Atlanta Public Schools/Charter Schools

Cook ES (Wesley International Academy)

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	75,833
Year Built:	1951
Last Renovation:	
Replacement Value:	$14,742,872
Repair Cost:	$4,753,100.24
Total FCI:	32.24 %
Total RSLI:	36.33 %
FCA Score:	67.76

Description:

Cook ES (Wesley International Academy) is located at 211 Memorial Drive, SE in Atlanta, GA. The 75,833 square foot building was originally constructed in 1951. There have been two addition and renovation to the main building in 1994 and 1999.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete and metal pan deck with lightweight fill. Roof construction is concrete and open web steel joist in the 1994 Gym building. The exterior envelope is composed walls of brick veneer over CMU, and steel frame in the 1994 Gym building.

Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing. Roofing is typically low slope single-ply membrane and with pitched single-ply membrane over standing seam metal in the 1994 Building. Roof openings include roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically painted CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes solid concrete stairs with terrazzo and rubber finishes and exterior with metal pan and concrete-filled stairs. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile wainscot height in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, rubber, wood, ceramic tile, rubber and terrazzo. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 1 hydraulic elevator, and one wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with gas hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is external with roof scupper and downspouts.
HVAC: Heating is provided by rooftop package units. Cooling is provided by one cooling tower, and rooftop package units. The heating/cooling distribution system is by ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled or monitored by an energy management system.
FIRE PROTECTION: Only the Gym building has a fire sprinkler system. The main building does have other fire suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures with fluorescent lamps. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system with automatic switchgear and generator. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, and window treatment.

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

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

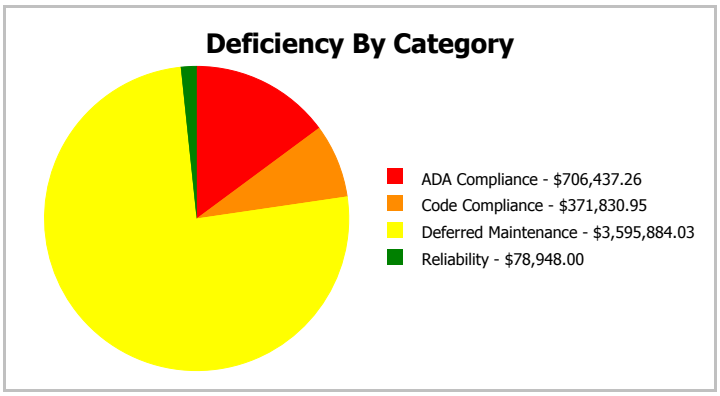
Attributes:

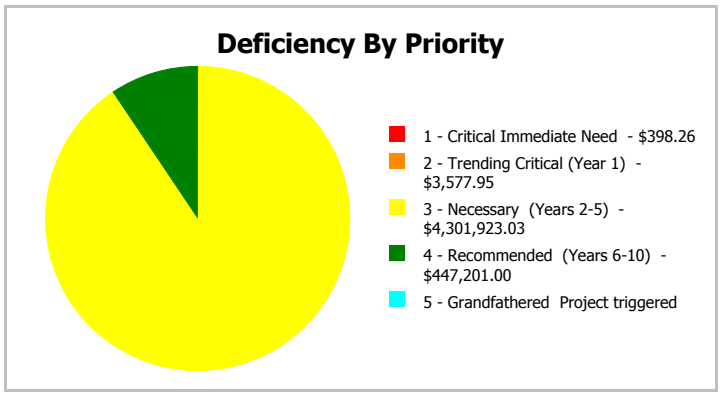
General Attributes:

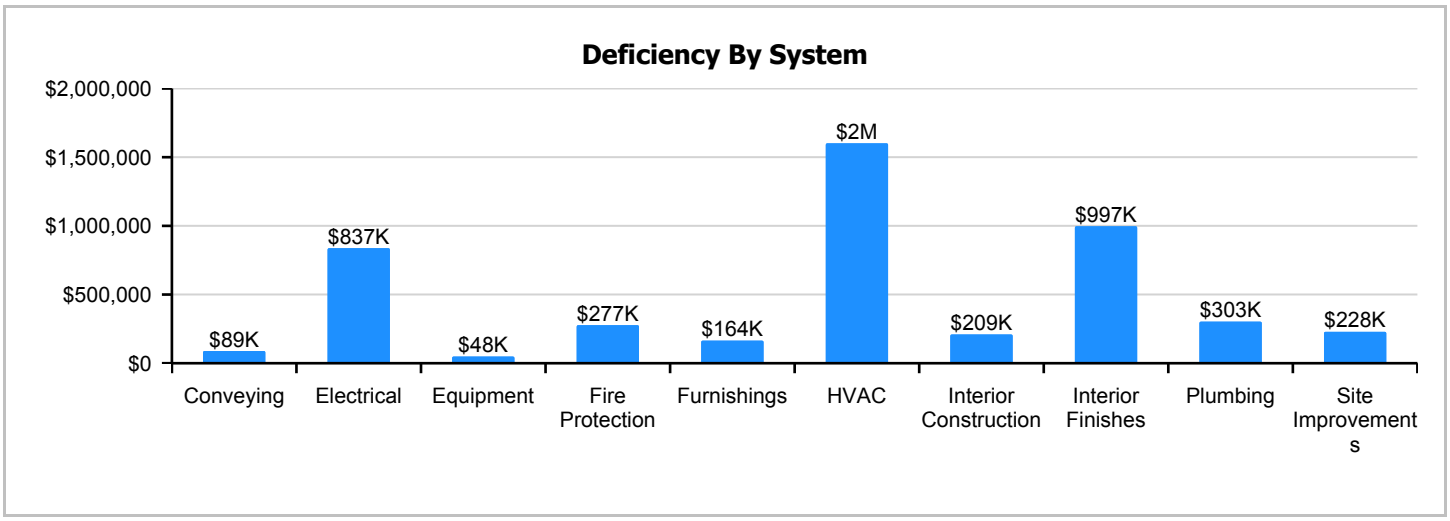
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	-	DOE Drawing Total GSF:	-
DOE Facility Number:	4057	Total # of Modular/Portables:	-
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	-
Approx. Acres:	-	Status:	Active

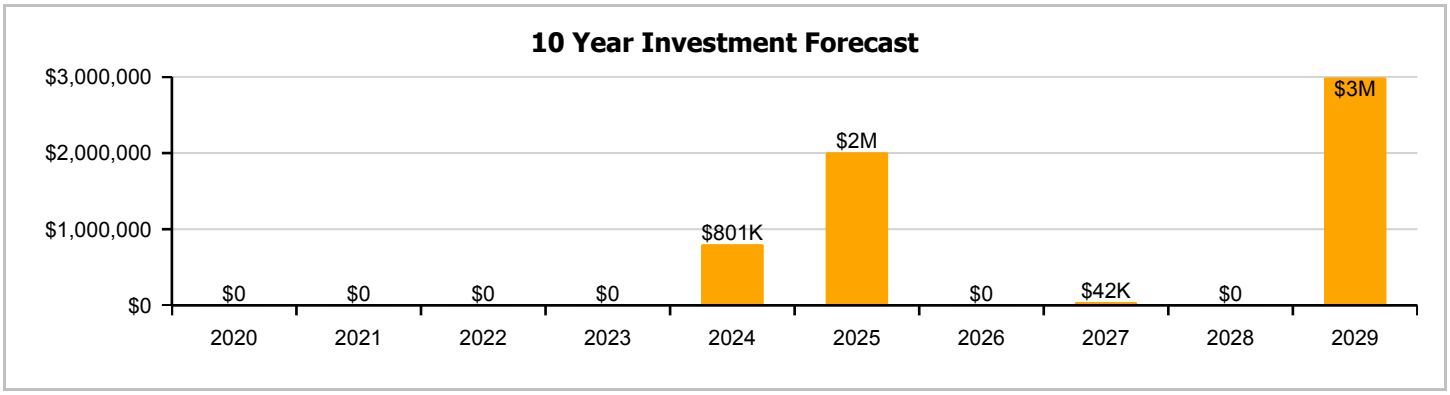
School Dashboard Summary

Gross Area:	75,833		
Year Built:	1951	Last Renovation:	
Repair Cost:	$4,753,100	Replacement Value:	$14,742,872
FCI:	32.24 %	RSLI%:	36.33 %









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.

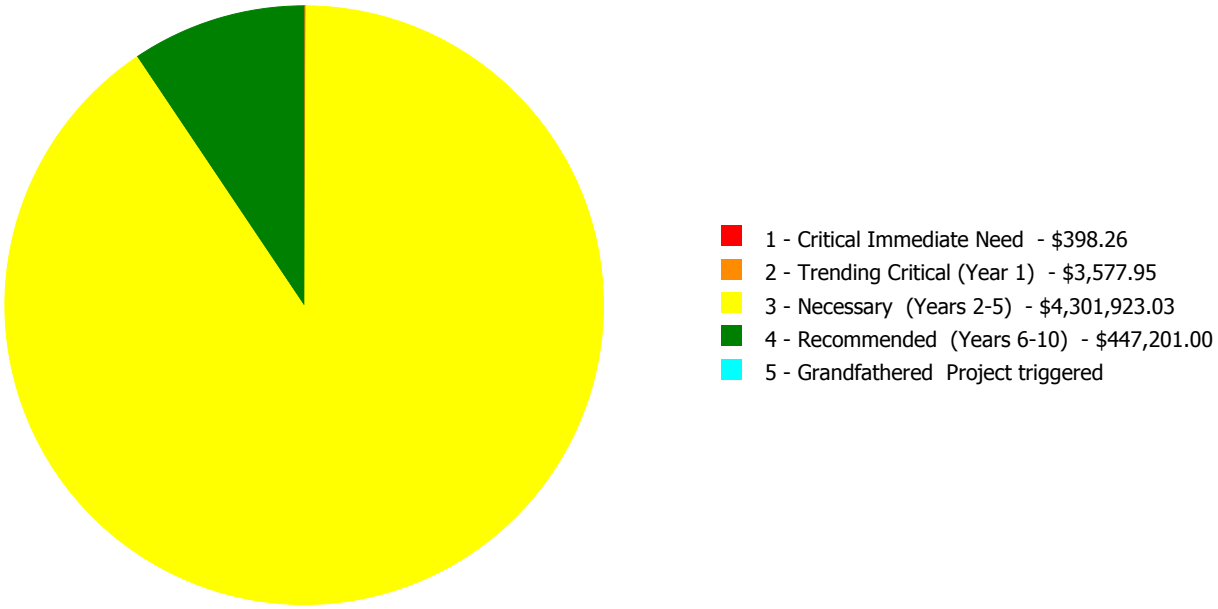
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	69.27 %	0.00 %	$0.00
B10 - Superstructure	68.14 %	0.00 %	$0.00
B20 - Exterior Enclosure	53.38 %	0.00 %	$0.00
B30 - Roofing	72.38 %	0.00 %	$0.00
C10 - Interior Construction	47.73 %	22.98 %	$209,151.00
C20 - Stairs	63.72 %	0.00 %	$0.00
C30 - Interior Finishes	9.17 %	82.18 %	$996,711.00
D10 - Conveying	0.00 %	110.00 %	$88,806.00
D20 - Plumbing	15.80 %	50.72 %	$302,528.00
D30 - HVAC	15.31 %	78.41 %	$1,600,840.00
D40 - Fire Protection	5.54 %	79.03 %	$276,677.00
D50 - Electrical	16.32 %	46.08 %	$837,290.00
E10 - Equipment	26.22 %	13.84 %	$48,376.00
E20 - Furnishings	0.00 %	110.00 %	$164,321.00
G20 - Site Improvements	26.09 %	20.04 %	$228,400.24
G30 - Site Mechanical Utilities	60.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	33.33 %	0.00 %	$0.00
Totals:	**36.33 %**	**32.24 %**	**$4,753,100.24**

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
1951 Bldg 2030	15,238	29.79	$0.00	$0.00	$552,878.00	$153,035.00	$0.00
1994 Bldg 2031	18,927	27.68	$0.00	$0.00	$856,964.00	$75,992.00	$0.00
1999 Bldg 2020	41,668	41.21	$0.00	$0.00	$2,667,657.00	$218,174.00	$0.00
Site	75,833	11.42	$398.26	$3,577.95	$224,424.03	$0.00	$0.00
Total:		**32.24**	**$398.26**	**$3,577.95**	**$4,301,923.03**	**$447,201.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $4,753,100.24

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.

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Function:	Elementary Charter
Gross Area (SF):	15,238
Year Built:	1951
Last Renovation:	
Replacement Value:	$2,369,557
Repair Cost:	$705,913.00
Total FCI:	29.79 %
Total RSLI:	26.21 %
FCA Score:	70.21

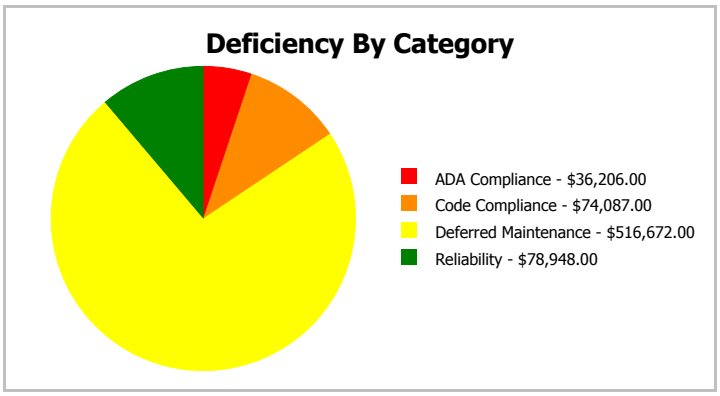
Description:

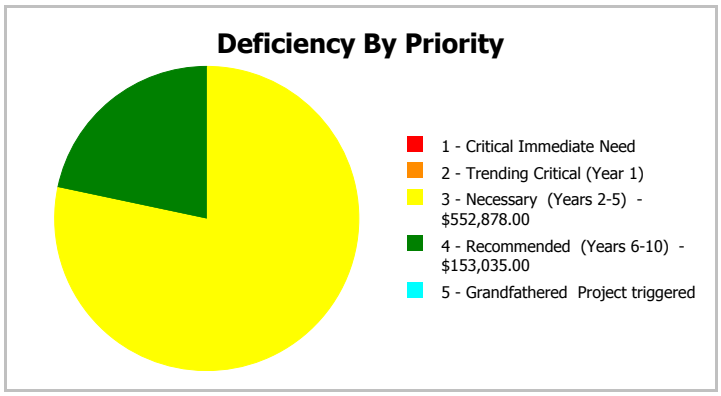
The narrative for this building is included in the Executive Summary Description at the front of this report.

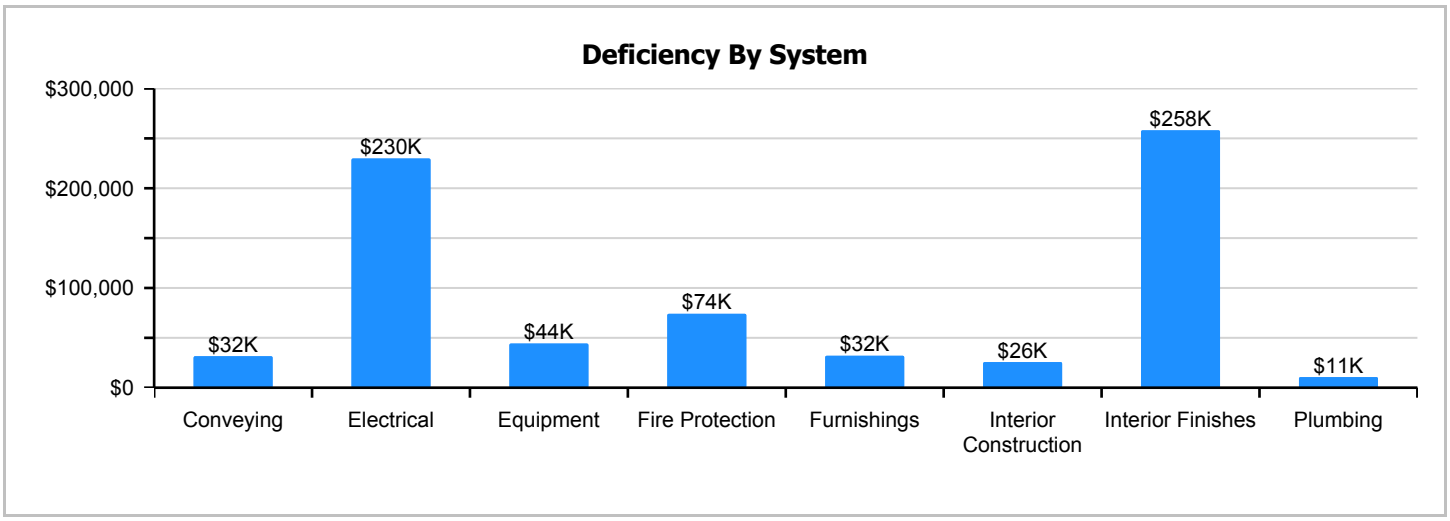
Attributes: This asset has no attributes.

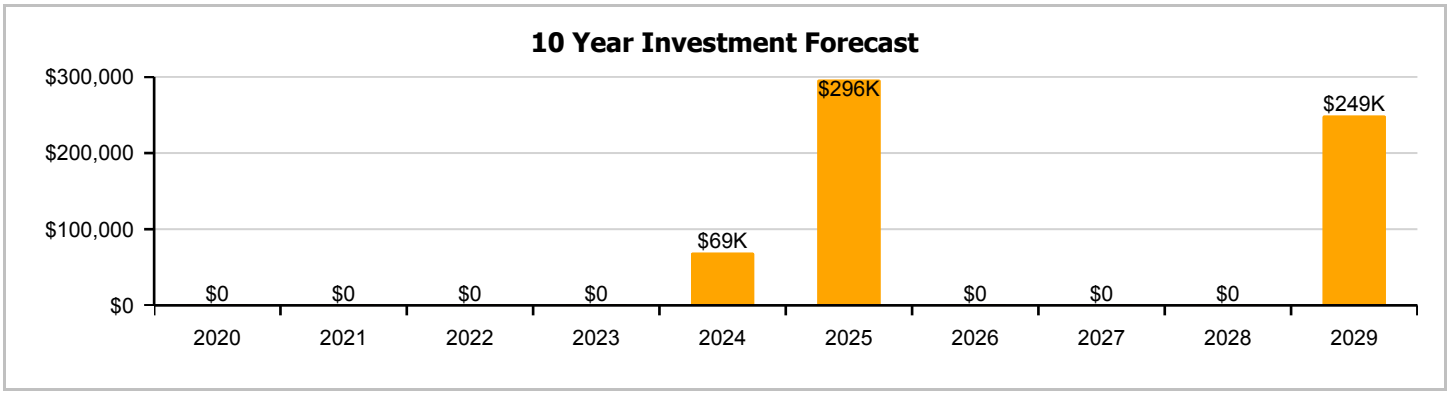
Dashboard Summary

Function:	Elementary Charter	Gross Area:	15,238
Year Built:	1951	Last Renovation:	
Repair Cost:	$705,913	Replacement Value:	$2,369,557
FCI:	29.79 %	RSLI%:	26.21 %









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	32.00 %	0.00 %	$0.00
B10 - Superstructure	32.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.41 %	0.00 %	$0.00
B30 - Roofing	83.36 %	0.00 %	$0.00
C10 - Interior Construction	33.55 %	15.63 %	$25,646.00
C20 - Stairs	32.00 %	0.00 %	$0.00
C30 - Interior Finishes	6.36 %	95.87 %	$258,038.00
D10 - Conveying	0.00 %	110.00 %	$31,512.00
D20 - Plumbing	26.43 %	22.80 %	$10,560.00
D30 - HVAC	52.63 %	0.00 %	$0.00
D40 - Fire Protection	6.32 %	92.61 %	$74,087.00
D50 - Electrical	11.68 %	61.81 %	$229,804.00
E10 - Equipment	19.08 %	40.06 %	$44,251.00
E20 - Furnishings	0.00 %	110.00 %	$32,015.00
Totals:	**26.21 %**	**29.79 %**	**$705,913.00**

Photo Album

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

1). Northwest Elevation - Nov 14, 2019

2). Southwest Elevation - Nov 14, 2019

3). East Elevation - Nov 14, 2019

Condition Detail

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

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

System Listing

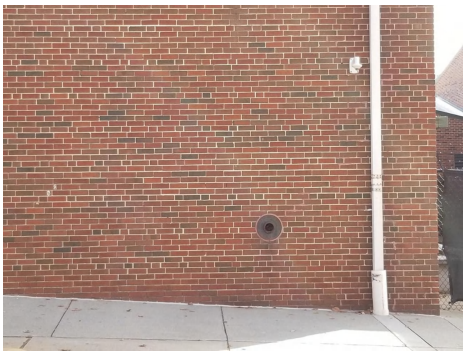
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to 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.	15,238	100	1951	2051		32.00 %	0.00 %	32			$112,304
A1030	Slab on Grade	$6.22	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$94,780
B1010	Floor Construction	$18.73	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$285,408
B1020	Roof Construction	$12.10	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$184,380
B2010	Exterior Walls	$13.80	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$210,284
B2020	Exterior Windows	$4.28	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$65,219
B2030	Exterior Doors	$1.93	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$29,409
B3010120	Single Ply Membrane	$5.37	S.F.	6,098	20	2018	2038		95.00 %	0.00 %	19			$32,746
B3020	Roof Openings	$0.50	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$7,619
C1010	Partitions	$5.59	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$85,180
C1020	Interior Doors	$3.65	S.F.	15,238	40	1999	2039		50.00 %	0.00 %	20			$55,619
C1030	Fittings	$1.53	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$25,646.00	$23,314
C2010	Stair Construction	$3.97	S.F.	15,238	100	1951	2051		32.00 %	0.00 %	32			$60,495
C3010220	Tile	$9.25	S.F.	1,425	30	1999	2029	2025	20.00 %	0.00 %	6			$13,181
C3010230	Paint & Covering	$1.47	S.F.	13,813	10	1999	2009		0.00 %	0.00 %	-10			$20,305
C3020420	Ceramic Tile	$16.74	S.F.	1,425	50	1999	2049		60.00 %	0.00 %	30			$23,855
C3020430	Terrazzo	$21.62	S.F.	730	50	1951	2001		0.00 %	125.00 %	-18		$19,728.00	$15,783
C3020903	VCT	$3.48	S.F.	11,963	15	1951	1966		0.00 %	155.00 %	-53		$64,528.00	$41,631
C3020999	Other - Concrete Finish	$6.87	S.F.	78	100	1951	2051		32.00 %	0.00 %	32			$536
C3020999	Other - Wood	$16.06	S.F.	1,042	50	1951	2001		0.00 %	136.99 %	-18		$22,926.00	$16,735
C3030	Ceiling Finishes	$9.00	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$150,856.00	$137,142
D1010	Elevators and Lifts	$1.88	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$31,512.00	$28,647
D2010	Plumbing Fixtures	$0.63	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$10,560.00	$9,600
D2020	Domestic Water Distribution	$0.72	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$10,971
D2030	Sanitary Waste	$1.69	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$25,752
D3010	Energy Supply	$0.61	S.F.	15,238	30	1999	2029		33.33 %	0.00 %	10			$9,295
D3040	Distribution Systems	$10.62	S.F.	15,238	20	2010	2030		55.00 %	0.00 %	11			$161,828
D3060	Controls & Instrumentation	$1.06	S.F.	15,238	15	2010	2025		40.00 %	0.00 %	6			$16,152
D4010	Sprinklers	$4.08	S.F.	15,238	30			2019	0.00 %	110.00 %	0		$68,388.00	$62,171
D4020	Standpipes	$0.34	S.F.	15,238	30			2019	0.00 %	110.00 %	0		$5,699.00	$5,181
D4090	Other Fire Protection Systems	$0.83	S.F.	15,238	15	2004	2019	2025	40.00 %	0.00 %	6			$12,648
D5020	Branch Wiring	$4.75	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$79,619.00	$72,381
D5020	Lighting	$7.13	S.F.	15,238	20	1999	2019	2025	30.00 %	0.00 %	6			$108,647
D5030810	Security & Detection Systems	$1.51	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$25,310.00	$23,009
D5030910	Fire & Alarm Systems	$2.74	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$45,927.00	$41,752
D5030920	Data Communication	$3.56	S.F.	15,238	25	1999	2024		20.00 %	0.00 %	5			$54,247
D5090	Other Electrical Systems	$4.71	S.F.	15,238	15			2019	0.00 %	110.00 %	0		$78,948.00	$71,771
E1020	Institutional Equipment	$2.64	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$44,251.00	$40,228
E1090	Other Equipment	$4.61	S.F.	15,238	20	1999	2019	2025	30.00 %	0.00 %	6			$70,247
E2010	Fixed Furnishings	$1.91	S.F.	15,238	20	1999	2019		0.00 %	110.00 %	0		$32,015.00	$29,105
								Total	**26.21 %**	**29.79 %**			**$705,913.00**	**$2,369,557**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane

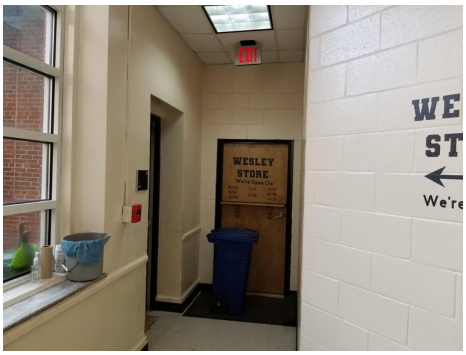


Note:

System: B3020 - Roof Openings

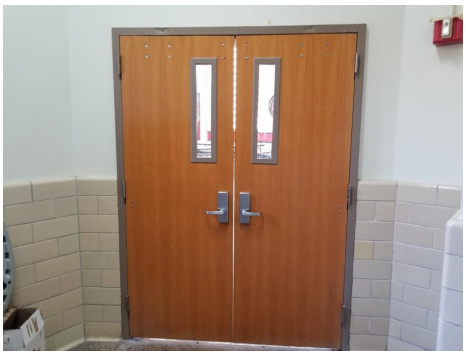

Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors

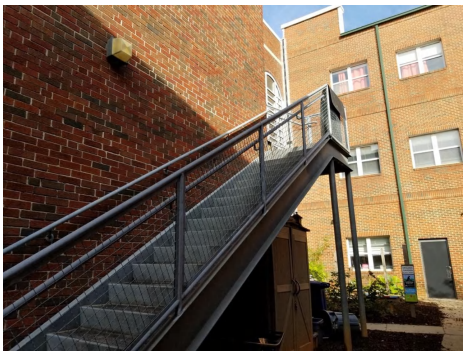


Note:

System: C1030 - Fittings

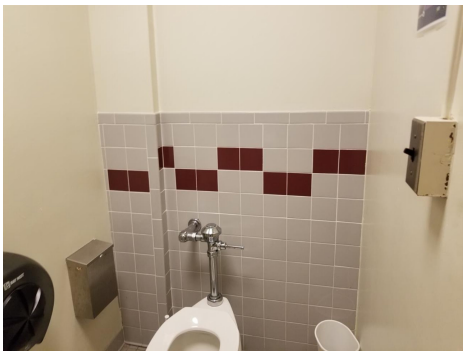
Note:

System: C2010 - Stair Construction



Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020430 - Terrazzo



Note:

System: C3020903 - VCT

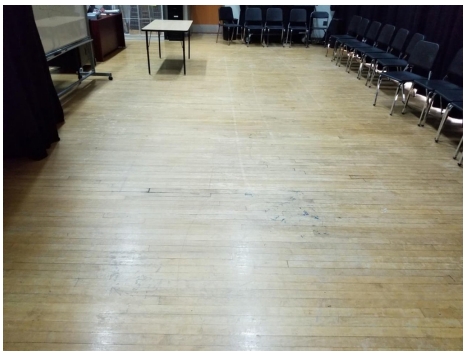


Note:

System: C3020999 - Other - Concrete Finish

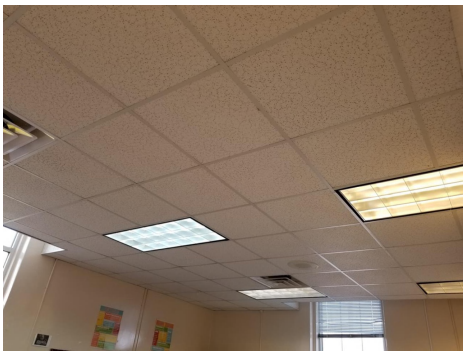
Note:

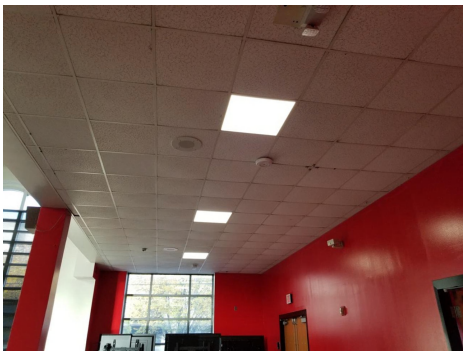
System: C3020999 - Other - Wood




Note:

System: C3030 - Ceiling Finishes





Note:

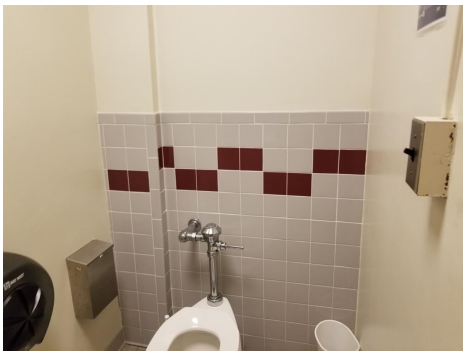
System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

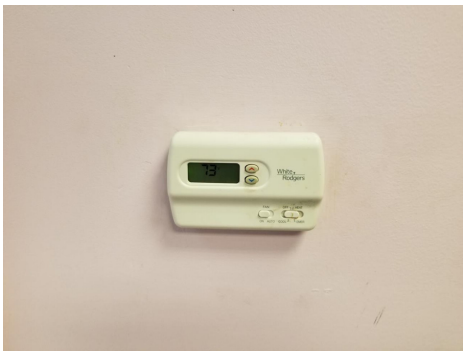
Note:

System: D3040 - Distribution Systems



Note:

System: D3060 - Controls & Instrumentation



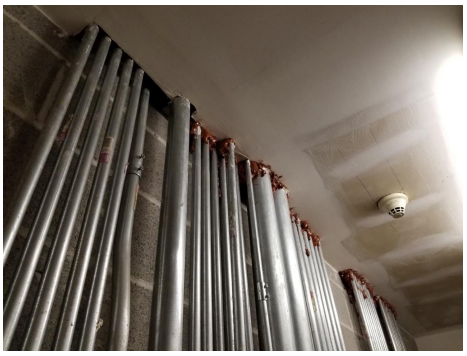
Note:

System: D4090 - Other Fire Protection Systems



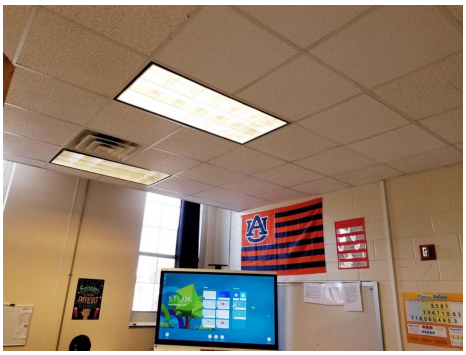
Note:

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: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$705,913**	**$0**	**$0**	**$0**	**$0**	**$69,176**	**$296,407**	**$0**	**$0**	**$0**	**$249,200**	**$1,320,696**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,414	**$96,414**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,476	**$43,476**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,263	**$11,263**
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	$25,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,646**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

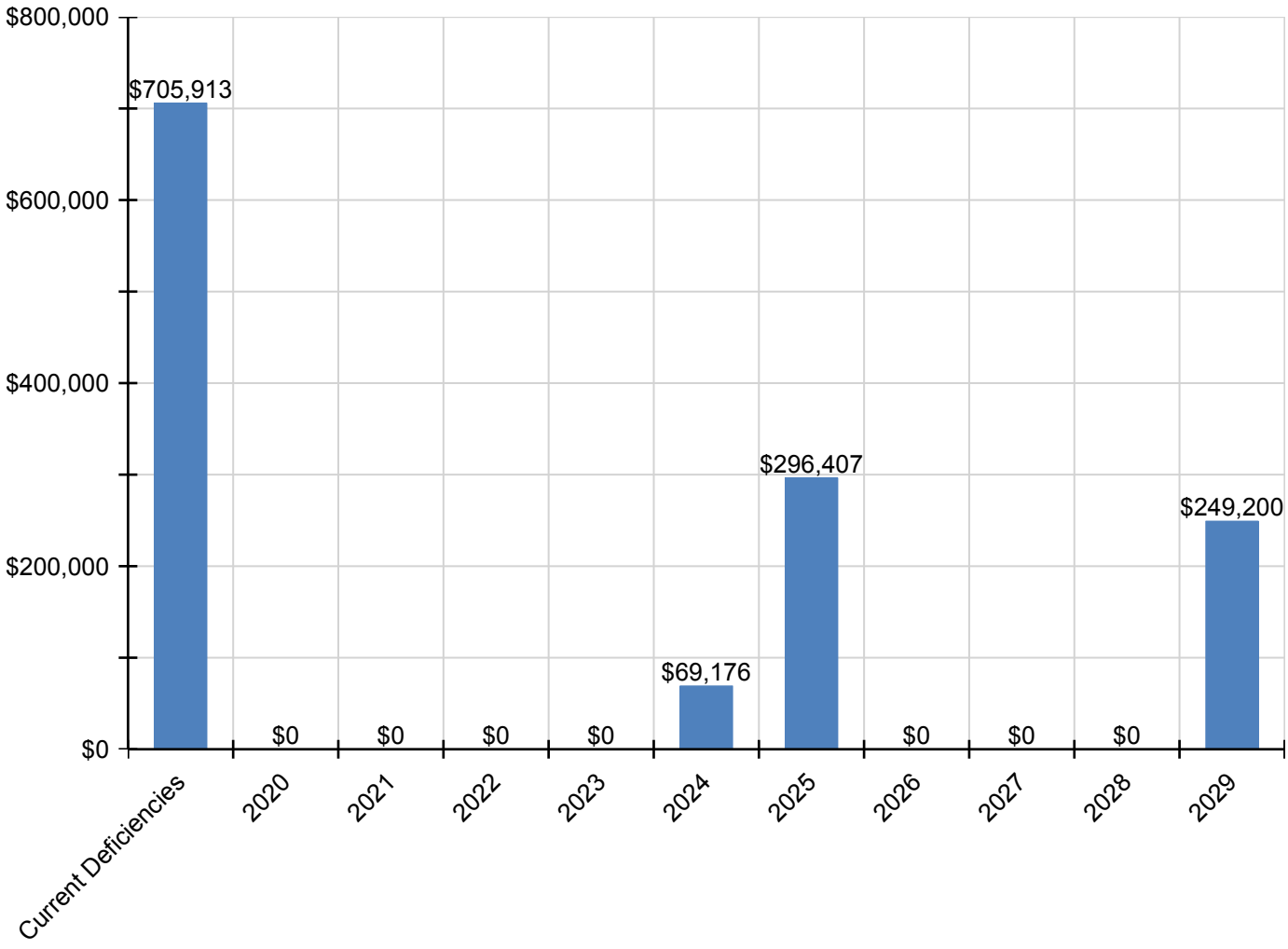
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$23,609	$0	$0	$0	$0	**$23,609**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,018	**$30,018**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020430 - Terrazzo	$19,728	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,728**
C3020903 - VCT	$64,528	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,528**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Wood	$22,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,926**
C3030 - Ceiling Finishes	$150,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$150,856**
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	$31,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,512**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$10,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,560**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,218	**$16,218**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,069	**$38,069**
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	$13,742	**$13,742**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$21,216	$0	$0	$0	$0	**$21,216**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$68,388	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,388**
D4020 - Standpipes	$5,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,699**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$16,612	$0	$0	$0	$0	**$16,612**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$79,619	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$79,619**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$142,704	$0	$0	$0	$0	**$142,704**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$25,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,310**
D5030910 - Fire & Alarm Systems	$45,927	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$45,927**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$69,176	$0	$0	$0	$0	$0	**$69,176**
D5090 - Other Electrical Systems	$78,948	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,948**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	$44,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,251**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$92,267	$0	$0	$0	$0	**$92,267**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$32,015	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,015**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

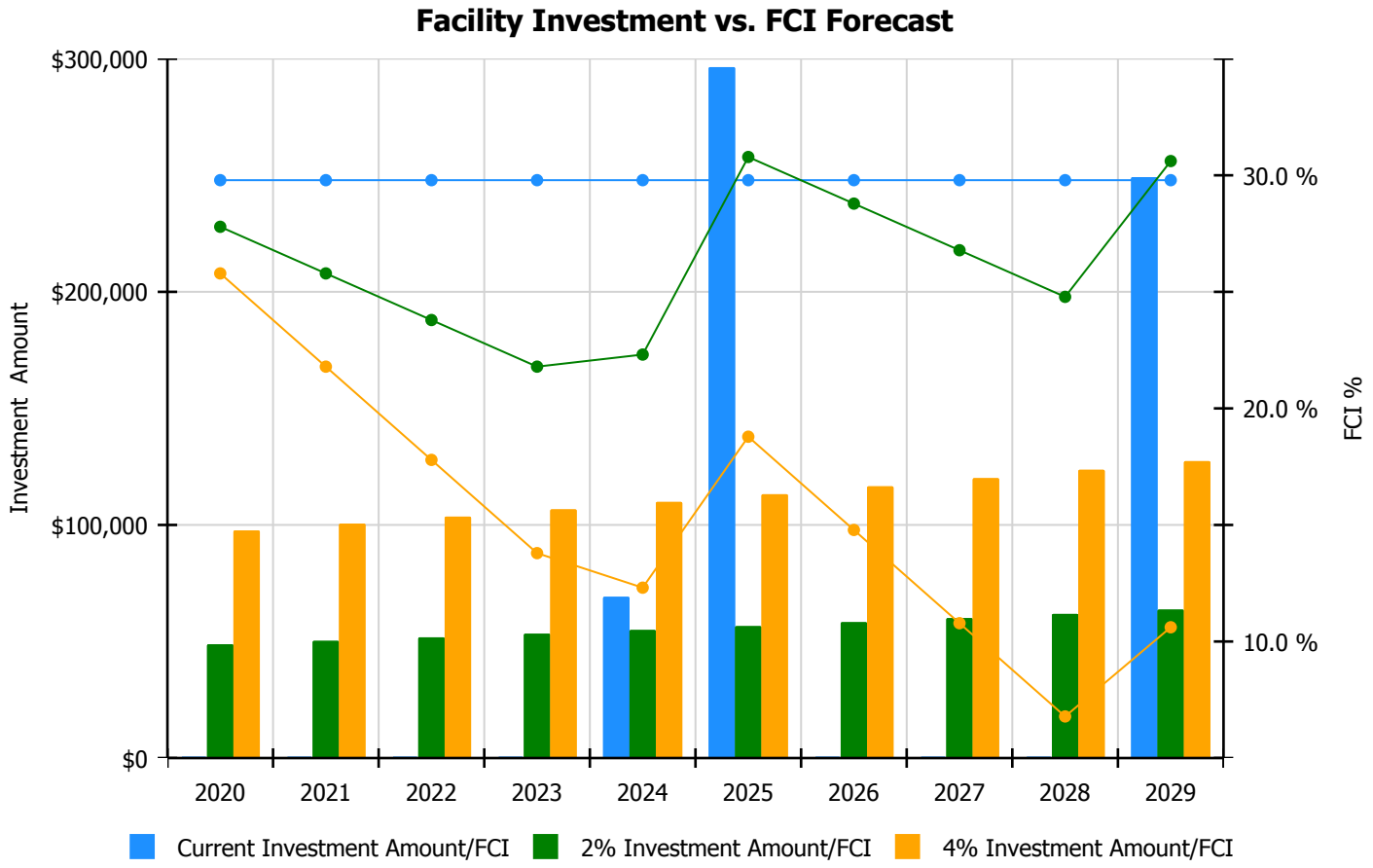
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

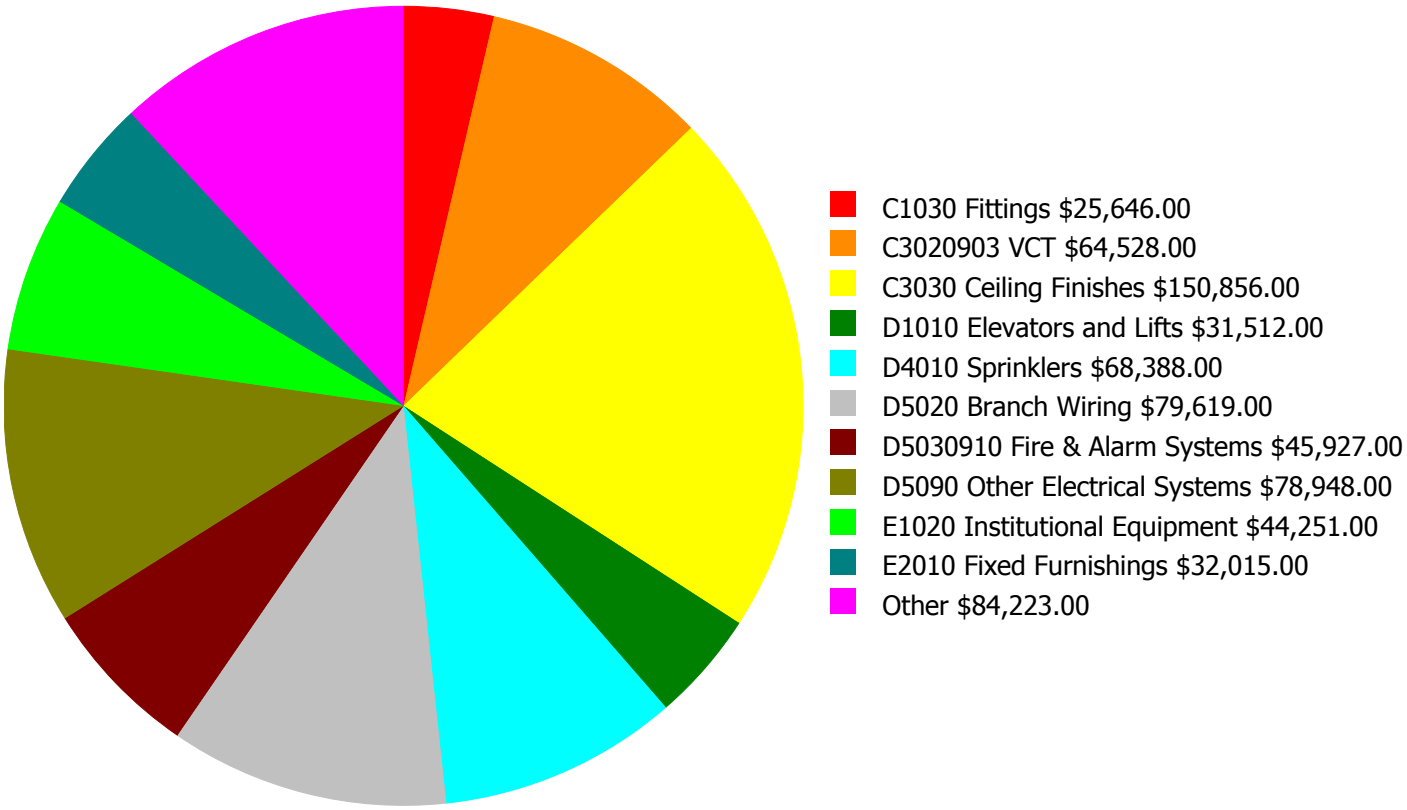
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 29.79%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$48,813.00	27.79 %	$97,626.00	25.79 %
2021	$0	$50,277.00	25.79 %	$100,555.00	21.79 %
2022	$0	$51,786.00	23.79 %	$103,571.00	17.79 %
2023	$0	$53,339.00	21.79 %	$106,678.00	13.79 %
2024	$69,176	$54,939.00	22.31 %	$109,879.00	12.31 %
2025	$296,407	$56,587.00	30.79 %	$113,175.00	18.79 %
2026	$0	$58,285.00	28.79 %	$116,570.00	14.79 %
2027	$0	$60,034.00	26.79 %	$120,067.00	10.79 %
2028	$0	$61,835.00	24.79 %	$123,669.00	6.79 %
2029	$249,200	$63,690.00	30.61 %	$127,379.00	10.61 %
Total:	**$614,783**	**$559,585.00**		**$1,119,169.00**	

