

# School Assessment Report



School: Cook ES (Wesley International Academy)

Report: Nov 17, 2015

Condition Assessment:

Suitability Assessment:

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The following reference documents may be viewed at the Atlanta Public Schools eCOMET Feedback website under 'Support' tab:

- eCOMET Glossary
- UNIFORMAT Definitions
- Suitability Criteria Score Description Text

## Executive Summary

### School Name: Cook ES (Wesley International Academy)

Number of Buildings:	3
Gross Area (SF):	75,833
Replacement Value:	\$16,204,637
Condition Budget:	\$4,819,622
Total FCI:	29.74%
Suitability Budget:	\$1,740,445
Total RSLI:	12%
Total APSFI:	41.22%
Condition Score:	70.26
Suitability Score:	69.31
School Score:	69.93



### Summary:

The Wesley International Academy at Cook Elementary School consists of (1) main school building located at 211 Memorial Drive SE., in Atlanta, GA. The original campus was constructed in 1951. Additions to the main building were constructed in 1994 and 1999. The school campus and site are well maintained in good overall condition. Roof covering was installed in 1999 and has 5 main sections including some smaller sections. Roofing is typically low slope with built-up system in fair condition with reported repairs needed to the flashing and blisters and pitched roof with single ply membrane installed in 2009 is in good condition. (Roofing membrane report and drawings are available on the home page of each school in eCOMET® on the drop down menu "Drawings/Attachments"). Domestic water and sanitary waste systems were installed in 1999 and are in good condition. HVAC systems were installed in 1999 and are in fair condition, with some terminal & package Units that have reached the end of life expectancy. Some upgrades were completed in 2010 to the Boilers, controls and distribution system. Electrical service and lighting were upgraded in 1999 and is in good condition. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

## Condition Budget Summary

Building condition is evaluated based on the functional systems and elements of a building and organized according to the UNIFORMAT II Elemental Classification. 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 useful life. The system's or element's current replacement value is based on RS Means Commercial Cost Data.

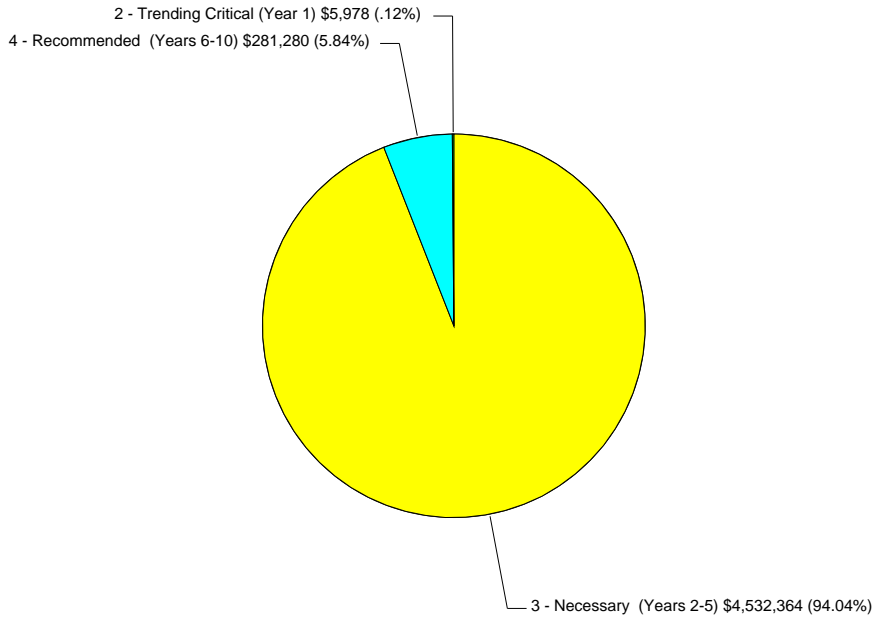
Following are the cost model's system details for this facility. The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's Remaining Service Life (RSL) divided by the sum of a system's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new system) to 0.00% (system expired). The System Condition Index (SCI) is the ratio of a system's current condition deficiency costs to its replacement value - also known as "percent used" ranging from 0 percent to 100 percent or greater due to the addition of the system's renewal premium, the additional costs to prepare for the system's renewal such as demolition costs. 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.

### Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	17%	0.00%	\$0
B30 Roofing	13%	28.69%	\$317,312
C10 Interior Construction	50%	6.85%	\$57,644
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	10%	45.60%	\$771,245
D10 Conveying	19%	0.00%	\$0
D20 Plumbing	19%	22.21%	\$150,306
D30 HVAC	5%	80.40%	\$2,530,121
D40 Fire Protection	11%	78.08%	\$253,491
D50 Electrical	9%	48.83%	\$675,611
E10 Equipment	12%	29.68%	\$18,856
E20 Furnishings	12%	29.77%	\$39,058
G20 Site Improvements	40%	0.00%	\$0
G30 Site Mechanical Utilities	65%	1.90%	\$5,978
G40 Site Electrical Utilities	46%	0.00%	\$0
<b>Total:</b>			<b>\$4,819,622</b>

### Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
1951 Bldg 2030	15,238	28.0%	\$0	\$0	\$725,628	\$73,300	\$0	\$798,928
1994 Bldg 2031	18,927	67.0%	\$0	\$0	\$2,140,377	\$7,542	\$0	\$2,147,919
1999 Bldg 2020	41,668	23.3%	\$0	\$0	\$1,666,360	\$200,438	\$0	\$1,866,798
Site		0.3%	\$0	\$5,978	\$0	\$0	\$0	\$5,978
<b>Total:</b>	<b>75,833</b>	<b>29.7%</b>	<b>\$0</b>	<b>\$5,978</b>	<b>\$4,532,364</b>	<b>\$281,280</b>	<b>\$0</b>	<b>\$4,819,622</b>



**School Condition Budget: \$4,819,622**

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$4,819,620</b>				<b>\$4,989,919</b>					<b>\$1,064,869</b>	<b>\$543,382</b>	<b>\$11,417,790</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$317,312				\$967,124					\$279,059		\$1,563,495
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$265,001		\$265,001
Exterior Walls												
Exterior Windows										\$244,265		\$244,265
Exterior Doors										\$20,736		\$20,736
Roofing	\$317,312				\$967,124					\$14,058		\$1,298,494
Roof Coverings	\$317,312				\$967,124							\$1,284,436
Roof Openings										\$14,058		\$14,058
Interiors	\$828,889				\$1,400,097						\$495,293	\$2,724,279
Interior Construction	\$57,644				\$174,101							\$231,745
Partitions												
Interior Doors												
Fittings	\$57,644				\$174,101							\$231,745
Stairs												
Stair Construction												
Interior Finishes	\$771,245				\$1,225,996						\$495,293	\$2,492,534
Wall Finishes	\$368,544										\$495,293	\$863,837
Floor Finishes	\$217,108				\$660,853							\$877,961
Ceiling Finishes	\$185,593				\$565,143							\$750,736
Services	\$3,609,527				\$2,446,773					\$180,300	\$48,089	\$6,284,689
Conveying					\$82,949							\$82,949
Elevators and Lifts					\$82,949							\$82,949
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$150,305				\$457,584					\$66,075		\$673,964
Plumbing Fixtures	\$138,184				\$421,123							\$559,307
Domestic Water Distribution										\$18,276		\$18,276
Sanitary Waste										\$47,799		\$47,799
Rain Water Drainage												
Other Plumbing Systems	\$12,121				\$36,461							\$48,582
HVAC	\$2,530,122				\$944,426						\$46,049	\$3,520,597
Energy Supply												
Heat Generating Systems					\$178,874							\$178,874
Cooling Generating Systems					\$302,350							\$302,350
Distribution Systems	\$150,504				\$463,202							\$613,706
Terminal & Package Units	\$2,189,950											\$2,189,950
Controls & Instrumentation	\$140,835										\$46,049	\$186,884
Systems Testing & Balance	\$48,833											\$48,833
Other HVAC Systems/Equip												
Fire Protection	\$253,490				\$9,275					\$114,225	\$2,040	\$379,030
Sprinklers	\$236,483									\$114,225		\$350,708
Standpipes	\$17,007											\$17,007
Fire Protection Specialties											\$2,040	\$2,040
Other Fire Protection Systems					\$9,275							\$9,275
Electrical	\$675,610				\$952,539							\$1,628,149
Electrical Service/Distribution	\$51,987				\$158,604							\$210,591
Lighting and Branch Wiring	\$260,476				\$793,935							\$1,054,411
Communications and Security	\$335,358											\$335,358
Other Electrical Systems	\$27,789											\$27,789
Equipment & Furnishings	\$57,914				\$175,925							\$233,839
Equipment	\$18,856				\$57,427							\$76,283
Institutional Equipment	\$2,155				\$6,381							\$8,536
Vehicular Equipment												
Other Equipment	\$16,701				\$51,046							\$67,747
Furnishings	\$39,058				\$118,498							\$157,556
Fixed Furnishings	\$39,058				\$118,498							\$157,556
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												
Building Sitework	\$5,978									\$605,510		\$611,488
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements										\$605,510		\$605,510
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development										\$491,449		\$491,449
Landscaping										\$114,061		\$114,061
Site Mechanical Utilities	\$5,978											\$5,978
Water Supply												
Sanitary Sewer												
Storm Sewer	\$5,978											\$5,978
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities												
Electrical Distribution												
Site Lighting												
Site Communication and Security												
Other Site Electrical Utilities												

## Suitability Summary

The educational suitability assessment of a school facility is a measure of how well the building(s) and grounds support and enhance the educational programs being offered. The assessment evaluates multiple systems or categories. Some of these are school-wide, like learning environment, while others are focused on specific space types such as art rooms. Some systems or categories are found in all types of schools, such as general classrooms, while others are specific to certain grade configurations, like preschool classrooms. Each school receives an educational suitability score based on a 100 point scale developed as a percentage of possible points for all scored suitability categories.

