Atlanta Public Schools/ N. Atlanta Cluster

Garden Hills Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

Table of Contents

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):	82,276
Year Built:	1938
Last Renovation:	
Replacement Value:	$17,744,363
Repair Cost:	$2,069,436.74
Total FCI:	11.66 %
Total RSLI:	40.55 %
FCA Score:	88.34

Description:

Garden Hills Elementary School is located at 285 Sheridan Drive in Atlanta, GA. The 82, 276 square foot building was originally constructed in 1938. There have been many additions to the main building in 1949, 1958, 1993, 2003 and 2005. A major renovation was completed in 2003

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

A. SUBSTRUCTURE
The building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The building does not have a basement.

B. SUPERSTRUCTURE
Floor construction is concrete and metal pan deck with lightweight fill. Roof construction is wood and metal. The exterior envelope is

composed walls of brick veneer and stucco over CMU. Exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and with aluminum with full glazing. Roofing is typically low slope modified bitumen, and pitched slope with asphalt shingles and standing seam metal. Roof openings include roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes solid concrete stairs with terrazzo and rubber finishes, and metal pan concrete filled stairs and landing with rubber finishes. The interior wall finishes are typically painted CMU and painted drywalls. Wall finishes in assignable areas are ceramic tile in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, terrazzo, rubber, neoprene, wood, ceramic tile and epoxy. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

D. SERVICES
CONVEYING: The building includes conveying equipment. Conveying equipment includes 2 hydraulic elevator and 1 wheelchair lift.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas and electric hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is both internal with roof drains, and external with scuppers and downspouts.
HVAC: Heating is provided by six boilers. Cooling is provided by three cooling towers, rooftop package units and split systems. The heating/cooling distribution system is by air handling units and by ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.
FIRE PROTECTION: The buildings have a fire sprinkler system. The main building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from two pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures, and surface mounted or suspended type in the 2005 Gym building. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does not have a dedicated emergency power generation system. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

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

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; track; flagpole, hard surface play area; playground; fencing; and covered walkways. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE SAFETY SYSTEMS: The buildings are fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a of battery. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

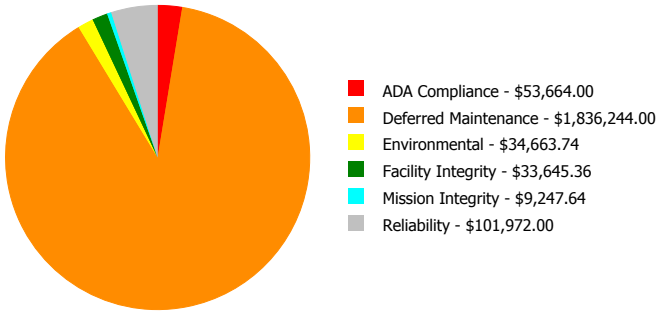
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Homero Guerrero
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	80722
DOE Facility Number:	1560	Total # of Modular/Portables:	0
DOE Interior Site SF:	80722	Total GSF of Modular/Portables:	0
Approx. Acres:	8	Status:	Active

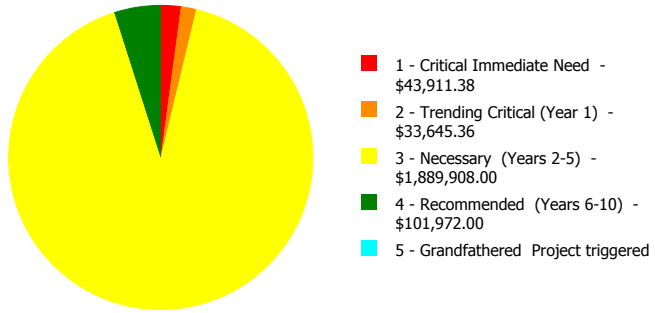
School Dashboard Summary

Gross Area:	82,276		
Year Built:	1938	Last Renovation:	
Repair Cost:	$2,069,437	Replacement Value:	$17,744,363
FCI:	11.66 %	RSLI%:	40.55 %

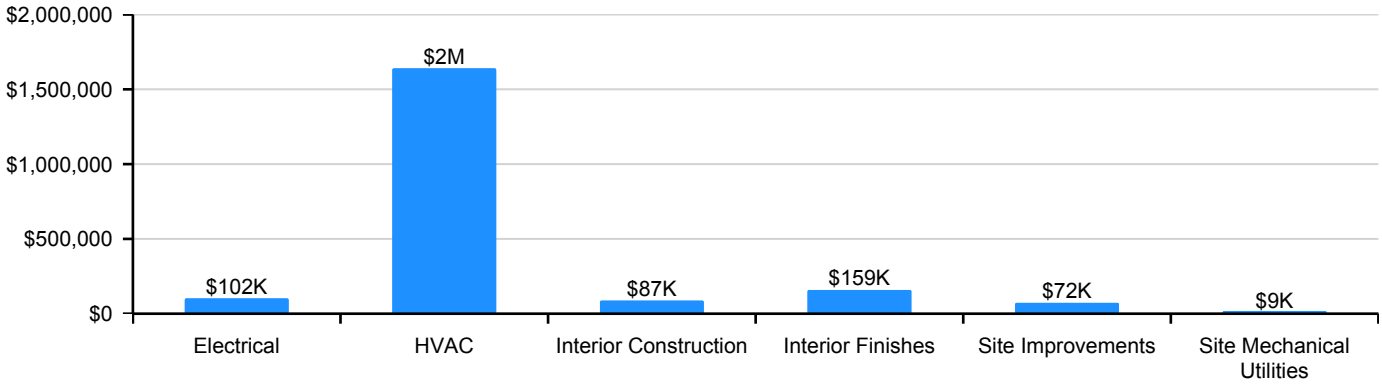
Deficiency By Category



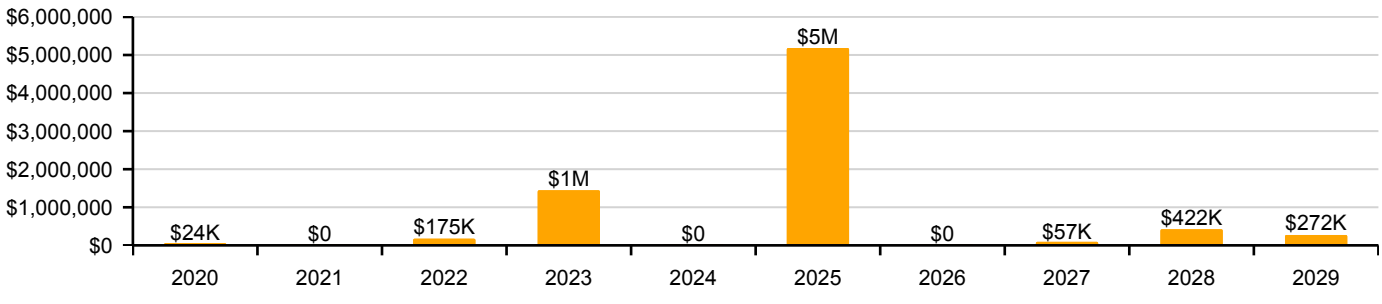
Deficiency By Priority



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.

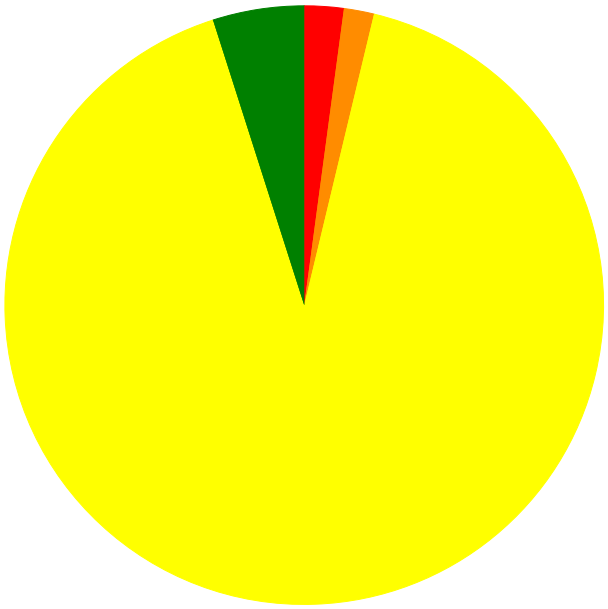
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	51.25 %	0.00 %	$0.00
A20 - Basement Construction	35.99 %	0.00 %	$0.00
B10 - Superstructure	48.56 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.56 %	0.00 %	$0.00
B30 - Roofing	31.84 %	0.00 %	$0.00
C10 - Interior Construction	48.57 %	8.58 %	$87,309.36
C20 - Stairs	46.70 %	0.00 %	$0.00
C30 - Interior Finishes	29.68 %	10.50 %	$158,650.00
D10 - Conveying	27.16 %	0.00 %	$0.00
D20 - Plumbing	32.23 %	0.00 %	$0.00
D30 - HVAC	23.79 %	59.40 %	$1,639,854.74
D40 - Fire Protection	51.70 %	0.00 %	$0.00
D50 - Electrical	28.90 %	5.40 %	$101,972.00
E10 - Equipment	28.59 %	0.00 %	$0.00
E20 - Furnishings	28.09 %	0.00 %	$0.00
G20 - Site Improvements	50.32 %	3.95 %	$72,403.00
G30 - Site Mechanical Utilities	68.00 %	2.48 %	$9,247.64
G40 - Site Electrical Utilities	46.67 %	0.00 %	$0.00
Totals:	**40.55 %**	**11.66 %**	**$2,069,436.74**

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
1938_1949_1958 Bldg 2010_2011_2020	38,646	12.82	$34,663.74	$0.00	$828,957.00	$54,839.00	$0.00
1993 Bldg 2030	17,676	11.94	$0.00	$33,645.36	$331,022.00	$24,693.00	$0.00
2003 Bldg 2040	16,320	15.23	$0.00	$0.00	$413,574.00	$22,440.00	$0.00
2005 Bldg 2050	9,634	14.44	$0.00	$0.00	$243,952.00	$0.00	$0.00
Site	82,276	2.95	$9,247.64	$0.00	$72,403.00	$0.00	$0.00
Total:		**11.66**	**$43,911.38**	**$33,645.36**	**$1,889,908.00**	**$101,972.00**	**$0.00**

Deficiencies By Priority



1 - Critical Immediate Need - $43,911.38
2 - Trending Critical (Year 1) - $33,645.36
3 - Necessary (Years 2-5) - $1,889,908.00
4 - Recommended (Years 6-10) - $101,972.00
5 - Grandfathered Project triggered

Budget Estimate Total: $2,069,436.74

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):	38,646
Year Built:	1938
Last Renovation:	
Replacement Value:	$7,165,679
Repair Cost:	$918,459.74
Total FCI:	12.82 %
Total RSLI:	26.81 %
FCA Score:	87.18

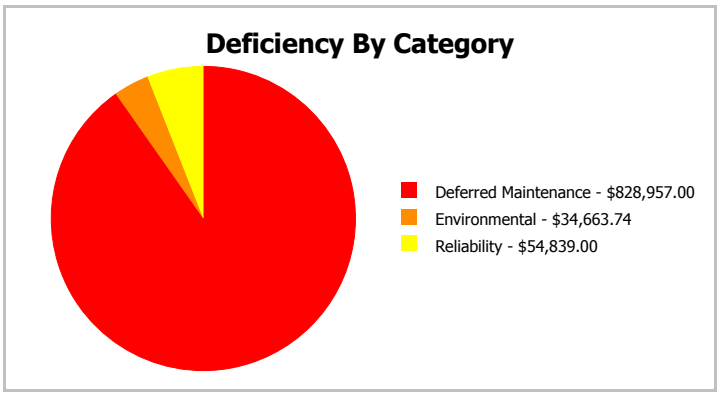
Description:

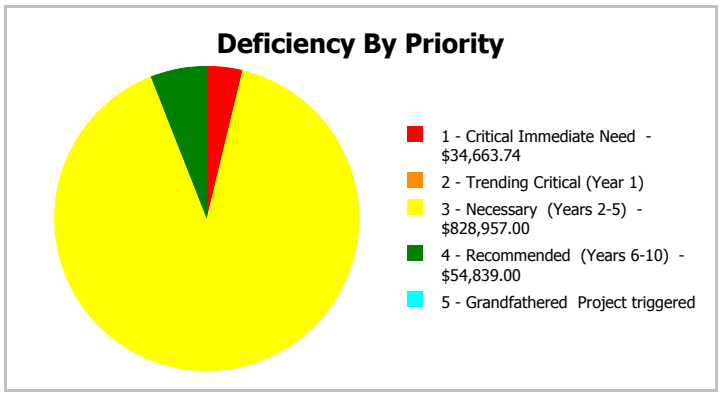
The narrative for this building is included in the Executive Summary Description at the front of this report.

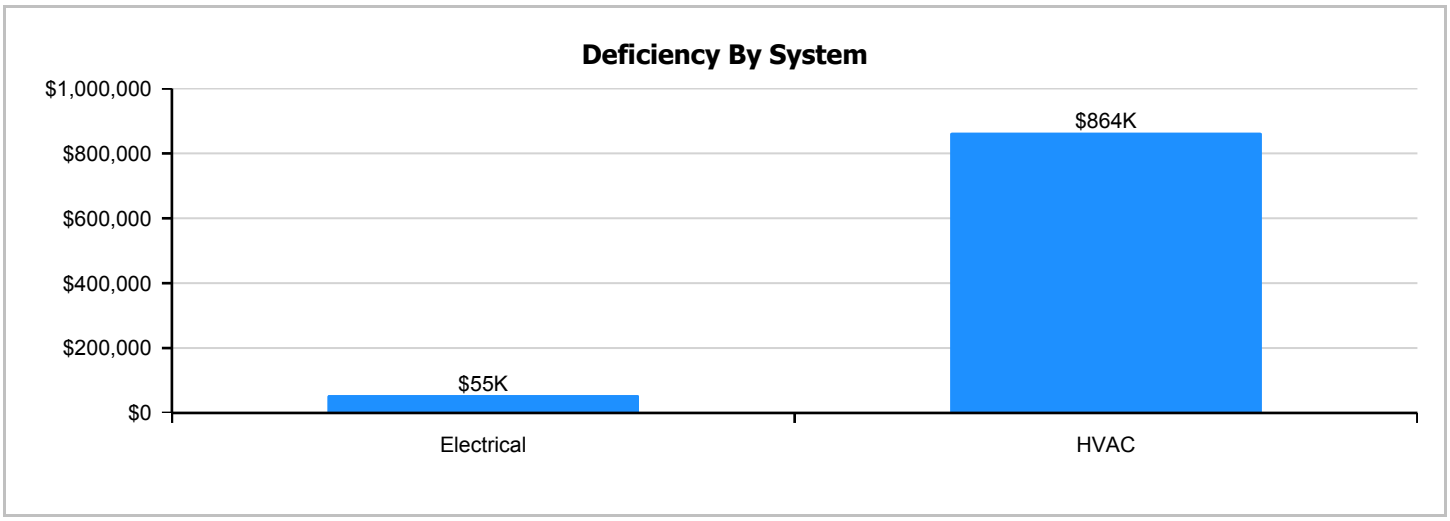
Attributes: This asset has no attributes.

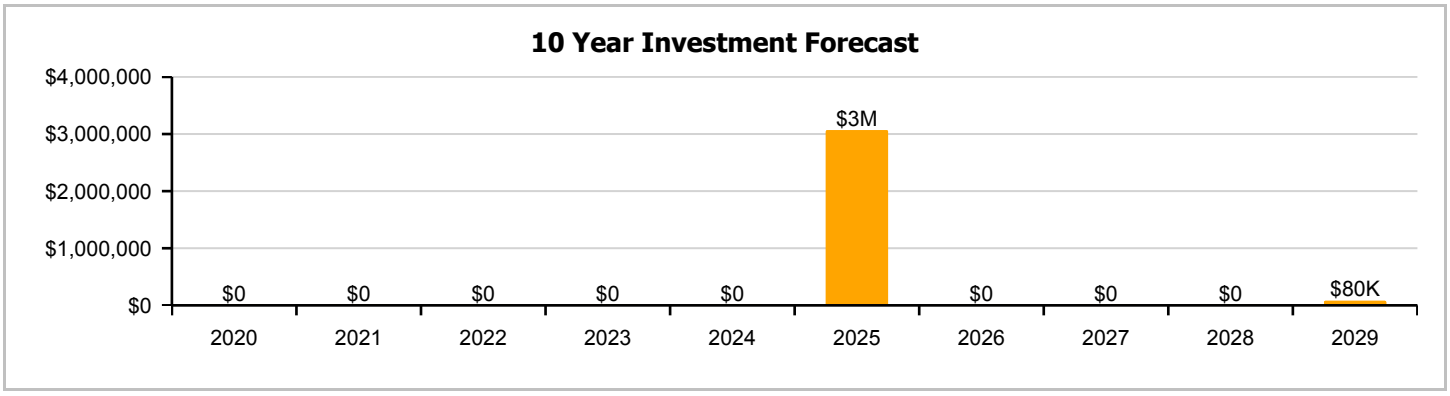
Dashboard Summary

Function:	Elementary	Gross Area:	38,646
Year Built:	1938	Last Renovation:	
Repair Cost:	$918,460	Replacement Value:	$7,165,679
FCI:	12.82 %	RSLI%:	26.81 %









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	19.00 %	0.00 %	$0.00
A20 - Basement Construction	19.00 %	0.00 %	$0.00
B10 - Superstructure	19.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	32.95 %	0.00 %	$0.00
B30 - Roofing	38.63 %	0.00 %	$0.00
C10 - Interior Construction	35.57 %	0.00 %	$0.00
C20 - Stairs	19.00 %	0.00 %	$0.00
C30 - Interior Finishes	30.94 %	0.00 %	$0.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	36.48 %	0.00 %	$0.00
D30 - HVAC	19.13 %	63.70 %	$863,620.74
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	30.48 %	6.10 %	$54,839.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**26.81 %**	**12.82 %**	**$918,459.74**