Deficiency Summary by System

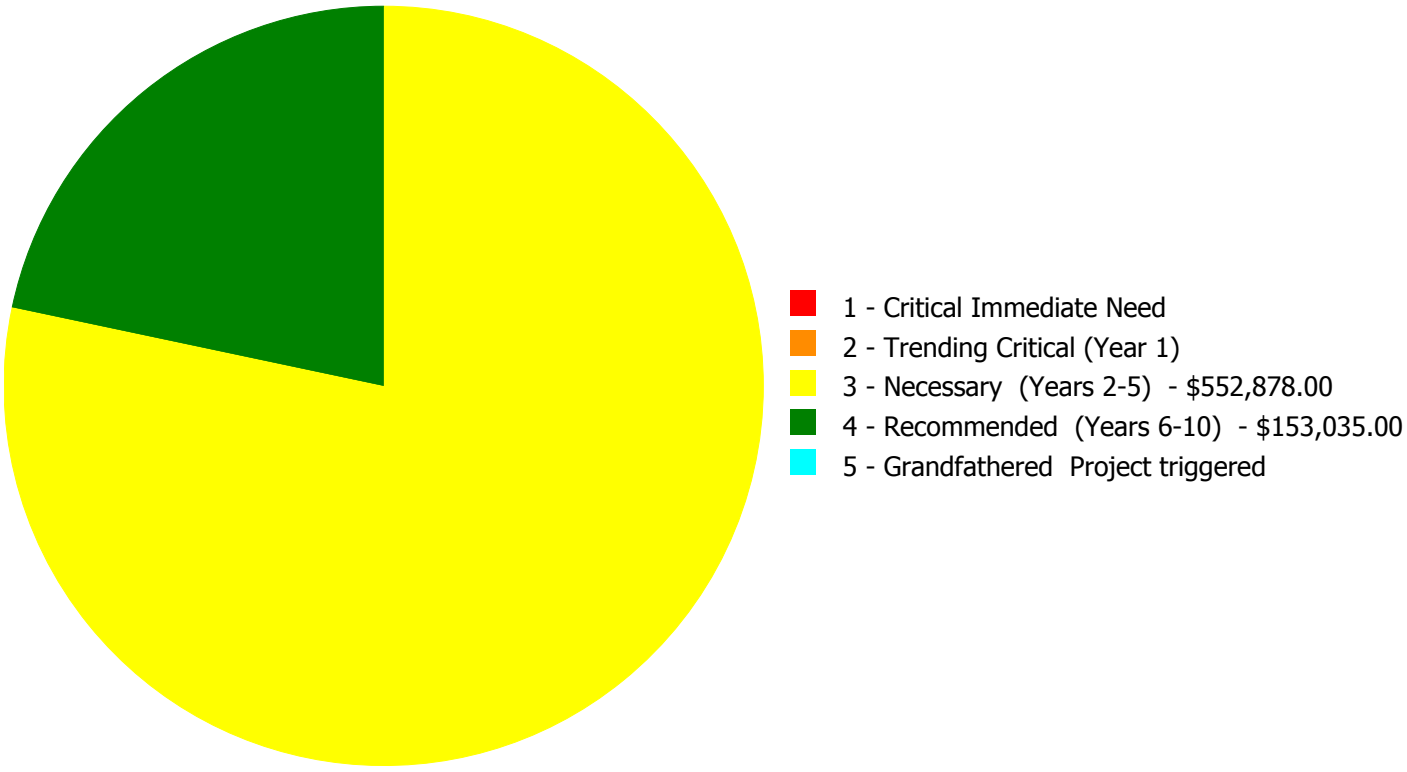
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $705,913.00

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: $705,913.00

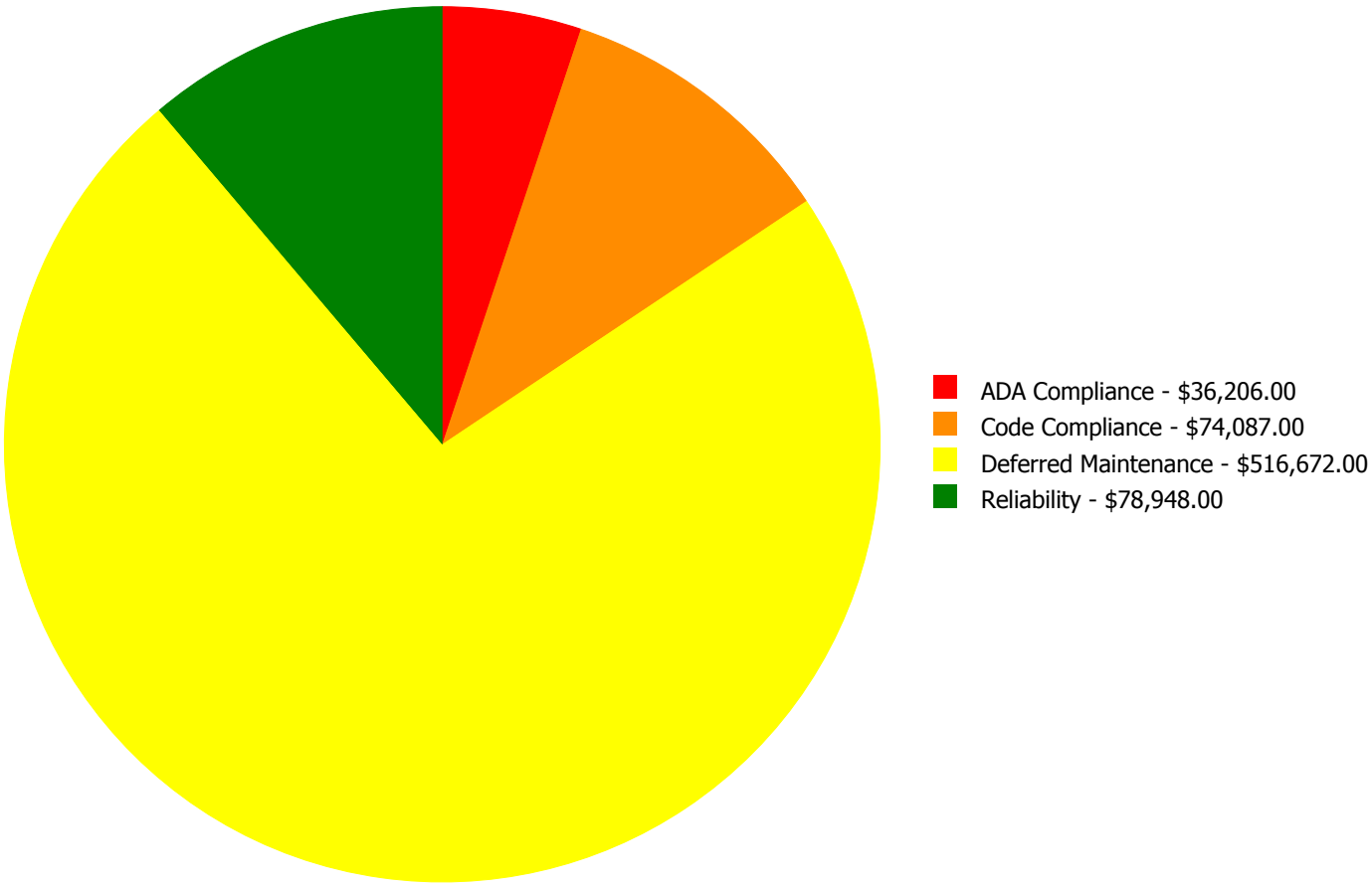
Deficiency By Priority Investment Table

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	$25,646.00	$0.00	$0.00	$25,646.00
C3020430	Terrazzo	$0.00	$0.00	$19,728.00	$0.00	$0.00	$19,728.00
C3020903	VCT	$0.00	$0.00	$64,528.00	$0.00	$0.00	$64,528.00
C3020999	Other - Wood	$0.00	$0.00	$22,926.00	$0.00	$0.00	$22,926.00
C3030	Ceiling Finishes	$0.00	$0.00	$150,856.00	$0.00	$0.00	$150,856.00
D1010	Elevators and Lifts	$0.00	$0.00	$31,512.00	$0.00	$0.00	$31,512.00
D2010	Plumbing Fixtures	$0.00	$0.00	$10,560.00	$0.00	$0.00	$10,560.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$68,388.00	$0.00	$68,388.00
D4020	Standpipes	$0.00	$0.00	$0.00	$5,699.00	$0.00	$5,699.00
D5020	Branch Wiring	$0.00	$0.00	$79,619.00	$0.00	$0.00	$79,619.00
D5030810	Security & Detection Systems	$0.00	$0.00	$25,310.00	$0.00	$0.00	$25,310.00
D5030910	Fire & Alarm Systems	$0.00	$0.00	$45,927.00	$0.00	$0.00	$45,927.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$78,948.00	$0.00	$78,948.00
E1020	Institutional Equipment	$0.00	$0.00	$44,251.00	$0.00	$0.00	$44,251.00
E2010	Fixed Furnishings	$0.00	$0.00	$32,015.00	$0.00	$0.00	$32,015.00
	Total:	$0.00	$0.00	$552,878.00	$153,035.00	$0.00	$705,913.00

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: $705,913.00

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: 15,238.00
Unit of Measure: S.F.
Estimate: $25,646.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3020430 - Terrazzo

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 730.00
Unit of Measure: S.F.
Estimate: $19,728.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The terrazzo flooring is beyond its expected service life and should be scheduled 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: 11,963.00
Unit of Measure: S.F.
Estimate: $64,528.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

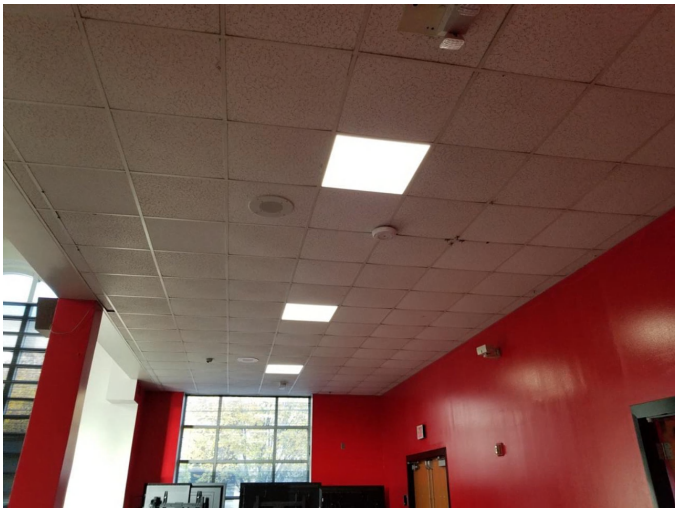
Notes: The VCT flooring is in poor conditions, and should be replaced.

System: C3020999 - Other - Wood

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,042.00
Unit of Measure: S.F.
Estimate: $22,926.00
Assessor Name: Homero Guerrero
Date Created: 01/29/2020

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

System: C3030 - Ceiling Finishes



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $150,856.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: D1010 - Elevators and Lifts

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $31,512.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $10,560.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

Notes: Plumbing fixtures are in operational conditions. However, they are aged and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $79,619.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $25,310.00
Assessor Name: Homero Guerrero
Date Created: 02/03/2020

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

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: 15,238.00
Unit of Measure: S.F.
Estimate: $45,927.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $44,251.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $32,015.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $68,388.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

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

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $5,699.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

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

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 15,238.00
Unit of Measure: S.F.
Estimate: $78,948.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	18,927
Year Built:	1994
Last Renovation:	
Replacement Value:	$3,370,278
Repair Cost:	$932,956.00
Total FCI:	27.68 %
Total RSLI:	36.44 %
FCA Score:	72.32

Description:

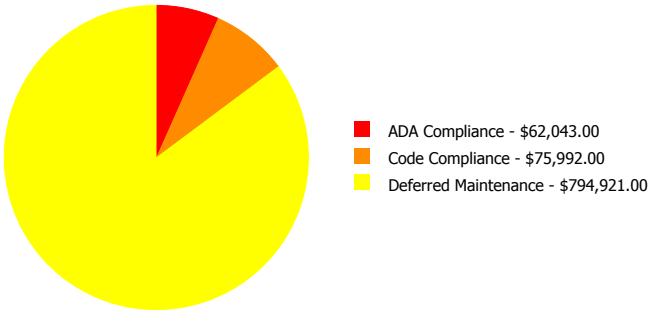
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

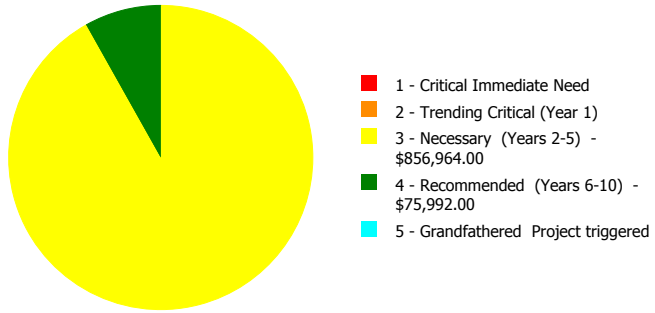
Dashboard Summary

Function:	Elementary Charter	Gross Area:	18,927
Year Built:	1994	Last Renovation:	
Repair Cost:	$932,956	Replacement Value:	$3,370,278
FCI:	27.68 %	RSLI%:	36.44 %

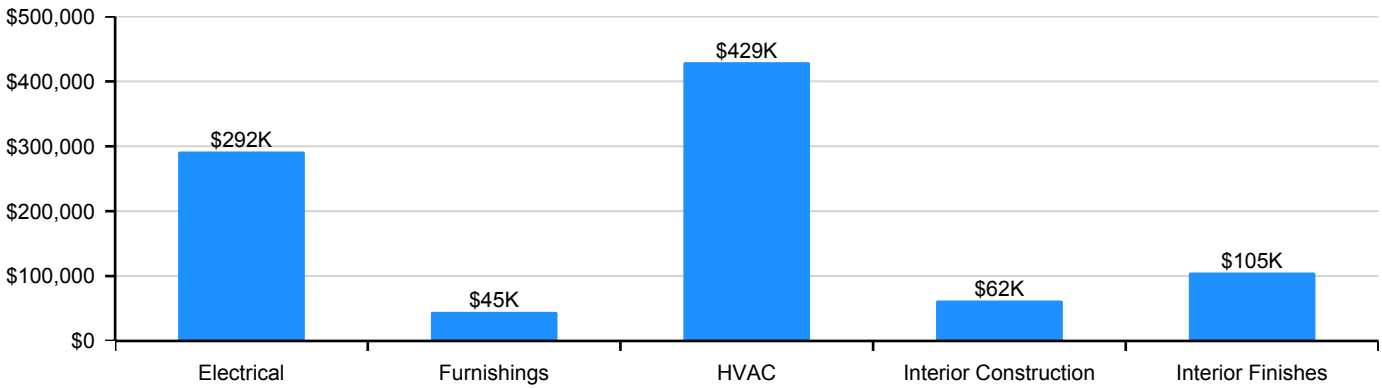
Deficiency By Category



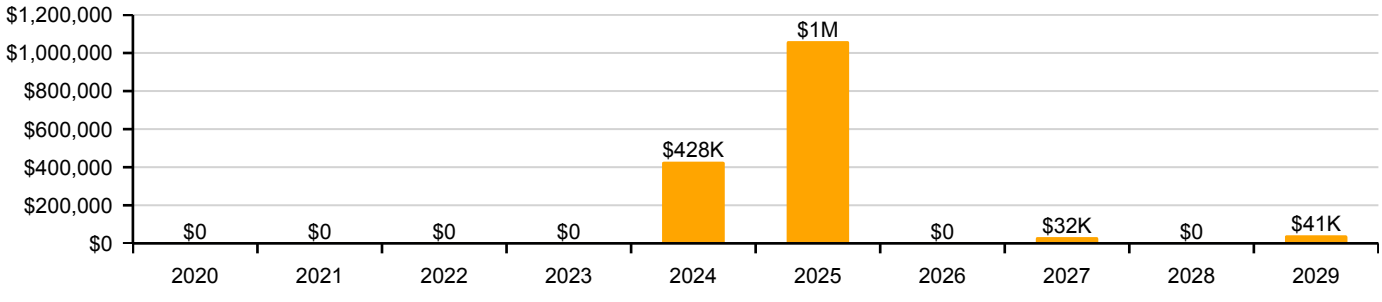
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.27 %	0.00 %	$0.00
B30 - Roofing	55.00 %	0.00 %	$0.00
C10 - Interior Construction	46.67 %	24.74 %	$62,043.00
C30 - Interior Finishes	21.19 %	34.04 %	$105,165.00
D20 - Plumbing	26.33 %	0.00 %	$0.00
D30 - HVAC	20.03 %	69.94 %	$429,302.00
D40 - Fire Protection	16.67 %	0.00 %	$0.00
D50 - Electrical	14.55 %	56.64 %	$291,684.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	0.00 %	110.00 %	$44,762.00
Totals:	**36.44 %**	**27.68 %**	**$932,956.00**

Photo Album

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

1). Southeast Elevation - Nov 14, 2019

2). West Elevation - Nov 14, 2019

3). South Elevation - Nov 14, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.19	S.F.	18,927	100	1994	2094		75.00 %	0.00 %	75			$155,012
A1030	Slab on Grade	$6.92	S.F.	18,927	100	1994	2094		75.00 %	0.00 %	75			$130,975
B1020	Roof Construction	$13.46	S.F.	18,927	100	1994	2094		75.00 %	0.00 %	75			$254,757
B2010	Exterior Walls	$15.36	S.F.	18,927	100	1994	2094		75.00 %	0.00 %	75			$290,719
B2020	Exterior Windows	$9.57	S.F.	18,927	30	1994	2024		16.67 %	0.00 %	5			$181,131
B2030	Exterior Doors	$0.96	S.F.	18,927	30	1994	2024		16.67 %	0.00 %	5			$18,170
B3010120	Single Ply Membrane	$5.37	S.F.	19,501	20	2010	2030		55.00 %	0.00 %	11			$104,720
C1010	Partitions	$6.22	S.F.	18,927	100	1994	2094		75.00 %	0.00 %	75			$117,726
C1020	Interior Doors	$4.05	S.F.	18,927	40	1994	2034		37.50 %	0.00 %	15			$76,654
C1030	Fittings	$2.98	S.F.	18,927	20	1994	2014		0.00 %	110.00 %	-5		$62,043.00	$56,402
C3010230	Paint & Covering	$1.47	S.F.	18,927	10	1994	2004		0.00 %	0.00 %	-15			$27,823
C3020420	Ceramic Tile	$16.74	S.F.	1,040	50	1994	2044		50.00 %	0.00 %	25			$17,410
C3020901	Carpet	$7.50	S.F.	3,040	8	1994	2002		0.00 %	110.00 %	-17		$25,080.00	$22,800
C3020903	VCT	$3.48	S.F.	14,847	15	1994	2009		0.00 %	155.00 %	-10		$80,085.00	$51,668
C3030	Ceiling Finishes	$10.00	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$189,270
D2010	Plumbing Fixtures	$7.06	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$133,625
D2020	Domestic Water Distribution	$0.79	S.F.	18,927	30	1994	2024		16.67 %	0.00 %	5			$14,952
D2030	Sanitary Waste	$1.89	S.F.	18,927	30	1994	2024		16.67 %	0.00 %	5			$35,772
D3040	Distribution Systems	$11.81	S.F.	18,927	20	2010	2030		55.00 %	0.00 %	11			$223,528
D3050	Terminal & Package Units	$18.16	S.F.	18,927	15	1994	2009		0.00 %	110.00 %	-10		$378,086.00	$343,714
D3060	Controls & Instrumentation	$2.46	S.F.	18,927	15	1994	2009		0.00 %	110.00 %	-10		$51,216.00	$46,560
D4010	Sprinklers	$4.54	S.F.	18,927	30	1994	2024		16.67 %	0.00 %	5			$85,929
D5010	Electrical Service/Distribution	$2.55	S.F.	18,927	20	1994	2014		0.00 %	110.00 %	-5		$53,090.00	$48,264
D5020	Branch Wiring	$5.28	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$99,935
D5020	Lighting	$7.92	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$149,902
D5030810	Security & Detection Systems	$1.51	S.F.	18,927	20	1994	2014		0.00 %	110.00 %	-5		$31,438.00	$28,580
D5030910	Fire Alarm Systems	$2.74	S.F.	18,927	20	1994	2014		0.00 %	110.00 %	-5		$57,046.00	$51,860
D5030920	Data Communication	$3.56	S.F.	18,927	25	1994	2019		0.00 %	110.00 %	0		$74,118.00	$67,380
D5090	Other Electrical Systems	$3.65	S.F.	18,927	15			2019	0.00 %	110.00 %	0		$75,992.00	$69,084
E1020	Institutional Equipment	$2.65	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$50,157
E1090	Other Equipment	$9.78	S.F.	18,927	20	1994	2014	2025	30.00 %	0.00 %	6			$185,106
E2010	Fixed Furnishings	$2.15	S.F.	18,927	20	1994	2014		0.00 %	110.00 %	-5		$44,762.00	$40,693
								Total	**36.44 %**	**27.68 %**			**$932,956.00**	**$3,370,278**

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: B1020 - Roof Construction

Note:

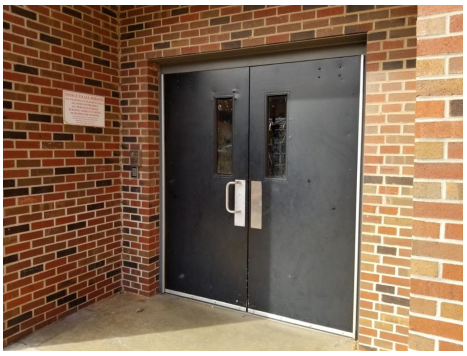
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

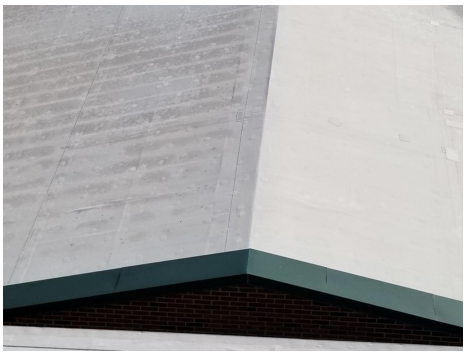
Note:

System: B2030 - Exterior Doors



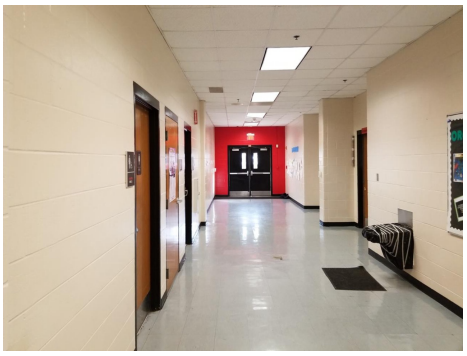
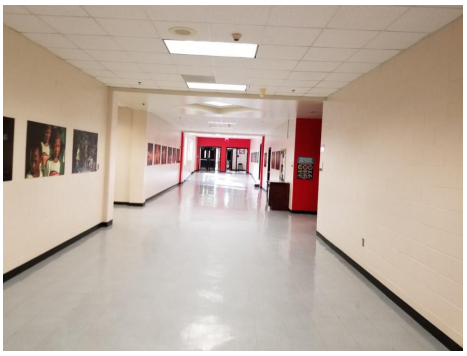
Note:

System: B3010120 - Single Ply Membrane


Note:

System: C1010 - Partitions

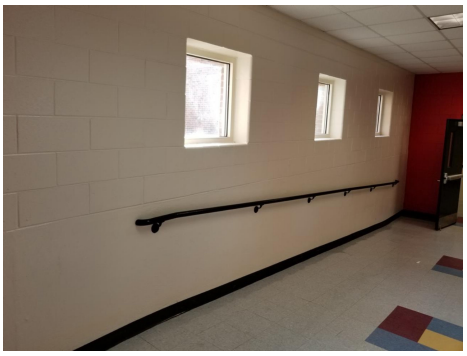



Note:

System: C1020 - Interior Doors

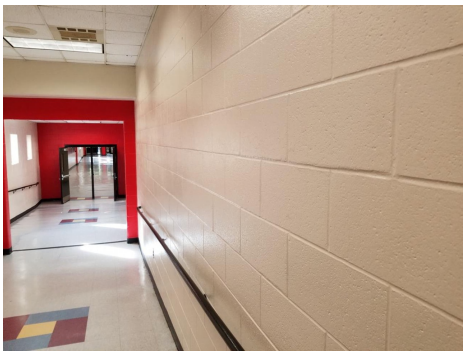
Note:

System: C1030 - Fittings



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile



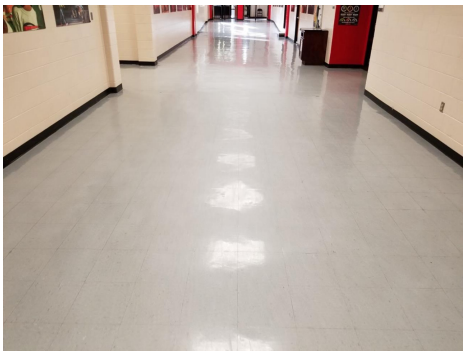
Note:

System: C3020901 - Carpet


Note:

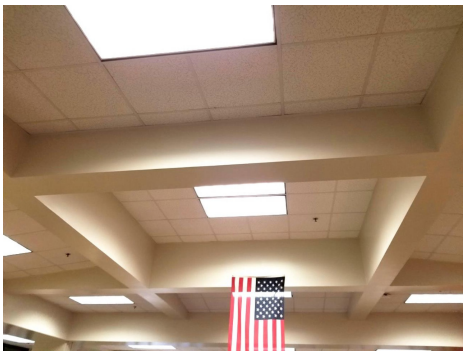
System: C3020903 - VCT





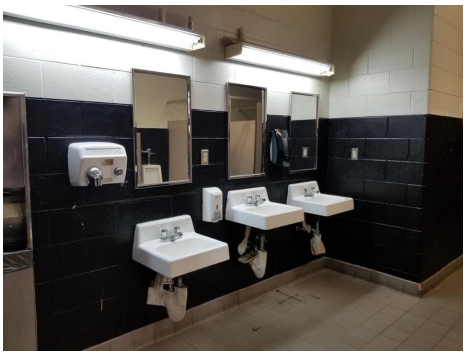
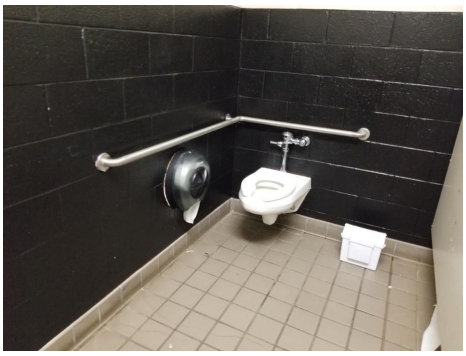
Note:

System: C3030 - Ceiling Finishes



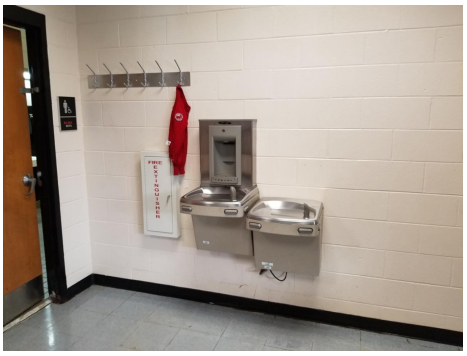
Note:

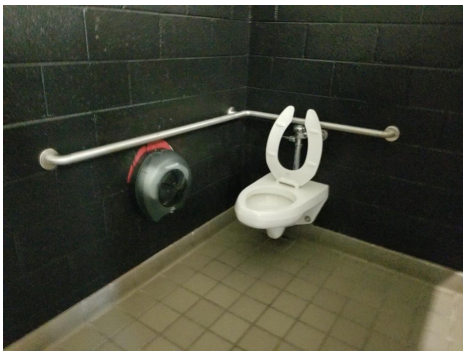
System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste

Note:

System: D3040 - Distribution Systems

Note:

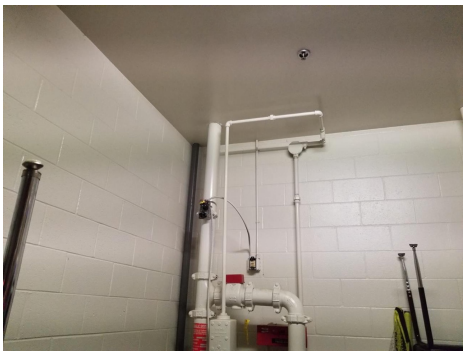
System: D3050 - Terminal & Package Units

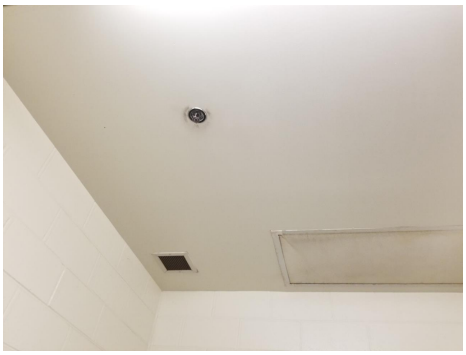
Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



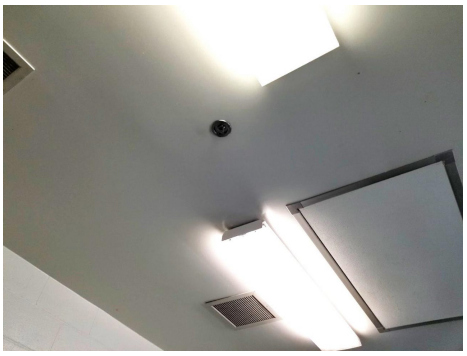


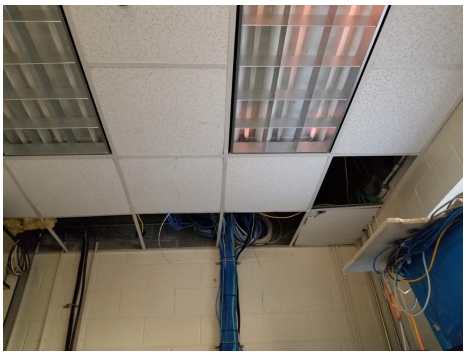
Note:

System: D5010 - Electrical Service/Distribution

Note:

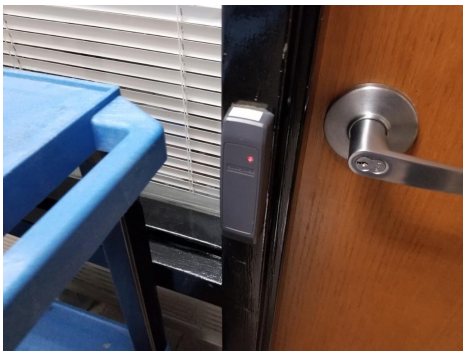
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems

Note:

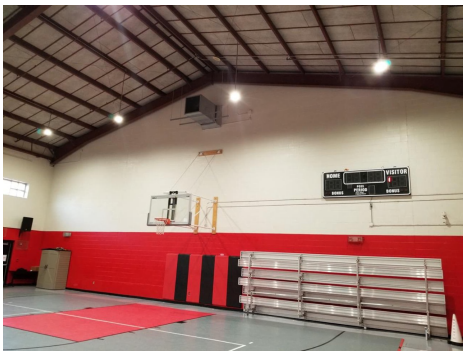
System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

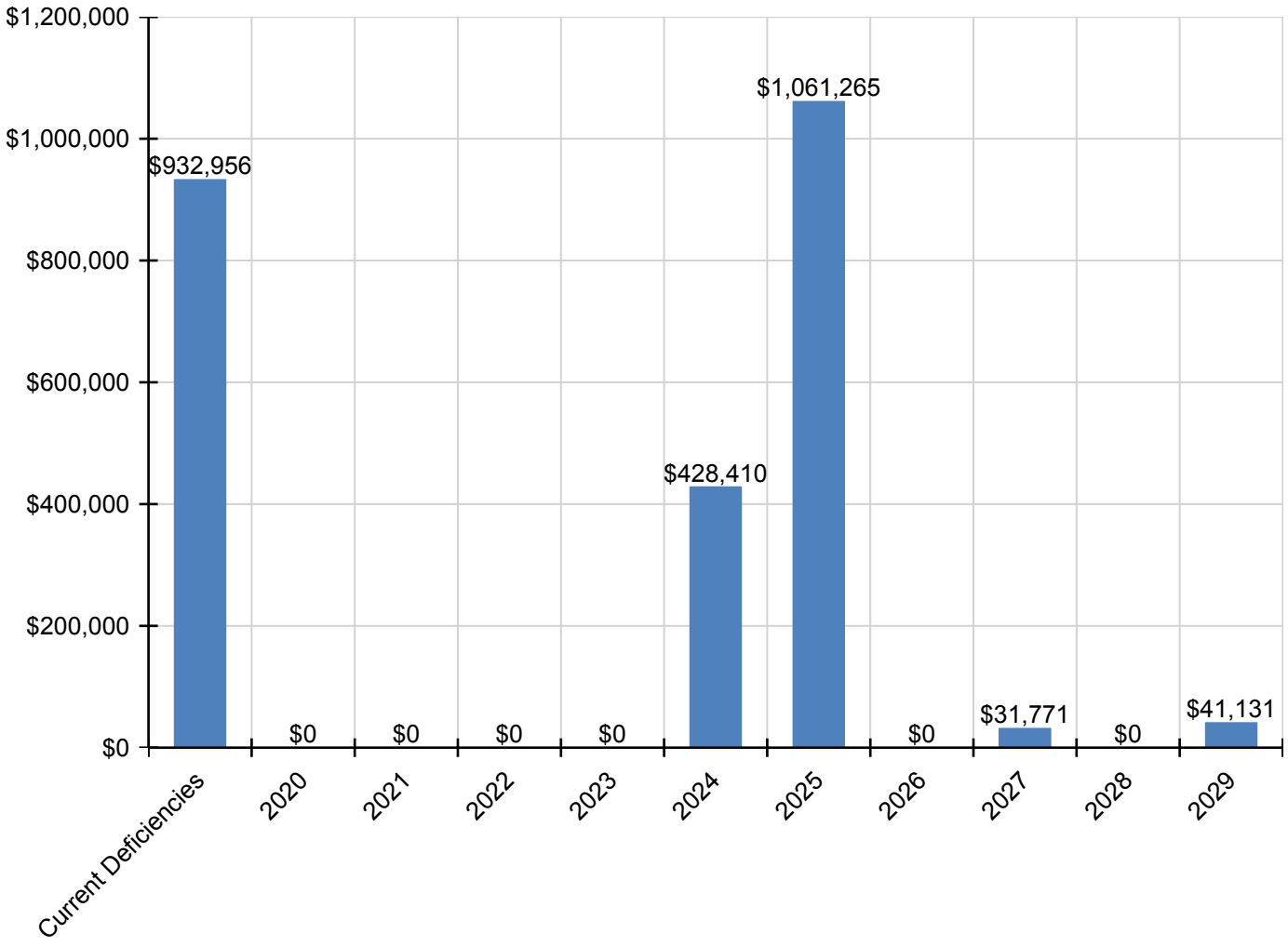
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$932,956**	**$0**	**$0**	**$0**	**$0**	**$428,410**	**$1,061,265**	**$0**	**$31,771**	**$0**	**$41,131**	**$2,495,532**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$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	$230,980	$0	$0	$0	$0	$0	**$230,980**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$23,170	$0	$0	$0	$0	$0	**$23,170**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$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	$62,043	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,043**
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	$41,131	**$41,131**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$25,080	$0	$0	$0	$0	$0	$0	$0	$31,771	$0	$0	**$56,851**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$80,085	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,085**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$248,598	$0	$0	$0	$0	**$248,598**
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	$0	$0	$0	$0	$0	$175,510	$0	$0	$0	$0	**$175,510**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$19,068	$0	$0	$0	$0	$0	**$19,068**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$45,616	$0	$0	$0	$0	$0	**$45,616**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$378,086	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$378,086**
D3060 - Controls & Instrumentation	$51,216	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,216**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$109,576	$0	$0	$0	$0	$0	**$109,576**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$53,090	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,090**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$131,260	$0	$0	$0	$0	**$131,260**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$196,890	$0	$0	$0	$0	**$196,890**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$31,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,438**
D5030910 - Fire Alarm Systems	$57,046	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,046**
D5030920 - Data Communication	$74,118	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,118**
D5090 - Other Electrical Systems	$75,992	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$75,992**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$65,878	$0	$0	$0	$0	**$65,878**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$243,129	$0	$0	$0	$0	**$243,129**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$44,762	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,762**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

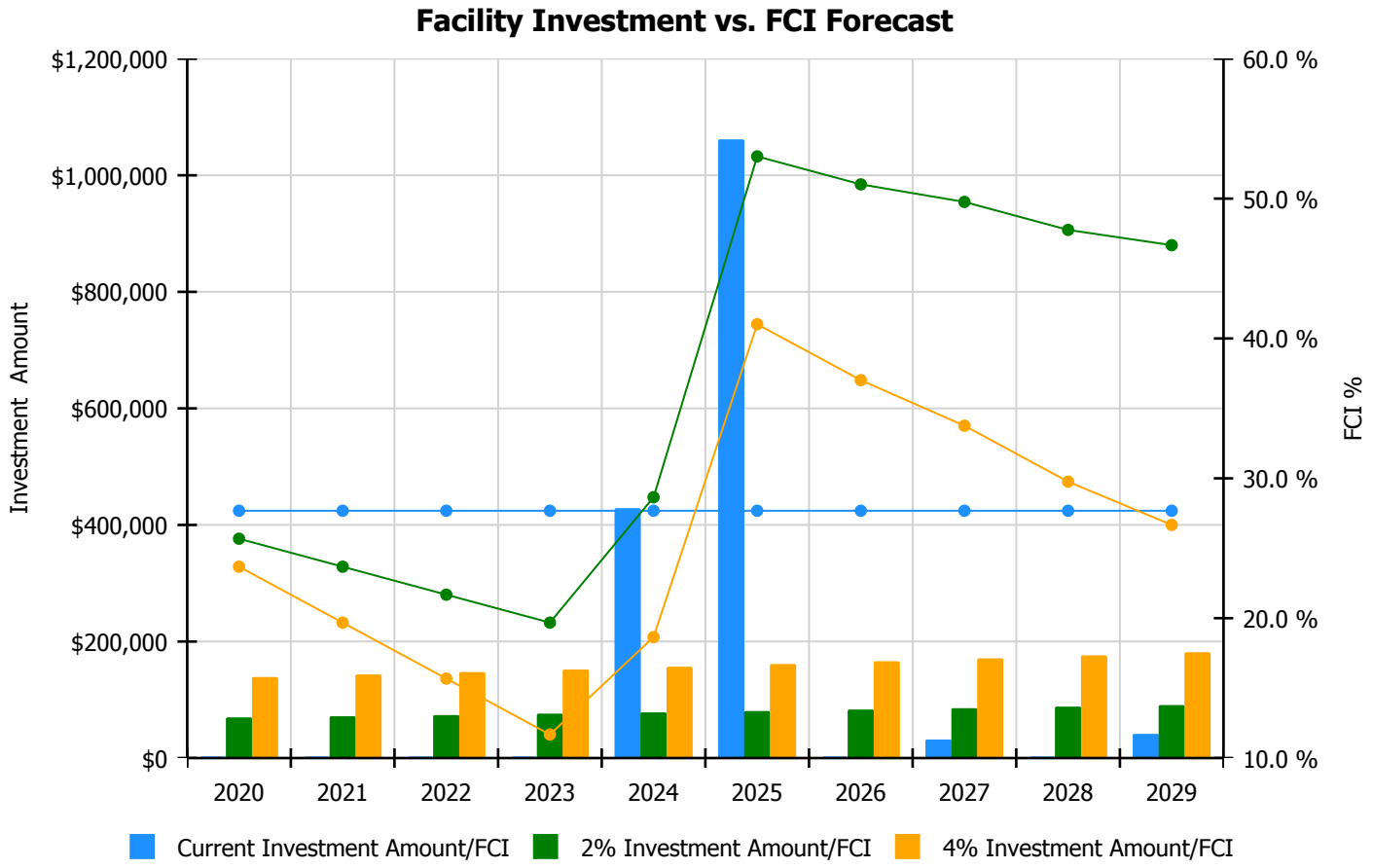
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

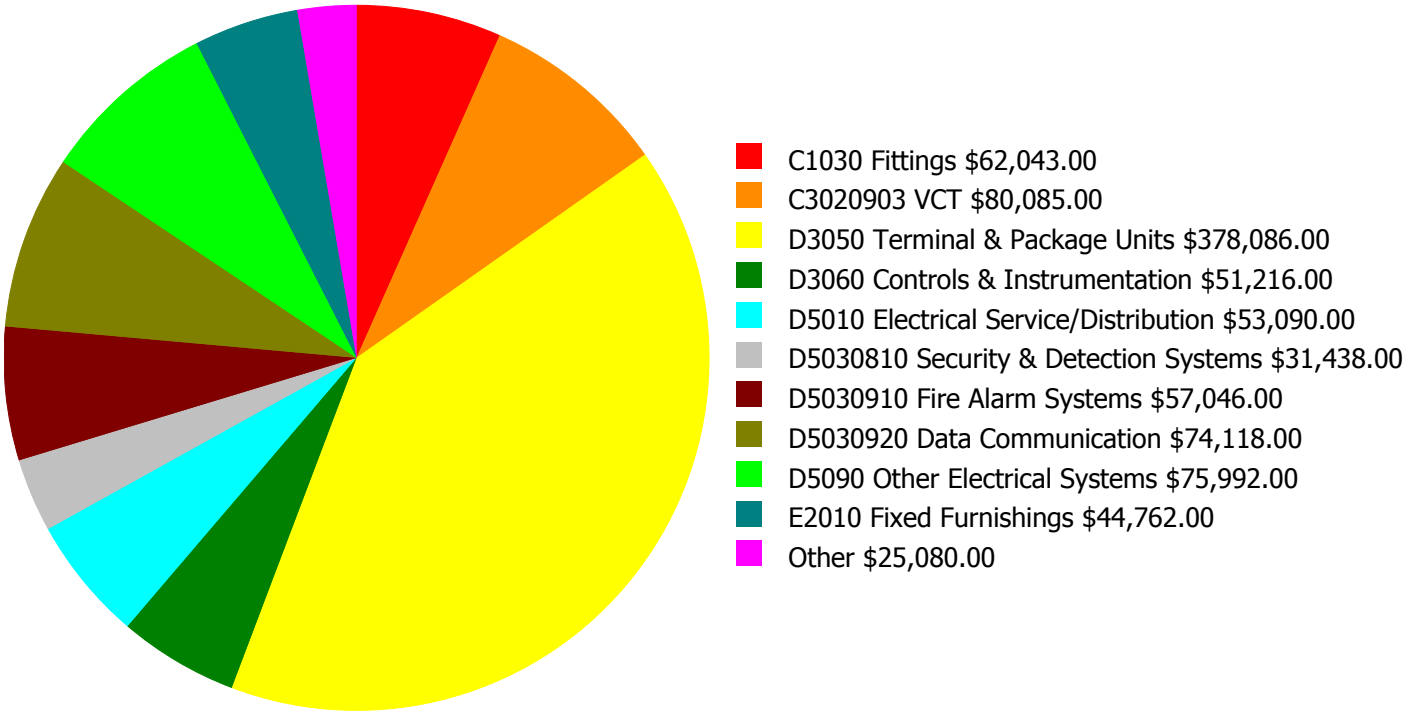
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 27.68%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$69,428.00	25.68 %	$138,855.00	23.68 %
2021	$0	$71,511.00	23.68 %	$143,021.00	19.68 %
2022	$0	$73,656.00	21.68 %	$147,312.00	15.68 %
2023	$0	$75,866.00	19.68 %	$151,731.00	11.68 %
2024	$428,410	$78,142.00	28.65 %	$156,283.00	18.65 %
2025	$1,061,265	$80,486.00	53.02 %	$160,972.00	41.02 %
2026	$0	$82,900.00	51.02 %	$165,801.00	37.02 %
2027	$31,771	$85,387.00	49.76 %	$170,775.00	33.76 %
2028	$0	$87,949.00	47.76 %	$175,898.00	29.76 %
2029	$41,131	$90,587.00	46.67 %	$181,175.00	26.67 %
Total:	**$1,562,576**	**$795,912.00**		**$1,591,823.00**	

Deficiency Summary by System

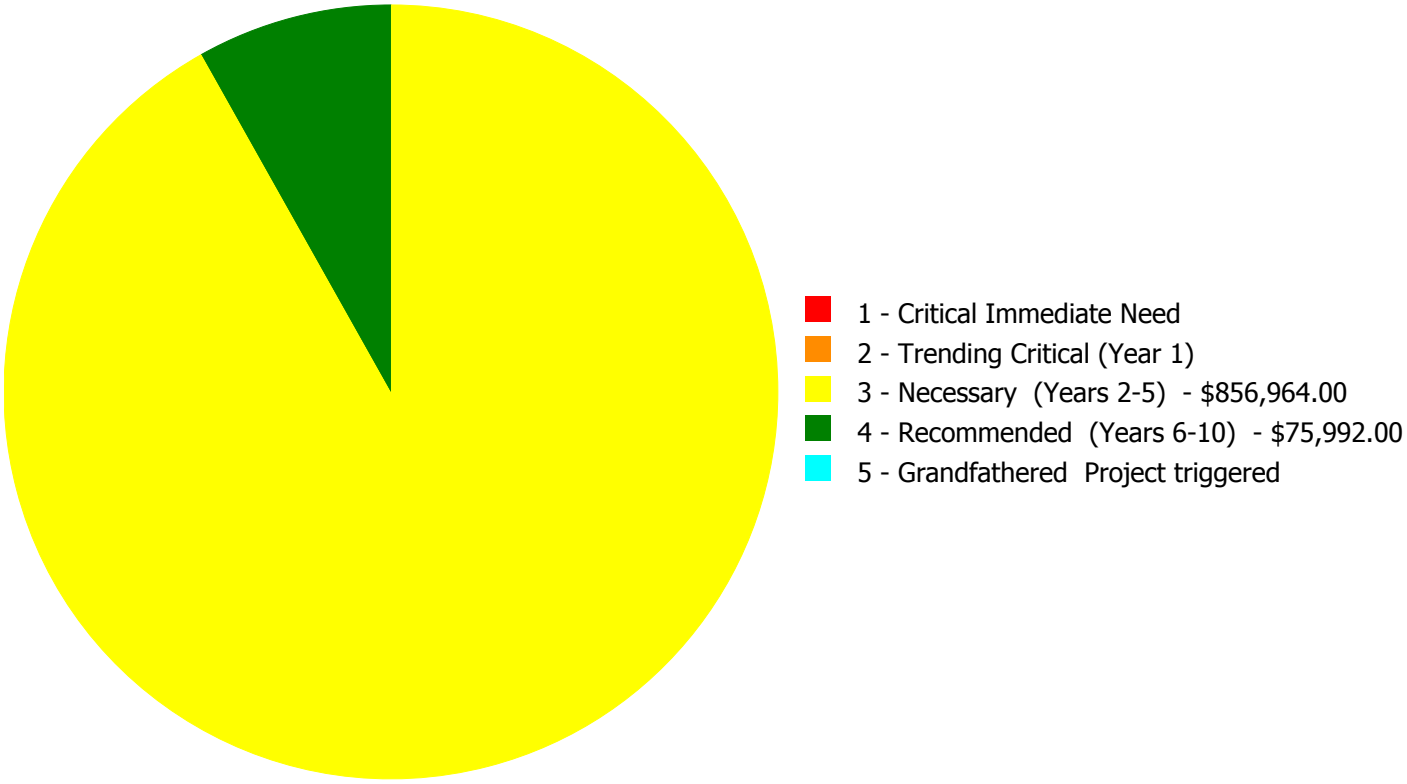
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $932,956.00

