Atlanta Public Schools/ Jackson Cluster

Crim HS -Phoenix 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):	203,942
Year Built:	1940
Last Renovation:	
Replacement Value:	$42,037,951
Repair Cost:	$7,070,272.56
Total FCI:	16.82 %
Total RSLI:	28.83 %
FCA Score:	83.18

Description:

Crim High School (Phoenix Academy) is located at 256 Clifton Street in Atlanta, GA. The 203,942 square foot building was originally constructed in constructed in 1940 and shares this facility with 761-0001 Support. Additions to the main building were constructed in 1954 and 1989.

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
The floor construction is concrete pan joist. Roof construction is concrete pan joist, metal pan deck with lightweight concrete, and

steel prefab structure in the gym. The exterior envelope is composed walls of brick veneer over CMU. The exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel and aluminum with glazing. Roofing is low slope built-up and pitched with asphalt shingles. Roof openings include a roof hatch with fixed ladder access and pyramid skylights.

C. INTERIORS
Interior partitions are typically 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, toilet accessories, storage shelving, handrails, lockers and fabricated toilet partitions. Stair construction is concrete with epoxy finishes, and metal pan concrete filled stairs and landing with rubber finishes. The interior wall finishes are typically painted CMU, painted drywalls, and ceramic tiles in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, vinyl sheet, epoxy, carpet, ceramic and quarry tile, terrazzo, rubber and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall and painted exposed structure.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes two wheelchair lifts, one is in exterior.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is both internal with roof drains and scuppers with downspouts.
HVAC: Heating is provided by twenty-four boilers and space heaters in basement. Cooling is provided by rooftop package units and split systems. The heating/cooling distribution system is by air handling units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system. Other HVAC equipment include dust collector system.
FIRE PROTECTION: The buildings have a fire sprinkler system and fire hose system. The 1940 building does have other 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 and suspended light fixtures.
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: These buildings do not have a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are limited at exit doors and stairways.

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

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; baseball and softball fields; paved track; retaining walls; covered walkways; flagpole 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 partial 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 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 limited in exit doors.

Attributes:

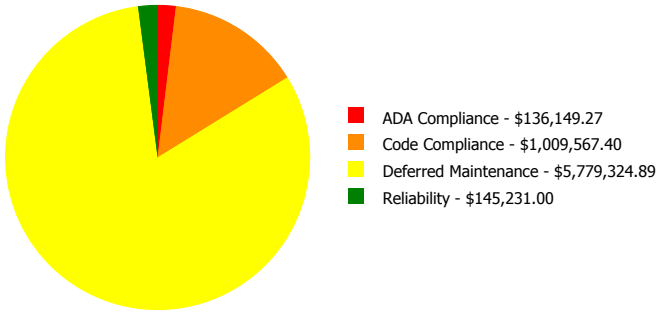
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	08, 09, 10, 11, 12	DOE Drawing Total GSF:	200865
DOE Facility Number:	1624	Total # of Modular/Portables:	0
DOE Interior Site SF:	203949	Total GSF of Modular/Portables:	0
Approx. Acres:	17.9	Status:	Active

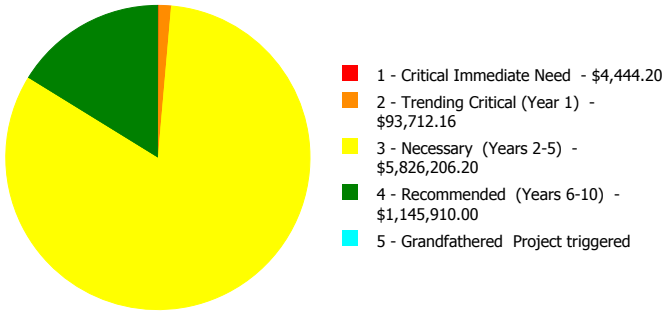
School Dashboard Summary

Gross Area:	203,942		
Year Built:	1940	Last Renovation:	
Repair Cost:	$7,070,273	Replacement Value:	$42,037,951
FCI:	16.82 %	RSLI%:	28.83 %

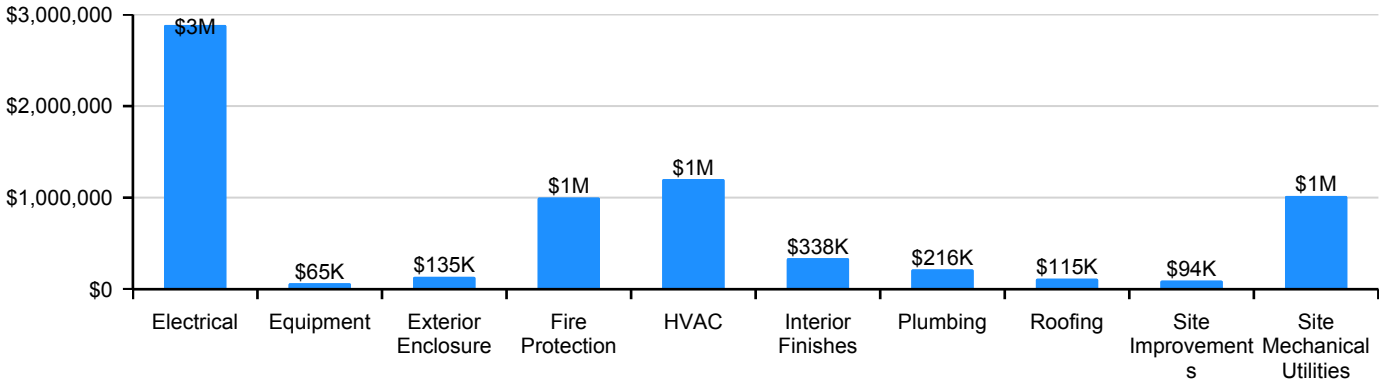
Deficiency By Category



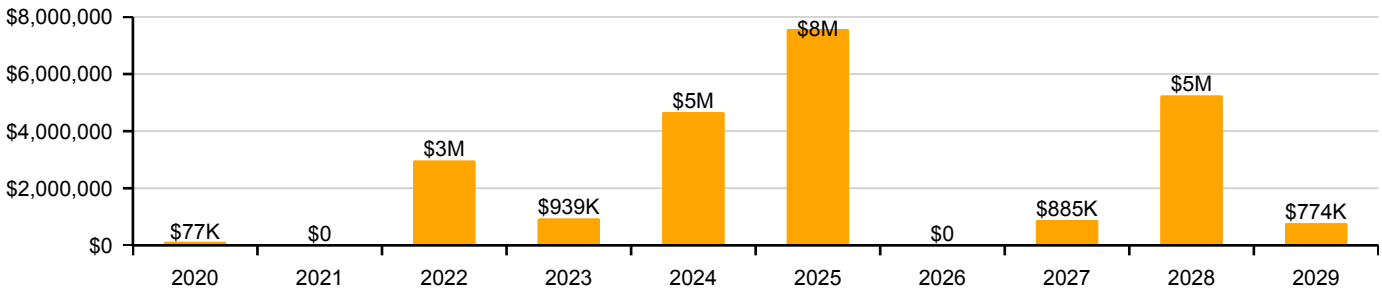
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

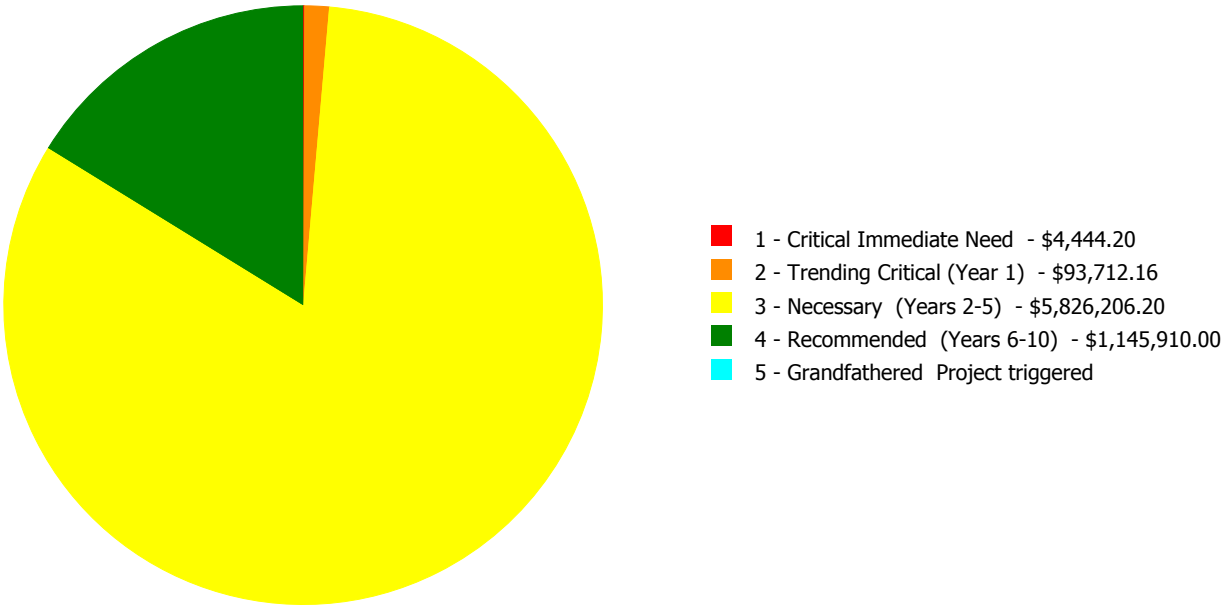
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	34.90 %	0.00 %	$0.00
A20 - Basement Construction	21.00 %	0.00 %	$0.00
B10 - Superstructure	32.37 %	0.00 %	$0.00
B20 - Exterior Enclosure	37.10 %	2.78 %	$135,112.00
B30 - Roofing	18.93 %	13.55 %	$114,667.00
C10 - Interior Construction	44.57 %	0.00 %	$0.00
C20 - Stairs	28.43 %	0.00 %	$0.00
C30 - Interior Finishes	30.12 %	9.45 %	$338,469.00
D10 - Conveying	97.04 %	0.00 %	$0.00
D20 - Plumbing	35.10 %	11.13 %	$215,912.00
D30 - HVAC	25.74 %	20.56 %	$1,202,363.00
D40 - Fire Protection	3.65 %	99.96 %	$1,000,679.00
D50 - Electrical	25.26 %	63.30 %	$2,885,946.40
E10 - Equipment	15.75 %	26.59 %	$64,926.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
G20 - Site Improvements	21.48 %	1.95 %	$93,712.16
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,018,486.00
G40 - Site Electrical Utilities	26.24 %	0.00 %	$0.00
Totals:	**28.83 %**	**16.82 %**	**$7,070,272.56**

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
1940_1959 Bldg 501.1_502.2	149,792	13.69	$0.00	$0.00	$2,738,664.20	$790,902.00	$0.00
1989 Bldg 501.2_503.1	54,150	26.60	$4,444.20	$0.00	$2,069,056.00	$355,008.00	$0.00
Site	203,942	15.63	$0.00	$93,712.16	$1,018,486.00	$0.00	$0.00
Total:		**16.82**	**$4,444.20**	**$93,712.16**	**$5,826,206.20**	**$1,145,910.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $7,070,272.56

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:	High
Gross Area (SF):	149,792
Year Built:	1940
Last Renovation:	
Replacement Value:	$25,790,223
Repair Cost:	$3,529,566.20
Total FCI:	13.69 %
Total RSLI:	27.63 %
FCA Score:	86.31

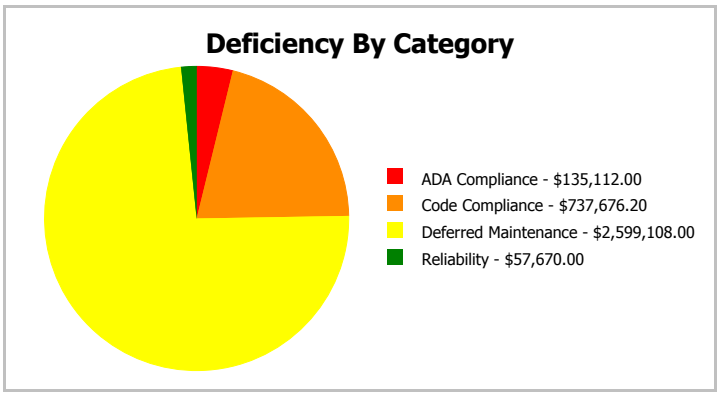
Description:

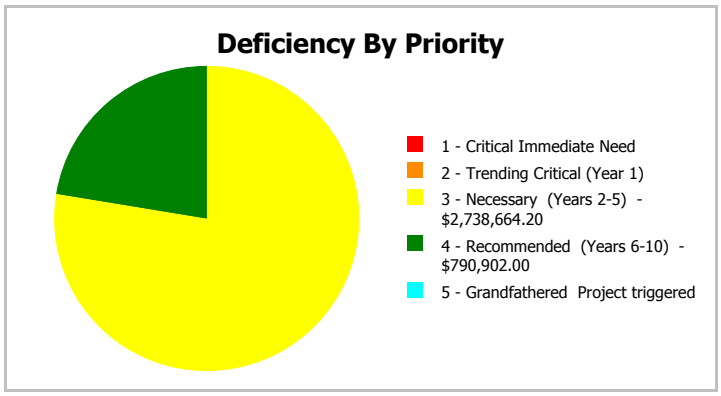
The narrative for this building is included in the Executive Summary Description at the front of this report.

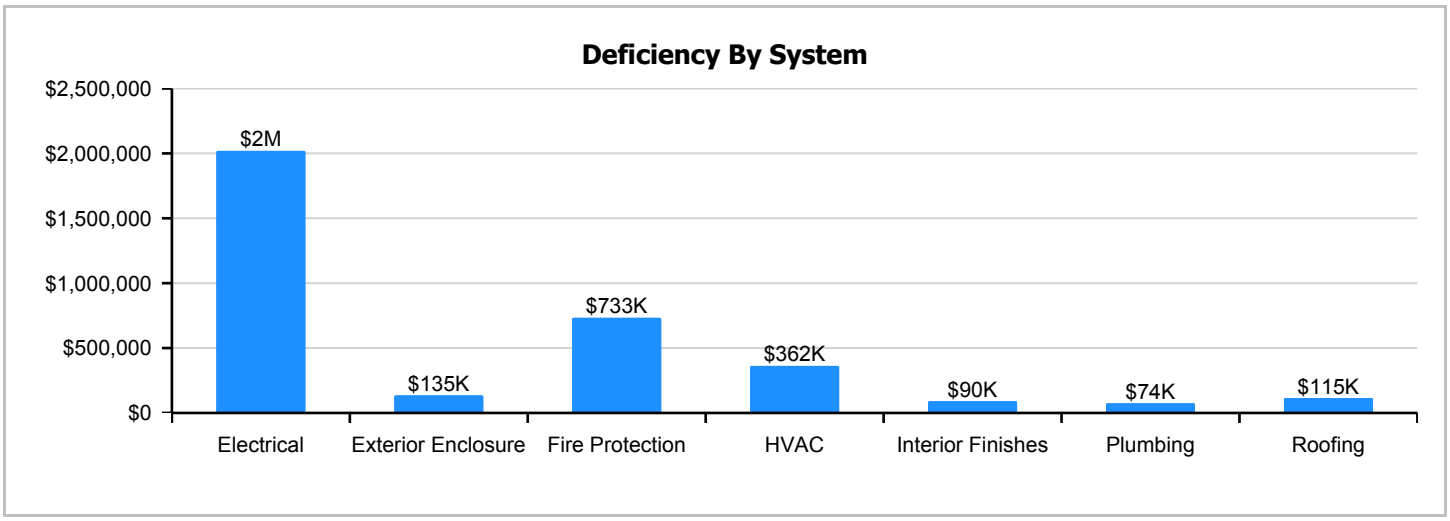
Attributes: This asset has no attributes.

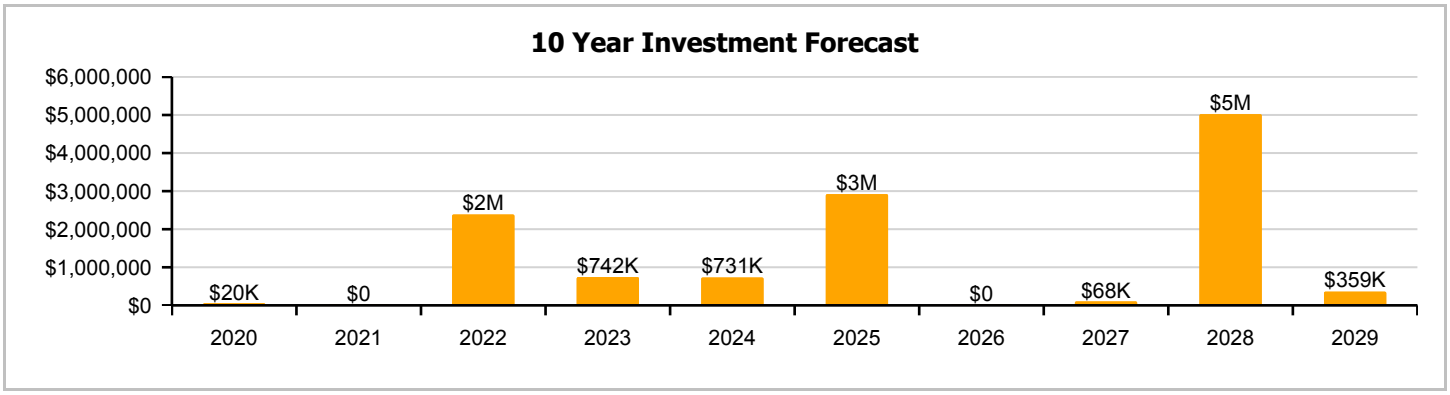
Dashboard Summary

Function:	High	Gross Area:	149,792
Year Built:	1940	Last Renovation:	
Repair Cost:	$3,529,566	Replacement Value:	$25,790,223
FCI:	13.69 %	RSLI%:	27.63 %









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	21.00 %	0.00 %	$0.00
A20 - Basement Construction	21.00 %	0.00 %	$0.00
B10 - Superstructure	21.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	27.31 %	3.88 %	$135,112.00
B30 - Roofing	17.18 %	24.52 %	$114,667.00
C10 - Interior Construction	42.18 %	0.00 %	$0.00
C20 - Stairs	21.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.45 %	3.49 %	$90,315.00
D10 - Conveying	95.00 %	0.00 %	$0.00
D20 - Plumbing	36.24 %	5.33 %	$74,147.00
D30 - HVAC	30.66 %	7.97 %	$362,497.00
D40 - Fire Protection	4.82 %	96.74 %	$733,232.00
D50 - Electrical	26.90 %	60.24 %	$2,019,596.20
E10 - Equipment	26.67 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**27.63 %**	**13.69 %**	**$3,529,566.20**