Photo Album

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

1). West Elevation - Oct 13, 2019

2). North Elevation - Oct 13, 2019

3). Northeast Elevation - Oct 13, 2019

4). Courtyard South Elevation - Oct 13, 2019

5). Courtyard East Elevation - Oct 13, 2019

6). Courtyard North Elevation - Oct 13, 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	$7.72	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$298,347
A1030	Slab on Grade	$6.53	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$252,358
A2010	Basement Excavation	$0.21	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$8,116
A2020	Basement Walls	$2.45	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$94,683
B1010	Floor Construction	$19.68	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$760,553
B1020	Roof Construction	$12.73	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$491,964
B2010	Exterior Walls	$14.50	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$560,367
B2020	Exterior Windows	$9.03	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$348,973
B2030	Exterior Doors	$0.89	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$34,395
B3010105	Built-Up	$7.15	S.F.	6,171	25	2005	2030		44.00 %	0.00 %	11			$44,123
B3010140	Shingle & Tile	$3.56	S.F.	17,519	20	2005	2025		30.00 %	0.00 %	6			$62,368
B3020	Roof Openings	$0.53	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$20,482
C1010	Partitions	$5.87	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$226,852
C1020	Interior Doors	$3.83	S.F.	38,646	40	2005	2045		65.00 %	0.00 %	26			$148,014
C1030	Fittings	$2.78	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$107,436
C2010	Stair Construction	$2.98	S.F.	38,646	100	1938	2038		19.00 %	0.00 %	19			$115,165
C3010220	Tile	$9.25	S.F.	1,835	30	2005	2035		53.33 %	0.00 %	16			$16,974
C3010230	Paint & Covering	$1.47	S.F.	36,811	10	2005	2015		0.00 %	0.00 %	-4			$54,112
C3020420	Ceramic Tile	$16.74	S.F.	1,835	50	2005	2055		72.00 %	0.00 %	36			$30,718
C3020430	Terrazzo	$21.62	S.F.	2,980	50	1938	1988	2025	12.00 %	0.00 %	6			$64,428
C3020901	Carpet	$7.50	S.F.	1,075	8	2005	2013	2025	75.00 %	0.00 %	6			$8,063
C3020903	VCT	$3.48	S.F.	30,921	15	2005	2020	2025	40.00 %	0.00 %	6			$107,605
C3020999	Other - Concrete Finish	$6.87	S.F.	1,245	100	1938	2038		19.00 %	0.00 %	19			$8,553
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	170	10	2005	2015	2025	60.00 %	0.00 %	6			$4,534
C3020999	Other - Wood	$13.79	S.F.	420	50	2005	2055		72.00 %	0.00 %	36			$5,792
C3030	Ceiling Finishes	$9.46	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$365,591
D1010	Elevators and Lifts	$1.35	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$52,172
D2010	Plumbing Fixtures	$6.66	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$257,382
D2020	Domestic Water Distribution	$0.76	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$29,371
D2030	Sanitary Waste	$1.80	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$69,563
D3010	Energy Supply	$0.61	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$23,574
D3020	Heat Generating Systems	$3.79	S.F.	38,646	20	2015	2035		80.00 %	0.00 %	16			$146,468

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 $
D3040	Distribution Systems	$11.18	S.F.	38,646	20	2005	2025		30.00 %	8.02 %	6		$34,663.74	$432,062
D3050	Terminal & Package Units	$17.18	S.F.	38,646	15	2005	2020	2019	0.00 %	110.00 %	0		$730,332.00	$663,938
D3060	Controls & Instrumentation	$2.32	S.F.	38,646	15	2005	2020	2019	0.00 %	110.00 %	0		$98,625.00	$89,659
D4010	Sprinklers	$4.30	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$166,178
D4020	Standpipes	$0.35	S.F.	38,646	30	2005	2035		53.33 %	0.00 %	16			$13,526
D5010	Electrical Service/Distribution	$2.42	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$93,523
D5020	Branch Wiring	$4.70	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$181,636
D5020	Lighting	$7.05	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$272,454
D5030810	Security & Detection Systems	$1.51	Ea.	38,646	20	2005	2025		30.00 %	0.00 %	6			$58,355
D5030910	Fire Alarm Systems	$2.74	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$105,890
D5030920	Data Communication	$3.56	S.F.	38,646	25	2005	2030		44.00 %	0.00 %	11			$137,580
D5090	Other Electrical Systems	$1.29	S.F.	38,646	15			2019	0.00 %	110.00 %	0		$54,839.00	$49,853
E1020	Institutional Equipment	$0.09	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$3,478
E2010	Fixed Furnishings	$2.03	S.F.	38,646	20	2005	2025		30.00 %	0.00 %	6			$78,451
								Total	**26.81 %**	**12.82 %**			**$918,459.74**	**$7,165,679**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up


Note:

System: B3010140 - Shingle & Tile



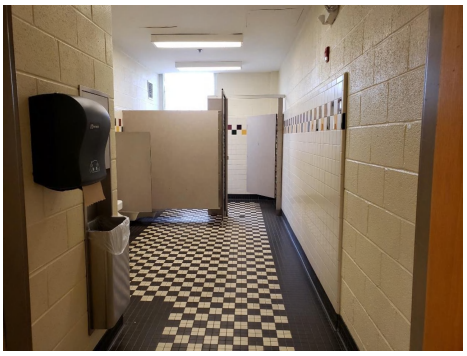
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

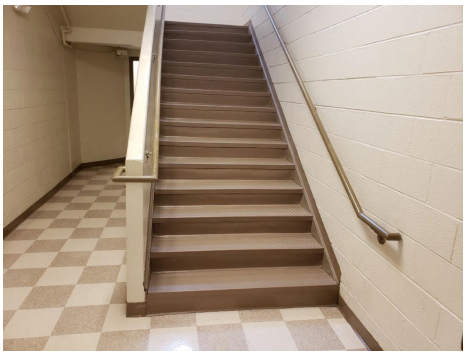


Note:

System: C1030 - Fittings

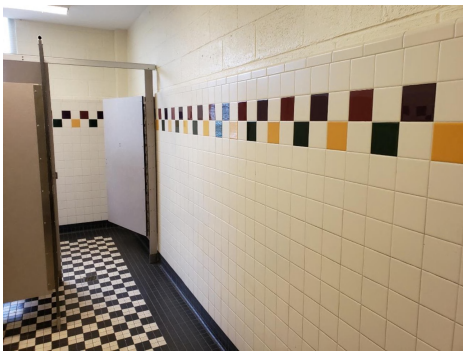

Note:

System: C2010 - Stair Construction

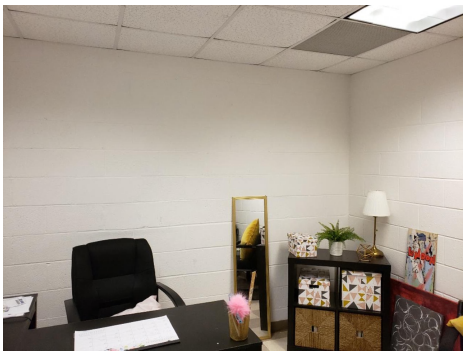

Note:

System: C3010220 - Tile



Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020430 - Terrazzo



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3020999 - Other - Wood

Note:

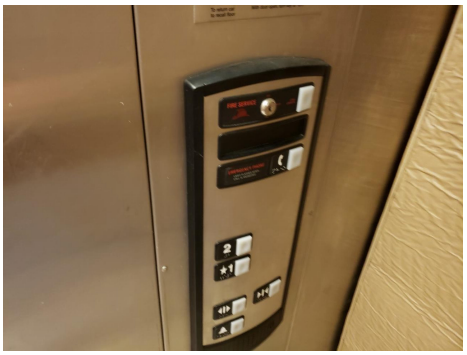
System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation



Note:

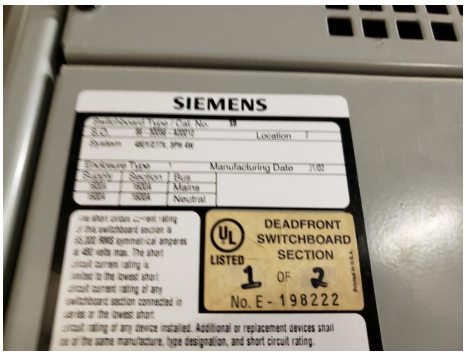
System: D4010 - Sprinklers


Note:

System: D4020 - Standpipes

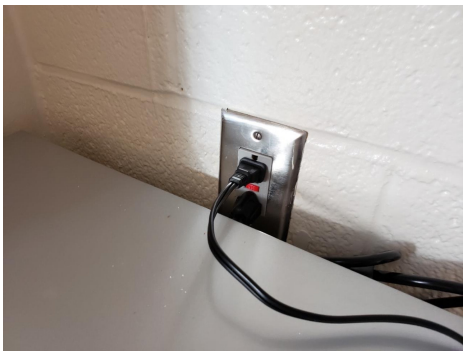

Note:

System: D5010 - Electrical Service/Distribution



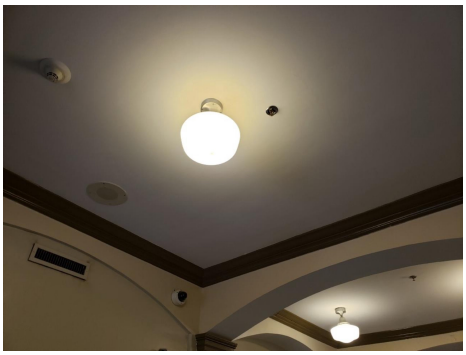
Note:

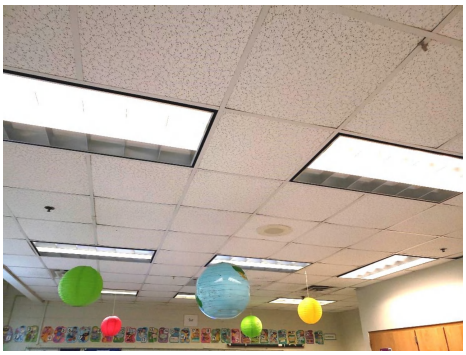
System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

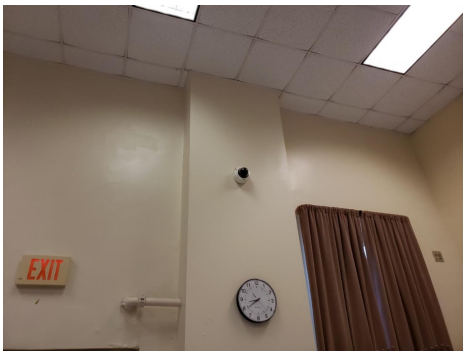




Note:

System: D5030810 - Security & Detection Systems

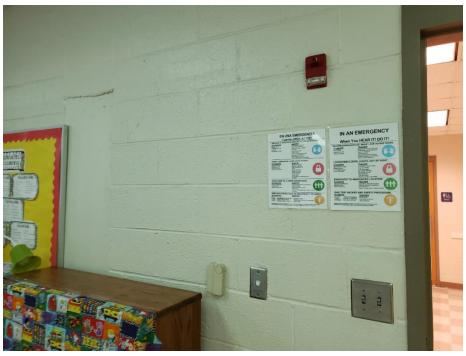




Note:

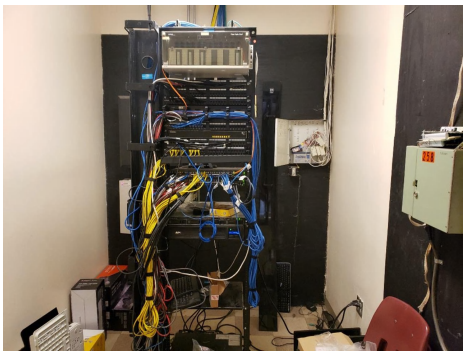
System: D5030910 - Fire Alarm Systems

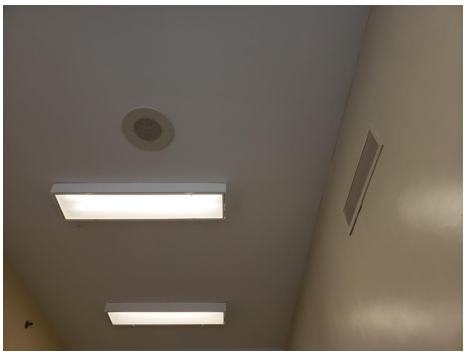




Note:

System: D5030920 - Data Communication

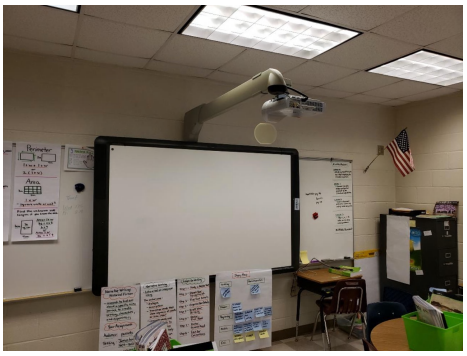




Note:

System: E1020 - Institutional Equipment





Note:

System: 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:	**$918,460**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,067,517**	**$0**	**$0**	**$0**	**$79,994**	**$4,065,970**
*** 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**
B3010140 - Shingle & Tile	$0	$0	$0	$0	$0	$0	$117,663	$0	$0	$0	$0	**$117,663**
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	$141,112	$0	$0	$0	$0	**$141,112**

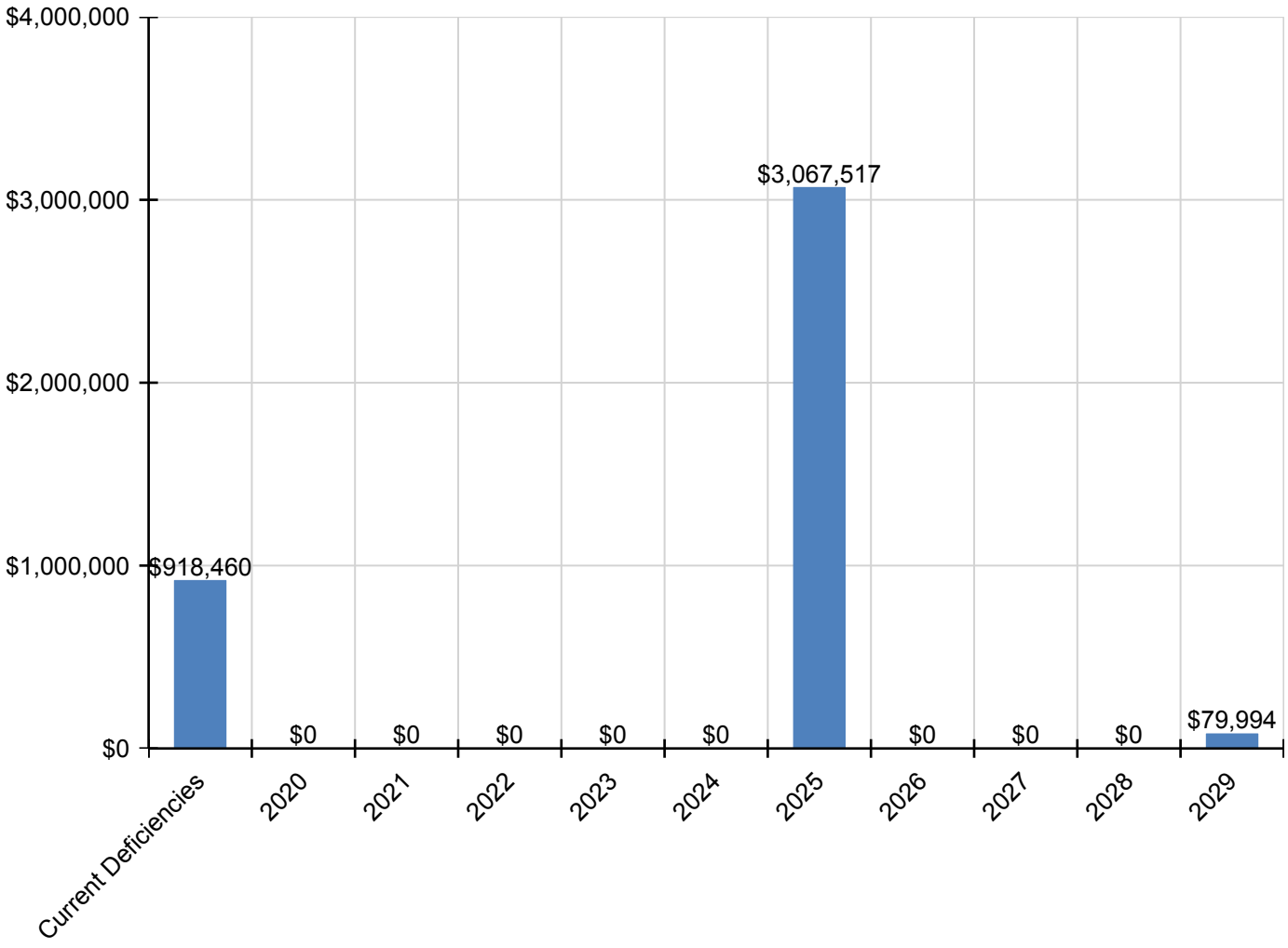
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$79,994	**$79,994**
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**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$96,163	$0	$0	$0	$0	**$96,163**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$10,590	$0	$0	$0	$0	**$10,590**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$199,154	$0	$0	$0	$0	**$199,154**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$5,955	$0	$0	$0	$0	**$5,955**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$480,188	$0	$0	$0	$0	**$480,188**
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	$68,525	$0	$0	$0	$0	**$68,525**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$338,061	$0	$0	$0	$0	**$338,061**
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**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$34,664	$0	$0	$0	$0	$0	$567,496	$0	$0	$0	$0	**$602,160**
D3050 - Terminal & Package Units	$730,332	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$730,332**
D3060 - Controls & Instrumentation	$98,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,625**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$122,839	$0	$0	$0	$0	**$122,839**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$238,572	$0	$0	$0	$0	**$238,572**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$357,857	$0	$0	$0	$0	**$357,857**
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	$76,647	$0	$0	$0	$0	**$76,647**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$139,082	$0	$0	$0	$0	**$139,082**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$54,839	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,839**
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	$4,568	$0	$0	$0	$0	**$4,568**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$103,043	$0	$0	$0	$0	**$103,043**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

