Atlanta Public Schools/ Therrell Cluster

Deerwood 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):	89,980
Year Built:	2004
Last Renovation:	
Replacement Value:	$17,420,941
Repair Cost:	$1,196,159.00
Total FCI:	6.87 %
Total RSLI:	47.07 %
FCA Score:	93.13

Description:

The Deerwood Elementary School consists of (1) main school building located at 3070 Fairburn Road, in Atlanta, GA. The original 89,980 SF campus was constructed in 2004.

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

SUBSTRUCTURE

The buildings rest on slab-on grade and are assumed to have standard cast-in-place concrete foundations.

SUPERSTRUCTURE

The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is metal pan deck with lightweight fill. The

exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with modified bitumin.

Most building entrances appear to comply with ADA requirements.

INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in consist of vinyl sheet, ceramic tile for restrooms and carpet for the administration and Media Center. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

SERVICES CONVEYING:

The facility does not have an elevator or wheelchair lifts.

PLUMBING:

Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. The rainwater drainage system is a combination of internal and external drains with a gutter system.

HVAC:

Cooling is provided by a cooling tower chiller system and heating is provided by gas fired boilers. Additional rooftop package DX units are utilized for heating and cooling. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION:

The building does have a fire sprinkler system. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL:

The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.

COMMUNICATIONS AND SECURITY:

The fire alarm system consists of audible/visual strobe annunciators in common spaces, and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS:

This school does not have a natural gas emergency generator on-site.

EQUIPMENT & FURNISHINGS

This school includes the following items and equipment: fixed food service, audio-visual equipment, athletic equipment, fixed furnishings, and computers.

SITE

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

CODE REVIEW

ACCESSIBILITY:

The buildings are generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS:

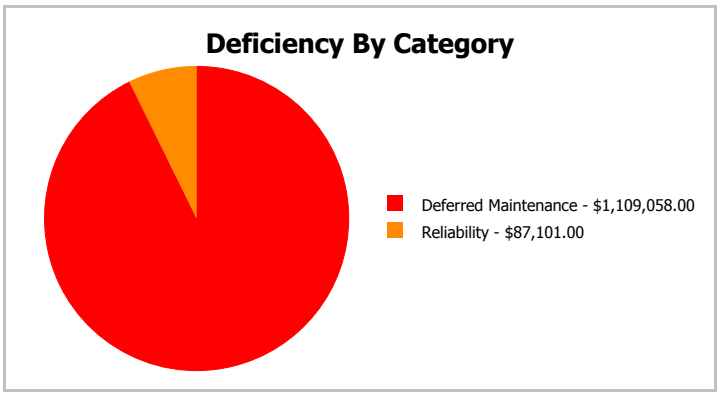
The buildings are covered with a wet sprinkler system. Fire extinguishers are located throughout the buildings. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery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

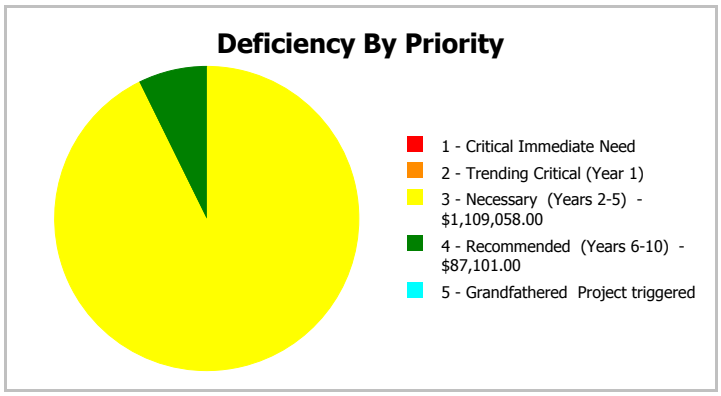
Attributes:

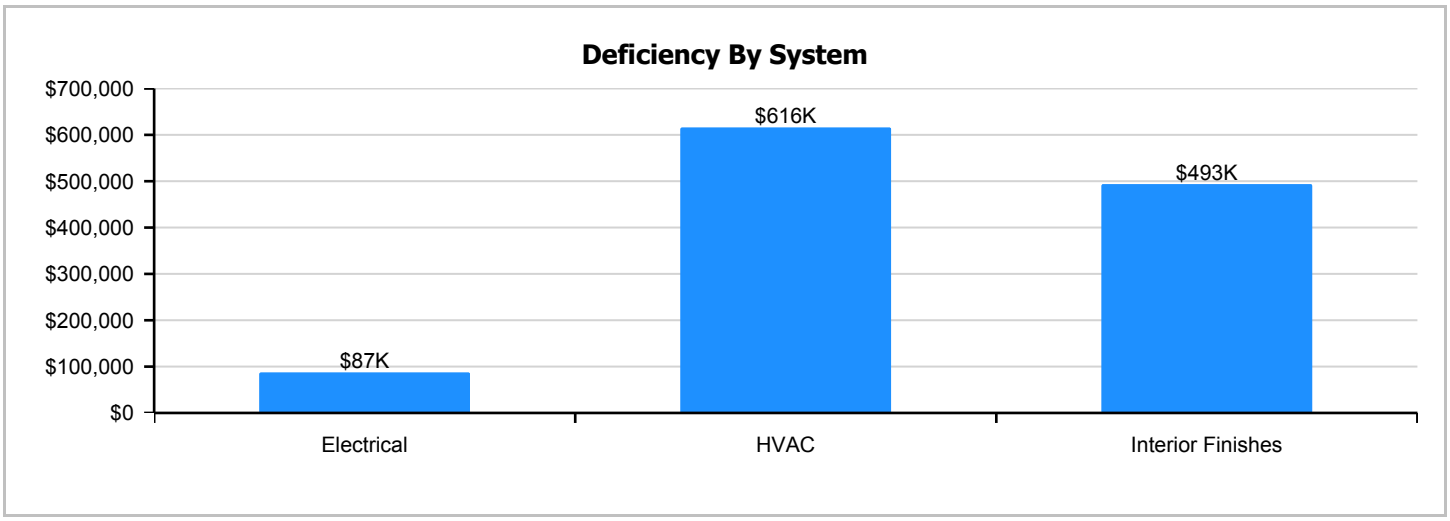
General Attributes:			
Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Hayden Collins
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	91566
DOE Facility Number:	0304	Total # of Modular/Portables:	0
DOE Interior Site SF:	91566	Total GSF of Modular/Portables:	0
Approx. Acres:	21	Status:	Active

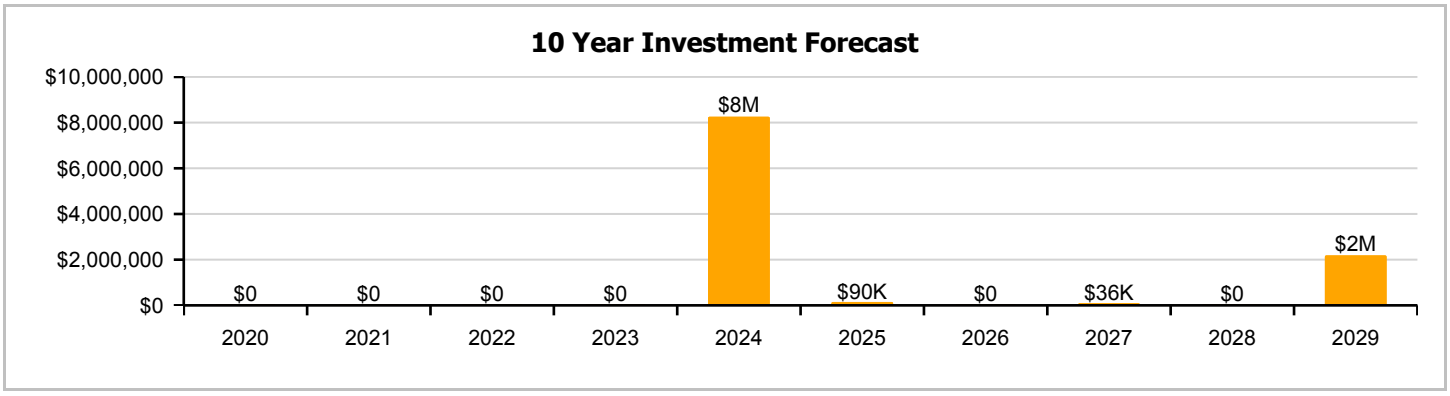
School Dashboard Summary

Gross Area:	89,980		
Year Built:	2004	Last Renovation:	
Repair Cost:	$1,196,159	Replacement Value:	$17,420,941
FCI:	6.87 %	RSLI%:	47.07 %









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.

