Atlanta Public Schools/ Jackson Cluster

Dunbar Elementary School

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):	99,006
Year Built:	1969
Last Renovation:	2009
Replacement Value:	$20,277,541
Repair Cost:	$613,731.41
Total FCI:	3.03 %
Total RSLI:	56.08 %
FCA Score:	96.97

Description:

The Dunbar Elementary School consists of a two story main school building located at 1820 Henry Thomas Drive SE., in Atlanta, GA. The 99,006 GSF building was constructed in 1969. An addition to the main building was constructed in 2009. The Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, gardens and fencing. Site mechanical and electrical features include water, sewer, and site lighting.

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.

B. SUPERSTRUCTURE
The superstructure is concrete frame. Floor construction is slab on-grade. Roof construction is precast concrete panels. The exterior

enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are metal mostly with glazing.

C. 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, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile and vinyl sheet. Ceiling finishes in common areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one elevator and a wheelchair lift.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems.
HVAC: Heating is provided by gas fired boilers. Cooling system is supported by roof top mounted package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.
FIRE PROTECTION: The building does not have a fire sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building 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 combination of LED and lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies 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. This building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system.

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

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

CODE REVIEW
HEALTH: The trash dumpster is in the parking lot open to the public. The exterior services are not protected. Upgrades to landscaping and hardscape to protect the exterior services and trash area are recommended.
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE-SAFETY SYSTEMS: The building is covered with a sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. As noted in the photos several electrical rooms are being used as overflow storage. Care should be taken to remove the potential hazards from the room to meet current code.

Attributes:

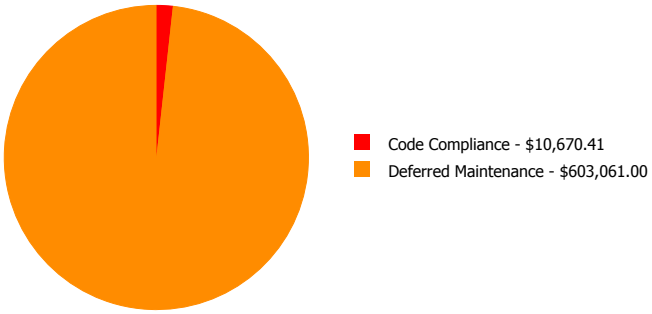
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	98959
DOE Facility Number:	5558	Total # of Modular/Portables:	0
DOE Interior Site SF:	98959	Total GSF of Modular/Portables:	0
Approx. Acres:	5.3	Status:	Active

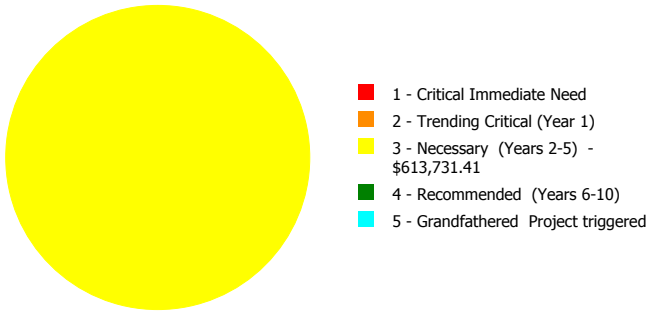
School Dashboard Summary

Gross Area:	99,006		
Year Built:	1969	Last Renovation:	2009
Repair Cost:	$613,731	Replacement Value:	$20,277,541
FCI:	3.03 %	RSLI%:	56.08 %

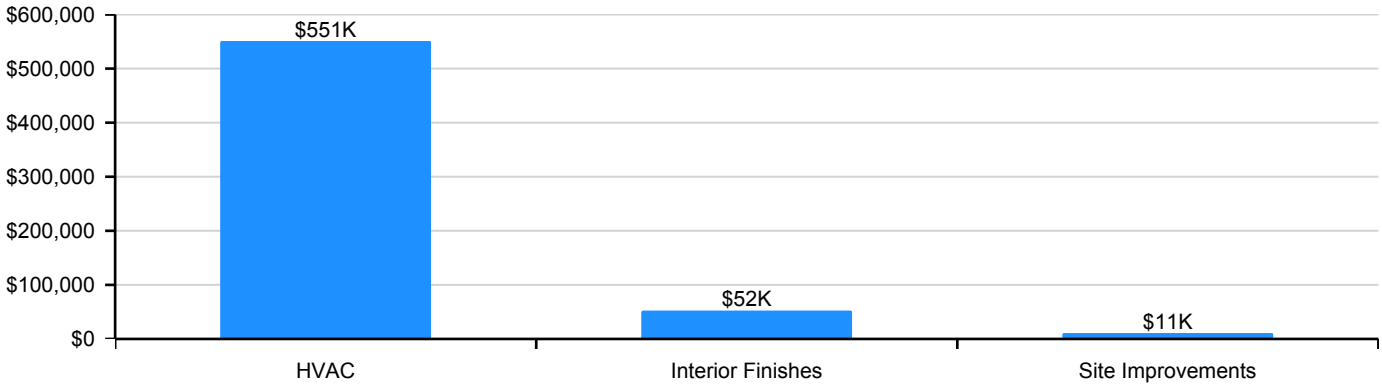
Deficiency By Category



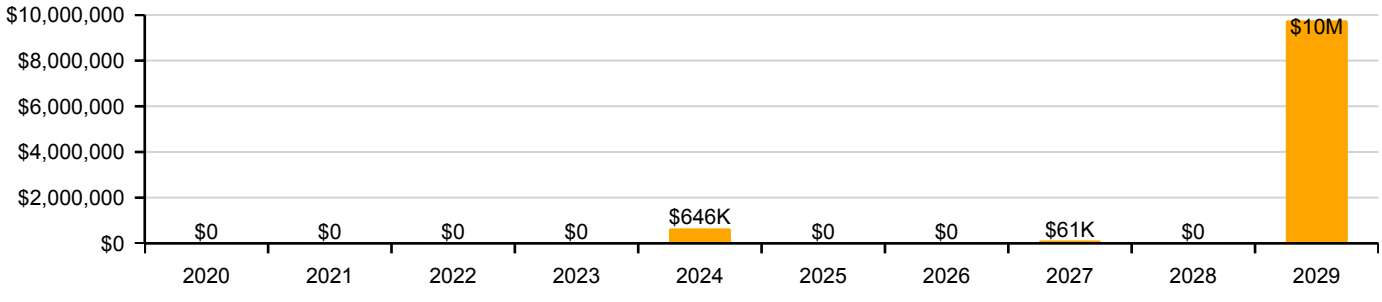
Deficiency By Priority



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	57.00 %	0.00 %	$0.00
A20 - Basement Construction	57.00 %	0.00 %	$0.00
B10 - Superstructure	57.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	60.92 %	0.00 %	$0.00
B30 - Roofing	62.46 %	0.00 %	$0.00
C10 - Interior Construction	60.96 %	0.00 %	$0.00
C20 - Stairs	57.00 %	0.00 %	$0.00
C30 - Interior Finishes	43.60 %	3.39 %	$52,174.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.38 %	0.00 %	$0.00
D30 - HVAC	44.46 %	19.08 %	$550,887.00
D40 - Fire Protection	62.17 %	0.00 %	$0.00
D50 - Electrical	51.34 %	0.00 %	$0.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
G20 - Site Improvements	67.77 %	0.58 %	$10,670.41
G30 - Site Mechanical Utilities	79.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**56.08 %**	**3.03 %**	**$613,731.41**

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
1969 Bldg 2010	81,687	1.62	$0.00	$0.00	$231,178.00	$0.00	$0.00
2009 Bldg 2011_2012	17,319	12.10	$0.00	$0.00	$371,883.00	$0.00	$0.00
Site	99,006	0.36	$0.00	$0.00	$10,670.41	$0.00	$0.00
Total:		**3.03**	**$0.00**	**$0.00**	**$613,731.41**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $613,731.41

Executive Summary

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Function:	Elementary
Gross Area (SF):	81,687
Year Built:	1969
Last Renovation:	2009
Replacement Value:	$14,227,303
Repair Cost:	$231,178.00
Total FCI:	1.62 %
Total RSLI:	51.90 %
FCA Score:	98.38

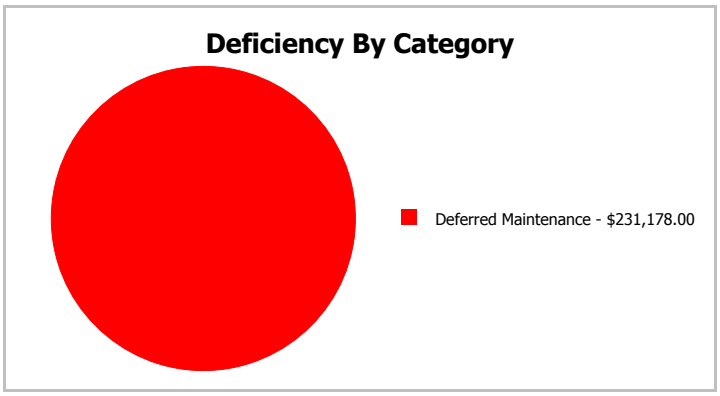
Description:

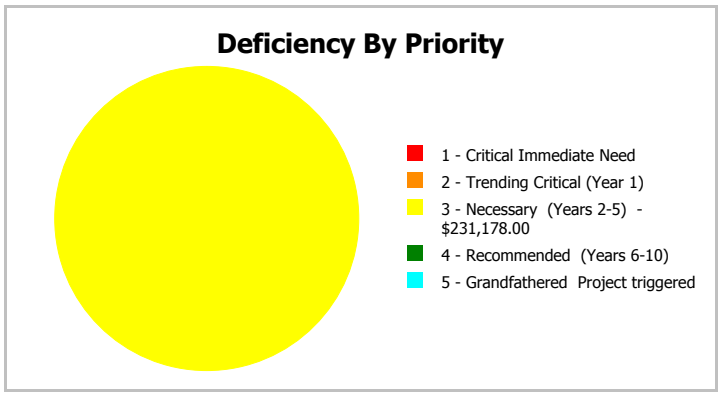
The narrative for this building is included in the Executive Summary Description at the front of this report.

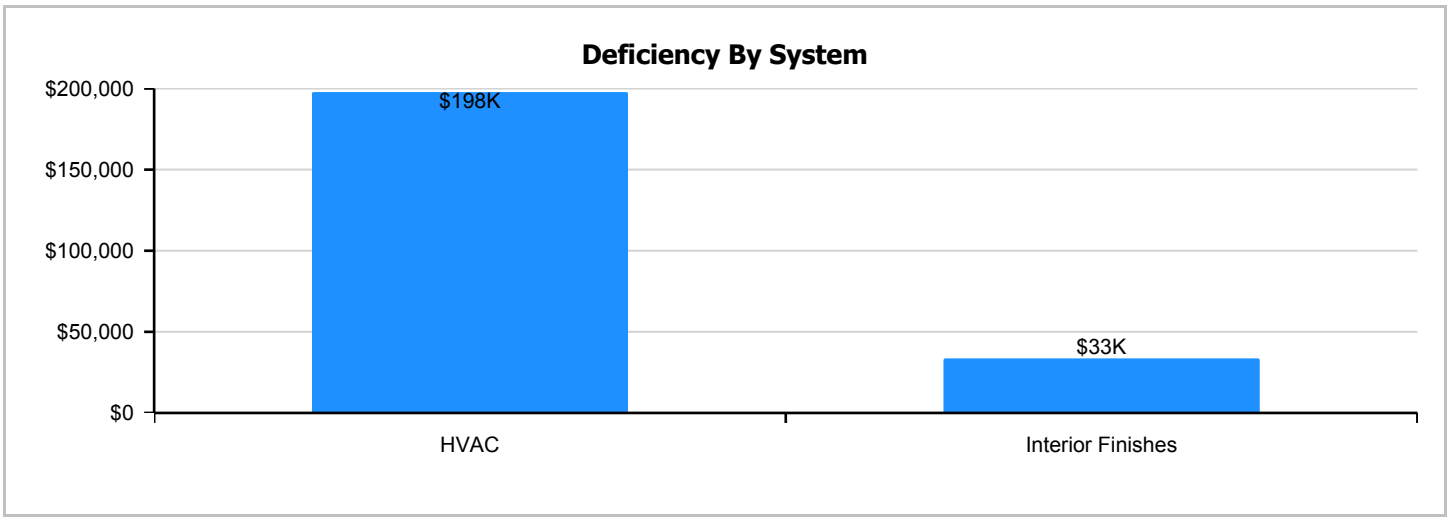
Attributes: This asset has no attributes.

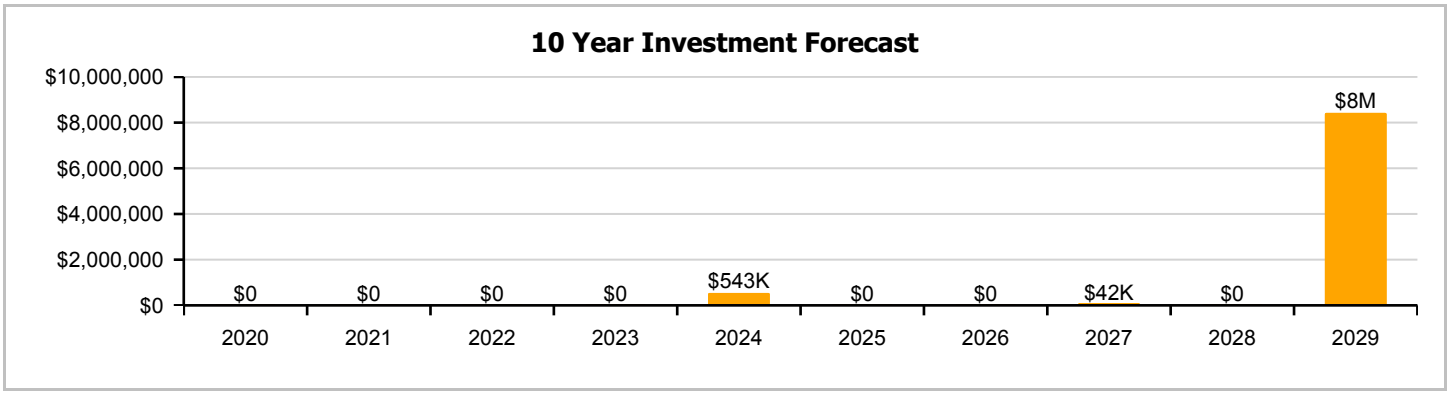
Dashboard Summary

Function:	Elementary	Gross Area:	81,687
Year Built:	1969	Last Renovation:	2009
Repair Cost:	$231,178	Replacement Value:	$14,227,303
FCI:	1.62 %	RSLI%:	51.90 %









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	50.00 %	0.00 %	$0.00
A20 - Basement Construction	50.00 %	0.00 %	$0.00
B10 - Superstructure	50.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	56.77 %	0.00 %	$0.00
B30 - Roofing	60.98 %	0.00 %	$0.00
C10 - Interior Construction	57.67 %	0.00 %	$0.00
C20 - Stairs	50.00 %	0.00 %	$0.00
C30 - Interior Finishes	44.20 %	2.63 %	$33,495.00
D10 - Conveying	50.00 %	0.00 %	$0.00
D20 - Plumbing	54.38 %	0.00 %	$0.00
D30 - HVAC	50.03 %	8.30 %	$197,683.00
D40 - Fire Protection	61.41 %	0.00 %	$0.00
D50 - Electrical	51.34 %	0.00 %	$0.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**51.90 %**	**1.62 %**	**$231,178.00**