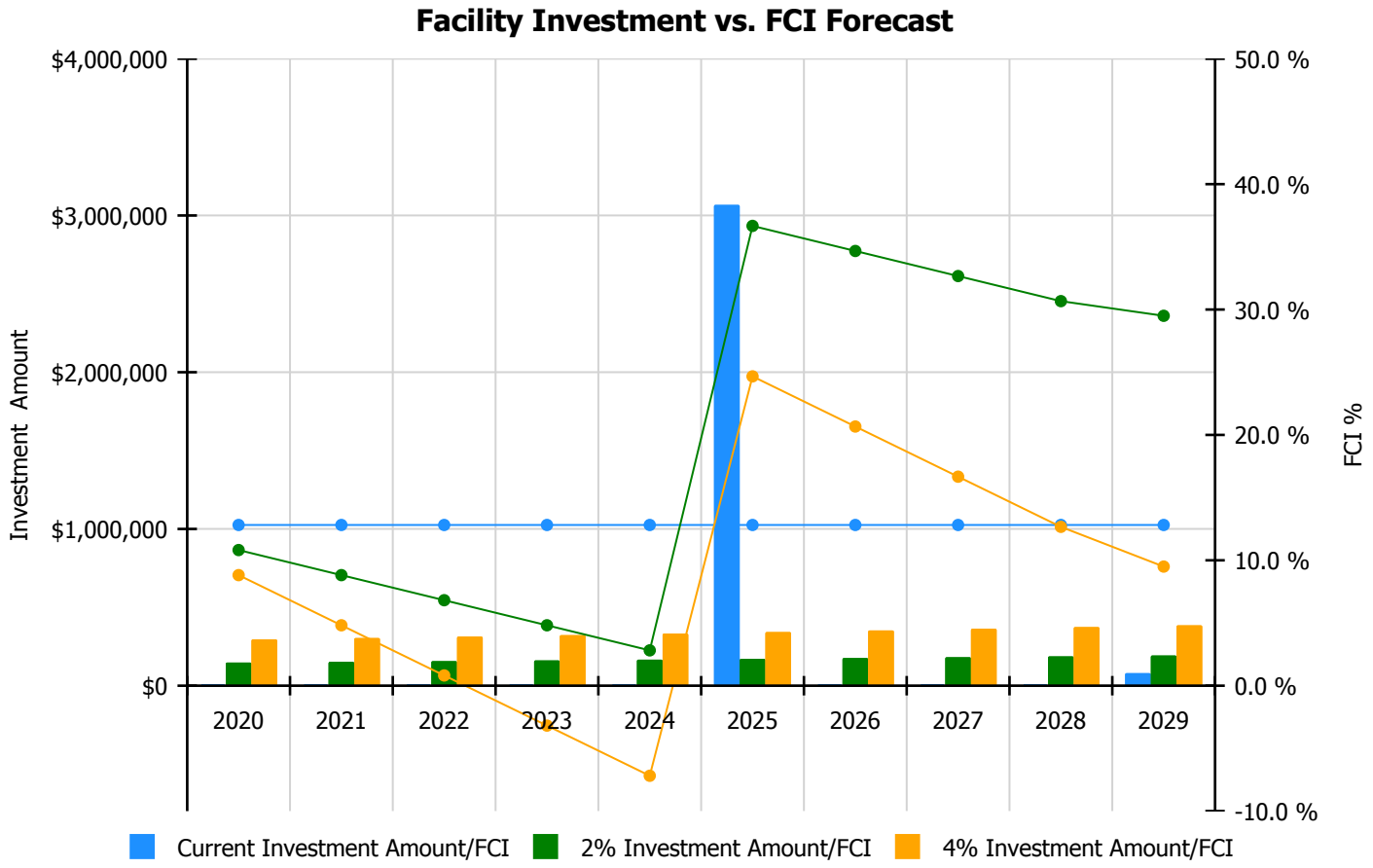
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

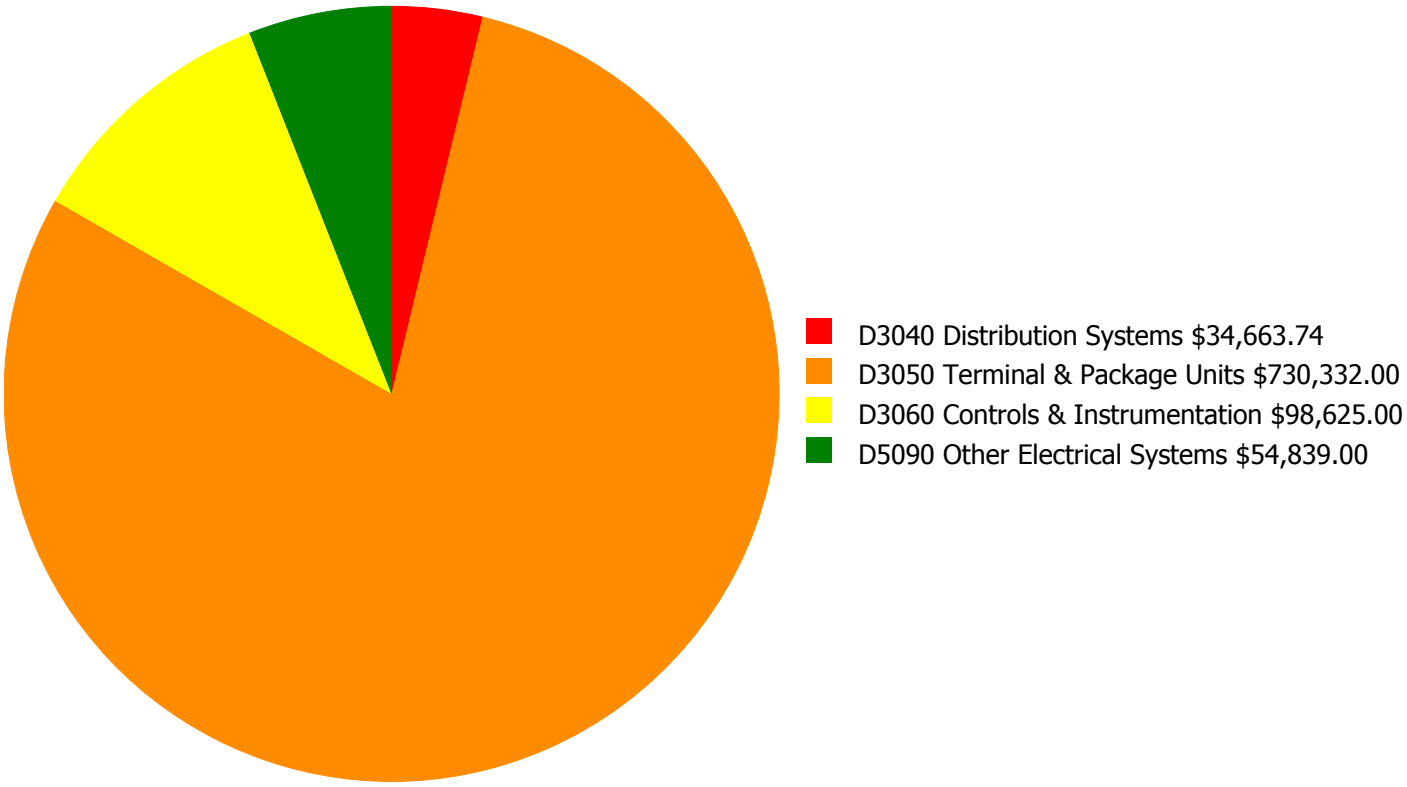
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 12.82%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$147,613.00	10.82 %	$295,226.00	8.82 %
2021	$0	$152,041.00	8.82 %	$304,083.00	4.82 %
2022	$0	$156,603.00	6.82 %	$313,205.00	0.82 %
2023	$0	$161,301.00	4.82 %	$322,601.00	-3.18 %
2024	$0	$166,140.00	2.82 %	$332,279.00	-7.18 %
2025	$3,067,517	$171,124.00	36.67 %	$342,248.00	24.67 %
2026	$0	$176,258.00	34.67 %	$352,515.00	20.67 %
2027	$0	$181,545.00	32.67 %	$363,091.00	16.67 %
2028	$0	$186,992.00	30.67 %	$373,983.00	12.67 %
2029	$79,994	$192,601.00	29.50 %	$385,203.00	9.50 %
Total:	**$3,147,511**	**$1,692,218.00**		**$3,384,434.00**	

Deficiency Summary by System

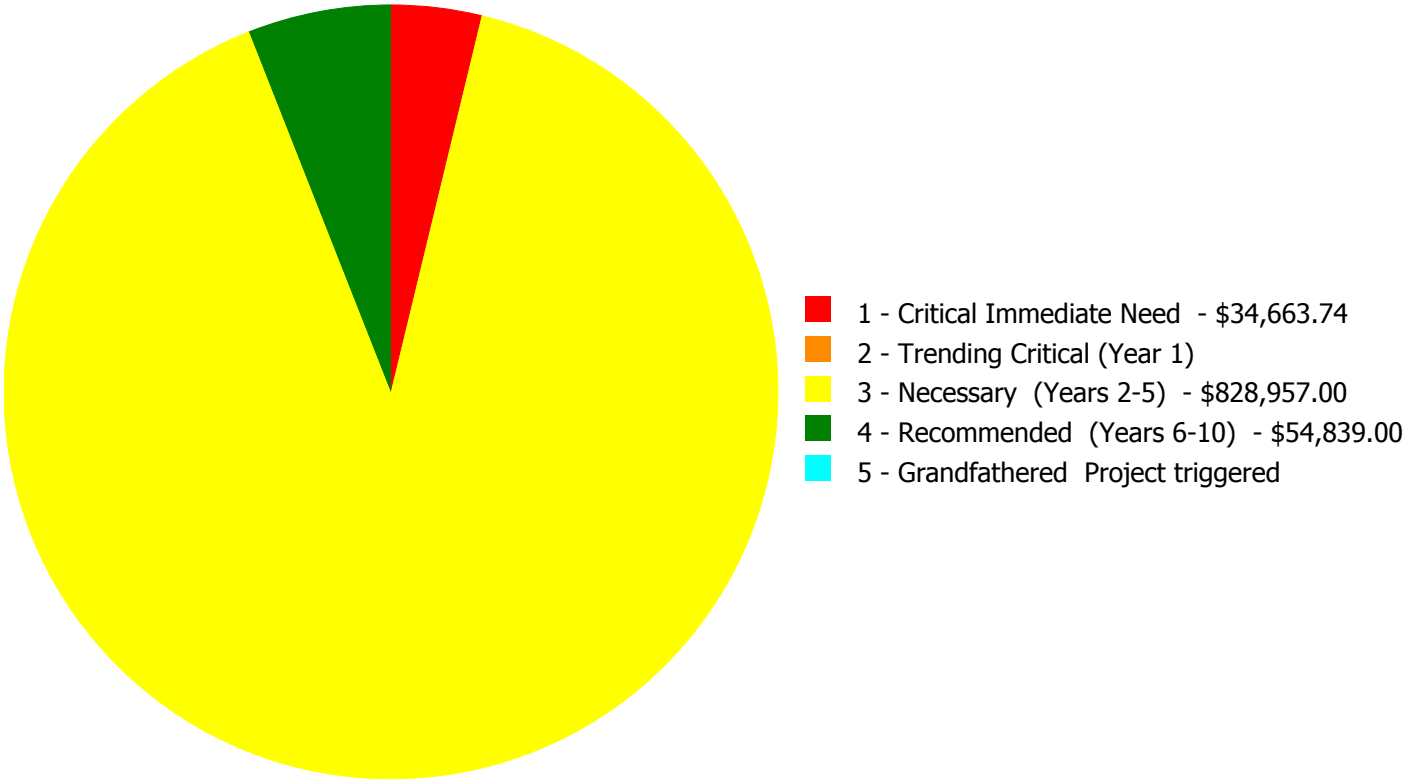
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $918,459.74

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: $918,459.74

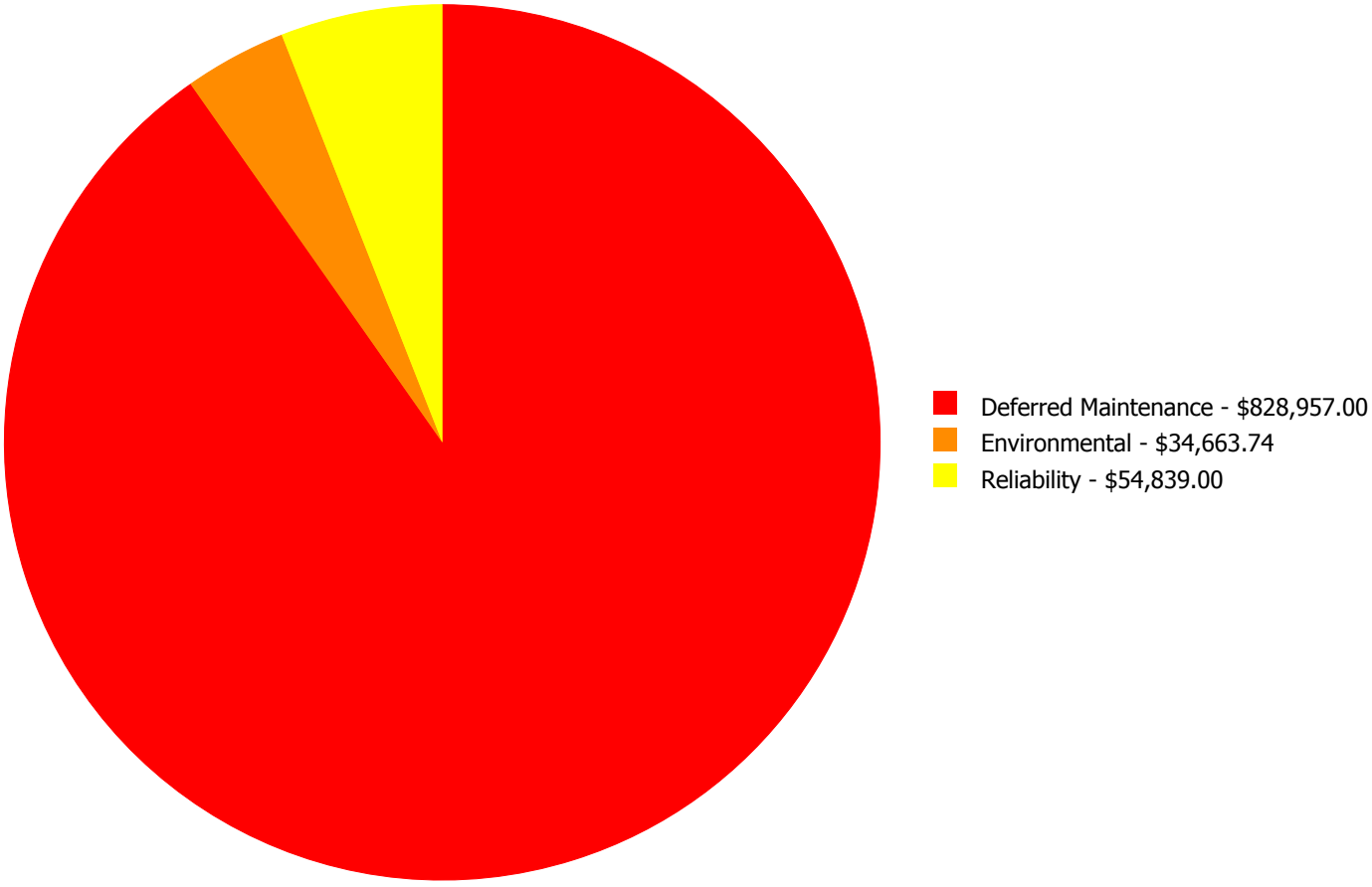
Deficiency By Priority Investment Table

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
D3040	Distribution Systems	$34,663.74	$0.00	$0.00	$0.00	$0.00	$34,663.74
D3050	Terminal & Package Units	$0.00	$0.00	$730,332.00	$0.00	$0.00	$730,332.00
D3060	Controls & Instrumentation	$0.00	$0.00	$98,625.00	$0.00	$0.00	$98,625.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$54,839.00	$0.00	$54,839.00
	Total:	$34,663.74	$0.00	$828,957.00	$54,839.00	$0.00	$918,459.74

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: $918,459.74

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: D3040 - Distribution Systems

Location: Bldg 2020 and Bldg 2011
Distress: Inadequate
Category: Environmental
Priority: 1 - Critical Immediate Need
Correction: Environmental Engineering Study
Qty: 1.00
Unit of Measure: Ea.
Estimate: $34,663.74
Assessor Name: Eduardo Lopez
Date Created: 02/08/2020

Notes: The Building 2020 area has poor ventilation with high moisture condition and its cause is unknown. Building 2011 in Classrooms 2230 and 228 have a strong moist smell and the cause is also unknown and is recommended to be inspected by a specialist.

Priority 3 - Necessary (Years 2-5):

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: 38,646.00
Unit of Measure: S.F.
Estimate: $730,332.00
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: 38,646.00
Unit of Measure: S.F.
Estimate: $98,625.00
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.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 38,646.00
Unit of Measure: S.F.
Estimate: $54,839.00
Assessor Name: Eduardo Lopez
Date Created: 08/21/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	17,676
Year Built:	1993
Last Renovation:	
Replacement Value:	$3,259,971
Repair Cost:	$389,360.36
Total FCI:	11.94 %
Total RSLI:	48.71 %
FCA Score:	88.06

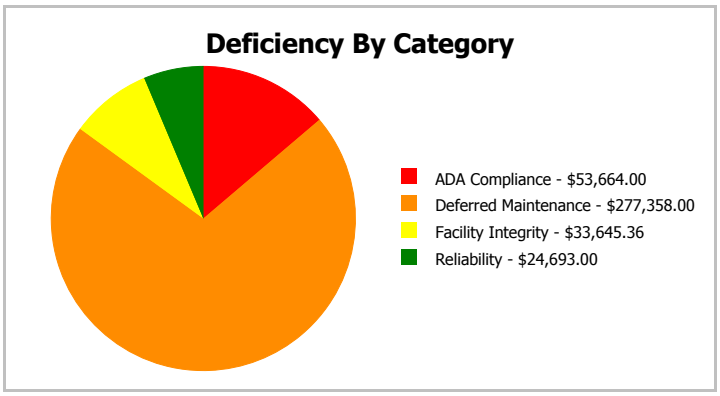
Description:

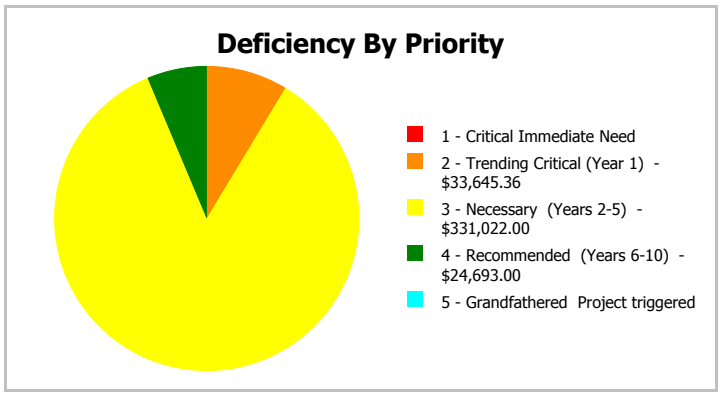
The narrative for this building is included in the Executive Summary Description at the front of this report.