Photo Album

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

1). West Elevation - Nov 23, 2019

2). West Elevation - Nov 23, 2019

3). South Elevation - Nov 23, 2019

4). East Elevation - Nov 23, 2019

5). East Elevation - Nov 23, 2019

6). Northeast Elevation - Nov 23, 2019

7). Northwest Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$931,706
A1030	Slab on Grade	$6.25	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$936,200
A2010	Basement Excavation	$0.16	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$23,967
A2020	Basement Walls	$2.37	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$355,007
B1010	Floor Construction	$16.26	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$2,435,618
B1020	Roof Construction	$12.17	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$1,822,969
B2010	Exterior Walls	$13.82	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$2,070,125
B2020	Exterior Windows	$8.63	S.F.	149,792	30	2001	2031		40.00 %	0.00 %	12			$1,292,705
B2030	Exterior Doors	$0.82	S.F.	149,792	30	1969	1999		0.00 %	110.00 %	-20		$135,112.00	$122,829
B3010105	Built-Up	$7.15	S.F.	56,177	25	1999	2024		20.00 %	0.00 %	5			$401,666
B3010120	Single Ply Membrane	$5.37	S.F.	12,272	20	1999	2019		0.00 %	174.00 %	0		$114,667.00	$65,901
C1010	Partitions	$5.58	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$835,839
C1020	Interior Doors	$3.65	S.F.	149,792	40	2008	2048		72.50 %	0.00 %	29			$546,741
C1030	Fittings	$2.67	S.F.	149,792	20	2008	2028		45.00 %	0.00 %	9			$399,945
C2010	Stair Construction	$2.85	S.F.	149,792	100	1940	2040		21.00 %	0.00 %	21			$426,907
C3010220	Tile	$9.25	S.F.	6,968	30	2008	2038		63.33 %	0.00 %	19			$64,454
C3010230	Paint & Covering	$1.47	S.F.	142,824	10	2008	2018		0.00 %	0.00 %	-1			$209,951
C3020405	Epoxy	$17.30	S.F.	4,990	15	2008	2023		26.67 %	0.00 %	4			$86,327
C3020420	Ceramic Tile	$16.74	S.F.	6,968	50	2008	2058		78.00 %	0.00 %	39			$116,644
C3020430	Terrazzo	$21.62	S.F.	375	50	1940	1990	2025	12.00 %	0.00 %	6			$8,108
C3020901	Carpet	$7.50	S.F.	6,520	8	2008	2016		0.00 %	110.00 %	-3		$53,790.00	$48,900
C3020903	VCT	$3.48	S.F.	103,304	15	2008	2023		26.67 %	0.00 %	4			$359,498
C3020999	Other - Concrete Finish	$6.87	S.F.	8,150	100	1940	2040		21.00 %	0.00 %	21			$55,991
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	1,245	10	2008	2018		0.00 %	110.00 %	-1		$36,525.00	$33,204
C3020999	Other - Wood	$13.79	S.F.	18,240	50	2008	2058		78.00 %	0.00 %	39			$251,530
C3030	Ceiling Finishes	$9.02	S.F.	149,792	20	2005	2025		30.00 %	0.00 %	6			$1,351,124
D1010	Elevators and Lifts	$0.44	S.F.	149,792	20	2018	2038		95.00 %	0.00 %	19			$65,908
D2010	Plumbing Fixtures	$6.39	S.F.	149,792	20	2008	2028		45.00 %	0.00 %	9			$957,171
D2020	Domestic Water Distribution	$0.75	S.F.	149,792	30	1989	2019	2025	20.00 %	0.00 %	6			$112,344
D2030	Sanitary Waste	$1.69	S.F.	149,792	30	1989	2019	2025	20.00 %	0.00 %	6			$253,148
D2040	Rain Water Drainage	$0.45	S.F.	149,792	20	1989	2009		0.00 %	110.00 %	-10		$74,147.00	$67,406
D3010	Energy Supply	$0.61	S.F.	149,792	30	2000	2030		36.67 %	0.00 %	11			$91,373

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 $
D3020	Heat Generating Systems	$3.60	S.F.	149,792	20	2008	2028		45.00 %	0.00 %	9			$539,251
D3040	Distribution Systems	$10.69	S.F.	149,792	20	2008	2028		45.00 %	0.00 %	9			$1,601,276
D3050	Terminal & Package Units	$13.25	S.F.	149,792	15	2007	2022		20.00 %	0.00 %	3			$1,984,744
D3060	Controls & Instrumentation	$2.20	S.F.	149,792	15	2001	2016		0.00 %	110.00 %	-3		$362,497.00	$329,542
D4010	Sprinklers	$4.11	S.F.	149,792	30			2019	0.00 %	110.00 %	0		$677,210.00	$615,645
D4020	Standpipes	$0.34	S.F.	149,792	30			2019	0.00 %	110.00 %	0		$56,022.00	$50,929
D4090	Other Fire Protection Systems	$0.61	S.F.	149,792	15	2010	2025		40.00 %	0.00 %	6			$91,373
D5010	Electrical Service/Distribution	$2.34	S.F.	149,792	20	2011	2031		60.00 %	0.00 %	12			$350,513
D5020	Branch Wiring	$4.75	S.F.	149,792	20	1980	2000		0.00 %	110.00 %	-19		$782,663.00	$711,512
D5020	Lighting	$7.13	S.F.	149,792	20	1980	2000		0.00 %	110.42 %	-19		$1,179,263.20	$1,068,017
D5030810	Security & Detection Systems	$1.51	Ea.	149,792	20	2010	2030		55.00 %	0.00 %	11			$226,186
D5030910	Fire Alarm Systems	$2.74	S.F.	149,792	20	2010	2030		55.00 %	0.00 %	11			$410,430
D5030920	Data Communication	$3.56	S.F.	149,792	25	2010	2035		64.00 %	0.00 %	16			$533,260
D5090	Other Electrical Systems	$0.35	S.F.	149,792	15			2019	0.00 %	110.00 %	0		$57,670.00	$52,427
E1020	Institutional Equipment	$0.12	S.F.	149,792	20	2000	2020		5.00 %	0.00 %	1			$17,975
E1090	Other Equipment	$0.78	S.F.	149,792	20	2005	2025		30.00 %	0.00 %	6			$116,838
E2010	Fixed Furnishings	$1.93	S.F.	149,792	20	2005	2025		30.00 %	0.00 %	6			$289,099
								Total	**27.63 %**	**13.69 %**			**$3,529,566.20**	**$25,790,223**

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: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



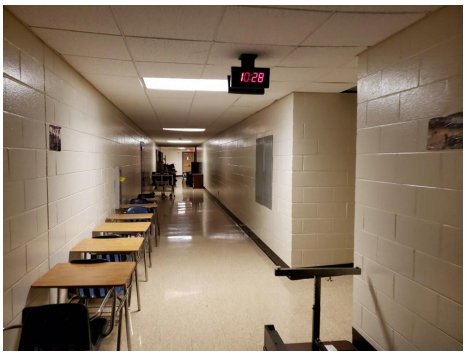
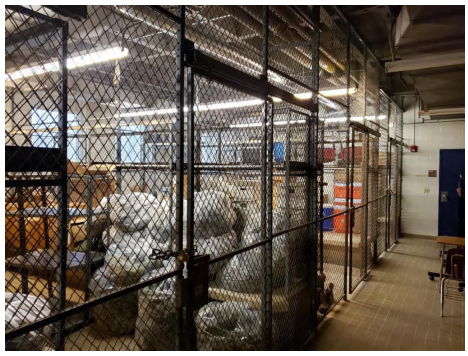
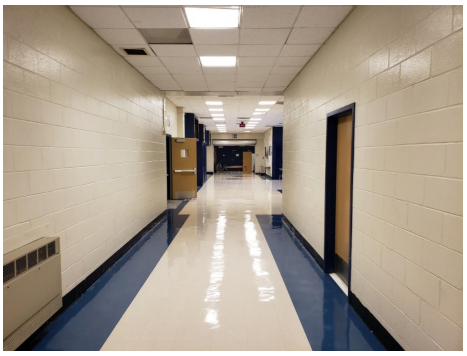
Note:

System: B3010120 - Single Ply Membrane



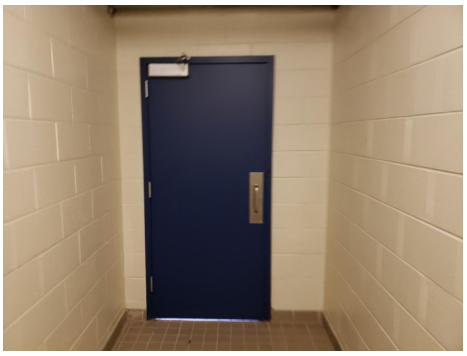
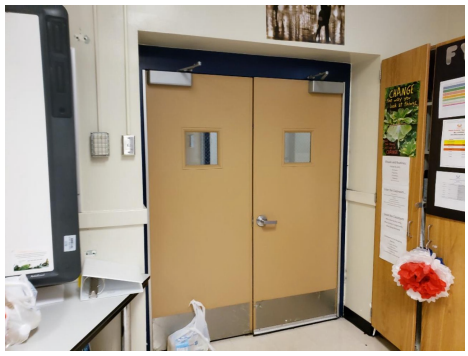
Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

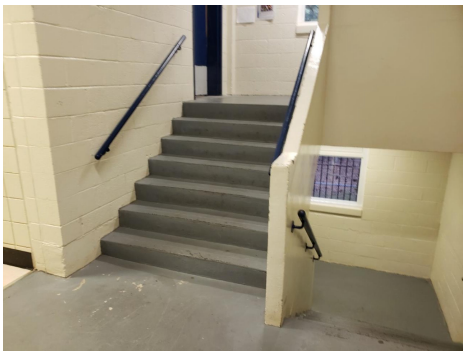

Note:

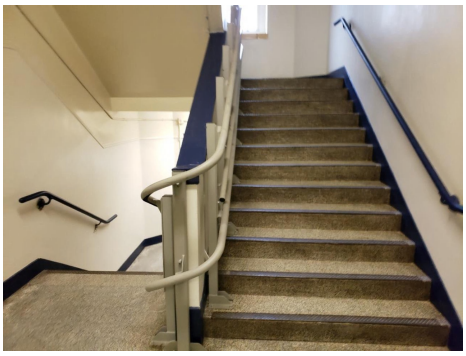
System: C1030 - Fittings



Note:

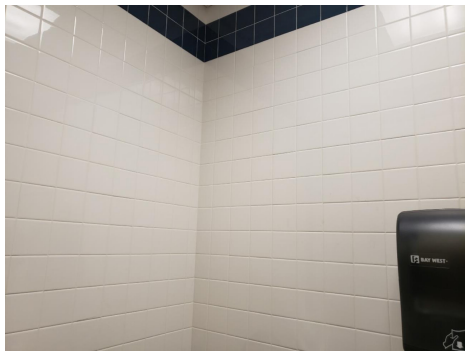
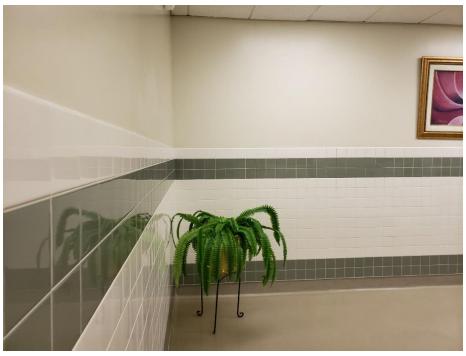
System: C2010 - Stair Construction





Note:

System: C3010220 - Tile

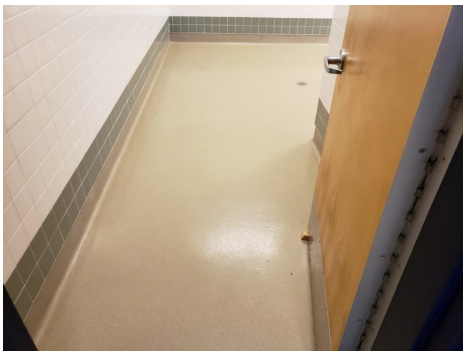




Note:

System: C3010230 - Paint & Covering


Note:

System: C3020405 - Epoxy


Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020430 - Terrazzo


Note:

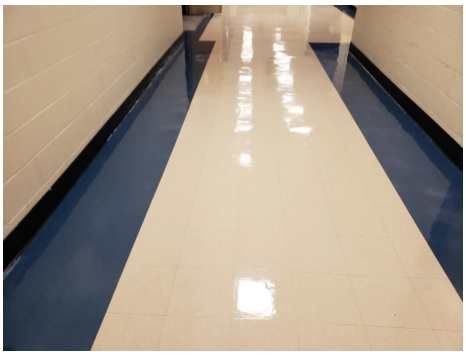
System: C3020901 - Carpet



Note:

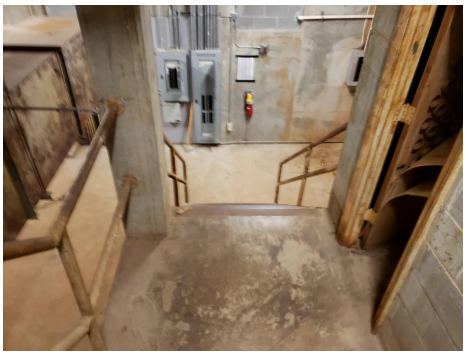
System: C3020903 - VCT





Note:

System: C3020999 - Other - Concrete Finish



Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply



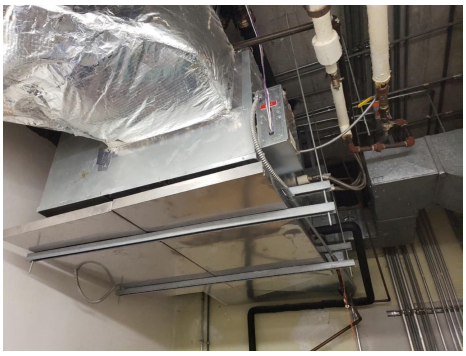
Note:

System: D3020 - Heat Generating Systems



Note:

System: D3040 - Distribution Systems

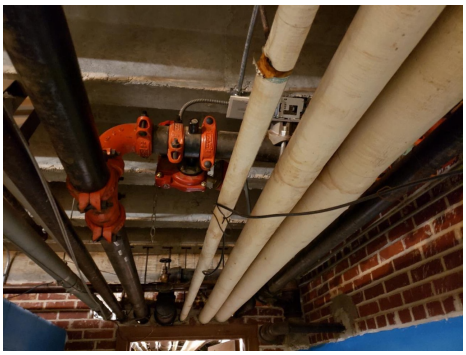




Note:

System: D3050 - Terminal & Package Units

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D4090 - Other Fire Protection Systems






Note:

System: D5010 - Electrical Service/Distribution



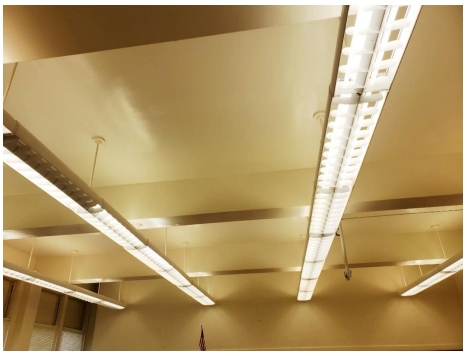
Note:

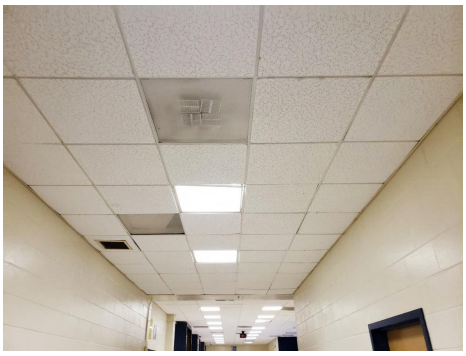
System: D5020 - Branch Wiring



Note:

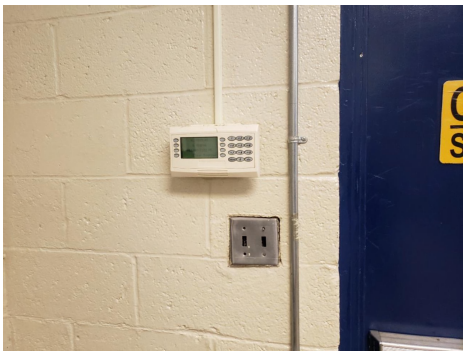
System: D5020 - Lighting





Note:

System: D5030810 - Security & Detection Systems

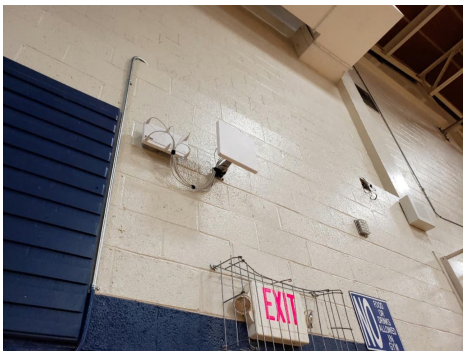




Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: 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:	**$3,529,566**	**$20,366**	**$0**	**$2,385,661**	**$741,809**	**$731,056**	**$2,919,996**	**$0**	**$68,140**	**$5,019,993**	**$359,459**	**$15,776,047**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$135,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,112**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$731,056	$0	$0	$0	$0	$0	**$731,056**
B3010120 - Single Ply Membrane	$114,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$114,667**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$574,021	$0	**$574,021**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