Photo Album

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

1). North Elevation - Dec 17, 2019

2). East Elevation - Dec 17, 2019

3). South Elevation - Dec 17, 2019

4). West Elevation - Dec 17, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$602,033
A1030	Slab on Grade	$6.22	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$508,093
A2010	Basement Excavation	$0.19	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$15,521
A2020	Basement Walls	$2.32	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$189,514
B1010	Floor Construction	$18.73	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$1,529,998
B1020	Roof Construction	$12.10	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$988,413
B2010	Exterior Walls	$13.80	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$1,127,281
B2020	Exterior Windows	$8.60	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$702,508
B2030	Exterior Doors	$0.84	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$68,617
B3010105	Built-Up	$7.15	S.F.	33,122	25	2009	2034		60.00 %	0.00 %	15			$236,822
B3020	Roof Openings	$0.50	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$40,844
C1010	Partitions	$5.59	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$456,630
C1020	Interior Doors	$3.65	S.F.	81,687	40	2009	2049		75.00 %	0.00 %	30			$298,158
C1030	Fittings	$2.65	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$216,471
C2010	Stair Construction	$2.83	S.F.	81,687	100	1969	2069		50.00 %	0.00 %	50			$231,174
C3010220	Tile	$9.25	S.F.	5,465	30	2009	2039		66.67 %	0.00 %	20			$50,551
C3010230	Paint & Covering	$1.47	S.F.	76,222	10	2009	2019		0.00 %	0.00 %	0			$112,046
C3020420	Ceramic Tile	$16.74	S.F.	5,465	50	2009	2059		80.00 %	0.00 %	40			$91,484
C3020901	Carpet	$7.50	S.F.	4,060	8	2009	2017		0.00 %	110.00 %	-2		$33,495.00	$30,450
C3020903	VCT	$3.48	S.F.	71,152	15	2009	2024		33.33 %	0.00 %	5			$247,609
C3020999	Other - Concrete Finish	$6.87	S.F.	1,010	100	2009	2109		90.00 %	0.00 %	90			$6,939
C3030	Ceiling Finishes	$9.00	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$735,183
D1010	Elevators and Lifts	$1.25	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$102,109
D2010	Plumbing Fixtures	$6.37	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$520,346
D2020	Domestic Water Distribution	$0.72	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$58,815
D2030	Sanitary Waste	$1.69	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$138,051
D2040	Rain Water Drainage	$0.40	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$32,675
D3020	Heat Generating Systems	$3.60	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$294,073
D3030	Cooling Generating Systems	$6.09	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$497,474
D3040	Distribution Systems	$10.62	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$867,516
D3050	Terminal & Package Units	$6.65	S.F.	81,687	15	2014	2029		66.67 %	0.00 %	10			$543,219
D3060	Controls & Instrumentation	$2.20	S.F.	81,687	15	2009	2024	2019	0.00 %	110.00 %	0		$197,683.00	$179,711

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 $
D4010	Sprinklers	$4.08	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$333,283
D4020	Standpipes	$0.34	S.F.	81,687	30	2009	2039		66.67 %	0.00 %	20			$27,774
D4030	Fire Protection Specialties	$0.56	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$45,745
D4090	Other Fire Protection Systems	$0.60	S.F.	81,687	15	2009	2024		33.33 %	0.00 %	5			$49,012
D5010	Electrical Service/Distribution	$2.30	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$187,880
D5020	Branch Wiring	$5.24	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$428,040
D5020	Lighting	$6.64	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$542,402
D5030810	Security & Detection Systems	$1.51	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$123,347
D5030910	Fire Alarm Systems	$2.74	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$223,822
D5030920	Data Communication	$3.56	S.F.	81,687	25	2009	2034		60.00 %	0.00 %	15			$290,806
D5090	Other Electrical Systems	$0.34	S.F.	81,687	15	2009	2024		33.33 %	0.00 %	5			$27,774
E1020	Institutional Equipment	$0.09	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$7,352
E1090	Other Equipment	$0.78	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$63,716
E2010	Fixed Furnishings	$1.91	S.F.	81,687	20	2009	2029		50.00 %	0.00 %	10			$156,022
								Total	**51.90 %**	**1.62 %**			**$231,178.00**	**$14,227,303**

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

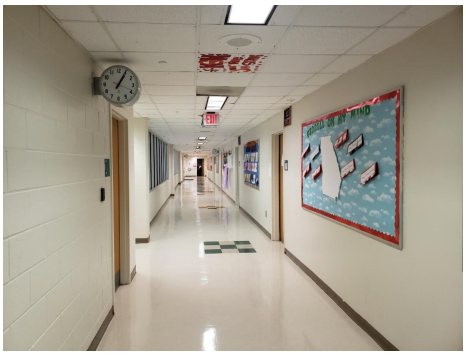


Note:

System: B3020 - Roof Openings

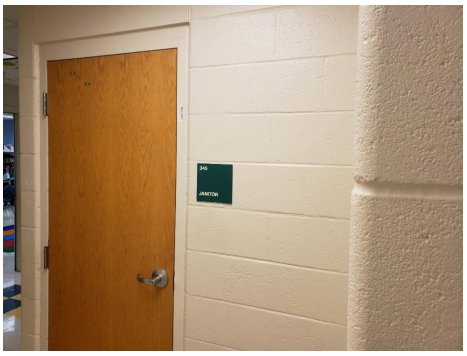

Note:

System: C1010 - Partitions

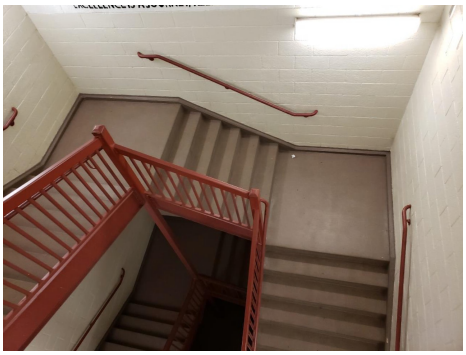

Note:

System: C1020 - Interior Doors



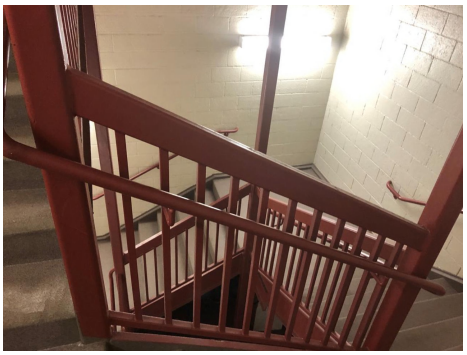
Note:

System: C1030 - Fittings

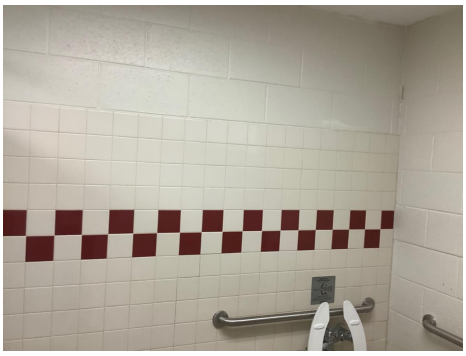
Note:

System: C2010 - Stair Construction



Note:

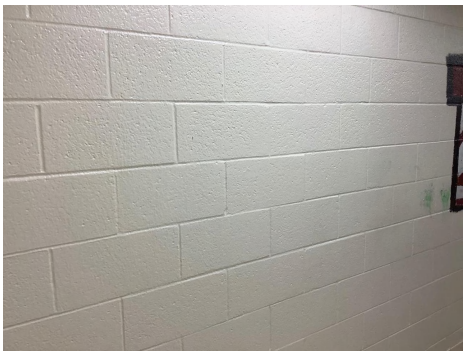
System: C3010220 - Tile


Note:

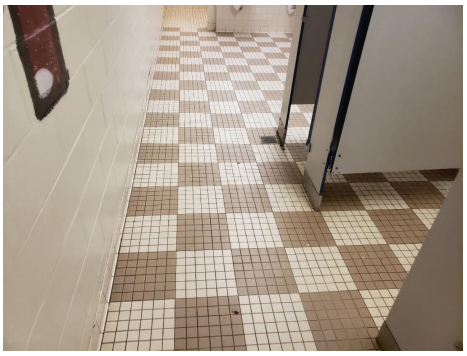
System: C3010230 - Paint & Covering





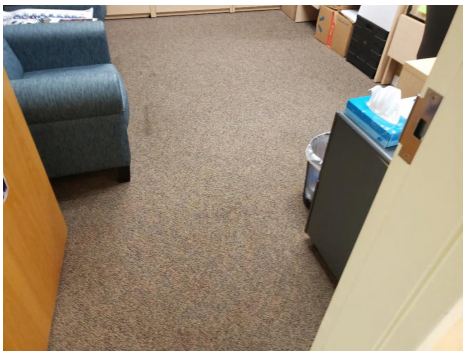
Note:

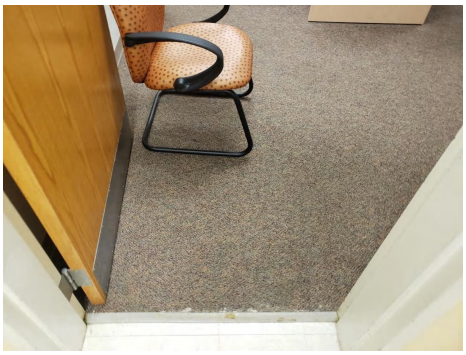
System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

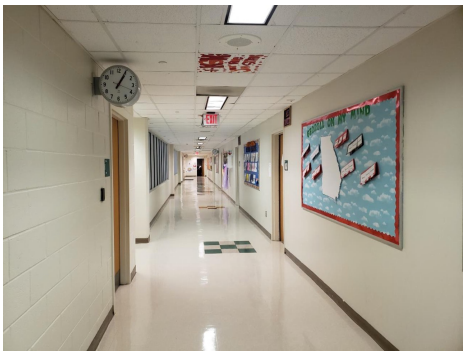




Note:

System: C3020903 - VCT





Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

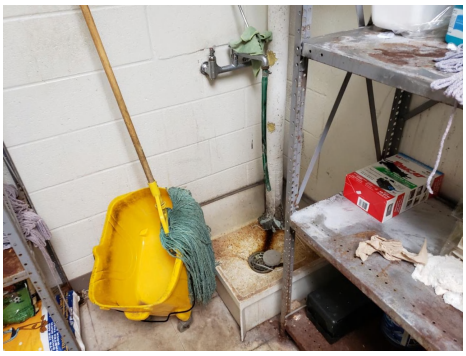
System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution





Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems


Note:

System: D3040 - Distribution Systems



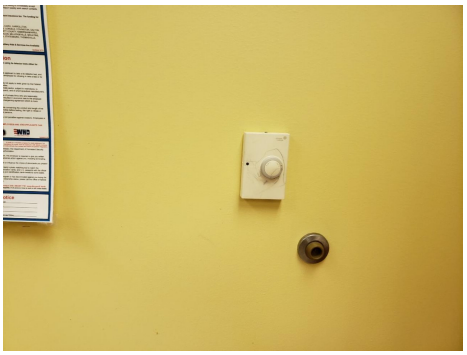
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers



Note:

System: D4030 - Fire Protection Specialties



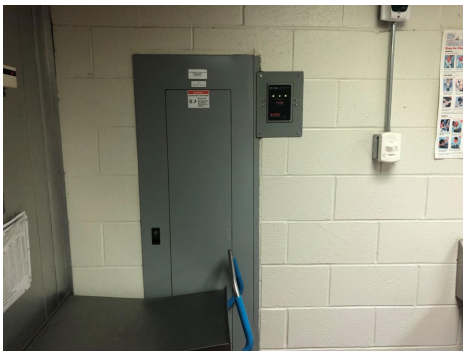
Note:

System: D4090 - Other Fire Protection Systems



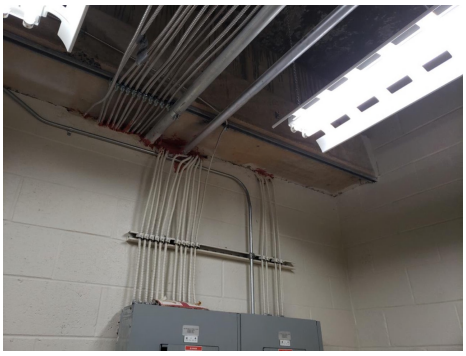
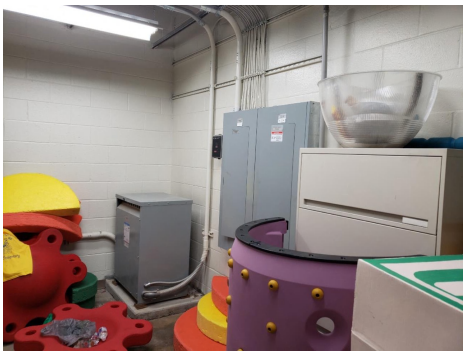
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



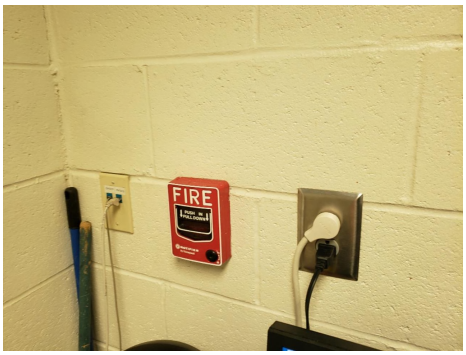
Note:

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:	**$231,178**	**$0**	**$0**	**$0**	**$0**	**$542,839**	**$0**	**$0**	**$42,430**	**$0**	**$8,425,524**	**$9,241,972**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$320,011	**$320,011**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

