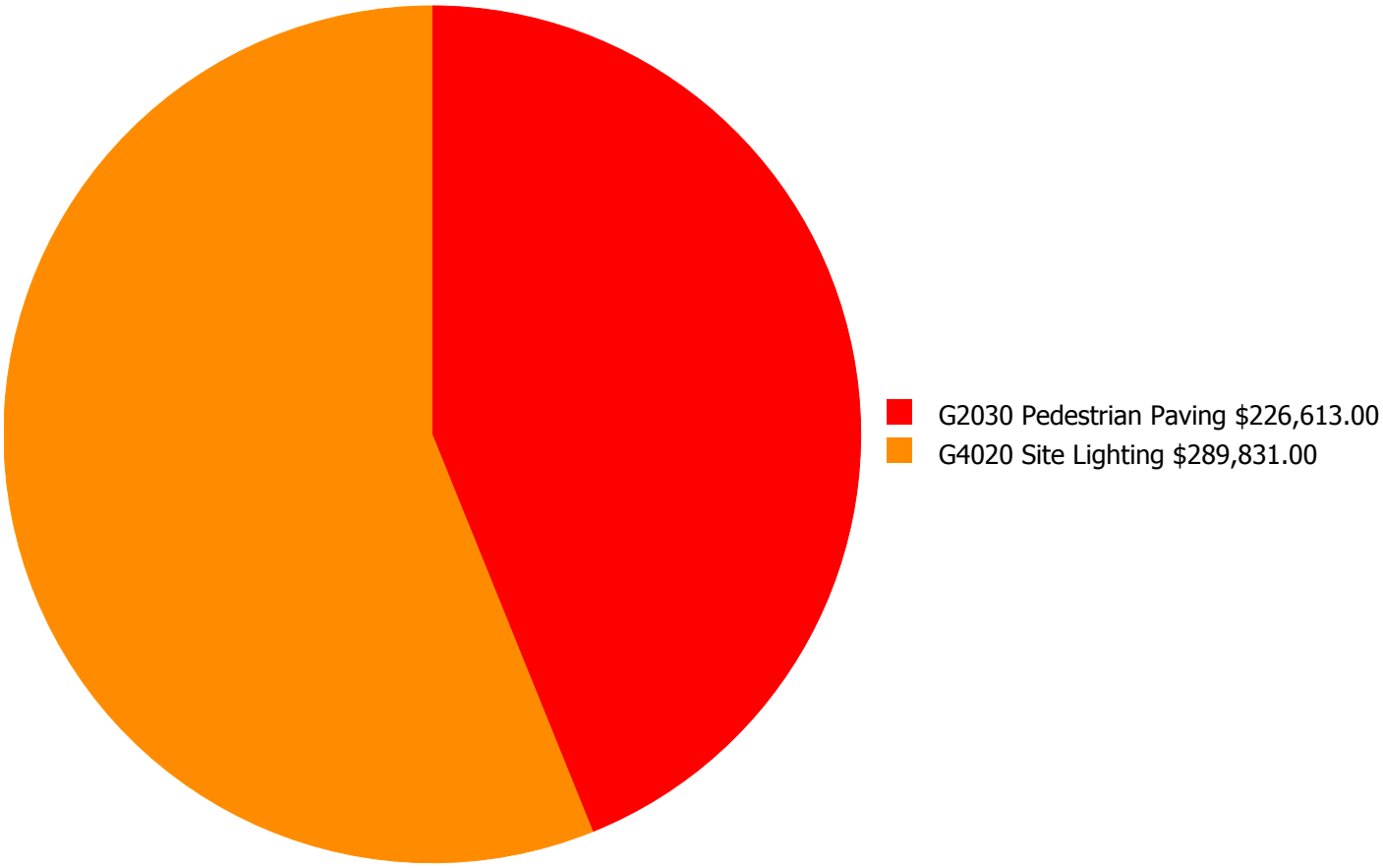
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 17.66%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$669,894	$60,228.00	37.91 %	$120,456.00	35.91 %
2021	$0	$62,035.00	35.91 %	$124,070.00	31.91 %
2022	$0	$63,896.00	33.91 %	$127,792.00	27.91 %
2023	$0	$65,813.00	31.91 %	$131,626.00	23.91 %
2024	$0	$67,787.00	29.91 %	$135,575.00	19.91 %
2025	$519,109	$69,821.00	42.78 %	$139,642.00	30.78 %
2026	$0	$71,916.00	40.78 %	$143,831.00	26.78 %
2027	$0	$74,073.00	38.78 %	$148,146.00	22.78 %
2028	$0	$76,295.00	36.78 %	$152,591.00	18.78 %
2029	$0	$78,584.00	34.78 %	$157,168.00	14.78 %
Total:	**$1,189,004**	**$690,448.00**		**$1,380,897.00**	