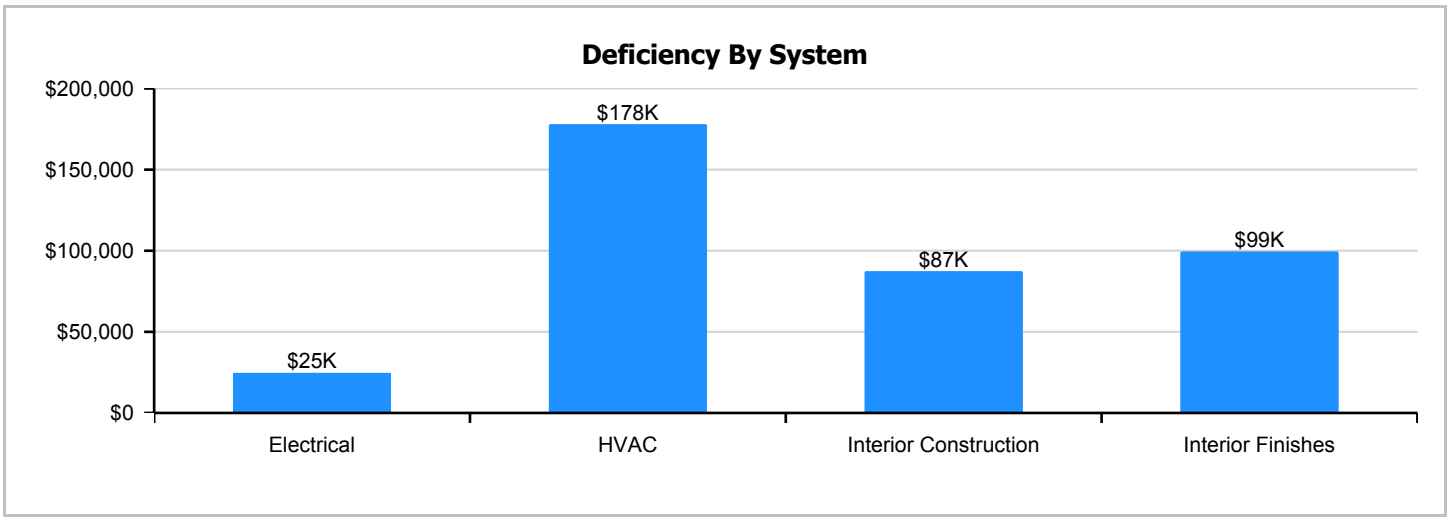
Attributes: This asset has no attributes.

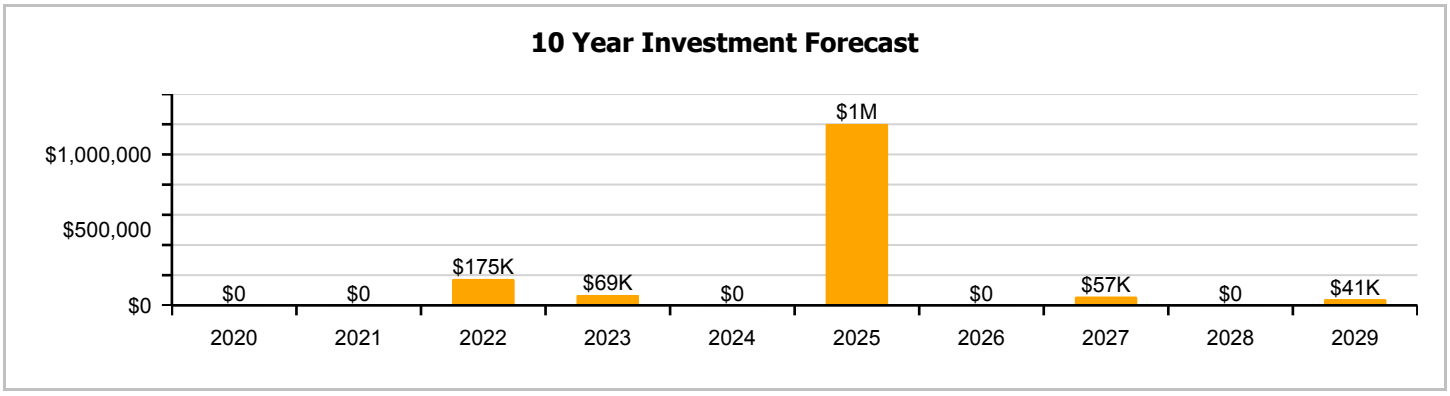
Dashboard Summary

Function:	Elementary	Gross Area:	17,676
Year Built:	1993	Last Renovation:	
Repair Cost:	$389,360	Replacement Value:	$3,259,971
FCI:	11.94 %	RSLI%:	48.71 %









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	74.00 %	0.00 %	$0.00
A20 - Basement Construction	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	65.60 %	0.00 %	$0.00
B30 - Roofing	10.00 %	0.00 %	$0.00
C10 - Interior Construction	54.70 %	40.00 %	$87,309.36
C20 - Stairs	74.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.87 %	34.40 %	$99,449.00
D20 - Plumbing	25.37 %	0.00 %	$0.00
D30 - HVAC	36.91 %	32.76 %	$177,909.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	30.51 %	6.07 %	$24,693.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**48.71 %**	**11.94 %**	**$389,360.36**

Photo Album

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

1). Northwest Elevation - Oct 14, 2019

2). North Elevation - Oct 14, 2019

3). Southeast Elevation - Oct 14, 2019

4). South Elevation - Oct 14, 2019

5). Southeast Elevation - Oct 14, 2019

6). South Elevation - Oct 14, 2019

7). Southwest Elevation - Oct 14, 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.

School Assessment Report - 1993 Bldg 2030

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	$7.63	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$134,868
A1030	Slab on Grade	$6.43	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$113,657
A2010	Basement Excavation	$0.21	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$3,712
A2020	Basement Walls	$2.39	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$42,246
B1010	Floor Construction	$19.41	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$343,091
B1020	Roof Construction	$12.52	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$221,304
B2010	Exterior Walls	$14.30	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$252,767
B2020	Exterior Windows	$8.91	S.F.	17,676	30	2005	2035		53.33 %	0.00 %	16			$157,493
B2030	Exterior Doors	$0.88	S.F.	17,676	30	2005	2035		53.33 %	0.00 %	16			$15,555
B3010130	Preformed Metal Roofing	$8.50	S.F.	13,173	30	1992	2022		10.00 %	0.00 %	3			$111,971
C1010	Partitions	$5.80	S.F.	17,676	100	1993	2093		74.00 %	32.82 %	74		$33,645.36	$102,521
C1020	Interior Doors	$3.79	S.F.	17,676	40	2005	2045		65.00 %	0.00 %	26			$66,992
C1030	Fittings	$2.76	S.F.	17,676	20	1993	2013		0.00 %	110.00 %	-6		$53,664.00	$48,786
C2010	Stair Construction	$2.94	S.F.	17,676	100	1993	2093		74.00 %	0.00 %	74			$51,967
C3010230	Paint & Covering	$1.47	S.F.	17,676	10	1993	2003		0.00 %	0.00 %	-16			$25,984
C3020420	Ceramic Tile	$16.74	S.F.	586	50	1993	2043		48.00 %	0.00 %	24			$9,810
C3020901	Carpet	$7.50	S.F.	5,482	8	1993	2001		0.00 %	110.00 %	-18		$45,227.00	$41,115
C3020903	VCT	$3.48	S.F.	9,726	15	1993	2008		0.00 %	155.00 %	-11		$52,462.00	$33,846
C3020999	Other - Concrete Finish	$6.87	S.F.	1,822	100	1993	2093		74.00 %	0.00 %	74			$12,517
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	60	10	1993	2003		0.00 %	110.00 %	-16		$1,760.00	$1,600
C3030	Ceiling Finishes	$9.29	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$164,210
D2010	Plumbing Fixtures	$6.57	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$116,131
D2020	Domestic Water Distribution	$0.76	S.F.	17,676	30	1993	2023		13.33 %	0.00 %	4			$13,434
D2030	Sanitary Waste	$1.77	S.F.	17,676	30	1993	2023		13.33 %	0.00 %	4			$31,287
D3010	Energy Supply	$0.61	S.F.	17,676	30	1993	2023		13.33 %	0.00 %	4			$10,782
D3020	Heat Generating Systems	$3.74	S.F.	17,676	20	2015	2035		80.00 %	0.00 %	16			$66,108
D3030	Cooling Generating Systems	$6.20	S.F.	17,676	20	2015	2035		80.00 %	0.00 %	16			$109,591
D3040	Distribution Systems	$11.02	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$194,790
D3050	Terminal & Package Units	$6.86	S.F.	17,676	15	2005	2020	2019	0.00 %	110.00 %	0		$133,383.00	$121,257
D3060	Controls & Instrumentation	$2.29	S.F.	17,676	15	2005	2020	2019	0.00 %	110.00 %	0		$44,526.00	$40,478
D4010	Sprinklers	$4.23	S.F.	17,676	30	2005	2035		53.33 %	0.00 %	16			$74,769
D5010	Electrical Service/Distribution	$2.39	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$42,246
D5020	Branch Wiring	$4.62	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$81,663
D5020	Lighting	$6.93	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$122,495
D5030810	Security & Detection Systems	$1.51	Ea.	17,676	20	2005	2025		30.00 %	0.00 %	6			$26,691
D5030910	Fire Alarm Systems	$2.74	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$48,432
D5030920	Data Communication	$3.56	S.F.	17,676	25	2005	2030		44.00 %	0.00 %	11			$62,927
D5090	Other Electrical Systems	$1.27	S.F.	17,676	15			2019	0.00 %	110.00 %	0		$24,693.00	$22,449
E1020	Institutional Equipment	$4.71	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$83,254
E2010	Fixed Furnishings	$1.99	S.F.	17,676	20	2005	2025		30.00 %	0.00 %	6			$35,175
								Total	**48.71 %**	**11.94 %**			**$389,360.36**	**$3,259,971**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

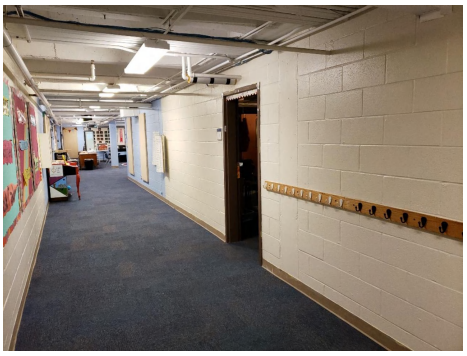
System: B2030 - Exterior Doors


Note:

System: B3010130 - Preformed Metal Roofing

Note:

System: C1010 - Partitions




Note:

System: C1020 - Interior Doors



Note:

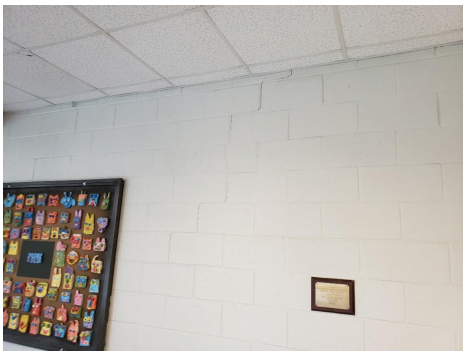
System: C1030 - Fittings

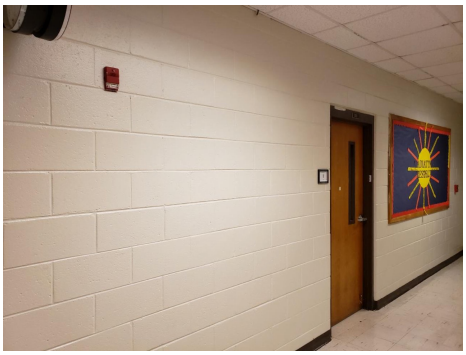
Note:

System: C2010 - Stair Construction

Note:

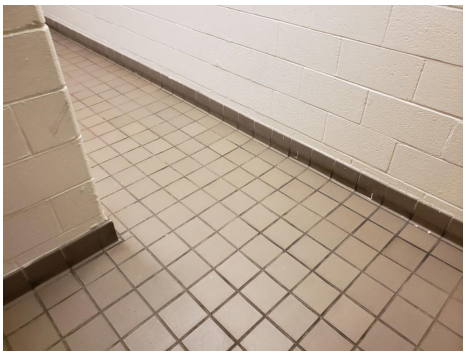
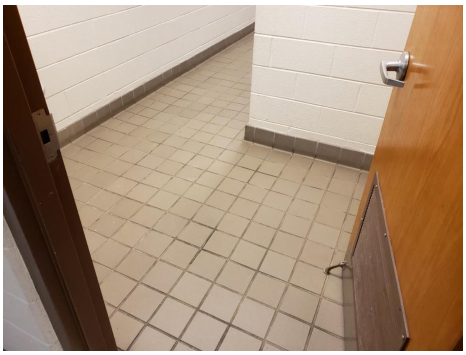
System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

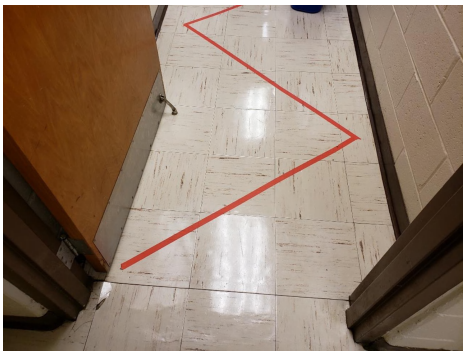
System: C3020901 - Carpet



Note:

System: C3020903 - VCT





Note:

System: C3020999 - Other - Concrete Finish

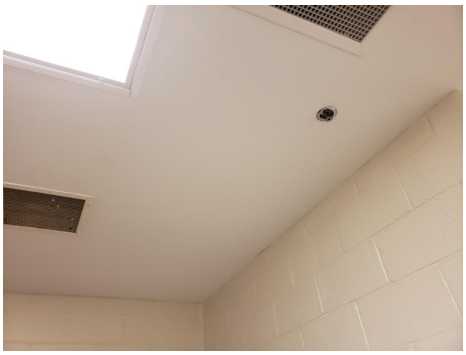


Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3030 - Ceiling Finishes




Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

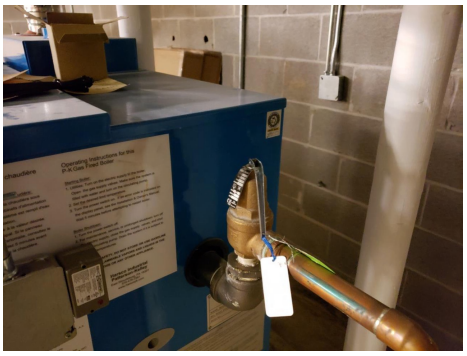
System: D2030 - Sanitary Waste

Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems



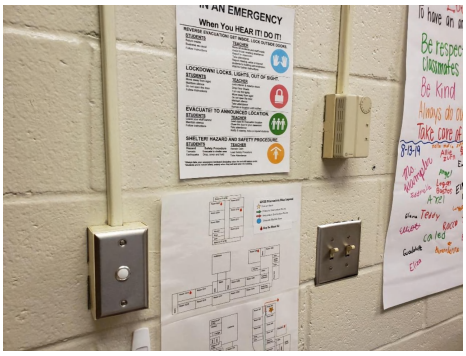
Note:

System: D3050 - Terminal & Package Units



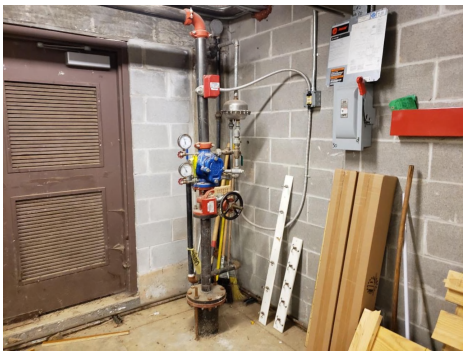
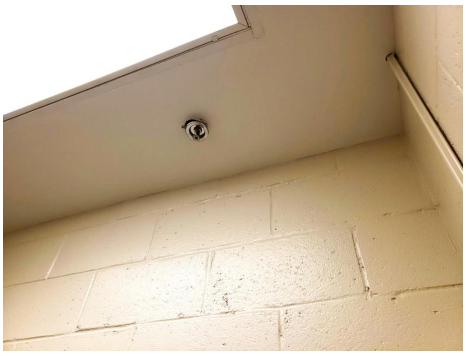
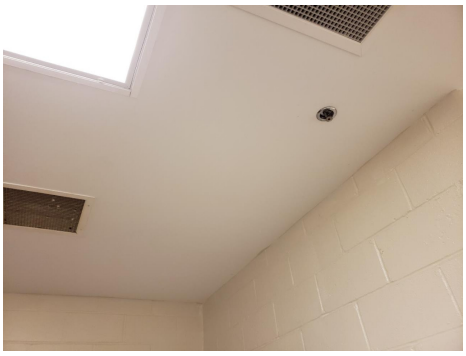
Note:

System: D3060 - Controls & Instrumentation



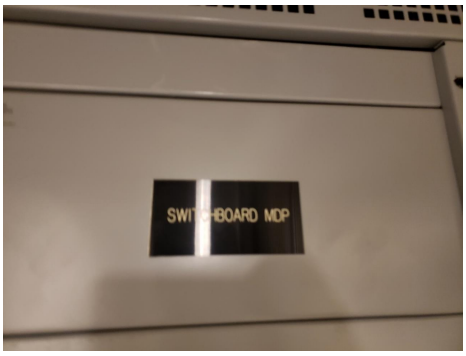
Note:

System: D4010 - Sprinklers

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

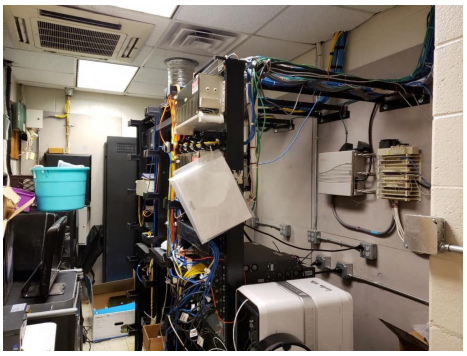
System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: 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:	**$389,360**	**$0**	**$0**	**$174,965**	**$68,716**	**$0**	**$1,201,925**	**$0**	**$57,292**	**$0**	**$40,777**	**$1,933,035**
*** 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**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$174,965	$0	$0	$0	$0	$0	$0	$0	**$174,965**
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	$33,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,645**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$53,664	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,664**
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**

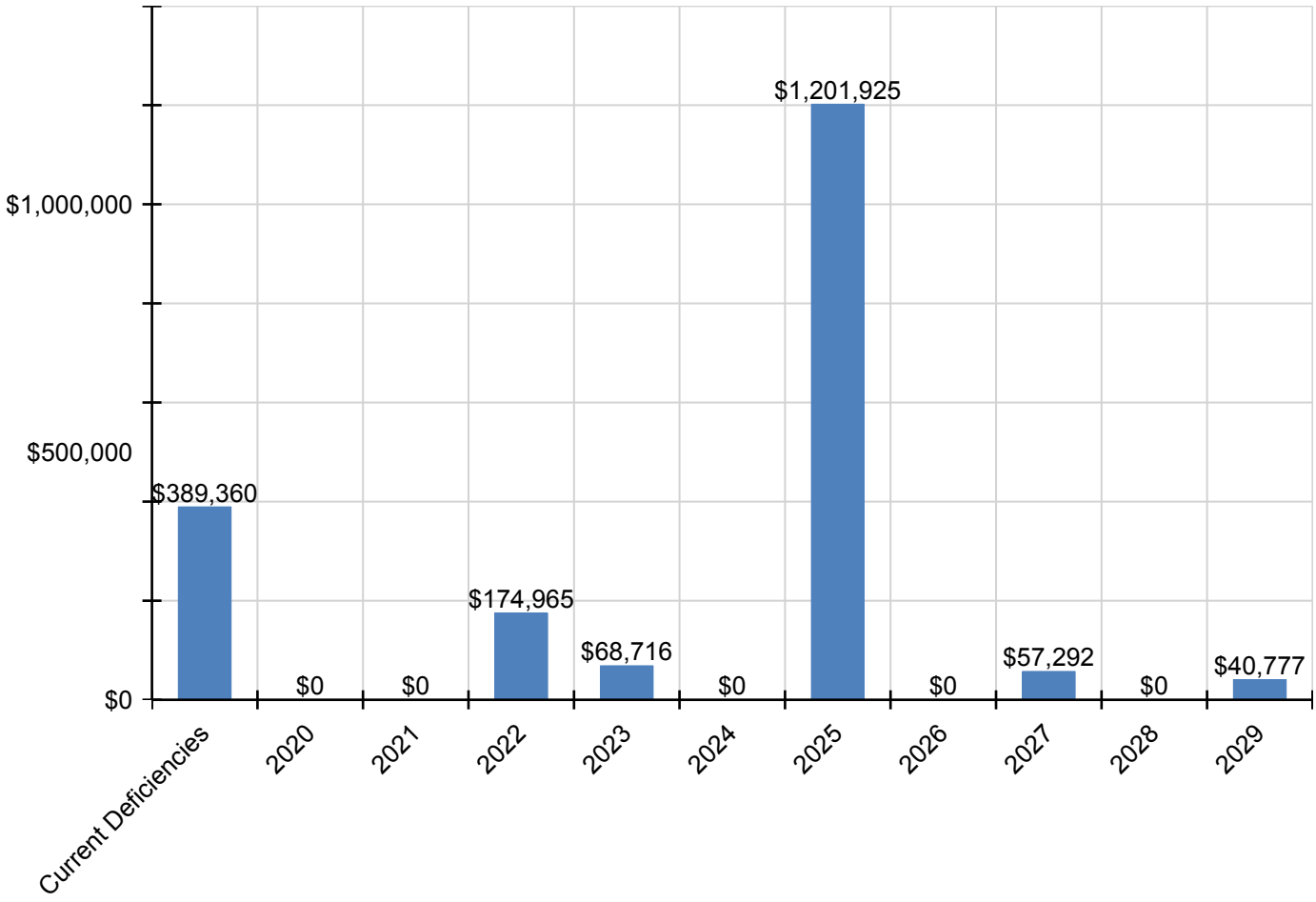
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,412	**$38,412**
C3020 - Floor 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	$45,227	$0	$0	$0	$0	$0	$0	$0	$57,292	$0	$0	**$102,519**
C3020903 - VCT	$52,462	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,462**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$1,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,365	**$4,125**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$215,683	$0	$0	$0	$0	**$215,683**
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	$152,533	$0	$0	$0	$0	**$152,533**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$16,632	$0	$0	$0	$0	$0	$0	**$16,632**
D2030 - Sanitary Waste	$0	$0	$0	$0	$38,734	$0	$0	$0	$0	$0	$0	**$38,734**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$13,350	$0	$0	$0	$0	$0	$0	**$13,350**
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	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$255,847	$0	$0	$0	$0	**$255,847**
D3050 - Terminal & Package Units	$133,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,383**
D3060 - Controls & Instrumentation	$44,526	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,526**
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**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$55,488	$0	$0	$0	$0	**$55,488**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$107,261	$0	$0	$0	$0	**$107,261**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$160,891	$0	$0	$0	$0	**$160,891**
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	$35,057	$0	$0	$0	$0	**$35,057**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$63,613	$0	$0	$0	$0	**$63,613**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5090 - Other Electrical Systems	$24,693	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,693**
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	$109,350	$0	$0	$0	$0	**$109,350**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$46,201	$0	$0	$0	$0	**$46,201**

** 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.

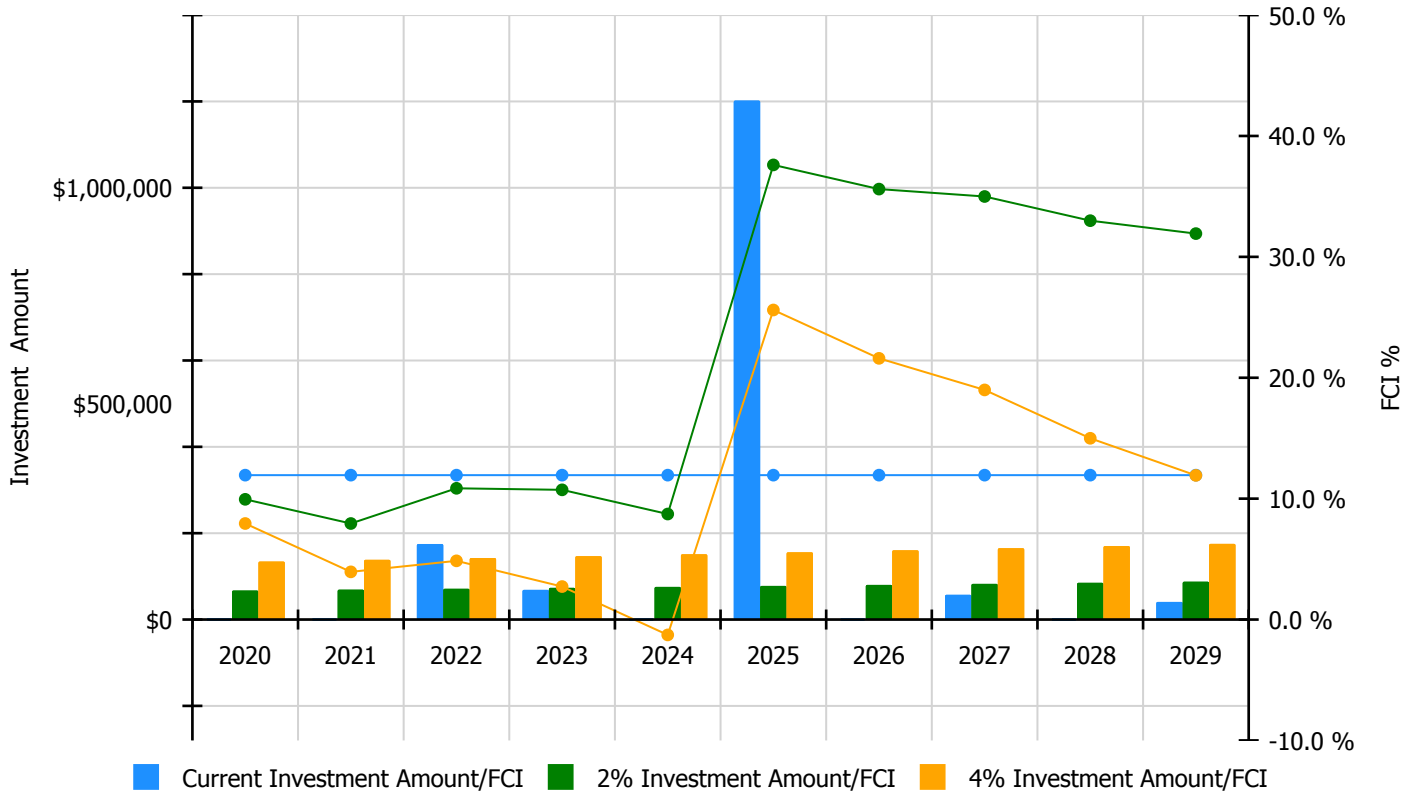


Condition Index Forecast by Investment Scenario

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

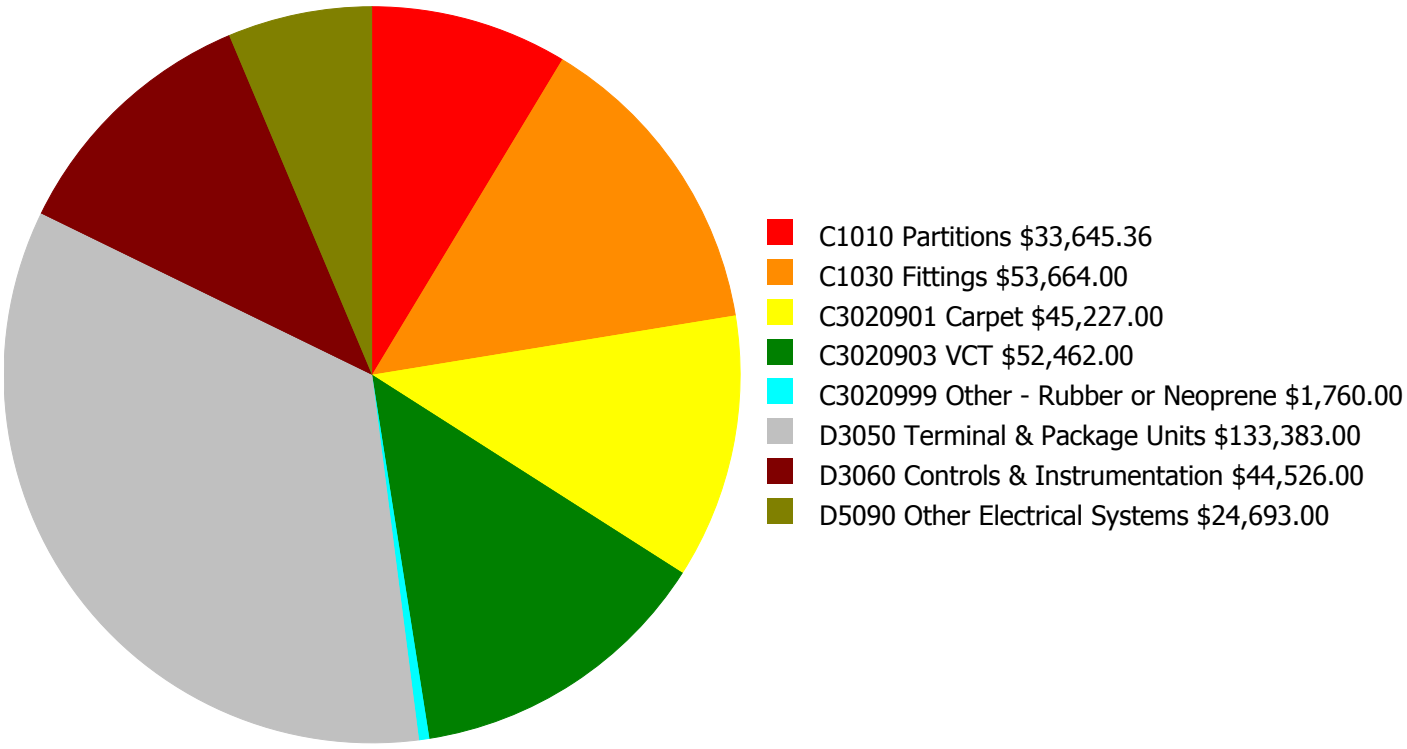
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 11.94%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$67,155.00	9.94 %	$134,311.00	7.94 %
2021	$0	$69,170.00	7.94 %	$138,340.00	3.94 %
2022	$174,965	$71,245.00	10.86 %	$142,490.00	4.86 %
2023	$68,716	$73,383.00	10.73 %	$146,765.00	2.73 %
2024	$0	$75,584.00	8.73 %	$151,168.00	-1.27 %
2025	$1,201,925	$77,852.00	37.61 %	$155,703.00	25.61 %
2026	$0	$80,187.00	35.61 %	$160,374.00	21.61 %
2027	$57,292	$82,593.00	34.99 %	$165,185.00	18.99 %
2028	$0	$85,070.00	32.99 %	$170,141.00	14.99 %
2029	$40,777	$87,623.00	31.92 %	$175,245.00	11.92 %
Total:	**$1,543,675**	**$769,862.00**		**$1,539,722.00**	

Deficiency Summary by System

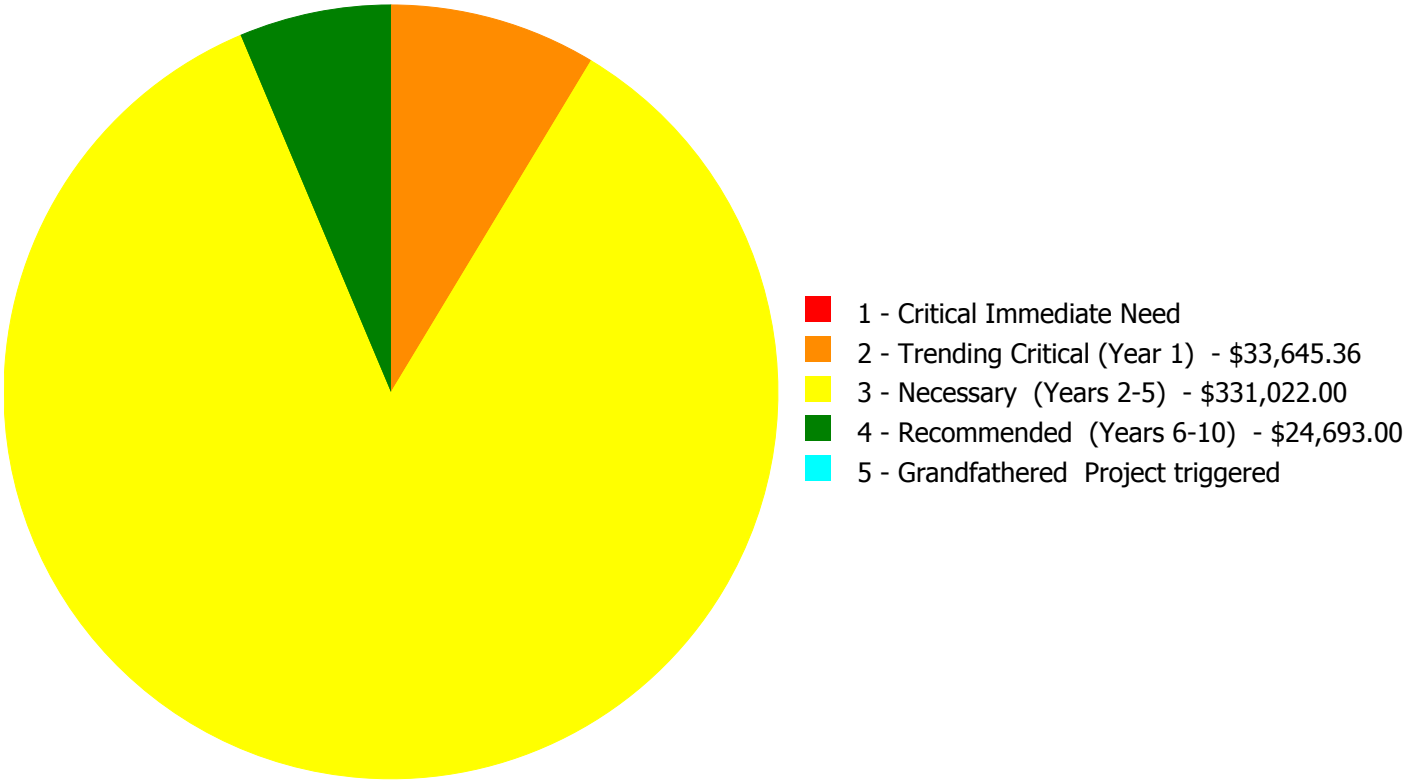
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $389,360.36