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: $932,956.00

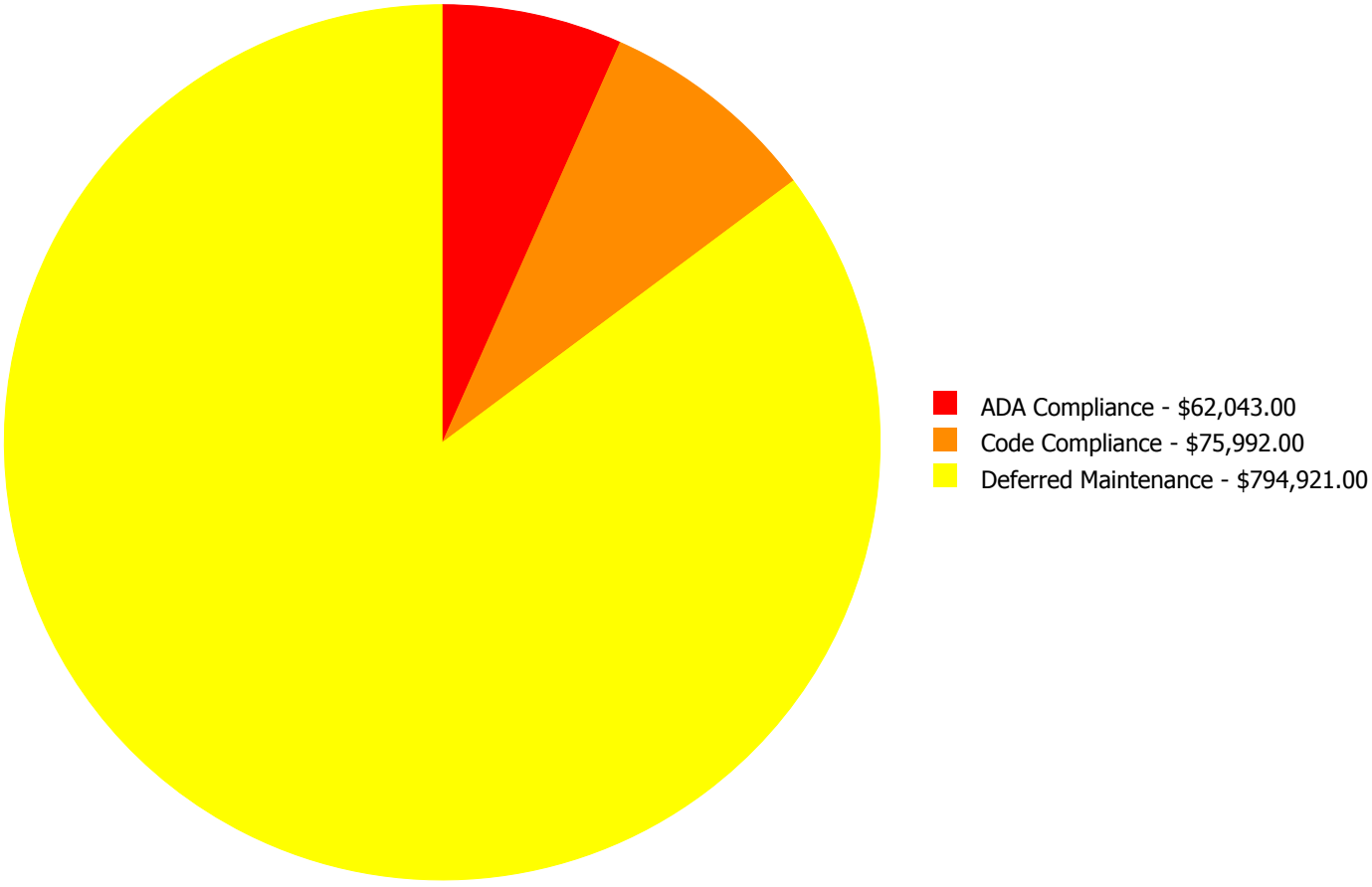
Deficiency By Priority Investment Table

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	$62,043.00	$0.00	$0.00	$62,043.00
C3020901	Carpet	$0.00	$0.00	$25,080.00	$0.00	$0.00	$25,080.00
C3020903	VCT	$0.00	$0.00	$80,085.00	$0.00	$0.00	$80,085.00
D3050	Terminal & Package Units	$0.00	$0.00	$378,086.00	$0.00	$0.00	$378,086.00
D3060	Controls & Instrumentation	$0.00	$0.00	$51,216.00	$0.00	$0.00	$51,216.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$53,090.00	$0.00	$0.00	$53,090.00
D5030810	Security & Detection Systems	$0.00	$0.00	$31,438.00	$0.00	$0.00	$31,438.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$57,046.00	$0.00	$0.00	$57,046.00
D5030920	Data Communication	$0.00	$0.00	$74,118.00	$0.00	$0.00	$74,118.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$75,992.00	$0.00	$75,992.00
E2010	Fixed Furnishings	$0.00	$0.00	$44,762.00	$0.00	$0.00	$44,762.00
	Total:	$0.00	$0.00	$856,964.00	$75,992.00	$0.00	$932,956.00

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: $932,956.00

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: 18,927.00
Unit of Measure: S.F.
Estimate: $62,043.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

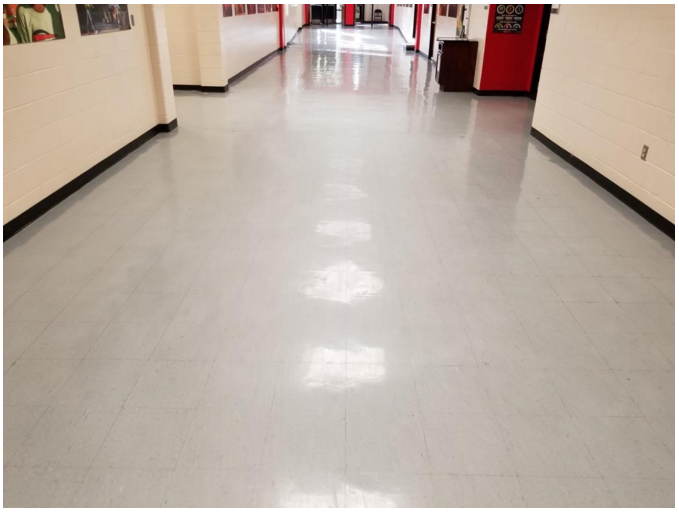
Notes: The fittings throughout the building are aged, in marginal condition, and should be replaced.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,040.00
Unit of Measure: S.F.
Estimate: $25,080.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 14,847.00
Unit of Measure: S.F.
Estimate: $80,085.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $378,086.00
Assessor Name: Eduardo Lopez
Date Created: 08/26/2013

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $51,216.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

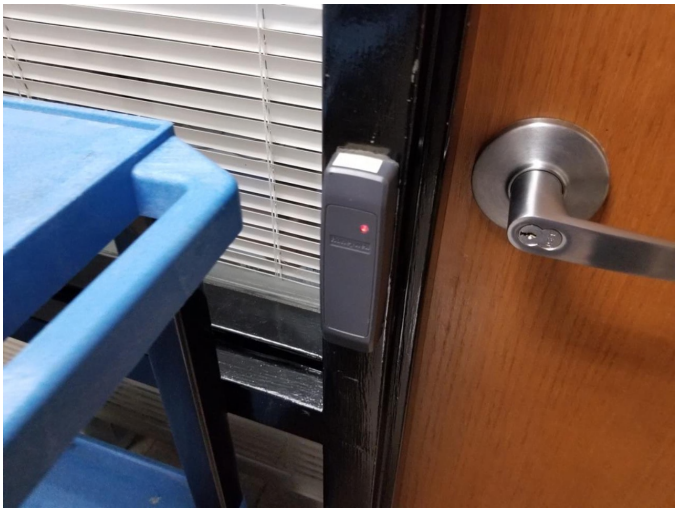
Notes: The system is beyond its expected service life and should be scheduled for replacement.

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: 18,927.00
Unit of Measure: S.F.
Estimate: $53,090.00
Assessor Name: Eduardo Lopez
Date Created: 02/03/2020

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

System: D5030810 - Security & Detection Systems



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $31,438.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

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

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: 18,927.00
Unit of Measure: S.F.
Estimate: $57,046.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: D5030920 - Data Communication

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $74,118.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $44,762.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 18,927.00
Unit of Measure: S.F.
Estimate: $75,992.00
Assessor Name: Eduardo Lopez
Date Created: 08/26/2013

Notes: Facililty lacks emergency generator system. Provide per owner"s standards.

Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	41,668
Year Built:	1999
Last Renovation:	
Replacement Value:	$7,002,563
Repair Cost:	$2,885,831.00
Total FCI:	41.21 %
Total RSLI:	40.43 %
FCA Score:	58.79

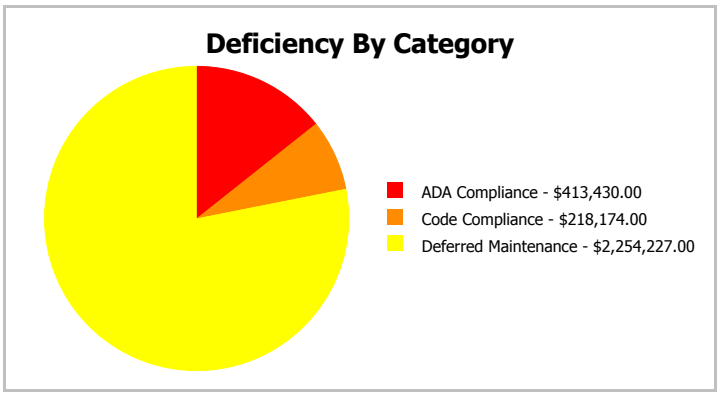
Description:

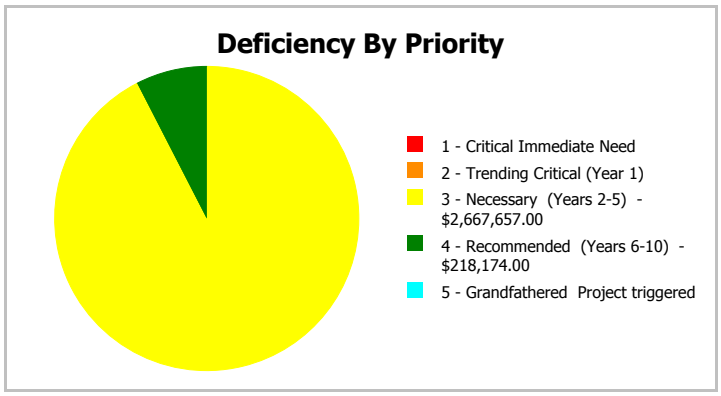
The narrative for this building is included in the Executive Summary Description at the front of this report.

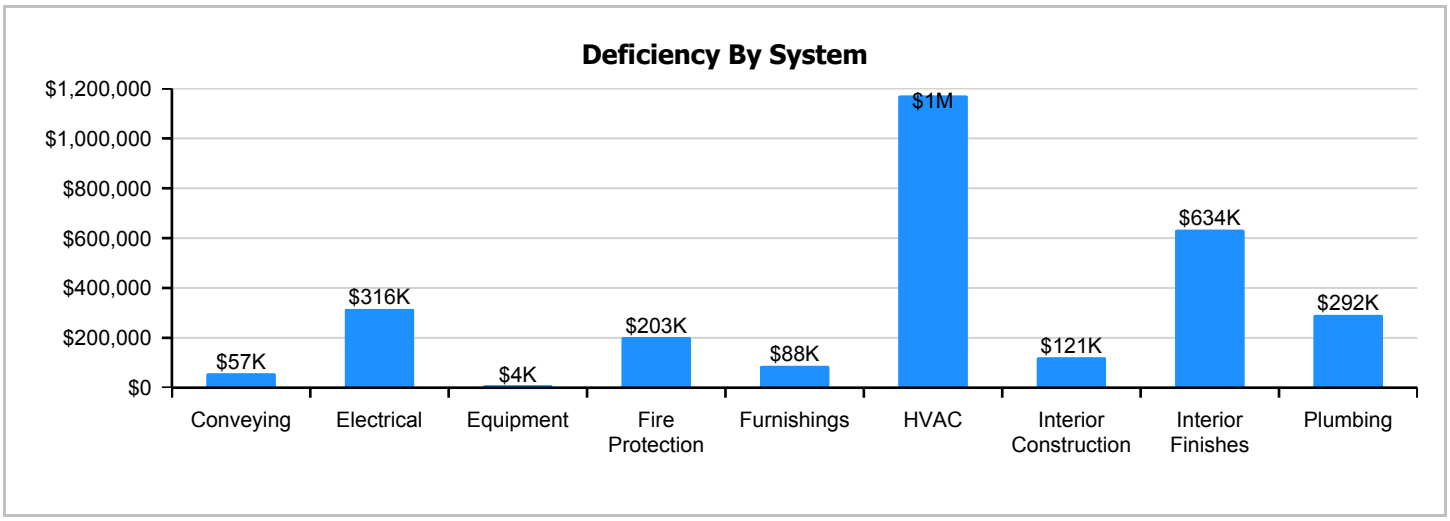
Attributes: This asset has no attributes.

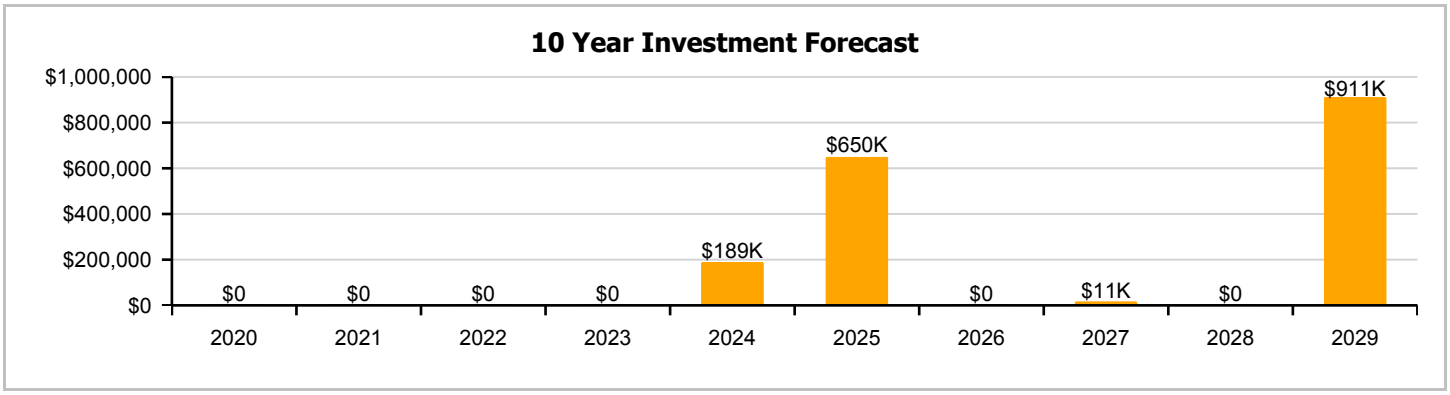
Dashboard Summary

Function:	Elementary Charter	Gross Area:	41,668
Year Built:	1999	Last Renovation:	
Repair Cost:	$2,885,831	Replacement Value:	$7,002,563
FCI:	41.21 %	RSLI%:	40.43 %









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	80.00 %	0.00 %	$0.00
B10 - Superstructure	80.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	61.04 %	0.00 %	$0.00
B30 - Roofing	89.75 %	0.00 %	$0.00
C10 - Interior Construction	52.96 %	24.52 %	$121,462.00
C20 - Stairs	80.00 %	0.00 %	$0.00
C30 - Interior Finishes	4.51 %	99.81 %	$633,508.00
D10 - Conveying	0.00 %	110.00 %	$57,294.00
D20 - Plumbing	9.15 %	79.81 %	$291,968.00
D30 - HVAC	7.33 %	94.44 %	$1,171,538.00
D40 - Fire Protection	0.00 %	110.00 %	$202,590.00
D50 - Electrical	19.14 %	33.96 %	$315,802.00
E10 - Equipment	0.00 %	110.00 %	$4,125.00
E20 - Furnishings	0.00 %	110.00 %	$87,544.00
Totals:	**40.43 %**	**41.21 %**	**$2,885,831.00**

Photo Album

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

1). North Elevation - Nov 14, 2019

2). South Elevation - Nov 14, 2019

3). East Elevation - Nov 14, 2019

Condition Detail

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

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

System Listing

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.	41,668	100	1999	2099		80.00 %	0.00 %	80			$307,093
A1030	Slab on Grade	$6.22	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$259,175
B1010	Floor Construction	$18.73	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$780,442
B1020	Roof Construction	$12.10	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$504,183
B2010	Exterior Walls	$13.80	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$575,018
B2020	Exterior Windows	$8.60	S.F.	41,668	30	1999	2029		33.33 %	0.00 %	10			$358,345
B2030	Exterior Doors	$0.84	S.F.	41,668	30	1999	2029		33.33 %	0.00 %	10			$35,001
B3010120	Single Ply Membrane	$5.37	S.F.	13,509	20	2018	2038		95.00 %	0.00 %	19			$72,543
B3020	Roof Openings	$0.50	S.F.	13,509	30	1999	2029		33.33 %	0.00 %	10			$6,755
C1010	Partitions	$5.59	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$232,924
C1020	Interior Doors	$3.65	S.F.	41,668	40	1999	2039		50.00 %	0.00 %	20			$152,088
C1030	Fittings	$2.65	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$121,462.00	$110,420
C2010	Stair Construction	$2.83	S.F.	41,668	100	1999	2099		80.00 %	0.00 %	80			$117,920
C3010220	Tile	$9.25	S.F.	1,920	30	1999	2029		33.33 %	0.00 %	10			$17,760
C3010230	Paint & Covering	$1.47	S.F.	39,748	10	1999	2009		0.00 %	0.00 %	-10			$58,430
C3020420	Ceramic Tile	$16.74	S.F.	1,920	50	1999	2049		60.00 %	0.00 %	30			$32,141
C3020901	Carpet	$7.50	S.F.	1,020	8	1999	2007		0.00 %	110.00 %	-12		$8,415.00	$7,650
C3020903	VCT	$3.48	S.F.	37,806	15	1999	2014		0.00 %	155.00 %	-5		$203,926.00	$131,565
C3020999	Other - Concrete Finish	$6.87	S.F.	627	100	1999	2099		80.00 %	0.00 %	80			$4,307
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	295	10	1999	2009		0.00 %	109.99 %	-10		$8,654.00	$7,868
C3030	Ceiling Finishes	$9.00	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$412,513.00	$375,012
D1010	Elevators and Lifts	$1.25	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$57,294.00	$52,085
D2010	Plumbing Fixtures	$6.37	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$291,968.00	$265,425
D2020	Domestic Water Distribution	$0.72	S.F.	41,668	30	1999	2029		33.33 %	0.00 %	10			$30,001
D2030	Sanitary Waste	$1.69	S.F.	41,668	30	1999	2029		33.33 %	0.00 %	10			$70,419
D3010	Energy Supply	$0.61	S.F.	41,668	30	1999	2029		33.33 %	0.00 %	10			$25,417
D3020	Heat Generating Systems	$3.60	S.F.	41,668	20	2010	2030		55.00 %	0.00 %	11			$150,005
D3030	Cooling Generating Systems	$6.09	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$279,134.00	$253,758
D3040	Distribution Systems	$10.62	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$486,766.00	$442,514
D3050	Terminal & Package Units	$6.65	S.F.	41,668	15	1999	2014		0.00 %	110.00 %	-5		$304,801.00	$277,092
D3060	Controls & Instrumentation	$2.20	S.F.	41,668	15	1999	2014		0.00 %	110.00 %	-5		$100,837.00	$91,670
D4010	Sprinklers	$4.08	S.F.	41,668	30			2019	0.00 %	110.00 %	0		$187,006.00	$170,005

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 $
D4020	Standpipes	$0.34	S.F.	41,668	30			2019	0.00 %	110.00 %	0		$15,584.00	$14,167
D5010	Electrical Service/Distribution	$2.30	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$105,420.00	$95,836
D5020	Branch Wiring	$4.75	S.F.	41,668	20	1999	2019	2025	30.00 %	0.00 %	6			$197,923
D5020	Lighting	$7.12	S.F.	41,668	20	1999	2019	2025	30.00 %	0.00 %	6			$296,676
D5030810	Security & Detection Systems	$1.51	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$69,211.00	$62,919
D5030910	Fire Alarm Systems	$2.74	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$125,587.00	$114,170
D5030920	Data Communication	$3.56	S.F.	41,668	25	1999	2024		20.00 %	0.00 %	5			$148,338
D5090	Other Electrical Systems	$0.34	S.F.	41,668	15			2019	0.00 %	110.00 %	0		$15,584.00	$14,167
E1020	Institutional Equipment	$0.09	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$4,125.00	$3,750
E2010	Fixed Furnishings	$1.91	S.F.	41,668	20	1999	2019		0.00 %	110.00 %	0		$87,544.00	$79,586
								Total	**40.43 %**	**41.21 %**			**$2,885,831.00**	**$7,002,563**

System Notes

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

System: B2010 - Exterior Walls

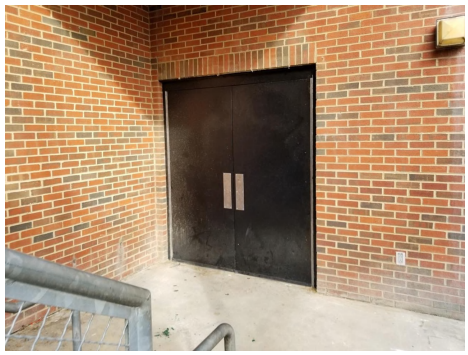
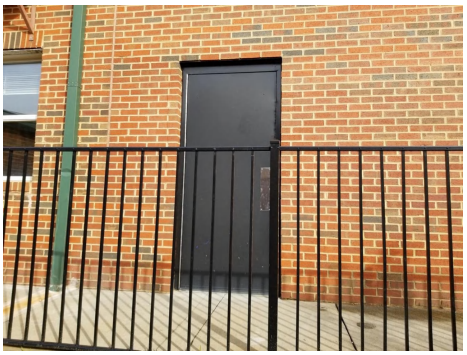

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors

Note:

System: B3010120 - Single Ply Membrane



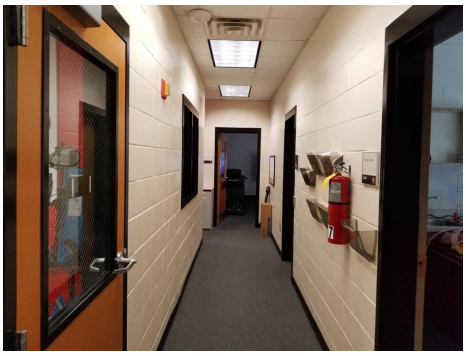
Note:

System: B3020 - Roof Openings



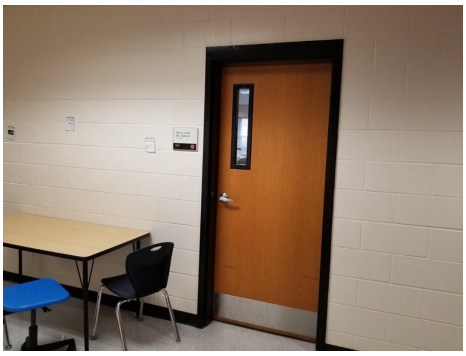
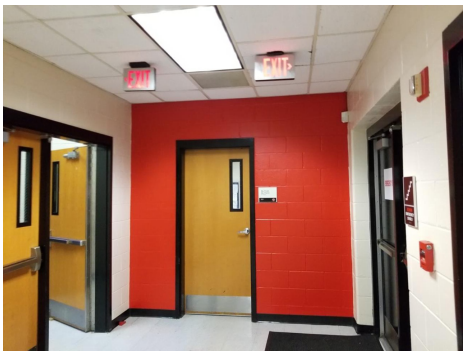
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