The educational suitability assessment team evaluated the adequacy of the specific space types in each school model, e.g., general classrooms, science rooms, support spaces, etc. The possible score for each space type was weighted based on that space type's proportion of the total area of the school model. Consequently, general classrooms in an elementary school receive more possible points than general classrooms in a high school, since they represent a greater proportion of the total space.

### Suitability Scoring

The suitability scoring system includes additional educational suitability categories that cannot always be weighted based on simple square footage. Some examples of these categories include ease of supervision, learning environment, pedestrian traffic, and others. The weightings of these categories were determined through field work by experienced educators and architects and reflect each category's relative importance in that particular model. The points assigned a specific educational suitability category in one model may differ from another model. A comparison of the points assigned to a specific educational suitability category across models is not appropriate because the size and proportion of spaces will be different based on the type of school. For example, an auditorium is typical at a high school, but elementary and middle schools may have multi-purpose spaces (e.g., "cafegymtoriums"). The points assigned to these spaces are likely to be different.

Another aspect of the suitability scoring system is that the weights assigned to the categories are expressed in numbers to two decimal points. This is due to several factors. Using a 100 point scale to review numerous educational suitability systems and categories, many of the point assignments are a fraction of a whole number. Expanding point assignments to two decimals allows the system to reflect the original logic of basing the suitability scoring on square footage and relative importance, and facilitates consistent sums when adding to arrive at a total suitability score.

### Suitability Budget

The budget for correcting educational suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult to calculate the cost of correcting items such as classrooms that are sized incorrectly, spaces with inappropriate adjacencies, lack of a variety of teaching and learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. A budget was developed for suitability improvements based on the overall suitability score of a particular school and team experience in correcting the overall deficiencies based on that score. Suitability Budget needs for each facility are included in the report and should be used as a starting place for long range planning.

Much like a facility condition index, the inverse of the suitability score is a measure of the value of the building which should be reinvested to remediate the deficiencies. The Atlanta Public School Facilities Inventory (APSF) includes a model which is adequate to develop budget projections for remediating educational suitability deficiencies. The model is as follows:

$$\text{Atlanta Suitability Index} = (1.0 - \text{Suitability Score} (\%))$$

$$\text{APSF} \times .35 \times \text{School Current Replacement Value (CRV)} = \text{Total Suitability Budget Needs}$$

The APSFI budget projection of 35% of the Current Replacement Value is based on several factors:

First, the remediation of educational suitability deficiencies may be accomplished in a number of ways. For instance, remediating a classroom which does not meet the size standard for a given number of students can be "fixed" by, on one extreme, lowering the class size which costs no capital dollars, and on the other extreme, by building a new classroom, which would cost 100% of the replacement cost. Most often, the solution is to carve out some additional space, or combine three classrooms into two by removing the internal walls. Consequently, the cost of remediation is most often less than 100% of the replacement cost and our experience has shown that the 35% factor is an effective planning parameter.

Second, the fact that these deficiencies are typically remediated along with building condition deficiencies and often overlap in scope of work and cost. Budgets for both assessments at 100% of the replacement cost would likely result in excessive budgets.

The report below provides information about the Educational Suitability of this school, based on the Criteria in Appendix 1. Each area was scored 1 through 5, or "NA" with 1 being the high score. Items are scored "NA" if they are not appropriate to that school program (e.g., football fields at an elementary school or preschool at a high school) or are not needed at a school (e.g., no computer lab at a school where every student has a laptop). All scores are shown. However, the suitability deficiency budget reflects only the deficiencies identified with scores of 2 or lower.

**Suitability Narrative:**

Wesley International Academy is located in the former Cook Elementary School facility. The Charter School program provides services to students in grades K-8. All students participate in a Chinese immersion program.

**Suitability Category Scoring Summary**

Task No	Task Description	Score
5110	Support Spaces	72.91
5111	Learning Environment	65.88
5115	General Classrooms	85.50
5120	Kindergarten	87.75
5125	Pre-K	0.00
5130	Self-Contained Special Ed	0.00
5135	Instructional Resource Rooms	70.25
5140	Science	75.50
5145	Music	59.75
5150	Art	32.51
5155	Career Tech Ed	72.50
5160	Computer Labs	0.00
5165	P.E.	78.50
5170	Performing Arts	93.00
5175	Media Center	33.25
5188	Outside	28.55
5193	Safety and Security	59.69

**Wesley International Academy Suitability Budget Total: \$1,740,445**



## Buildings

### Building Name: 1951 Bldg 2030

Year Built:	1951
Gross Area (SF):	15,238
Replacement Value:	\$2,850,187
Repair Cost:	\$798,928
Total FCI:	28.03%
Total RSLI:	12%

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is a concrete pan joist system. The exterior enclosure is comprised of brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are painted hollow metal mostly with glazing. Roofing is comprised of low slope with built-up coverings. The roof is in mostly good condition, but is aging in place.



## Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.00%	\$0
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	37%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	16%	21.78%	\$71,999
D10 Conveying	19%	0.00%	\$0
D20 Plumbing	25%	0.00%	\$0
D30 HVAC	8%	95.07%	\$588,136
D40 Fire Protection	4%	96.17%	\$67,878
D50 Electrical	15%	26.22%	\$70,915
E10 Equipment	19%	0.00%	\$0
E20 Furnishings	20%	0.00%	\$0
	<b>Total:</b>		<b>\$798,928</b>

## Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	1951	2051	\$99,955	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	1951	2051	\$4,732	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	1951	2051	\$86,351	-	0.00%	\$0
A2010	Basement Excavation	\$0.16	100	1951	2051	\$3,154	-	0.00%	\$0
A2020	Basement Walls	\$1.61	100	1951	2051	\$31,741	-	0.00%	\$0
B1010	Floor Construction	\$12.05	100	1951	2051	\$237,565	-	0.00%	\$0
B1020	Roof Construction	\$8.53	100	1951	2051	\$168,168	-	0.00%	\$0
B2010	Exterior Walls	\$9.51	100	1951	2051	\$187,489	-	0.00%	\$0
B2020	Exterior Windows	\$6.25	30	1999	2029	\$123,218	47%	0.00%	\$0
B2030	Exterior Doors	\$0.53	30	1999	2029	\$10,449	47%	0.00%	\$0
B3010	Roof Coverings	\$10.61	20	1999	2019	\$209,175	20%	0.00%	\$0
B3020	Roof Openings	\$0.36	30	1999	2029	\$7,097	47%	0.00%	\$0
C1010	Partitions	\$3.91	100	1951	2051	\$77,085	36%	0.00%	\$0
C1020	Interior Doors	\$2.52	40	1999	2039	\$49,682	60%	0.00%	\$0
C1030	Fittings	\$1.91	20	1999	2019	\$37,656	20%	0.00%	\$0
C2010	Stair Construction	\$1.93	100	1951	2051	\$38,050	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	2002	2012	\$65,454	0%	110%	\$71,999
C3020	Floor Finishes	\$7.25	20	1999	2019	\$142,933	20%	0.00%	\$0
C3030	Ceiling Finishes	\$6.20	20	1999	2019	\$122,233	20%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	1999	2019	\$17,941	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.62	20	1999	2019	\$91,083	20%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.47	30	1999	2029	\$9,266	47%	0.00%	\$0
D2030	Sanitary Waste	\$1.22	30	1999	2029	\$24,052	47%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.40	20	1999	2019	\$7,886	20%	0.00%	\$0
D3020	Heat Generating Systems	\$2.68	20	2010	2030	\$52,836	75%	0.00%	\$0
D3040	Distribution Systems	\$6.94	20	1983	2003	\$136,822	0%	110%	\$150,504
D3050	Terminal & Package Units	\$19.74	15	1999	2014	\$389,173	0%	110%	\$428,090
D3060	Controls & Instrumentation	\$1.58	15	2010	2025	\$31,150	67%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.44	15	1999	2014	\$8,675	0%	110%	\$9,542
D4010	Sprinklers	\$2.92	30			\$57,568	0%	110%	\$63,324
D4020	Standpipes	\$0.21	30			\$4,140	0%	110%	\$4,554
D4030	Fire Protection Specialties	\$0.07	15	2010	2025	\$1,380	67%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.38	15	2004	2019	\$7,492	27%	0.00%	\$0

