

Atlanta Public Schools/Relocation Sites

Fain ES (West Manor relocation site)

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Gross Area (SF):	83,782
Year Built:	1987
Last Renovation:	2009
Replacement Value:	\$17,841,073
Repair Cost:	\$2,288,993.00
Total FCI:	12.83 %
Total RSLI:	49.15 %
FCA Score:	87.17



Description:

Fain Elementary School (West Manor relocation site) is located at 101 Hemphill School Rd NW in Atlanta, Georgia. The 2 story 83,782 square foot building was originally constructed in 1987. There have been some additions and renovations throughout the years. The building is no longer used as a public school. Currently, it is being used as a training facility for school bus drivers. Campus site features include paved driveways and parking lots, pedestrian pavement, flagpole, landscaping, play areas, and fencing.

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

A. SUBSTRUCTURE

The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building has a basement of CMU construction.

B. SUPERSTRUCTURE

School Assessment Report - Fain ES (West Manor relocation site)

Floor construction is concrete. Roof construction is Built-Up. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof opening includes a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with wood 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 concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does include conveying equipment. Conveying equipment includes hydraulic elevator, and no wheelchair lifts.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains. Other plumbing systems is supplied by natural gas.

HVAC: Heating is provided by gas fired boilers. Cooling is supplied by water cooled chillers. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.

FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include dry chemical protection. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and 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 and is centrally monitored; 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. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, vehicle equipment, and multiple seating furnishings.

G. SITE

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

CODE REVIEW

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 wet sprinkler system. Fire extinguishers are located throughout the building. 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. There is no fall protection at the roof.

School Assessment Report - Fain ES (West Manor relocation site)

Attributes:

General Attributes:

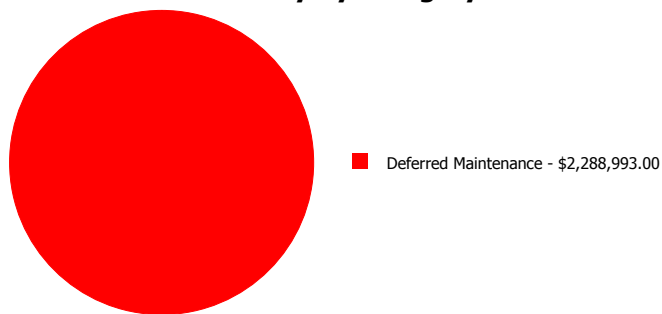
Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	83782
DOE Facility Number:	3059	Total # of Modular/Portables:	0
DOE Interior Site SF:	83782	Total GSF of Modular/Portables:	0
Approx. Acres:	8	Status:	Active

School Dashboard Summary

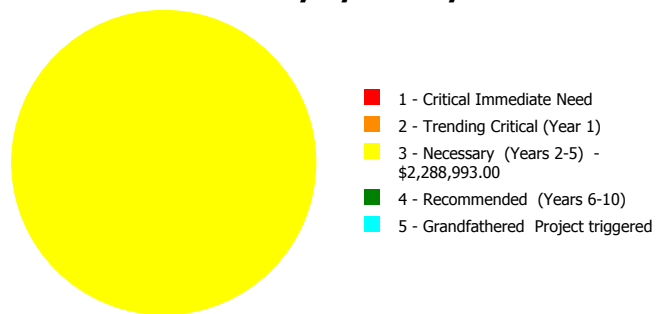
Gross Area: 83,782
 Year Built: 1987
 Repair Cost: \$2,288,993
 FCI: 12.83 %

Last Renovation: 2009
 Replacement Value: \$17,841,073
 RSLI%: 49.15 %

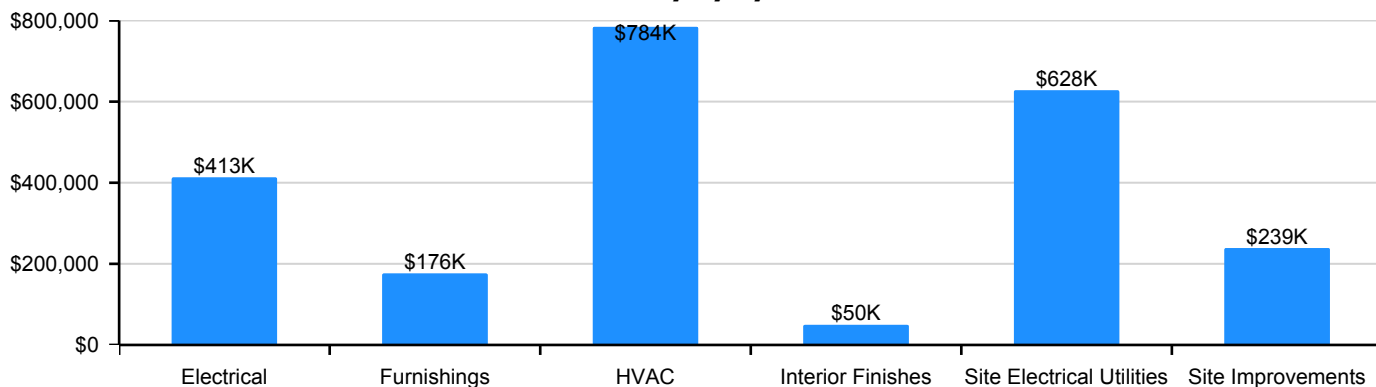
Deficiency By Category



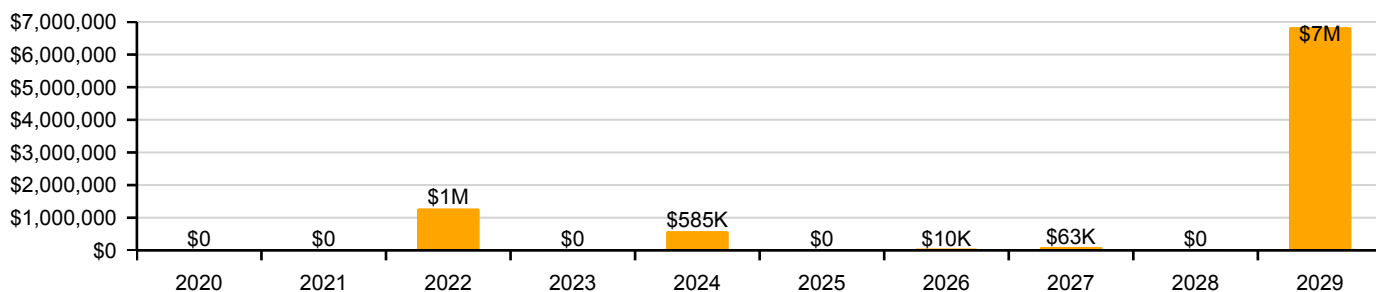
Deficiency By Priority



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.

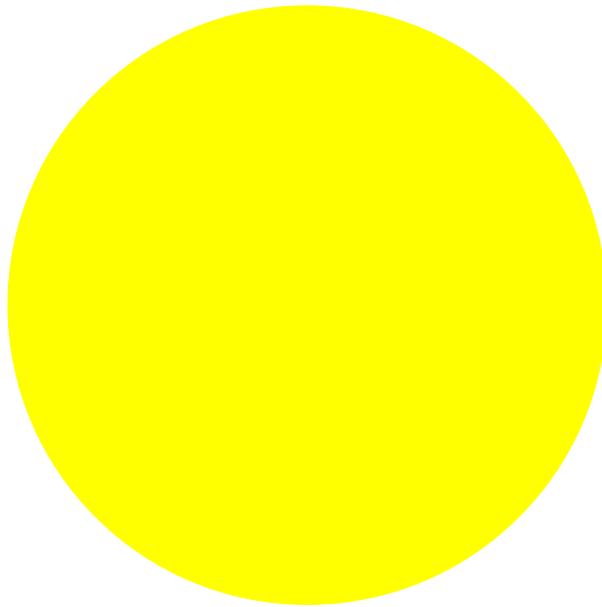
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	67.46 %	0.00 %	\$0.00
B30 - Roofing	44.00 %	0.00 %	\$0.00
C10 - Interior Construction	58.80 %	0.00 %	\$0.00
C20 - Stairs	68.00 %	0.00 %	\$0.00
C30 - Interior Finishes	51.54 %	2.41 %	\$49,500.00
D10 - Conveying	50.00 %	0.00 %	\$0.00
D20 - Plumbing	54.38 %	0.00 %	\$0.00
D30 - HVAC	38.98 %	32.48 %	\$784,283.00
D40 - Fire Protection	61.79 %	0.00 %	\$0.00
D50 - Electrical	40.73 %	21.88 %	\$412,878.00
E10 - Equipment	49.39 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$176,026.00
G20 - Site Improvements	10.91 %	17.30 %	\$238,695.00
G30 - Site Mechanical Utilities	36.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$627,611.00
Totals:	49.15 %	12.83 %	\$2,288,993.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1987 Bldg 2010	83,782	9.17	\$0.00	\$0.00	\$1,422,687.00	\$0.00	\$0.00
Site	83,782	37.17	\$0.00	\$0.00	\$866,306.00	\$0.00	\$0.00
Total:		12.83	\$0.00	\$0.00	\$2,288,993.00	\$0.00	\$0.00

Deficiencies By Priority



- 1 - Critical Immediate Need
- 2 - Trending Critical (Year 1)
- 3 - Necessary (Years 2-5) - \$2,288,993.00
- 4 - Recommended (Years 6-10)
- 5 - Grandfathered Project triggered

Budget Estimate Total: \$2,288,993.00

Executive Summary

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

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Function:	Relocation Site
Gross Area (SF):	83,782
Year Built:	1987
Last Renovation:	
Replacement Value:	\$15,510,259
Repair Cost:	\$1,422,687.00
Total FCI:	9.17 %
Total RSLI:	54.69 %
FCA Score:	90.83



Description:

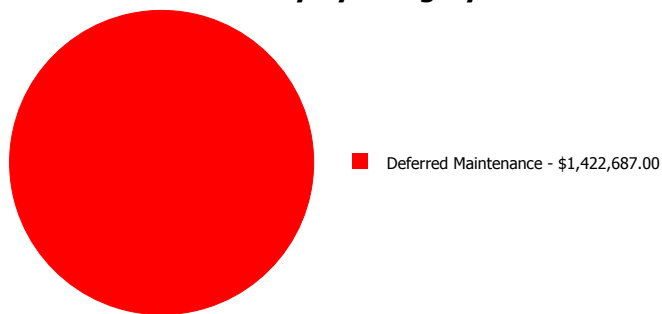
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

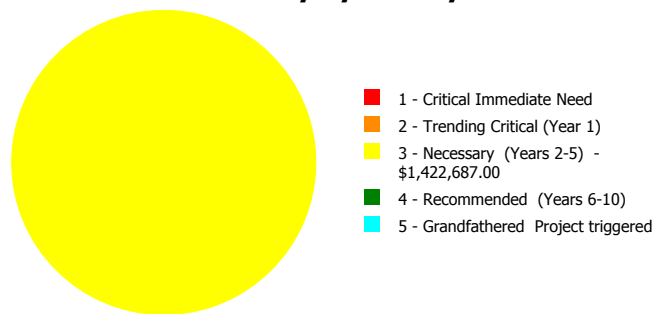
Dashboard Summary

Function:	Relocation Site	Gross Area:	83,782
Year Built:	1987	Last Renovation:	
Repair Cost:	\$1,422,687	Replacement Value:	\$15,510,259
FCI:	9.17 %	RSLI%:	54.69 %