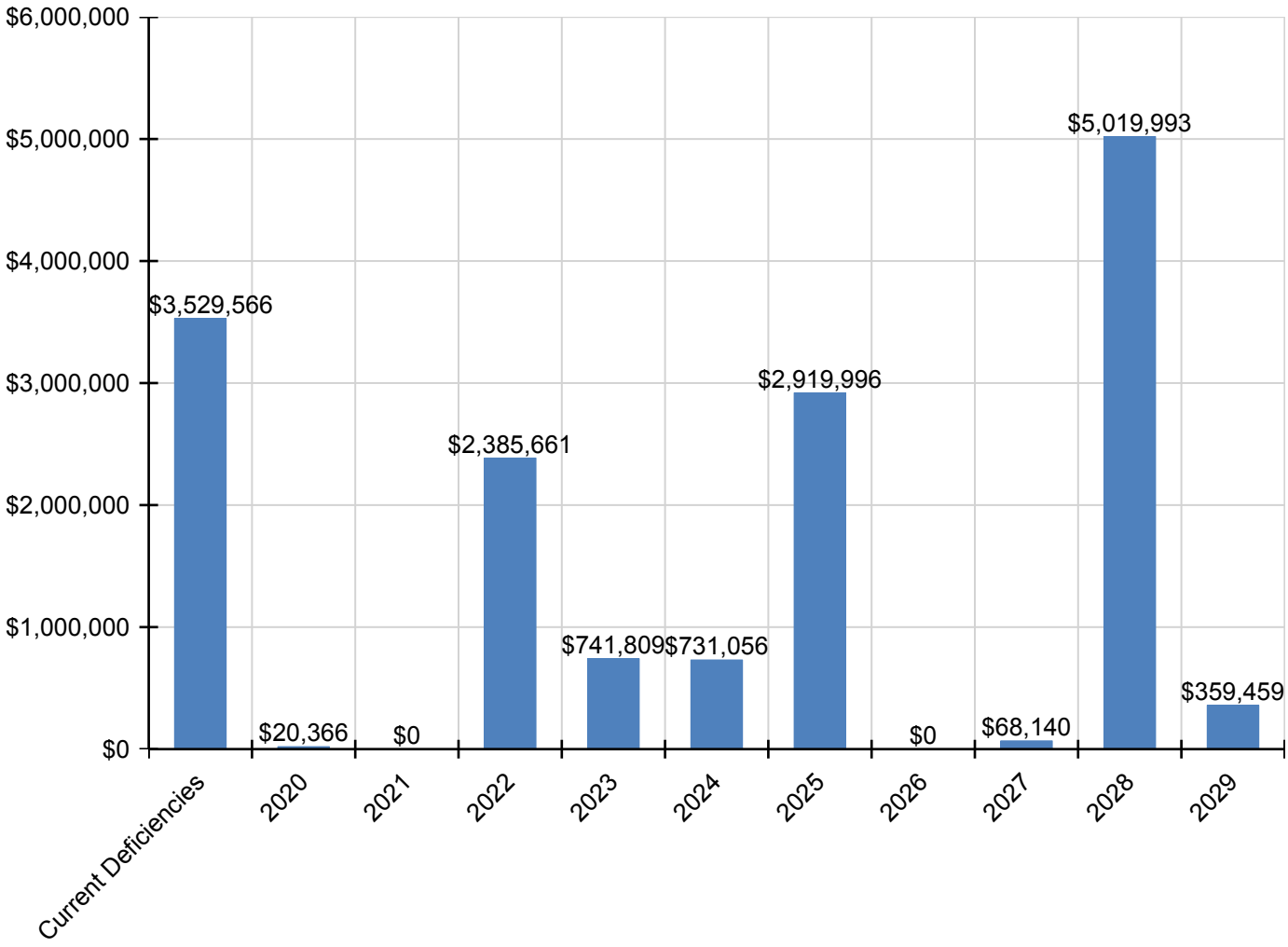
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$310,372	**$310,372**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$114,651	$0	$0	$0	$0	$0	$0	**$114,651**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$12,101	$0	$0	$0	$0	**$12,101**
C3020901 - Carpet	$53,790	$0	$0	$0	$0	$0	$0	$0	$68,140	$0	$0	**$121,930**
C3020903 - VCT	$0	$0	$0	$0	$627,158	$0	$0	$0	$0	$0	$0	**$627,158**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$36,525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$49,087	**$85,612**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$1,774,644	$0	$0	$0	$0	**$1,774,644**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$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	$0	$0	$0	$1,373,780	$0	**$1,373,780**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$147,559	$0	$0	$0	$0	**$147,559**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$332,499	$0	$0	$0	$0	**$332,499**
D2040 - Rain Water Drainage	$74,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,147**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$773,960	$0	**$773,960**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,298,233	$0	**$2,298,233**
D3050 - Terminal & Package Units	$0	$0	$0	$2,385,661	$0	$0	$0	$0	$0	$0	$0	**$2,385,661**
D3060 - Controls & Instrumentation	$362,497	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$362,497**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$677,210	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$677,210**
D4020 - Standpipes	$56,022	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,022**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$120,014	$0	$0	$0	$0	**$120,014**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$782,663	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$782,663**
D5020 - Lighting	$1,179,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,179,263**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$57,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,670**
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	$20,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,366**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$153,462	$0	$0	$0	$0	**$153,462**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$379,718	$0	$0	$0	$0	**$379,718**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

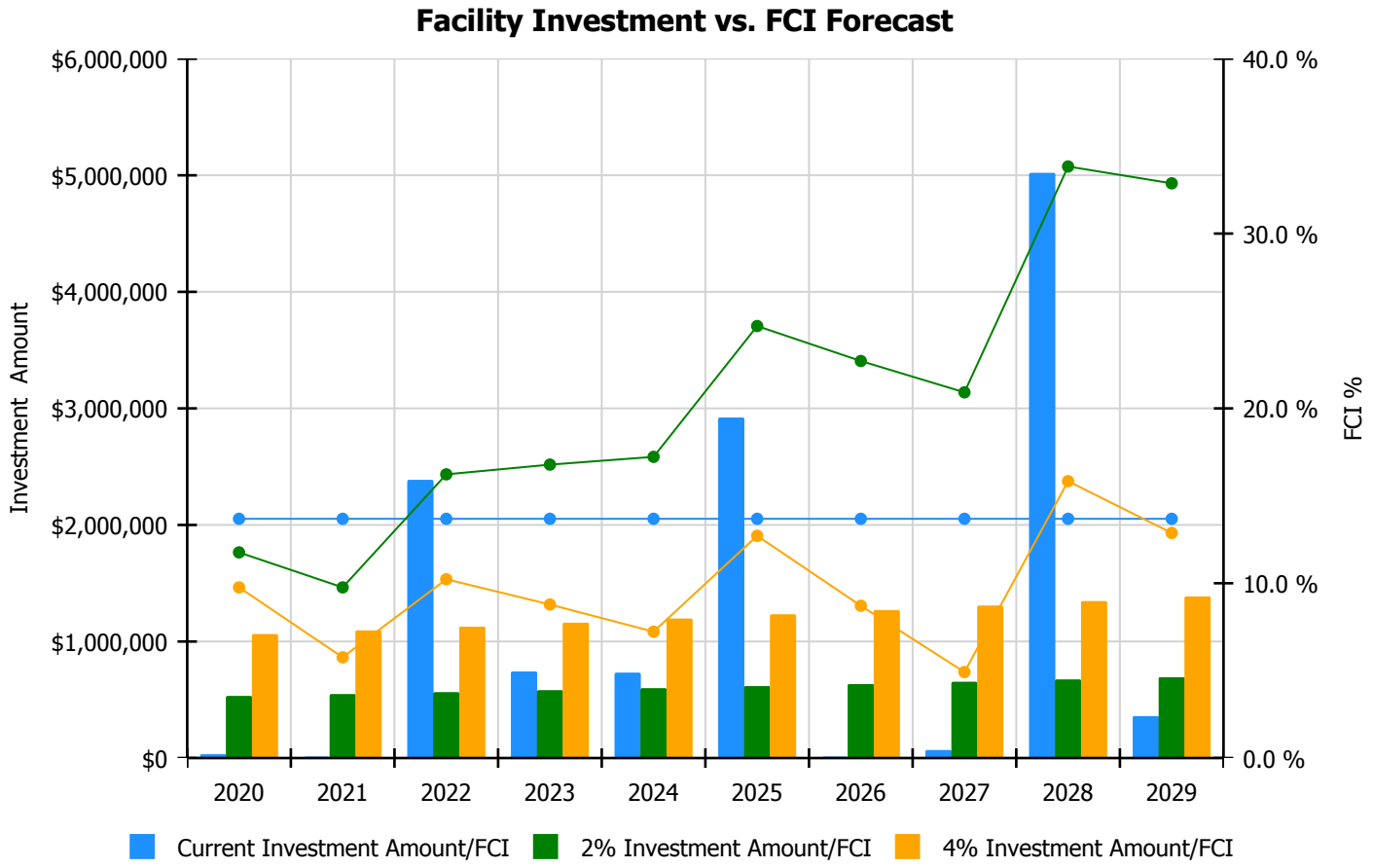
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

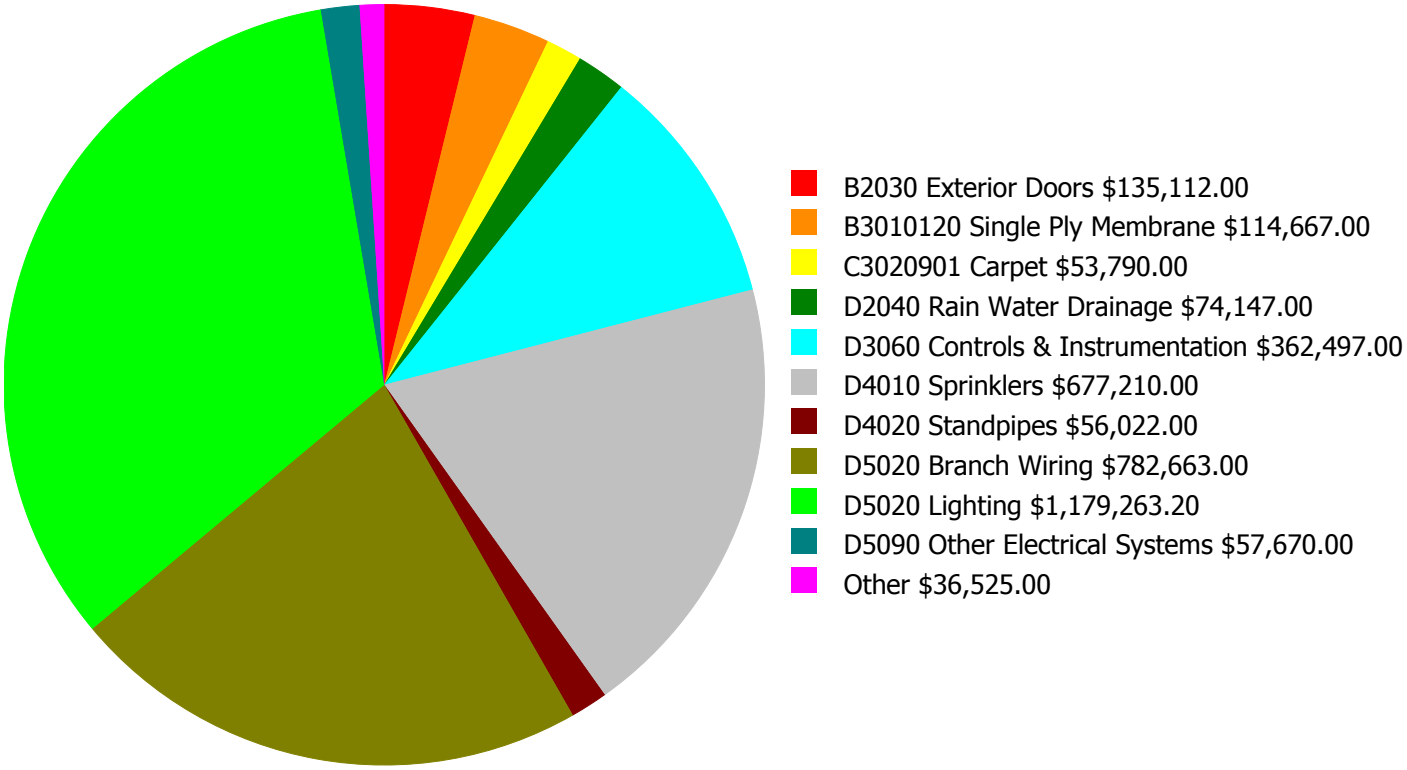
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 13.69%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$20,366	$531,279.00	11.76 %	$1,062,557.00	9.76 %
2021	$0	$547,217.00	9.76 %	$1,094,434.00	5.76 %
2022	$2,385,661	$563,633.00	16.23 %	$1,127,267.00	10.23 %
2023	$741,809	$580,542.00	16.78 %	$1,161,085.00	8.78 %
2024	$731,056	$597,959.00	17.23 %	$1,195,917.00	7.23 %
2025	$2,919,996	$615,898.00	24.71 %	$1,231,795.00	12.71 %
2026	$0	$634,374.00	22.71 %	$1,268,749.00	8.71 %
2027	$68,140	$653,406.00	20.92 %	$1,306,811.00	4.92 %
2028	$5,019,993	$673,008.00	33.84 %	$1,346,016.00	15.84 %
2029	$359,459	$693,198.00	32.87 %	$1,386,396.00	12.87 %
Total:	**$12,246,481**	**$6,090,514.00**		**$12,181,027.00**	

Deficiency Summary by System

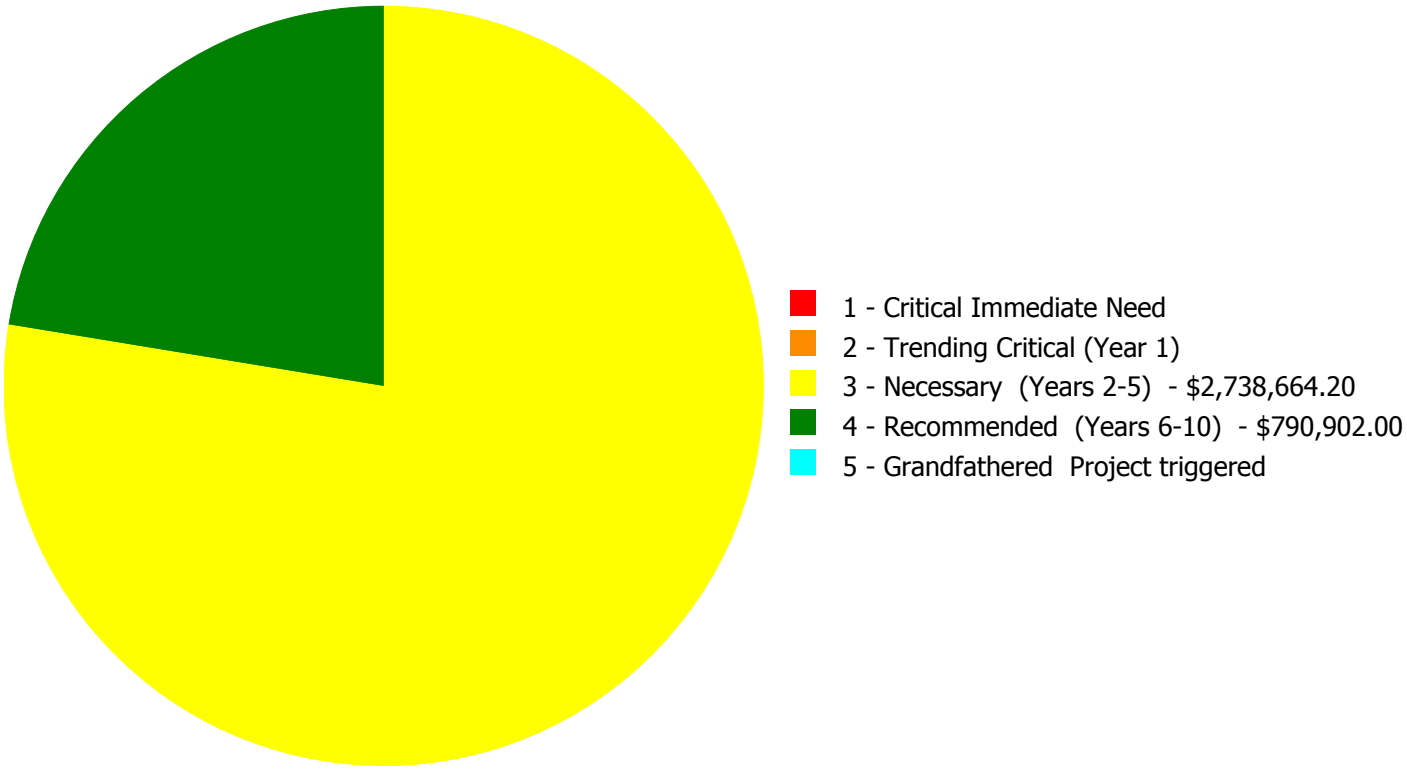
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $3,529,566.20

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: $3,529,566.20

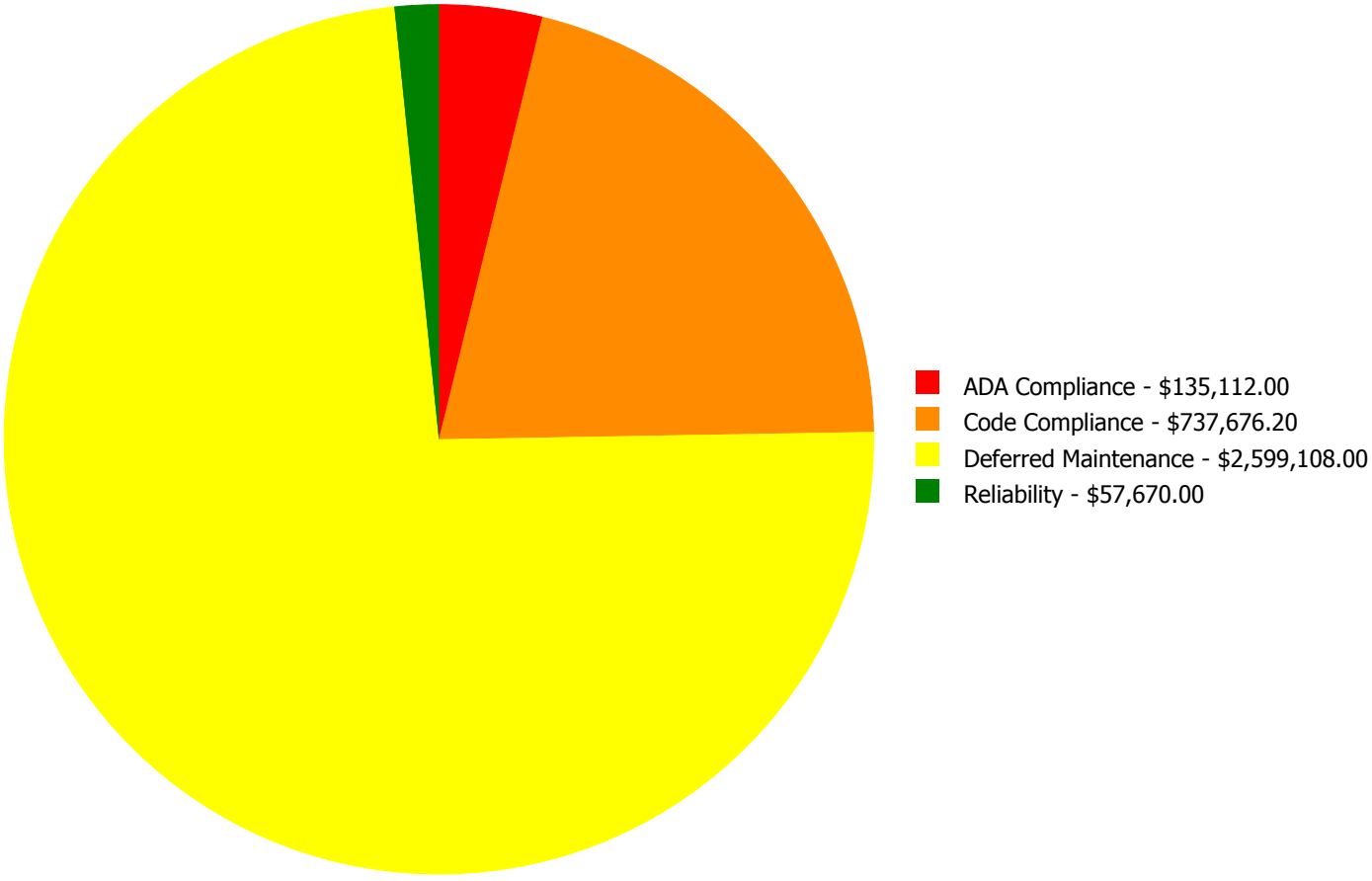
Deficiency By Priority Investment Table

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
B2030	Exterior Doors	$0.00	$0.00	$135,112.00	$0.00	$0.00	$135,112.00
B3010120	Single Ply Membrane	$0.00	$0.00	$114,667.00	$0.00	$0.00	$114,667.00
C3020901	Carpet	$0.00	$0.00	$53,790.00	$0.00	$0.00	$53,790.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$36,525.00	$0.00	$0.00	$36,525.00
D2040	Rain Water Drainage	$0.00	$0.00	$74,147.00	$0.00	$0.00	$74,147.00
D3060	Controls & Instrumentation	$0.00	$0.00	$362,497.00	$0.00	$0.00	$362,497.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$677,210.00	$0.00	$677,210.00
D4020	Standpipes	$0.00	$0.00	$0.00	$56,022.00	$0.00	$56,022.00
D5020	Branch Wiring	$0.00	$0.00	$782,663.00	$0.00	$0.00	$782,663.00
D5020	Lighting	$0.00	$0.00	$1,179,263.20	$0.00	$0.00	$1,179,263.20
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$57,670.00	$0.00	$57,670.00
	Total:	$0.00	$0.00	$2,738,664.20	$790,902.00	$0.00	$3,529,566.20

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: $3,529,566.20

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: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $135,112.00
Assessor Name: Hayden Collins
Date Created: 02/17/2020

Notes: The exterior doors are a combination of wooden and metal applications with metal or wood frames. The exterior door system for this facility is a very high traffic secure system. The doors are aging at a faster rate then expected based on traffic and condition. The exterior door system and service doors are recommended for upgrade.