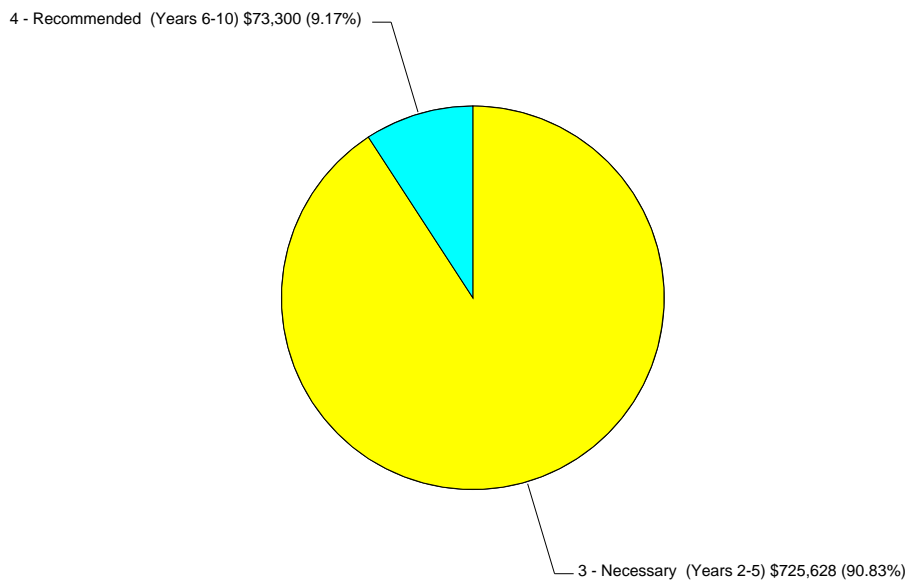
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5010	Electrical Service/Distribution	\$1.74	20	1999	2019	\$34,304	20%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$8.71	20	1999	2019	\$171,717	20%	0.00%	\$0
D5030	Communications and Security	\$3.02	15	1999	2014	\$59,539	0%	110%	\$65,493
D5090	Other Electrical Systems	\$0.25	15			\$4,929	0%	110%	\$5,422
E1020	Institutional Equipment	\$0.07	20	1999	2019	\$1,380	20%	0.00%	\$0
E1090	Other Equipment	\$0.56	20	1999	2019	\$11,040	20%	0.00%	\$0
E2010	Fixed Furnishings	\$1.30	20	1999	2019	\$25,629	20%	0.00%	\$0
Total		\$149.38				\$2,850,187	19%	28.03%	\$798,928

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$798,928</b>				<b>\$1,090,074</b>						<b>\$144,850</b>	<b>\$2,033,852</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
<b>Basement Construction</b>												
Basement Excavation												
Basement Walls												
<b>Shell</b>					<b>\$258,972</b>							<b>\$258,972</b>
<b>Superstructure</b>												
Floor Construction												
Roof Construction												
<b>Exterior Enclosure</b>												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing					<b>\$258,972</b>							<b>\$258,972</b>
Roof Coverings					<b>\$258,972</b>							<b>\$258,972</b>
Roof Openings												
<b>Interiors</b>	<b>\$71,999</b>				<b>\$374,911</b>						<b>\$96,761</b>	<b>\$543,671</b>
<b>Interior Construction</b>					<b>\$46,620</b>							<b>\$46,620</b>
Partitions												
Interior Doors												
Fittings					<b>\$46,620</b>							<b>\$46,620</b>
Stairs												
Stair Construction												
Interior Finishes	<b>\$71,999</b>				<b>\$328,291</b>						<b>\$96,761</b>	<b>\$497,051</b>
Wall Finishes	<b>\$71,999</b>										<b>\$96,761</b>	<b>\$168,760</b>
Floor Finishes					<b>\$176,960</b>							<b>\$176,960</b>
Ceiling Finishes					<b>\$151,331</b>							<b>\$151,331</b>
<b>Services</b>	<b>\$726,929</b>				<b>\$409,082</b>						<b>\$48,089</b>	<b>\$1,184,100</b>
<b>Conveying</b>					<b>\$22,212</b>							<b>\$22,212</b>
Elevators and Lifts					<b>\$22,212</b>							<b>\$22,212</b>
Escalators and Moving Walks												
Other Conveying Systems												
<b>Plumbing</b>					<b>\$122,529</b>							<b>\$122,529</b>
Plumbing Fixtures					<b>\$112,766</b>							<b>\$112,766</b>
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems					<b>\$9,763</b>							<b>\$9,763</b>
<b>HVAC</b>	<b>\$588,136</b>										<b>\$46,049</b>	<b>\$634,185</b>
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems	<b>\$150,504</b>											<b>\$150,504</b>
Terminal & Package Units	<b>\$428,090</b>											<b>\$428,090</b>
Controls & Instrumentation											<b>\$46,049</b>	<b>\$46,049</b>
Systems Testing & Balance	<b>\$9,542</b>											<b>\$9,542</b>
Other HVAC Systems/Equip												
<b>Fire Protection</b>	<b>\$67,878</b>				<b>\$9,275</b>						<b>\$2,040</b>	<b>\$79,193</b>
Sprinklers	<b>\$63,324</b>											<b>\$63,324</b>
Standpipes	<b>\$4,554</b>											<b>\$4,554</b>
Fire Protection Specialties											<b>\$2,040</b>	<b>\$2,040</b>
Other Fire Protection Systems					<b>\$9,275</b>							<b>\$9,275</b>
<b>Electrical</b>	<b>\$70,915</b>				<b>\$255,066</b>							<b>\$325,981</b>
Electrical Service/Distribution					<b>\$42,470</b>							<b>\$42,470</b>
Lighting and Branch Wiring					<b>\$212,596</b>							<b>\$212,596</b>
Communications and Security	<b>\$65,493</b>											<b>\$65,493</b>
Other Electrical Systems	<b>\$5,422</b>											<b>\$5,422</b>
<b>Equipment &amp; Furnishings</b>					<b>\$47,109</b>							<b>\$47,109</b>
<b>Equipment</b>					<b>\$15,378</b>							<b>\$15,378</b>
Institutional Equipment					<b>\$1,709</b>							<b>\$1,709</b>
Vehicular Equipment												
Other Equipment					<b>\$13,669</b>							<b>\$13,669</b>
<b>Furnishings</b>					<b>\$31,731</b>							<b>\$31,731</b>
Fixed Furnishings					<b>\$31,731</b>							<b>\$31,731</b>
<b>Special Construction</b>												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

## Building Deficiency Priority

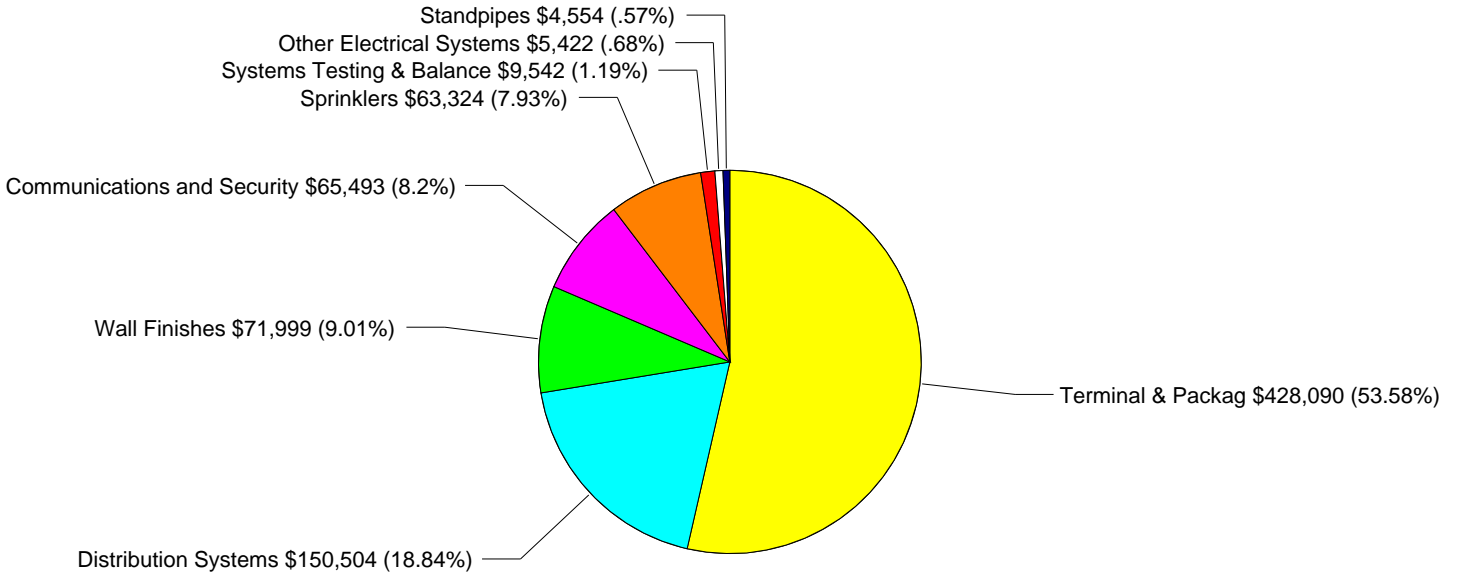
### Deficiencies by Priority:



**1951 Bldg 2030 Condition Budget: \$798,928**

### Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



**1951 Bldg 2030 Condition Budget: \$798,928**

## Building Condition Deficiencies Narrative

---

**System:** C3010 - Wall Finishes

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 2002. It has a 10-year service life which expired in 2012.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$71,999

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**System:** D3040 - Distribution Systems

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1983. It has a 20-year service life which expired in 2003.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$150,504

System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$428,090

---

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$9,542



**System:** D4010 - Sprinklers

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1951 Bldg 2030

**Distress:** Missing

**Category:** Code Compliance

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

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

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$63,324

---

**System:** D4020 - Standpipes

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1951 Bldg 2030

**Distress:** Missing

**Category:** Code Compliance

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

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

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$4,554

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$65,493

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System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

**Deficiency**

Location: 1951 Bldg 2030  
Distress: Missing  
Category: Reliability  
Priority: 4 - Recommended (Years 6-10)  
Notes: No emergency generator, client standard required.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$5,422

**Building Name: 1994 Bldg 2031**

Year Built:	1994
Gross Area (SF):	18,927
Replacement Value:	\$3,204,957
Repair Cost:	\$2,147,919
Total FCI:	67.02%
Total RSLI:	5%

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are both painted hollow metal and aluminum framed with glazing. Roofing is sloped with metal roof coverings. The roof is in good condition with no reported leaks.



## Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	13%	0.00%	\$0
B30 Roofing	0%	106.39%	\$317,312
C10 Interior Construction	51%	25.34%	\$57,644
C30 Interior Finishes	0%	110.00%	\$502,366
D20 Plumbing	7%	82.28%	\$150,306
D30 HVAC	0%	110.00%	\$651,595
D40 Fire Protection	27%	0.00%	\$0
D50 Electrical	0%	110.00%	\$410,782
E10 Equipment	0%	110.00%	\$18,856
E20 Furnishings	0%	110.00%	\$39,058
		<b>Total:</b>	<b>\$2,147,919</b>

## Building Condition Budget Detail

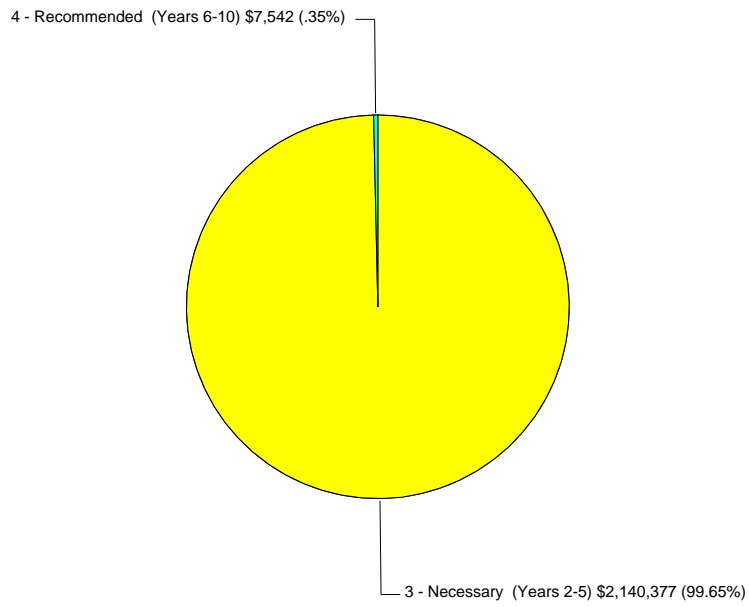
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.64	100	1994	2094	\$138,111	-	0.00%	\$0
A1020	Special Foundations	\$0.27	100	1994	2094	\$6,612	-	0.00%	\$0
A1030	Slab on Grade	\$4.87	100	1994	2094	\$119,255	-	0.00%	\$0
B1020	Roof Construction	\$9.48	100	1994	2094	\$232,144	-	0.00%	\$0
B2010	Exterior Walls	\$10.58	100	1994	2094	\$259,080	-	0.00%	\$0
B2020	Exterior Windows	\$6.95	30	1994	2024	\$170,190	30%	0.00%	\$0
B2030	Exterior Doors	\$0.59	30	1994	2024	\$14,448	30%	0.00%	\$0
B3010	Roof Coverings	\$11.78	20	1994	2014	\$288,466	0%	110%	\$317,312
B3020	Roof Openings	\$0.40	30	1994	2024	\$9,795	30%	0.00%	\$0
C1010	Partitions	\$4.35	100	1994	2094	\$106,522	79%	0.00%	\$0
C1020	Interior Doors	\$2.80	40	1994	2034	\$68,566	48%	0.00%	\$0
C1030	Fittings	\$2.14	20	1994	2014	\$52,404	0%	110%	\$57,644
C3010	Wall Finishes	\$3.70	10	1994	2004	\$90,605	0%	110%	\$99,665
C3020	Floor Finishes	\$8.06	20	1994	2014	\$197,371	0%	110%	\$217,108
C3030	Ceiling Finishes	\$6.89	20	1994	2014	\$168,721	0%	110%	\$185,593
D2010	Plumbing Fixtures	\$5.13	20	1994	2014	\$125,622	0%	110%	\$138,184
D2020	Domestic Water Distribution	\$0.52	30	1994	2024	\$12,734	30%	0.00%	\$0
D2030	Sanitary Waste	\$1.36	30	1994	2024	\$33,303	30%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.45	20	1994	2014	\$11,019	0%	110%	\$12,121
D3050	Terminal & Package Units	\$21.95	15	1994	2009	\$537,506	0%	110%	\$591,257
D3060	Controls & Instrumentation	\$1.75	15	1994	2009	\$42,854	0%	110%	\$47,139
D3070	Systems Testing & Balance	\$0.49	15	1994	2009	\$11,999	0%	110%	\$13,199
D4010	Sprinklers	\$3.25	30	1994	2024	\$79,585	30%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.08	15	2012	2027	\$1,959	80%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.93	20	1994	2014	\$47,261	0%	110%	\$51,987
D5020	Lighting and Branch Wiring	\$9.67	20	1994	2014	\$236,797	0%	110%	\$260,476
D5030	Communications and Security	\$3.37	15	1994	2009	\$82,524	0%	110%	\$90,776
D5090	Other Electrical Systems	\$0.28	15			\$6,857	0%	110%	\$7,542
E1020	Institutional Equipment	\$0.08	20	1994	2014	\$1,959	0%	110%	\$2,155
E1090	Other Equipment	\$0.62	20	1994	2014	\$15,182	0%	110%	\$16,701
E2010	Fixed Furnishings	\$1.45	20	1994	2014	\$35,507	0%	110%	\$39,058
Total		\$149.30				\$3,204,957	8%	67.02%	\$2,147,919