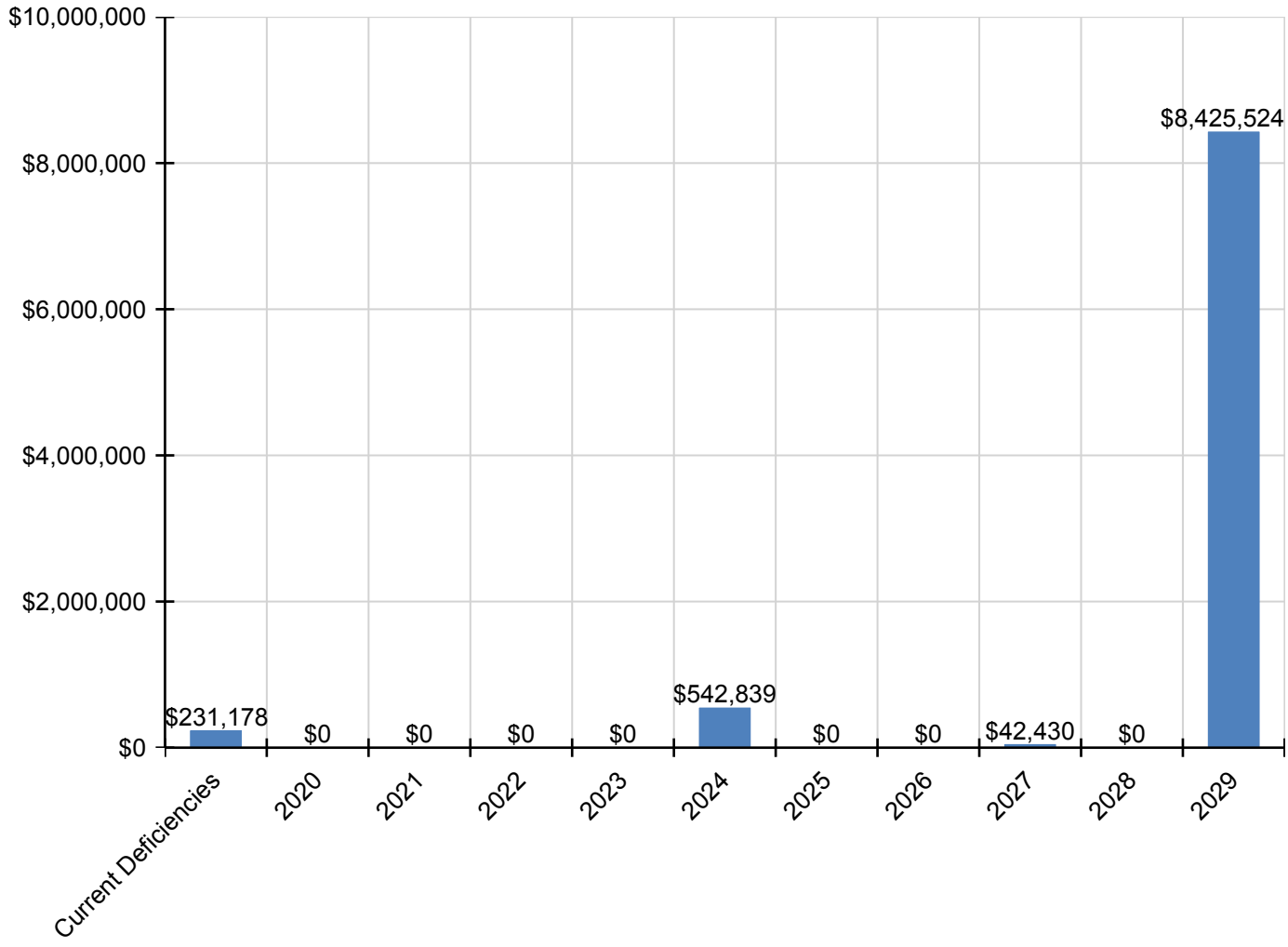
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$165,639	**$165,639**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$33,495	$0	$0	$0	$0	$0	$0	$0	$42,430	$0	$0	**$75,925**
C3020903 - VCT	$0	$0	$0	$0	$0	$444,922	$0	$0	$0	$0	$0	**$444,922**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,086,827	**$1,086,827**
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	$150,949	**$150,949**
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	$0	$769,232	**$769,232**
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	$0	$0	$0	$0	$0	$48,303	**$48,303**
D30 - HVAC	$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	$0	$434,731	**$434,731**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$735,419	**$735,419**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,282,456	**$1,282,456**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$803,044	**$803,044**
D3060 - Controls & Instrumentation	$197,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$197,683**
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**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$67,625	**$67,625**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$62,500	$0	$0	$0	$0	$0	**$62,500**
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	$277,745	**$277,745**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$632,775	**$632,775**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$801,837	**$801,837**
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	$182,345	**$182,345**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$330,879	**$330,879**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$35,417	$0	$0	$0	$0	$0	**$35,417**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,868	**$10,868**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,191	**$94,191**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$230,648	**$230,648**

** 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.

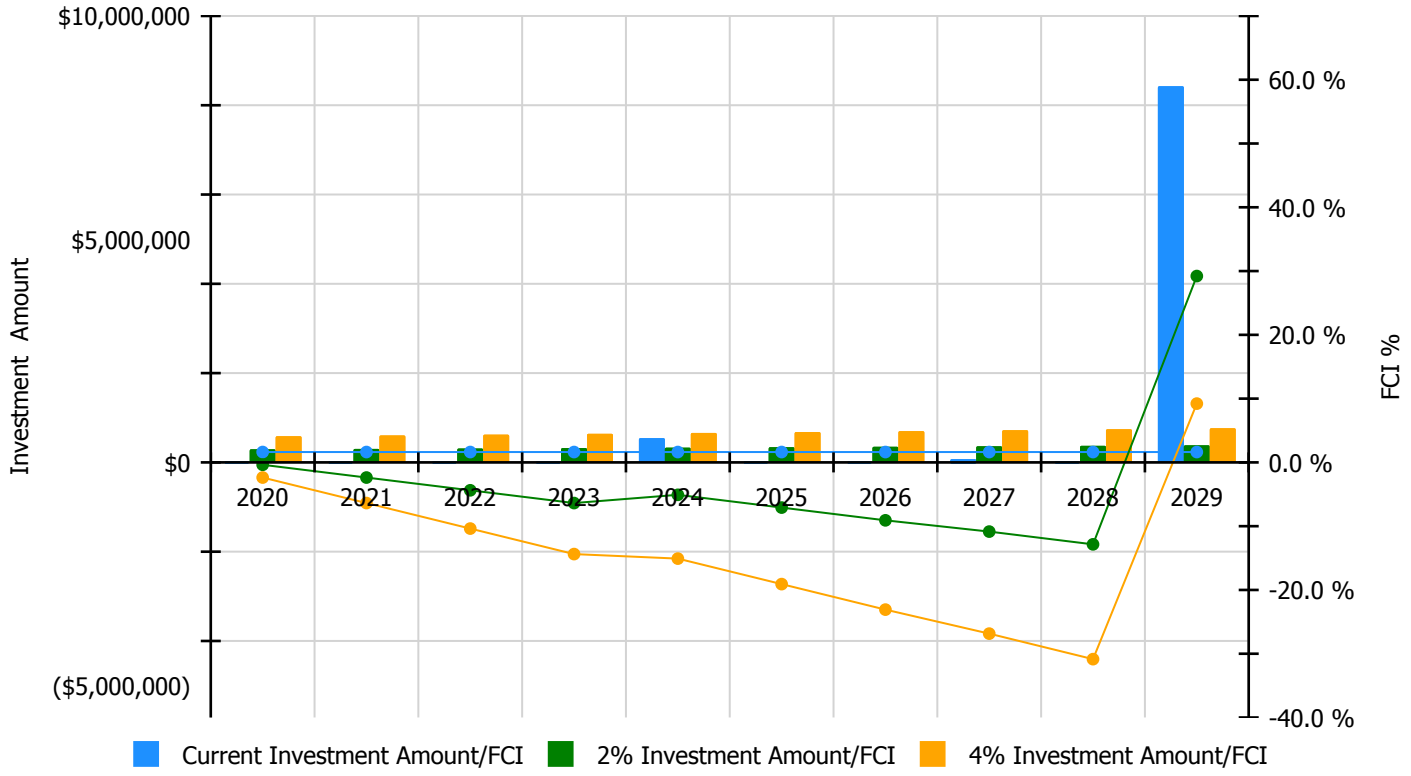


Condition Index Forecast by Investment Scenario

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

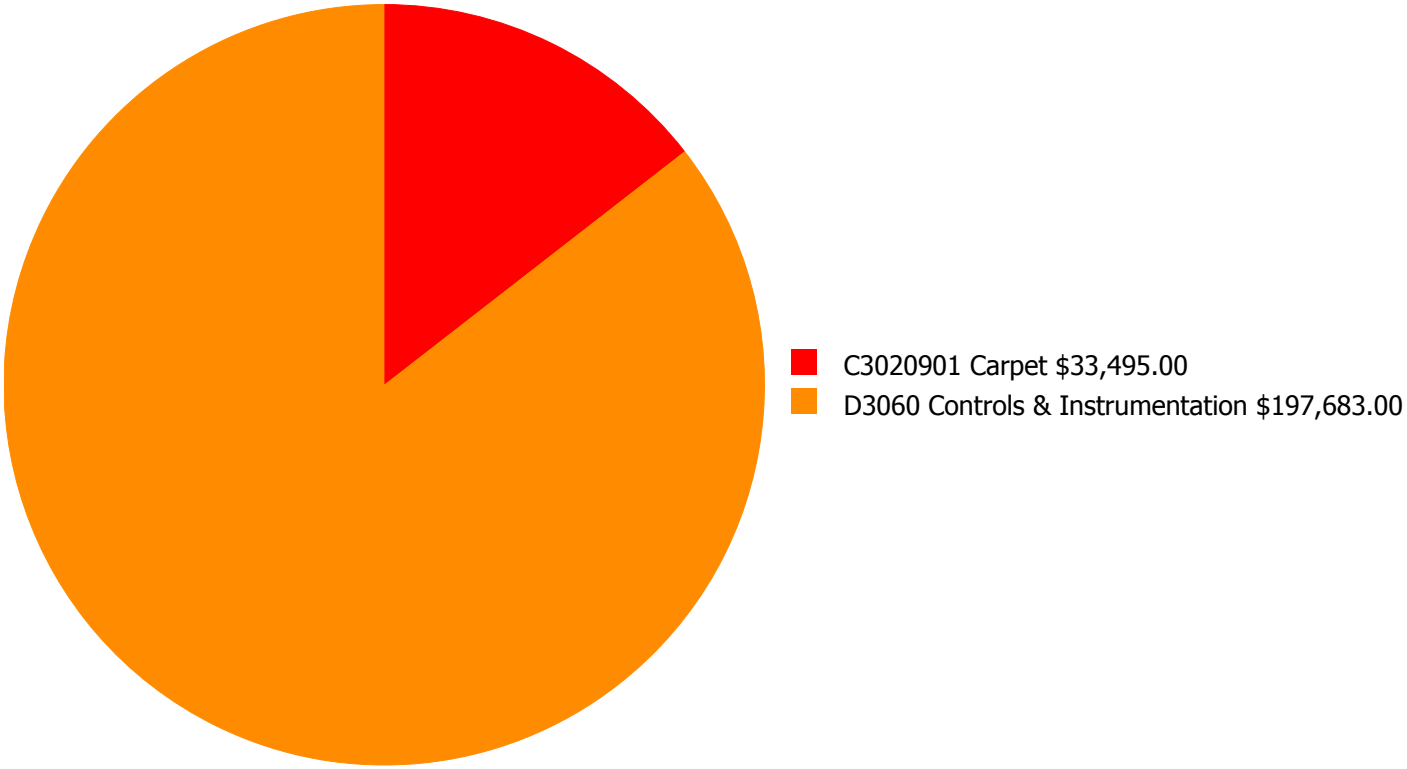
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 1.62%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$293,082.00	-0.38 %	$586,165.00	-2.38 %
2021	$0	$301,875.00	-2.38 %	$603,750.00	-6.38 %
2022	$0	$310,931.00	-4.38 %	$621,862.00	-10.38 %
2023	$0	$320,259.00	-6.38 %	$640,518.00	-14.38 %
2024	$542,839	$329,867.00	-5.08 %	$659,734.00	-15.08 %
2025	$0	$339,763.00	-7.08 %	$679,526.00	-19.08 %
2026	$0	$349,956.00	-9.08 %	$699,912.00	-23.08 %
2027	$42,430	$360,454.00	-10.85 %	$720,909.00	-26.85 %
2028	$0	$371,268.00	-12.85 %	$742,536.00	-30.85 %
2029	$8,425,524	$382,406.00	29.22 %	$764,812.00	9.22 %
Total:	**$9,010,794**	**$3,359,861.00**		**$6,719,724.00**	

Deficiency Summary by System

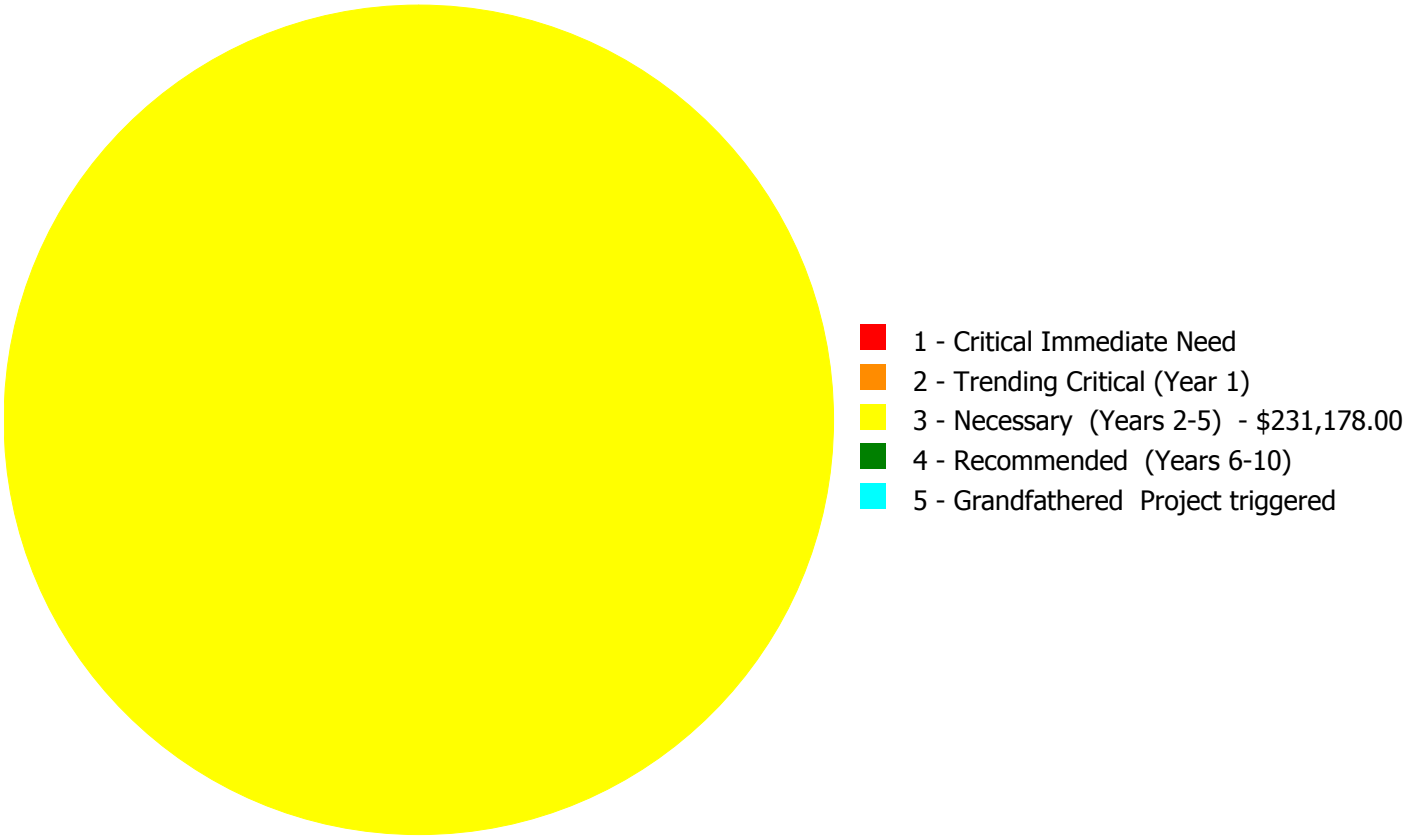
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $231,178.00