System: B3010120 - Single Ply Membrane

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 12,272.00
Unit of Measure: S.F.
Estimate: $114,667.00
Assessor Name: Jejuan Hall
Date Created: 02/05/2020

Notes: The roofing system with asphalt shingles was reported to be original to the buildings construction. This system has exceeded its expected life cycle and is recommended for replacement.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,520.00
Unit of Measure: S.F.
Estimate: $53,790.00
Assessor Name: Jejuan Hall
Date Created: 02/17/2020

Notes: Some office areas has been replaced. However, other areas are still beyond service life and should be replaced,

System: C3020999 - Other - Rubber or Neoprene

Location: Stairs
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,245.00
Unit of Measure: S.F.
Estimate: $36,525.00
Assessor Name: Jejuan Hall
Date Created: 02/05/2020

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $74,147.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: The roof drains, insulation and fittings that support the water run off from this roof are in poor condition. The insulation is damaged from leaks and the drains have developed leaks. This dificiency provides a budgetary consideration for a new rainwater drainage system.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $362,497.00
Assessor Name: Jejuan Hall
Date Created: 09/27/2019

Notes: The Controls and Instrumentation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D5020 - Branch Wiring

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $782,663.00
Assessor Name: Jejuan Hall
Date Created: 01/30/2020

Notes: Most of the branch wire system appears to be from the original construction. The age conditions warrant upgrades.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $1,174,819.00
Assessor Name: Jejuan Hall
Date Created: 02/17/2020

Notes: Most of the lighting system appears to be beyond expected service life. The age conditions warrant upgrades.

System: D5020 - Lighting

Location: Exit Doors
Distress: Missing
Category: Code Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Replace and/or add Exit Light fixtures w/wiring
Qty: 6.00
Unit of Measure: Ea.
Estimate: $4,444.20
Assessor Name: Jejuan Hall
Date Created: 02/17/2020

Notes: Emergency exit lights are missing in Exit doors and should be provided.

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: 149,792.00
Unit of Measure: S.F.
Estimate: $677,210.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: Although approximately 10% of the rooms have sprinkler system installed, the balance of the space should also be protected.

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: 149,792.00
Unit of Measure: S.F.
Estimate: $56,022.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: Although original standpipes exist for fire hose cabinets, new standpipes dedicated for fire protection will be required with sprinkler installation.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Site
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 149,792.00
Unit of Measure: S.F.
Estimate: $57,670.00
Assessor Name: Jejuan Hall
Date Created: 08/05/2013

Notes: No emergency generator installed, client requested standard.

Executive Summary

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

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

Function:	High
Gross Area (SF):	54,150
Year Built:	1989
Last Renovation:	
Replacement Value:	$9,130,151
Repair Cost:	$2,428,508.20
Total FCI:	26.60 %
Total RSLI:	39.38 %
FCA Score:	73.40

Description:

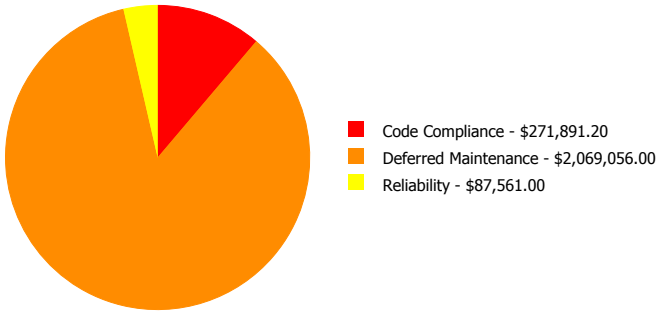
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

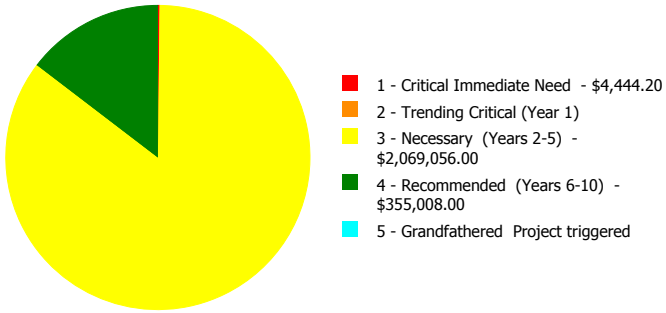
Dashboard Summary

Function:	High	Gross Area:	54,150
Year Built:	1989	Last Renovation:	
Repair Cost:	$2,428,508	Replacement Value:	$9,130,151
FCI:	26.60 %	RSLI%:	39.38 %

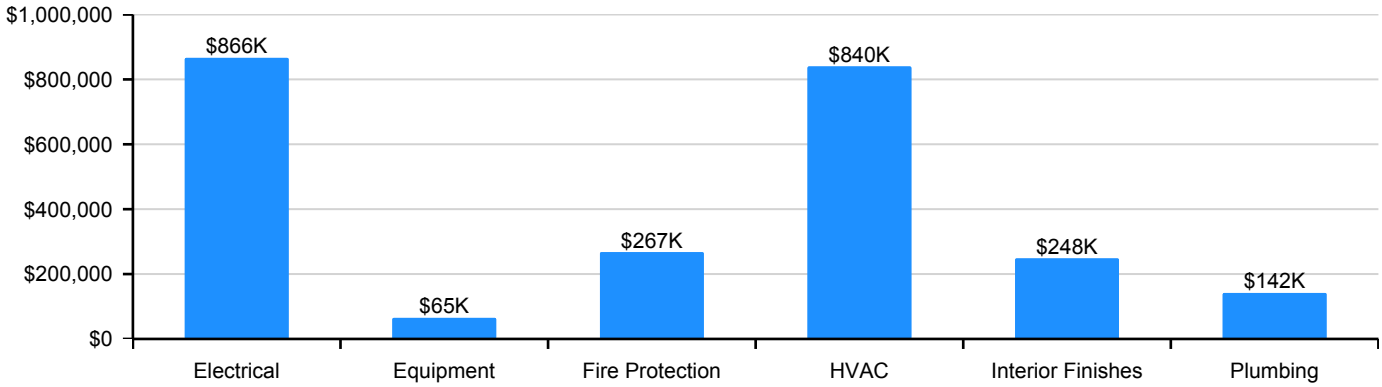
Deficiency By Category



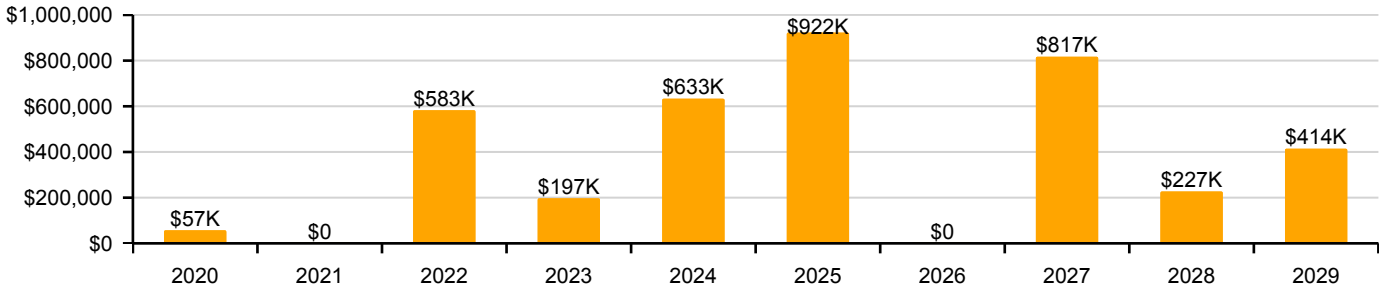
Deficiency By Priority



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	70.00 %	0.00 %	$0.00
B10 - Superstructure	70.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	61.89 %	0.00 %	$0.00
B30 - Roofing	21.09 %	0.00 %	$0.00
C10 - Interior Construction	50.60 %	0.00 %	$0.00
C20 - Stairs	70.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.49 %	24.89 %	$248,154.00
D10 - Conveying	100.00 %	0.00 %	$0.00
D20 - Plumbing	32.19 %	25.82 %	$141,765.00
D30 - HVAC	8.56 %	64.57 %	$839,866.00
D40 - Fire Protection	0.00 %	110.00 %	$267,447.00
D50 - Electrical	20.72 %	71.81 %	$866,350.20
E10 - Equipment	2.30 %	59.36 %	$64,926.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**39.38 %**	**26.60 %**	**$2,428,508.20**

Photo Album

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

1). West Elevation, South - Nov 23, 2019

2). East Elevation, South - Nov 23, 2019

3). Northeast Elevation, North - Nov 23, 2019

Condition Detail

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

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

System Listing

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

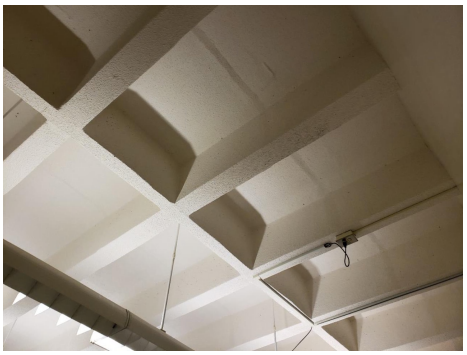
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.83	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$369,845
A1030	Slab on Grade	$6.83	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$369,845
B1010	Floor Construction	$10.47	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$566,951
B1020	Roof Construction	$13.29	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$719,654
B2010	Exterior Walls	$15.11	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$818,207
B2020	Exterior Windows	$9.41	S.F.	54,150	30	2004	2034		50.00 %	0.00 %	15			$509,552
B2030	Exterior Doors	$0.89	S.F.	54,150	30	2004	2034		50.00 %	0.00 %	15			$48,194
B3010105	Built-Up	$7.15	S.F.	48,654	25	1999	2024		20.00 %	0.00 %	5			$347,876
B3020	Roof Openings	$0.57	S.F.	54,150	30	1999	2029		33.33 %	0.00 %	10			$30,866
C1010	Partitions	$6.12	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$331,398
C1020	Interior Doors	$4.00	S.F.	54,150	40	1989	2029		25.00 %	0.00 %	10			$216,600
C1030	Fittings	$2.92	S.F.	54,150	20	2008	2028		45.00 %	0.00 %	9			$158,118
C2010	Stair Construction	$1.41	S.F.	54,150	100	1989	2089		70.00 %	0.00 %	70			$76,352
C3010220	Tile	$9.25	S.F.	2,755	30	2008	2038		63.33 %	0.00 %	19			$25,484
C3010230	Paint & Covering	$1.47	S.F.	51,395	10	2008	2018		0.00 %	0.00 %	-1			$75,551
C3020405	Epoxy	$17.30	S.F.	2,755	15	2008	2023		26.67 %	0.00 %	4			$47,662
C3020901	Carpet	$7.50	S.F.	27,910	8	2008	2016		0.00 %	110.00 %	-3		$230,258.00	$209,325
C3020903	VCT	$3.48	S.F.	22,025	15	2008	2023		26.67 %	0.00 %	4			$76,647
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	610	10	2008	2018		0.00 %	110.00 %	-1		$17,896.00	$16,269
C3020999	Other - Wood	$13.79	S.F.	850	50	1989	2039		40.00 %	0.00 %	20			$11,722
C3030	Ceiling Finishes	$9.87	S.F.	54,150	20	2005	2025		30.00 %	0.00 %	6			$534,461
D1010	Elevators and Lifts	$0.84	S.F.	54,150	30	2019	2049		100.00 %	0.00 %	30			$45,486
D2010	Plumbing Fixtures	$6.96	S.F.	54,150	20	2007	2027		40.00 %	0.00 %	8			$376,884
D2020	Domestic Water Distribution	$0.80	S.F.	54,150	30	2007	2037		60.00 %	0.00 %	18			$43,320
D2030	Sanitary Waste	$1.88	S.F.	54,150	30	1989	2019		0.00 %	110.00 %	0		$111,982.00	$101,802
D2040	Rain Water Drainage	$0.50	S.F.	54,150	20	1989	2009		0.00 %	110.00 %	-10		$29,783.00	$27,075
D3010	Energy Supply	$0.61	S.F.	54,150	30	1989	2019	2025	20.00 %	0.00 %	6			$33,032
D3040	Distribution Systems	$11.68	S.F.	54,150	20	1989	2009		0.00 %	110.00 %	-10		$695,719.00	$632,472
D3050	Terminal & Package Units	$8.95	S.F.	54,150	15	2007	2022		20.00 %	0.00 %	3			$484,643
D3060	Controls & Instrumentation	$2.42	S.F.	54,150	15	1989	2004		0.00 %	110.00 %	-15		$144,147.00	$131,043
D3090	Other HVAC Systems/Equip	$0.36	S.F.	54,150	15	1989	2004	2025	40.00 %	0.00 %	6			$19,494
D4010	Sprinklers	$4.49	S.F.	54,150	30			2019	0.00 %	110.00 %	0		$267,447.00	$243,134

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 $
D5020	Branch Wiring	$5.20	S.F.	54,150	20	1989	2009		0.00 %	110.00 %	-10		$309,738.00	$281,580
D5020	Lighting	$7.80	S.F.	54,150	20	1989	2009		0.00 %	111.05 %	-10		$469,051.20	$422,370
D5030810	Security & Detection Systems	$1.51	S.F.	54,150	20	2010	2030		55.00 %	0.00 %	11			$81,767
D5030910	Fire Alarm Systems	$2.74	S.F.	54,150	20	2010	2030		55.00 %	0.00 %	11			$148,371
D5030920	Data Communication	$3.56	S.F.	54,150	25	2010	2035		64.00 %	0.00 %	16			$192,774
D5090	Other Electrical Systems	$1.47	S.F.	54,150	15			2019	0.00 %	110.00 %	0		$87,561.00	$79,601
E1020	Institutional Equipment	$0.93	S.F.	54,150	20	2000	2020		5.00 %	0.00 %	1			$50,360
E1090	Other Equipment	$1.09	S.F.	54,150	20	1995	2015		0.00 %	110.00 %	-4		$64,926.00	$59,024
E2010	Fixed Furnishings	$2.13	S.F.	54,150	20	2005	2025		30.00 %	0.00 %	6			$115,340
								Total	**39.38 %**	**26.60 %**			**$2,428,508.20**	**$9,130,151**

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:

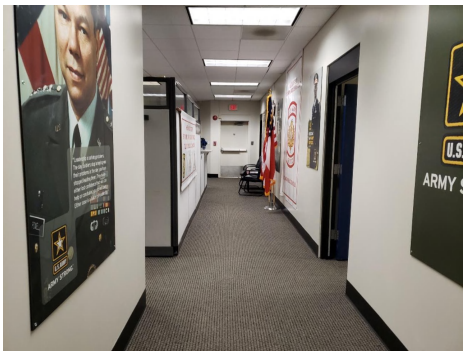
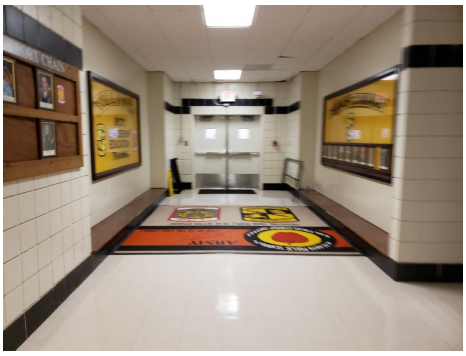
System: B3010105 - Built-Up

Note:

System: B3020 - Roof Openings

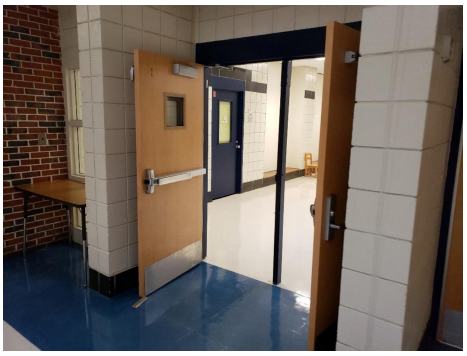
Note:

System: C1010 - Partitions

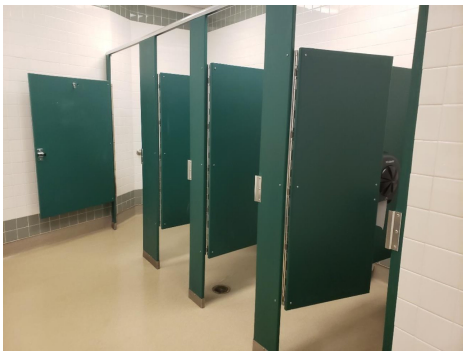
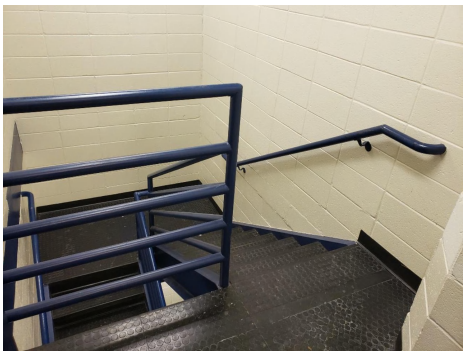

Note:

System: C1020 - Interior Doors



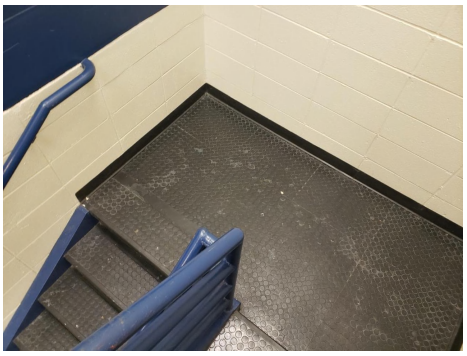
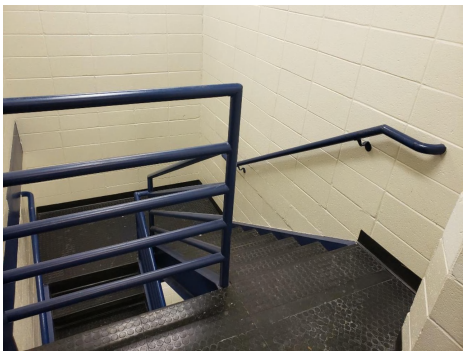
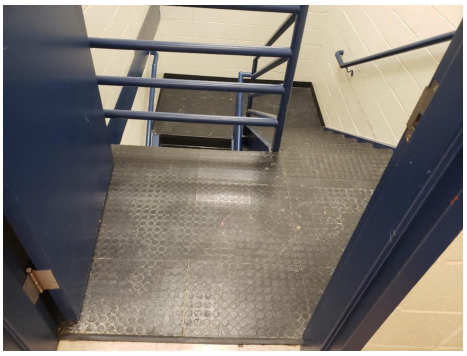
Note:

System: C1030 - Fittings

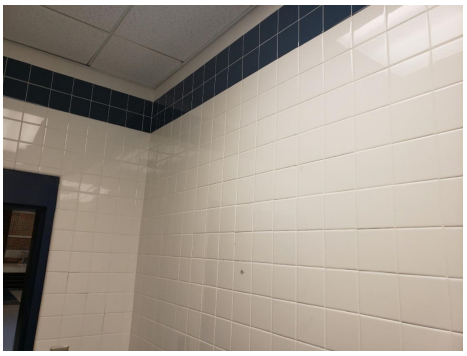
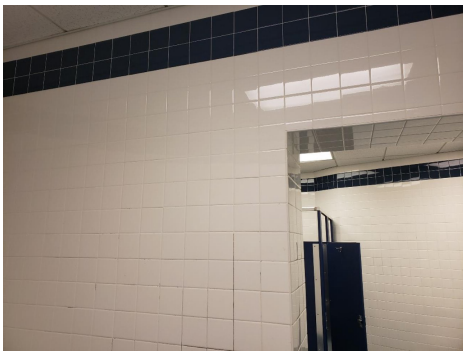
Note:

System: C2010 - Stair Construction

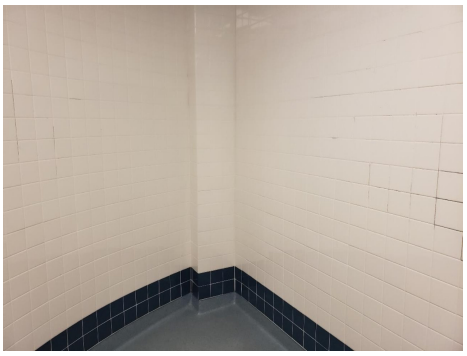
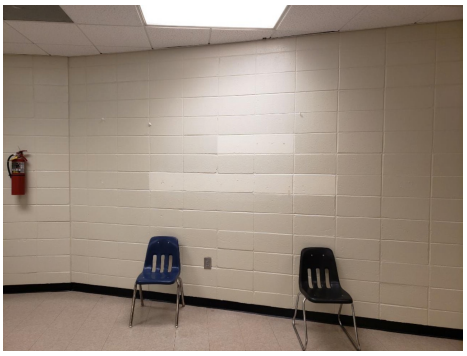
Note:

System: C3010220 - Tile

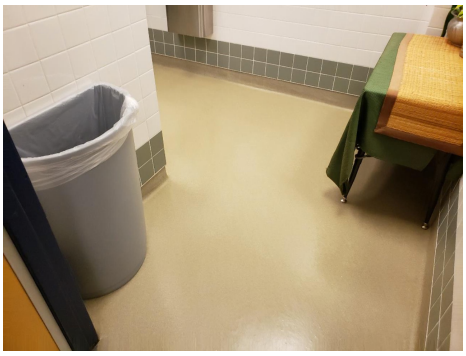
Note:

System: C3010230 - Paint & Covering

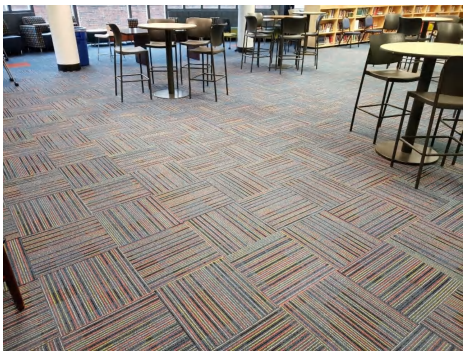
Note:

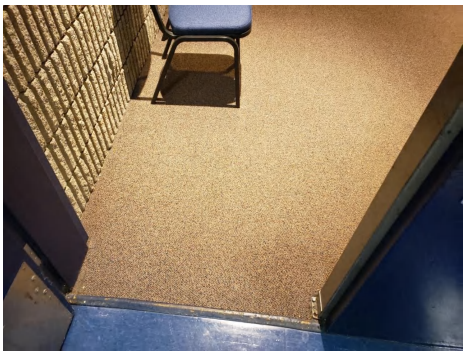
System: C3020405 - Epoxy



Note:

System: C3020901 - Carpet



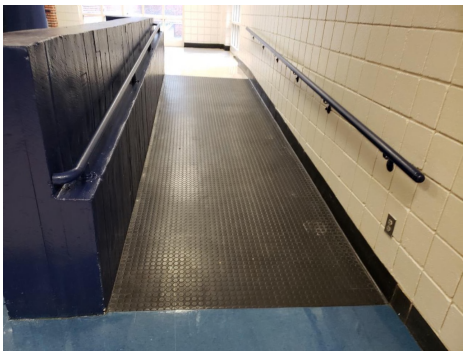
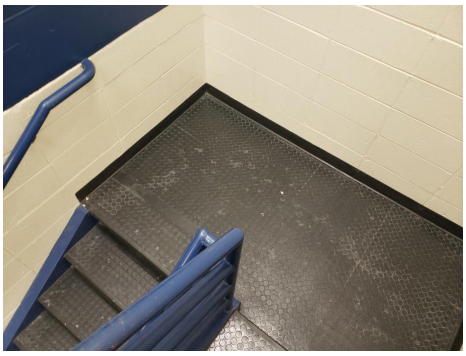
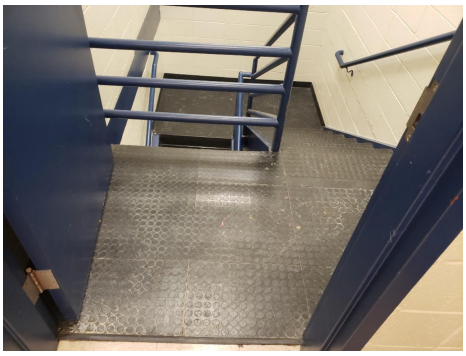


Note:

System: C3020903 - VCT

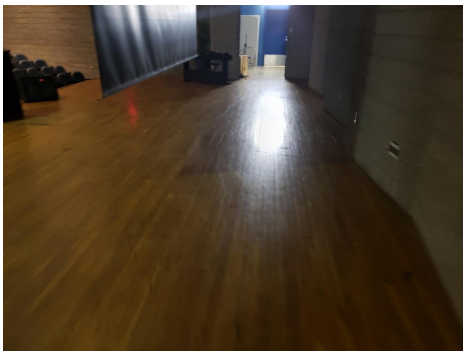
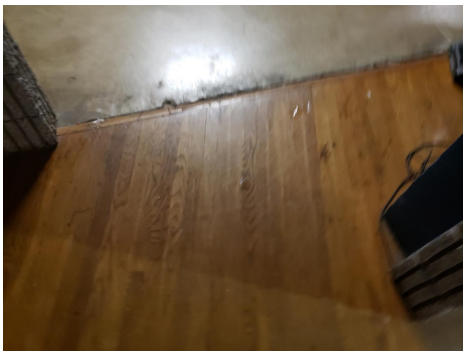
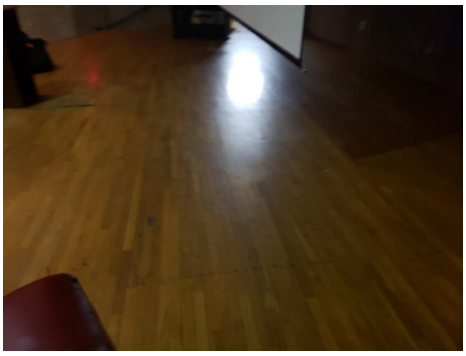

Note:

System: C3020999 - Other - Rubber or Neoprene

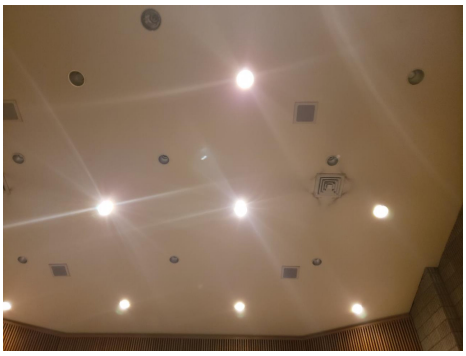
Note:

System: C3020999 - Other - Wood

Note:

System: C3030 - Ceiling Finishes

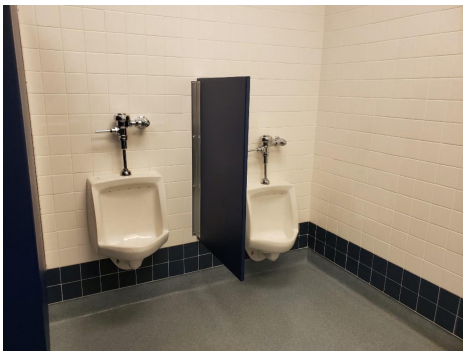


Note:

System: D1010 - Elevators and Lifts

Note:

System: D2010 - Plumbing Fixtures

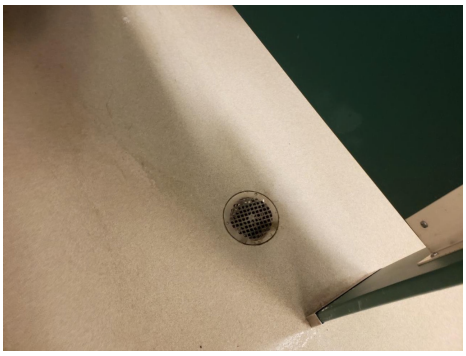


Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste



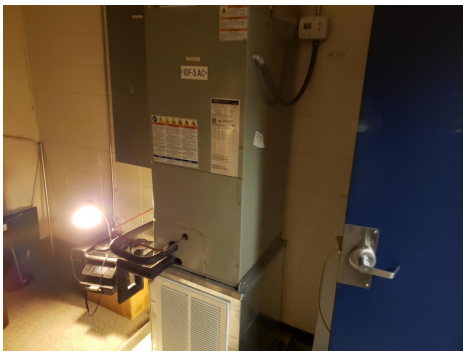
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D3090 - Other HVAC Systems/Equip

Note:

System: D5020 - Branch Wiring

Note:

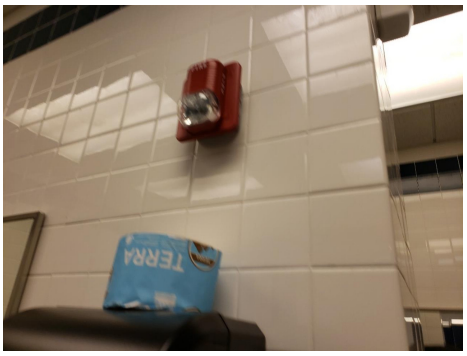
System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems

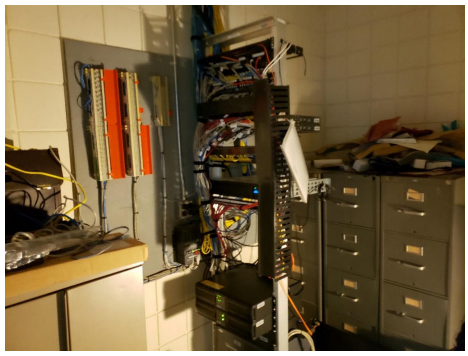
Note:

System: D5030910 - Fire Alarm Systems



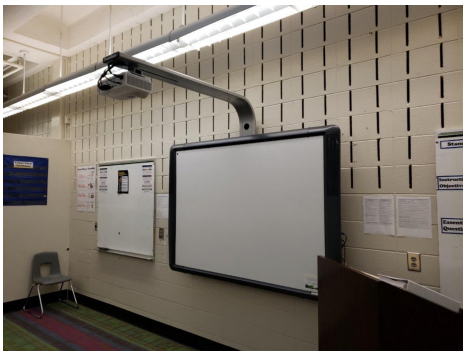
Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment

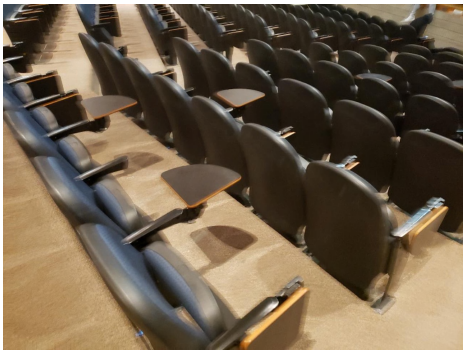


Note:

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:	**$2,428,508**	**$57,057**	**$0**	**$582,540**	**$197,014**	**$633,155**	**$922,475**	**$0**	**$816,851**	**$226,939**	**$414,241**	**$6,278,780**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1010 - Floor Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B1020 - Roof Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$633,155	$0	$0	$0	$0	$0	**$633,155**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,629	**$45,629**
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	$232,874	**$232,874**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$226,939	$0	**$226,939**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

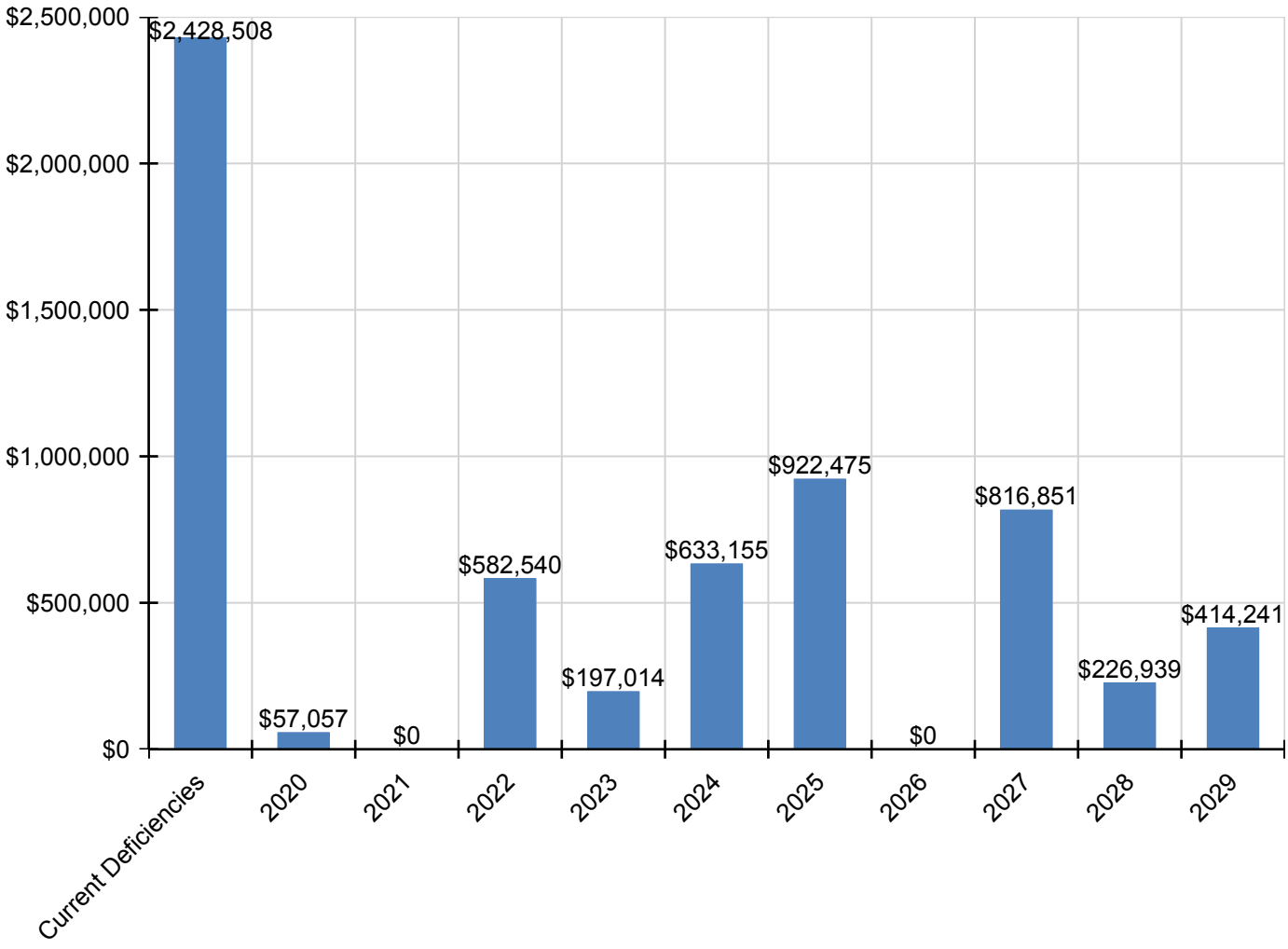
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,688	**$111,688**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$63,300	$0	$0	$0	$0	$0	$0	**$63,300**
C3020901 - Carpet	$230,258	$0	$0	$0	$0	$0	$0	$0	$291,684	$0	$0	**$521,942**
C3020903 - VCT	$0	$0	$0	$0	$133,714	$0	$0	$0	$0	$0	$0	**$133,714**
C3020999 - Other - Rubber or Neoprene	$17,896	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,051	**$41,947**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$701,992	$0	$0	$0	$0	**$701,992**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$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	$0	$0	$525,167	$0	$0	**$525,167**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$111,982	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,982**
D2040 - Rain Water Drainage	$29,783	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,783**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$43,386	$0	$0	$0	$0	**$43,386**
D3040 - Distribution Systems	$695,719	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$695,719**
D3050 - Terminal & Package Units	$0	$0	$0	$582,540	$0	$0	$0	$0	$0	$0	$0	**$582,540**
D3060 - Controls & Instrumentation	$144,147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$144,147**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$0	$25,604	$0	$0	$0	$0	**$25,604**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$267,447	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$267,447**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$309,738	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$309,738**
D5020 - Lighting	$469,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$469,051**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$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
D5090 - Other Electrical Systems	$87,561	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,561**
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	$57,057	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,057**
E1090 - Other Equipment	$64,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,926**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$151,493	$0	$0	$0	$0	**$151,493**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