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$2,147,917</b>									<b>\$459,359</b>	<b>\$133,942</b>	<b>\$2,741,218</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell	\$317,312									\$279,059		\$596,371
Superstructure												
Floor Construction												
Roof Construction												
Exterior Enclosure										\$265,001		\$265,001
Exterior Walls												
Exterior Windows										\$244,265		\$244,265
Exterior Doors										\$20,736		\$20,736
Roofing	\$317,312									\$14,058		\$331,370
Roof Coverings	\$317,312											\$317,312
Roof Openings										\$14,058		\$14,058
Interiors	\$560,010										\$133,942	\$693,952
Interior Construction	\$57,644											\$57,644
Partitions												
Interior Doors												
Fittings	\$57,644											\$57,644
Stairs												
Stair Construction												
Interior Finishes	\$502,366										\$133,942	\$636,308
Wall Finishes	\$99,665										\$133,942	\$233,607
Floor Finishes	\$217,108											\$217,108
Ceiling Finishes	\$185,593											\$185,593
Services	\$1,212,681									\$180,300		\$1,392,981
Conveying												
Elevators and Lifts												
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing	\$150,305									\$66,075		\$216,380
Plumbing Fixtures	\$138,184											\$138,184
Domestic Water Distribution										\$18,276		\$18,276
Sanitary Waste										\$47,799		\$47,799
Rain Water Drainage												
Other Plumbing Systems	\$12,121											\$12,121
HVAC	\$651,595											\$651,595
Energy Supply												
Heat Generating Systems												
Cooling Generating Systems												
Distribution Systems												
Terminal & Package Units	\$591,257											\$591,257
Controls & Instrumentation	\$47,139											\$47,139
Systems Testing & Balance	\$13,199											\$13,199
Other HVAC Systems/Equip												
Fire Protection										\$114,225		\$114,225
Sprinklers										\$114,225		\$114,225
Standpipes												
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$410,781											\$410,781
Electrical Service/Distribution	\$51,987											\$51,987
Lighting and Branch Wiring	\$260,476											\$260,476
Communications and Security	\$90,776											\$90,776
Other Electrical Systems	\$7,542											\$7,542
Equipment & Furnishings	\$57,914											\$57,914
Equipment	\$18,856											\$18,856
Institutional Equipment	\$2,155											\$2,155
Vehicular Equipment												
Other Equipment	\$16,701											\$16,701
Furnishings	\$39,058											\$39,058
Fixed Furnishings	\$39,058											\$39,058
Special Construction												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

## Building Deficiency Priority

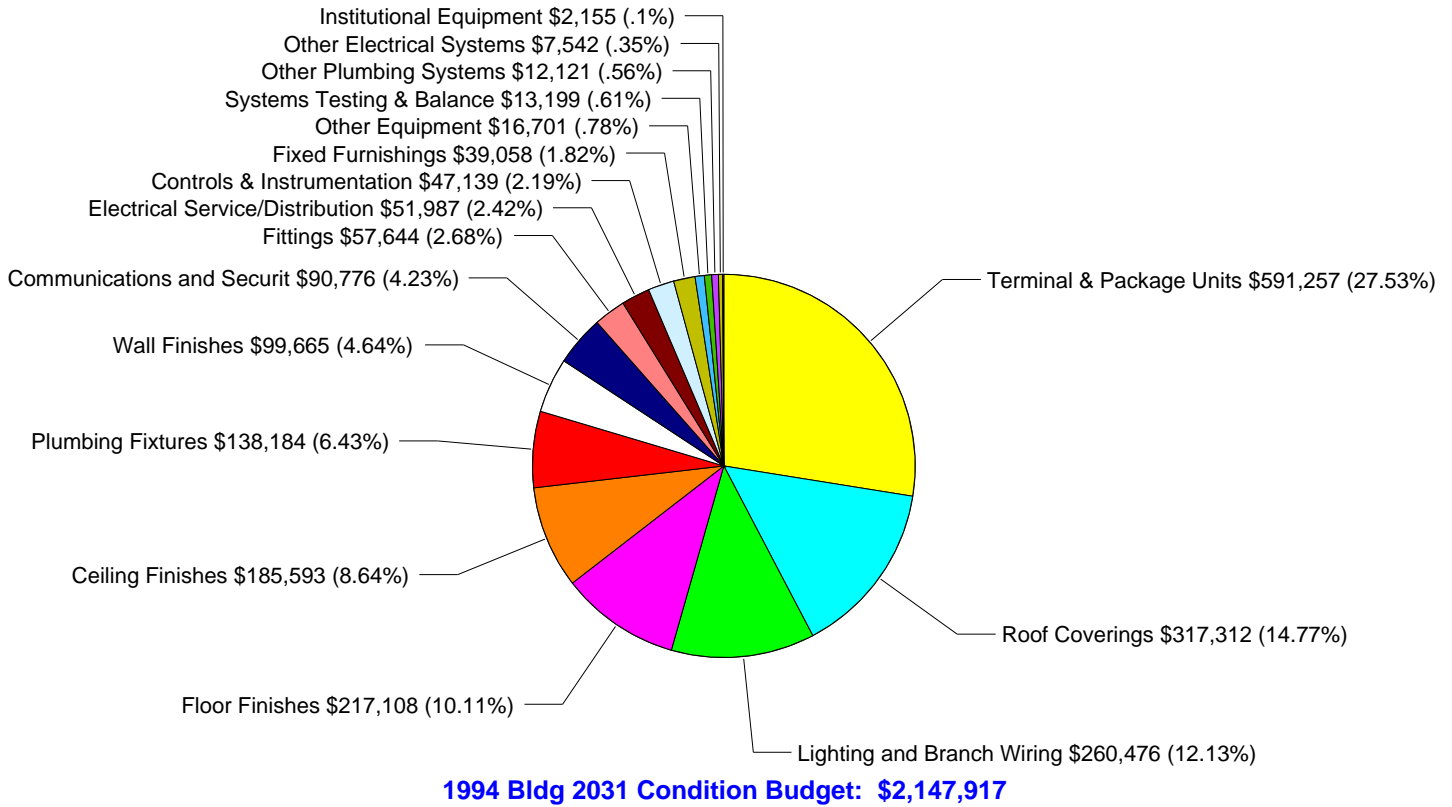
### Deficiencies by Priority:



**1994 Bldg 2031 Condition Budget: \$2,147,919**

## Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



## Building Condition Deficiencies Narrative

---

**System:** B3010 - Roof Coverings

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$317,312

---

**System:** C1030 - Fittings

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$57,644



**System:** C3010 - Wall Finishes

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 10-year service life which expired in 2004.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$99,665

---

**System:** C3020 - Floor Finishes

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$217,108

System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$185,593

---

System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$138,184

System: D2090 - Other Plumbing Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$12,121

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System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$591,257

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$47,139

---

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$13,199

System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$51,987

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System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$260,476

System: D5030 - Communications and Security

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 15-year service life which expired in 2009.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$90,776

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System: D5090 - Other Electrical Systems

Analysis: The system is missing.

Recomm.: The system should be installed.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Missing  
Category: Code Compliance  
Priority: 4 - Recommended (Years 6-10)  
Notes: Facility lacks emergency generator system.  
Provide per owner's standards.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$7,542

**System:** E1020 - Institutional Equipment

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$2,155

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**System:** E1090 - Other Equipment

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$16,701

**System:** E2010 - Fixed Furnishings

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1994. It has a 20-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1994 Bldg 2031

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary (Years 2-5)

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$39,058



**Building Name: 1999 Bldg 2020**

Year Built:	1999
Gross Area (SF):	41,668
Replacement Value:	\$8,017,504
Repair Cost:	\$1,866,798
Total FCI:	23.28%
Total RSLI:	13%

The superstructure is steel frame with load bearing CMU. Floor construction is slab on-grade. Roof construction is steel. The exterior enclosure is comprised of walls with brick veneer over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are both painted hollow metal and aluminum framed with glazing. Roofing is comprised of low slope with built-up coverings. The roof is in mostly good condition with no reported leaks.



## Building Condition Budget Summary

Building condition is evaluated based on the constructed physical elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is used to construct a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and predicted next renewal date. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on a system's or component's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	20%	0.00%	\$0
B30 Roofing	20%	0.00%	\$0
C10 Interior Construction	62%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	16%	21.78%	\$196,880
D10 Conveying	19%	0.00%	\$0
D20 Plumbing	25%	0.00%	\$0
D30 HVAC	7%	66.66%	\$1,290,391
D40 Fire Protection	1%	107.59%	\$185,612
D50 Electrical	15%	26.22%	\$193,914
E10 Equipment	19%	0.00%	\$0
E20 Furnishings	20%	0.00%	\$0
		<b>Total:</b>	<b>\$1,866,798</b>

## Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$5.07	100	1999	2099	\$273,324	-	0.00%	\$0
A1020	Special Foundations	\$0.24	100	1999	2099	\$12,938	-	0.00%	\$0
A1030	Slab on Grade	\$4.38	100	1999	2099	\$236,126	-	0.00%	\$0
A2010	Basement Excavation	\$0.16	100	1999	2099	\$8,626	-	0.00%	\$0
A2020	Basement Walls	\$1.61	100	1999	2099	\$86,795	-	0.00%	\$0
B1010	Floor Construction	\$12.05	100	1999	2099	\$649,616	-	0.00%	\$0
B1020	Roof Construction	\$8.53	100	1999	2099	\$459,853	-	0.00%	\$0
B2010	Exterior Walls	\$9.51	100	1999	2099	\$512,685	-	0.00%	\$0
B2020	Exterior Windows	\$6.25	30	1999	2029	\$336,938	47%	0.00%	\$0
B2030	Exterior Doors	\$0.53	30	1999	2029	\$28,572	47%	0.00%	\$0
B3010	Roof Coverings	\$10.61	20	1999	2019	\$571,986	20%	0.00%	\$0
B3020	Roof Openings	\$0.36	30	1999	2029	\$19,408	47%	0.00%	\$0
C1010	Partitions	\$3.91	100	1999	2099	\$210,788	84%	0.00%	\$0
C1020	Interior Doors	\$2.52	40	1999	2039	\$135,853	60%	0.00%	\$0
C1030	Fittings	\$1.91	20	1999	2019	\$102,968	20%	0.00%	\$0
C2010	Stair Construction	\$1.93	100	1999	2099	\$104,046	-	0.00%	\$0
C3010	Wall Finishes	\$3.32	10	1999	2009	\$178,981	0%	110%	\$196,880
C3020	Floor Finishes	\$7.25	20	1999	2019	\$390,848	20%	0.00%	\$0
C3030	Ceiling Finishes	\$6.20	20	1999	2019	\$334,242	20%	0.00%	\$0
D1010	Elevators and Lifts	\$0.91	20	1999	2019	\$49,058	20%	0.00%	\$0
D2010	Plumbing Fixtures	\$4.62	20	1999	2019	\$249,064	20%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.47	30	1999	2029	\$25,338	47%	0.00%	\$0
D2030	Sanitary Waste	\$1.22	30	1999	2029	\$65,770	47%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.40	20	1999	2019	\$21,564	20%	0.00%	\$0
D3020	Heat Generating Systems	\$2.68	20	1999	2019	\$144,479	20%	0.00%	\$0
D3030	Cooling Generating Systems	\$4.53	20	1999	2019	\$244,213	20%	0.00%	\$0
D3040	Distribution Systems	\$6.94	20	1999	2019	\$374,136	20%	0.00%	\$0
D3050	Terminal & Package Units	\$19.74	15	1999	2014	\$1,064,185	0%	110%	\$1,170,603
D3060	Controls & Instrumentation	\$1.58	15	1999	2014	\$85,178	0%	110%	\$93,696
D3070	Systems Testing & Balance	\$0.44	15	1999	2014	\$23,720	0%	110%	\$26,092
D4010	Sprinklers	\$2.92	30			\$157,417	0%	110%	\$173,159
D4020	Standpipes	\$0.21	30			\$11,321	0%	110%	\$12,453
D4030	Fire Protection Specialties	\$0.07	15	2012	2027	\$3,774	80%	0.00%	\$0
D5010	Electrical Service/Distribution	\$1.74	20	1999	2019	\$93,804	20%	0.00%	\$0

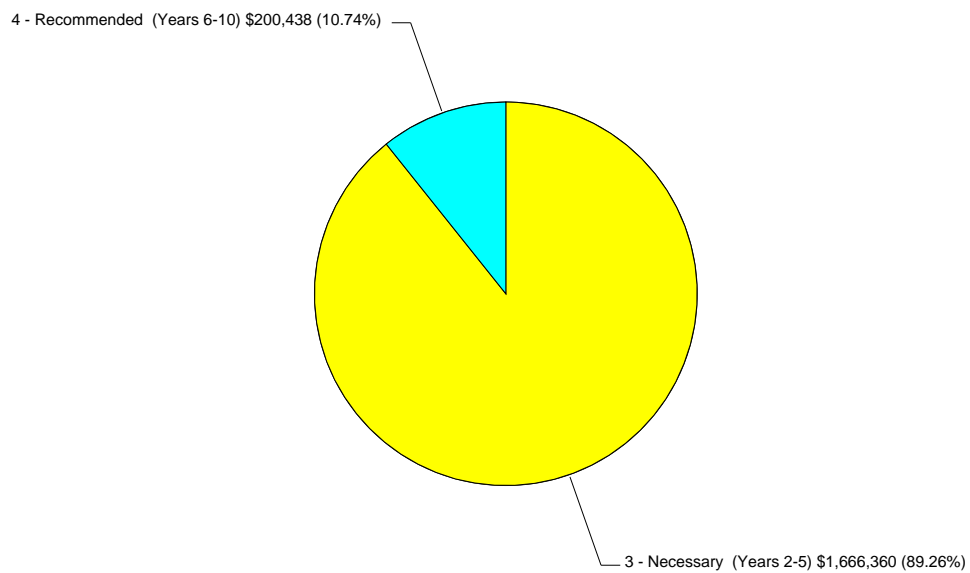
Unifomat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D5020	Lighting and Branch Wiring	\$8.71	20	1999	2019	\$469,557	20%	0.00%	\$0
D5030	Communications and Security	\$3.02	15	1999	2014	\$162,808	0%	110%	\$179,089
D5090	Other Electrical Systems	\$0.25	15			\$13,478	0%	110%	\$14,825
E1020	Institutional Equipment	\$0.07	20	1999	2019	\$3,774	20%	0.00%	\$0
E1090	Other Equipment	\$0.56	20	1999	2019	\$30,190	20%	0.00%	\$0
E2010	Fixed Furnishings	\$1.30	20	1999	2019	\$70,083	20%	0.00%	\$0
Total		\$149.38				\$8,017,504	19%	23.28%	\$1,866,798

## Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Total</b>	<b>\$1,866,797</b>				<b>\$3,899,845</b>						<b>\$264,590</b>	<b>\$6,031,232</b>
<b>Substructure</b>												
Foundations												
Standard Foundations												
Special Foundations												
Slab on Grade												
Basement Construction												
Basement Excavation												
Basement Walls												
Shell					\$708,152							\$708,152
Superstructure												
Floor Construction												
Roof Construction												
<b>Exterior Enclosure</b>												
Exterior Walls												
Exterior Windows												
Exterior Doors												
Roofing					\$708,152							\$708,152
Roof Coverings					\$708,152							\$708,152
Roof Openings												
<b>Interiors</b>	<b>\$196,880</b>				<b>\$1,025,186</b>						<b>\$264,590</b>	<b>\$1,486,656</b>
Interior Construction					\$127,481							\$127,481
Partitions												
Interior Doors												
Fittings					\$127,481							\$127,481
Stairs												
Stair Construction												
Interior Finishes	\$196,880				\$897,705						\$264,590	\$1,359,175
Wall Finishes	\$196,880										\$264,590	\$461,470
Floor Finishes					\$483,893							\$483,893
Ceiling Finishes					\$413,812							\$413,812
<b>Services</b>	<b>\$1,669,917</b>				<b>\$2,037,691</b>							<b>\$3,707,608</b>
Conveying					\$60,737							\$60,737
Elevators and Lifts					\$60,737							\$60,737
Escalators and Moving Walks												
Other Conveying Systems												
Plumbing					\$335,055							\$335,055
Plumbing Fixtures					\$308,357							\$308,357
Domestic Water Distribution												
Sanitary Waste												
Rain Water Drainage												
Other Plumbing Systems					\$26,698							\$26,698
HVAC	\$1,290,391				\$944,426							\$2,234,817
Energy Supply												
Heat Generating Systems					\$178,874							\$178,874
Cooling Generating Systems					\$302,350							\$302,350
Distribution Systems					\$463,202							\$463,202
Terminal & Package Units	\$1,170,603											\$1,170,603
Controls & Instrumentation	\$93,696											\$93,696
Systems Testing & Balance	\$26,092											\$26,092
Other HVAC Systems/Equip												
Fire Protection	\$185,612											\$185,612
Sprinklers	\$173,159											\$173,159
Standpipes	\$12,453											\$12,453
Fire Protection Specialties												
Other Fire Protection Systems												
Electrical	\$193,914				\$697,473							\$891,387
Electrical Service/Distribution					\$116,134							\$116,134
Lighting and Branch Wiring					\$581,339							\$581,339
Communications and Security	\$179,089											\$179,089
Other Electrical Systems	\$14,825											\$14,825
<b>Equipment &amp; Furnishings</b>					<b>\$128,816</b>							<b>\$128,816</b>
Equipment					\$42,049							\$42,049
Institutional Equipment					\$4,672							\$4,672
Vehicular Equipment												
Other Equipment					\$37,377							\$37,377
Furnishings					\$86,767							\$86,767
Fixed Furnishings					\$86,767							\$86,767
<b>Special Construction</b>												
Special Construction												
Special Structures												
Integrated Construction												
Special Construction Systems												
Special Facilities												