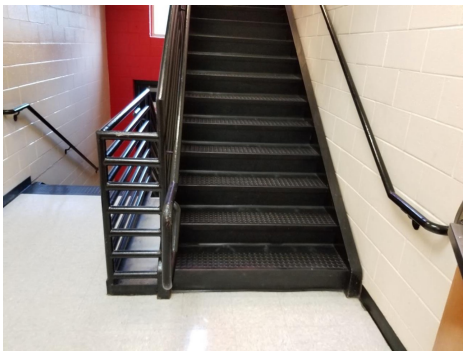
Note:

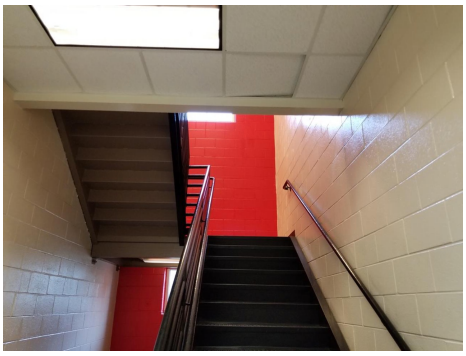
System: C1030 - Fittings



Note:

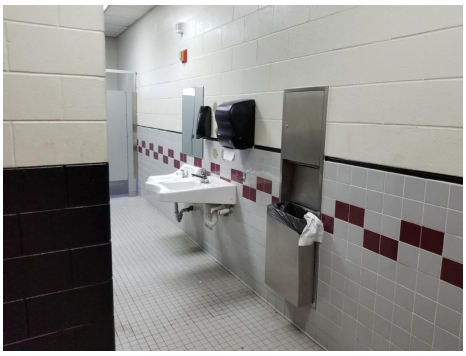
System: C2010 - Stair Construction





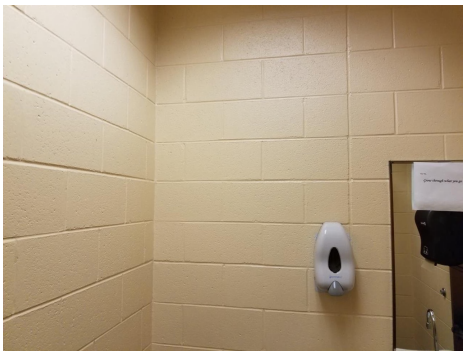
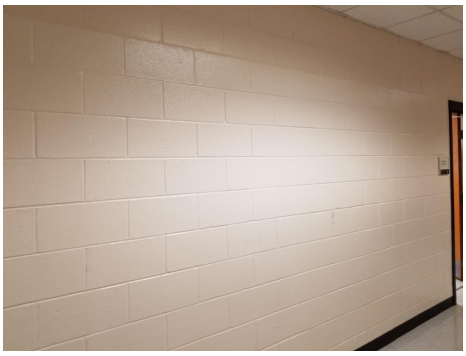
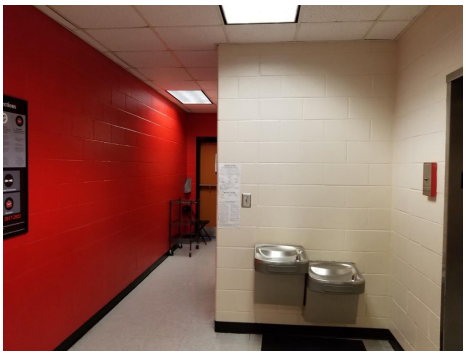
Note:

System: C3010220 - Tile

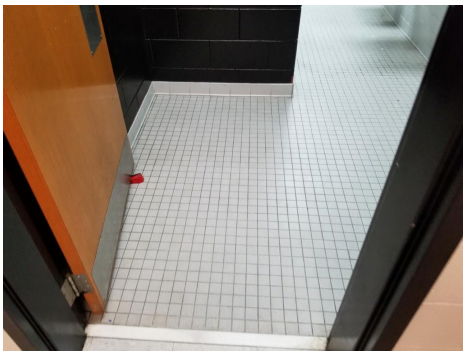
Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile

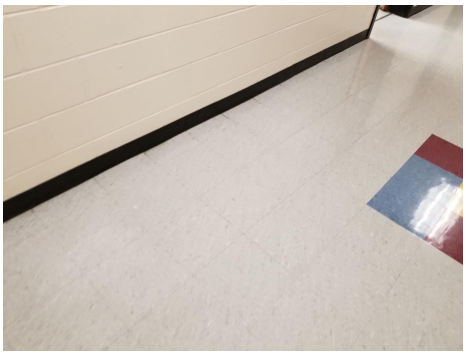

Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

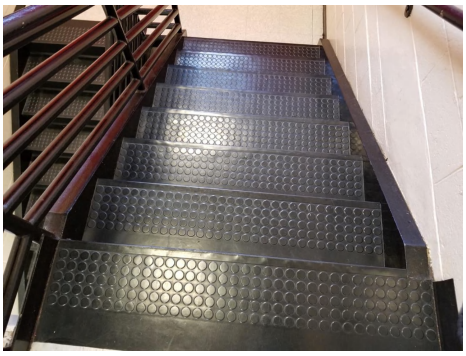
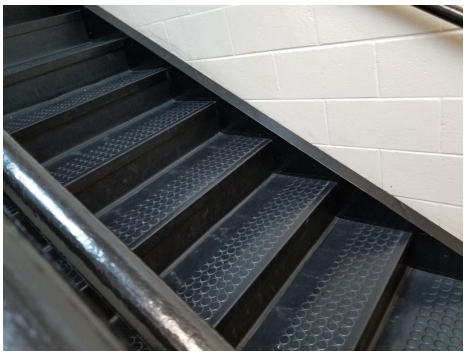

Note:

System: C3020999 - Other - Concrete Finish



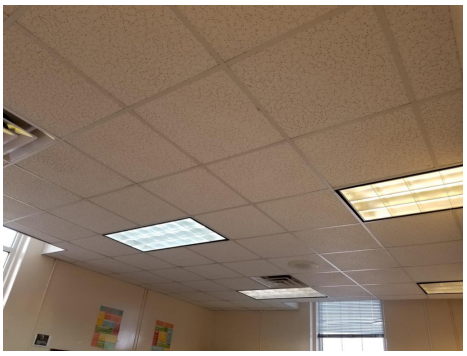
Note:

System: C3020999 - Other - Rubber or Neoprene

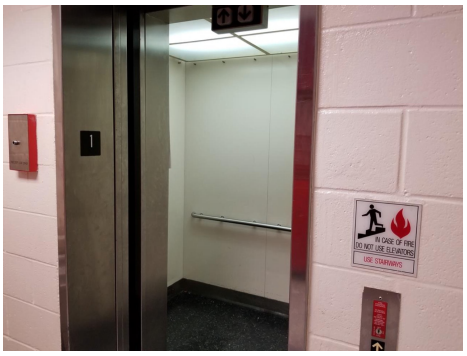
Note:

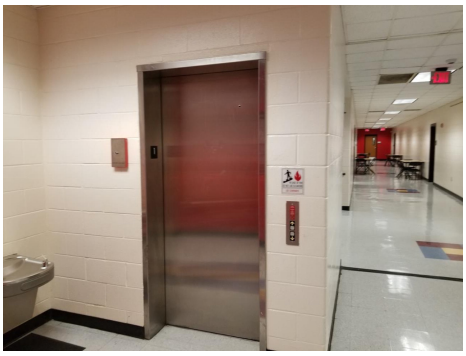
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts






Note:

System: D2010 - Plumbing Fixtures

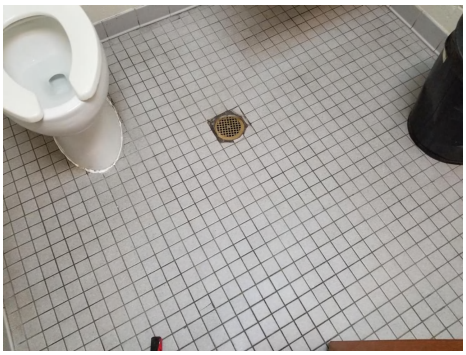


Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste

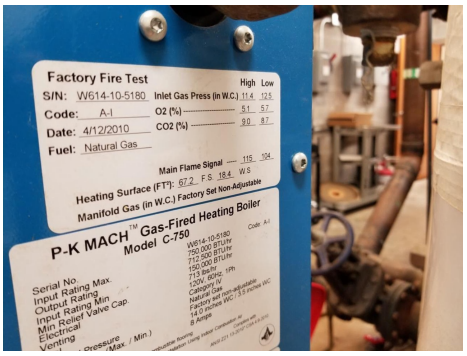



Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



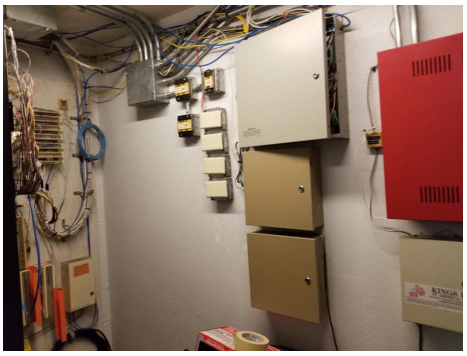
Note:

System: D5020 - Lighting



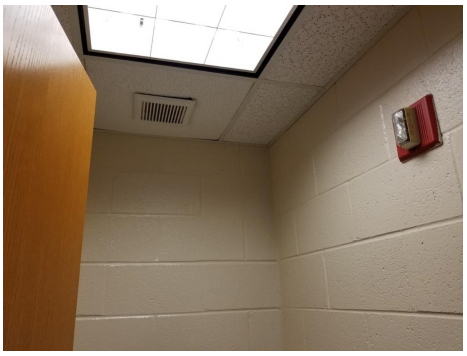
Note:

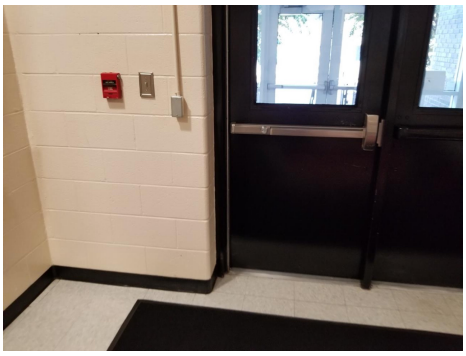
System: D5030810 - Security & Detection Systems




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:	**$2,885,831**	**$0**	**$0**	**$0**	**$0**	**$189,161**	**$649,635**	**$0**	**$10,660**	**$0**	**$911,307**	**$4,646,594**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$529,744	**$529,744**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,742	**$51,742**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,985	**$9,985**
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	$121,462	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$121,462**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

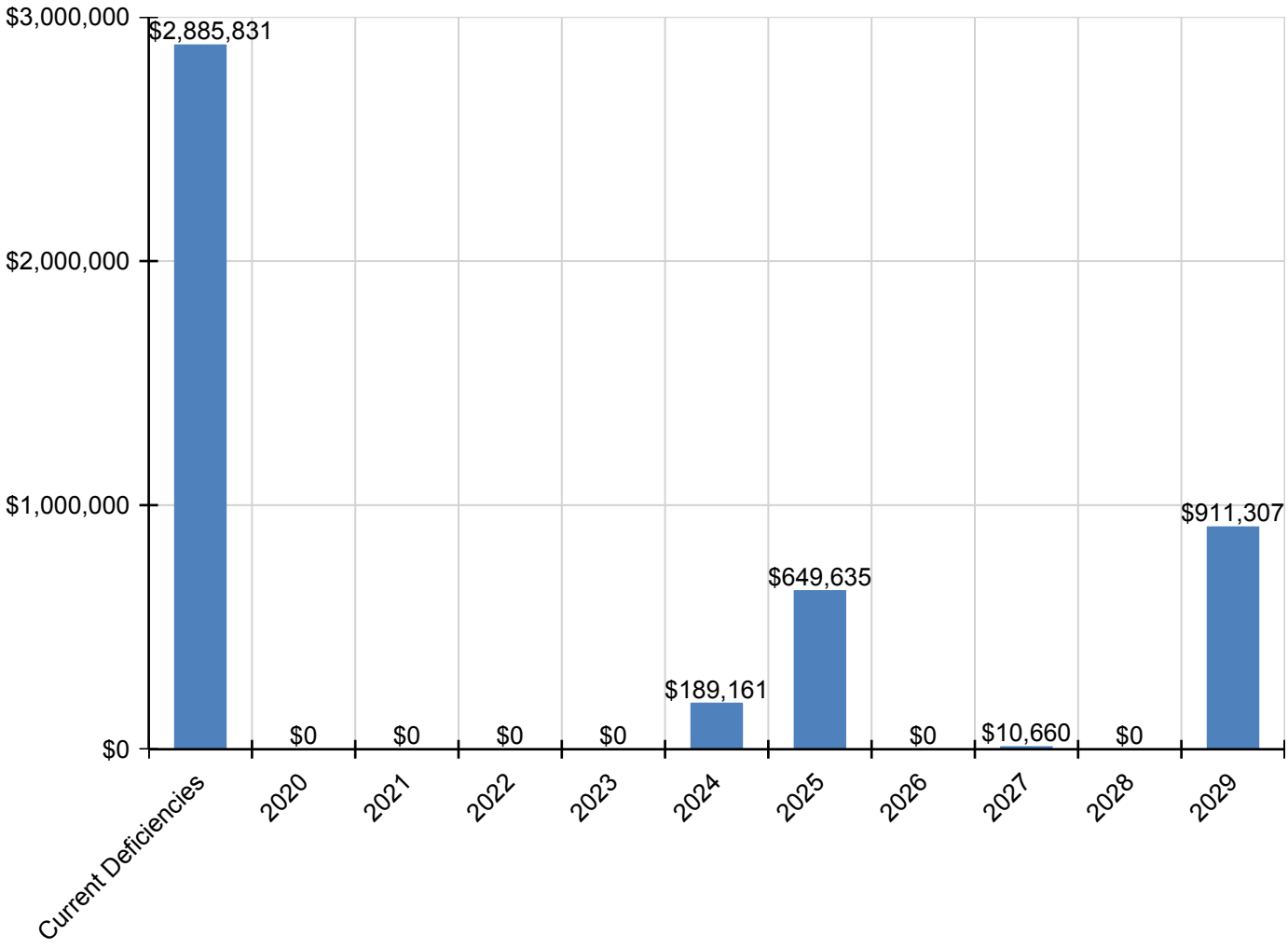
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,802	**$35,802**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,378	**$86,378**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$8,415	$0	$0	$0	$0	$0	$0	$0	$10,660	$0	$0	**$19,075**
C3020903 - VCT	$203,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$203,926**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$8,654	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,630	**$20,284**
C3030 - Ceiling Finishes	$412,513	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$412,513**
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	$57,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,294**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$291,968	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$291,968**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,351	**$44,351**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,101	**$104,101**
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	$37,575	**$37,575**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$279,134	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$279,134**
D3040 - Distribution Systems	$486,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$486,766**
D3050 - Terminal & Package Units	$304,801	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$304,801**
D3060 - Controls & Instrumentation	$100,837	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,837**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$187,006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$187,006**
D4020 - Standpipes	$15,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,584**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$105,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$105,420**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$259,963	$0	$0	$0	$0	**$259,963**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$389,672	$0	$0	$0	$0	**$389,672**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$69,211	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,211**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030910 - Fire Alarm Systems	$125,587	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$125,587**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$189,161	$0	$0	$0	$0	$0	**$189,161**
D5090 - Other Electrical Systems	$15,584	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,584**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$4,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,125**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$87,544	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,544**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

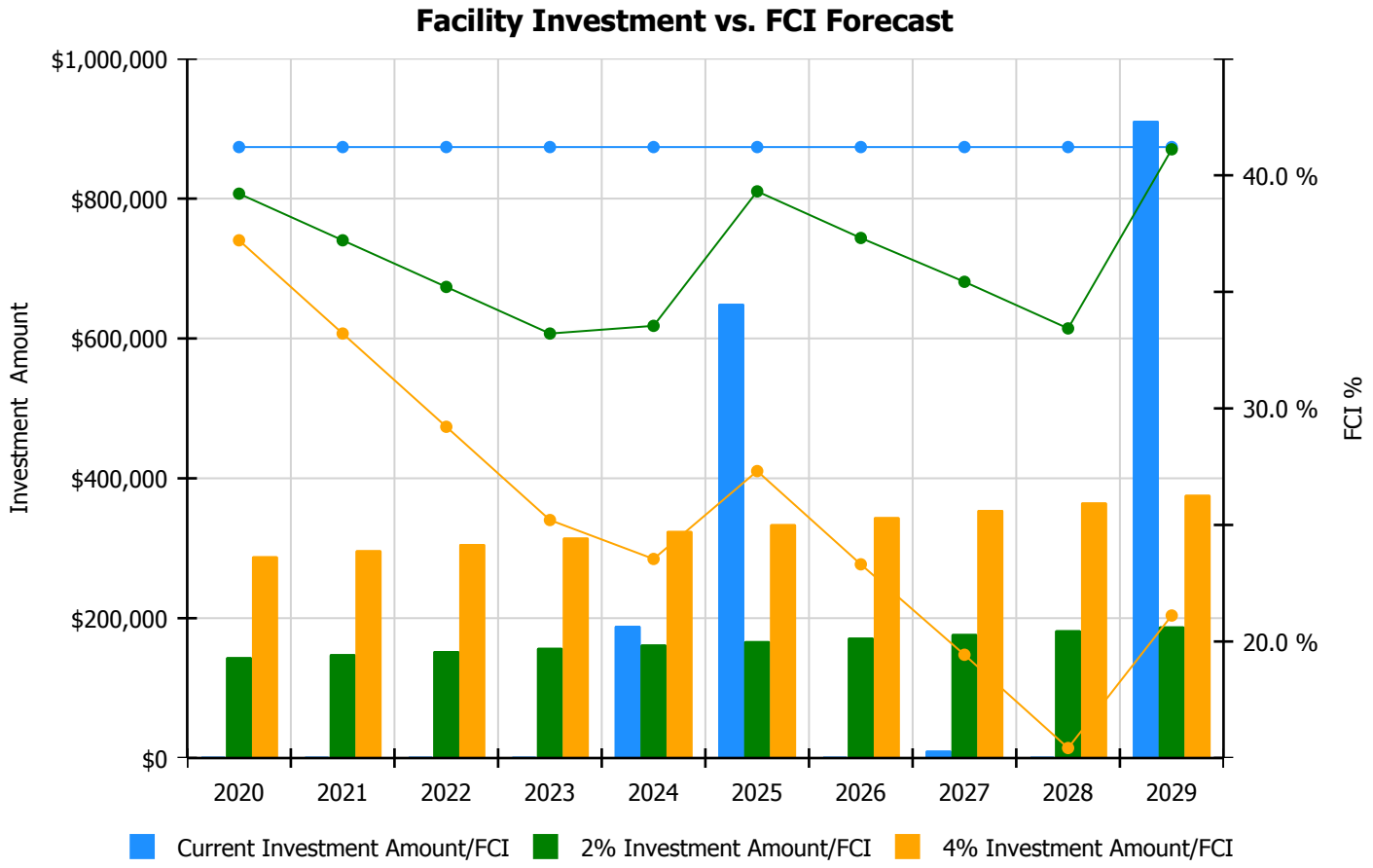
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

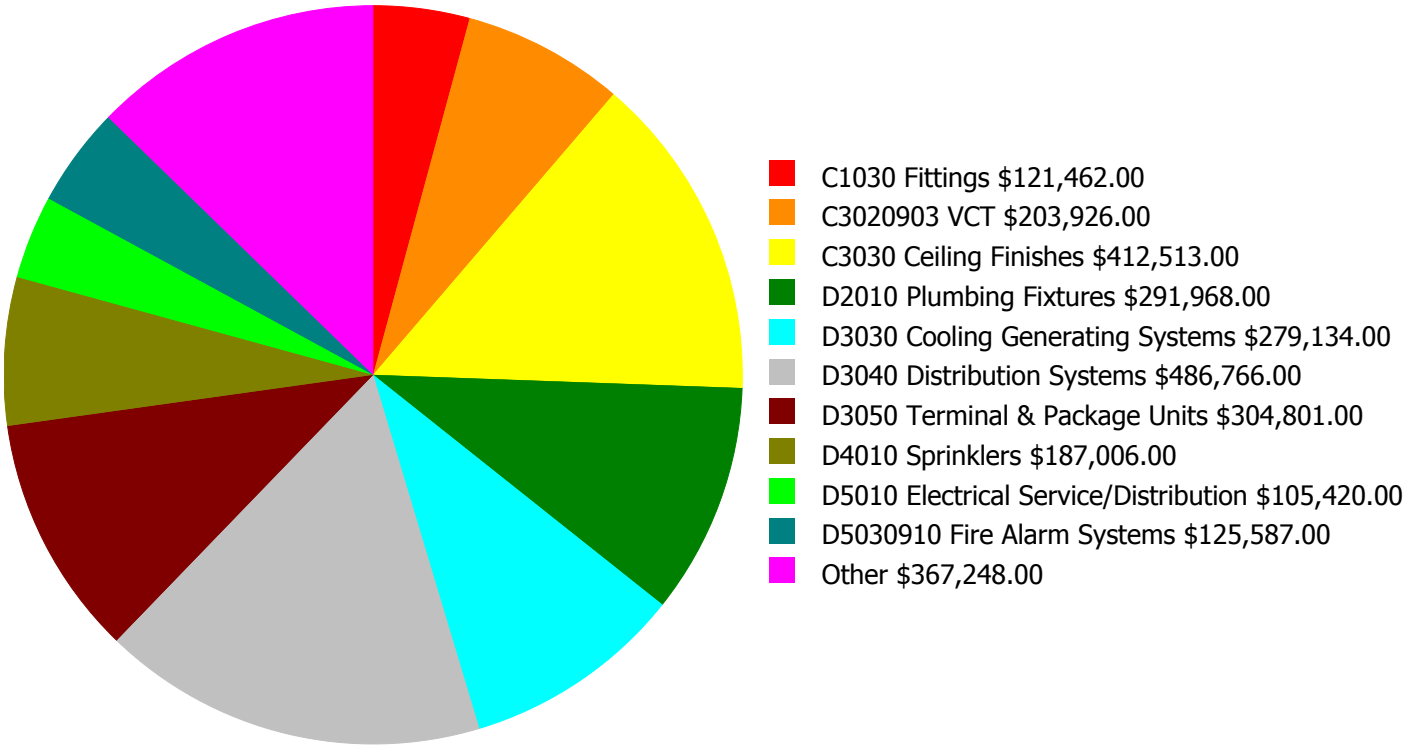
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 41.21%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$144,253.00	39.21 %	$288,506.00	37.21 %
2021	$0	$148,580.00	37.21 %	$297,161.00	33.21 %
2022	$0	$153,038.00	35.21 %	$306,076.00	29.21 %
2023	$0	$157,629.00	33.21 %	$315,258.00	25.21 %
2024	$189,161	$162,358.00	33.54 %	$324,716.00	23.54 %
2025	$649,635	$167,229.00	39.31 %	$334,457.00	27.31 %
2026	$0	$172,245.00	37.31 %	$344,491.00	23.31 %
2027	$10,660	$177,413.00	35.43 %	$354,825.00	19.43 %
2028	$0	$182,735.00	33.43 %	$365,470.00	15.43 %
2029	$911,307	$188,217.00	41.11 %	$376,434.00	21.11 %
Total:	**$1,760,763**	**$1,653,697.00**		**$3,307,394.00**	