Deficiency Summary by System

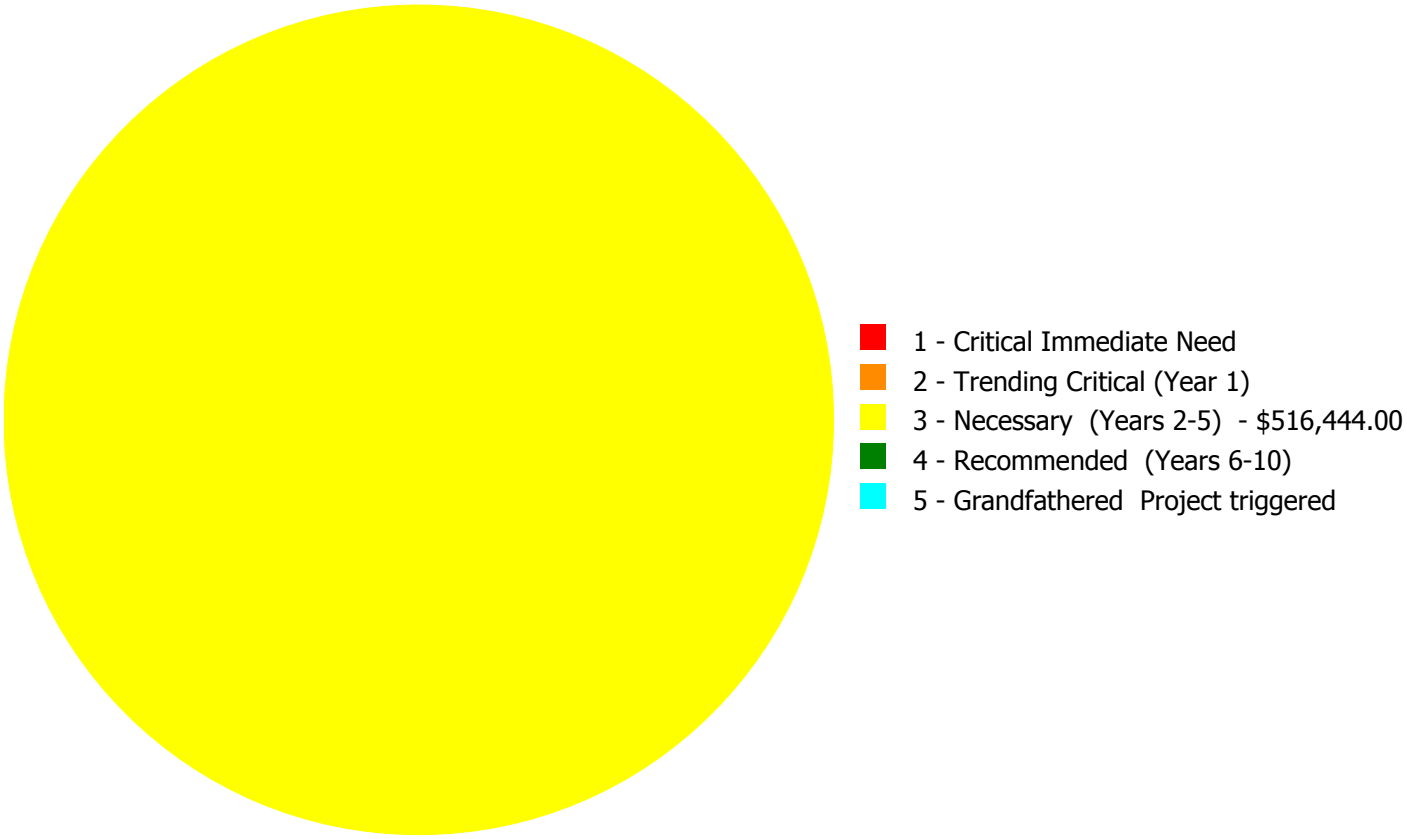
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $516,444.00