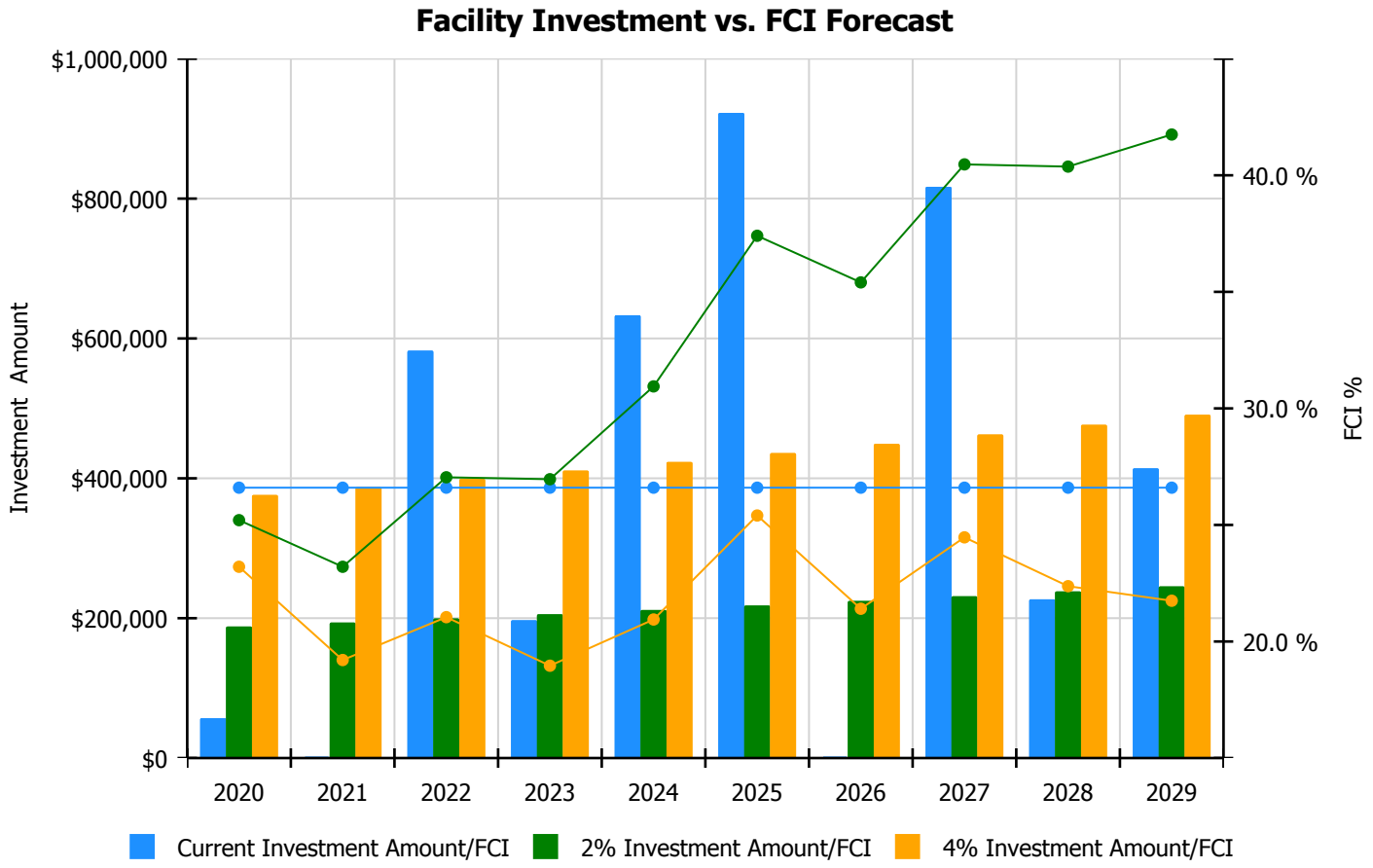
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

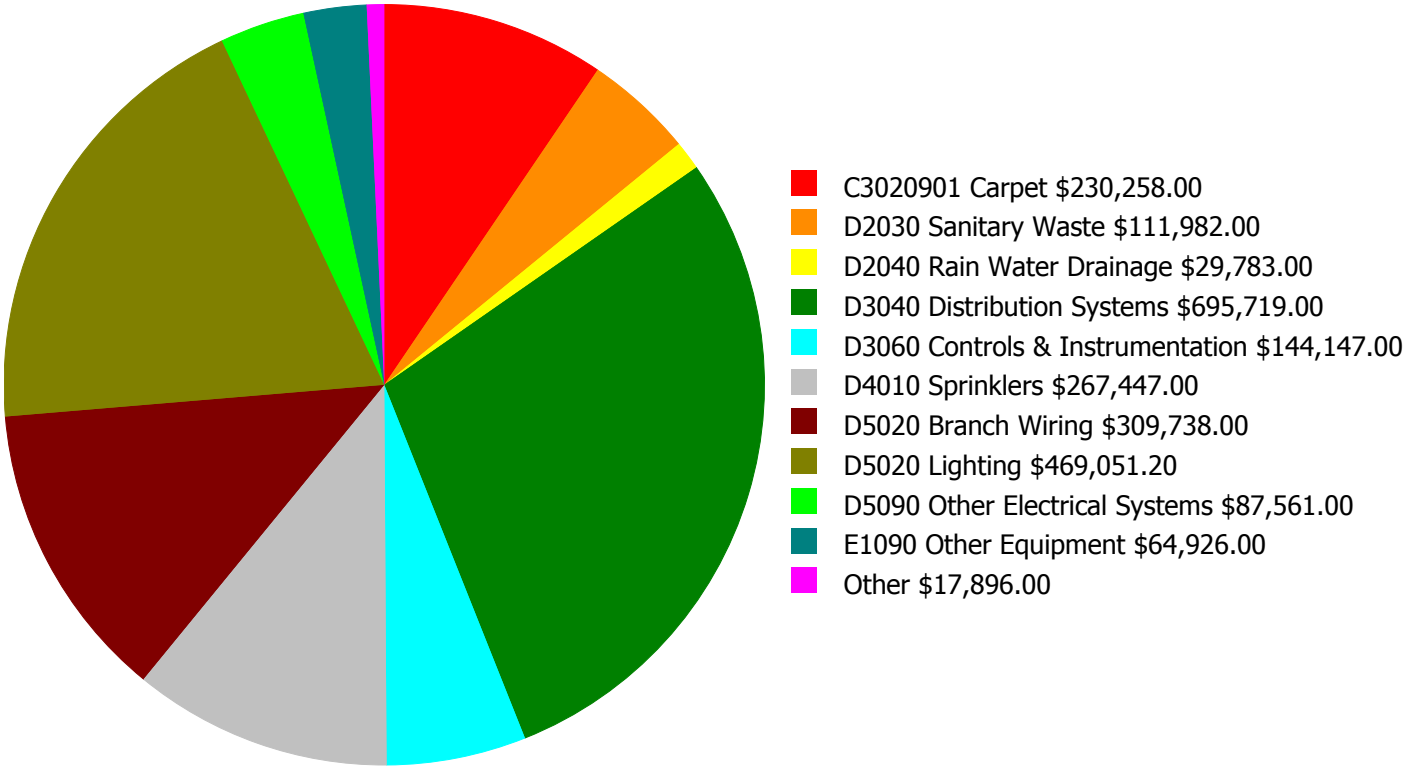
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 26.6%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$57,057	$188,081.00	25.21 %	$376,162.00	23.21 %
2021	$0	$193,724.00	23.21 %	$387,447.00	19.21 %
2022	$582,540	$199,535.00	27.04 %	$399,071.00	21.04 %
2023	$197,014	$205,521.00	26.96 %	$411,043.00	18.96 %
2024	$633,155	$211,687.00	30.94 %	$423,374.00	20.94 %
2025	$922,475	$218,038.00	37.41 %	$436,075.00	25.41 %
2026	$0	$224,579.00	35.41 %	$449,157.00	21.41 %
2027	$816,851	$231,316.00	40.47 %	$462,632.00	24.47 %
2028	$226,939	$238,256.00	40.37 %	$476,511.00	22.37 %
2029	$414,241	$245,403.00	41.75 %	$490,806.00	21.75 %
Total:	**$3,850,272**	**$2,156,140.00**		**$4,312,278.00**	

Deficiency Summary by System

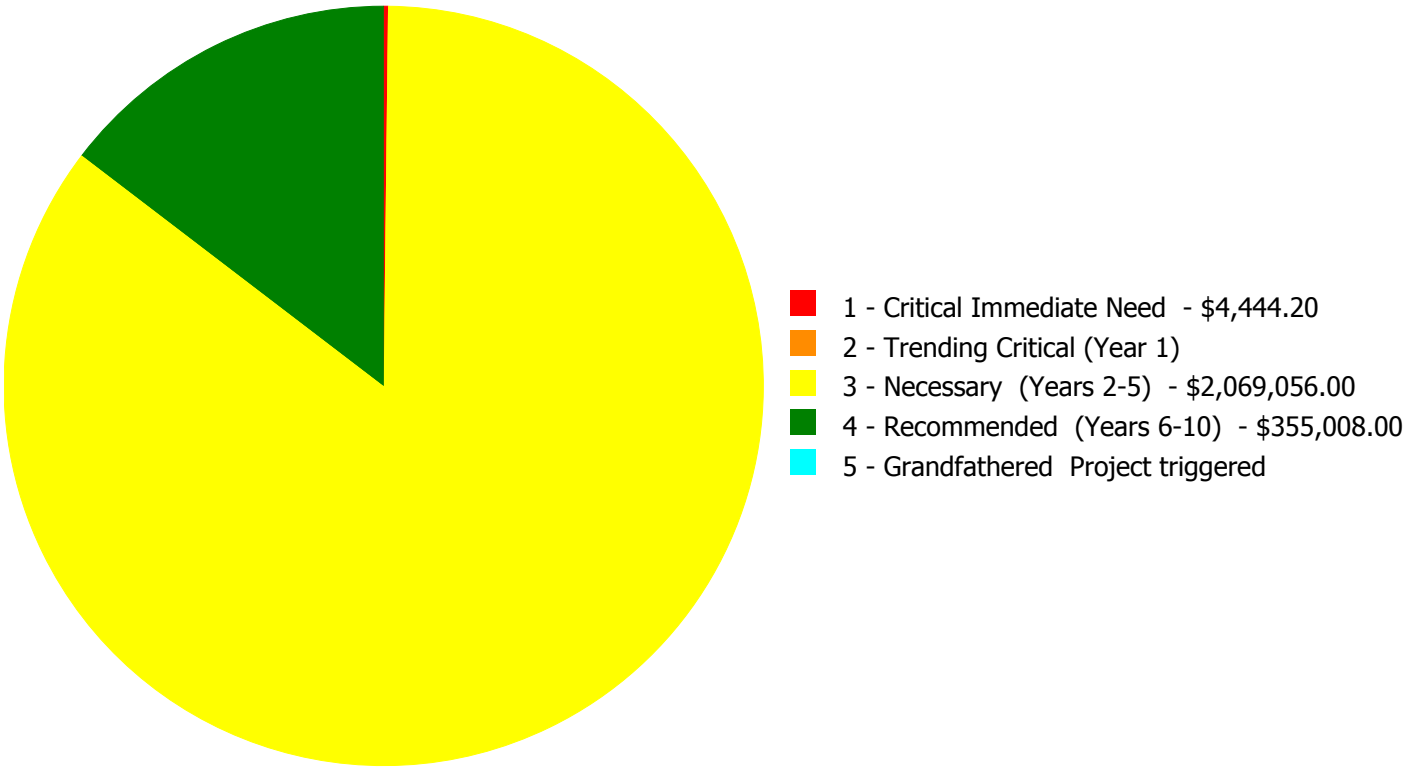
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,428,508.20

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: $2,428,508.20

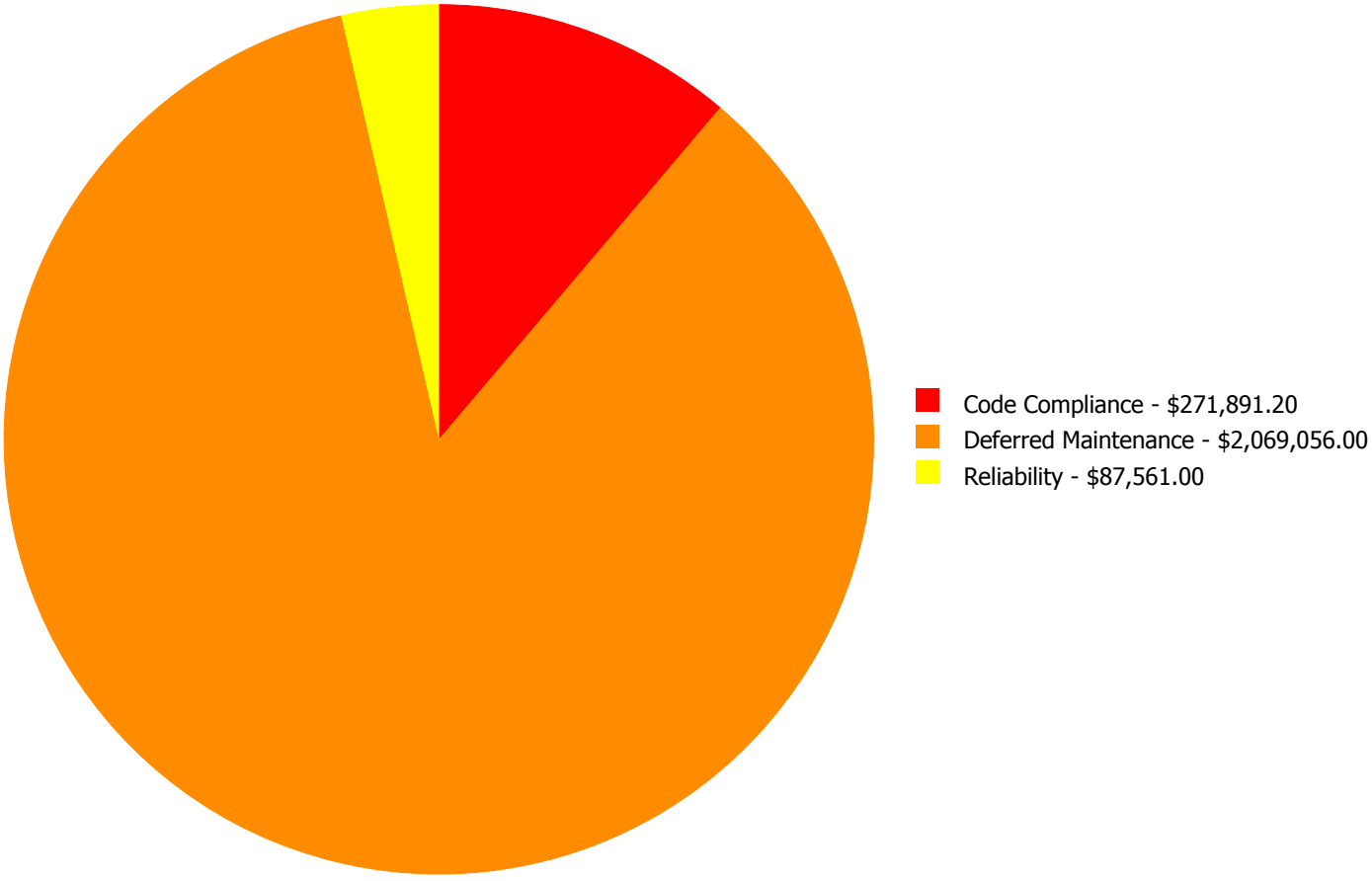
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$230,258.00	$0.00	$0.00	$230,258.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$17,896.00	$0.00	$0.00	$17,896.00
D2030	Sanitary Waste	$0.00	$0.00	$111,982.00	$0.00	$0.00	$111,982.00
D2040	Rain Water Drainage	$0.00	$0.00	$29,783.00	$0.00	$0.00	$29,783.00
D3040	Distribution Systems	$0.00	$0.00	$695,719.00	$0.00	$0.00	$695,719.00
D3060	Controls & Instrumentation	$0.00	$0.00	$144,147.00	$0.00	$0.00	$144,147.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$267,447.00	$0.00	$267,447.00
D5020	Branch Wiring	$0.00	$0.00	$309,738.00	$0.00	$0.00	$309,738.00
D5020	Lighting	$4,444.20	$0.00	$464,607.00	$0.00	$0.00	$469,051.20
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$87,561.00	$0.00	$87,561.00
E1090	Other Equipment	$0.00	$0.00	$64,926.00	$0.00	$0.00	$64,926.00
	Total:	$4,444.20	$0.00	$2,069,056.00	$355,008.00	$0.00	$2,428,508.20

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: $2,428,508.20

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:

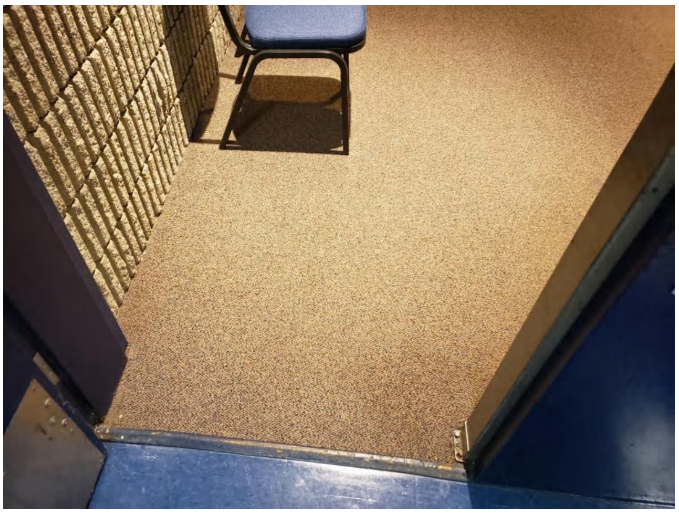
System: D5020 - Lighting

Location: Exit Doors
Distress: Missing
Category: Code Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace and/or add Exit Light fixtures w/wiring
Qty: 6.00
Unit of Measure: Ea.
Estimate: $4,444.20
Assessor Name: Eduardo Lopez
Date Created: 02/17/2020

Notes: Emergency exit lights are missing in Exit doors and should be provided.