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: $231,178.00

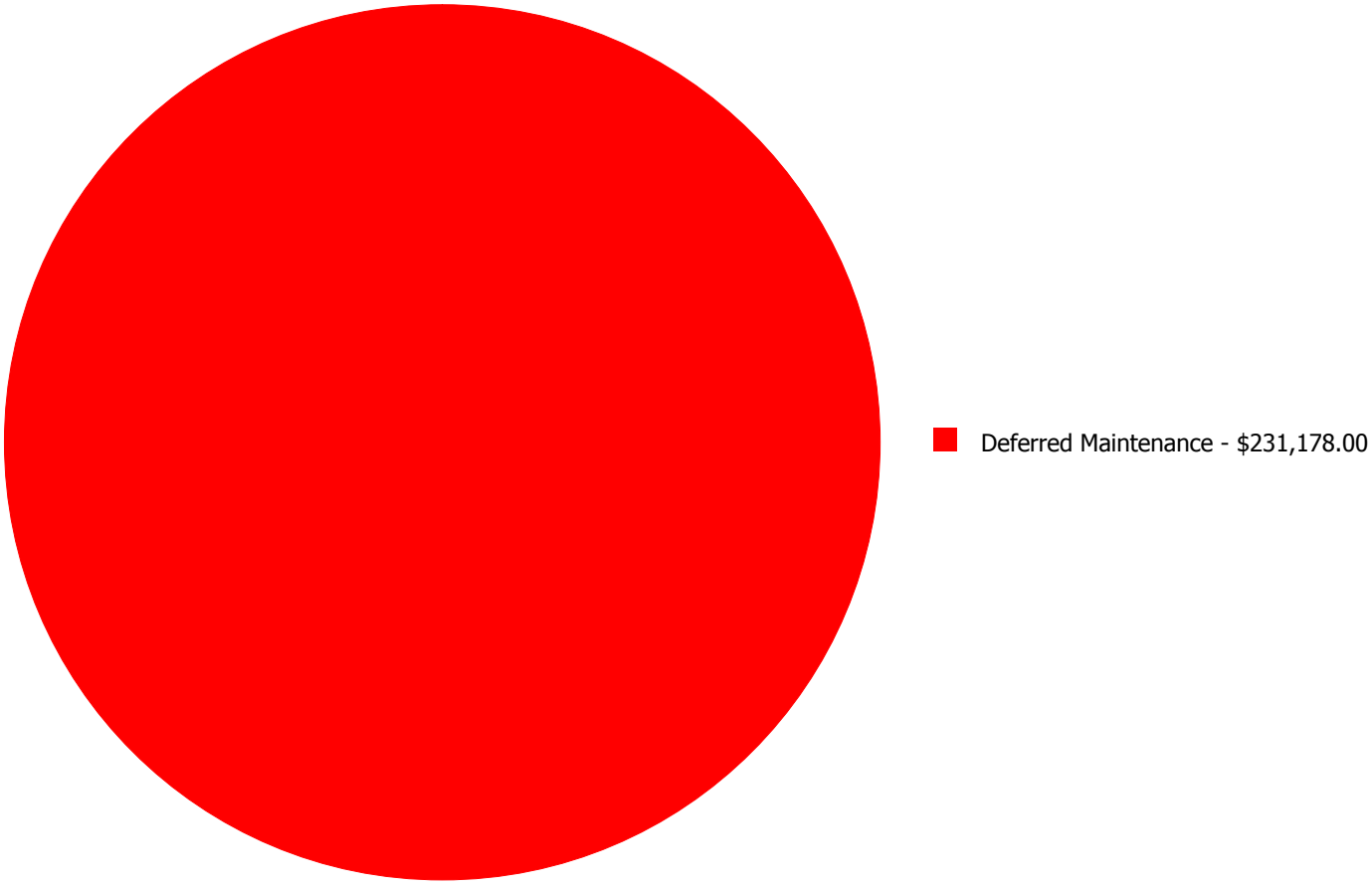
Deficiency By Priority Investment Table

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	$33,495.00	$0.00	$0.00	$33,495.00
D3060	Controls & Instrumentation	$0.00	$0.00	$197,683.00	$0.00	$0.00	$197,683.00
	Total:	$0.00	$0.00	$231,178.00	$0.00	$0.00	$231,178.00

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: $231,178.00

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: 4,060.00
Unit of Measure: S.F.
Estimate: $33,495.00
Assessor Name: Eduardo Lopez
Date Created: 10/21/2019

Notes: Carpet is beyond expected life. The carpet is aged, worn and stained, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 81,687.00
Unit of Measure: S.F.
Estimate: $197,683.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	17,319
Year Built:	2009
Last Renovation:	
Replacement Value:	$3,073,127
Repair Cost:	$371,883.00
Total FCI:	12.10 %
Total RSLI:	62.56 %
FCA Score:	87.90

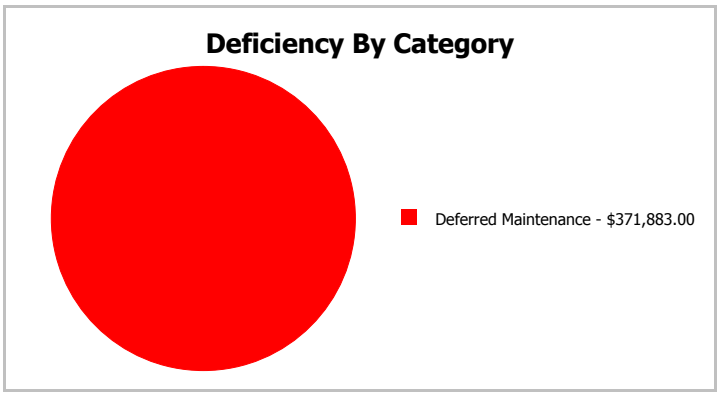
Description:

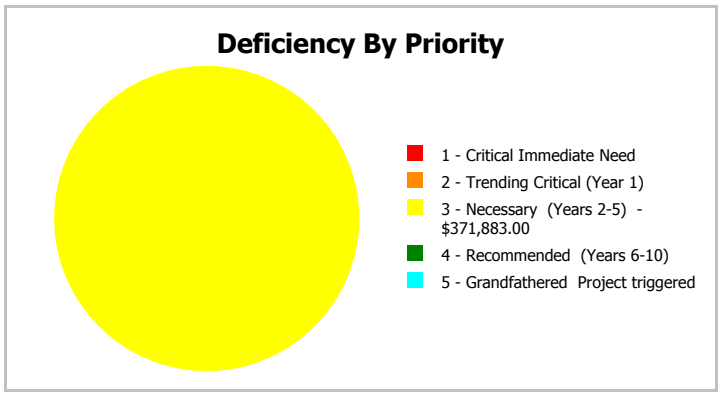
The narrative for this building is included in the Executive Summary Description at the front of this report.

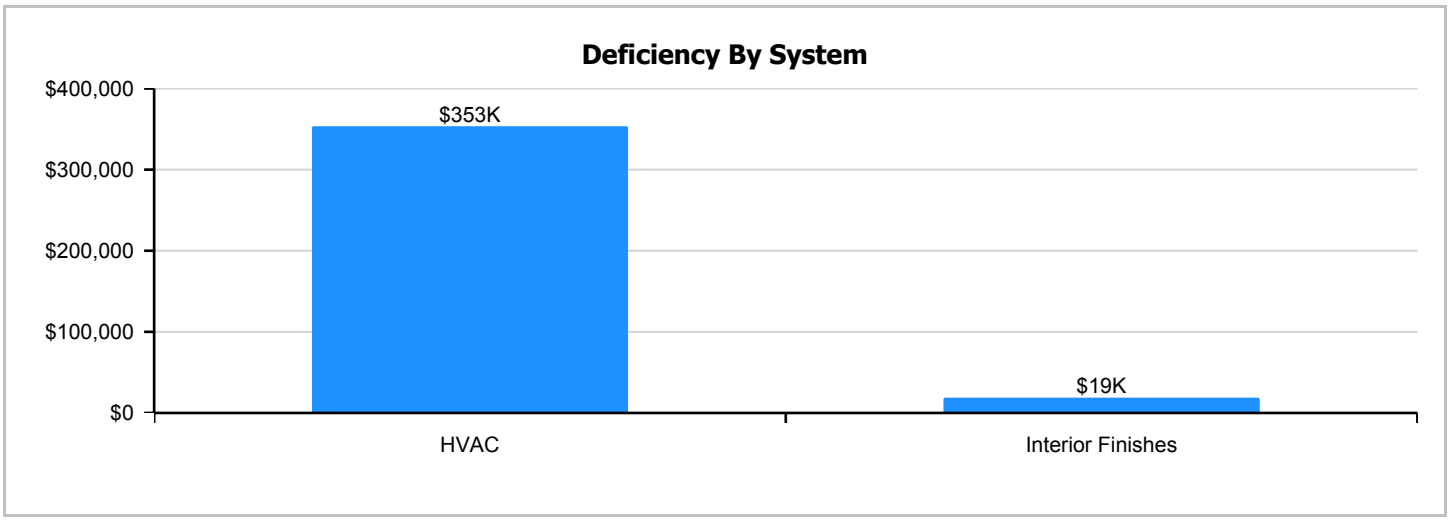
Attributes: This asset has no attributes.

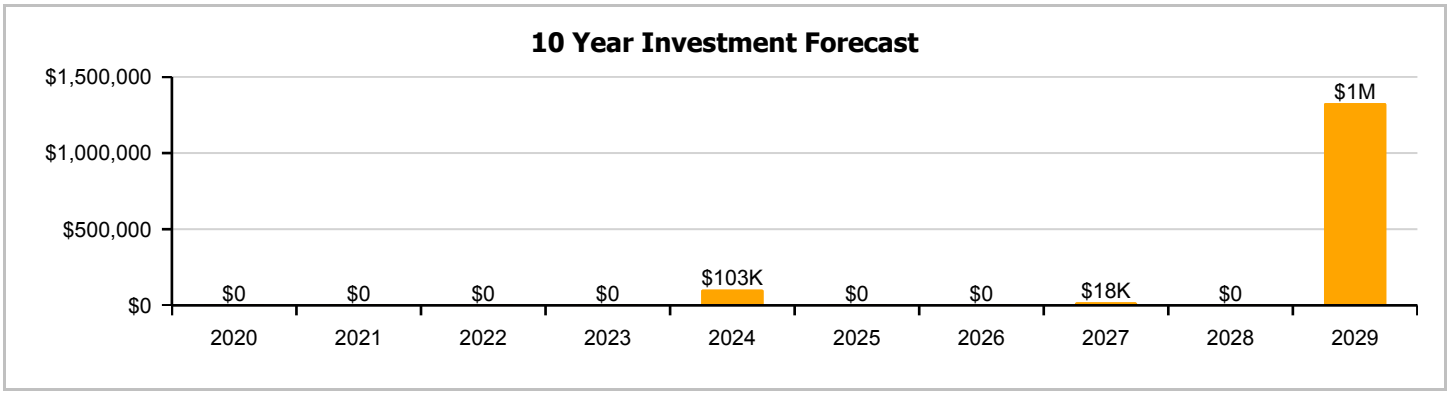
Dashboard Summary

Function:	Elementary	Gross Area:	17,319
Year Built:	2009	Last Renovation:	
Repair Cost:	$371,883	Replacement Value:	$3,073,127
FCI:	12.10 %	RSLI%:	62.56 %









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	90.00 %	0.00 %	$0.00
A20 - Basement Construction	90.00 %	0.00 %	$0.00
B10 - Superstructure	90.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	80.52 %	0.00 %	$0.00
B30 - Roofing	65.02 %	0.00 %	$0.00
C10 - Interior Construction	76.48 %	0.00 %	$0.00
C20 - Stairs	90.00 %	0.00 %	$0.00
C30 - Interior Finishes	40.72 %	7.01 %	$18,679.00
D20 - Plumbing	54.38 %	0.00 %	$0.00
D30 - HVAC	18.21 %	69.94 %	$353,204.00
D40 - Fire Protection	66.67 %	0.00 %	$0.00
D50 - Electrical	51.34 %	0.00 %	$0.00
E10 - Equipment	50.00 %	0.00 %	$0.00
E20 - Furnishings	50.00 %	0.00 %	$0.00
Totals:	**62.56 %**	**12.10 %**	**$371,883.00**

Photo Album

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

1). North Elevation - Dec 17, 2019

2). East elevation - Dec 17, 2019

3). South elevation - Dec 17, 2019

4). West elevation - Dec 17, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$127,641
A1030	Slab on Grade	$6.22	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$107,724
A2010	Basement Excavation	$0.19	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$3,291
A2020	Basement Walls	$2.32	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$40,180
B1010	Floor Construction	$18.73	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$324,385
B1020	Roof Construction	$12.10	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$209,560
B2010	Exterior Walls	$13.80	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$239,002
B2020	Exterior Windows	$8.60	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$148,943
B2030	Exterior Doors	$0.84	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$14,548
B3010105	Built-Up	$7.15	S.F.	5,557	25	2009	2034		60.00 %	0.00 %	15			$39,733
B3010130	Preformed Metal Roofing	$8.50	S.F.	14,248	30	2009	2039		66.67 %	0.00 %	20			$121,108
C1010	Partitions	$5.59	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$96,813
C1020	Interior Doors	$3.65	S.F.	17,319	40	2009	2049		75.00 %	0.00 %	30			$63,214
C1030	Fittings	$2.65	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$45,895
C2010	Stair Construction	$2.83	S.F.	17,319	100	2009	2109		90.00 %	0.00 %	90			$49,013
C3010220	Tile	$9.25	S.F.	630	30	2009	2039		66.67 %	0.00 %	20			$5,828
C3010230	Paint & Covering	$1.47	S.F.	16,219	10	2009	2019		0.00 %	0.00 %	0			$23,842
C3010903	Vinyl Wall Covering	$3.20	S.F.	810	10	2009	2019		0.00 %	169.98 %	0		$4,406.00	$2,592
C3020420	Ceramic Tile	$16.74	S.F.	630	50	2009	2059		80.00 %	0.00 %	40			$10,546
C3020901	Carpet	$7.50	S.F.	1,730	8	2009	2017		0.00 %	110.00 %	-2		$14,273.00	$12,975
C3020903	VCT	$3.48	S.F.	14,149	15	2009	2024		33.33 %	0.00 %	5			$49,239
C3020999	Other - Vinyl Sheet	$7.09	S.F.	810	15	2009	2024		33.33 %	0.00 %	5			$5,743
C3030	Ceiling Finishes	$9.00	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$155,871
D2010	Plumbing Fixtures	$6.37	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$110,322
D2020	Domestic Water Distribution	$0.72	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$12,470
D2030	Sanitary Waste	$1.69	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$29,269
D2040	Rain Water Drainage	$0.40	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$6,928
D3040	Distribution Systems	$10.62	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$183,928
D3050	Terminal & Package Units	$16.34	S.F.	17,319	15	2009	2024	2019	0.00 %	110.00 %	0		$311,292.00	$282,992
D3060	Controls & Instrumentation	$2.20	S.F.	17,319	15	2009	2024	2019	0.00 %	110.00 %	0		$41,912.00	$38,102
D4010	Sprinklers	$4.08	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$70,662
D4020	Standpipes	$0.34	S.F.	17,319	30	2009	2039		66.67 %	0.00 %	20			$5,888

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 $
D5010	Electrical Service/Distribution	$2.30	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$39,834
D5020	Branch Wiring	$4.75	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$82,265
D5020	Lighting	$7.13	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$123,484
D5030810	Security & Detection Systems	$1.51	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$26,152
D5030910	Fire Alarm Systems	$2.74	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$47,454
D5030920	Data Communication	$3.56	S.F.	17,319	25	2009	2034		60.00 %	0.00 %	15			$61,656
D5090	Other Electrical Systems	$0.34	S.F.	17,319	15	2009	2024		33.33 %	0.00 %	5			$5,888
E1020	Institutional Equipment	$0.09	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$1,559
E1090	Other Equipment	$0.78	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$13,509
E2010	Fixed Furnishings	$1.91	S.F.	17,319	20	2009	2029		50.00 %	0.00 %	10			$33,079
								Total	**62.56 %**	**12.10 %**			**$371,883.00**	**$3,073,127**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors


Note:

System: B3010105 - Built-Up



Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions

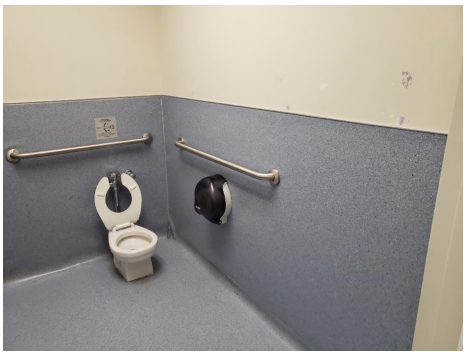


Note:

System: C1020 - Interior Doors

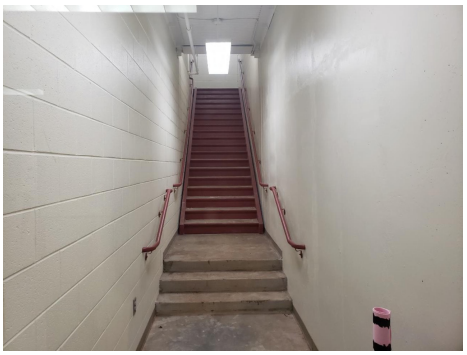
Note:

System: C1030 - Fittings



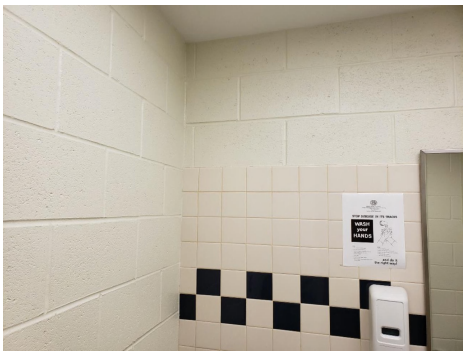
Note:

System: C2010 - Stair Construction



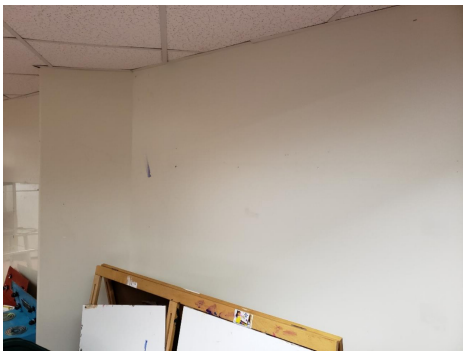
Note:

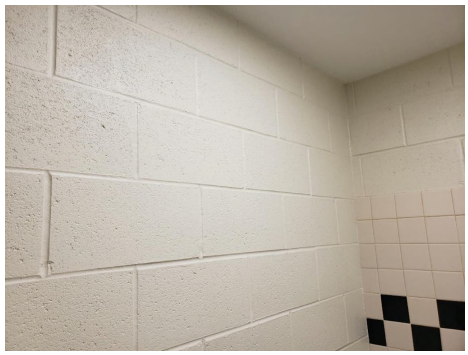
System: C3010220 - Tile

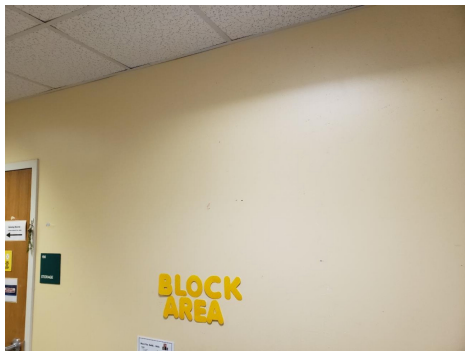


Note:

System: C3010230 - Paint & Covering

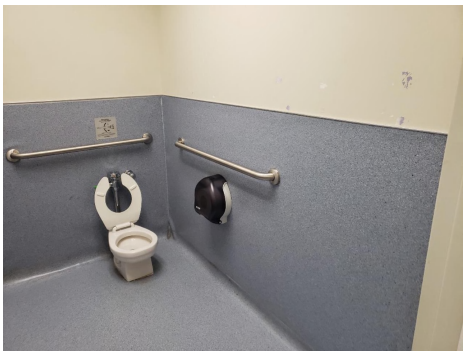






Note:

System: C3010903 - Vinyl Wall Covering

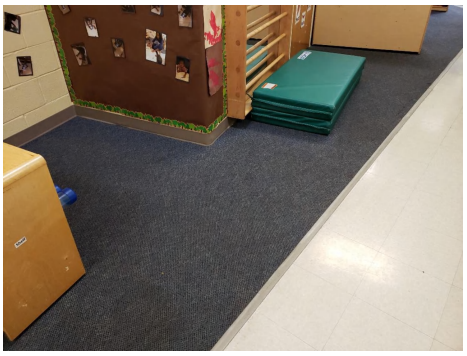


Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet



Note:

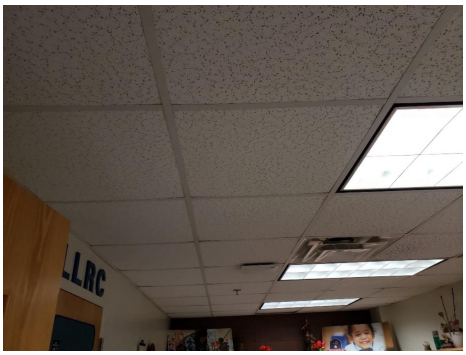
System: C3020903 - VCT

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: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers



Note:

System: D5010 - Electrical Service/Distribution

This system contains no images

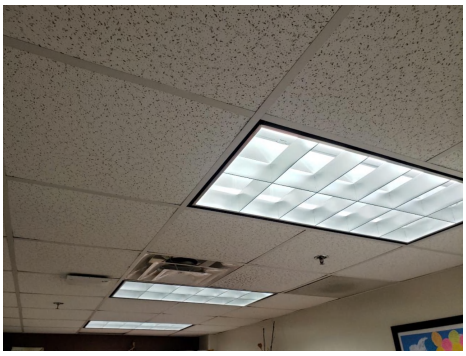
Note: Fed from main building 1969 bldg 2010

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

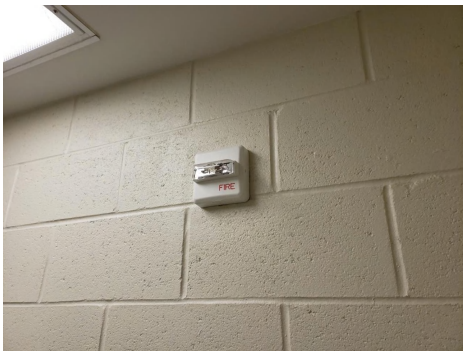



Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

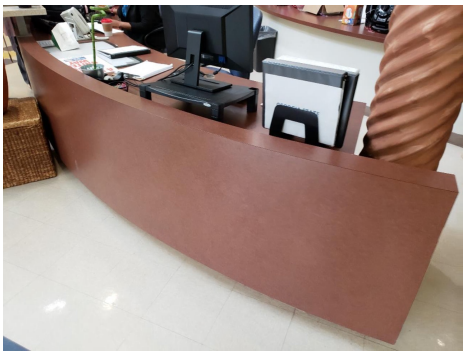
System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems

Note:

System: 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:	**$371,883**	**$0**	**$0**	**$0**	**$0**	**$103,308**	**$0**	**$0**	**$18,081**	**$0**	**$1,327,709**	**$1,820,980**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$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	$0	$0	$0	$0	$0	$67,848	**$67,848**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

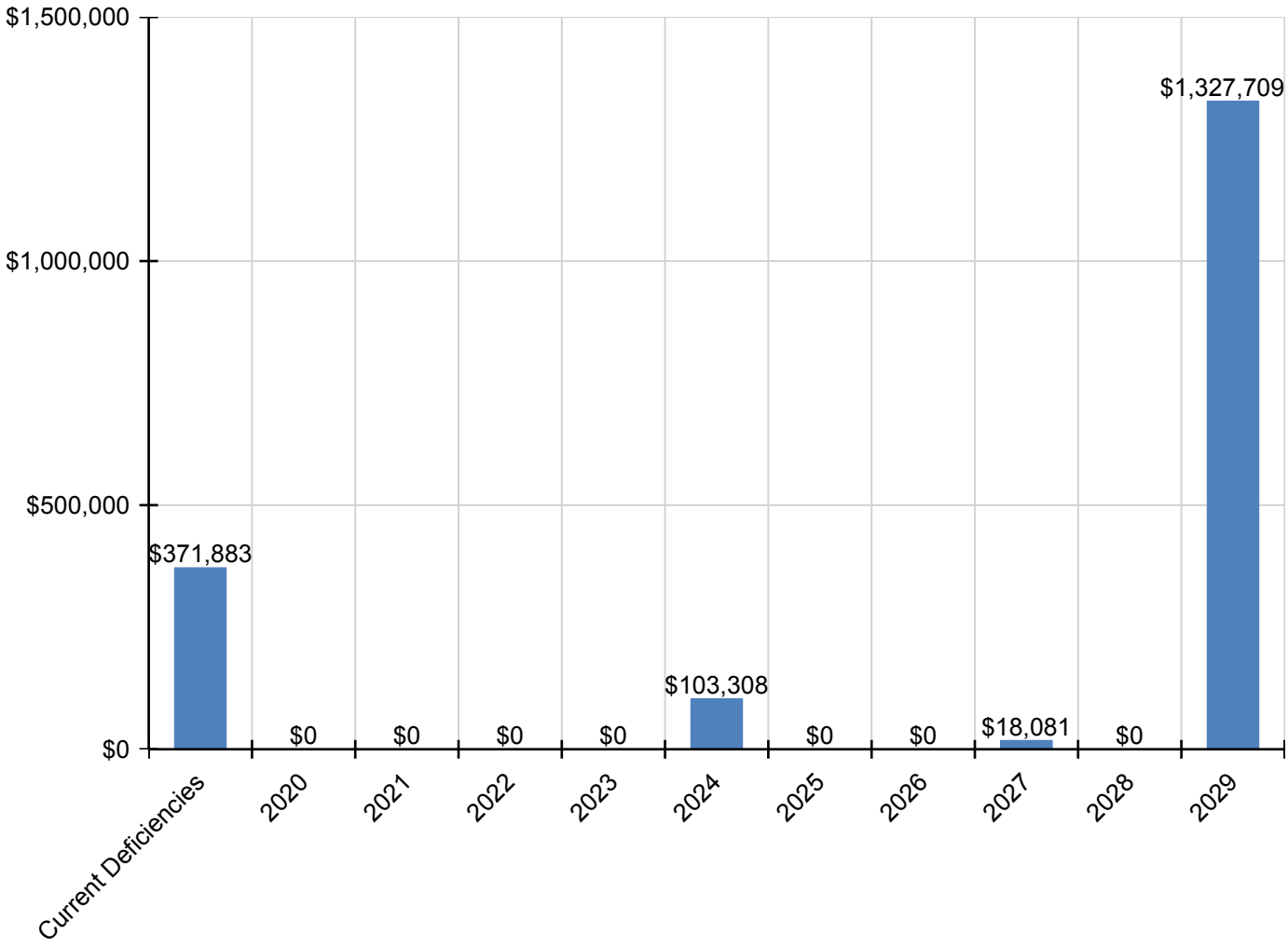
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,246	**$35,246**
C3010903 - Vinyl Wall Covering	$4,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,921	**$10,327**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$14,273	$0	$0	$0	$0	$0	$0	$0	$18,081	$0	$0	**$32,354**
C3020903 - VCT	$0	$0	$0	$0	$0	$88,476	$0	$0	$0	$0	$0	**$88,476**
C3020999 - Other - Vinyl Sheet	$0	$0	$0	$0	$0	$7,323	$0	$0	$0	$0	$0	**$7,323**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$230,425	**$230,425**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$163,090	**$163,090**
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	$0	$0	$0	$0	$0	$10,241	**$10,241**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$271,903	**$271,903**
D3050 - Terminal & Package Units	$311,292	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$311,292**
D3060 - Controls & Instrumentation	$41,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,912**
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**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$58,886	**$58,886**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$121,614	**$121,614**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$182,548	**$182,548**
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	$38,660	**$38,660**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,151	**$70,151**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$0	$0	$0	$0	$0	$7,509	$0	$0	$0	$0	$0	**$7,509**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,305	**$2,305**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,971	**$19,971**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$48,901	**$48,901**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

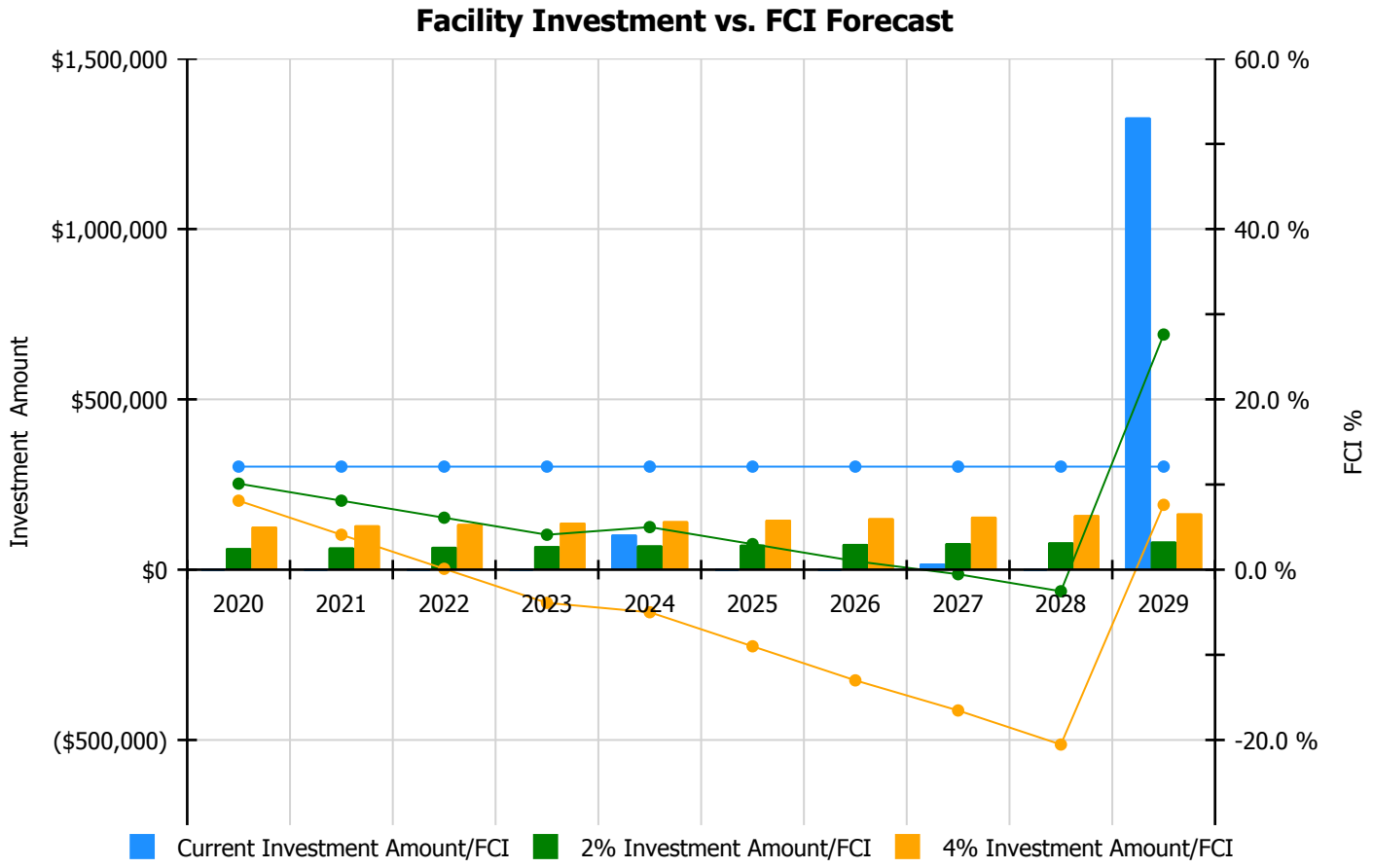
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