## Building Deficiency Priority

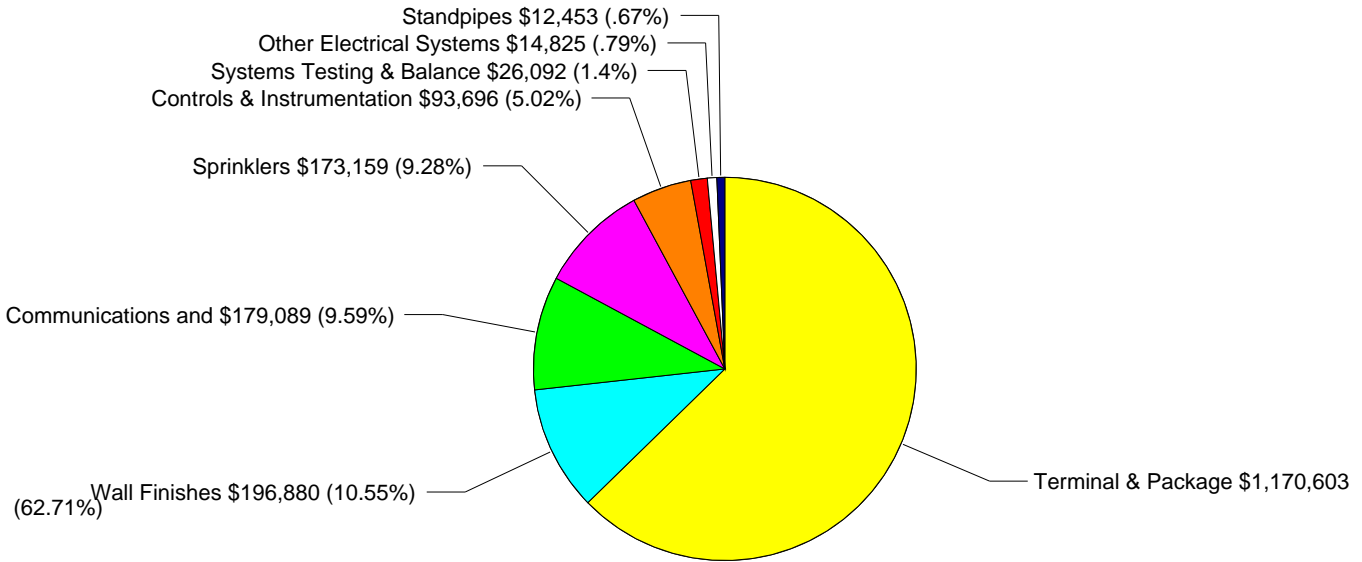
### Deficiencies by Priority:



**1999 Bldg 2020 Condition Budget: \$1,866,798**

### Building Condition Deficiencies

Current deficiencies included systems or components that have reached or exceeded their intrinsic useful life or components of the systems that are in need of repair. Systems that have reached the end their intrinsic useful life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current condition deficiencies associated with this facility.



**1999 Bldg 2020 Condition Budget: \$1,866,797**

## Building Condition Deficiencies Narrative

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**System:** C3010 - Wall Finishes

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 10-year service life which expired in 2009.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$196,880

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

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$1,170,603

System: D3060 - Controls & Instrumentation

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$93,696

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System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

Recomm.: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$26,092



**System:** D4010 - Sprinklers

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1999 Bldg 2020

**Distress:** Missing

**Category:** Code Compliance

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

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

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$173,159

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**System:** D4020 - Standpipes

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

**Location:** 1999 Bldg 2020

**Distress:** Missing

**Category:** Code Compliance

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

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

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$12,453

**System:** D5030 - Communications and Security

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1999. It has a 15-year service life which expired in 2014.

**Recomm.:** The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary (Years 2-5)  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$179,089

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**System:** D5090 - Other Electrical Systems

**Analysis:** The system is missing.

**Recomm.:** The system should be installed.

Photo is not available.

**Deficiency**

Location: 1999 Bldg 2020  
Distress: Missing  
Category: Code Compliance  
Priority: 4 - Recommended (Years 6-10)  
Notes: Facility lacks emergency generator system.  
Provide per owner's standards.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$14,825

Sites

Site Summary



Site Acreage		Condition Budget:	\$5,978
Replacement Value:	\$2,131,990	Total FCI:	0.28%
		Total RSLI:	45%
		Condition Score:	70.26

**Site:**  
SITE NARRATIVE

Wesley International Academy was constructed in 1951 and additions to the main school building were constructed in 1994 and 1999. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, seating areas, garden area, flag pole, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2013 APS Facility Assessment. The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

### Deficiency Condition Budget Summary: Site

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	40%	0.00%	\$0
G30 Site Mechanical Utilities	65%	1.90%	\$5,978
G40 Site Electrical Utilities	46%	0.00%	\$0
		<b>Total:</b>	<b>\$5,978</b>

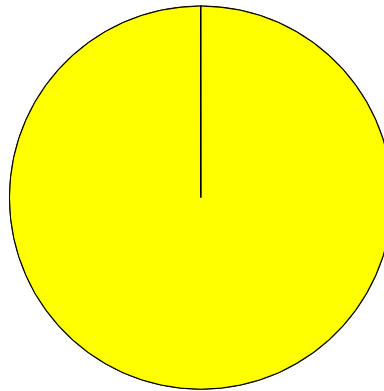
### Site Deficiencies Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.79	35	1999	2034	\$175,622	54%	0.00%	\$0
G2020	Parking Lots	\$5.97	35	1994	2029	\$585,733	40%	0.00%	\$0
G2030	Pedestrian Paving	\$1.63	35	1994	2029	\$159,924	40%	0.00%	\$0
G2040	Site Development	\$3.49	25	1999	2024	\$342,413	36%	0.00%	\$0
G2050	Landscaping	\$0.81	25	1999	2024	\$79,471	36%	0.00%	\$0
G3010	Water Supply	\$0.76	50	1999	2049	\$74,566	68%	0.00%	\$0
G3020	Sanitary Sewer	\$1.55	50	1999	2049	\$152,075	68%	0.00%	\$0
G3030	Storm Sewer	\$0.90	50	1994	2044	\$88,301	58%	6.77%	\$5,978
G4010	Electrical Distribution	\$1.90	30	1999	2029	\$186,414	47%	0.00%	\$0
G4020	Site Lighting	\$2.01	30	1999	2029	\$197,207	47%	0.00%	\$0
G4030	Site Communication and Security	\$0.92	30	1999	2029	\$90,264	47%	0.00%	\$0
Total		\$21.73				\$2,131,990	46%	0.28%	\$5,978

## Site Renewal Schedule

Systems	Current	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Total	\$5,978									\$605,510		\$611,488
Building Sitework	\$5,978									\$605,510		\$611,488
Site Preparation												
Site Clearing												
Site Demolition and Relocations												
Site Earthwork												
Hazardous Waste Remediation												
Site Improvements										\$605,510		\$605,510
Roadways												
Parking Lots												
Pedestrian Paving												
Site Development										\$491,449		\$491,449
Landscaping										\$114,061		\$114,061
Site Mechanical Utilities	\$5,978											\$5,978
Water Supply												
Sanitary Sewer												
Storm Sewer	\$5,978											\$5,978
Heating Distribution												
Cooling Distribution												
Fuel Distribution												
Other Site Mechanical Utilities												
Site Electrical Utilities												
Electrical Distribution												
Site Lighting												
Site Communication and Security												
Other Site Electrical Utilities												

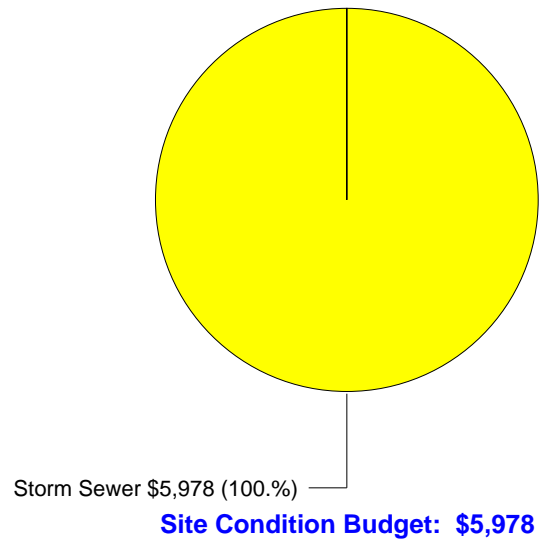
## Site Deficiency Priority



2 - Trending Critical (Year 1) \$5,978 (99.99%)

**Site Condition Budget: \$5,978**

## Site Condition Deficiencies



## Site Deficiencies Budget Narrative

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**System:** G3030 - Storm Sewer

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1994. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.

**Recomm.:** The system should be replaced.



**Deficiency**

Location: Site

Material: Storm Sewer

Distress: Inadequate

Category: Reliability

Priority: 2 - Trending Critical (Year 1)

Notes: Reports of storm sewer system backing up into Boys and Girls restrooms within the 1994 building addition.

Correction: Provide back-flow preventer.

Qty: 2-Ea.