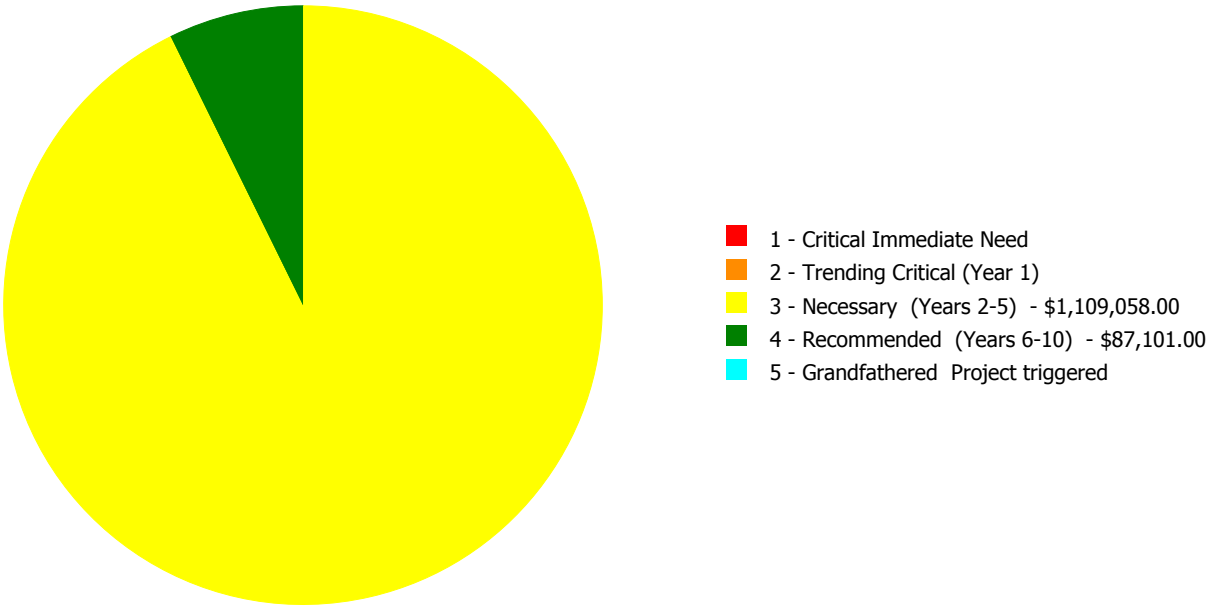
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.78 %	0.00 %	$0.00
B30 - Roofing	40.74 %	0.00 %	$0.00
C10 - Interior Construction	64.71 %	0.00 %	$0.00
C30 - Interior Finishes	17.60 %	35.38 %	$493,414.00
D20 - Plumbing	31.57 %	0.00 %	$0.00
D30 - HVAC	20.31 %	22.89 %	$615,644.00
D40 - Fire Protection	48.59 %	0.00 %	$0.00
D50 - Electrical	26.25 %	3.86 %	$87,101.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
G20 - Site Improvements	48.24 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	69.82 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**47.07 %**	**6.87 %**	**$1,196,159.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
2004 Bldg 2010	89,980	8.10	$0.00	$0.00	$1,109,058.00	$87,101.00	$0.00
Site	89,980	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**6.87**	**$0.00**	**$0.00**	**$1,109,058.00**	**$87,101.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $1,196,159.00

Executive Summary

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Function:	
Gross Area (SF):	89,980
Year Built:	2004
Last Renovation:	
Replacement Value:	$14,776,429
Repair Cost:	$1,196,159.00
Total FCI:	8.10 %
Total RSLI:	46.22 %
FCA Score:	91.90

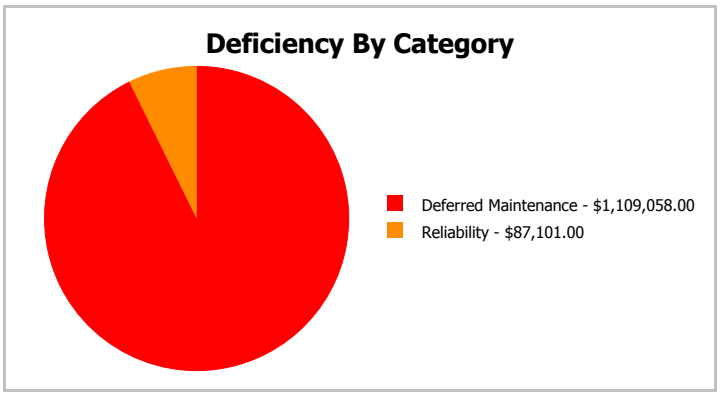
Description:

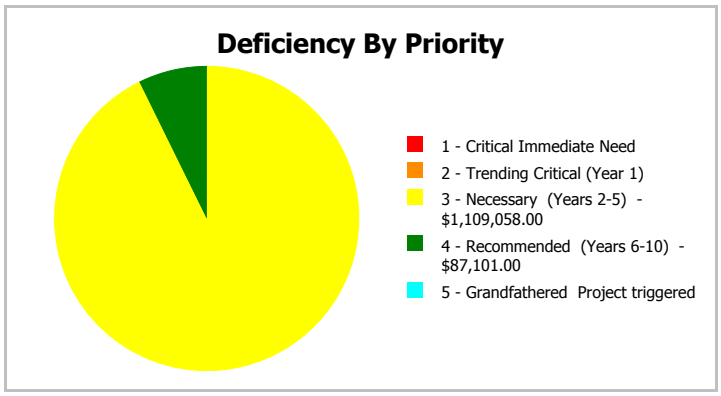
The narrative for this building is included in the Executive Summary Description at the front of this report.

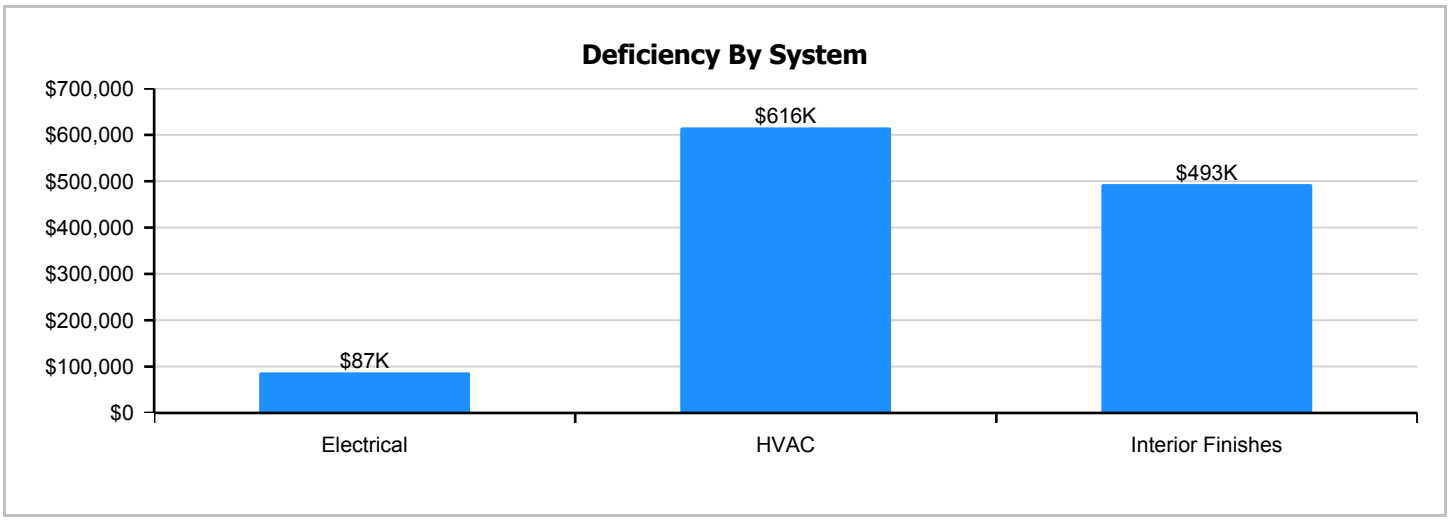
Attributes: This asset has no attributes.