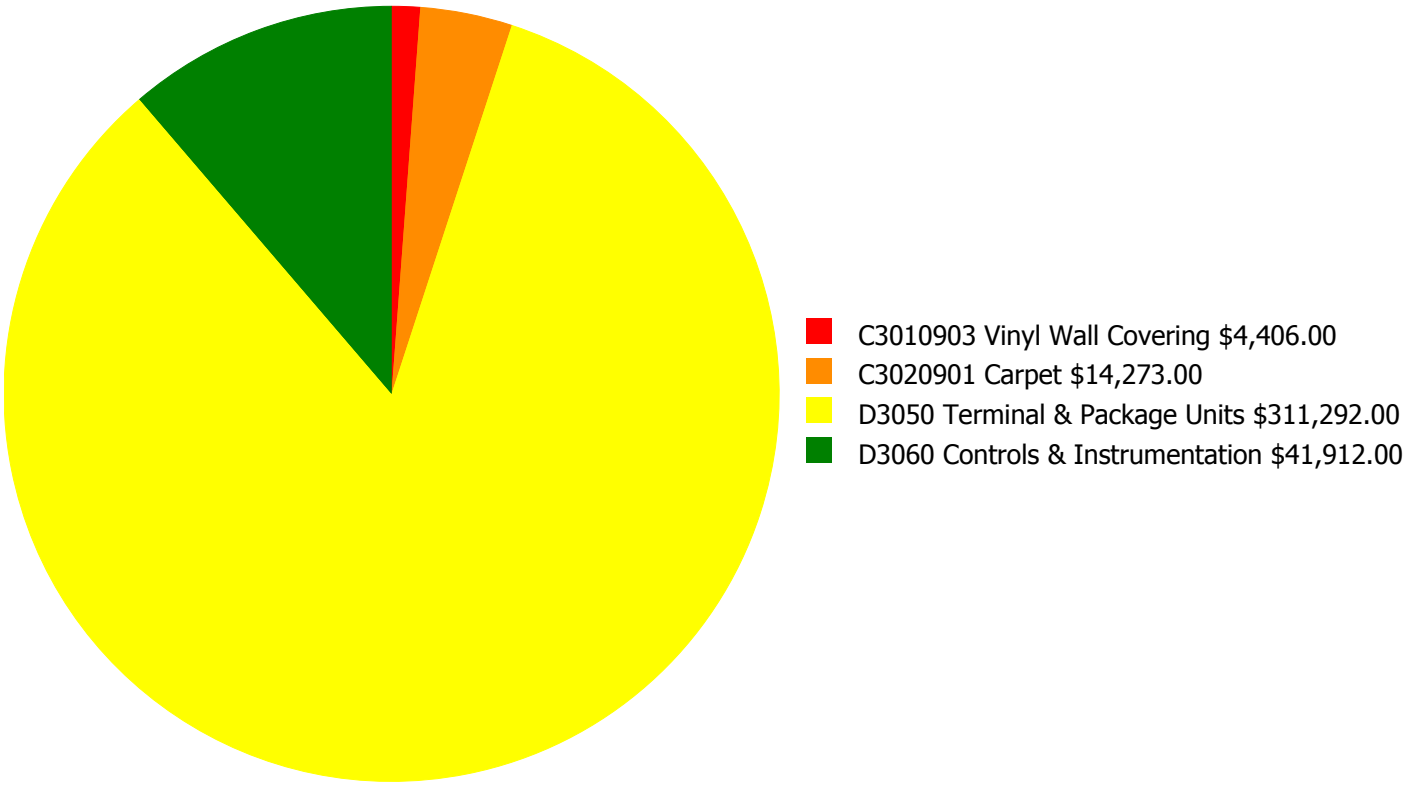
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 12.1%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$63,306.00	10.10 %	$126,613.00	8.10 %
2021	$0	$65,206.00	8.10 %	$130,411.00	4.10 %
2022	$0	$67,162.00	6.10 %	$134,324.00	0.10 %
2023	$0	$69,177.00	4.10 %	$138,353.00	-3.90 %
2024	$103,308	$71,252.00	5.00 %	$142,504.00	-5.00 %
2025	$0	$73,389.00	3.00 %	$146,779.00	-9.00 %
2026	$0	$75,591.00	1.00 %	$151,182.00	-13.00 %
2027	$18,081	$77,859.00	-0.53 %	$155,718.00	-16.53 %
2028	$0	$80,195.00	-2.53 %	$160,389.00	-20.53 %
2029	$1,327,709	$82,601.00	27.61 %	$165,201.00	7.61 %
Total:	**$1,449,097**	**$725,738.00**		**$1,451,474.00**	

Deficiency Summary by System

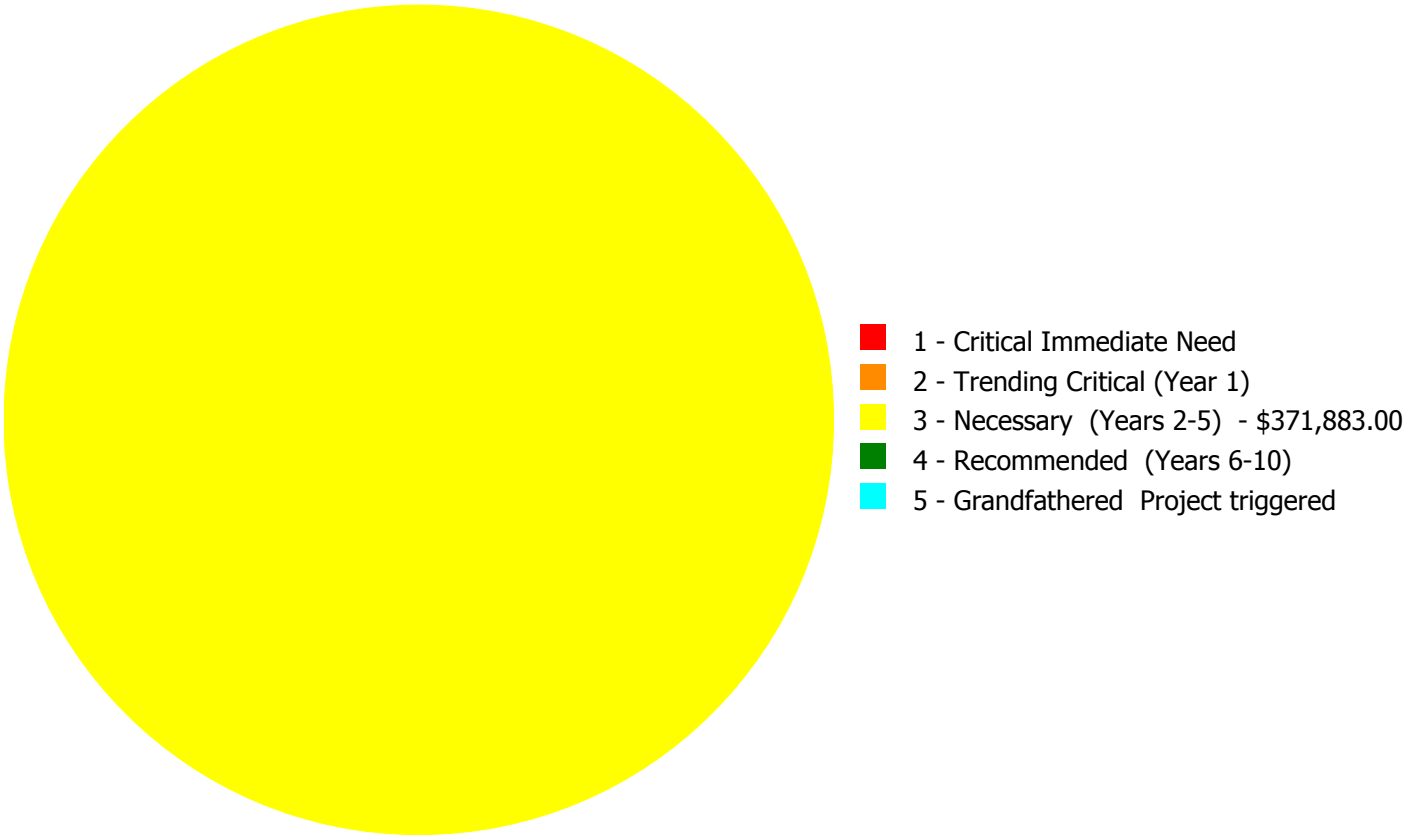
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $371,883.00

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: $371,883.00

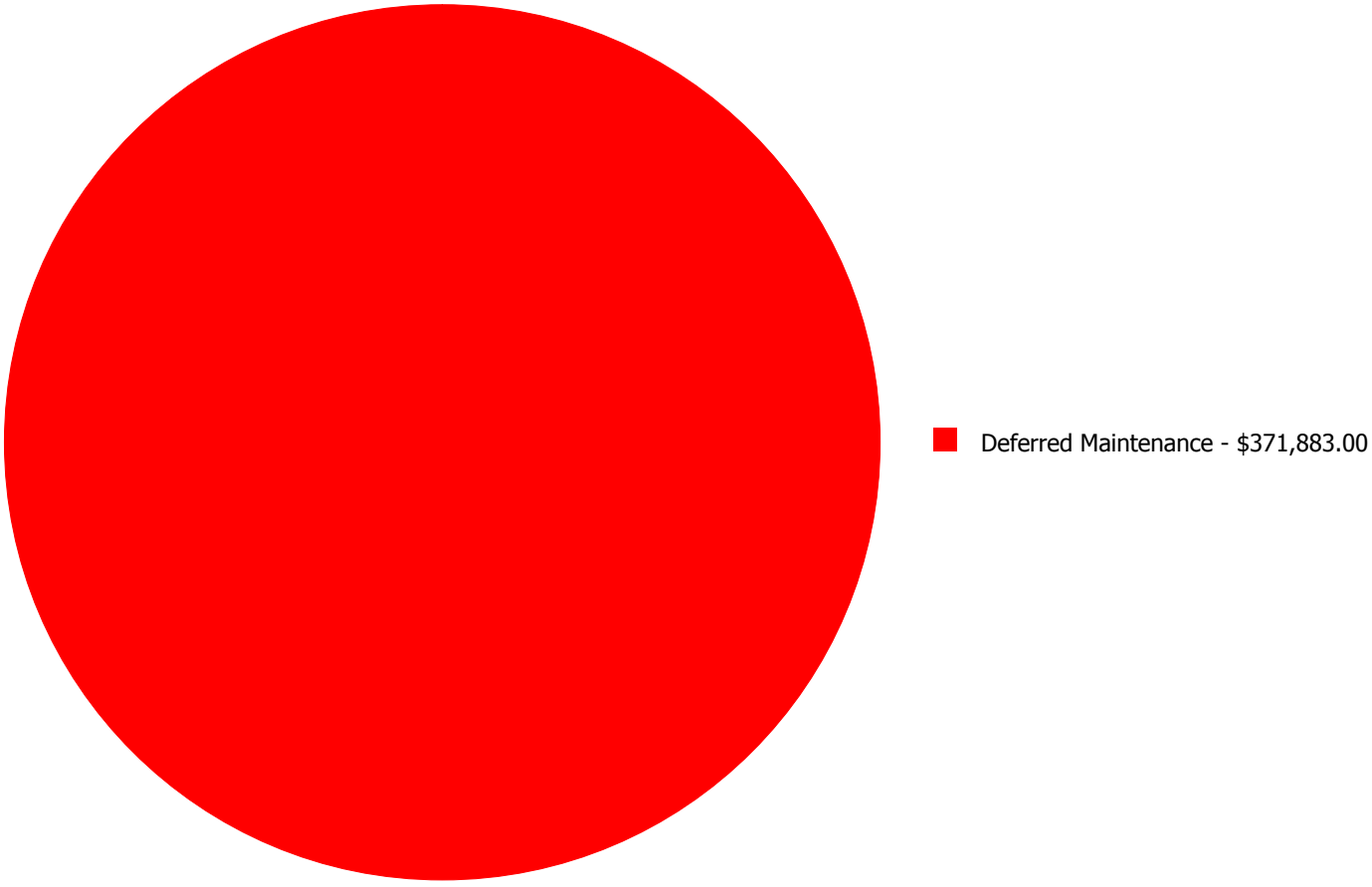
Deficiency By Priority Investment Table

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
C3010903	Vinyl Wall Covering	$0.00	$0.00	$4,406.00	$0.00	$0.00	$4,406.00
C3020901	Carpet	$0.00	$0.00	$14,273.00	$0.00	$0.00	$14,273.00
D3050	Terminal & Package Units	$0.00	$0.00	$311,292.00	$0.00	$0.00	$311,292.00
D3060	Controls & Instrumentation	$0.00	$0.00	$41,912.00	$0.00	$0.00	$41,912.00
	Total:	$0.00	$0.00	$371,883.00	$0.00	$0.00	$371,883.00

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:



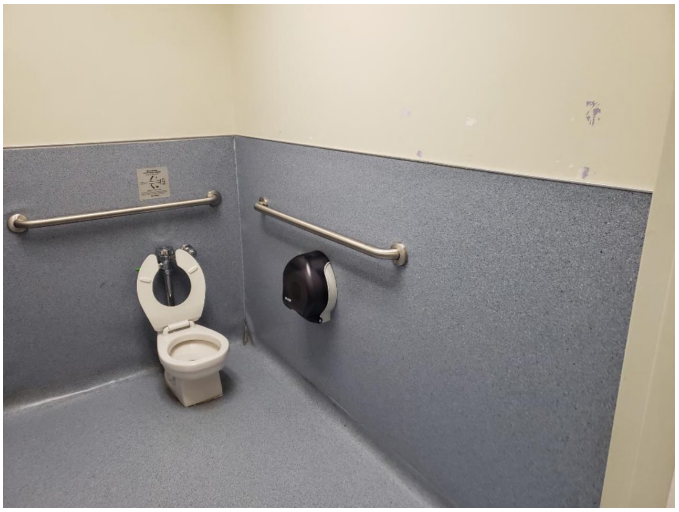
Budget Estimate Total: $371,883.00

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: C3010903 - Vinyl Wall Covering



Location: bathrooms in in building 2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 810.00
Unit of Measure: S.F.
Estimate: $4,406.00
Assessor Name: Eduardo Lopez
Date Created: 12/18/2019

Notes: The applied interior wall covering is beyond its service life and should be scheduled for replacement.