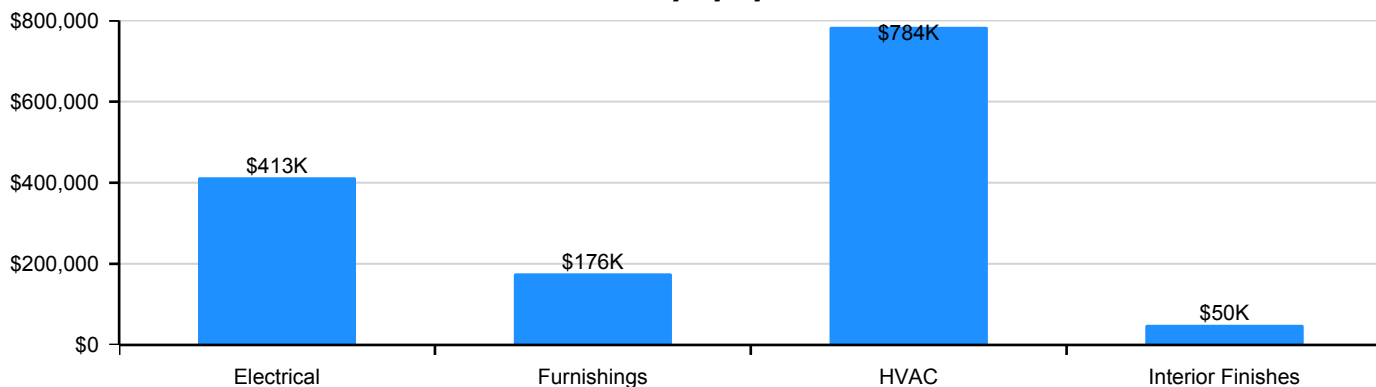
Deficiency By Category



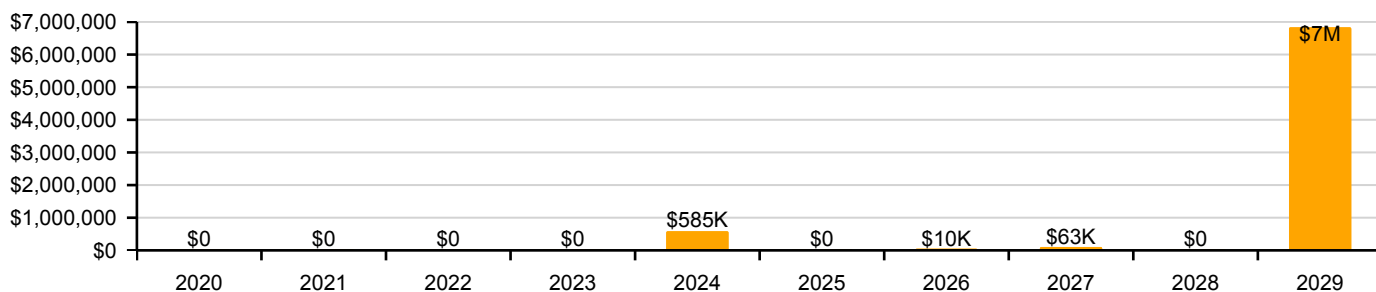
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	68.00 %	0.00 %	\$0.00
A20 - Basement Construction	68.00 %	0.00 %	\$0.00
B10 - Superstructure	68.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	67.46 %	0.00 %	\$0.00
B30 - Roofing	44.00 %	0.00 %	\$0.00
C10 - Interior Construction	58.80 %	0.00 %	\$0.00
C20 - Stairs	68.00 %	0.00 %	\$0.00
C30 - Interior Finishes	51.54 %	2.41 %	\$49,500.00
D10 - Conveying	50.00 %	0.00 %	\$0.00
D20 - Plumbing	54.38 %	0.00 %	\$0.00
D30 - HVAC	38.98 %	32.48 %	\$784,283.00
D40 - Fire Protection	61.79 %	0.00 %	\$0.00
D50 - Electrical	40.73 %	21.88 %	\$412,878.00
E10 - Equipment	49.38 %	0.00 %	\$0.00
E20 - Furnishings	0.00 %	110.00 %	\$176,026.00
Totals:	54.69 %	9.17 %	\$1,422,687.00

Photo Album

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

1). West - Oct 29, 2019



2). West - Oct 03, 2019



3). North - Oct 03, 2019



4). East - Oct 03, 2019



5). East - Oct 03, 2019



6). South - Oct 03, 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.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$617,473
A1030	Slab on Grade	\$6.22	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$521,124
A2010	Basement Excavation	\$0.19	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$15,919
A2020	Basement Walls	\$2.32	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$194,374
B1010	Floor Construction	\$18.73	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$1,569,237
B1020	Roof Construction	\$12.10	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$1,013,762
B2010	Exterior Walls	\$13.80	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$1,156,192
B2020	Exterior Windows	\$8.60	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$720,525
B2030	Exterior Doors	\$0.84	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$70,377
B3010105	Built-Up	\$7.15	S.F.	83,782	25	2005	2030		44.00 %	0.00 %	11			\$599,041
C1010	Partitions	\$5.59	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$468,341
C1020	Interior Doors	\$3.20	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$268,102
C1030	Fittings	\$2.65	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$222,022
C2010	Stair Construction	\$2.83	S.F.	83,782	100	1987	2087		68.00 %	0.00 %	68			\$237,103
C3010220	Tile	\$9.25	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$774,984
C3010230	Paint & Covering	\$1.47	S.F.	83,782	10	2009	2019		0.00 %	0.00 %	0			\$123,160
C3020420	Ceramic Tile	\$16.74	S.F.	5,814	50	2009	2059		80.00 %	0.00 %	40			\$97,326
C3020901	Carpet	\$7.50	S.F.	6,000	8	2009	2017		0.00 %	110.00 %	-2		\$49,500.00	\$45,000
C3020903	VCT	\$3.48	S.F.	70,382	15	2009	2024		33.33 %	0.00 %	5			\$244,929
C3020999	Other - Vinyl Sheet	\$7.09	S.F.	1,586	15	2009	2024		33.33 %	0.00 %	5			\$11,245
C3030	Ceiling Finishes	\$9.00	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$754,038
D1010	Elevators and Lifts	\$1.25	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$104,728
D2010	Plumbing Fixtures	\$6.37	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$533,691
D2020	Domestic Water Distribution	\$0.72	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$60,323
D2030	Sanitary Waste	\$1.69	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$141,592
D2040	Rain Water Drainage	\$0.40	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$33,513
D3020	Heat Generating Systems	\$3.60	S.F.	83,782	20	2015	2035		80.00 %	0.00 %	16			\$301,615
D3030	Cooling Generating Systems	\$6.09	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$510,232
D3040	Distribution Systems	\$10.62	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$889,765
D3050	Terminal & Package Units	\$6.31	S.F.	83,782	15	2009	2024	2019	0.00 %	110.00 %	0		\$581,531.00	\$528,664
D3060	Controls & Instrumentation	\$2.20	S.F.	83,782	15	2009	2024	2019	0.00 %	110.00 %	0		\$202,752.00	\$184,320
D4010	Sprinklers	\$4.08	S.F.	83,782	30	2009	2039		66.67 %	0.00 %	20			\$341,831

School Assessment Report - 1987 Bldg 2010

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 \$
D4030	Fire Protection Specialties	\$0.09	S.F.	83,782	15	2011	2026		46.67 %	0.00 %	7			\$7,540
D4090	Other Fire Protection Systems	\$0.30	S.F.	83,782	0	1987			0.00 %	0.00 %				\$25,135
D5010	Electrical Service/Distribution	\$2.30	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$192,699
D5020	Branch Wiring	\$4.48	S.F.	83,782	20	2009	2029	2019	0.00 %	110.00 %	0		\$412,878.00	\$375,343
D5020	Lighting	\$6.71	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$562,177
D5030810	Security & Detection Systems	\$1.51	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$126,511
D5030910	Fire Alarm Systems	\$2.74	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$229,563
D5030920	Data Communication	\$3.56	S.F.	83,782	25	2009	2034		60.00 %	0.00 %	15			\$298,264
D5090	Other Electrical Systems	\$1.22	S.F.	83,782	15	2009	2024		33.33 %	0.00 %	5			\$102,214
E1020	Institutional Equipment	\$0.09	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$7,540
E1030	Vehicular Equipment	\$0.04	S.F.	83,782	50	1987	2037		36.00 %	0.00 %	18			\$3,351
E1090	Other Equipment	\$0.78	S.F.	83,782	20	2009	2029		50.00 %	0.00 %	10			\$65,350
E2010	Fixed Furnishings	\$1.91	S.F.	83,782	20	1987	2007		0.00 %	110.00 %	-12		\$176,026.00	\$160,024
Total									54.69 %	9.17 %			\$1,422,687.00	\$15,510,259

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



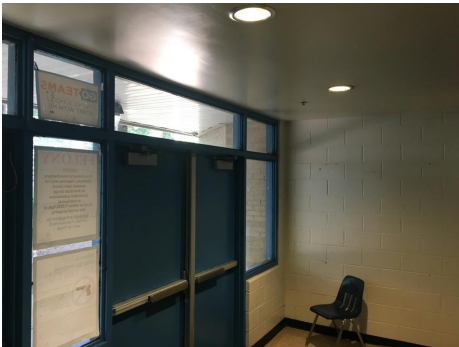
Note:

System: B2020 - Exterior Windows



Note:

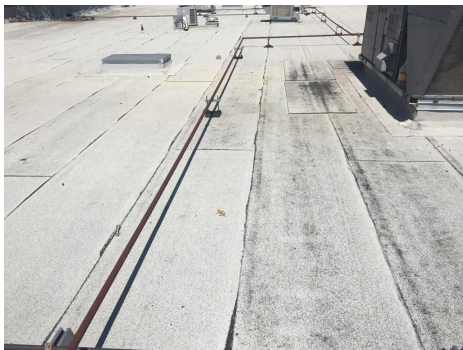
System: B2030 - Exterior Doors



Note:

School Assessment Report - 1987 Bldg 2010

System: B3010105 - Built-Up



Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

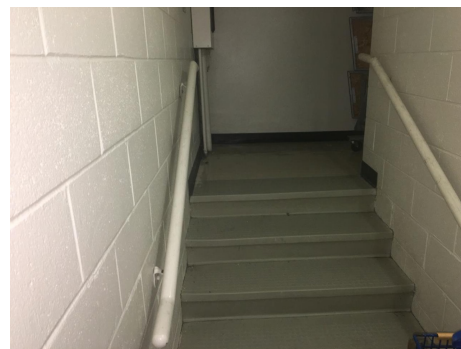
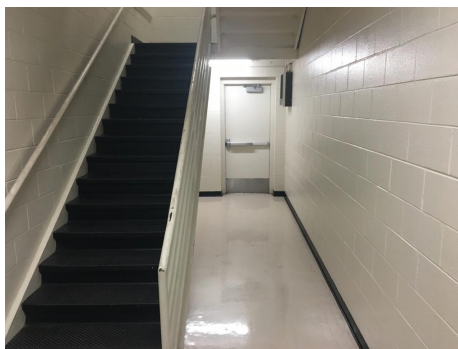
School Assessment Report - 1987 Bldg 2010

System: C1030 - Fittings



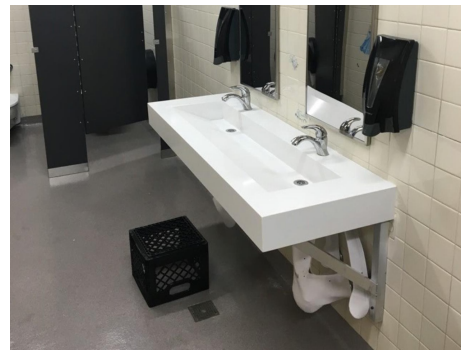
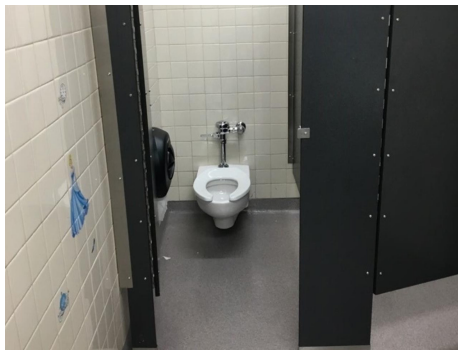
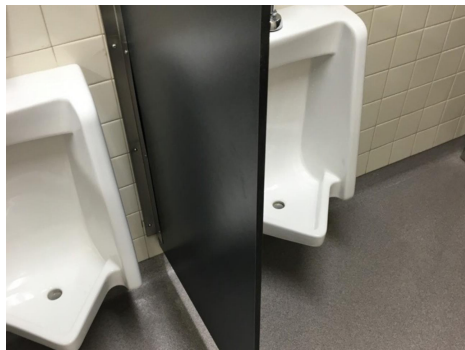
Note:

System: C2010 - Stair Construction



Note:

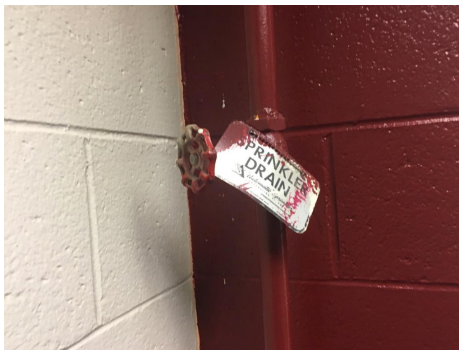
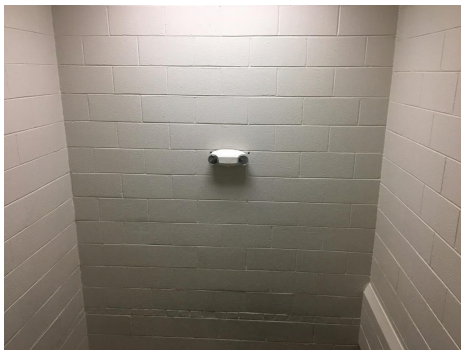
System: C3010220 - Tile



Note:

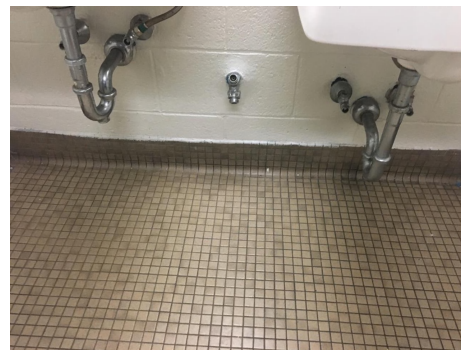
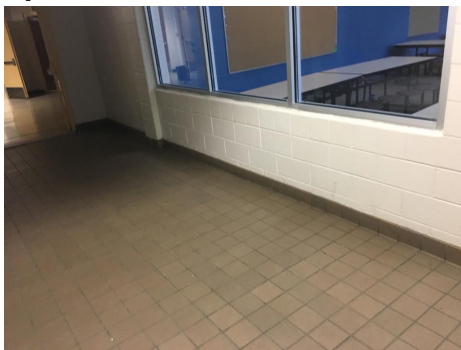
School Assessment Report - 1987 Bldg 2010

System: C3010230 - Paint & Covering



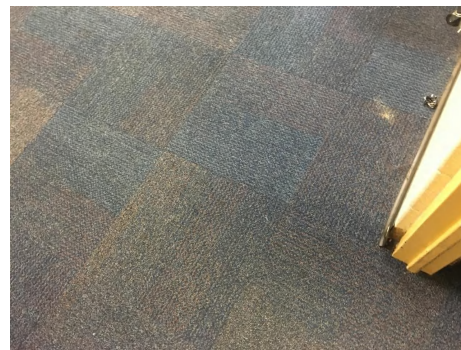
Note:

System: C3020420 - Ceramic Tile



Note:

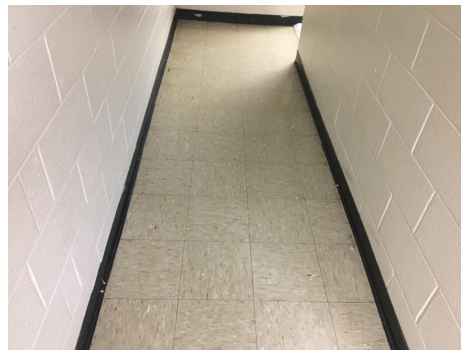
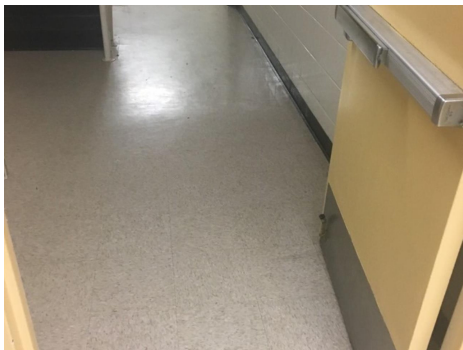
System: C3020901 - Carpet



Note:

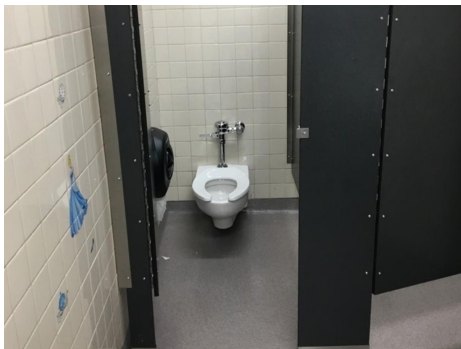
School Assessment Report - 1987 Bldg 2010

System: C3020903 - VCT



Note:

System: C3020999 - Other - Vinyl Sheet



Note:

System: C3030 - Ceiling Finishes



Note:

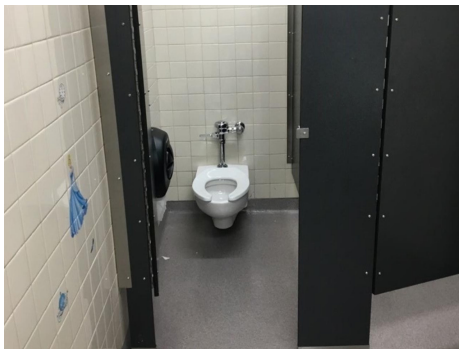
School Assessment Report - 1987 Bldg 2010

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

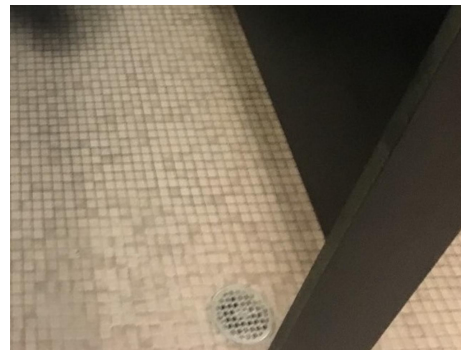
System: D2020 - Domestic Water Distribution



Note: Water heaters are original to building.

School Assessment Report - 1987 Bldg 2010

System: D2030 - Sanitary Waste



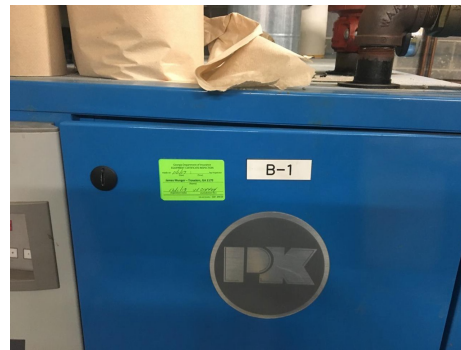
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3020 - Heat Generating Systems



Note:

School Assessment Report - 1987 Bldg 2010

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

School Assessment Report - 1987 Bldg 2010

System: D3060 - Controls & Instrumentation



Note:

System: D4010 - Sprinklers



Note:

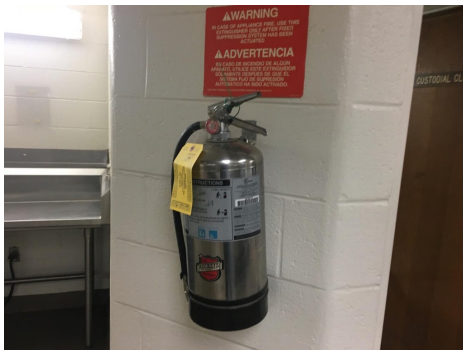
System: D4030 - Fire Protection Specialties



Note:

School Assessment Report - 1987 Bldg 2010

System: D4090 - Other Fire Protection Systems



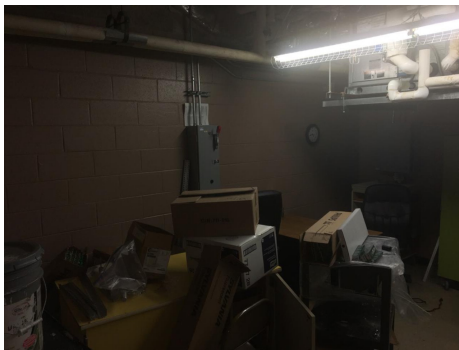
Note:

System: D5010 - Electrical Service/Distribution



Note:

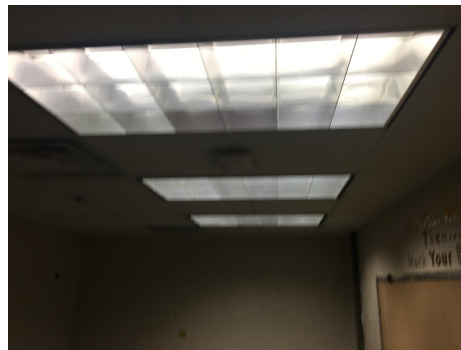
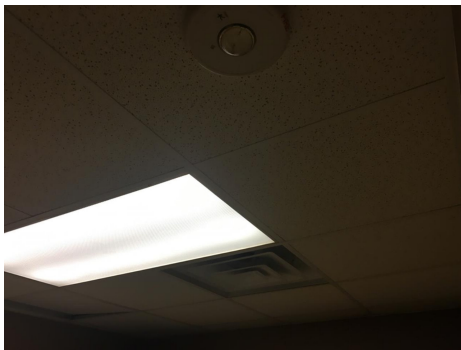
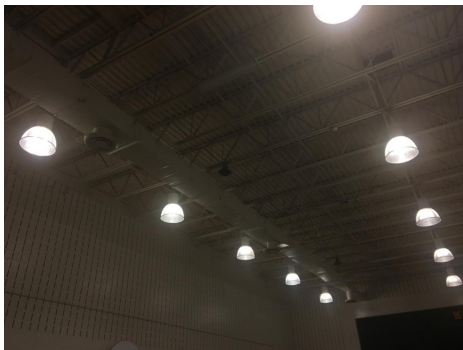
System: D5020 - Branch Wiring



Note: Exterior building lighting is original to building (installed 1987).