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 27,910.00
Unit of Measure: S.F.
Estimate: $230,258.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2020

Notes: Carpet has been replaced in the Media Center. However, it is aged throughout and should be replaced.

System: C3020999 - Other - Rubber or Neoprene

Location: Stairs
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 610.00
Unit of Measure: S.F.
Estimate: $17,896.00
Assessor Name: Eduardo Lopez
Date Created: 01/31/2020

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $111,982.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $29,783.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The roof drains, insulation and fittings that support the water run off from this roof are in poor condition. The insulation is damaged from leaks and the drains have developed leaks. This dificiency provides a budgetary consideration for a new rainwater drainage system.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $695,719.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: The HVAC Distribution Systems is from original construction. This system is beyond the expected life cycle for this application. Upgrades are warranted.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $144,147.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: The Controls and Instrumentation systems are original. Several issues have surfaced over recent years and isolated upgrades have taken place to support the systems. This deficiency provides a budgetary consideration for a universal upgrade.

System: D5020 - Branch Wiring

Location: Electrical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $309,738.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

Notes: Most of the branch wire system appears to be from the original construction. The age conditions warrant upgrades.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $464,607.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2020

Notes: Most of the lighting system appears to be from the original construction. The age conditions warrant upgrades.

System: E1090 - Other Equipment

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 54,150.00
Unit of Measure: S.F.
Estimate: $64,926.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The other equipment is well maintained however is showing signs of age related to a high level of usage. This deficiency provides a budgetary consideration for a universal upgrade to these systems.

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: 54,150.00
Unit of Measure: S.F.
Estimate: $267,447.00
Assessor Name: Eduardo Lopez
Date Created: 08/06/2013

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: 54,150.00
Unit of Measure: S.F.
Estimate: $87,561.00
Assessor Name: Eduardo Lopez
Date Created: 08/05/2013

Notes: No emergency generator installed, client standard requested.

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):	203,942
Year Built:	1940
Last Renovation:	
Replacement Value:	$7,117,577
Repair Cost:	$1,112,198.16
Total FCI:	15.63 %
Total RSLI:	19.62 %
FCA Score:	84.37

Description:

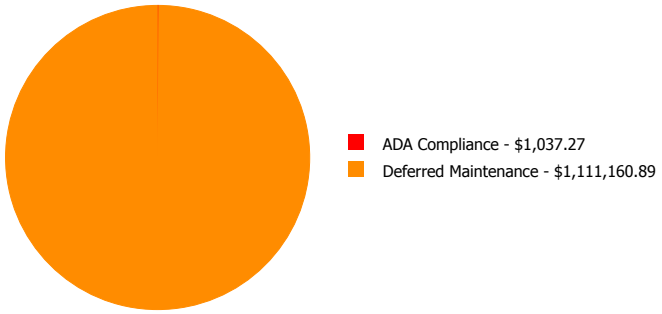
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

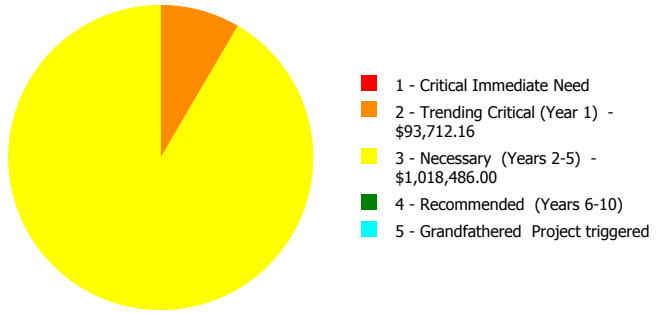
Dashboard Summary

Function:		Gross Area:	203,942
Year Built:	1940	Last Renovation:	
Repair Cost:	$1,112,198	Replacement Value:	$7,117,577
FCI:	15.63 %	RSLI%:	19.62 %

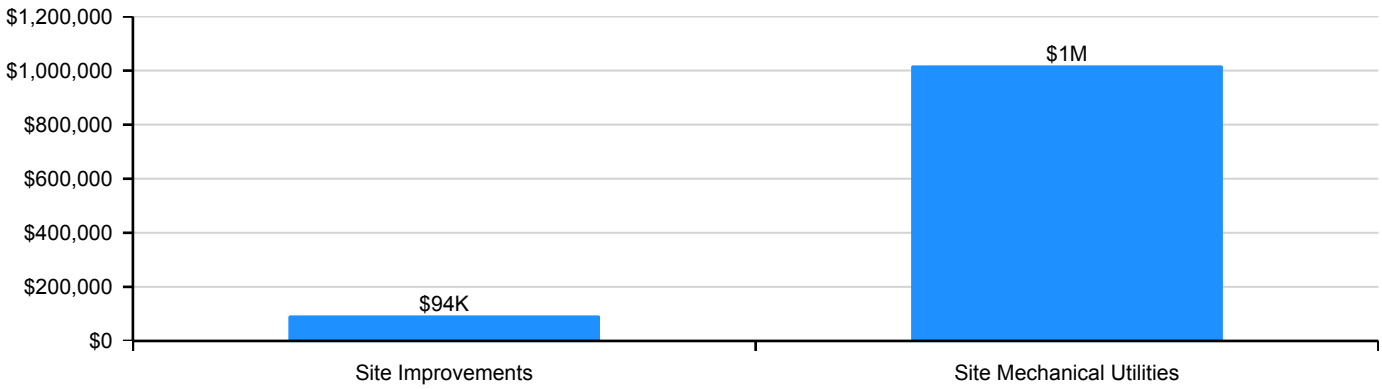
Deficiency By Category



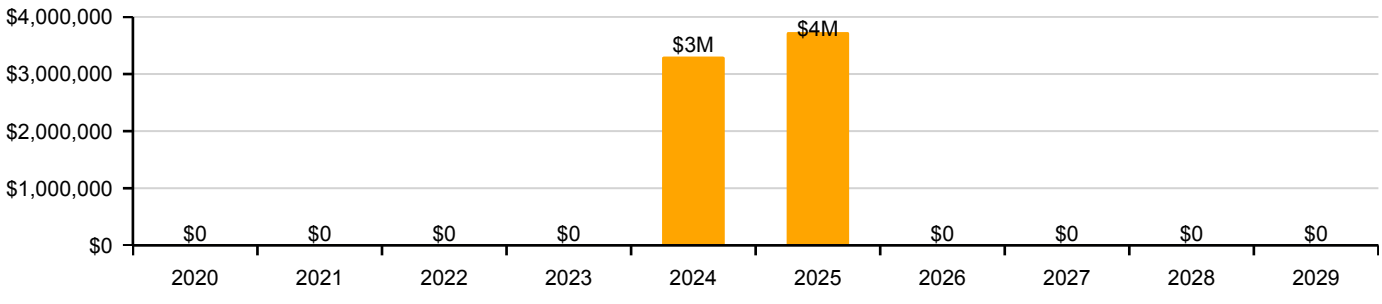
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	21.48 %	1.95 %	$93,712.16
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$1,018,486.00
G40 - Site Electrical Utilities	26.24 %	0.00 %	$0.00
Totals:	**19.62 %**	**15.63 %**	**$1,112,198.16**

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.	203,942	35	1989	2024		14.29 %	19.17 %	5		$92,674.89	$483,343
G2020	Parking Lots	$8.00	S.F.	203,942	35	1989	2024		14.29 %	0.06 %	5		$1,037.27	$1,631,536
G2030	Pedestrian Paving	$2.33	S.F.	203,942	35	1989	2024		14.29 %	0.00 %	5			$475,185
G2040105	Fence & Guardrails	$1.14	S.F.	203,942	30	1989	2019	2025	20.00 %	0.00 %	6			$232,494
G2040950	Baseball Field	$4.20	S.F.	203,942	20	1989	2009	2025	30.00 %	0.00 %	6			$856,556
G2040950	Covered Walkways	$0.76	S.F.	203,942	25	1989	2014	2025	24.00 %	0.00 %	6			$154,996
G2040950	Softball Field	$1.89	S.F.	203,942	20	1989	2009	2025	30.00 %	0.00 %	6			$385,450
G2040950	Track	$1.68	S.F.	203,942	10	1989	1999	2025	60.00 %	0.00 %	6			$342,623
G2050	Landscaping	$1.18	S.F.	203,942	25	1989	2014		0.00 %	0.00 %	-5			$240,652
G3010	Water Supply	$1.09	S.F.	203,942	50	1965	2015		0.00 %	110.00 %	-4		$244,526.00	$222,297
G3020	Sanitary Sewer	$2.20	S.F.	203,942	50	1965	2015		0.00 %	110.00 %	-4		$493,540.00	$448,672
G3030	Storm Sewer	$1.25	S.F.	203,942	50	1965	2015		0.00 %	110.00 %	-4		$280,420.00	$254,928
G4010	Electrical Distribution	$2.55	S.F.	203,942	30	2000	2030		36.67 %	0.00 %	11			$520,052
G4020	Site Lighting	$2.98	S.F.	203,942	30	1980	2010	2025	20.00 %	0.00 %	6			$607,747
G4030	Site Communication and Security	$1.28	S.F.	203,942	30	1980	2010	2025	20.00 %	0.00 %	6			$261,046
								Total	**19.62 %**	**15.63 %**			**$1,112,198.16**	**$7,117,577**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Baseball Field



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Softball Field



Note:

System: G2040950 - Track

Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3020 - Sanitary Sewer

Note:

System: G3030 - Storm Sewer

Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

Renewal Schedule

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

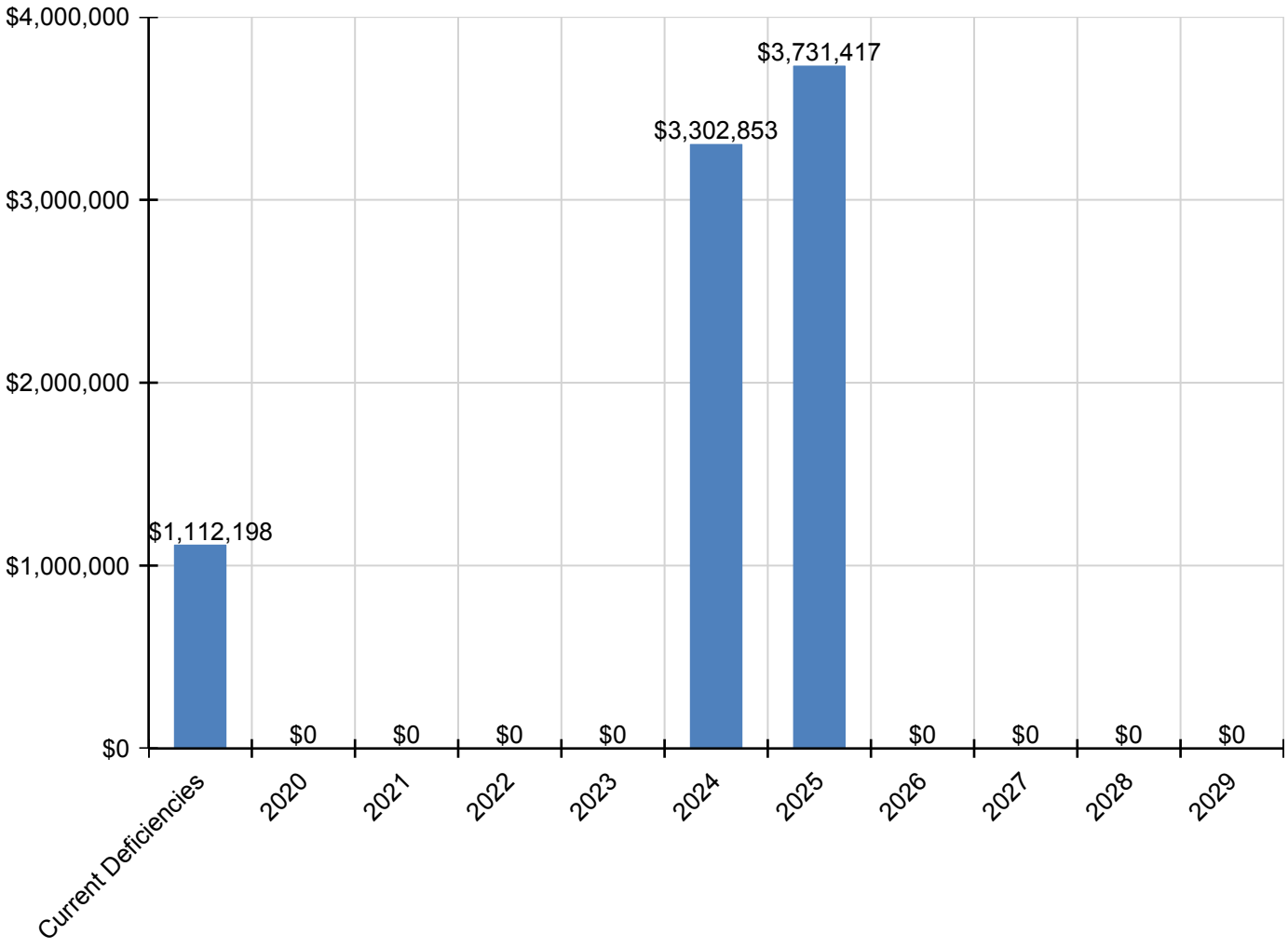
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,112,198**	**$0**	**$0**	**$0**	**$0**	**$3,302,853**	**$3,731,417**	**$0**	**$0**	**$0**	**$0**	**$8,146,468**
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	$92,675	$0	$0	$0	$0	$616,359	$0	$0	$0	$0	$0	**$709,034**
G2020 - Parking Lots	$1,037	$0	$0	$0	$0	$2,080,538	$0	$0	$0	$0	$0	**$2,081,575**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$605,956	$0	$0	$0	$0	$0	**$605,956**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$305,371	$0	$0	$0	$0	**$305,371**
G2040950 - Baseball Field	$0	$0	$0	$0	$0	$0	$1,125,050	$0	$0	$0	$0	**$1,125,050**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$203,581	$0	$0	$0	$0	**$203,581**
G2040950 - Softball Field	$0	$0	$0	$0	$0	$0	$506,272	$0	$0	$0	$0	**$506,272**
G2040950 - Track	$0	$0	$0	$0	$0	$0	$450,020	$0	$0	$0	$0	**$450,020**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$244,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,526**
G3020 - Sanitary Sewer	$493,540	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$493,540**
G3030 - Storm Sewer	$280,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$280,420**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$798,250	$0	$0	$0	$0	**$798,250**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$342,872	$0	$0	$0	$0	**$342,872**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

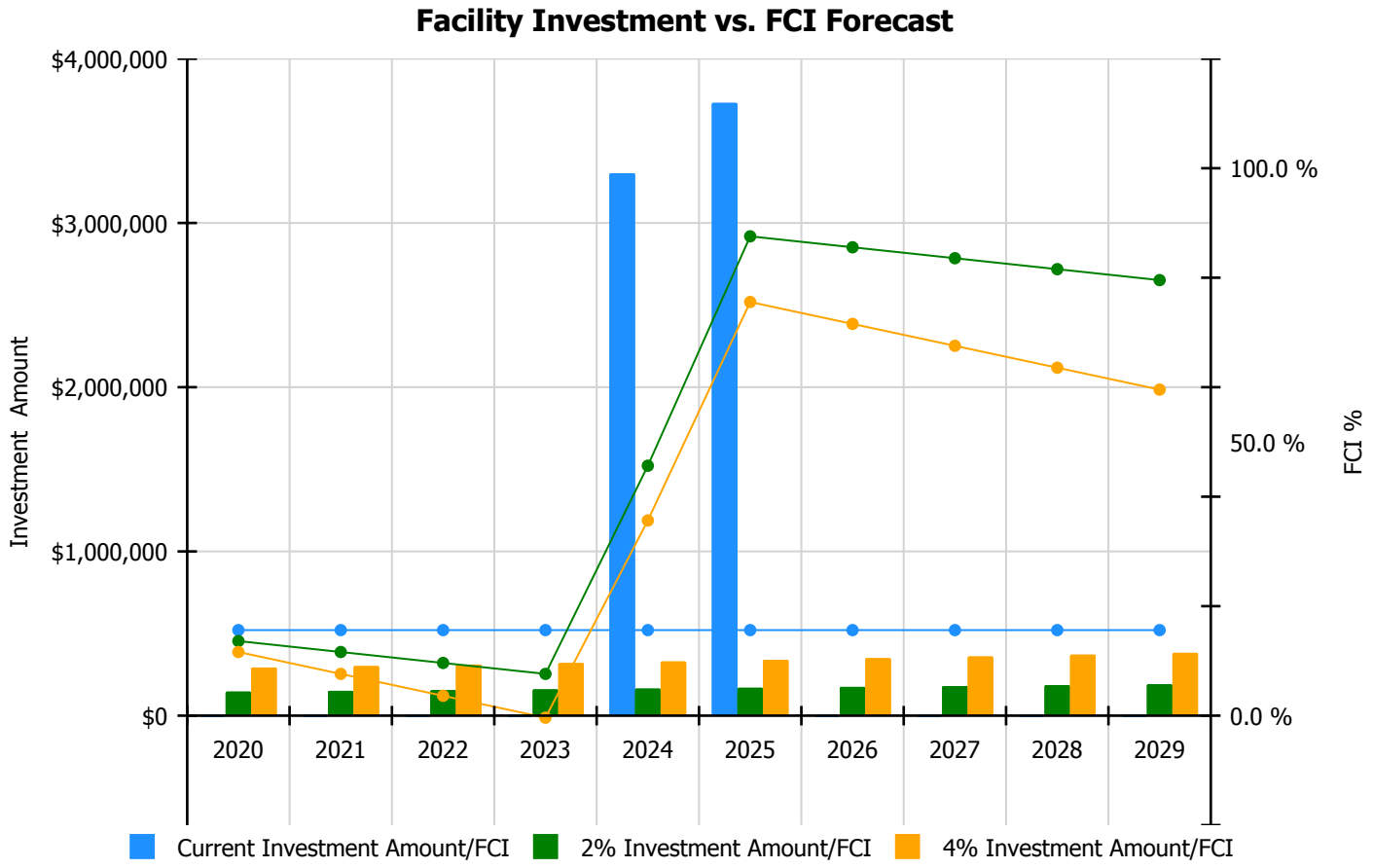
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