System: C3020901 - Carpet

Location: Throughout Building 2011 and 2012
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,730.00
Unit of Measure: S.F.
Estimate: $14,273.00
Assessor Name: Eduardo Lopez
Date Created: 10/21/2019

Notes: Carpet is beyond expected life. The carpet is aged, worn and stained, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,319.00
Unit of Measure: S.F.
Estimate: $311,292.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The terminal and package units are beyond its expected service life and should be scheduled for replacement.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,319.00
Unit of Measure: S.F.
Estimate: $41,912.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

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):	99,006
Year Built:	1969
Last Renovation:	
Replacement Value:	$2,977,111
Repair Cost:	$10,670.41
Total FCI:	0.36 %
Total RSLI:	69.36 %
FCA Score:	99.64

Description:

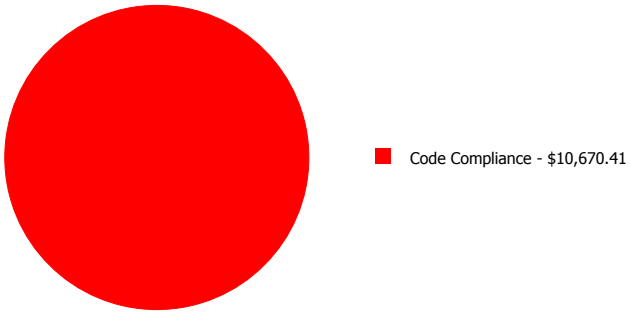
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

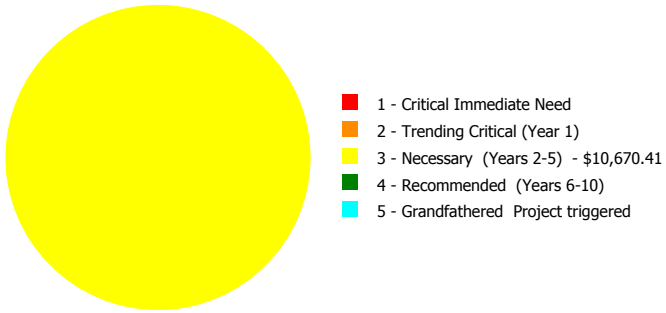
Dashboard Summary

Function:		Gross Area:	99,006
Year Built:	1969	Last Renovation:	
Repair Cost:	$10,670	Replacement Value:	$2,977,111
FCI:	0.36 %	RSLI%:	69.36 %

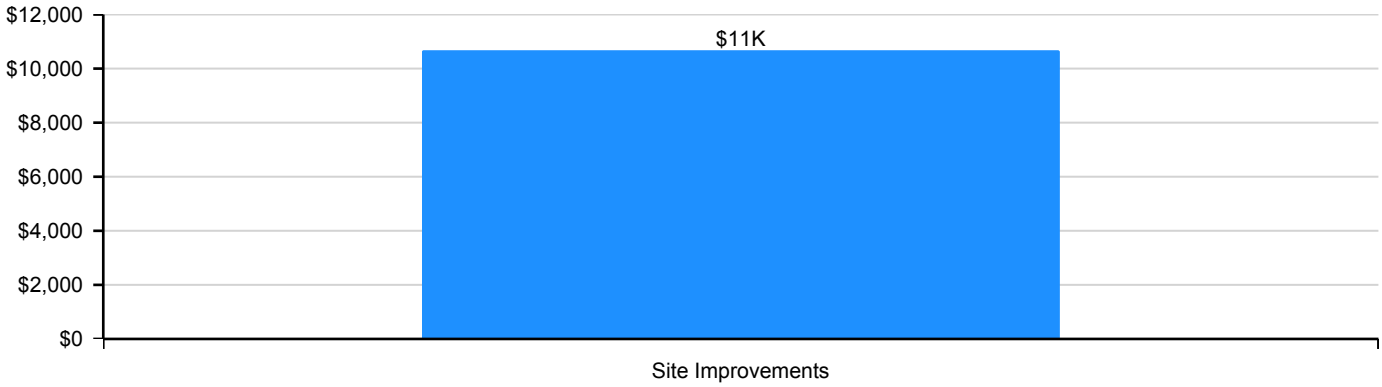
Deficiency By Category



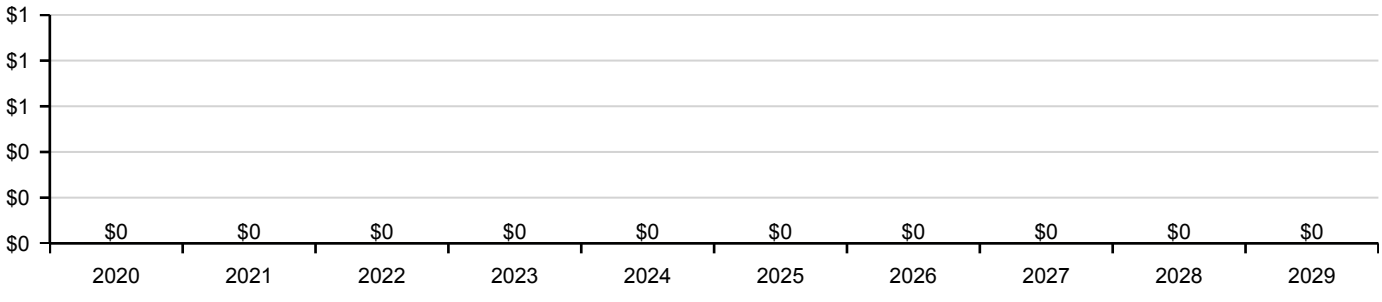
Deficiency By Priority



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	67.77 %	0.58 %	$10,670.41
G30 - Site Mechanical Utilities	79.91 %	0.00 %	$0.00
G40 - Site Electrical Utilities	66.67 %	0.00 %	$0.00
Totals:	**69.36 %**	**0.36 %**	**$10,670.41**

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.	99,006	35	2009	2044		71.43 %	0.00 %	25			$234,644
G2020	Parking Lots	$8.00	S.F.	99,006	35	2009	2044		71.43 %	0.00 %	25			$792,048
G2030	Pedestrian Paving	$2.33	S.F.	99,006	35	2009	2044		71.43 %	0.00 %	25			$230,684
G2040	Site Development	$4.81	S.F.	99,006	25	2009	2034		60.00 %	2.24 %	15		$10,670.41	$476,219
G2050	Landscaping	$1.18	S.F.	99,006	25	2009	2034		60.00 %	0.00 %	15			$116,827
G3010	Water Supply	$1.09	S.F.	99,006	50	2009	2059		80.00 %	0.00 %	40			$107,917
G3020	Sanitary Sewer	$2.20	S.F.	99,006	50	2009	2059		80.00 %	0.00 %	40			$217,813
G3030	Storm Sewer	$1.25	S.F.	99,006	50	2009	2059		80.00 %	0.00 %	40			$123,758
G3090	Other Site Mechanical Utilities	$0.03	S.F.	99,006	30	2009	2039		66.67 %	0.00 %	20			$2,970
G4010	Electrical Distribution	$2.55	S.F.	99,006	30	2009	2039		66.67 %	0.00 %	20			$252,465
G4020	Site Lighting	$2.98	S.F.	99,006	30	2009	2039		66.67 %	0.00 %	20			$295,038
G4030	Site Communication and Security	$1.28	S.F.	99,006	30	2009	2039		66.67 %	0.00 %	20			$126,728
								Total	**69.36 %**	**0.36 %**			**$10,670.41**	**$2,977,111**

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: G2040 - Site Development

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:

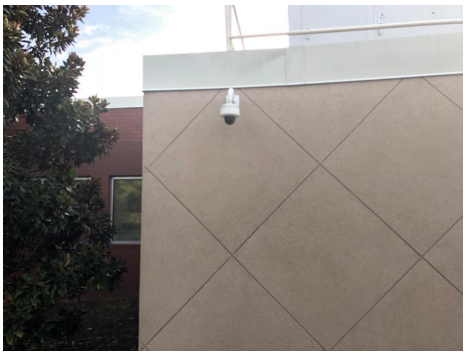
System: G4010 - Electrical Distribution

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.

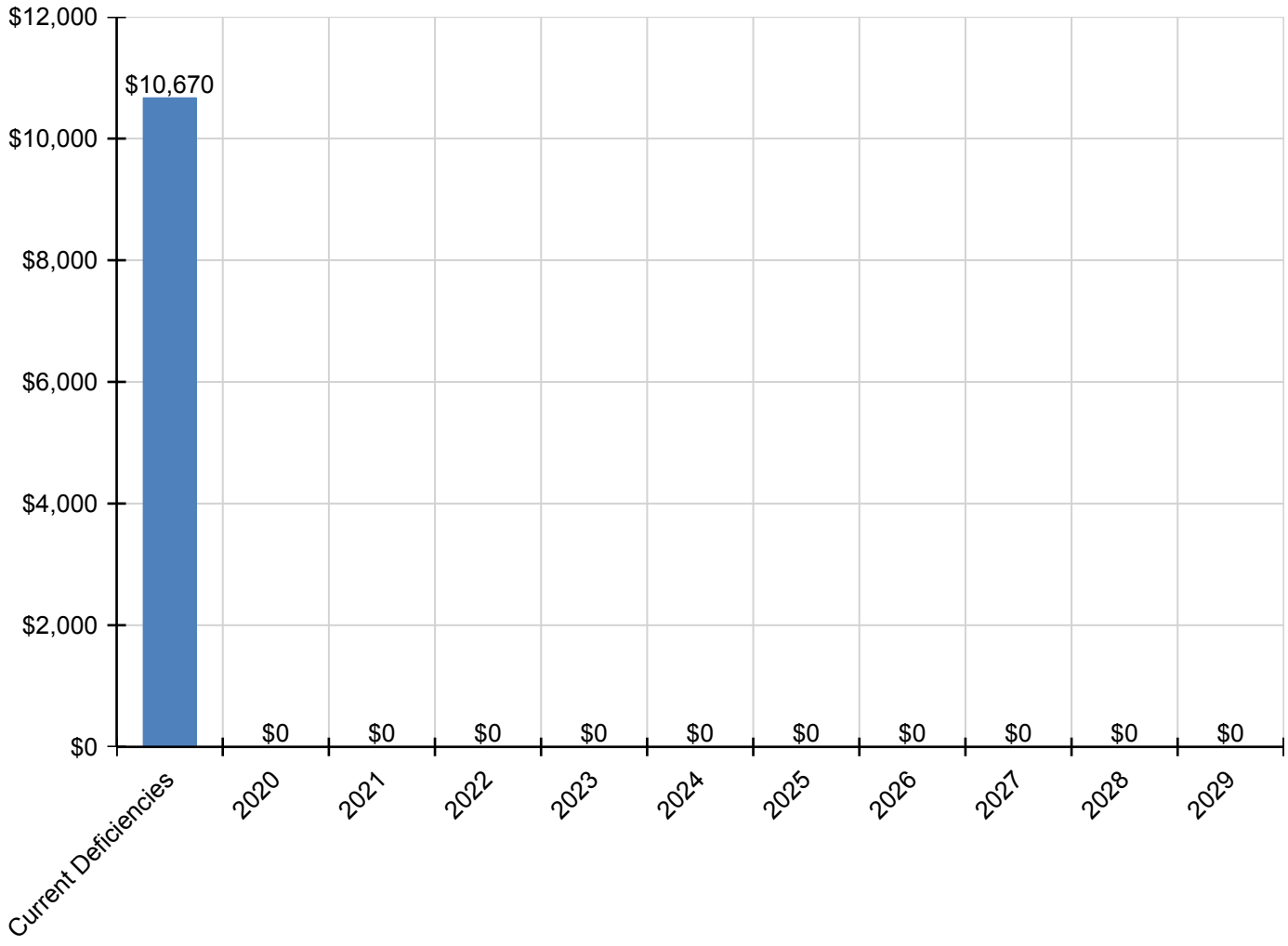
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$10,670**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,670**
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	$10,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,670**
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	$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

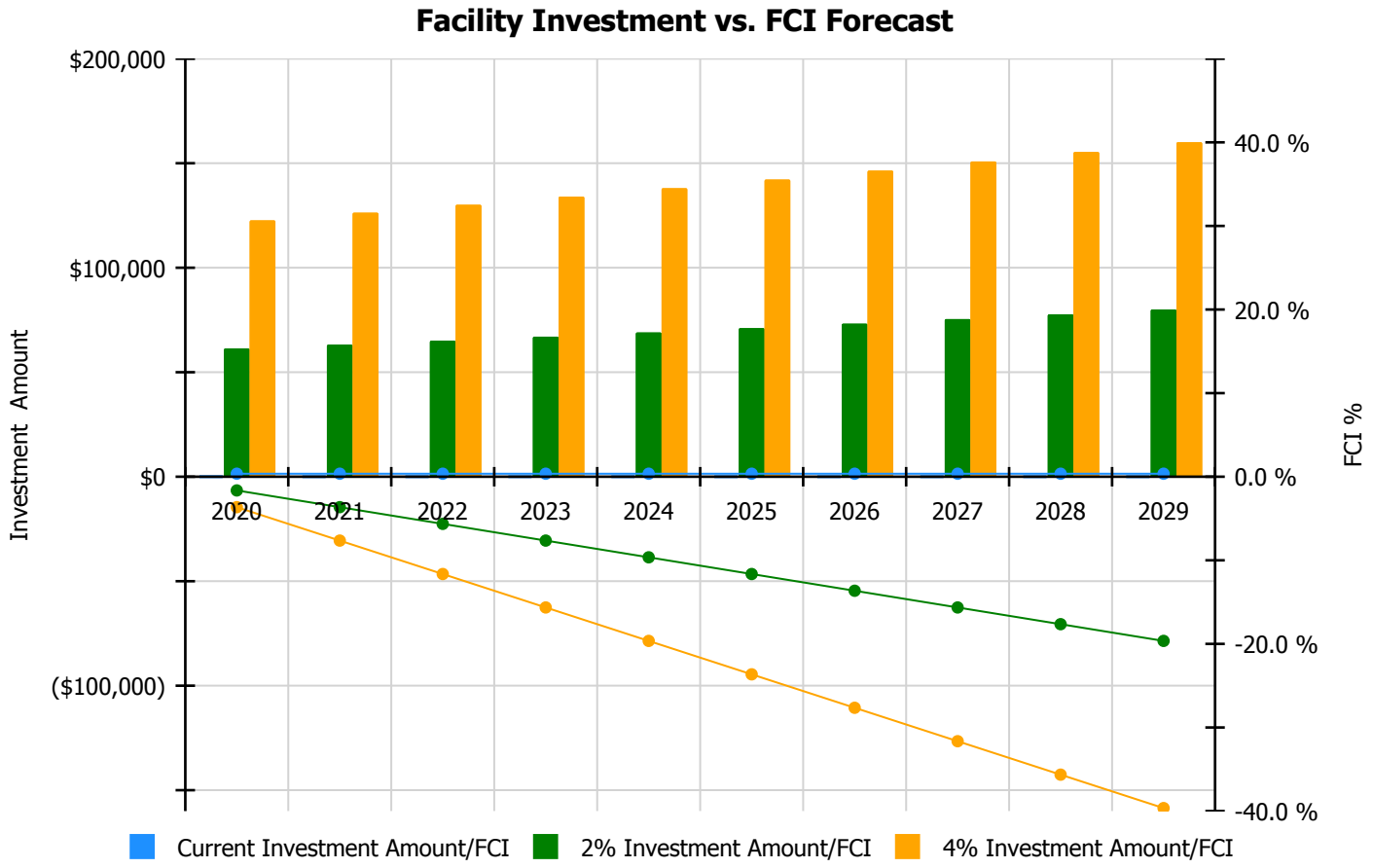
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