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: $516,444.00

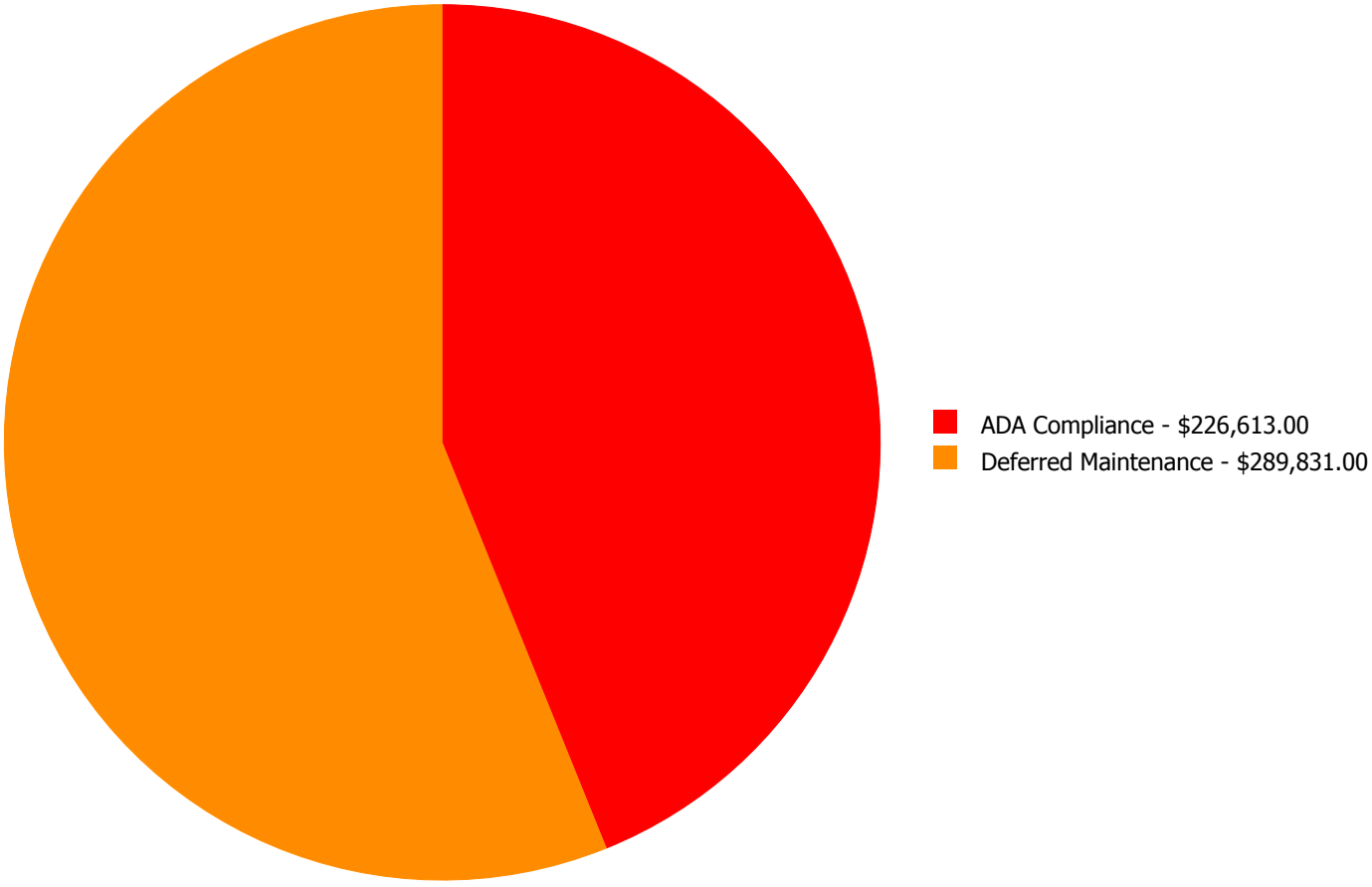
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2030	Pedestrian Paving	$0.00	$0.00	$226,613.00	$0.00	$0.00	$226,613.00
G4020	Site Lighting	$0.00	$0.00	$289,831.00	$0.00	$0.00	$289,831.00
	Total:	$0.00	$0.00	$516,444.00	$0.00	$0.00	$516,444.00

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: $516,444.00

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: G2030 - Pedestrian Paving

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 88,417.00
Unit of Measure: S.F.
Estimate: $226,613.00
Assessor Name: Jejuan Hall
Date Created: 02/22/2020

Notes: Some Pedestrian Paving was added in 2000 as part of the building addition; the rest is original to the campus.