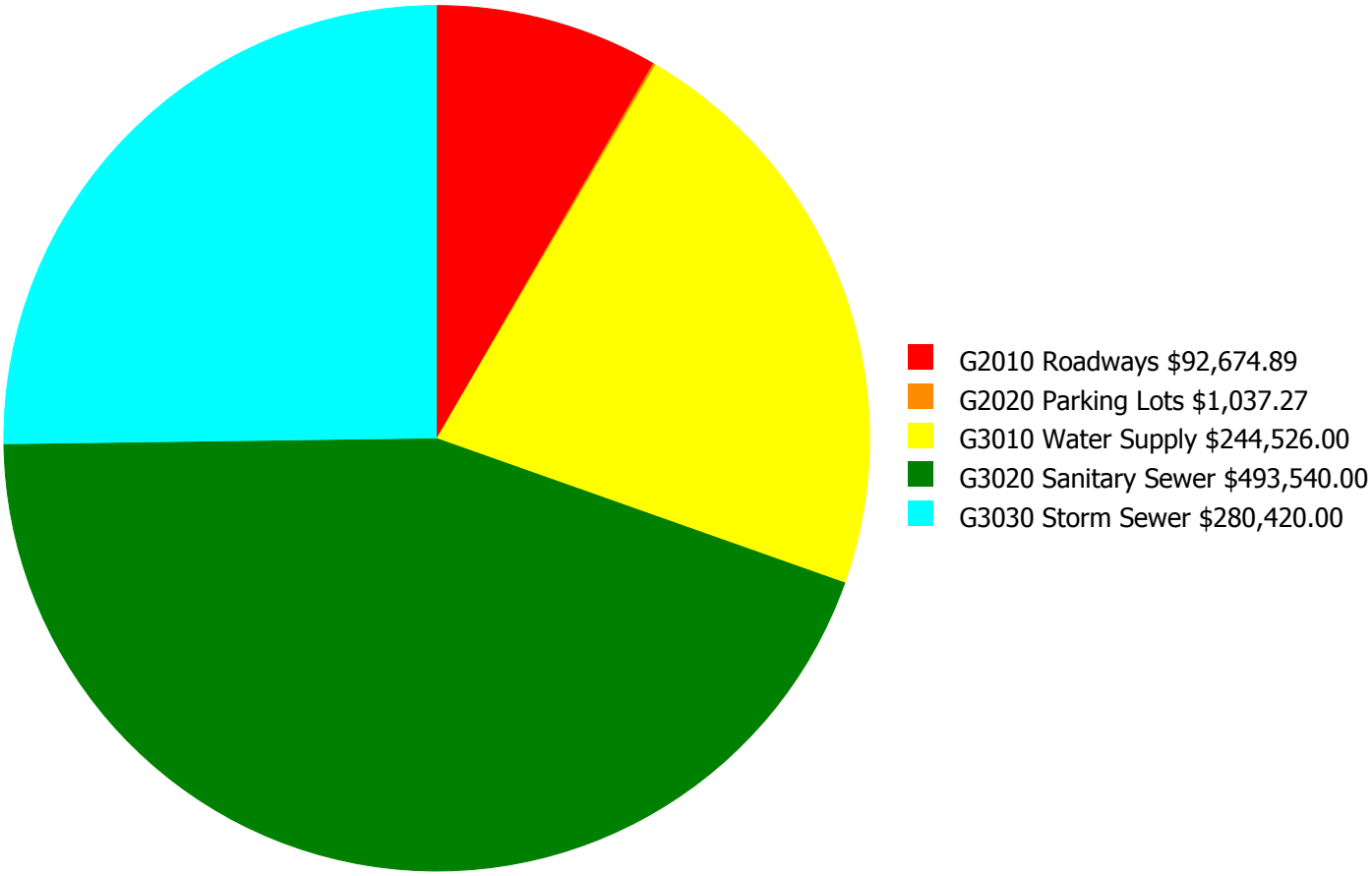
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.63%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$146,622.00	13.63 %	$293,244.00	11.63 %
2021	$0	$151,021.00	11.63 %	$302,041.00	7.63 %
2022	$0	$155,551.00	9.63 %	$311,103.00	3.63 %
2023	$0	$160,218.00	7.63 %	$320,436.00	-0.37 %
2024	$3,302,853	$165,024.00	45.65 %	$330,049.00	35.65 %
2025	$3,731,417	$169,975.00	87.56 %	$339,950.00	75.56 %
2026	$0	$175,074.00	85.56 %	$350,149.00	71.56 %
2027	$0	$180,327.00	83.56 %	$360,653.00	67.56 %
2028	$0	$185,736.00	81.56 %	$371,473.00	63.56 %
2029	$0	$191,309.00	79.56 %	$382,617.00	59.56 %
Total:	**$7,034,270**	**$1,680,857.00**		**$3,361,715.00**	

Deficiency Summary by System

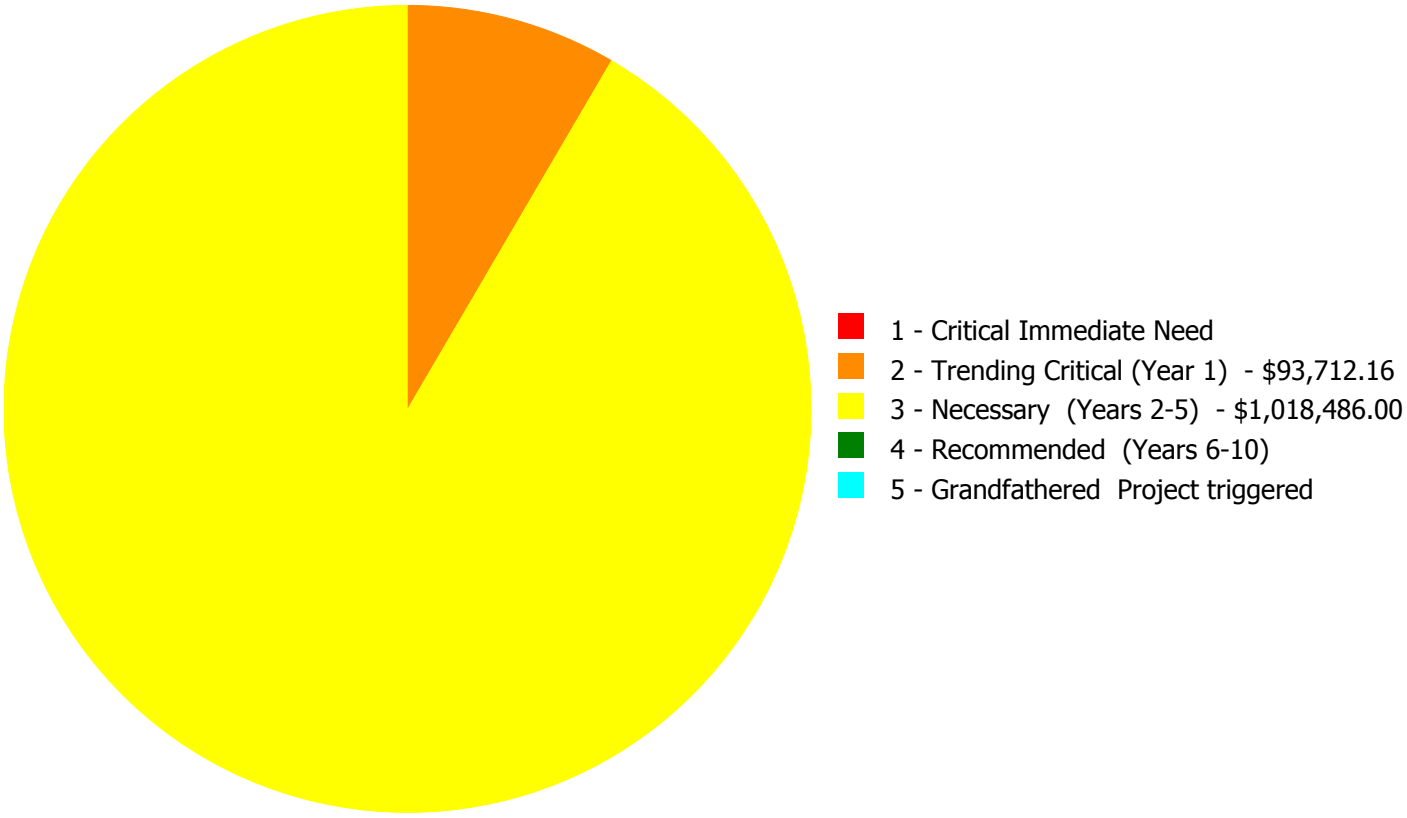
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,112,198.16

Deficiency Summary by Priority

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



Budget Estimate Total: $1,112,198.16

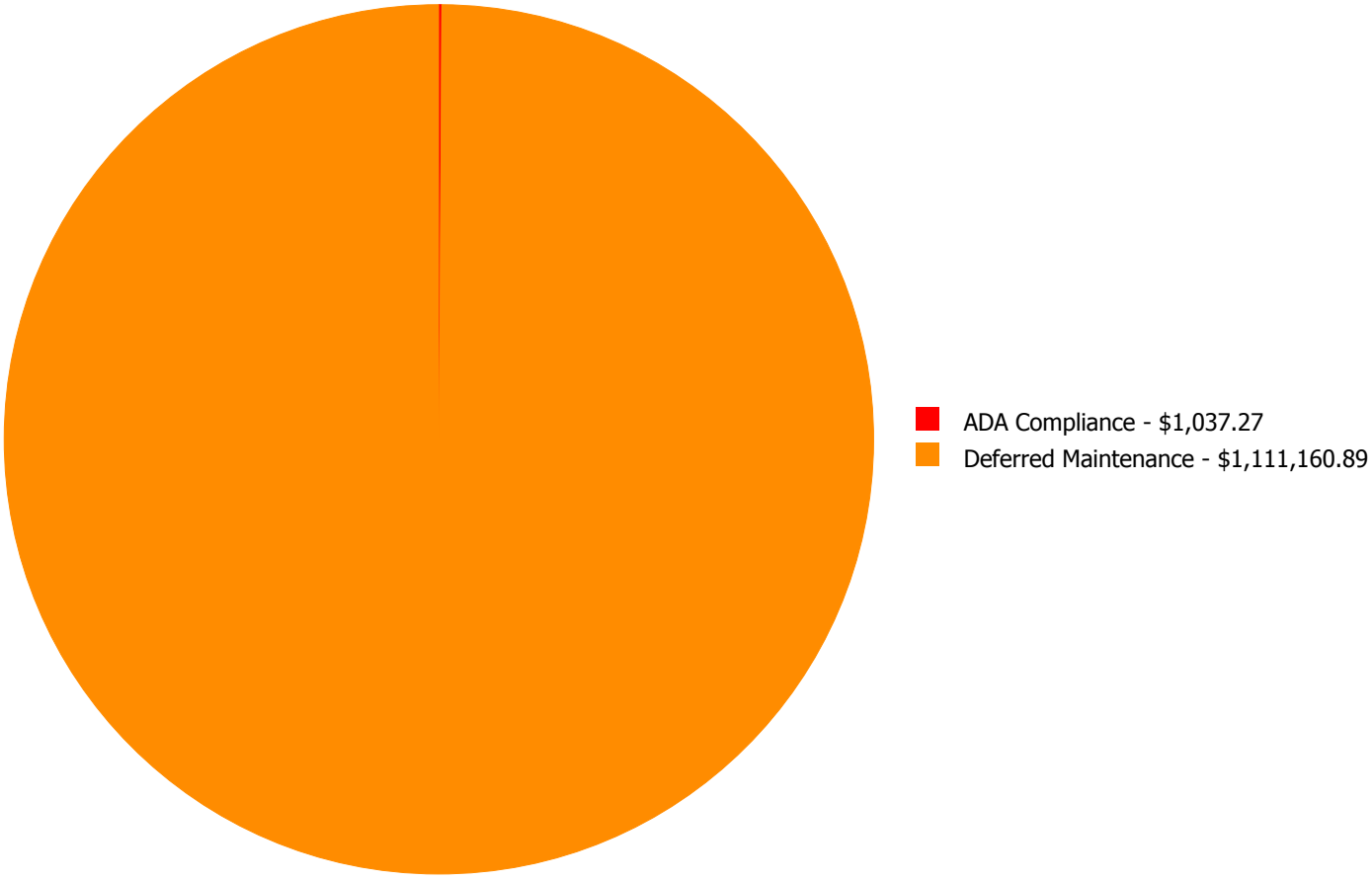
Deficiency By Priority Investment Table

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	$92,674.89	$0.00	$0.00	$0.00	$92,674.89
G2020	Parking Lots	$0.00	$1,037.27	$0.00	$0.00	$0.00	$1,037.27
G3010	Water Supply	$0.00	$0.00	$244,526.00	$0.00	$0.00	$244,526.00
G3020	Sanitary Sewer	$0.00	$0.00	$493,540.00	$0.00	$0.00	$493,540.00
G3030	Storm Sewer	$0.00	$0.00	$280,420.00	$0.00	$0.00	$280,420.00
	Total:	$0.00	$93,712.16	$1,018,486.00	$0.00	$0.00	$1,112,198.16

Deficiency Summary by Category

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



Budget Estimate Total: $1,112,198.16

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: G2010 - Roadways

Location: Roadway, Northeast
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace or resurface asphalt paving 20ft wide X 4"
Qty: 500.00
Unit of Measure: L.F.
Estimate: $92,674.89
Assessor Name: Eduardo Lopez
Date Created: 02/17/2020

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

System: G2020 - Parking Lots

Location: ADA Parking
Distress: Missing
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Add handicap parking space, incl. pavement markings, sign and post
Qty: 2.00
Unit of Measure: Ea.
Estimate: $1,037.27
Assessor Name: Hayden Collins
Date Created: 02/17/2020

Notes: The parking area has limited ADA parking with approved curb cuts for access to the sidewalks that lead to the main entrance. There is no marked path of ingress to the main entrance or van accessible parking spot. This deficiency provides a budgetary consideration for a parking lot restriping program that includes all aspects of the current ADA standards.

Priority 3 - Necessary (Years 2-5):

System: G3010 - Water Supply

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 203,942.00
Unit of Measure: S.F.
Estimate: $244,526.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: G3020 - Sanitary Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 203,942.00
Unit of Measure: S.F.
Estimate: $493,540.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 203,942.00
Unit of Measure: S.F.
Estimate: $280,420.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The site storm drains that support the water runoff are functional however, have exceeded the expected life cycle.

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 #:	1624
Project:	APS Assessments 2019	Region:	761	Site:	Crim HS
Grade Config:	9-12	Site Type:	High	Site Size:	18.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.12	3.90	80.00
Size	Excel	9.75	9.75	100.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Good	2.34	2.93	80.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Good	0.64	0.80	80.00
Size	Good	1.60	2.00	80.00
Location	Excel	0.60	0.60	100.00
Storage/Fixed Equip	Good	0.48	0.60	80.00
Science				
Environment	Good	0.66	0.83	80.00
Size	Excel	2.07	2.07	100.00
Location	Excel	0.62	0.62	100.00
Storage/Fixed Equip	Good	0.50	0.62	80.00
Music				
Environment	Unsat	0.00	0.59	0.00
Size	Unsat	0.00	1.48	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Art				
Environment	Good	0.53	0.67	80.00
Size	Good	1.33	1.66	80.00
Location	Good	0.40	0.50	80.00
Storage/Fixed Equip	Good	0.40	0.50	80.00
Career Tech Ed				
Environment	Excel	1.71	1.71	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	1624
Project:	APS Assessments 2019	Region:	761	Site:	Crim HS
Grade Config:	9-12	Site Type:	High	Site Size:	18.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Good	3.42	4.27	80.00
Location	Good	1.03	1.28	80.00
Storage/Fixed Equip	Excel	1.28	1.28	100.00
Computer Labs				
Environment	Excel	0.30	0.30	100.00
Size	Excel	0.75	0.75	100.00
Location	Excel	0.23	0.23	100.00
Storage/Fixed Equip	Excel	0.23	0.23	100.00
P.E.				
Environment	Good	1.92	2.40	80.00
Size	Good	4.80	6.00	80.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Excel	0.32	0.32	100.00
Size	Excel	0.80	0.80	100.00
Location	Excel	0.24	0.24	100.00
Storage/Fixed Equip	Excel	0.24	0.24	100.00
Media Center				
Environment	Excel	0.84	0.84	100.00
Size	Excel	2.11	2.11	100.00
Location	Excel	0.63	0.63	100.00
Storage/Fixed Equip	Excel	0.63	0.63	100.00
Restrooms (Student)	Excel	0.91	0.91	100.00
Administration	Excel	2.61	2.61	100.00
Counseling	Excel	0.76	0.76	100.00
Clinic	Excel	0.24	0.24	100.00
Staff WkRm/Toilets	Excel	0.71	0.71	100.00
Cafeteria	Excel	4.00	4.00	100.00
Food Service and Prep	Excel	5.11	5.11	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	1.00	1.00	100.00
Pedestrian Traffic	Excel	0.98	0.98	100.00
Parking	Excel	2.11	2.11	100.00
Athletic Courts and Fields	Poor	1.38	2.77	50.00
Safety and Security				
Fencing	Good	0.68	0.85	80.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**83.77**	**97.34**	**86.06**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	1624
Project:	APS Assessments 2019	Region:	761	Site:	Crim HS
Grade Config:	9-12	Site Type:	High	Site Size:	18.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - HS

CRIM Open Campus High School was built in 1940, with additional buildings constructed on the site in 1954 and 1989. The school replaced Alonzo A. Crim Comprehensive High School after it closed in 2005, and is located in southeast Atlanta, in the Kirkwood neighborhood. It is a non-traditional program serving students 16 years of age or older seeking to obtain their high school diploma.

Suitability - HS->Self-Contained Special Ed

The school does not have any special education programs.

Suitability - HS->Music-->Environment

There is no music space in the school.

Suitability - HS->Music-->Size

There is no music space in the school.

Suitability - HS->Music-->Location

There is no music space in the school.

Suitability - HS->Music-->Storage/Fixed Equip

There is no music space in the school.

Suitability - HS->Outside-->Vehicular Traffic

The school has a driveway in front of the main entrance and a second smaller circular driveway at a side entrance. The site current serves as an alternative school, with only one bus, so the front driveway is used for both cars and the bus.

Suitability - HS->Outside-->Athletic Courts and Fields

The school does not have all the required fields for a high school.

Suitability - HS->Safety and Security-->Signage & Way Finding

The required visitor entrance signs has only two of the four required elements: No weapons allowed, and subject to search.

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

The school has no security vestibule, and the main entrance has no direct line of site to the main office.