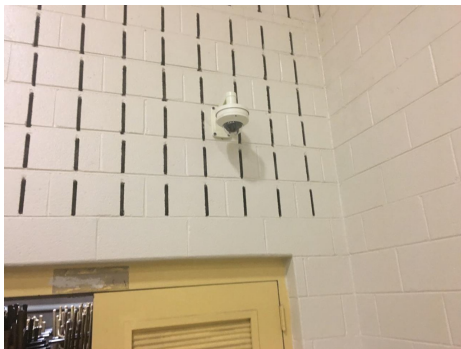
School Assessment Report - 1987 Bldg 2010

System: D5020 - Lighting



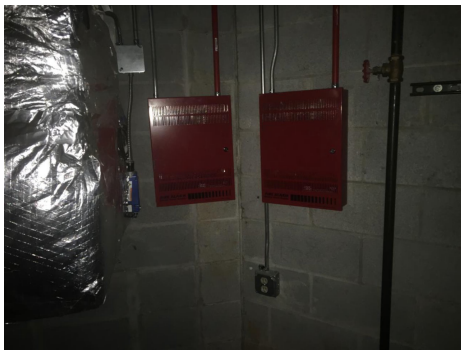
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

School Assessment Report - 1987 Bldg 2010

System: D5030920 - Data Communication



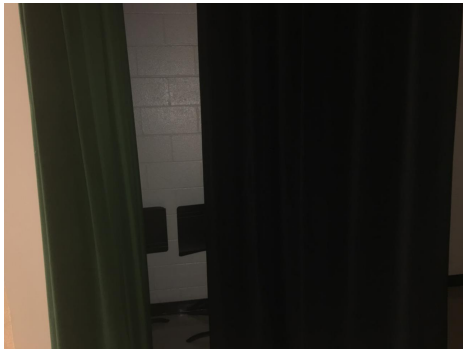
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1020 - Institutional Equipment



Note:

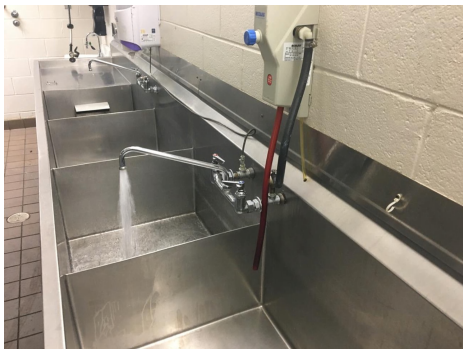
School Assessment Report - 1987 Bldg 2010

System: E1030 - Vehicular Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$1,422,687	\$0	\$0	\$0	\$0	\$584,790	\$0	\$10,201	\$62,705	\$0	\$6,834,351	\$8,914,734
* 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
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	\$396,338	\$396,338
C1030 - Fittings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,218	\$328,218
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 1987 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	\$182,067	\$182,067
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	\$49,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,705	\$0	\$0	\$112,205
C3020903 - VCT	\$0	\$0	\$0	\$0	\$0	\$440,108	\$0	\$0	\$0	\$0	\$0	\$440,108
C3020999 - Other - Vinyl Sheet	\$0	\$0	\$0	\$0	\$0	\$14,339	\$0	\$0	\$0	\$0	\$0	\$14,339
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,114,701	\$1,114,701
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	\$154,819	\$154,819
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	\$788,960	\$788,960
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	\$49,542	\$49,542
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	\$0	\$0
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$754,281	\$754,281
D3040 - Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,315,346	\$1,315,346
D3050 - Terminal & Package Units	\$581,531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$581,531
D3060 - Controls & Instrumentation	\$202,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,752
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,201	\$0	\$0	\$0	\$10,201
D4090 - Other Fire Protection Systems	\$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	\$284,867	\$284,867
D5020 - Branch Wiring	\$412,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,878
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$831,071	\$831,071

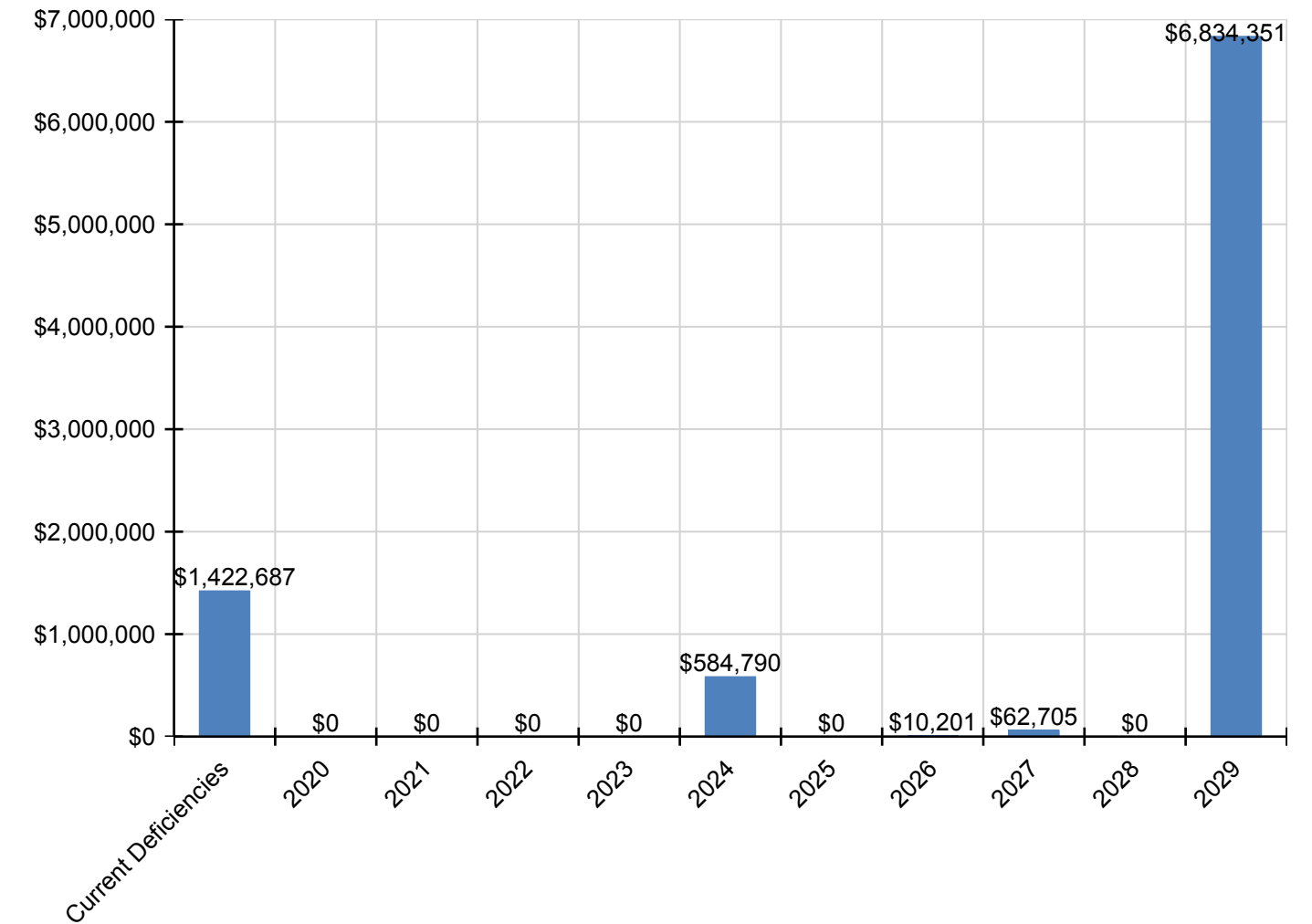
School Assessment Report - 1987 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	\$187,022	\$187,022
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,364	\$339,364
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$130,343	\$0	\$0	\$0	\$0	\$0	\$130,343
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	\$11,146	\$11,146
E1030 - Vehicular Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1090 - Other Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,607	\$96,607
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$176,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,026

* 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.