Condition Budget: \$5,978



## Appendix 1 - Educational Suitability Reports

### Suitability Report

## Educational Suitability Report

Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
5110	Support Spaces						
5110.5396	Restrooms (Student)	Good	0.72	0.91	80.00	\$10,932	
5110.5399	Administration	Fair	1.47	2.27	65.00	\$47,914	Most administrative spaces are small. There is no adequate reception area.
5110.5402	Counseling	Fair	0.27	0.41	65.00	\$8,609	Counseling areas lack sufficient work areas and are small.
5110.5405	Clinic	Good	0.27	0.34	80.00	\$4,099	
5110.5408	Staff Lounge-WkRm	Fair	0.59	0.91	65.00	\$19,132	The staff workroom is appropriately sized. Rest rooms are separated from the workroom.
5110.5411	Cafeteria	Fair	3.25	5.00	65.00	\$105,583	The cafeteria meets approximately 85% of the size standard. A portion of the space is used for special education purposes.
5110.5414	Food Service and Prep	Good	6.27	7.84	80.00	\$94,627	
5110.5417	Custodial and Maintenance	Good	0.40	0.50	80.00	\$6,033	
5111	Learning Environment						
5111.5112	Learning Style Variety	Fair	3.25	5.00	65.00	\$105,583	Most learning spaces are sufficient to provide for instructional flexibility. There are few additional spaces that can be used for this purpose.
5111.5113	Interior Environment	Good	1.60	2.00	80.00	\$24,133	
5111.5114	Exterior Environment	Poor	0.75	1.50	50.00	\$45,250	The site is limited due to the size and proximity to traffic.
5115	General Classrooms						
5115.5116	Environment	Good	2.96	3.70	80.00	\$44,647	
5115.5117	Size	Excel	9.25	9.25	100.00	\$0	
5115.5118	Location	Good	2.22	2.78	80.00	\$33,485	
5115.5119	Storage/Fixed Equip	Poor	1.39	2.78	50.00	\$83,712	Most instructional spaces lack sufficient storage and equipment.
5120	Kindergarten						
5120.5121	Environment	Good	0.27	0.34	80.00	\$4,063	
5120.5122	Size	Excel	0.84	0.84	100.00	\$0	
5120.5123	Location	Good	0.20	0.25	80.00	\$3,047	
5120.5124	Storage/Fixed Equip	Fair	0.16	0.25	65.00	\$5,332	Kindergarten rooms have restrooms and sinks but lack sufficient storage.
5125	Pre-K						
5125.5126	Environment	N/A	0.00	0.00	0.00	\$0	
5125.5127	Size	N/A	0.00	0.00	0.00	\$0	
5125.5128	Location	N/A	0.00	0.00	0.00	\$0	
5125.5129	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	
5130	Self-Contained Special Ed						
5130.5131	Environment	N/A	0.00	0.00	0.00	\$0	
5130.5132	Size	N/A	0.00	0.00	0.00	\$0	
5130.5133	Location	N/A	0.00	0.00	0.00	\$0	
5130.5134	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	
5135	Instructional Resource Rooms						
5135.5136	Environment	Fair	0.55	0.84	65.00	\$17,814	Most resource rooms meet the criteria. The GT room is located in a space created out of the cafeteria without appropriate separation.
5135.5137	Size	Good	1.69	2.11	80.00	\$25,449	
5135.5138	Location	Fair	0.41	0.63	65.00	\$13,361	Most resource rooms meet the criteria. The GT room is located in a space created out of the cafeteria without appropriate separation.
5135.5139	Storage/Fixed Equip	Poor	0.32	0.63	50.00	\$19,086	Resource rooms lack sufficient storage and equipment.
5140	Science						
5140.5141	Environment	Good	0.62	0.77	80.00	\$9,293	
5140.5142	Size	Good	1.54	1.93	80.00	\$23,231	Science rooms meet approximately 80% of the size standard.
5140.5143	Location	Good	0.46	0.58	80.00	\$6,970	
5140.5144	Storage/Fixed Equip	Poor	0.29	0.58	50.00	\$17,424	Science rooms lack appropriate storage and equipment.
5145	Music						
5145.5146	Environment	Fair	0.49	0.76	65.00	\$15,943	The music room lacks appropriate acoustics.
5145.5147	Size	Poor	0.94	1.89	50.00	\$56,940	The music room meets approximately 60% of the size standard.
5145.5148	Location	Good	0.45	0.57	80.00	\$6,832	
5145.5149	Storage/Fixed Equip	Fair	0.37	0.57	65.00	\$11,956	The music rooms has some storage but minimal equipment.
5150	Art						
5150.5151	Environment	Fair	0.29	0.44	65.00	\$9,268	The art room has natural light but little else in the way of an inviting environment.
5150.5152	Size	Unsat	0.00	1.09	0.00	\$66,047	The art room meets less than 50% of the size standard.
5150.5153	Location	Good	0.26	0.33	80.00	\$3,963	The art room is located on the 2nd floor.
5150.5154	Storage/Fixed Equip	Poor	0.16	0.33	50.00	\$9,907	The art room lacks appropriate storage and equipment.
5155	Career Tech Ed						
5155.5156	Environment	Fair	0.80	1.22	65.00	\$25,859	The technology lab has been created out of a portion of the library space.
5155.5157	Size	Good	2.45	3.06	80.00	\$36,942	The technology lab meets approximately 85% of the size standard.
5155.5158	Location	Poor	0.46	0.92	50.00	\$27,708	The technology lab has been created out of a portion of the media center.
5155.5159	Storage/Fixed Equip	Good	0.73	0.92	80.00	\$11,083	
5160	Computer Labs						
5160.5161	Environment	N/A	0.00	0.00	0.00	\$0	There are no computer labs at this school.
5160.5162	Size	N/A	0.00	0.00	0.00	\$0	There are no computer labs at this school.
5160.5163	Location	N/A	0.00	0.00	0.00	\$0	There are no computer labs at this school.
5160.5164	Storage/Fixed Equip	N/A	0.00	0.00	0.00	\$0	There are no computer labs at this school.

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Task No	Task Description	Rating	Score	Possible	Percent	Estimate	Notes
5165	P.E.						
5165.5166	Environment	Good	1.65	2.06	80.00	\$24,896	
5165.5167	Size	Good	4.13	5.16	80.00	\$62,241	
5165.5168	Location	Excel	1.55	1.55	100.00	\$0	
5165.5169	Storage/Fixed Equip	Poor	0.77	1.55	50.00	\$46,680	The physical education area lacks appropriate storage and equipment.
5170	Performing Arts						
5170.5171	Environment	Good	0.37	0.47	80.00	\$5,648	
5170.5172	Size	Excel	1.17	1.17	100.00	\$0	
5170.5173	Location	Excel	0.35	0.35	100.00	\$0	
5170.5174	Storage/Fixed Equip	Good	0.28	0.35	80.00	\$4,237	
5175	Media Center						
5175.5176	Environment	Good	0.56	0.69	80.00	\$8,382	
5175.5177	Size	Unsat	0.00	1.74	0.00	\$104,769	The current configuration meets less than 50% of the size standard due to significant space being converted to a tech lab.
5175.5178	Location	Poor	0.26	0.52	50.00	\$15,714	The media center is located on the lower level, adjacent to the tech lab, near the gym, with poor access to many of the instructional spaces.
5175.5179	Storage/Fixed Equip	Fair	0.34	0.52	65.00	\$11,000	The storage is minimal for the school size.
5188	Outside						
5188.5189	Vehicular Traffic	Unsat	0.00	3.00	0.00	\$181,000	All vehicle traffic is on street.
5188.519	Pedestrian Traffic	Poor	0.50	1.00	50.00	\$30,167	Pedestrian traffic crosses the small parking lot, is on the street, or comes through the adjacent public park.
5188.5191	Parking	Poor	0.68	1.35	50.00	\$40,740	The site includes one small parking area that is inadequate.
5188.5192	Athletic Courts and Fields	Poor	0.82	1.64	50.00	\$49,579	Adjacent athletic courts and fields are limited and some are in the adjacent public park.
5193	Safety and Security						
5193.5194	Fencing	Poor	0.61	1.22	50.00	\$36,752	There is ease of access to the facility and regular traffic between the school and the adjacent public park.
5193.5195	Signage & Way Finding	Poor	0.08	0.15	50.00	\$4,594	It is difficult to locate many of the spaces or the entrance.
5193.5196	Ease of Supervision	Fair	1.30	2.00	65.00	\$42,233	The multiple levels and configuration make supervision problematic.
5193.5197	Controlled Entrances	Fair	0.33	0.50	65.00	\$10,558	Entrances are controlled but not easily supervised.
	<b>Total For Site:</b>		<b>65.16</b>	<b>94.00</b>	<b>69.32</b>	<b>\$1,740,445</b>	