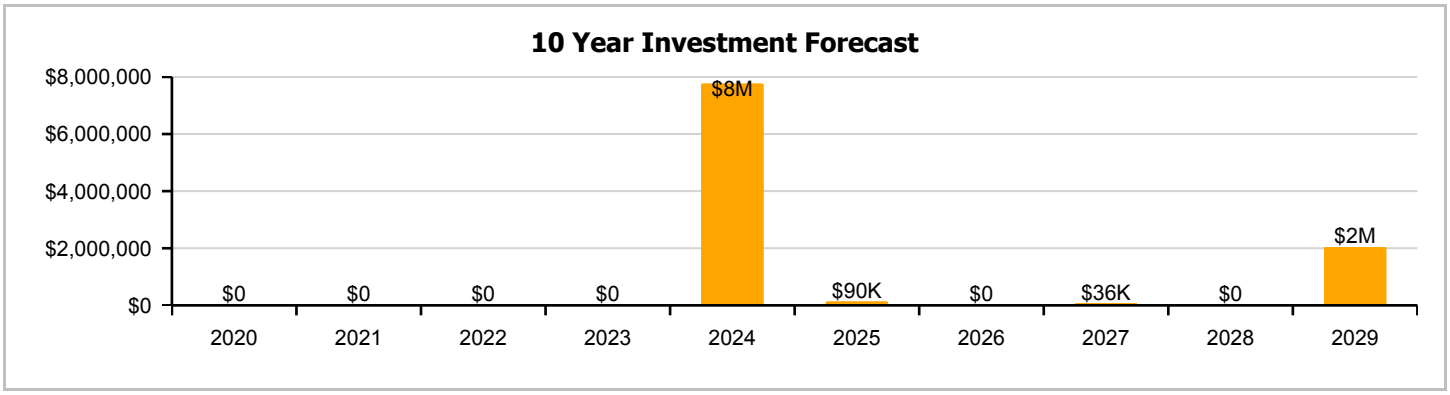
Dashboard Summary

Function:		Gross Area:	89,980
Year Built:	2004	Last Renovation:	
Repair Cost:	$1,196,159	Replacement Value:	$14,776,429
FCI:	8.10 %	RSLI%:	46.22 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.78 %	0.00 %	$0.00
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D30 - HVAC	20.31 %	22.89 %	$615,644.00
D40 - Fire Protection	48.59 %	0.00 %	$0.00
D50 - Electrical	26.25 %	3.86 %	$87,101.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**46.22 %**	**8.10 %**	**$1,196,159.00**

Photo Album

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

1). South elevation - Feb 05, 2020

2). West elevation - Feb 05, 2020

3). North elevation - Feb 05, 2020

4). East elevation - Feb 05, 2020

Condition Detail

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

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

System Listing

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

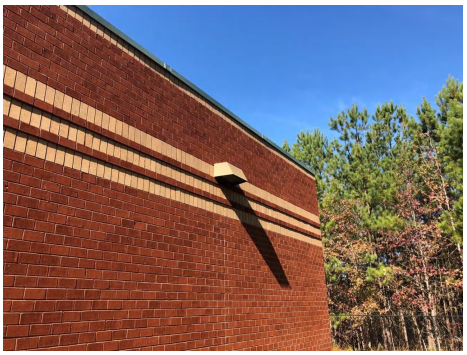
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.53	S.F.	89,980	100	2004	2104		85.00 %	0.00 %	85			$767,529
A1030	Slab on Grade	$7.21	S.F.	89,980	100	2004	2104		85.00 %	0.00 %	85			$648,756
B1020	Roof Construction	$13.58	S.F.	89,980	100	2004	2104		85.00 %	0.00 %	85			$1,221,928
B2010	Exterior Walls	$14.46	S.F.	89,980	100	2004	2104		85.00 %	0.00 %	85			$1,301,111
B2020	Exterior Windows	$9.00	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$809,820
B2030	Exterior Doors	$0.89	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$80,082
B3010105	Built-Up	$7.14	S.F.	89,980	25	2004	2029		40.00 %	0.00 %	10			$642,457
B3020	Roof Openings	$0.57	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$51,289
C1010	Partitions	$6.13	S.F.	89,980	100	2004	2104		85.00 %	0.00 %	85			$551,577
C1020	Interior Doors	$4.00	S.F.	89,980	40	2004	2044		62.50 %	0.00 %	25			$359,920
C1030	Fittings	$2.91	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$261,842
C3010230	Paint & Covering	$1.55	S.F.	89,980	10	2004	2014		0.00 %	0.00 %	-5			$139,469
C3020420	Ceramic Tile	$16.74	S.F.	2,000	50	2004	2054		70.00 %	0.00 %	35			$33,480
C3020901	Carpet	$7.50	S.F.	3,428	8	2004	2012		0.00 %	110.00 %	-7		$28,281.00	$25,710
C3020903	VCT	$3.48	S.F.	80,785	15	2004	2019		0.00 %	155.00 %	0		$435,754.00	$281,132
C3020999	Other - Vinyl Sheet	$7.09	S.F.	3,767	15	2004	2019		0.00 %	110.00 %	0		$29,379.00	$26,708
C3030	Ceiling Finishes	$9.87	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$888,103
D2010	Plumbing Fixtures	$7.21	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$648,756
D2020	Domestic Water Distribution	$0.80	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$71,984
D2030	Sanitary Waste	$1.93	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$173,661
D2040	Rain Water Drainage	$0.45	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$40,491
D3010	Energy Supply	$0.61	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$54,888
D3020	Heat Generating Systems	$4.08	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$367,118
D3030	Cooling Generating Systems	$6.92	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$622,662
D3040	Distribution Systems	$12.06	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$1,085,159
D3050	Terminal & Package Units	$3.70	S.F.	89,980	15	2004	2019		0.00 %	110.00 %	0		$366,219.00	$332,926
D3060	Controls & Instrumentation	$2.52	S.F.	89,980	15	2004	2019		0.00 %	110.00 %	0		$249,425.00	$226,750
D4010	Sprinklers	$4.64	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$417,507
D4030	Fire Protection Specialties	$0.10	S.F.	89,980	15	2004	2019	2025	40.00 %	0.00 %	6			$8,998
D4090	Other Fire Protection Systems	$0.66	S.F.	89,980	15	2004	2019	2025	40.00 %	0.00 %	6			$59,387
D5010	Electrical Service/Distribution	$2.55	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$229,449
D5020	Branch Wiring	$5.42	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$487,692
D5020	Lighting	$8.42	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$757,632
D5030810	Security & Detection Systems	$1.51	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$135,870
D5030910	Fire Alarm Systems	$2.74	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$246,545
D5030920	Data Communication	$3.56	S.F.	89,980	25	2004	2029		40.00 %	0.00 %	10			$320,329
D5090	Other Electrical Systems	$0.88	S.F.	89,980	15	2004	2019		0.00 %	110.00 %	0		$87,101.00	$79,182
E1020	Institutional Equipment	$0.12	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$10,798
E1090	Other Equipment	$1.00	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$89,980
E2010	Fixed Furnishings	$2.42	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$217,752
								Total	**46.22 %**	**8.10 %**			**$1,196,159.00**	**$14,776,429**

System Notes

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

System: B2010 - Exterior Walls





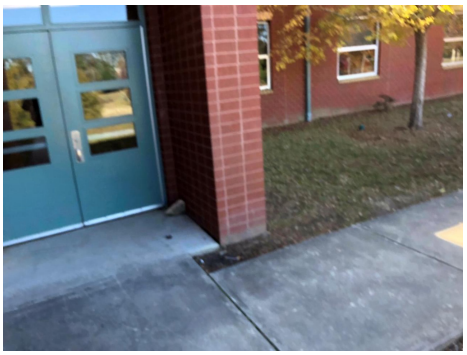
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



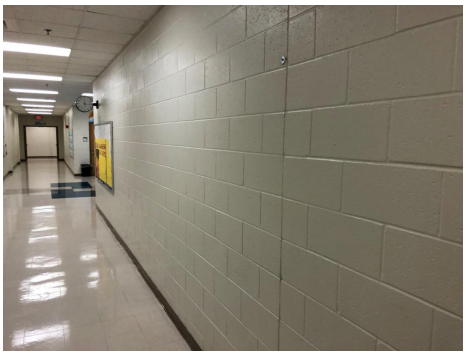
Note:

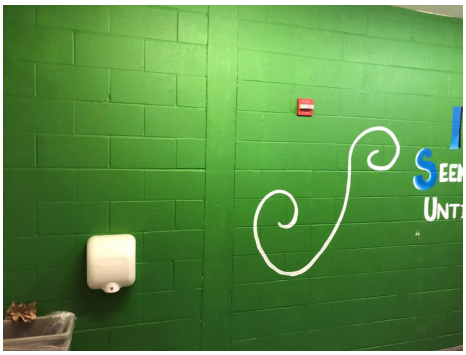
System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



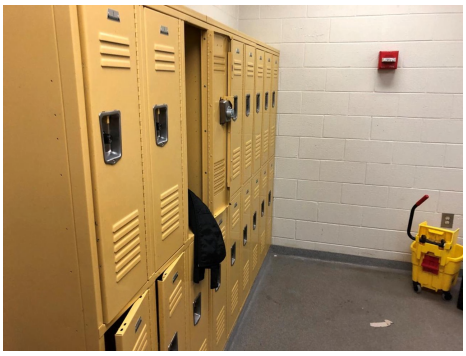



Note:

System: C1020 - Interior Doors

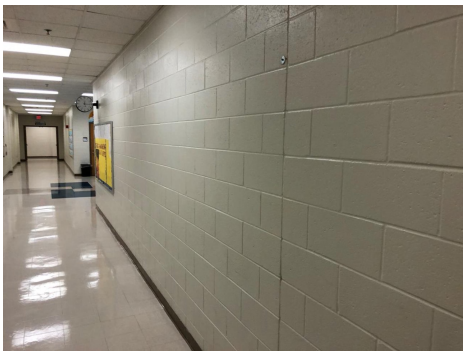
Note:

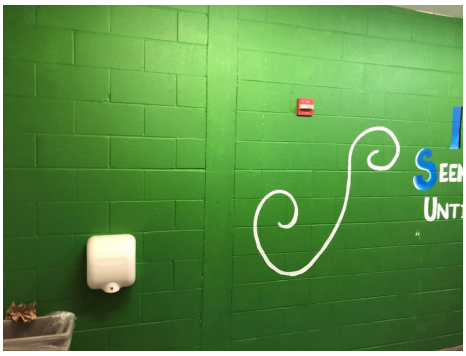
System: C1030 - Fittings



Note:

System: C3010230 - Paint & Covering





Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Vinyl Sheet



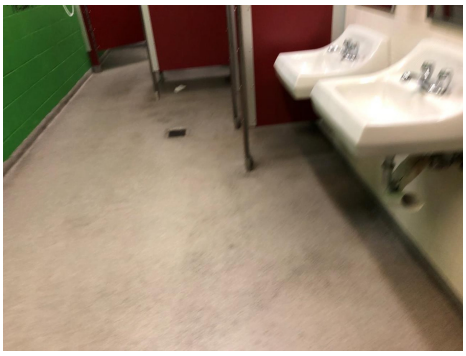
Note:

System: C3030 - Ceiling Finishes


Note:

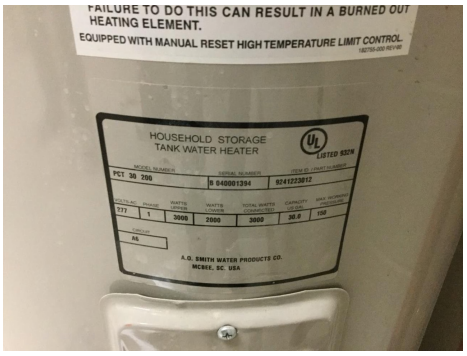
System: D2010 - Plumbing Fixtures





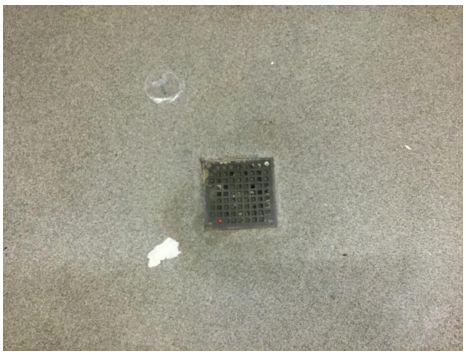
Note:

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: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

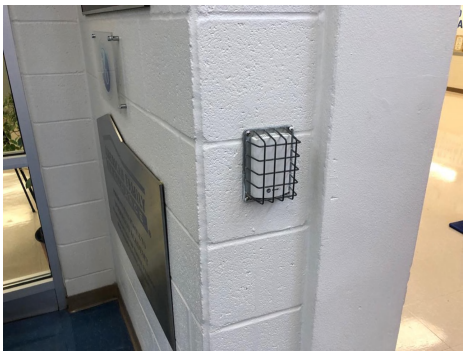


Note:

System: D3050 - Terminal & Package Units

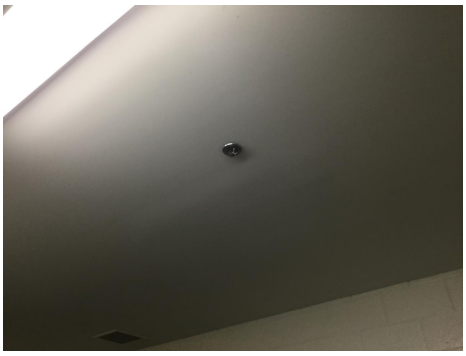

Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers




Note:

System: D4030 - Fire Protection Specialties



Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems



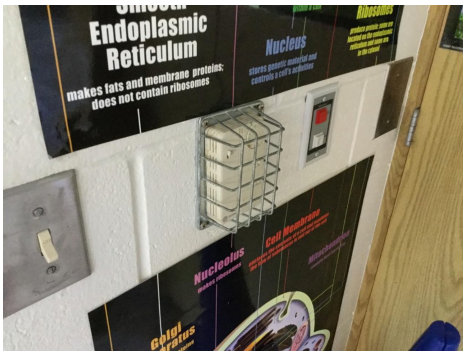
Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment


Note:

System: 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:	**$1,196,159**	**$0**	**$0**	**$0**	**$0**	**$7,765,782**	**$89,820**	**$0**	**$35,826**	**$0**	**$2,035,275**	**$11,122,862**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,355,552	**$1,355,552**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$333,901	$0	$0	$0	$0	$0	**$333,901**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$206,178	**$206,178**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

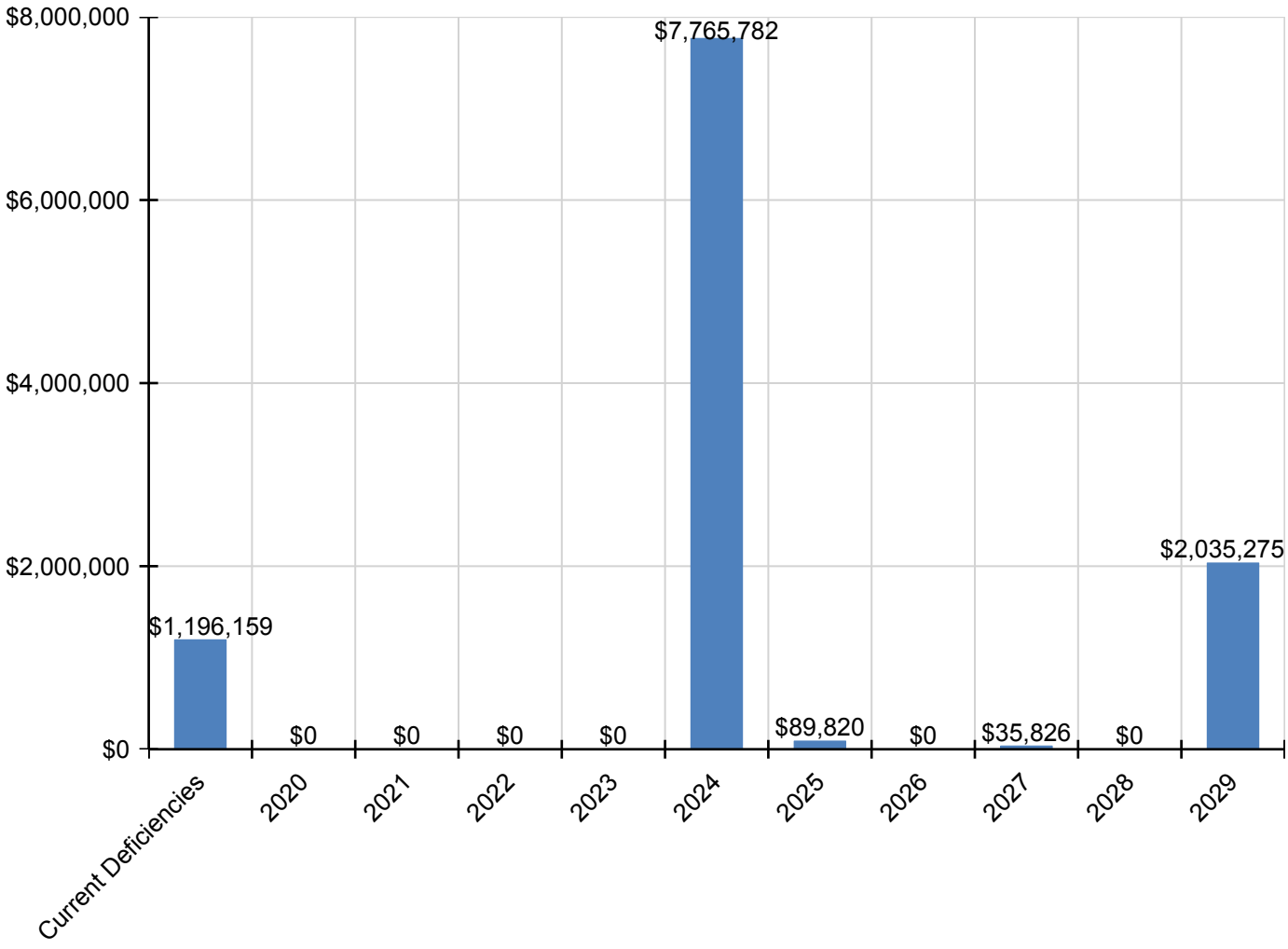
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020901 - Carpet	$28,281	$0	$0	$0	$0	$0	$0	$0	$35,826	$0	$0	**$64,107**
C3020903 - VCT	$435,754	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$435,754**
C3020999 - Other - Vinyl Sheet	$29,379	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,379**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$1,132,510	$0	$0	$0	$0	$0	**$1,132,510**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$827,294	$0	$0	$0	$0	$0	**$827,294**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$51,634	$0	$0	$0	$0	$0	**$51,634**
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	$468,150	$0	$0	$0	$0	$0	**$468,150**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$794,019	$0	$0	$0	$0	$0	**$794,019**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$1,383,796	$0	$0	$0	$0	$0	**$1,383,796**
D3050 - Terminal & Package Units	$366,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$366,219**
D3060 - Controls & Instrumentation	$249,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$249,425**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$11,819	$0	$0	$0	$0	**$11,819**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$78,001	$0	$0	$0	$0	**$78,001**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$292,594	$0	$0	$0	$0	$0	**$292,594**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$621,905	$0	$0	$0	$0	$0	**$621,905**
D5020 - Lighting	$0	$0	$0	$0	$0	$966,133	$0	$0	$0	$0	$0	**$966,133**
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	$173,262	$0	$0	$0	$0	$0	**$173,262**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$314,395	$0	$0	$0	$0	$0	**$314,395**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$473,545	**$473,545**
D5090 - Other Electrical Systems	$87,101	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,101**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$13,769	$0	$0	$0	$0	$0	**$13,769**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$114,743	$0	$0	$0	$0	$0	**$114,743**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$277,677	$0	$0	$0	$0	$0	**$277,677**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