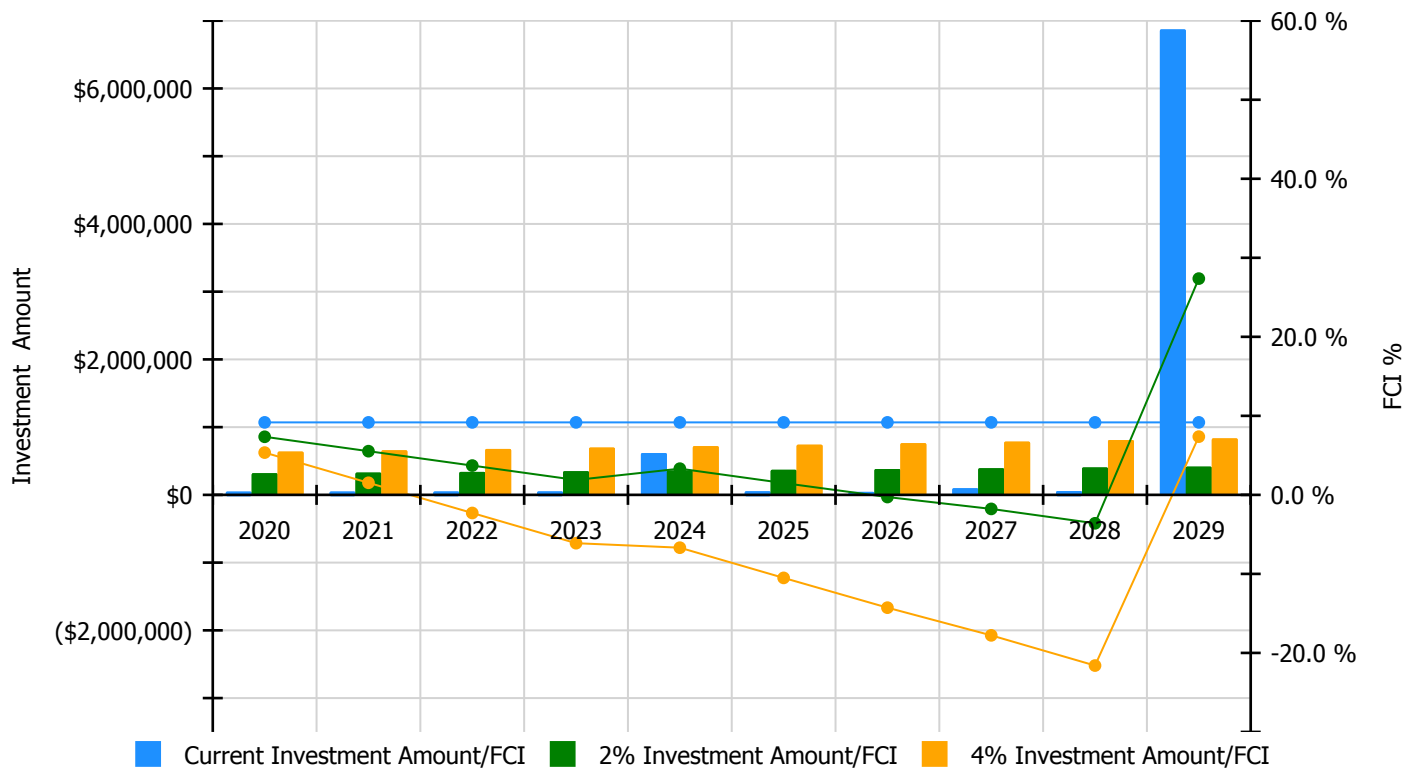


Condition Index Forecast by Investment Scenario

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

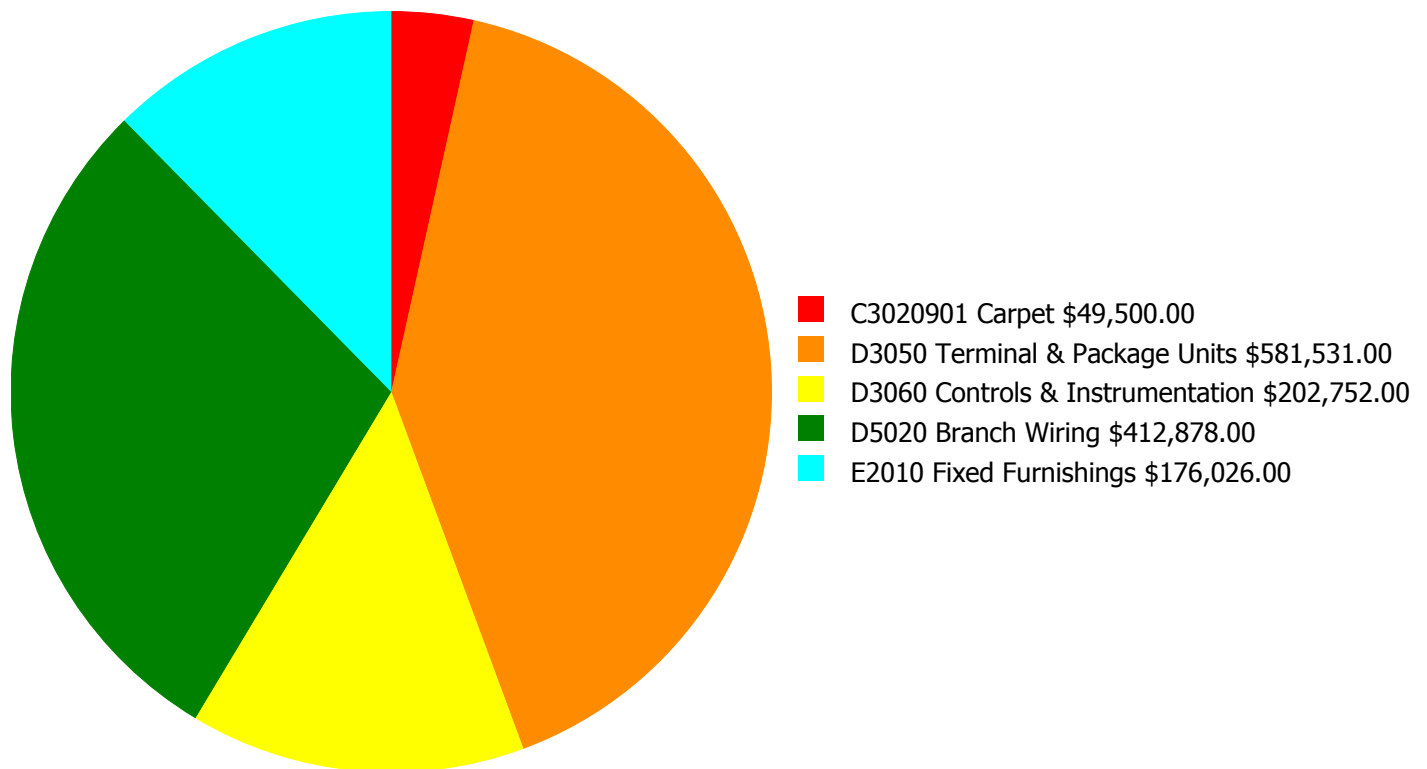
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 9.17%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$28,477	\$319,511.00	7.35 %	\$639,023.00	5.35 %
2021	\$29,332	\$329,097.00	5.53 %	\$658,193.00	1.53 %
2022	\$30,212	\$338,970.00	3.71 %	\$677,939.00	-2.29 %
2023	\$31,118	\$349,139.00	1.89 %	\$698,277.00	-6.11 %
2024	\$616,842	\$359,613.00	3.32 %	\$719,226.00	-6.68 %
2025	\$33,013	\$370,401.00	1.49 %	\$740,802.00	-10.51 %
2026	\$44,204	\$381,513.00	-0.27 %	\$763,026.00	-14.27 %
2027	\$97,729	\$392,959.00	-1.78 %	\$785,917.00	-17.78 %
2028	\$36,074	\$404,747.00	-3.60 %	\$809,495.00	-21.60 %
2029	\$6,871,508	\$416,890.00	27.37 %	\$833,780.00	7.37 %
Total:	\$7,818,509	\$3,662,840.00		\$7,325,678.00	

Deficiency Summary by System

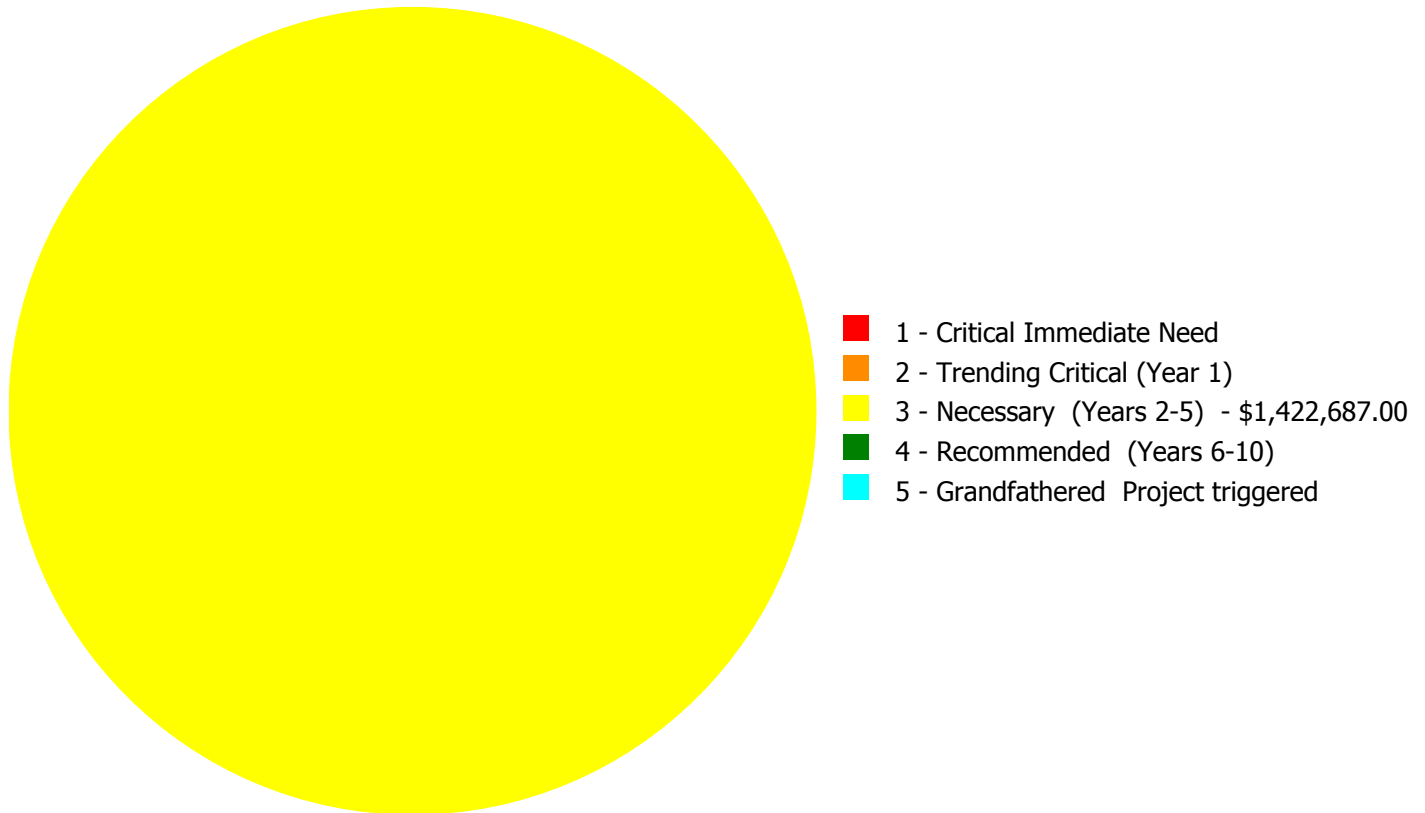
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,422,687.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,422,687.00

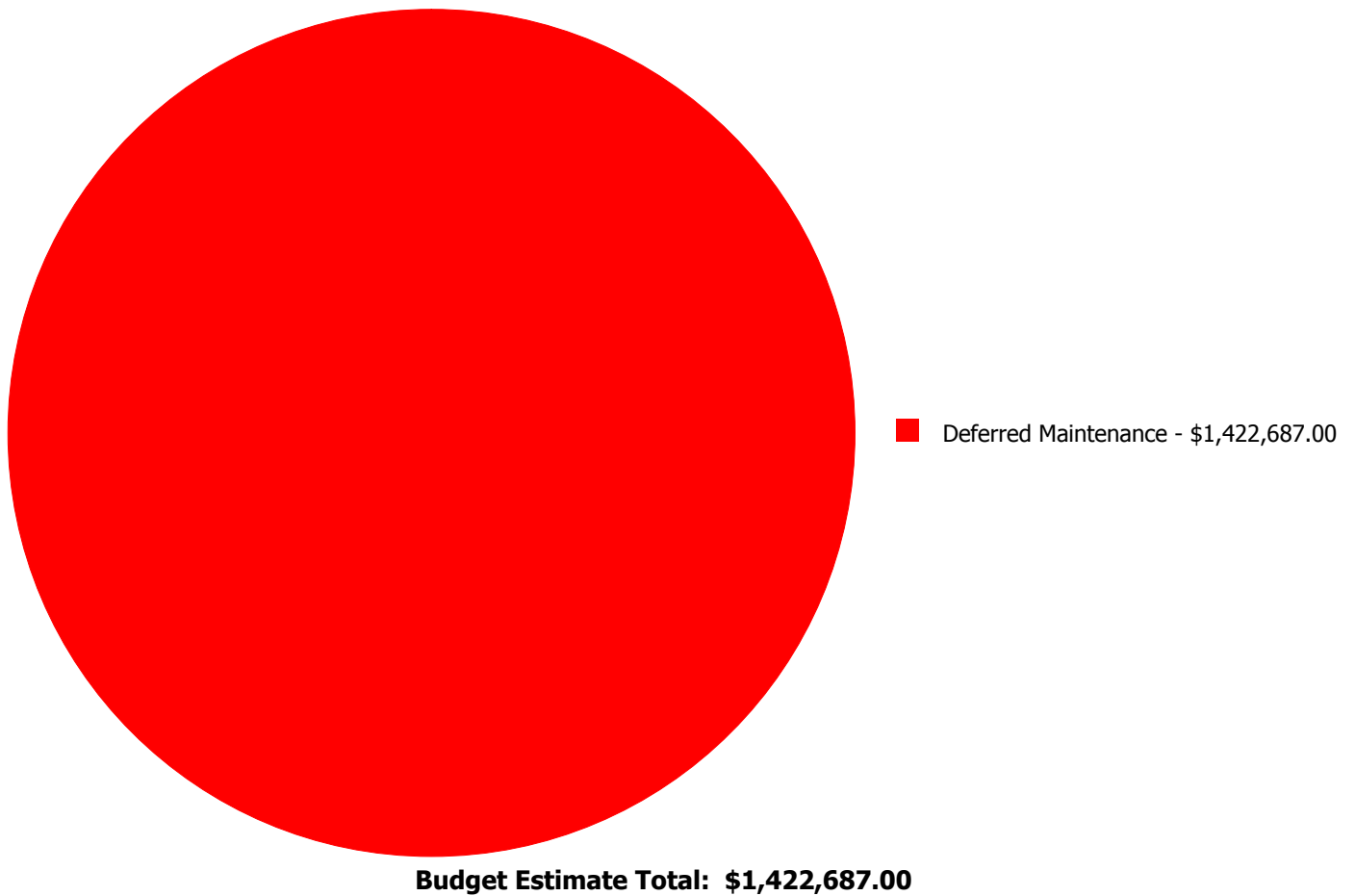
Deficiency By Priority Investment Table

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	\$49,500.00	\$0.00	\$0.00	\$49,500.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$581,531.00	\$0.00	\$0.00	\$581,531.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$202,752.00	\$0.00	\$0.00	\$202,752.00
D5020	Branch Wiring	\$0.00	\$0.00	\$412,878.00	\$0.00	\$0.00	\$412,878.00
E2010	Fixed Furnishings	\$0.00	\$0.00	\$176,026.00	\$0.00	\$0.00	\$176,026.00
	Total:	\$0.00	\$0.00	\$1,422,687.00	\$0.00	\$0.00	\$1,422,687.00

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:



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: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 6,000.00
Unit of Measure: S.F.
Estimate: \$49,500.00
Assessor Name: Eduardo Lopez
Date Created: 10/03/2019

Notes: The carpet finish is beyond its expected service life, worn and damaged, and is recommended for replacement.