Deficiency Summary by System

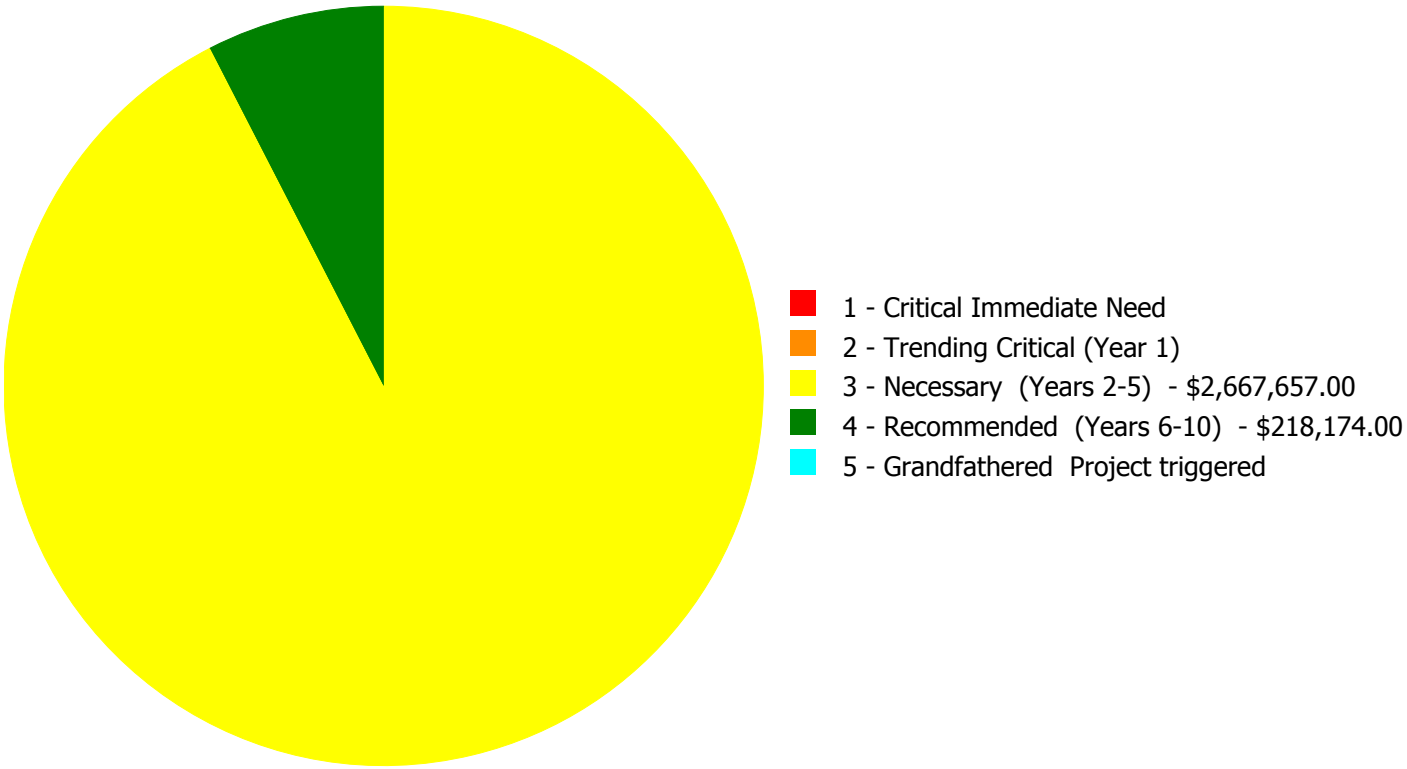
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,885,831.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,885,831.00

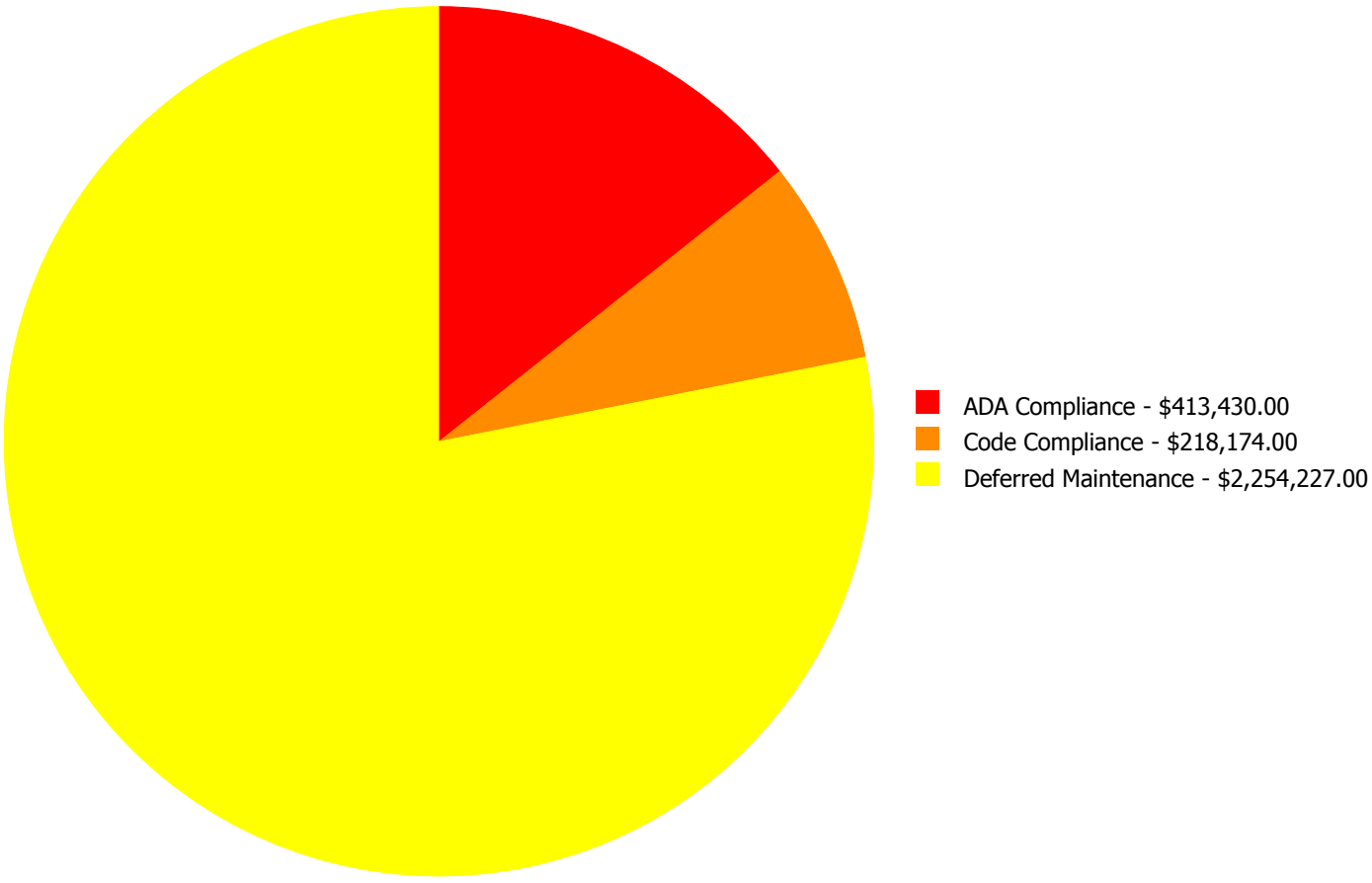
Deficiency By Priority Investment Table

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	$121,462.00	$0.00	$0.00	$121,462.00
C3020901	Carpet	$0.00	$0.00	$8,415.00	$0.00	$0.00	$8,415.00
C3020903	VCT	$0.00	$0.00	$203,926.00	$0.00	$0.00	$203,926.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$8,654.00	$0.00	$0.00	$8,654.00
C3030	Ceiling Finishes	$0.00	$0.00	$412,513.00	$0.00	$0.00	$412,513.00
D1010	Elevators and Lifts	$0.00	$0.00	$57,294.00	$0.00	$0.00	$57,294.00
D2010	Plumbing Fixtures	$0.00	$0.00	$291,968.00	$0.00	$0.00	$291,968.00
D3030	Cooling Generating Systems	$0.00	$0.00	$279,134.00	$0.00	$0.00	$279,134.00
D3040	Distribution Systems	$0.00	$0.00	$486,766.00	$0.00	$0.00	$486,766.00
D3050	Terminal & Package Units	$0.00	$0.00	$304,801.00	$0.00	$0.00	$304,801.00
D3060	Controls & Instrumentation	$0.00	$0.00	$100,837.00	$0.00	$0.00	$100,837.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$187,006.00	$0.00	$187,006.00
D4020	Standpipes	$0.00	$0.00	$0.00	$15,584.00	$0.00	$15,584.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$105,420.00	$0.00	$0.00	$105,420.00
D5030810	Security & Detection Systems	$0.00	$0.00	$69,211.00	$0.00	$0.00	$69,211.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$125,587.00	$0.00	$0.00	$125,587.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$15,584.00	$0.00	$15,584.00
E1020	Institutional Equipment	$0.00	$0.00	$4,125.00	$0.00	$0.00	$4,125.00
E2010	Fixed Furnishings	$0.00	$0.00	$87,544.00	$0.00	$0.00	$87,544.00
	Total:	$0.00	$0.00	$2,667,657.00	$218,174.00	$0.00	$2,885,831.00

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: $2,885,831.00

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: 41,668.00
Unit of Measure: S.F.
Estimate: $121,462.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

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

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,020.00
Unit of Measure: S.F.
Estimate: $8,415.00
Assessor Name: Homero Guerrero
Date Created: 01/29/2020

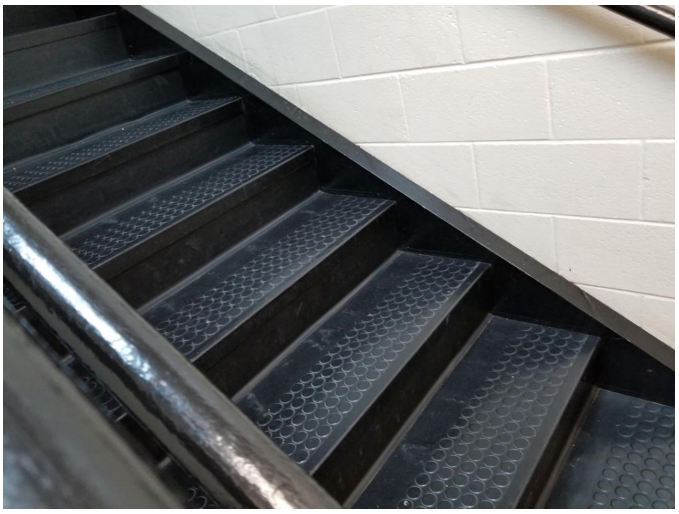
Notes: The carpet is stained, showing signs of early failure and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,806.00
Unit of Measure: S.F.
Estimate: $203,926.00
Assessor Name: Homero Guerrero
Date Created: 01/29/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 295.00
Unit of Measure: S.F.
Estimate: $8,654.00
Assessor Name: Homero Guerrero
Date Created: 01/29/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $412,513.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

System: D1010 - Elevators and Lifts

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $57,294.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $291,968.00
Assessor Name: Jejuan Hall
Date Created: 10/01/2019

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

System: D3030 - Cooling Generating Systems

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $279,134.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The cooling generating system is aging and logistically unsupportable, and should be replaced with an energy efficient model.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $486,766.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $304,801.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $100,837.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

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

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: 41,668.00
Unit of Measure: S.F.
Estimate: $105,420.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

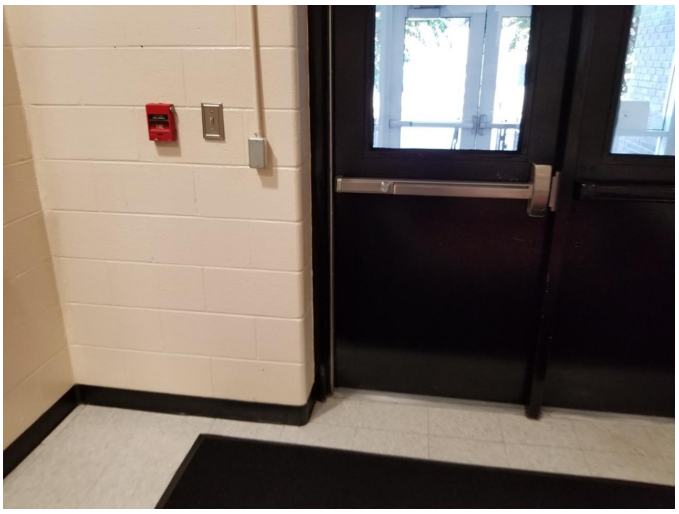
Notes: The original electrical service is operating but is in marginal condition and should be replaced.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $69,211.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

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: 41,668.00
Unit of Measure: S.F.
Estimate: $125,587.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $4,125.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $87,544.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $187,006.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

Notes: Facility lacks fire protection (sprinkler) system. Provide per Owner''s standards.

System: D4020 - Standpipes

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $15,584.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

Notes: Facility lacks fire protection (sprinkler) system. Provide per Owner''s standards.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 41,668.00
Unit of Measure: S.F.
Estimate: $15,584.00
Assessor Name: Homero Guerrero
Date Created: 08/26/2013

Notes: Facililty lacks emergency generator system. Provide per owner"s standards.

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):	75,833
Year Built:	1999
Last Renovation:	
Replacement Value:	$2,000,474
Repair Cost:	$228,400.24
Total FCI:	11.42 %
Total RSLI:	33.79 %
FCA Score:	88.58

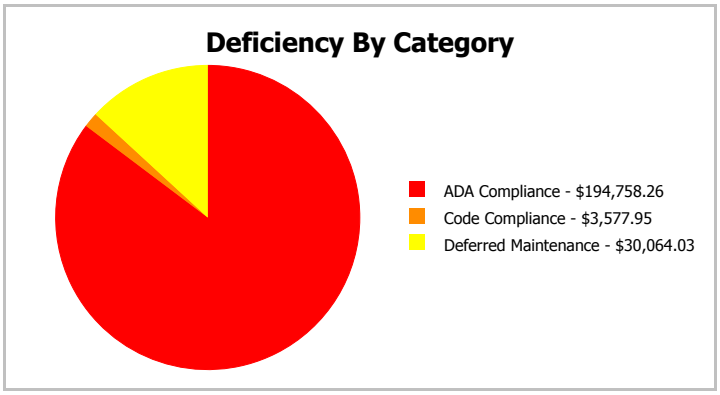
Description:

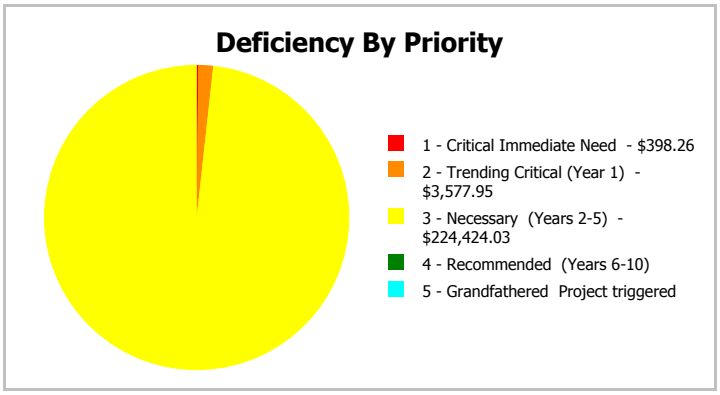
The narrative for this site is included in the Executive Summary Description at the front of this report.

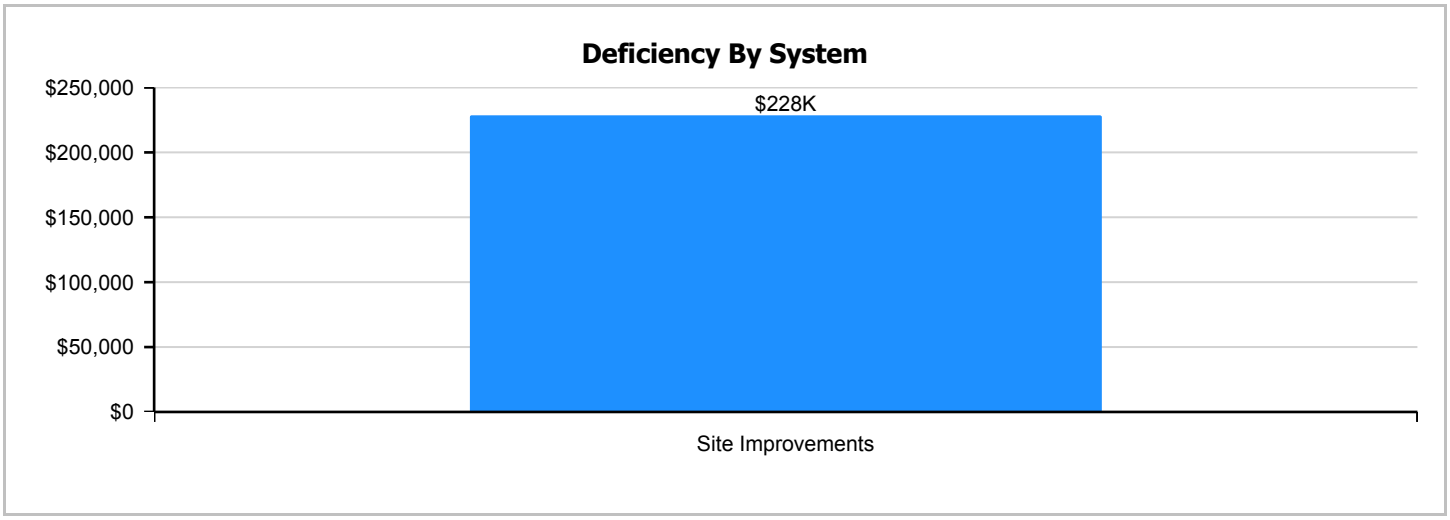
Attributes: This asset has no attributes.

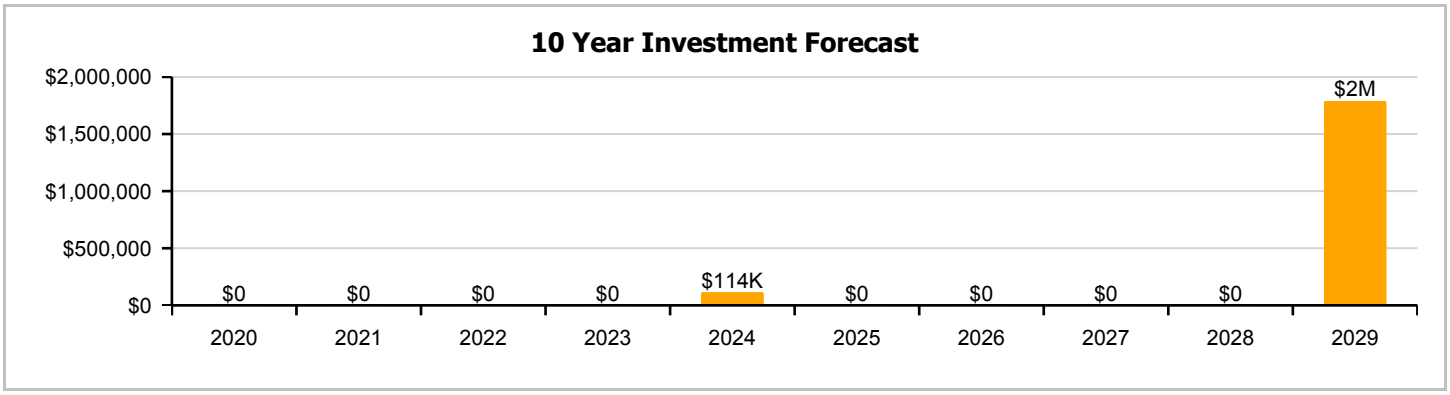
Dashboard Summary

Function:		Gross Area:	75,833
Year Built:	1999	Last Renovation:	
Repair Cost:	$228,400	Replacement Value:	$2,000,474
FCI:	11.42 %	RSLI%:	33.79 %









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	26.09 %	20.04 %	$228,400.24
G30 - Site Mechanical Utilities	60.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	33.33 %	0.00 %	$0.00
Totals:	**33.79 %**	**11.42 %**	**$228,400.24**

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.	75,833	35	1999	2034		42.86 %	11.33 %	15		$20,371.47	$179,724
G2020	Parking Lots	$8.00	S.F.	75,833	35	1994	2029		28.57 %	2.25 %	10		$13,668.77	$606,664
G2030	Pedestrian Paving	$2.33	S.F.	75,833	35	1994	2029	2019	0.00 %	110.00 %	0		$194,360.00	$176,691
G2040105	Fence & Guardrails	$1.15	S.F.	75,833	30	1999	2029		33.33 %	0.00 %	10			$87,208
G2050	Landscaping	$1.18	S.F.	75,833	25	1999	2024		20.00 %	0.00 %	5			$89,483
G3010	Water Supply	$1.09	S.F.	75,833	50	1999	2049		60.00 %	0.00 %	30			$82,658
G3020	Sanitary Sewer	$2.20	S.F.	75,833	50	1999	2049		60.00 %	0.00 %	30			$166,833
G3030	Storm Sewer	$1.25	S.F.	75,833	50	1999	2049		60.00 %	0.00 %	30			$94,791
G4010	Electrical Distribution	$2.55	S.F.	75,833	30	1999	2029		33.33 %	0.00 %	10			$193,374
G4020	Site Lighting	$2.98	S.F.	75,833	30	1999	2029		33.33 %	0.00 %	10			$225,982
G4030	Site Communication and Security	$1.28	S.F.	75,833	30	1999	2029		33.33 %	0.00 %	10			$97,066
								Total	**33.79 %**	**11.42 %**			**$228,400.24**	**$2,000,474**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