System: G4020 - Site Lighting

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 88,417.00
Unit of Measure: S.F.
Estimate: $289,831.00
Assessor Name: Hayden Collins
Date Created: 02/22/2020

Notes: The existing site lighting system consists of a building mounted lighting program support by a few pole-mounted lights. Additional lighting is recommended. Replace the existing lights and add a new lighting program to provide for the entire site.

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 #:	2057
Project:	APS Assessments 2019	Region:	761	Site:	Connally ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Unsat	0.00	2.00	0.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Poor	2.33	4.65	50.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Poor	0.21	0.42	50.00
Size	Good	0.83	1.04	80.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	Fair	0.32	0.50	65.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
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	Poor	0.36	0.72	50.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Fair	0.48	0.74	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2057
Project:	APS Assessments 2019	Region:	761	Site:	Connally ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Poor	0.93	1.85	50.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Poor	0.23	0.47	50.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Poor	0.18	0.35	50.00
Size	Excel	0.88	0.88	100.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Excel	0.85	0.85	100.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Good	3.84	4.80	80.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Fair	4.03	6.20	65.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Good	0.65	0.81	80.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2057
Project:	APS Assessments 2019	Region:	761	Site:	Connally ES
Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**70.48**	**97.60**	**72.21**

Comments

Suitability - ES

Connally school is a vacated elementary school. The two-story school has undergone multiple renovations throughout its lifecycle. The original and only building on the site is characteristic of 1960's style architecture.

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

The learning style is severely limited due to the classroom design causing limitations to the room arrangement.

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

There is not an adequate amount of natural light to support a healthy learning environment. There is no acoustical treatment to deter noise transfer between rooms. The aesthetics are not inviting to support a stimulating classroom environment.

Suitability - ES->General Classrooms-->Environment

The classrooms are deficient in natural light. Some classrooms have small windows, the remaining classrooms have no natural light.

Suitability - ES->Kindergarten-->Environment

The windows to the classrooms are quite small and do not provide adequate natural light.

Suitability - ES->ECE-->Environment

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

Suitability - ES->Instructional Resource Rooms-->Environment

The spaces do not have adequate natural light and do not offer an inviting learning environment.

Suitability - ES->Science-->Environment

There is no designated science classroom.

Suitability - ES->Science-->Size

There is no designated science classroom.

Suitability - ES->Science-->Location

There is no designated science classroom.

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

There is no designated science classroom.

Suitability - ES->Music-->Environment

There is minimal natural light and the environment is not inviting. The room height is only 10' high versus the recommended 12' standard.

Suitability - ES->Music-->Size

There is only 1 designated music room which is 75% of the standard.

Suitability - ES->Art-->Environment

There is limited natural light and there are posts impeding the instructional environment.

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Grade Config:	PK-5	Site Type:	Relocation Site	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Maker Space-->Environment
There is very limited natural light and the environment is not inviting to learning.

Suitability - ES->Performing Arts-->Environment
There is no performing arts space.

Suitability - ES->Performing Arts-->Size
There is no performing arts space.

Suitability - ES->Performing Arts-->Location
There is no performing arts space.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no performing arts space.

Suitability - ES->Food Service and Prep
The space meets the general layout and arrangement but since the building is abandoned there is not adequate equipment to support food service prep.

Suitability - ES->Outside-->Vehicular Traffic
The site arrangement and extreme slope on the site, plus the location of the building entrance, does not adequately support drop off.

Suitability - ES->Outside-->Pedestrian Traffic
The paved pedestrian surfaces do not easily connect to major neighborhood pedestrian routes.

Suitability - ES->Outside-->Play Areas
The play areas are small and do not easily support ADA accessibility.

Suitability - ES->Safety and Security-->Fencing
The site is not fully enclosed or secured with fencing.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is not an adequate amount of signage to direct people from parking. The signs for a weapon free and subject to search signage are missing.

Suitability - ES->Safety and Security-->Ease of Supervision
There is not an adequate amount of cameras to support supervision of the entire campus.

Suitability - ES->Safety and Security-->Controlled Entrances
The main entrance lobby is not secured once entrance has been obtained through the initial secured set of doors.