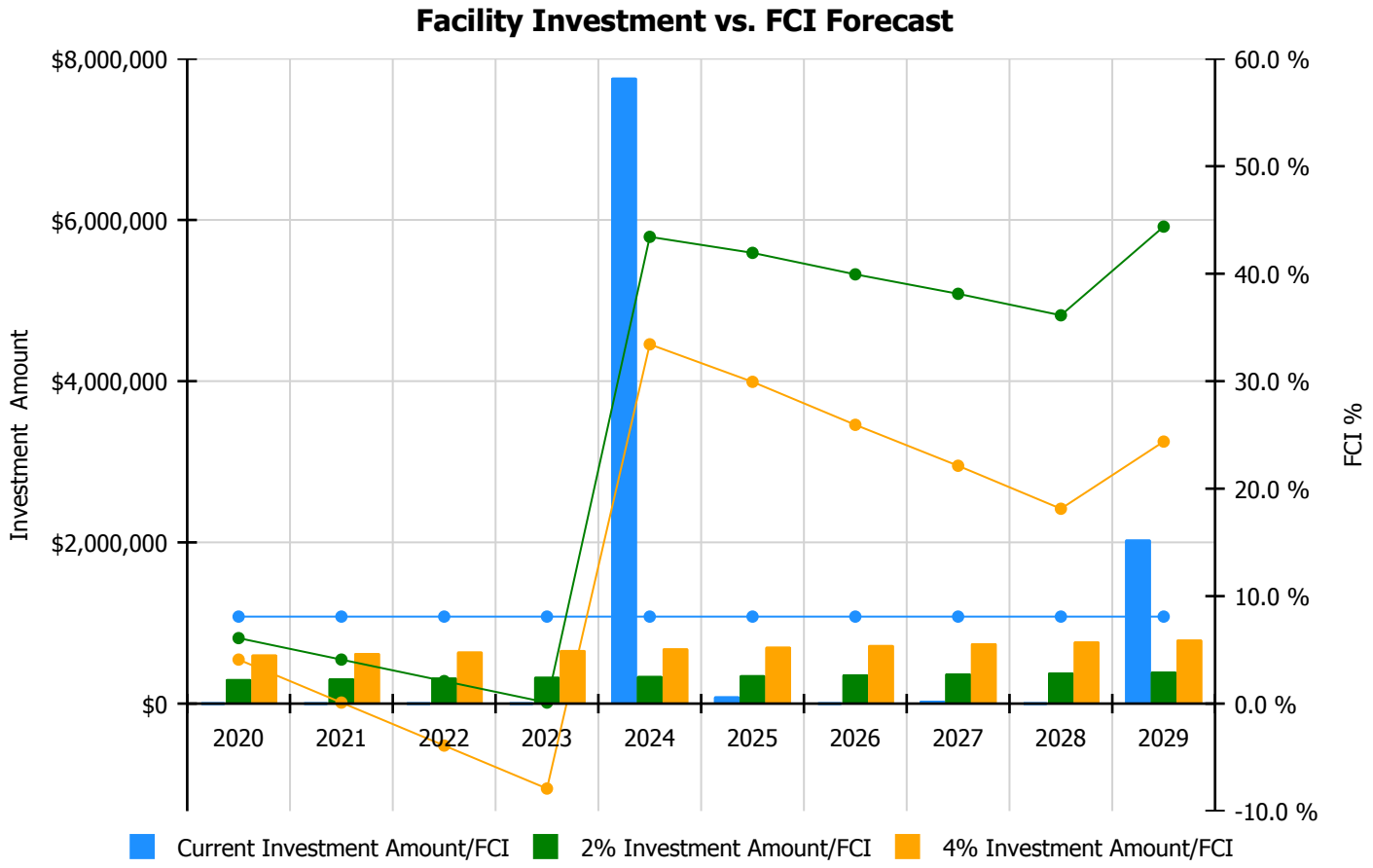
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

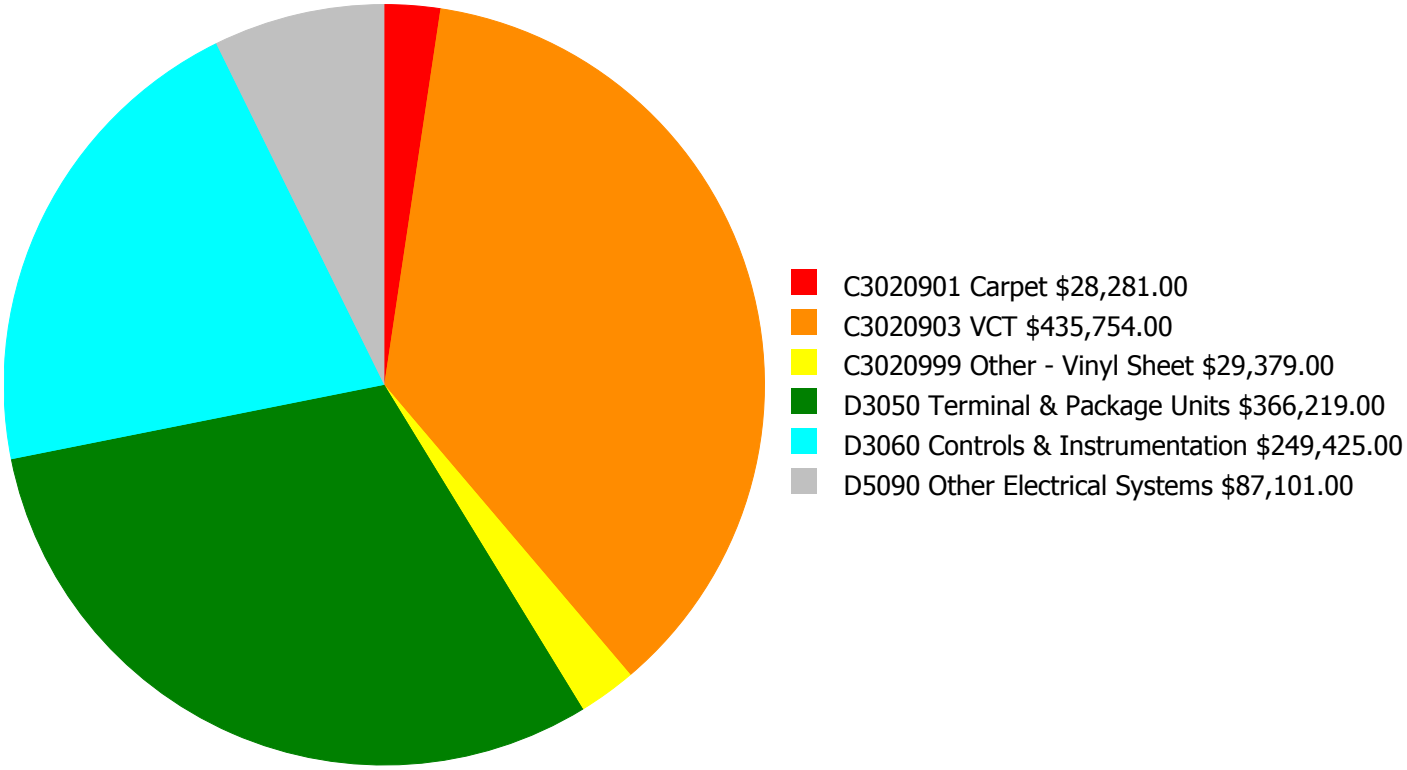
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 8.1%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$304,394.00	6.10 %	$608,789.00	4.10 %
2021	$0	$313,526.00	4.10 %	$627,053.00	0.10 %
2022	$0	$322,932.00	2.10 %	$645,864.00	-3.90 %
2023	$0	$332,620.00	0.10 %	$665,240.00	-7.90 %
2024	$7,765,782	$342,599.00	43.43 %	$685,197.00	33.43 %
2025	$89,820	$352,877.00	41.94 %	$705,753.00	29.94 %
2026	$0	$363,463.00	39.94 %	$726,926.00	25.94 %
2027	$35,826	$374,367.00	38.13 %	$748,734.00	22.13 %
2028	$0	$385,598.00	36.13 %	$771,196.00	18.13 %
2029	$2,035,275	$397,166.00	44.38 %	$794,331.00	24.38 %
Total:	**$9,926,703**	**$3,489,542.00**		**$6,979,083.00**	