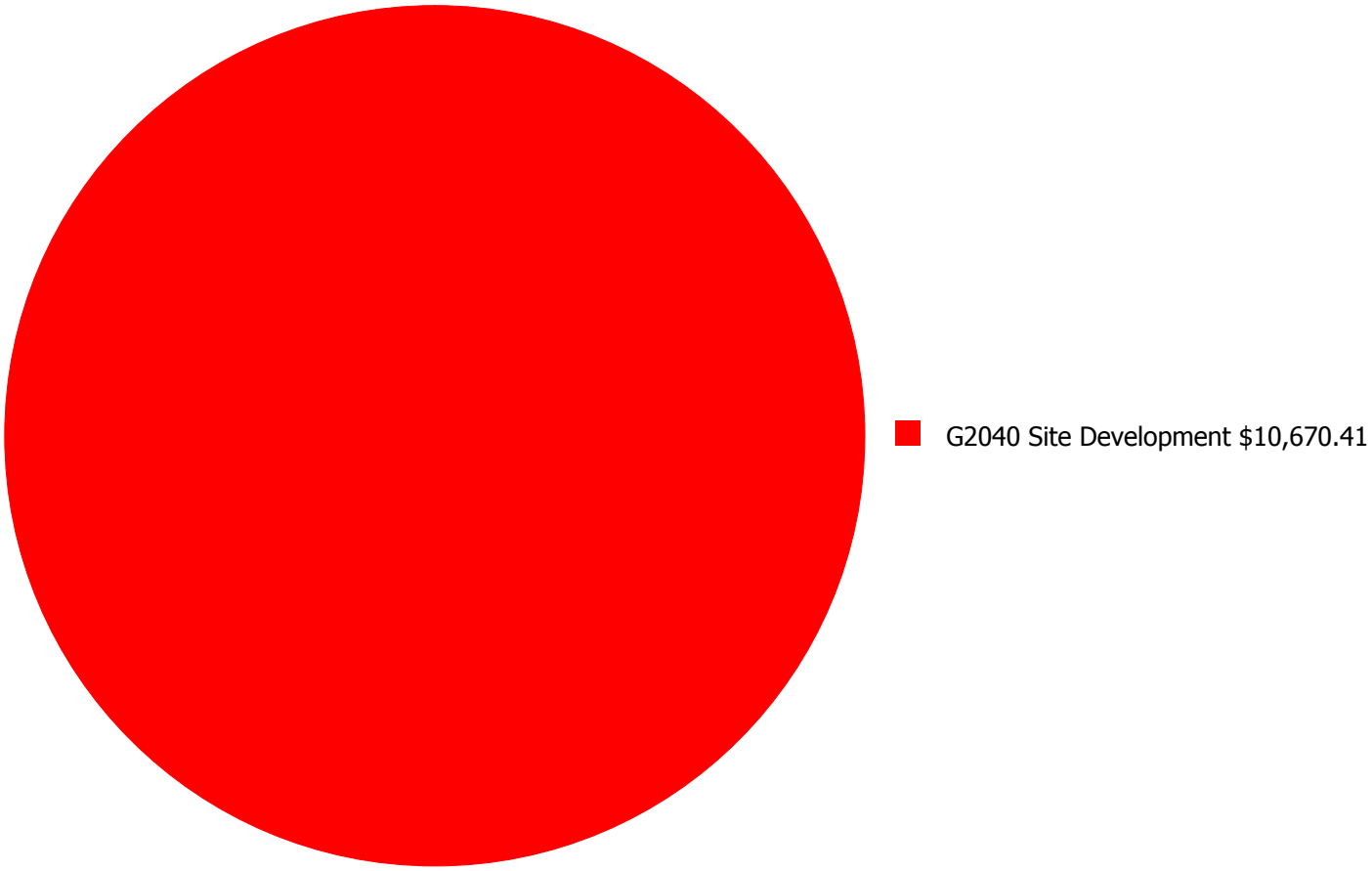
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.36%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$61,328.00	-1.64 %	$122,657.00	-3.64 %
2021	$0	$63,168.00	-3.64 %	$126,337.00	-7.64 %
2022	$0	$65,063.00	-5.64 %	$130,127.00	-11.64 %
2023	$0	$67,015.00	-7.64 %	$134,031.00	-15.64 %
2024	$0	$69,026.00	-9.64 %	$138,052.00	-19.64 %
2025	$0	$71,097.00	-11.64 %	$142,193.00	-23.64 %
2026	$0	$73,229.00	-13.64 %	$146,459.00	-27.64 %
2027	$0	$75,426.00	-15.64 %	$150,853.00	-31.64 %
2028	$0	$77,689.00	-17.64 %	$155,378.00	-35.64 %
2029	$0	$80,020.00	-19.64 %	$160,040.00	-39.64 %
Total:	**$0**	**$703,061.00**		**$1,406,127.00**	

Deficiency Summary by System

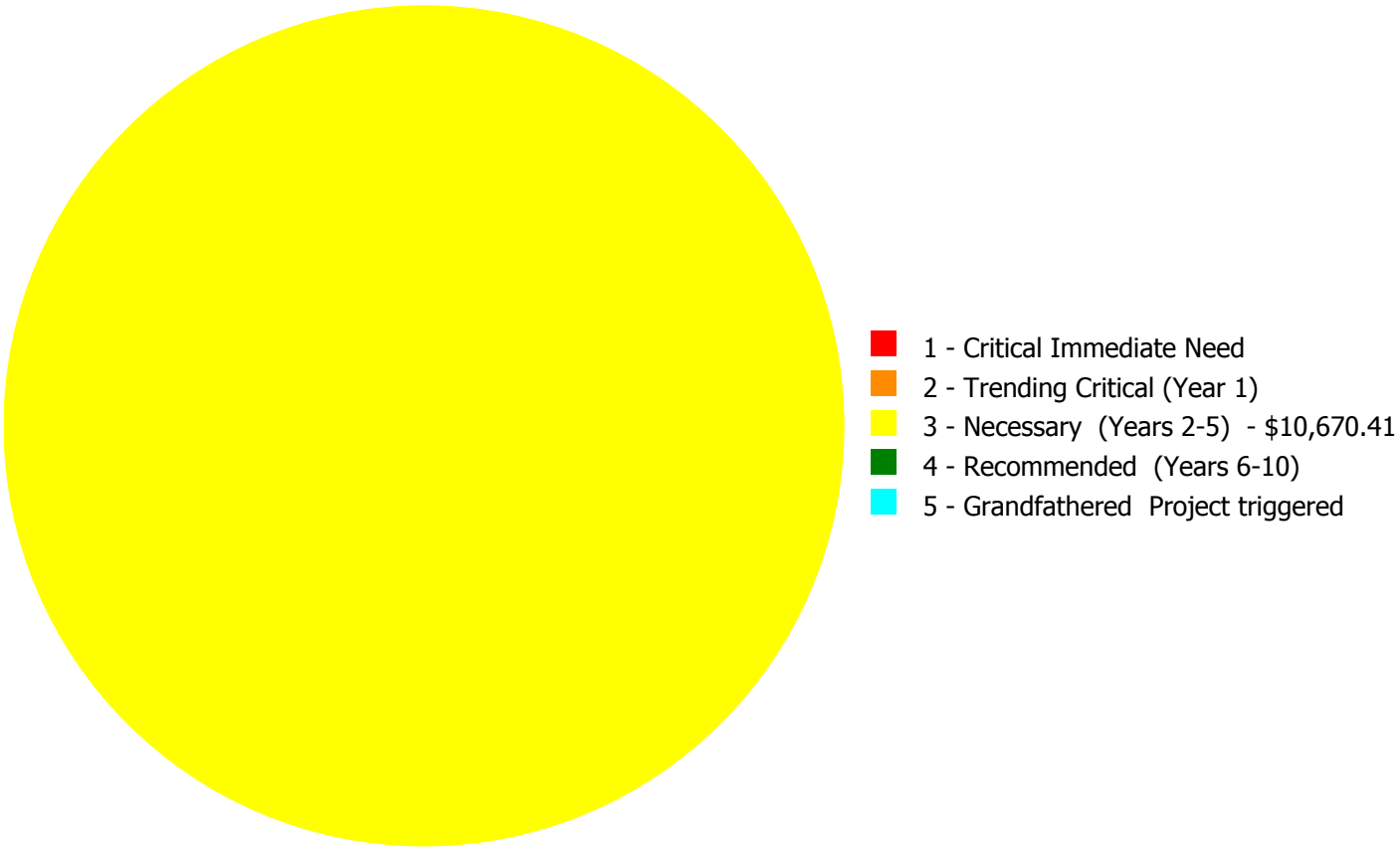
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $10,670.41

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: $10,670.41

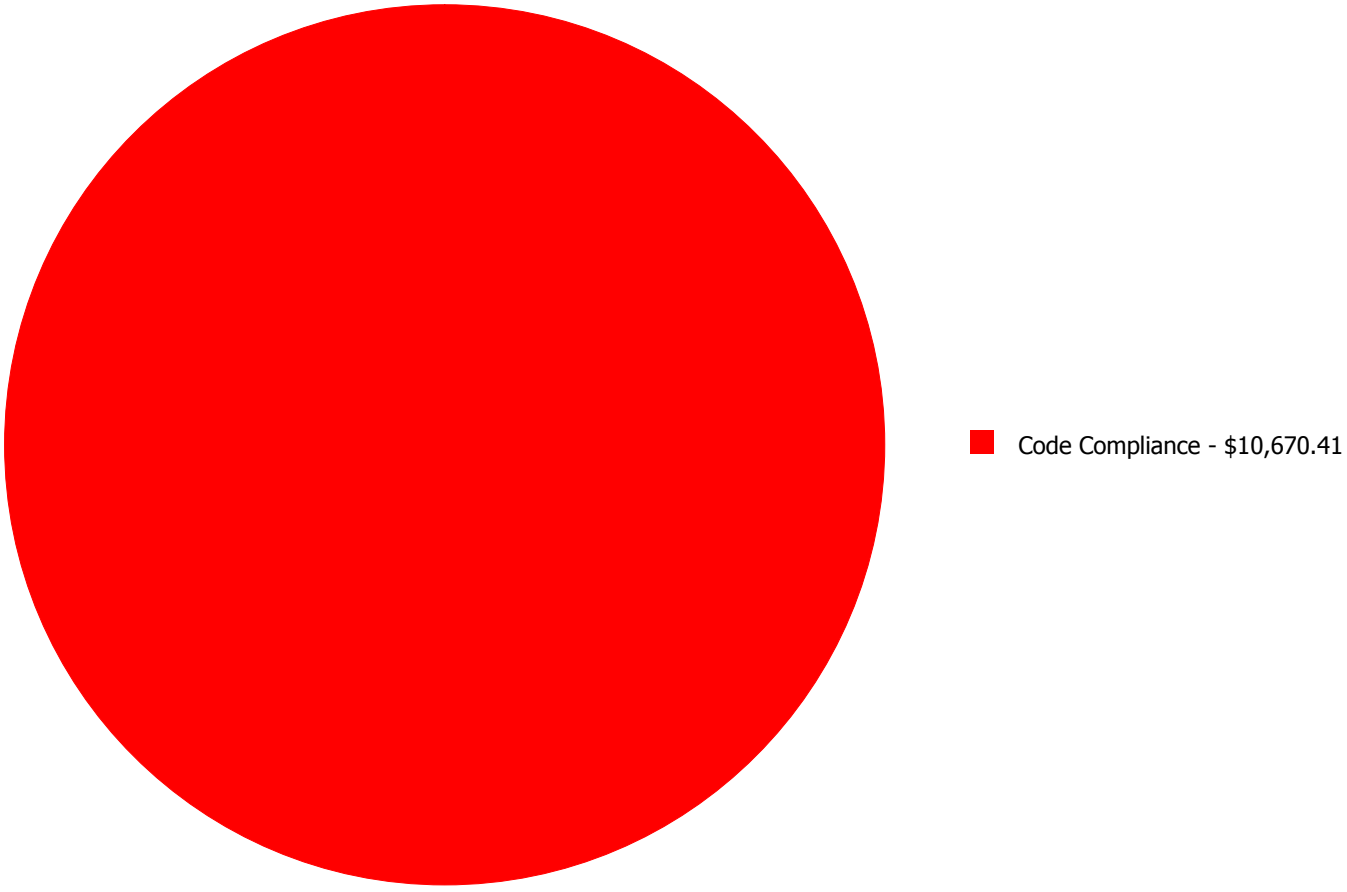
Deficiency By Priority Investment Table

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
G2040	Site Development	$0.00	$0.00	$10,670.41	$0.00	$0.00	$10,670.41
	Total:	$0.00	$0.00	$10,670.41	$0.00	$0.00	$10,670.41

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: $10,670.41

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: G2040 - Site Development

Location:	Loading dock
Distress:	Inadequate
Category:	Code Compliance
Priority:	3 - Necessary (Years 2-5)
Correction:	Build secure trash dumpster enclosure
Qty:	1.00
Unit of Measure:	Ea.
Estimate:	$10,670.41
Assessor Name:	Jejuan Hall
Date Created:	12/18/2019

Notes: The trash dumpster is in the parking lot open to the public. The exterior services are not protected. Upgrades to landscaping and hardscape to protect the exterior services and trash area are recommended.

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 #:	5558
Project:	APS Assessments 2019	Region:	761	Site:	Dunbar ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
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	Good	0.25	0.31	80.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Excel	0.50	0.50	100.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	Good	0.38	0.48	80.00
Size	Good	0.96	1.20	80.00
Location	Fair	0.23	0.36	65.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Excel	0.54	0.54	100.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
Music				
Environment	Good	0.59	0.74	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5558
Project:	APS Assessments 2019	Region:	761	Site:	Dunbar ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Poor	0.93	1.85	50.00
Location	Fair	0.36	0.56	65.00
Storage/Fixed Equip	Excel	0.56	0.56	100.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
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	Poor	0.13	0.26	50.00
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	Fair	0.94	1.44	65.00
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	Good	0.36	0.45	80.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Fair	1.58	2.44	65.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Excel	0.58	0.58	100.00
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	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5558
Project:	APS Assessments 2019	Region:	761	Site:	Dunbar ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Fair	0.49	0.75	65.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**82.76**	**98.25**	**84.23**

Comments

Suitability - ES

Dunbar Elementary is a neighborhood school serving grades kindergarten through fifth grade. There is a privately managed preschool center, EDUCARE, on the ground floor serving infant through age four. The school is adjacent to a neighborhood recreation park which is available for student physical education purposes.

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

There are few spaces for flexible or differentiated learning opportunities.

Suitability - ES->Learning Environment-->Exterior Environment

There is a well maintained garden on the west side of the building.

Suitability - ES->General Classrooms-->Environment

A few of the classrooms are sometimes too hot or too cold.

Suitability - ES->General Classrooms-->Storage/Fixed Equip

Not all counter and sinks are at an age-appropriate height.

Suitability - ES->Kindergarten-->Environment

A few of the classrooms are sometimes too hot or too cold.

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

One pair of single stall restrooms is shared between three kindergarten classrooms. The fixtures in the restrooms are not age appropriate, and stairs have been constructed around the toilets to allow for student use. The counters and sinks in the classrooms are not age-appropriate height.

Suitability - ES->ECE

ECE classrooms are located on the bottom floor.

Suitability - ES->Self-Contained Special Ed

There is one space in the school that is designed for a self-contained special education program, but it is currently vacant.

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

The self-contained room is located on the top floor, and is not convenient to entrances/exits.

Suitability - ES->Science-->Environment

There are no windows in the science room.

Suitability - ES->Music-->Size

There is only one music room.

Suitability - ES->Music-->Location

The music room is located next to a resource classroom, and has shared walls with the computer lab and another classroom.

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

There is only one sink in the art classroom.

Project #:	12382	County:	Atlanta Public Schools	Site #:	5558
Project:	APS Assessments 2019	Region:	761	Site:	Dunbar ES
Grade Config:	K-5	Site Type:	Elementary	Site Size:	5.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Computer Labs-->Location
The computer lab is located between the music room and the cafeteria, resulting in noise disturbance.

Suitability - ES->P.E.-->Storage/Fixed Equip
There are no acoustical treatments on the walls. There are no pads installed on the walls. There is no drinking fountain in the gym.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is inadequate storage space for the stage.

Suitability - ES->Media Center-->Size
The media center is 72% of the size standard.

Suitability - ES->Restrooms (Student)
Not all restrooms are equipped with age-appropriate fixtures. Student restrooms are inadequately ventilated.

Suitability - ES->Administration
Teacher mailboxes are located in the reception area.

Suitability - ES->Cafeteria
The cafeteria is 79% of the size standard.

Suitability - ES->Outside-->Vehicular Traffic
The bus loading and unloading area is not off-street.

Suitability - ES->Outside-->Parking
There is inadequate parking for staff and visitors.

Suitability - ES->Outside-->Play Areas
Grades K-5 use the adjacent park area for recess. The playground is not always used because it is a significant walk from the school building. The only playground on site is the dedicated pre-kindergarten playground.

Suitability - ES->Safety and Security-->Fencing
There is no security vestibule at either entrance. The building configuration makes it difficult to install a vestibule in the existing space. It is difficult to see people coming in through the lower entrance from the nearby office.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is inadequate vehicular and pedestrian wayfinding signage. None of the four required signs are present. There is a no trespassing sign near the main entrance.

Suitability - ES->Safety and Security-->Controlled Entrances
There is no security vestibule at either entrance. It is difficult to see people coming in through the lower entrance from the nearby office.