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$581,531.00
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: 83,782.00
Unit of Measure: S.F.
Estimate: \$202,752.00
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.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$412,878.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: E2010 - Fixed Furnishings



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$176,026.00
Assessor Name: Eduardo Lopez
Date Created: 09/09/2013

Notes: Furnishings are worn and beyond expected. Replacing furnishings is recommended upon school reopening

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 $100 - \text{Total FCI}$ (without the %) where 100 is best and 0 is worst condition.

Function:

Gross Area (SF): 83,782

Year Built: 1987

Last Renovation:

Replacement Value: \$2,330,814

Repair Cost: \$866,306.00

Total FCI: 37.17 %

Total RSLI: 12.33 %

FCA Score: 62.83



Description:

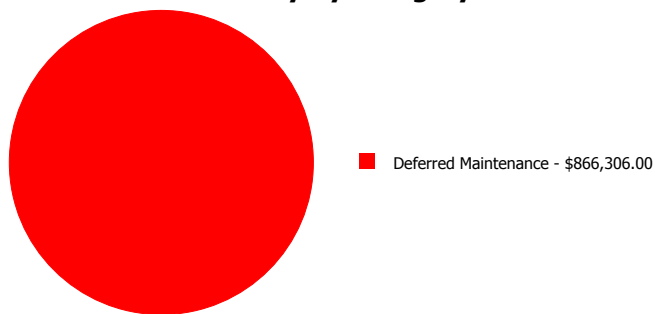
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

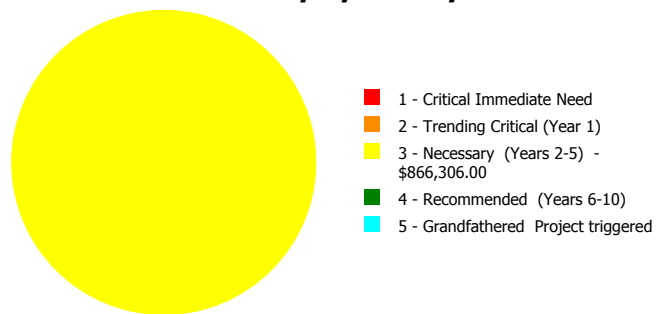
Dashboard Summary

Function:		Gross Area:	83,782
Year Built:	1987	Last Renovation:	
Repair Cost:	\$866,306	Replacement Value:	\$2,330,814
FCI:	37.17 %	RSLI%:	12.33 %

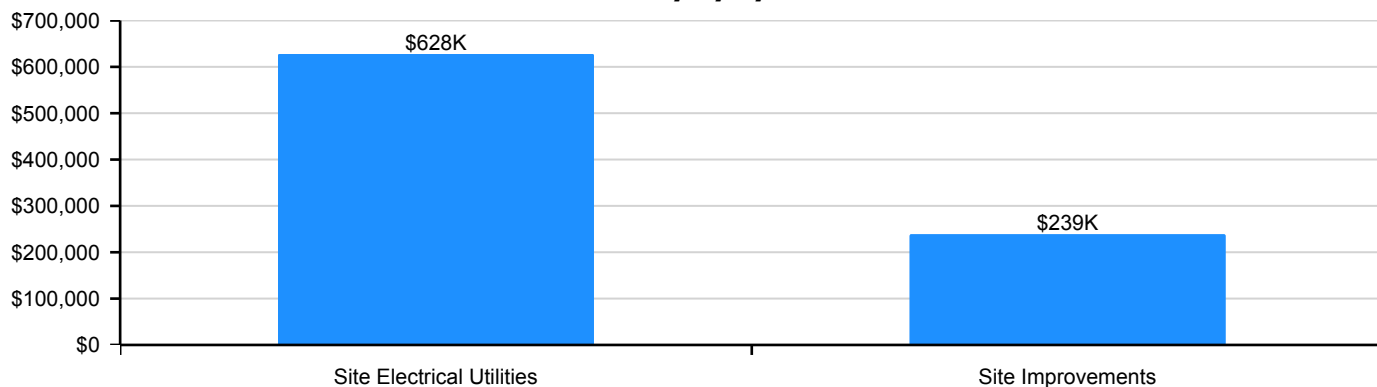
Deficiency By Category



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	10.91 %	17.30 %	\$238,695.00
G30 - Site Mechanical Utilities	36.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	\$627,611.00
Totals:	12.33 %	37.17 %	\$866,306.00

Photo Album

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



Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.37	S.F.	83,782	35	1987	2022		8.57 %	0.00 %	3			\$198,563
G2020	Parking Lots	\$8.00	S.F.	83,782	35	1987	2022		8.57 %	0.00 %	3			\$670,256
G2030	Pedestrian Paving	\$2.33	S.F.	83,782	35	1987	2022		8.57 %	0.00 %	3			\$195,212
G2040105	Fence & Guardrails	\$1.15	S.F.	83,782	30	1987	2017		0.00 %	110.00 %	-2		\$105,984.00	\$96,349
G2040950	Covered Walkways	\$1.44	S.F.	83,782	25	1987	2012		0.00 %	110.00 %	-7		\$132,711.00	\$120,646
G2050	Landscaping	\$1.18	S.F.	83,782	25	2009	2034		60.00 %	0.00 %	15			\$98,863
G3010	Water Supply	\$1.09	S.F.	83,782	50	1987	2037		36.00 %	0.00 %	18			\$91,322
G3020	Sanitary Sewer	\$2.20	S.F.	83,782	50	1987	2037		36.00 %	0.00 %	18			\$184,320
G3030	Storm Sewer	\$1.25	S.F.	83,782	50	1987	2037		36.00 %	0.00 %	18			\$104,728
G4010	Electrical Distribution	\$2.55	S.F.	83,782	30	1987	2017		0.00 %	110.00 %	-2		\$235,009.00	\$213,644
G4020	Site Lighting	\$2.98	S.F.	83,782	30	1987	2017		0.00 %	110.00 %	-2		\$274,637.00	\$249,670
G4030	Site Communication and Security	\$1.28	S.F.	83,782	30	1987	2017		0.00 %	110.00 %	-2		\$117,965.00	\$107,241
Total									12.33 %	37.17 %			\$866,306.00	\$2,330,814

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:

School Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2050 - Landscaping



Note:

School Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

System: G4020 - Site Lighting



Note:

School Assessment Report - Site

System: G4030 - Site Communication and Security



Note: No security cameras installed on exterior of building.

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.

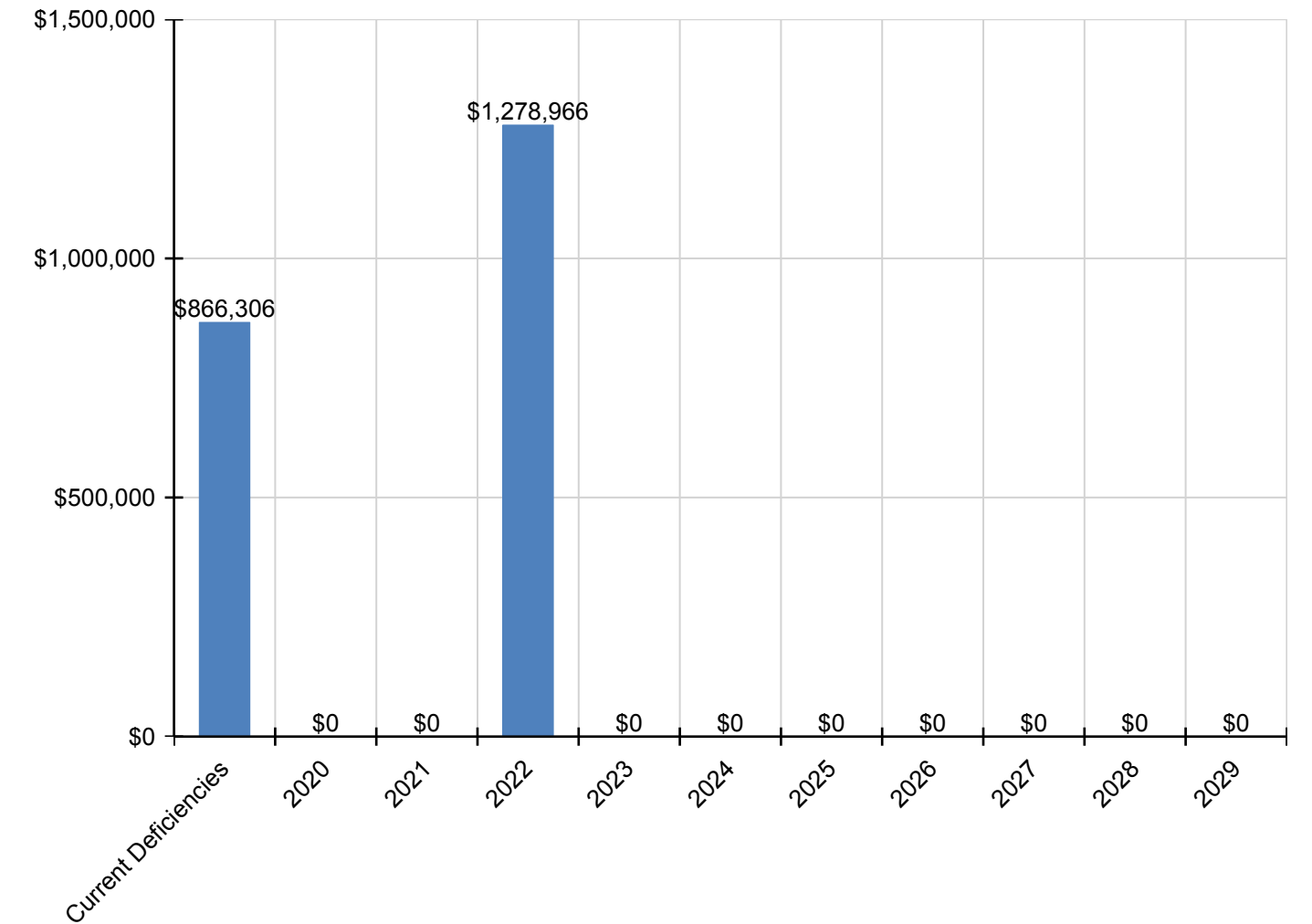
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$866,306	\$0	\$0	\$1,278,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,145,272
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	\$238,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238,673
G2020 - Parking Lots	\$0	\$0	\$0	\$805,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$805,648
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$234,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,645
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$105,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,984
G2040950 - Covered Walkways	\$132,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,711
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
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$235,009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,009
G4020 - Site Lighting	\$274,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,637
G4030 - Site Communication and Security	\$117,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,965