Deficiency Summary by System

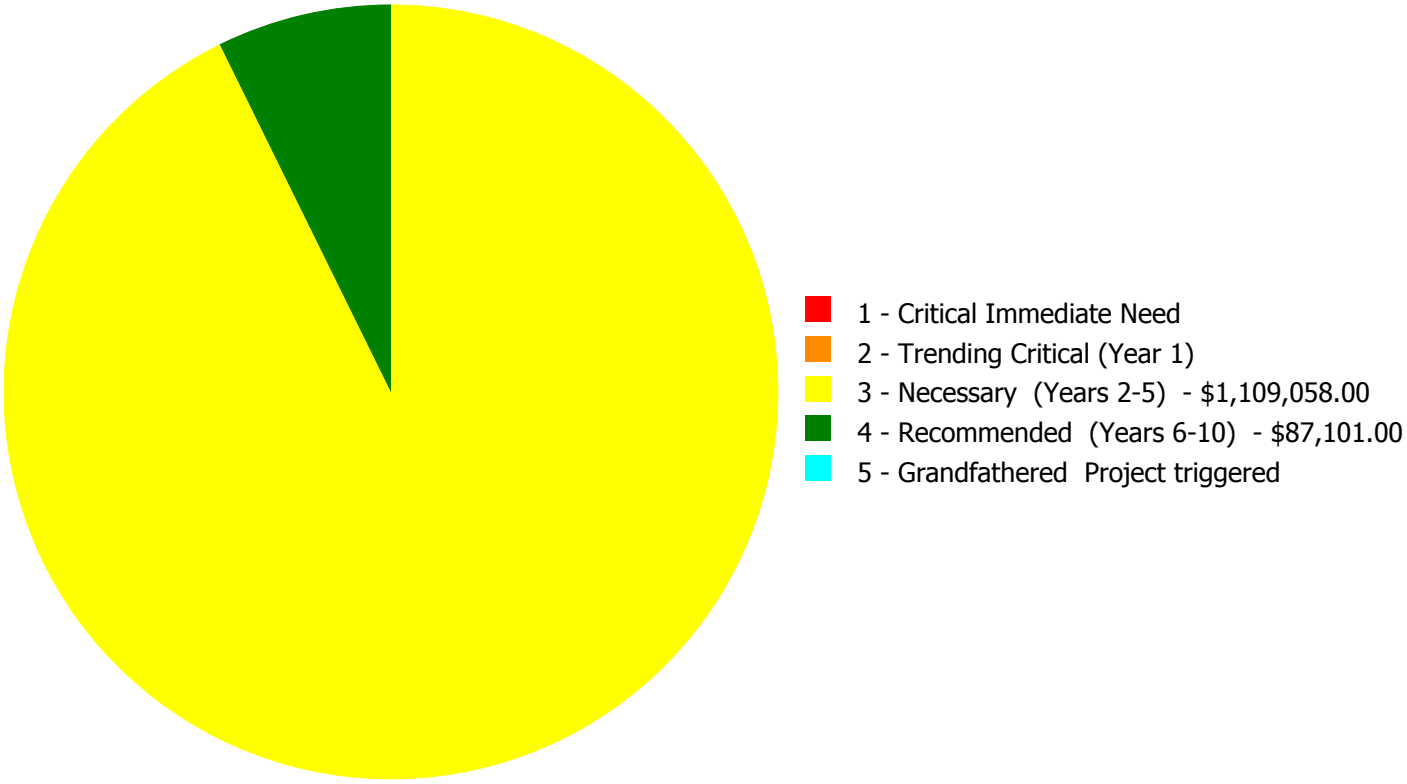
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,196,159.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,196,159.00

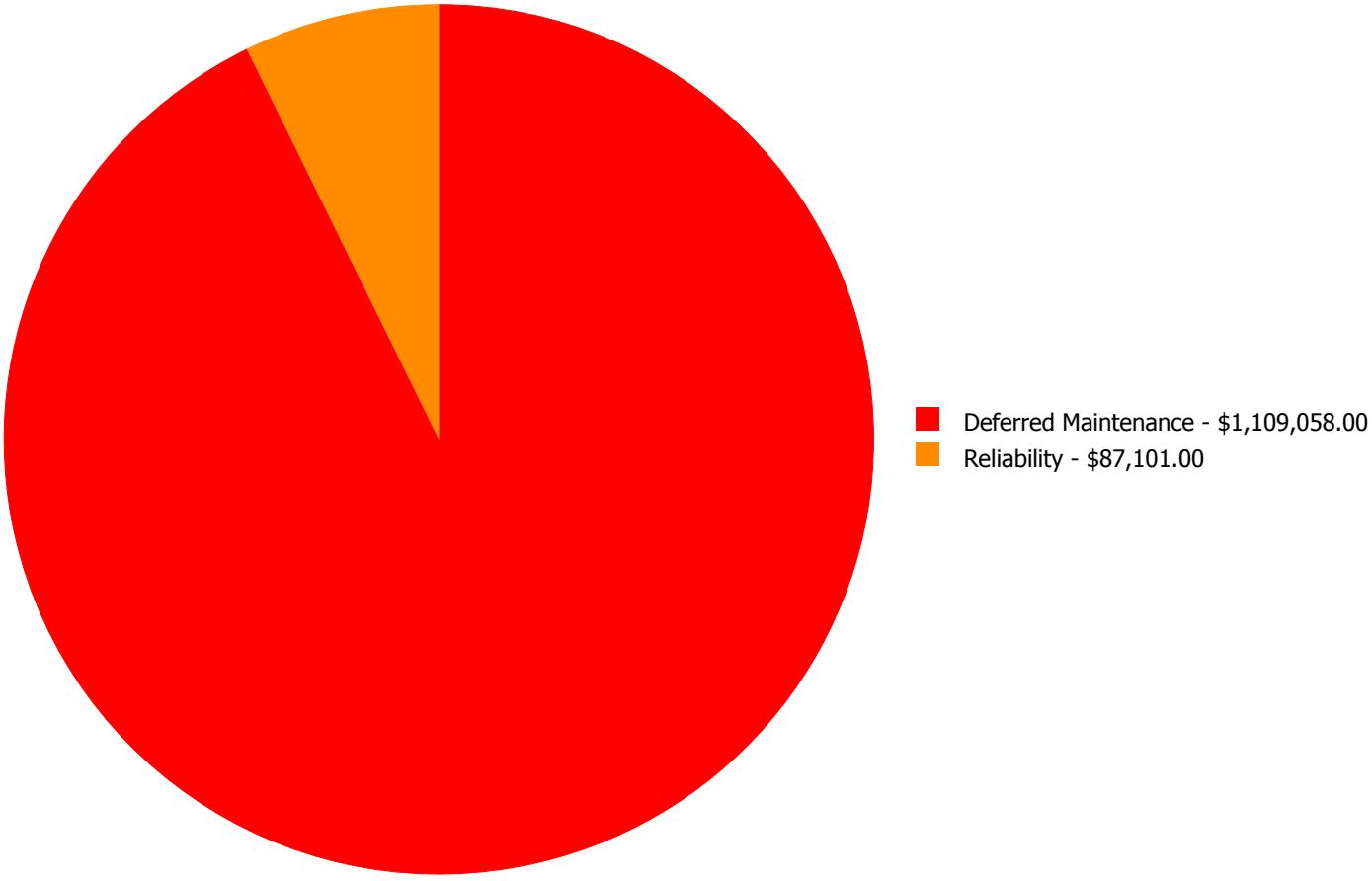
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$28,281.00	$0.00	$0.00	$28,281.00
C3020903	VCT	$0.00	$0.00	$435,754.00	$0.00	$0.00	$435,754.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$29,379.00	$0.00	$0.00	$29,379.00
D3050	Terminal & Package Units	$0.00	$0.00	$366,219.00	$0.00	$0.00	$366,219.00
D3060	Controls & Instrumentation	$0.00	$0.00	$249,425.00	$0.00	$0.00	$249,425.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$87,101.00	$0.00	$87,101.00
	Total:	$0.00	$0.00	$1,109,058.00	$87,101.00	$0.00	$1,196,159.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,196,159.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Media Center and Main office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,428.00
Unit of Measure: S.F.
Estimate: $28,281.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The carpet is aged beyond its expected life and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 80,785.00
Unit of Measure: S.F.
Estimate: $435,754.00
Assessor Name: Homero Guerrero
Date Created: 01/31/2020