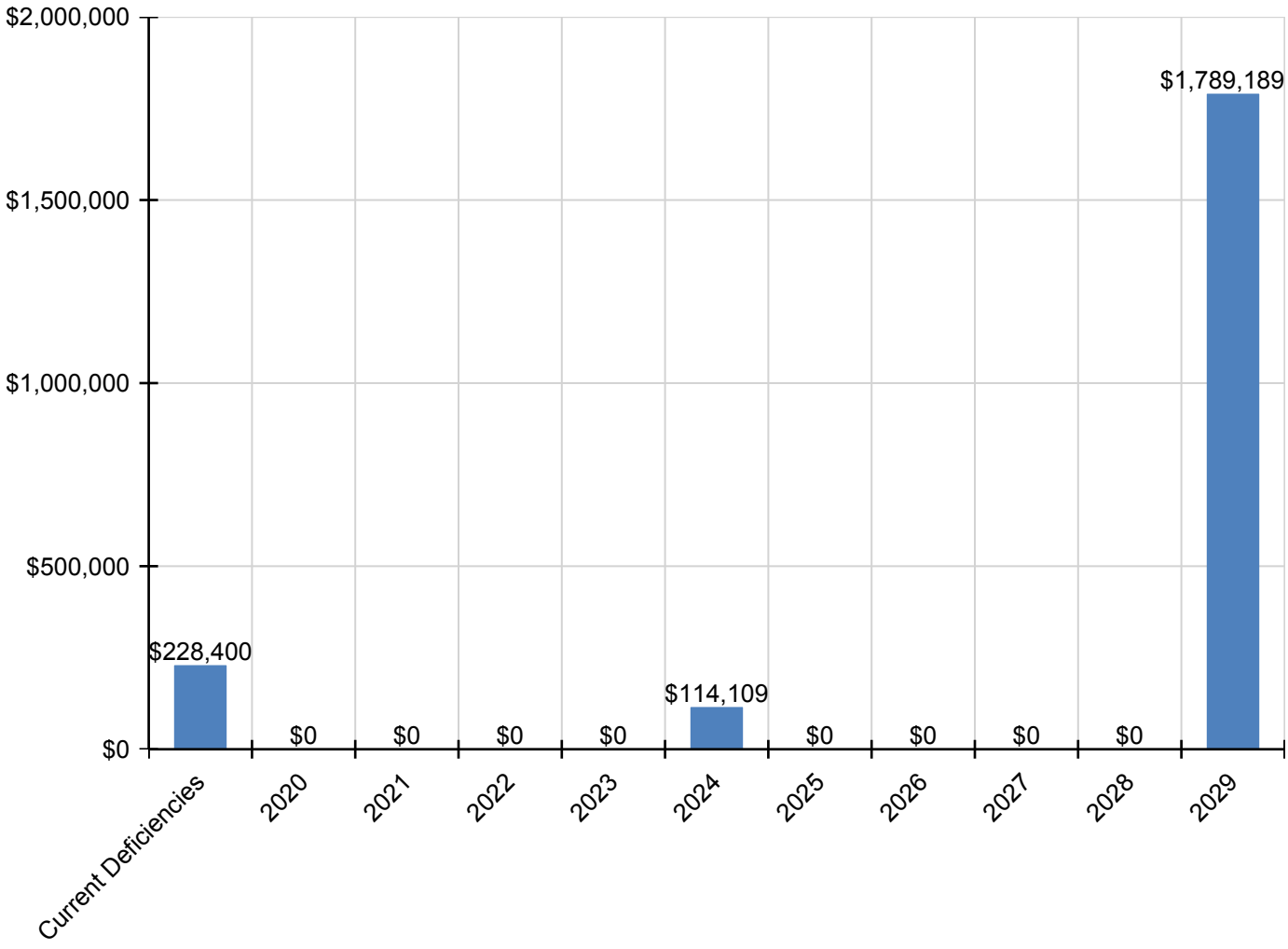
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$228,400**	**$0**	**$0**	**$0**	**$0**	**$114,109**	**$0**	**$0**	**$0**	**$0**	**$1,789,189**	**$2,131,698**
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	$20,371	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,371**
G2020 - Parking Lots	$13,669	$0	$0	$0	$0	$0	$0	$0	$0	$0	$896,836	**$910,504**
G2030 - Pedestrian Paving	$194,360	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,360**
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	$128,921	**$128,921**
G2050 - Landscaping	$0	$0	$0	$0	$0	$114,109	$0	$0	$0	$0	$0	**$114,109**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$285,867	**$285,867**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$334,072	**$334,072**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$143,494	**$143,494**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

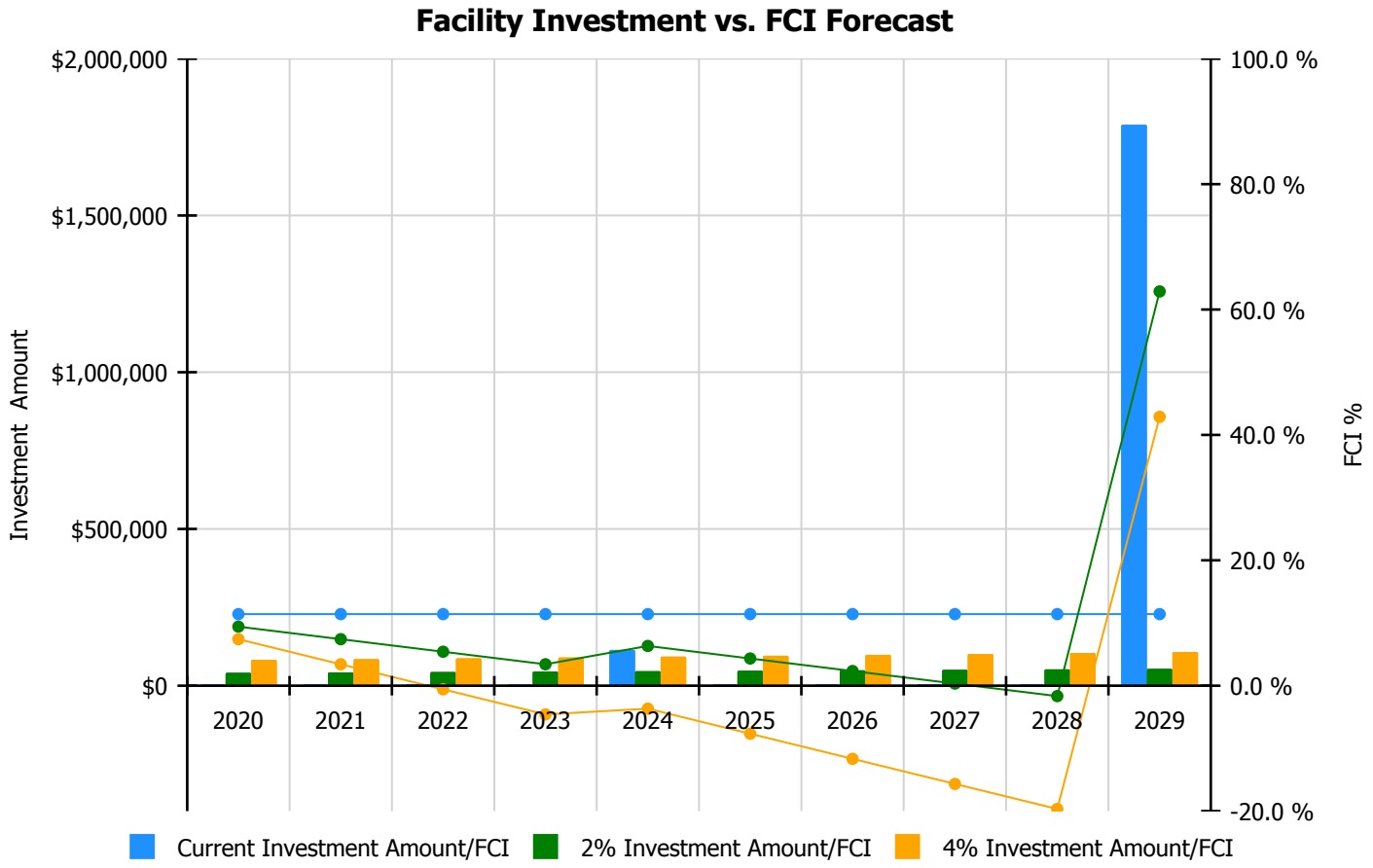
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

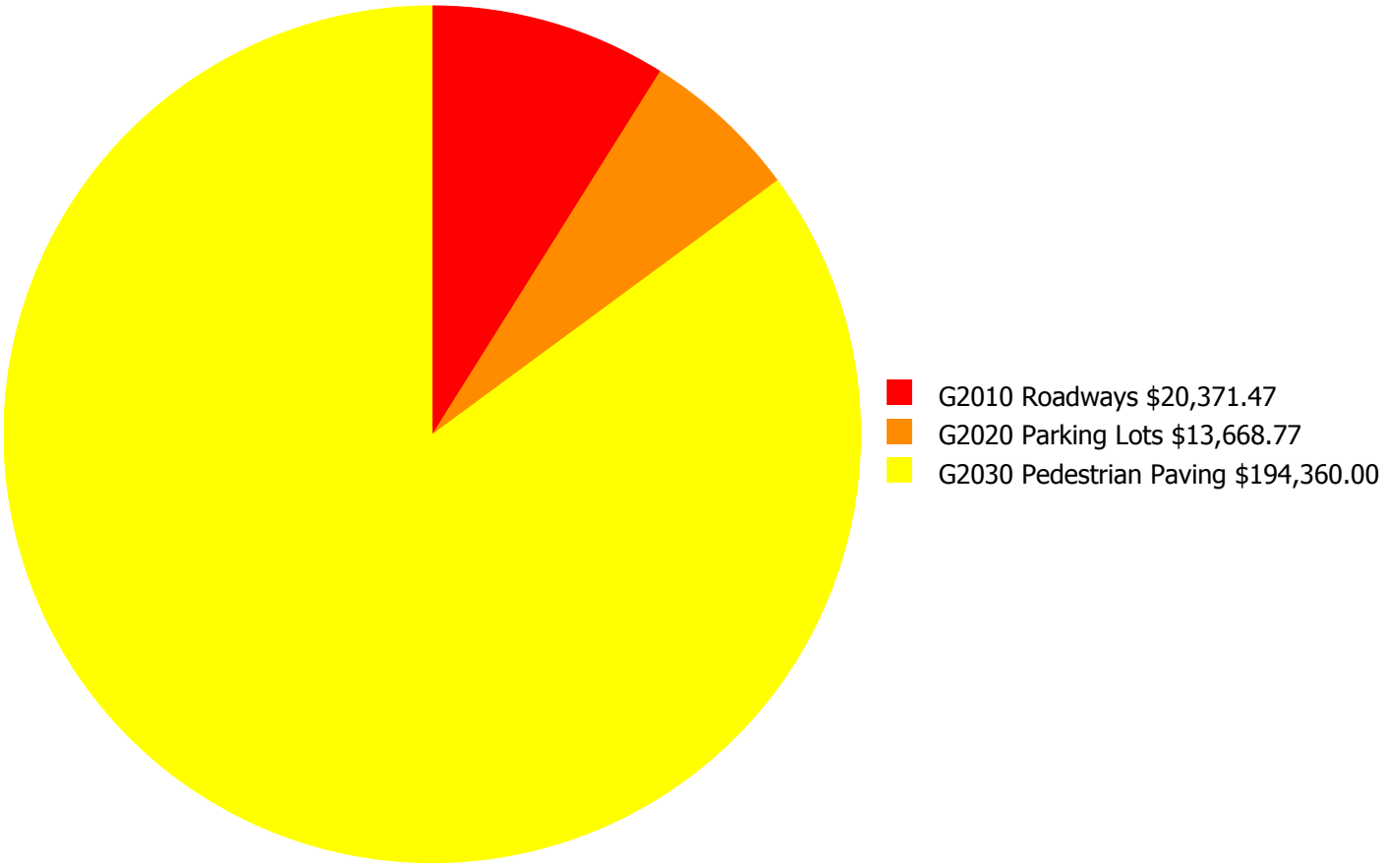
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 11.42%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$41,210.00	9.42 %	$82,420.00	7.42 %
2021	$0	$42,446.00	7.42 %	$84,892.00	3.42 %
2022	$0	$43,719.00	5.42 %	$87,439.00	-0.58 %
2023	$0	$45,031.00	3.42 %	$90,062.00	-4.58 %
2024	$114,109	$46,382.00	6.34 %	$92,764.00	-3.66 %
2025	$0	$47,773.00	4.34 %	$95,547.00	-7.66 %
2026	$0	$49,207.00	2.34 %	$98,413.00	-11.66 %
2027	$0	$50,683.00	0.34 %	$101,366.00	-15.66 %
2028	$0	$52,203.00	-1.66 %	$104,407.00	-19.66 %
2029	$1,789,189	$53,769.00	62.89 %	$107,539.00	42.89 %
Total:	**$1,903,298**	**$472,423.00**		**$944,849.00**	

Deficiency Summary by System

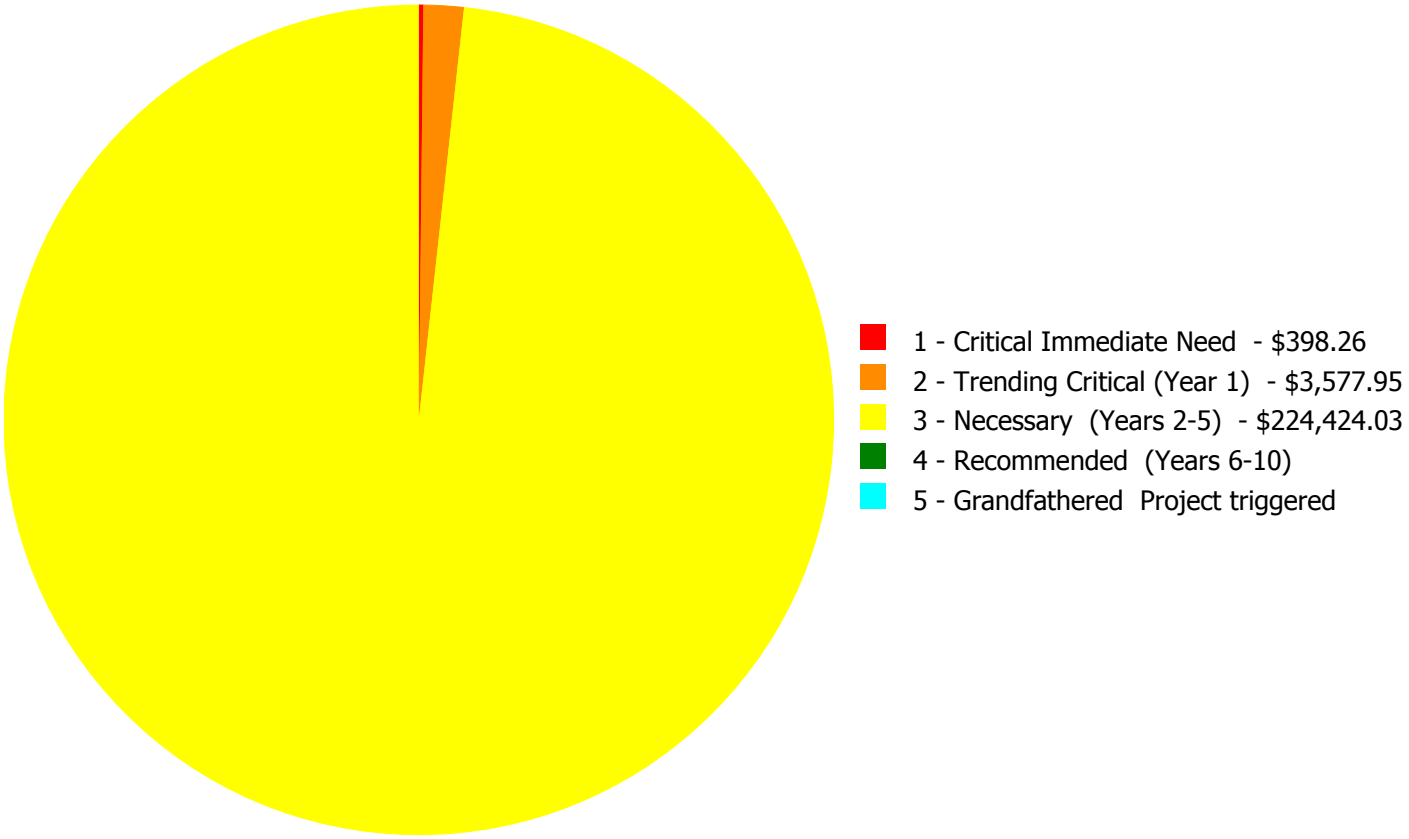
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $228,400.24

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: $228,400.24

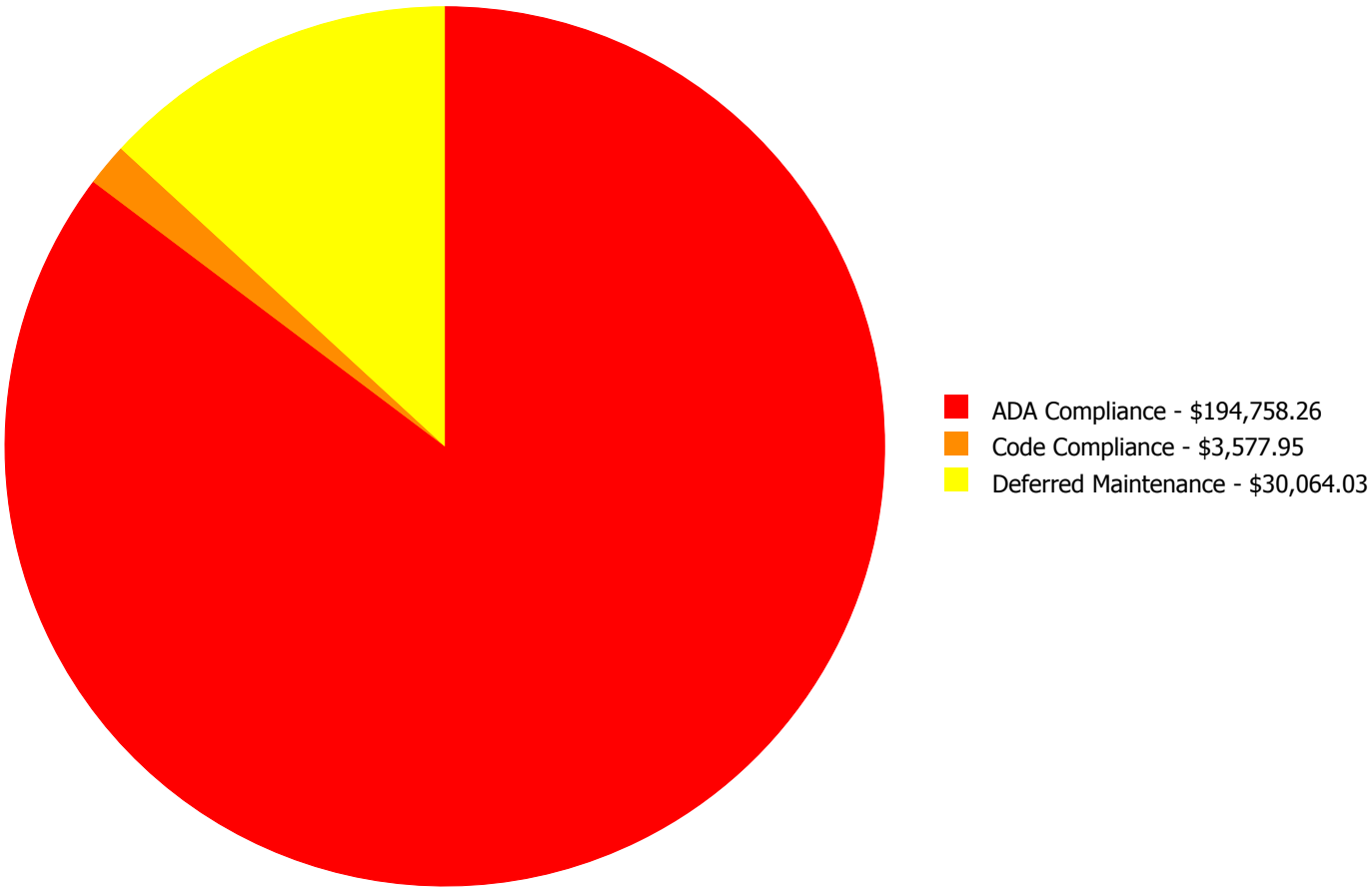
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
G2010	Roadways	$0.00	$3,577.95	$16,793.52	$0.00	$0.00	$20,371.47
G2020	Parking Lots	$398.26	$0.00	$13,270.51	$0.00	$0.00	$13,668.77
G2030	Pedestrian Paving	$0.00	$0.00	$194,360.00	$0.00	$0.00	$194,360.00
	Total:	$398.26	$3,577.95	$224,424.03	$0.00	$0.00	$228,400.24

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: $228,400.24

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: G2020 - Parking Lots

Location: ADA Parking
Distress: Missing
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Add handicap parking sign and post
Qty: 1.00
Unit of Measure: Ea.
Estimate: $398.26
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: One van handicap parking sign is missing and should be provided per ADA Standards.

Priority 2 - Trending Critical (Year 1):

System: G2010 - Roadways

Location: Parking Lot
Distress: Missing
Category: Code Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Fire lane marking, incl. curb painting and with the words "No Parking, Fire Lane" painted in black
Qty: 1,500.00
Unit of Measure: L.F.
Estimate: $3,577.95
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: There is a small section of red curb in front of the building. However, there is no indication it's a Fire Lane. Fire lane markings must include curb painting and with the words "No Parking, Fire Lane" to maintain it free of obstruction at all times. Provide Fire lane markings per Local Code requirements.

Priority 3 - Necessary (Years 2-5):

System: G2010 - Roadways

Location: Parking Lot
Distress: Failing
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Resurface asphalt paving
Qty: 1,000.00
Unit of Measure: S.Y.
Estimate: $16,793.52
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: The asphalt roadway is aged, has many cracks and should be re-surfaced.

System: G2020 - Parking Lots

Location: Parking Lot
Distress: Inadequate
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Resurface asphalt paving and restripe.
Qty: 900.00
Unit of Measure: S.Y.
Estimate: $13,270.51
Assessor Name: Eduardo Lopez
Date Created: 02/07/2020

Notes: The asphalt parking is aged, has many cracks and should be re-surfaced.

System: G2030 - Pedestrian Paving

Location: Site
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 75,833.00
Unit of Measure: S.F.
Estimate: $194,360.00
Assessor Name: Jejuan Hall
Date Created: 02/02/2020

Notes: The pedestrian paving and walkways are aged and showing inclement weather damage and should be replaced.

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	4057
Project:	APS Assessments 2019	Region:	761	Site:	Cook ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Excel	4.65	4.65	100.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
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
Self-Contained Special Ed				
Environment	Unsat	0.00	0.48	0.00
Size	Unsat	0.00	1.20	0.00
Location	Unsat	0.00	0.36	0.00
Storage/Fixed Equip	Unsat	0.00	0.36	0.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Good	1.44	1.80	80.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
Music				
Environment	Good	0.59	0.74	80.00

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Grade Config:	K-8	Site Type:	Charter	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	1.48	1.85	80.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Good	0.94	1.17	80.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	Good	0.28	0.35	80.00
Size	Excel	0.88	0.88	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
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	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Good	1.87	2.34	80.00

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Project:	APS Assessments 2019	Region:	761	Site:	Cook ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	3.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**87.55**	**97.50**	**89.80**

Comments

Suitability - ES

Cook ES is home to Wesley International Academy. Wesley is an Atlanta public charter school for students in Kindergarten through 8th grade. The Academy is an accredited International Baccalaureate World Program School. Students receive daily lessons in Mandarin Chinese. The program is housed in a contemporary 3 story brick building.

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

There is no self-contained special ed classrooms.

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

There is no self-contained special ed classrooms.

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

There is no self-contained special ed classrooms.

Suitability - ES->Self-Contained Special Ed-->Storage/Fixed Equip

There is no self-contained special ed classrooms.

Suitability - ES->Outside-->Parking

There is not enough parking for educators or staff.