** 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.

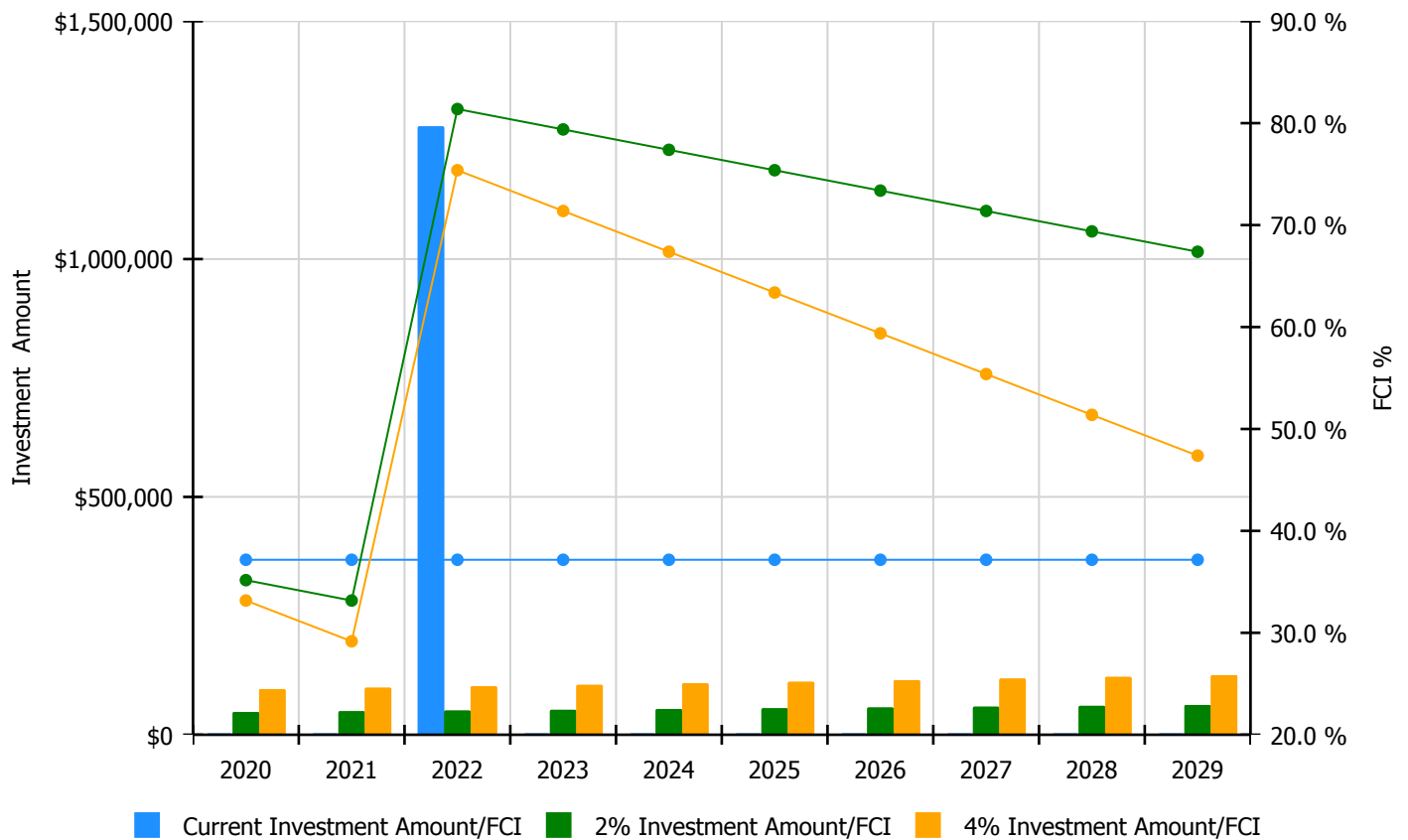


Condition Index Forecast by Investment Scenario

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

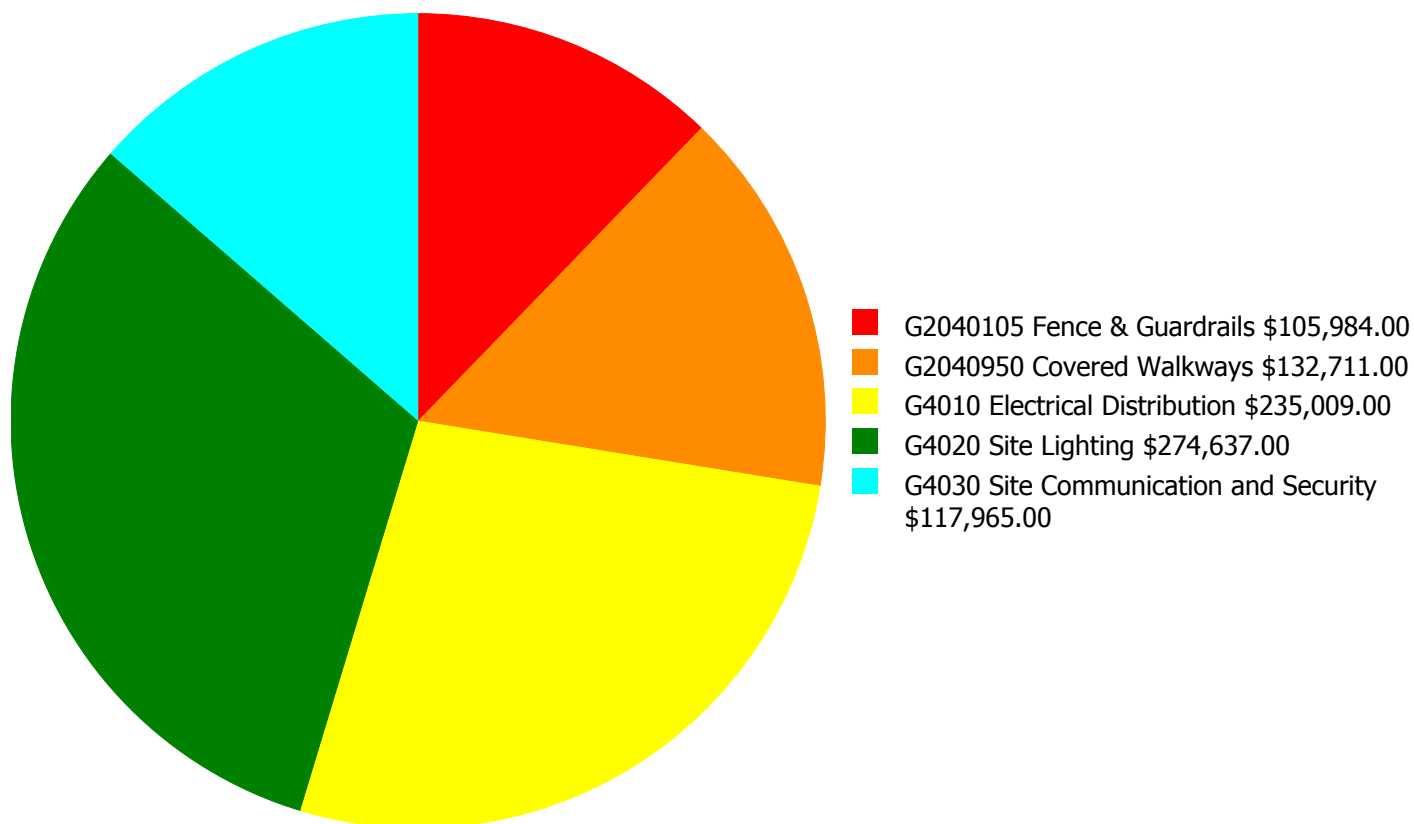
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 37.17%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$48,015.00	35.17 %	\$96,030.00	33.17 %
2021	\$0	\$49,455.00	33.17 %	\$98,910.00	29.17 %
2022	\$1,278,966	\$50,939.00	81.38 %	\$101,878.00	75.38 %
2023	\$0	\$52,467.00	79.38 %	\$104,934.00	71.38 %
2024	\$0	\$54,041.00	77.38 %	\$108,082.00	67.38 %
2025	\$0	\$55,662.00	75.38 %	\$111,325.00	63.38 %
2026	\$0	\$57,332.00	73.38 %	\$114,664.00	59.38 %
2027	\$0	\$59,052.00	71.38 %	\$118,104.00	55.38 %
2028	\$0	\$60,824.00	69.38 %	\$121,647.00	51.38 %
2029	\$0	\$62,648.00	67.38 %	\$125,297.00	47.38 %
Total:	\$1,278,966	\$550,435.00		\$1,100,871.00	

Deficiency Summary by System

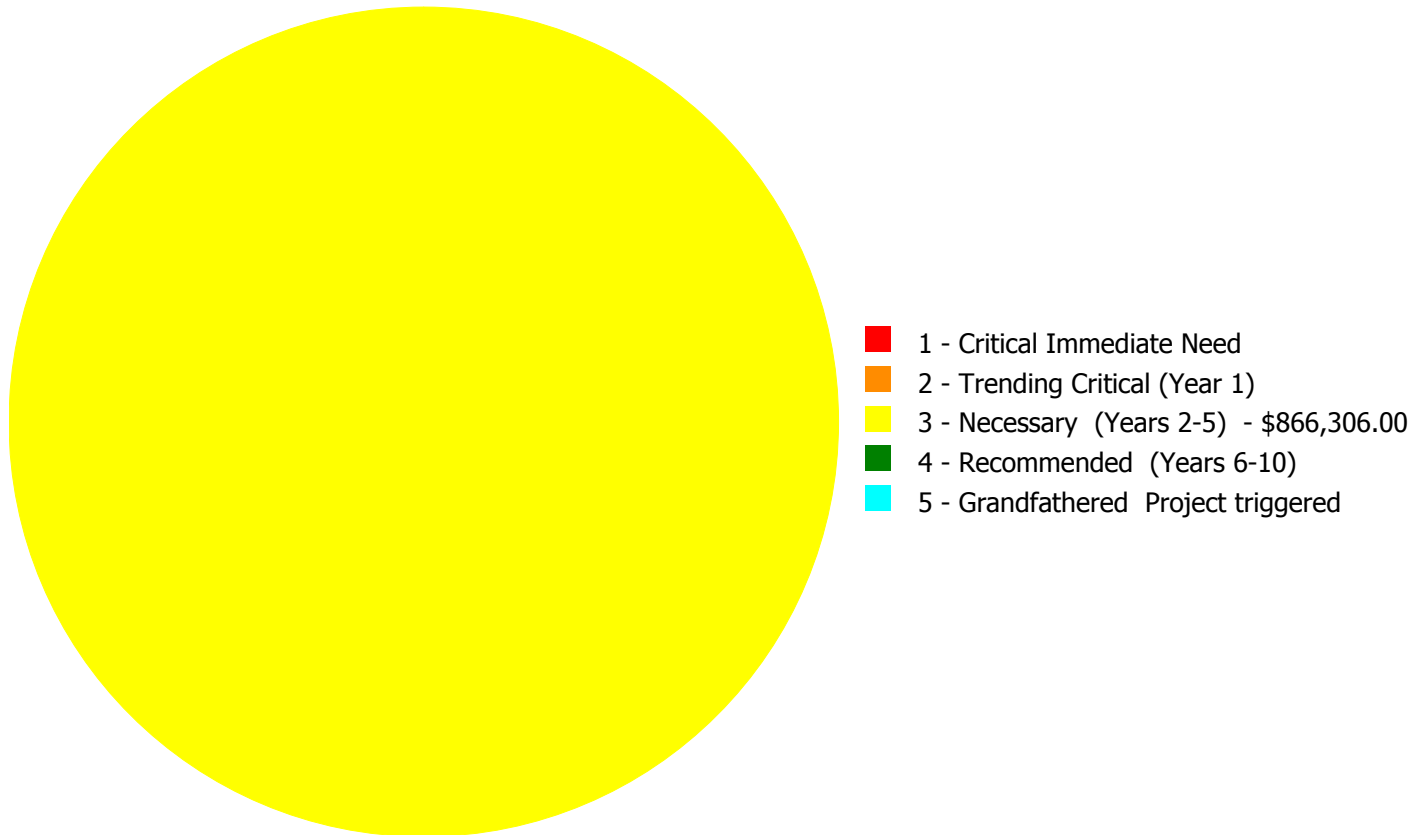
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$866,306.00