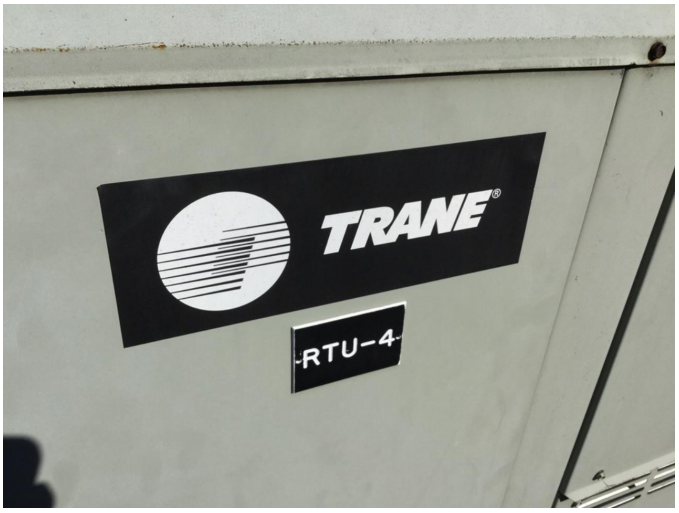
Notes: The VCT floor finish is beyond its expected service life, faded and stained, and should be replaced.

System: C3020999 - Other - Vinyl Sheet

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,767.00
Unit of Measure: S.F.
Estimate: $29,379.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The vinyl sheet floor finish is beyond its expected service life and is recommended for replacement.

System: D3050 - Terminal & Package Units



Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 89,980.00
Unit of Measure: S.F.
Estimate: $366,219.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

System: D3060 - Controls & Instrumentation

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 89,980.00
Unit of Measure: S.F.
Estimate: $249,425.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The controls are nearing the end of their useful life. The system is functional however upgrades are warranted.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Onsite
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 89,980.00
Unit of Measure: S.F.
Estimate: $87,101.00
Assessor Name: Homero Guerrero
Date Created: 07/29/2013

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:	
Gross Area (SF):	89,980
Year Built:	2004
Last Renovation:	
Replacement Value:	$2,644,512
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	51.82 %
FCA Score:	100.00

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.

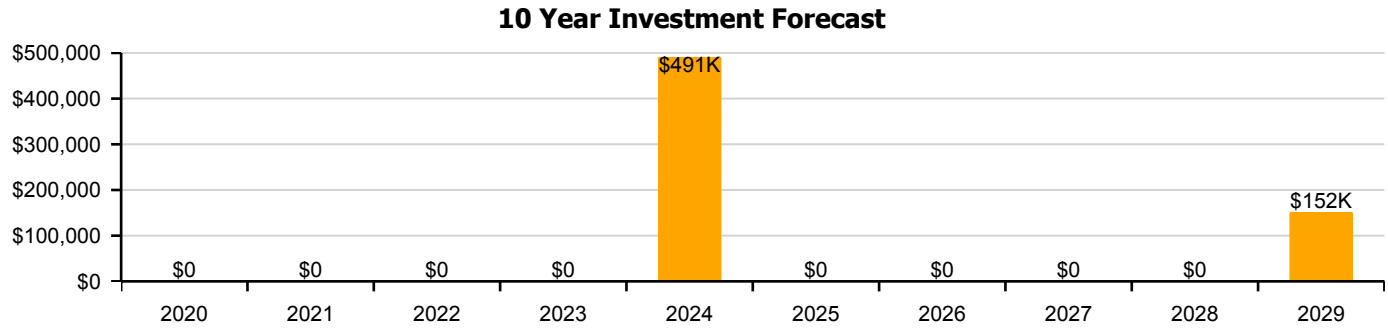
Dashboard Summary

Function:		Gross Area:	89,980
Year Built:	2004	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,644,512
FCI:	0.00 %	RSLI%:	51.82 %

No data found for this asset

No data found for this asset

No data found for this asset



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	48.24 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	69.82 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**51.82 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.24	S.F.	89,980	35	2004	2039		57.14 %	0.00 %	20			$201,555
G2020	Parking Lots	$7.57	S.F.	89,980	35	2004	2039		57.14 %	0.00 %	20			$681,149
G2030	Pedestrian Paving	$2.19	S.F.	89,980	35	2004	2039		57.14 %	0.00 %	20			$197,056
G2040105	Fence & Guardrails	$1.15	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$103,477
G2040950	Playing Field	$4.28	S.F.	89,980	20	2004	2024		25.00 %	0.00 %	5			$385,114
G2050	Landscaping	$1.14	S.F.	89,980	25	2004	2029		40.00 %	0.00 %	10			$102,577
G3010	Water Supply	$1.02	S.F.	89,980	50	2004	2054		70.00 %	0.00 %	35			$91,780
G3020	Sanitary Sewer	$2.10	S.F.	89,980	50	2004	2054		70.00 %	0.00 %	35			$188,958
G3030	Storm Sewer	$1.19	S.F.	89,980	50	2004	2054		70.00 %	0.00 %	35			$107,076
G3090	Other Site Mechanical Utilities	$0.04	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$3,599
G4010	Electrical Distribution	$2.42	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$217,752
G4020	Site Lighting	$2.85	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$256,443
G4030	Site Communication and Security	$1.20	S.F.	89,980	30	2004	2034		50.00 %	0.00 %	15			$107,976
								Total	**51.82 %**					**$2,644,512**

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 - Playing Field



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply


Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G3090 - Other Site Mechanical Utilities


Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

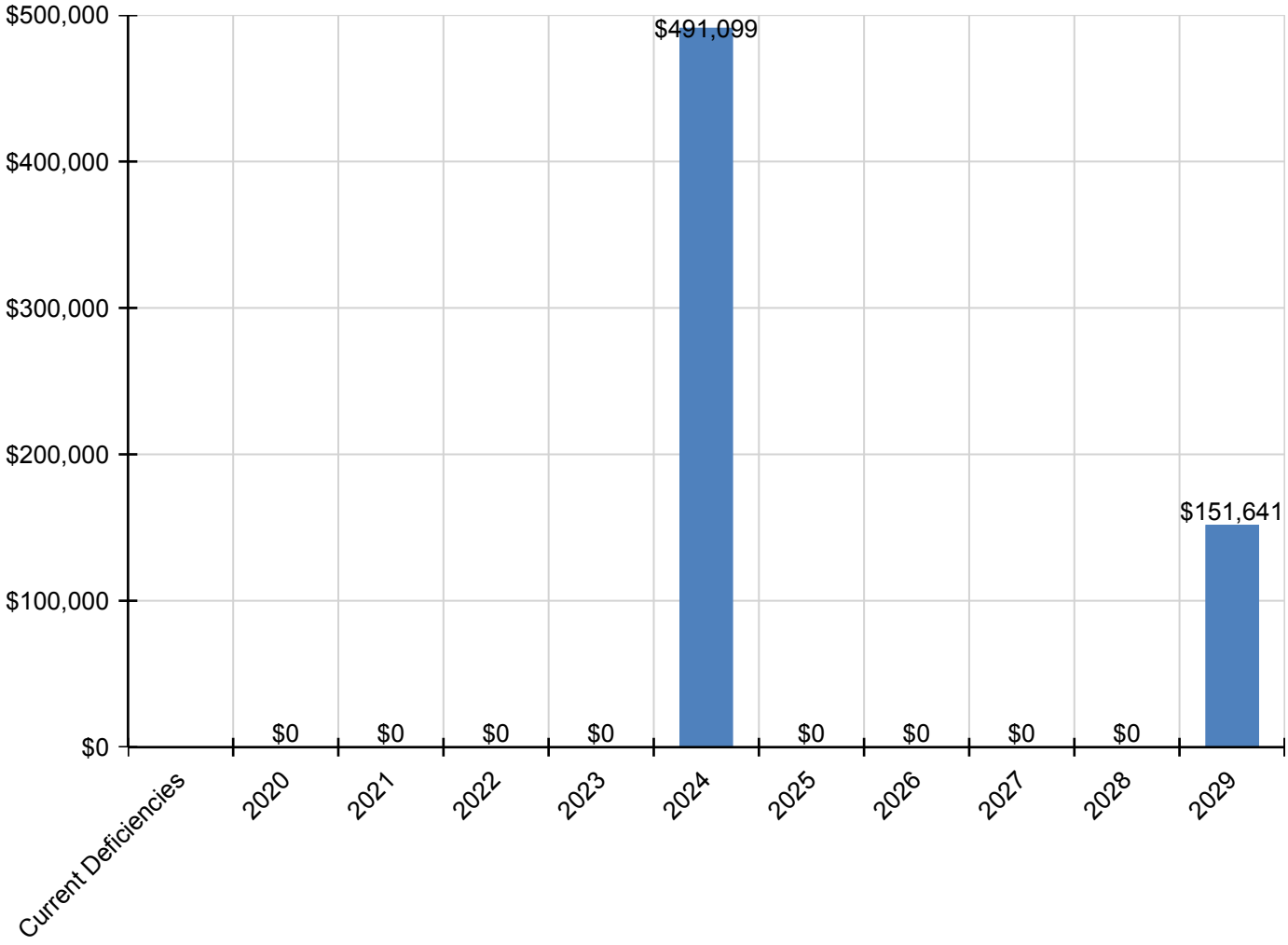
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$491,099**	**$0**	**$0**	**$0**	**$0**	**$151,641**	**$642,739**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$491,099	$0	$0	$0	$0	$0	**$491,099**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$151,641	**$151,641**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3090 - Other Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