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: $389,360.36

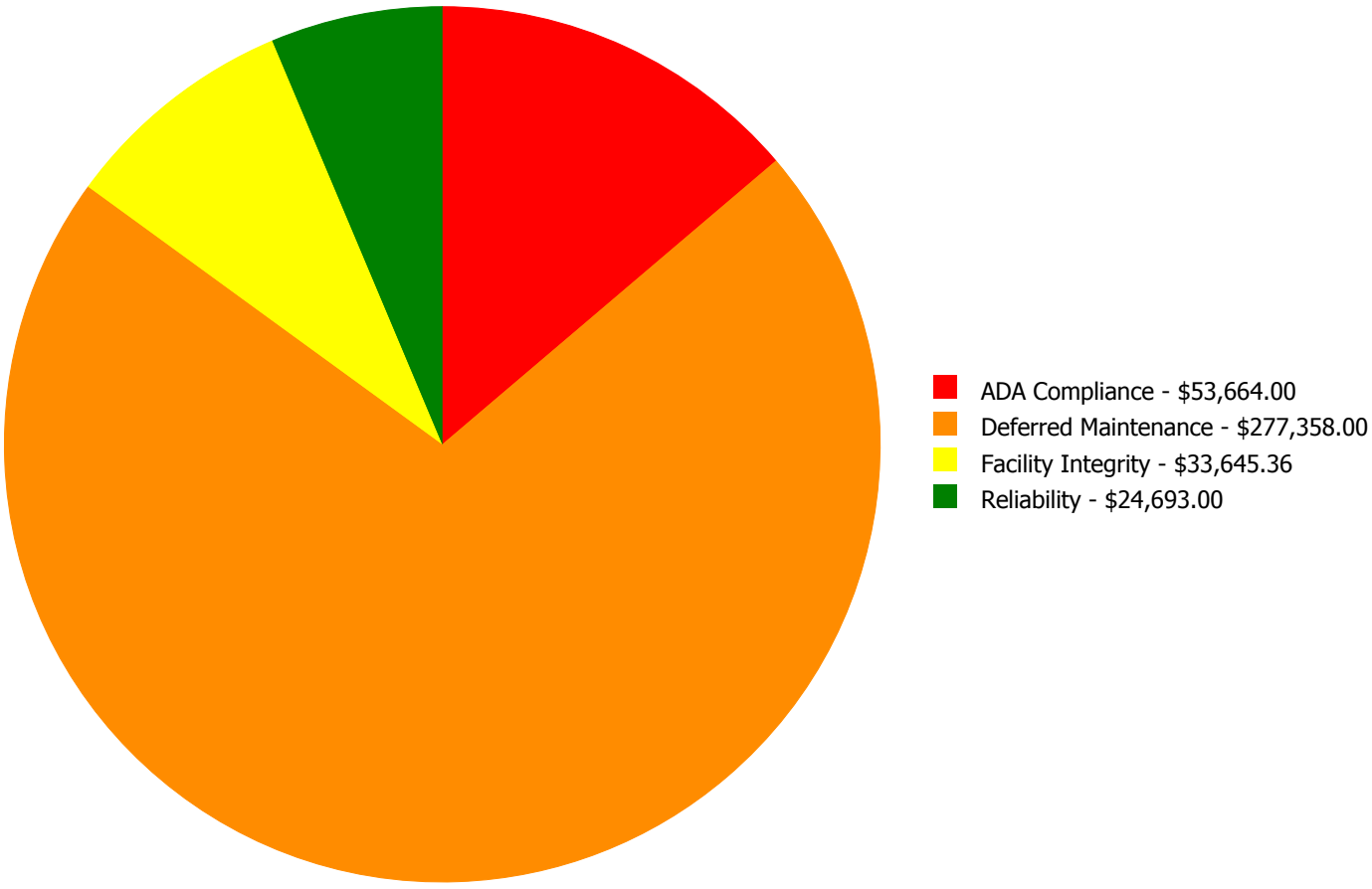
Deficiency By Priority Investment Table

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
C1010	Partitions	$0.00	$33,645.36	$0.00	$0.00	$0.00	$33,645.36
C1030	Fittings	$0.00	$0.00	$53,664.00	$0.00	$0.00	$53,664.00
C3020901	Carpet	$0.00	$0.00	$45,227.00	$0.00	$0.00	$45,227.00
C3020903	VCT	$0.00	$0.00	$52,462.00	$0.00	$0.00	$52,462.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$1,760.00	$0.00	$0.00	$1,760.00
D3050	Terminal & Package Units	$0.00	$0.00	$133,383.00	$0.00	$0.00	$133,383.00
D3060	Controls & Instrumentation	$0.00	$0.00	$44,526.00	$0.00	$0.00	$44,526.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$24,693.00	$0.00	$24,693.00
	Total:	$0.00	$33,645.36	$331,022.00	$24,693.00	$0.00	$389,360.36

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:



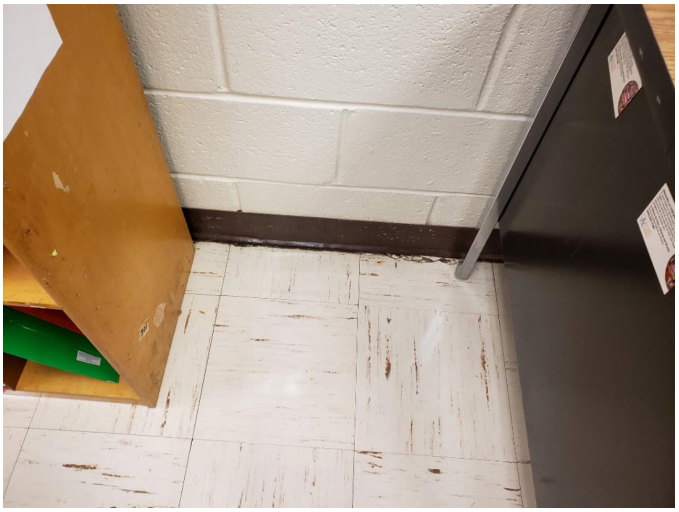
Budget Estimate Total: $389,360.36

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: C1010 - Partitions



Location: Classroom 1305
Distress: Failing
Category: Facility Integrity
Priority: 2 - Trending Critical (Year 1)
Correction: Structural Engineer Investigation
Qty: 1.00
Unit of Measure: Ea.
Estimate: $33,645.36
Assessor Name: Eduardo Lopez
Date Created: 02/08/2020

Notes: Visible slab settlement in classroom toward corridor and exterior wall, and is recommended a structural engineer study.

Priority 3 - Necessary (Years 2-5):

System: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,676.00
Unit of Measure: S.F.
Estimate: $53,664.00
Assessor Name: Eduardo Lopez
Date Created: 02/08/2020

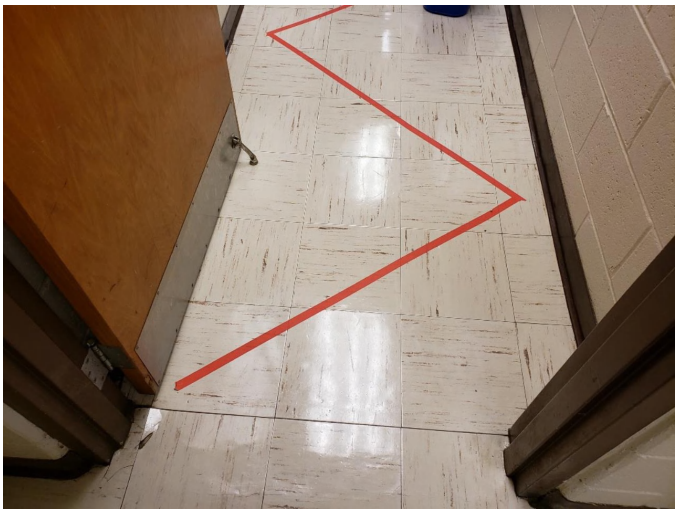
Notes: The fittings throughout the building are aged, in marginal condition, not ADA compliant and should be replaced.

System: C3020901 - Carpet

Location: Media Center
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,482.00
Unit of Measure: S.F.
Estimate: $45,227.00
Assessor Name: Eduardo Lopez
Date Created: 10/14/2019

Notes: The carpet showing signs of early failure and should be replaced.

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,726.00
Unit of Measure: S.F.
Estimate: $52,462.00
Assessor Name: Eduardo Lopez
Date Created: 10/14/2019

Notes: The VCT flooring is in poor conditions, with different areas separating from the substrate, and should be replaced.

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 60.00
Unit of Measure: S.F.
Estimate: $1,760.00
Assessor Name: Eduardo Lopez
Date Created: 10/14/2019

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,676.00
Unit of Measure: S.F.
Estimate: $133,383.00
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: 17,676.00
Unit of Measure: S.F.
Estimate: $44,526.00
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.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 17,676.00
Unit of Measure: S.F.
Estimate: $24,693.00
Assessor Name: Eduardo Lopez
Date Created: 08/21/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	16,320
Year Built:	2003
Last Renovation:	
Replacement Value:	$2,863,482
Repair Cost:	$436,014.00
Total FCI:	15.23 %
Total RSLI:	49.78 %
FCA Score:	84.77

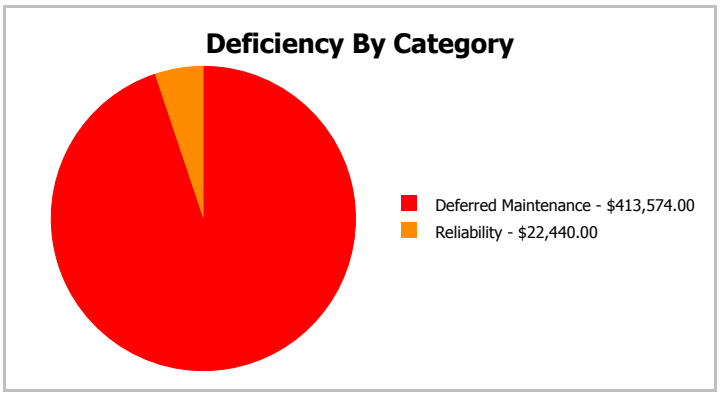
Description:

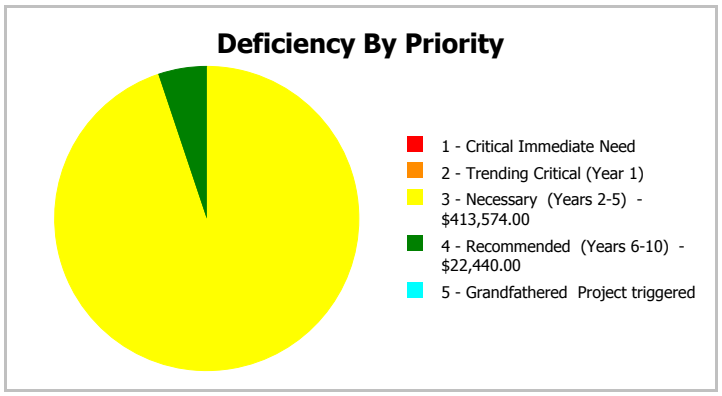
The narrative for this building is included in the Executive Summary Description at the front of this report.

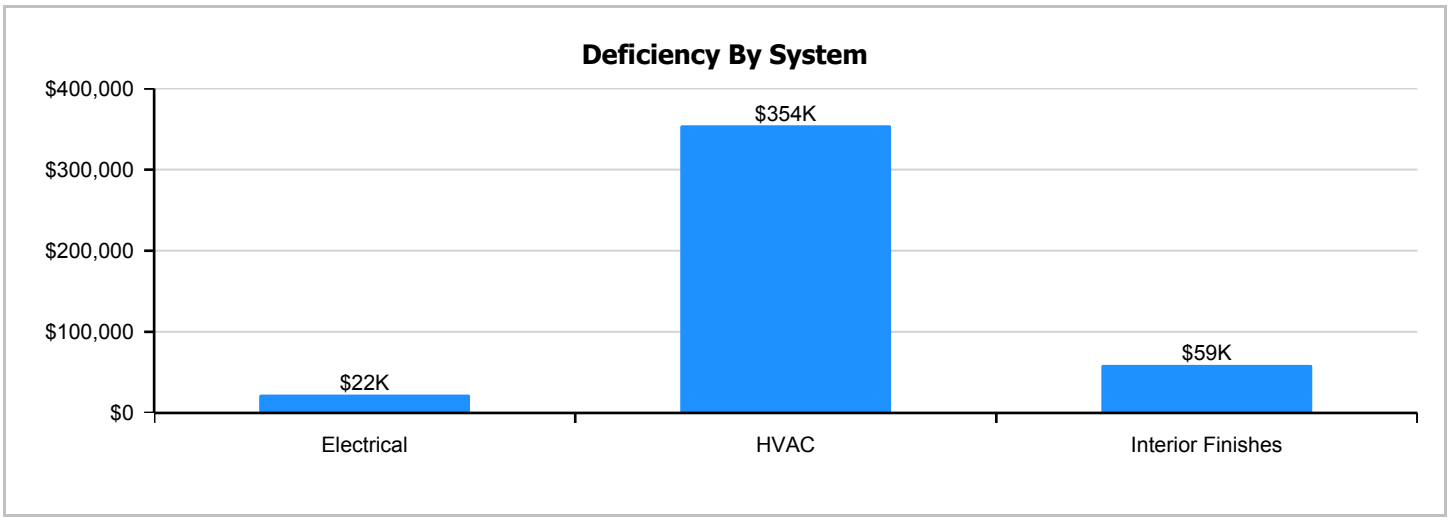
Attributes: This asset has no attributes.

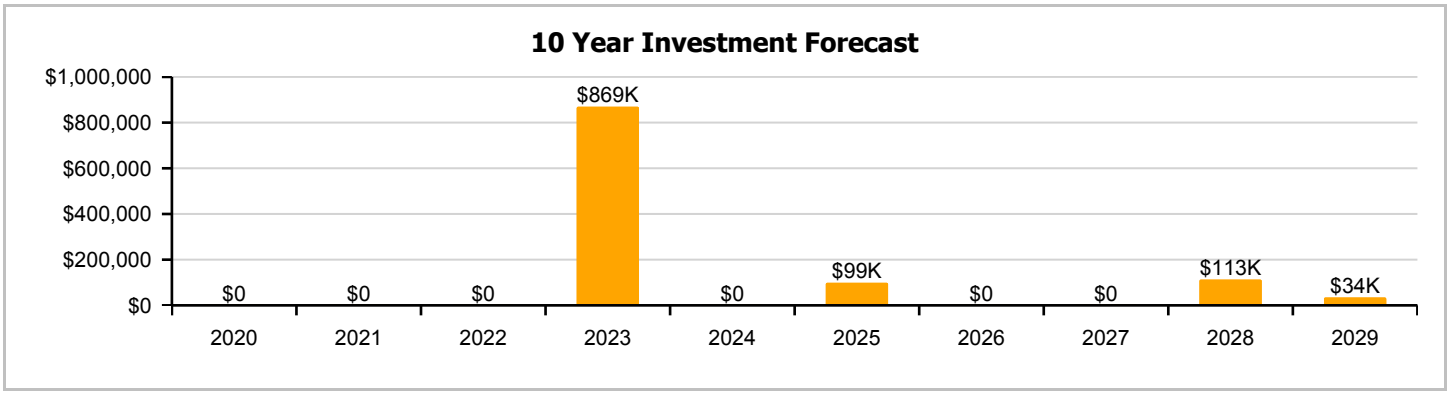
Dashboard Summary

Function:	Elementary	Gross Area:	16,320
Year Built:	2003	Last Renovation:	
Repair Cost:	$436,014	Replacement Value:	$2,863,482
FCI:	15.23 %	RSLI%:	49.78 %









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	84.00 %	0.00 %	$0.00
B10 - Superstructure	84.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.80 %	0.00 %	$0.00
B30 - Roofing	25.81 %	0.00 %	$0.00
C10 - Interior Construction	62.34 %	0.00 %	$0.00
C20 - Stairs	84.00 %	0.00 %	$0.00
C30 - Interior Finishes	21.34 %	20.55 %	$59,201.00
D10 - Conveying	20.00 %	0.00 %	$0.00
D20 - Plumbing	27.09 %	0.00 %	$0.00
D30 - HVAC	27.11 %	71.81 %	$354,373.00
D40 - Fire Protection	45.88 %	0.00 %	$0.00
D50 - Electrical	21.40 %	6.04 %	$22,440.00
E10 - Equipment	20.00 %	0.00 %	$0.00
E20 - Furnishings	20.00 %	0.00 %	$0.00
Totals:	**49.78 %**	**15.23 %**	**$436,014.00**

Photo Album

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

1). Northwest Elevation - Oct 14, 2019

2). Southeast Elevation - Oct 14, 2019

3). Southwest Elevation - Oct 14, 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.