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: \$866,306.00

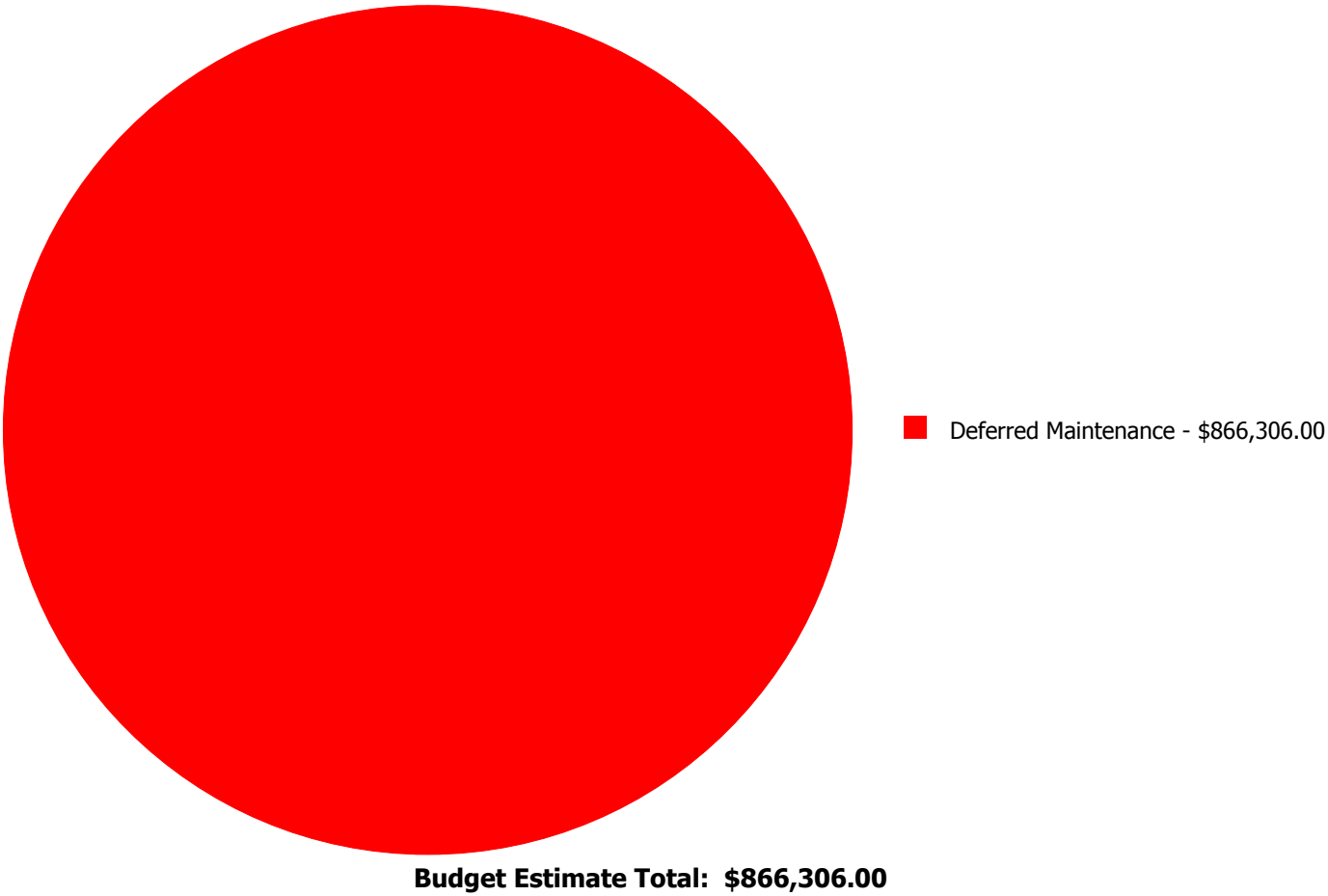
Deficiency By Priority Investment Table

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
G2040105	Fence & Guardrails	\$0.00	\$0.00	\$105,984.00	\$0.00	\$0.00	\$105,984.00
G2040950	Covered Walkways	\$0.00	\$0.00	\$132,711.00	\$0.00	\$0.00	\$132,711.00
G4010	Electrical Distribution	\$0.00	\$0.00	\$235,009.00	\$0.00	\$0.00	\$235,009.00
G4020	Site Lighting	\$0.00	\$0.00	\$274,637.00	\$0.00	\$0.00	\$274,637.00
G4030	Site Communication and Security	\$0.00	\$0.00	\$117,965.00	\$0.00	\$0.00	\$117,965.00
	Total:	\$0.00	\$0.00	\$866,306.00	\$0.00	\$0.00	\$866,306.00

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:



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: G2040105 - Fence & Guardrails



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$105,984.00
Assessor Name: Hayden Collins
Date Created: 10/03/2019

Notes: The fences and gates are beyond their service life and rusting and should be scheduled for replacement.

System: G2040950 - Covered Walkways



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$132,711.00
Assessor Name: Hayden Collins
Date Created: 10/03/2019

Notes: Pedestrian pavement is beyond its service life and damaged and should be replaced and upgraded for ADA compliance.

System: G4010 - Electrical Distribution



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$235,009.00
Assessor Name: Hayden Collins
Date Created: 09/28/2019

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

System: G4020 - Site Lighting



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$274,637.00
Assessor Name: Hayden Collins
Date Created: 09/28/2019

Notes: The existing site lighting system consists of a building mounted lighting program support by a few pole-mounted lights. Additional lighting is recommended. Replace the existing lights and add a new lighting program to provide for the entire site.

System: G4030 - Site Communication and Security



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,782.00
Unit of Measure: S.F.
Estimate: \$117,965.00
Assessor Name: Hayden Collins
Date Created: 09/28/2019

Notes: No security cameras installed on exterior of building.

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.

School Assessment Report - Fain ES (West Manor relocation site)

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.

School Assessment Report - Fain ES (West Manor relocation site)

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.

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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.

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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.



Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 3059
Project: APS Assessments 2019	Region: 761	Site: Fain ES
Grade Config: PK-5	Site Type: Relocation Site	Site Size: 8.00

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	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Fair	0.20	0.31	65.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Fair	0.24	0.37	65.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Unsat	0.00	0.72	0.00
Size	Unsat	0.00	1.80	0.00
Location	Unsat	0.00	0.54	0.00
Storage/Fixed Equip	Unsat	0.00	0.54	0.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Good	0.59	0.74	80.00

Project #: 12382

County: Atlanta Public Schools

Site #: 3059

Project: APS Assessments 2019

Region: 761

Site: Fain ES

Grade Config: PK-5

Site Type: Relocation Site

Site Size: 8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	1.20	1.85	65.00
Location	Fair	0.36	0.56	65.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Fair	0.23	0.35	65.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Fair	0.22	0.34	65.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Fair	0.17	0.26	65.00
P.E.				
Environment	Good	1.54	1.92	80.00
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	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Fair	0.29	0.45	65.00
Storage/Fixed Equip	Fair	0.29	0.45	65.00
Media Center				
Environment	Good	0.78	0.97	80.00
Size	Excel	2.44	2.44	100.00
Location	Good	0.58	0.73	80.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Fair	1.66	2.56	65.00
Counseling	Poor	0.15	0.29	50.00
Clinic	Fair	0.38	0.58	65.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Fair	3.25	5.00	65.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

Project #: 12382

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Site #: 3059

Project: APS Assessments 2019

Region: 761

Site: Fain ES

Grade Config: PK-5

Site Type: Relocation Site

Site Size: 8.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
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:		72.53	95.85	75.67

Comments

Suitability - ES

Fain Elementary was a neighborhood elementary school serving pre-kindergarten through fifth grades. The facility is two story, with the main entry into the upper floor at street level. The building is currently vacant.

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

There are few spaces that provide opportunities for flexible or differentiated learning.

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

There is insufficient storage in many classrooms for teaching materials and student belongings. Not all classrooms have a sink and countertop space.

Suitability - ES->Kindergarten-->Location

The kindergarten classrooms are located on the lower level, away from the main entrance to the building.

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

There is insufficient storage space for teaching materials and student belongings. There is no restroom in or adjacent to the kindergarten classrooms. There is one set of restrooms that is shared between all kindergarten and pre-kindergarten classes.

Suitability - ES->ECE-->Location

The kindergarten classrooms are located on the lower level, away from the main entrance to the building.

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

There is insufficient storage space for teaching materials and student belongings. There is no restroom in the pre-kindergarten classrooms. There is one set of restrooms that is shared between all kindergarten and pre-kindergarten classes. There is no kitchenette with microwave and refrigerator.

Suitability - ES->Instructional Resource Rooms-->Environment

There are no rooms designed for small group resource and learning areas.

Suitability - ES->Instructional Resource Rooms-->Size

There are no rooms designed for small group resource and learning areas.

Suitability - ES->Instructional Resource Rooms-->Location

There are no rooms designed for small group resource and learning areas.

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

There are no rooms designed for small group resource and learning areas.

Suitability - ES->Science-->Environment

There is no science classroom in the building.

Suitability - ES->Science-->Size

There is no science classroom in the building.

Suitability - ES->Science-->Location

There is no science classroom in the building.

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County: Atlanta Public Schools

Site #: 3059

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Region: 761

Site: Fain ES

Grade Config: PK-5

Site Type: Relocation Site

Site Size: 8.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Science-->Storage/Fixed Equip There is no science classroom in the building.				
Suitability - ES->Music-->Environment The shape of the music room is a bit odd due to the adjacent elevator and equipment room.				
Suitability - ES->Music-->Size The music room is 77% of the size standard.				
Suitability - ES->Music-->Location The music room is located near the pre-kindergarten classrooms and has shared walls with two other classrooms, creating a potential noise disturbance.				
Suitability - ES->Music-->Storage/Fixed Equip There are no acoustic treatments in the music room.				
Suitability - ES->Art-->Location The art room is located near the cafeteria and gym, causing a potential noise disturbance.				
Suitability - ES->Computer Labs-->Environment There are windows in the computer lab without coverings, creating potential glare problems for the computers.				
Suitability - ES->Computer Labs-->Size The computer lab is 86% of the size standard.				
Suitability - ES->Computer Labs-->Storage/Fixed Equip There is little storage space in the computer lab. There are no additional security cameras to monitor the computer lab equipment.				
Suitability - ES->P.E.-->Storage/Fixed Equip There are no acoustic treatments in the gym. The gym floor is vinyl tile.				
Suitability - ES->Performing Arts-->Location The gymnasium is not conveniently located for after school performances and events. Access to the gymnasium is either by walking around the building or through the building.				
Suitability - ES->Performing Arts-->Storage/Fixed Equip There is no stage storage for equipment used during performances and events. The stage is not ADA accessible.				
Suitability - ES->Media Center The media center was mostly unfurnished at time of assessment.				
Suitability - ES->Restrooms (Student) The second grade hallway doesn't have any student restrooms.				
Suitability - ES->Administration There is no conference room. There is no secretary or assistant principal office.				
Suitability - ES->Counseling There is no space in the building designed for a counselor office. The counselor shares a classroom with a movable wall.				
Suitability - ES->Clinic There is only one cot. There is not room for a wheelchair to turn around in the nurse office restroom.				
Suitability - ES->Cafeteria The cafeteria is located centrally in the school, but is adjacent to many classrooms. This creates potential noise problems in the adjacent classrooms.				

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Site: Fain ES

Grade Config: PK-5

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Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Custodial and Maintenance				
The custodial closets are equipped with wall-mounted sinks.				
Suitability - ES->Outside-->Vehicular Traffic				
The service lane is in conflict with the north parking area.				
Suitability - ES->Outside-->Parking				
There is no visitor parking convenient to the main entrance.				
Suitability - ES->Outside-->Play Areas				
The playground surface is not ADA accessible.				
Suitability - ES->Safety and Security-->Fencing				
There is an unnecessary point of ingress/egress near the garden.				
Suitability - ES->Safety and Security-->Signage & Way Finding				
There is insufficient vehicular and pedestrian wayfinding signage. There are no signs at the front entrance regarding "under surveillance" or "subject to search".				
Suitability - ES->Safety and Security-->Controlled Entrances				
There is no security vestibule at the main entrance. The building configuration would make it difficult to install a vestibule in the existing space.				