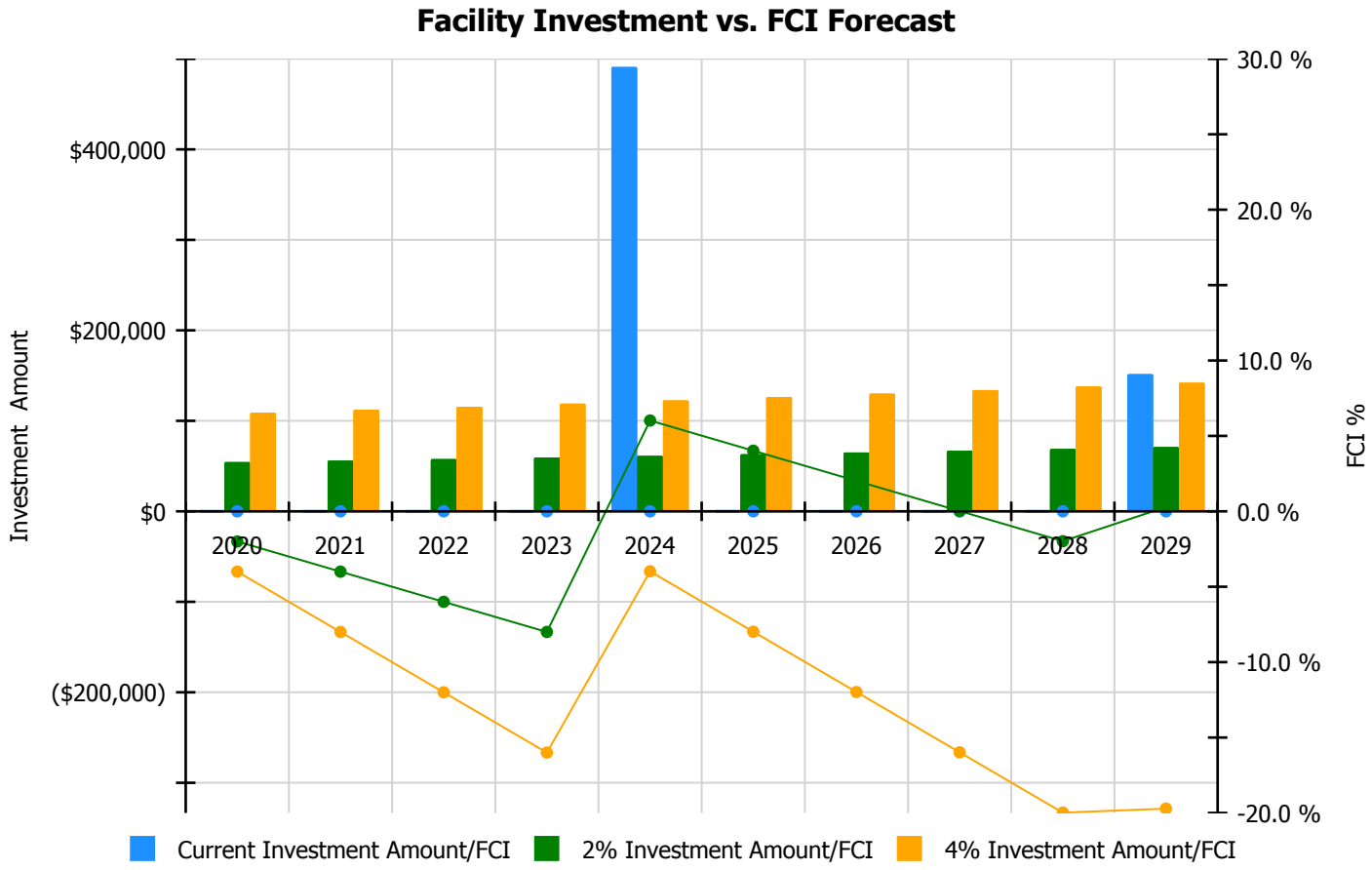
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$54,477.00	-2.00 %	$108,954.00	-4.00 %
2021	$0	$56,111.00	-4.00 %	$112,223.00	-8.00 %
2022	$0	$57,795.00	-6.00 %	$115,589.00	-12.00 %
2023	$0	$59,528.00	-8.00 %	$119,057.00	-16.00 %
2024	$491,099	$61,314.00	6.02 %	$122,629.00	-3.98 %
2025	$0	$63,154.00	4.02 %	$126,307.00	-7.98 %
2026	$0	$65,048.00	2.02 %	$130,097.00	-11.98 %
2027	$0	$67,000.00	0.02 %	$134,000.00	-15.98 %
2028	$0	$69,010.00	-1.98 %	$138,020.00	-19.98 %
2029	$151,641	$71,080.00	0.29 %	$142,160.00	-19.71 %
Total:	**$642,739**	**$624,517.00**		**$1,249,036.00**	

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.

No data found for this asset

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:

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

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:

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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 #:	0304
Project:	APS Assessments 2019	Region:	761	Site:	Deerwood Academy
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	21.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Excel	2.00	2.00	100.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Fair	0.24	0.37	65.00
Self-Contained Special Ed				
Environment	Excel	0.48	0.48	100.00
Size	Excel	1.20	1.20	100.00
Location	Excel	0.36	0.36	100.00
Storage/Fixed Equip	Fair	0.23	0.36	65.00
Instructional Resource Rooms				
Environment	Excel	0.72	0.72	100.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Fair	0.35	0.54	65.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Excel	0.74	0.74	100.00

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Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Fair	0.36	0.56	65.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
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
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Poor	0.72	1.44	50.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Excel	2.56	2.56	100.00
Counseling	Fair	0.19	0.29	65.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Unsat	0.00	0.97	0.00
Parking	Good	0.65	0.81	80.00
Play Areas	Unsat	0.00	2.34	0.00

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Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Unsat	0.00	0.75	0.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Excel	3.00	3.00	100.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**86.26**	**98.25**	**87.79**

Comments

Suitability - ES

Deerwood Elementary School is a neighborhood school, offering the International Baccalaureate Programme to all students in grades PreK through 5. This includes French instruction for all students, and direct instruction in cultural diversity and arts integration. The school was built in 2004. One quarter of the students are driven to school by parents or family members. Very few walk to school.

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

There is inadequate courter space and sink space in the kindergarten classrooms.

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

There is inadequate counter space and sink space in these classrooms. There are no walls of cabinets in these classrooms.

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

There is inadequate permanent casework and storage in this classroom.

Suitability - ES->Instructional Resource Rooms-->Storage/Fixed Equip

The storage is inadequate in this classroom.

Suitability - ES->Music

The building has two music classrooms. One of these is for choir the other for band. The school uses one of these as a student support room and office space for counselors and social workers. The other room is used for band, with the storage space used as a keyboard classroom.

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

This space does not have adequate casework, and does not have a sink and drinking fountain.

Suitability - ES->P.E.-->Storage/Fixed Equip

The gym is shared with the auditorium. There is little storage available for these programs. There is no safety padding behind the basketball hoops.

Suitability - ES->Performing Arts-->Storage/Fixed Equip

There is no storage available for the performing arts space.

Suitability - ES->Counseling

The counseling office is not near the records storage. It is located in the room intended for band next to the music program, so the space is noisy.

Suitability - ES->Outside-->Vehicular Traffic

There is no separation of cars, buses and pedestrians. There is inadequate bus parking.

Suitability - ES->Outside-->Pedestrian Traffic

Pedestrians have to walk through vehicular traffic to enter the building. They also walk through the parking lot area.

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Suitability - ES->Outside-->Play Areas

The building does not have a fence. The play area is immediately next to the street. It is not ADA accessible. Play areas have been created in the buildings courtyards for students in grades PreK-2. These have ADA surfaces, but no play equipment. These courtyards are all concrete, and accessible from the classrooms.

Suitability - ES->Safety and Security-->Fencing

There is no fence.

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

The security vestibule is not visible from the front door.