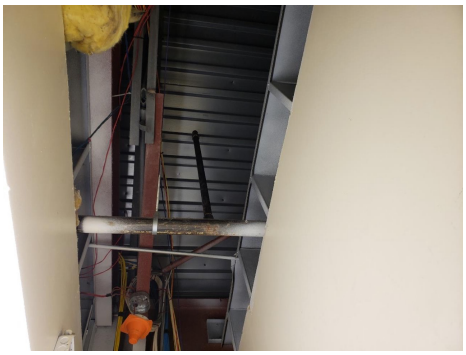
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.49	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$122,237
A1030	Slab on Grade	$6.31	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$102,979
B1010	Floor Construction	$19.03	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$310,570
B1020	Roof Construction	$12.33	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$201,226
B2010	Exterior Walls	$14.02	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$228,806
B2020	Exterior Windows	$8.76	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$142,963
B2030	Exterior Doors	$0.87	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$14,198
B3010105	Built-Up	$7.15	S.F.	2,002	25	2003	2028		36.00 %	0.00 %	9			$14,314
B3010140	Shingle & Tile	$3.56	S.F.	7,060	20	2003	2023		20.00 %	0.00 %	4			$25,134
C1010	Partitions	$5.68	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$92,698
C1020	Interior Doors	$3.70	S.F.	16,320	40	2003	2043		60.00 %	0.00 %	24			$60,384
C1030	Fittings	$2.70	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$44,064
C2010	Stair Construction	$2.91	S.F.	16,320	100	2003	2103		84.00 %	0.00 %	84			$47,491
C3010220	Tile	$9.25	S.F.	498	30	2003	2033		46.67 %	0.00 %	14			$4,607
C3010230	Paint & Covering	$1.47	S.F.	15,822	10	2003	2013		0.00 %	0.00 %	-6			$23,258
C3020405	Epoxy	$17.30	S.F.	2,900	15	2003	2018		0.00 %	118.00 %	-1		$59,201.00	$50,170
C3020420	Ceramic Tile	$16.74	S.F.	498	50	2003	2053		68.00 %	0.00 %	34			$8,337
C3020903	VCT	$3.48	S.F.	12,132	15	2003	2018	2025	40.00 %	0.00 %	6			$42,219
C3020999	Other - Concrete Finish	$6.87	S.F.	568	100	2003	2103		84.00 %	0.00 %	84			$3,902
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	222	10	2003	2013	2025	60.00 %	0.00 %	6			$5,921
C3030	Ceiling Finishes	$9.17	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$149,654
D1010	Elevators and Lifts	$1.27	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$20,726
D2010	Plumbing Fixtures	$6.47	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$105,590
D2020	Domestic Water Distribution	$0.75	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$12,240
D2030	Sanitary Waste	$1.75	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$28,560
D2040	Rain Water Drainage	$0.43	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$7,018
D3010	Energy Supply	$0.61	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$9,955
D3020	Heat Generating Systems	$3.69	S.F.	16,320	20	2015	2035		80.00 %	0.00 %	16			$60,221
D3030	Cooling Generating Systems	$6.20	S.F.	16,320	20	2015	2035		80.00 %	0.00 %	16			$101,184
D3040	Distribution Systems	$10.83	S.F.	16,320	20	2003	2023	2019	0.00 %	110.00 %	0		$194,420.00	$176,746
D3050	Terminal & Package Units	$6.65	S.F.	16,320	15	2003	2018		0.00 %	110.00 %	-1		$119,381.00	$108,528
D3060	Controls & Instrumentation	$2.26	S.F.	16,320	15	2003	2018		0.00 %	110.00 %	-1		$40,572.00	$36,883

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	$4.15	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$67,728
D4020	Standpipes	$0.34	S.F.	16,320	30	2003	2033		46.67 %	0.00 %	14			$5,549
D4090	Other Fire Protection Systems	$0.60	S.F.	16,320	15	2003	2018	2025	40.00 %	0.00 %	6			$9,792
D5010	Electrical Service/Distribution	$2.34	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$38,189
D5020	Branch Wiring	$4.55	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$74,256
D5020	Lighting	$6.83	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$111,466
D5030810	Security & Detection Systems	$1.51	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$24,643
D5030910	Fire Alarm Systems	$2.74	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$44,717
D5030920	Data Communication	$3.56	S.F.	16,320	25	2003	2028		36.00 %	0.00 %	9			$58,099
D5090	Other Electrical Systems	$1.25	S.F.	16,320	15			2019	0.00 %	110.00 %	0		$22,440.00	$20,400
E1020	Institutional Equipment	$0.09	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$1,469
E1090	Other Equipment	$0.79	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$12,893
E2010	Fixed Furnishings	$1.93	S.F.	16,320	20	2003	2023		20.00 %	0.00 %	4			$31,498
								Total	**49.78 %**	**15.23 %**			**$436,014.00**	**$2,863,482**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up


Note:

System: B3010140 - Shingle & Tile

Note:

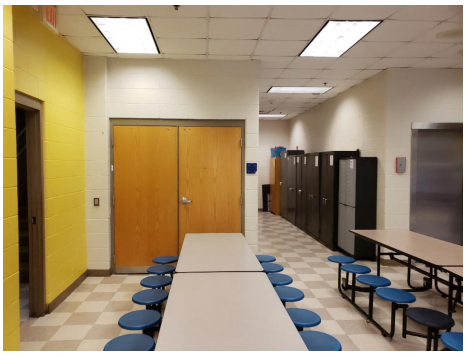
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



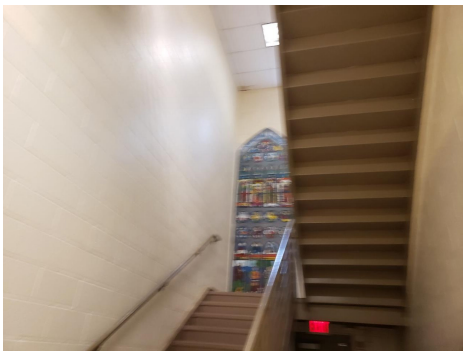
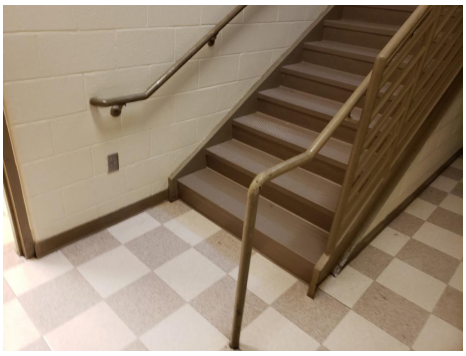


Note:

System: C1030 - Fittings

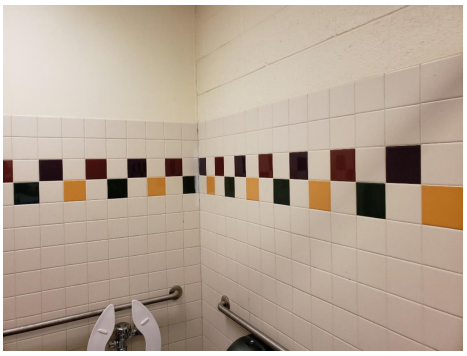
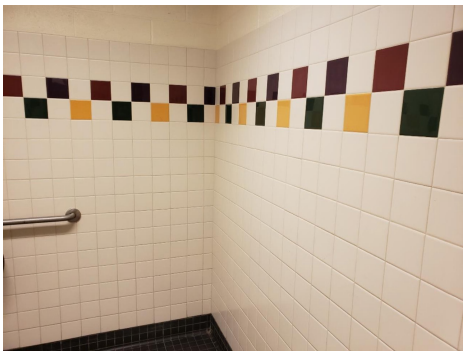
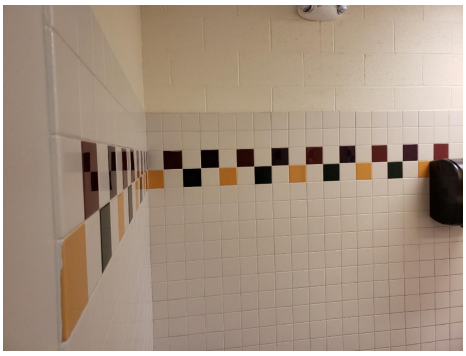

Note:

System: C2010 - Stair Construction

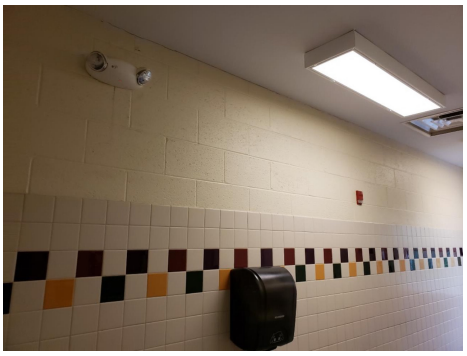
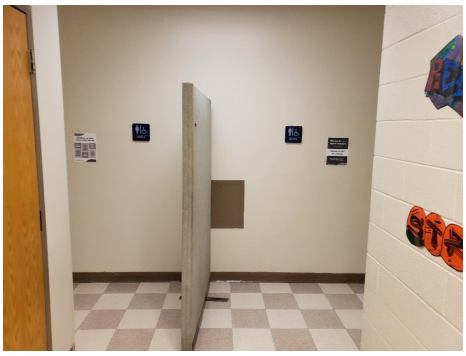
Note:

System: C3010220 - Tile

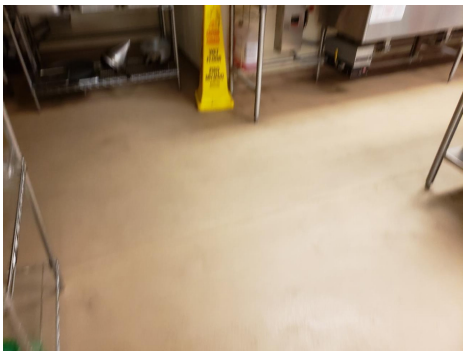
Note:

System: C3010230 - Paint & Covering


Note:

System: C3020405 - Epoxy


Note:

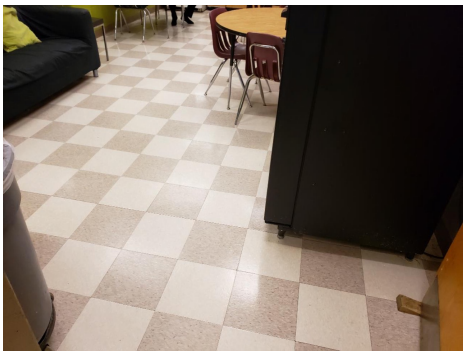
System: C3020420 - Ceramic Tile



Note:

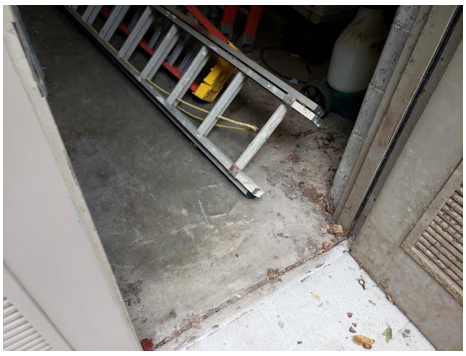
System: C3020903 - VCT





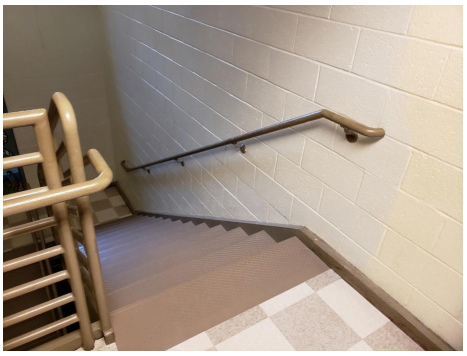
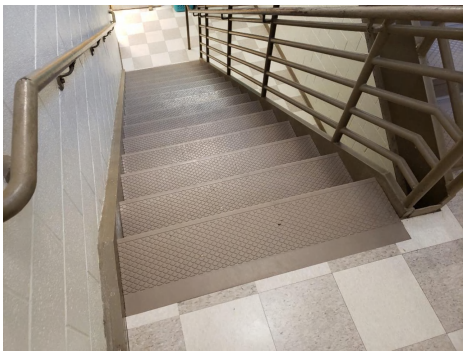
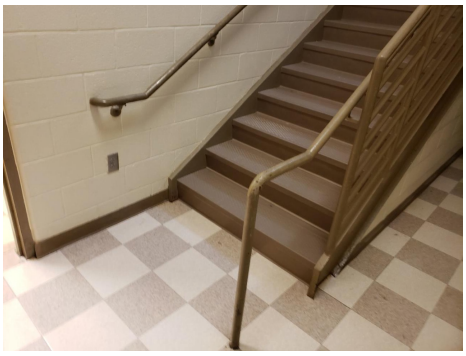
Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

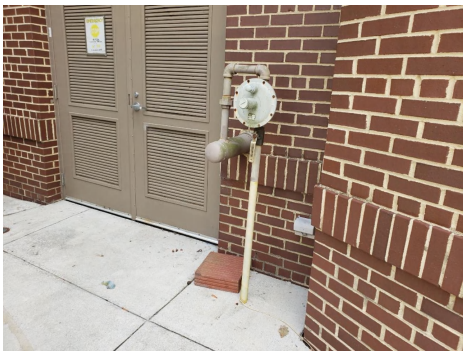
System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

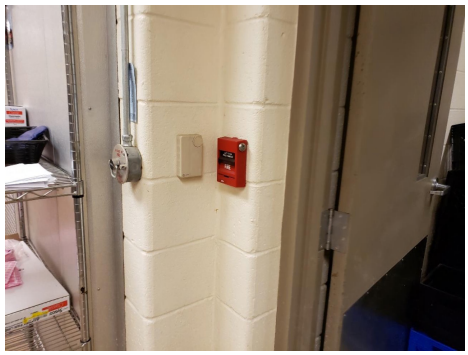
System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes

Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

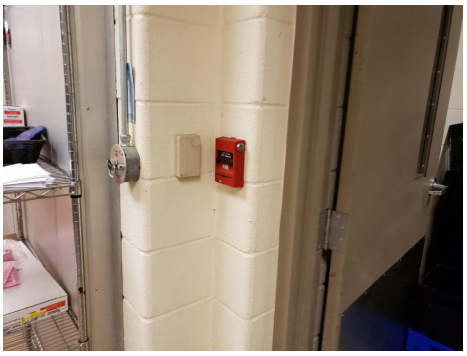
System: D5020 - Lighting

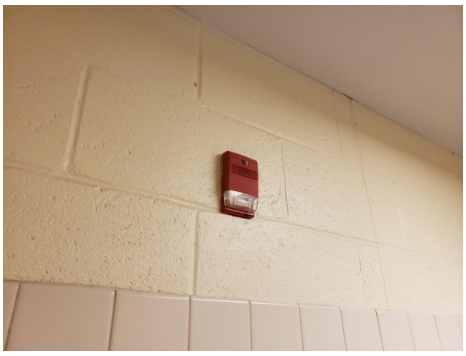
Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



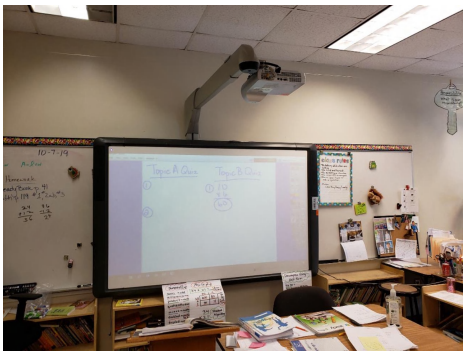


Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$436,014**	**$0**	**$0**	**$0**	**$869,468**	**$0**	**$98,777**	**$0**	**$0**	**$112,709**	**$34,383**	**$1,551,350**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,322	$0	**$29,322**
B3010140 - Shingle & Tile	$0	$0	$0	$0	$44,695	$0	$0	$0	$0	$0	$0	**$44,695**
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	$54,553	$0	$0	$0	$0	$0	$0	**$54,553**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

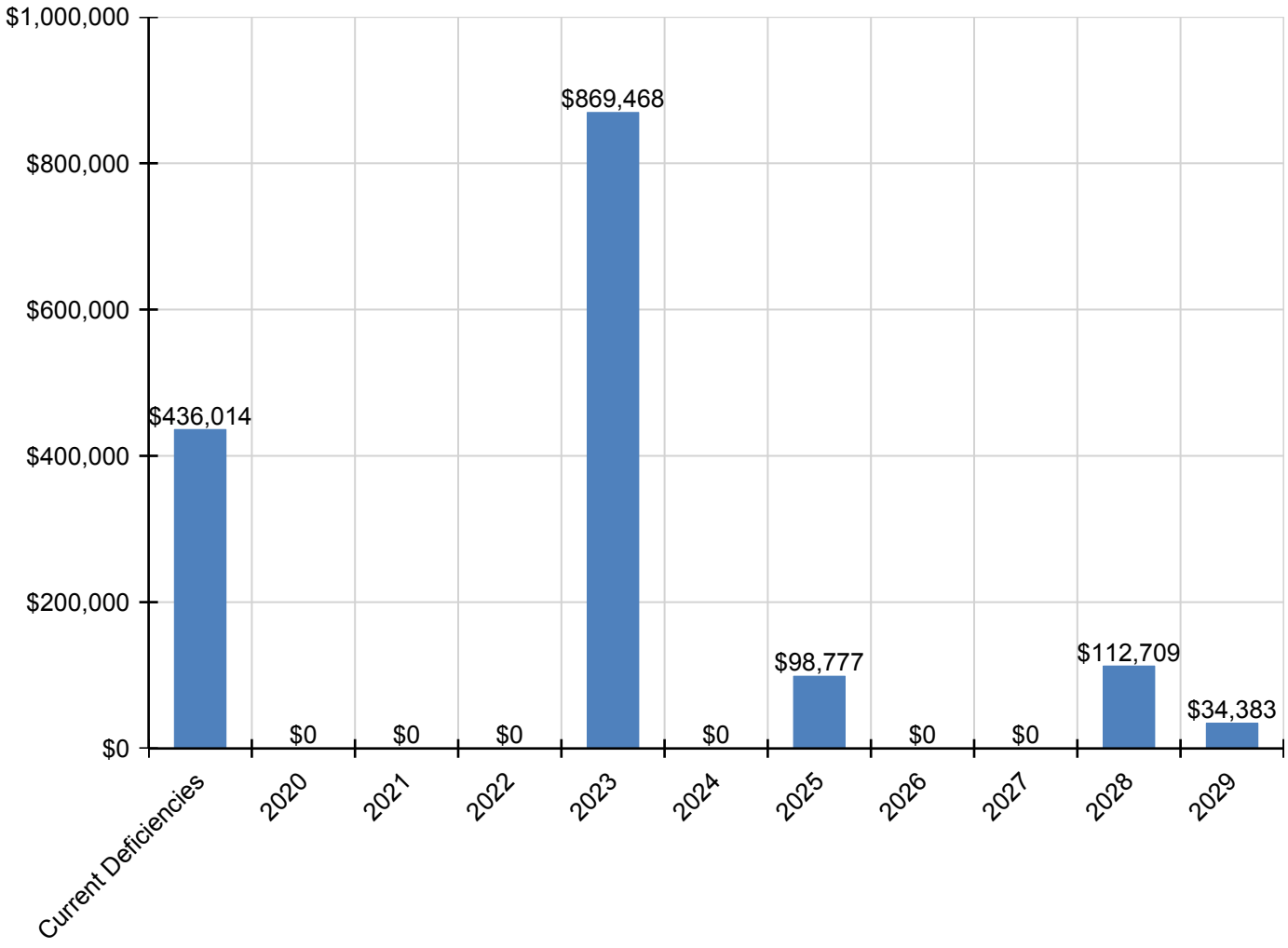
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$34,383	**$34,383**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$59,201	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$59,201**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$78,139	$0	$0	$0	$0	**$78,139**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$7,777	$0	$0	$0	$0	**$7,777**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$185,281	$0	$0	$0	$0	$0	$0	**$185,281**
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	$25,660	$0	$0	$0	$0	$0	$0	**$25,660**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$130,727	$0	$0	$0	$0	$0	$0	**$130,727**
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	$8,688	$0	$0	$0	$0	$0	$0	**$8,688**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$194,420	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,420**
D3050 - Terminal & Package Units	$119,381	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$119,381**
D3060 - Controls & Instrumentation	$40,572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$40,572**
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**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$0	$0	$12,861	$0	$0	$0	$0	**$12,861**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$47,280	$0	$0	$0	$0	$0	$0	**$47,280**
D5020 - Branch Wiring	$0	$0	$0	$0	$91,934	$0	$0	$0	$0	$0	$0	**$91,934**
D5020 - Lighting	$0	$0	$0	$0	$138,001	$0	$0	$0	$0	$0	$0	**$138,001**

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	$30,510	$0	$0	$0	$0	$0	$0	**$30,510**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$55,362	$0	$0	$0	$0	$0	$0	**$55,362**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,387	$0	**$83,387**
D5090 - Other Electrical Systems	$22,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,440**
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	$1,819	$0	$0	$0	$0	$0	$0	**$1,819**
E1090 - Other Equipment	$0	$0	$0	$0	$15,962	$0	$0	$0	$0	$0	$0	**$15,962**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$38,996	$0	$0	$0	$0	$0	$0	**$38,996**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

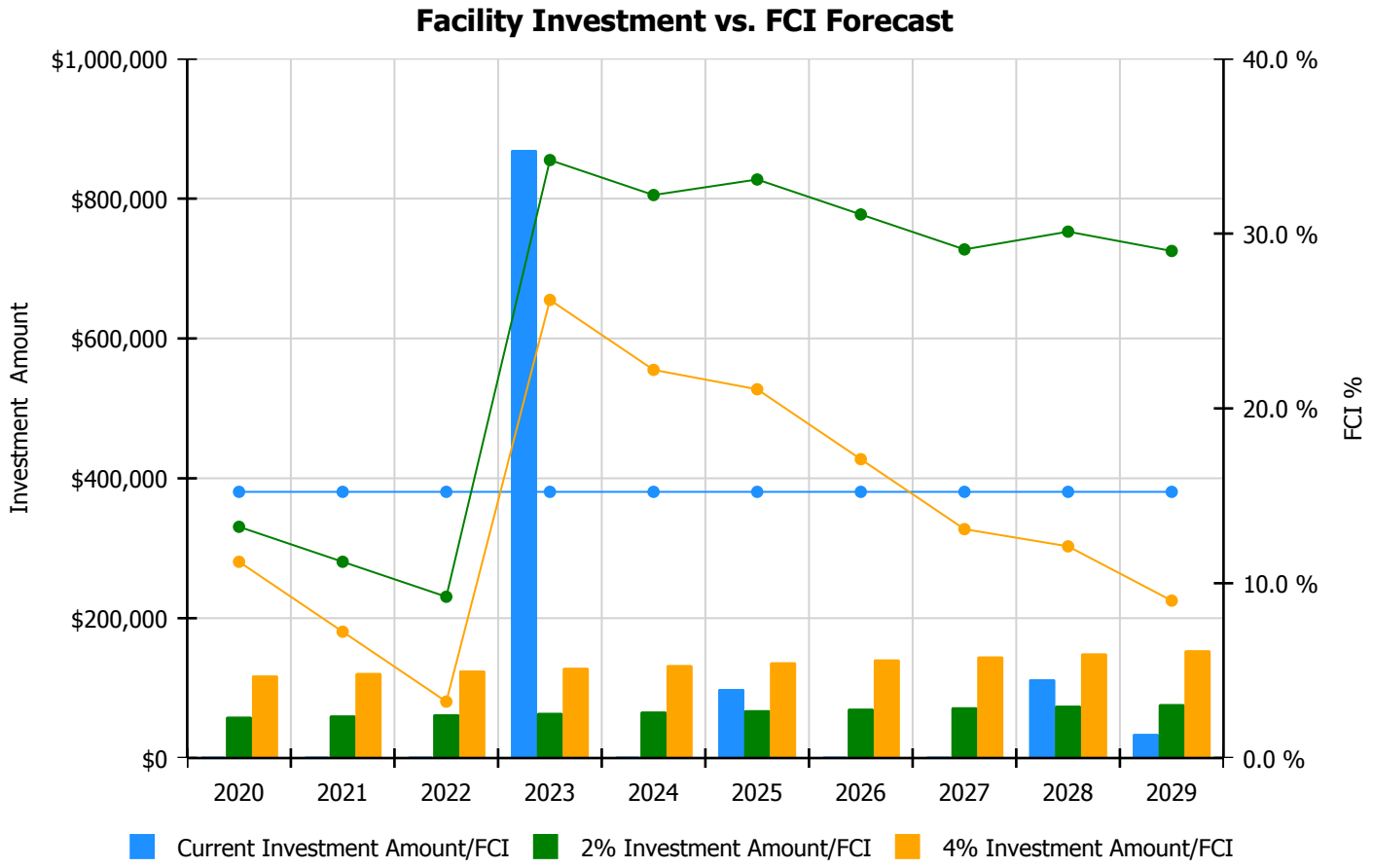
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

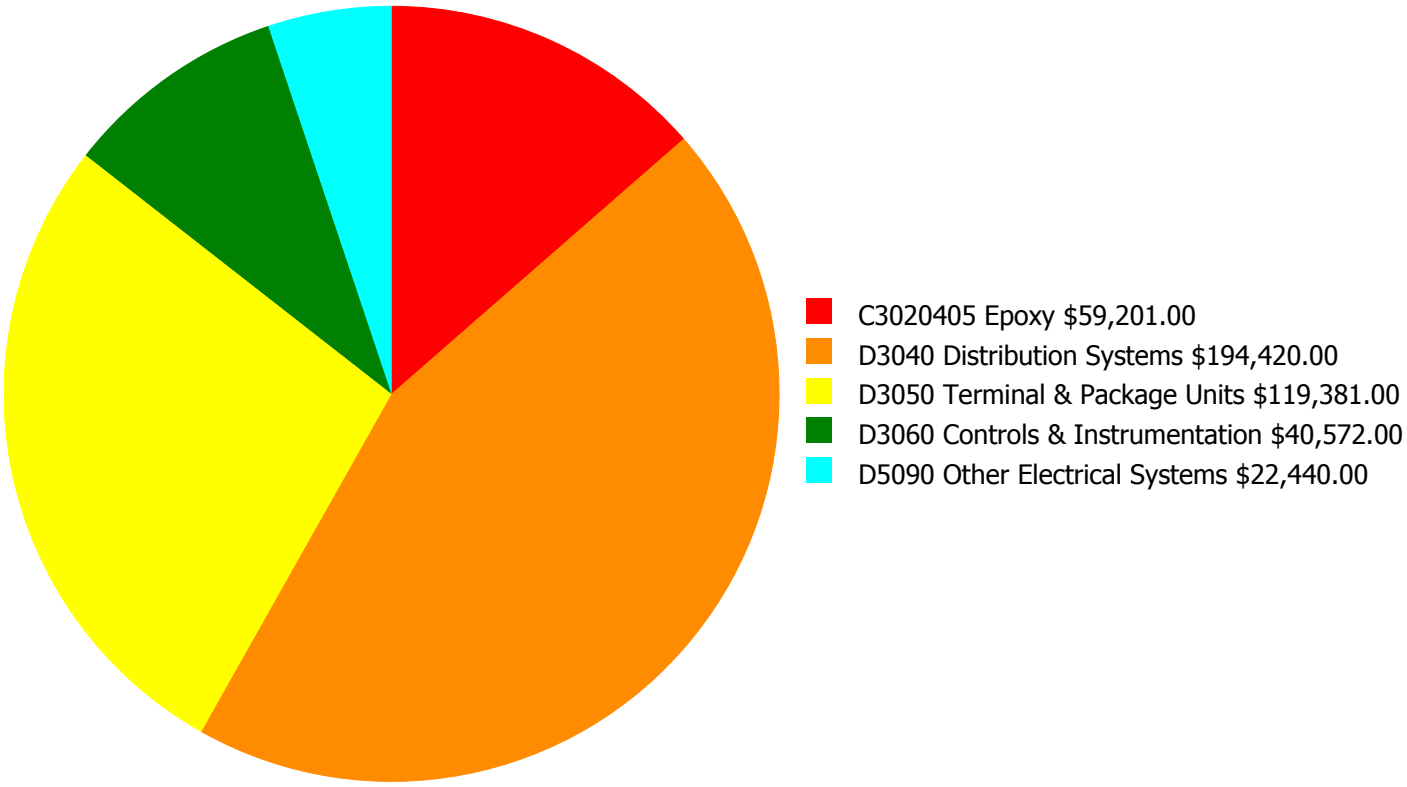
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.23%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$58,988.00	13.23 %	$117,975.00	11.23 %
2021	$0	$60,757.00	11.23 %	$121,515.00	7.23 %
2022	$0	$62,580.00	9.23 %	$125,160.00	3.23 %
2023	$869,468	$64,457.00	34.20 %	$128,915.00	26.20 %
2024	$0	$66,391.00	32.20 %	$132,782.00	22.20 %
2025	$98,777	$68,383.00	33.09 %	$136,766.00	21.09 %
2026	$0	$70,434.00	31.09 %	$140,869.00	17.09 %
2027	$0	$72,547.00	29.09 %	$145,095.00	13.09 %
2028	$112,709	$74,724.00	30.11 %	$149,448.00	12.11 %
2029	$34,383	$76,966.00	29.00 %	$153,931.00	9.00 %
Total:	**$1,115,336**	**$676,227.00**		**$1,352,456.00**	

Deficiency Summary by System

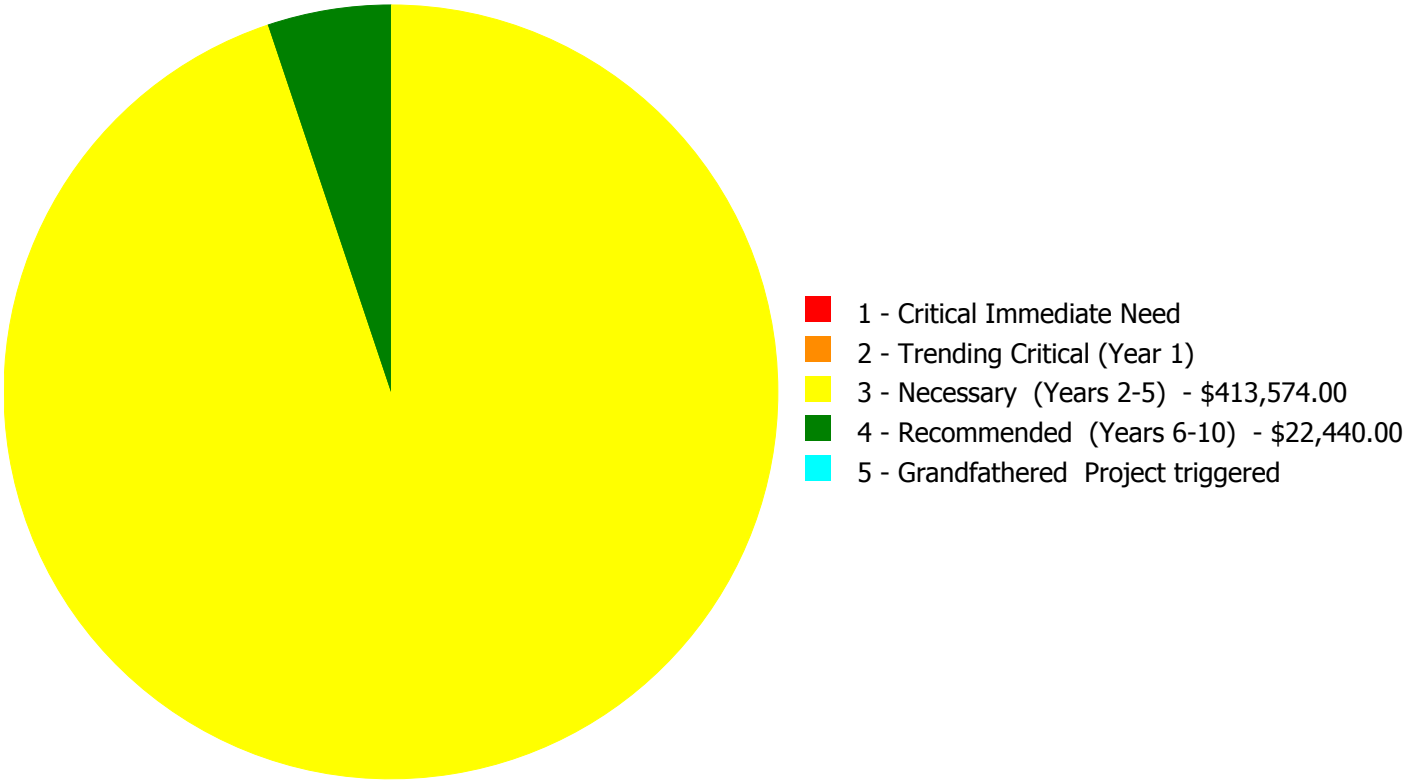
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $436,014.00

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: $436,014.00

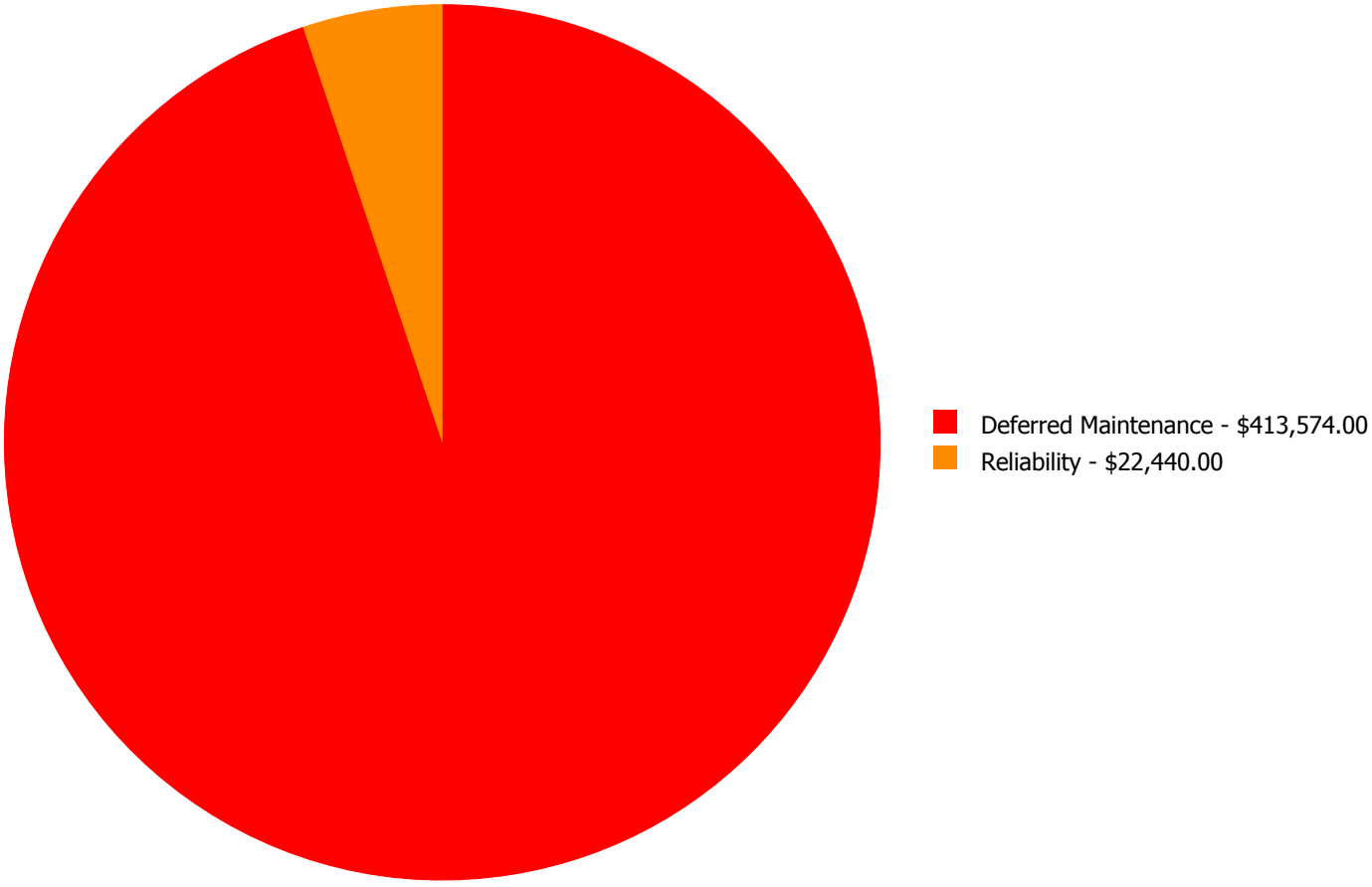
Deficiency By Priority Investment Table

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
C3020405	Epoxy	$0.00	$0.00	$59,201.00	$0.00	$0.00	$59,201.00
D3040	Distribution Systems	$0.00	$0.00	$194,420.00	$0.00	$0.00	$194,420.00
D3050	Terminal & Package Units	$0.00	$0.00	$119,381.00	$0.00	$0.00	$119,381.00
D3060	Controls & Instrumentation	$0.00	$0.00	$40,572.00	$0.00	$0.00	$40,572.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$22,440.00	$0.00	$22,440.00
	Total:	$0.00	$0.00	$413,574.00	$22,440.00	$0.00	$436,014.00

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: $436,014.00

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: C3020405 - Epoxy

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,900.00
Unit of Measure: S.F.
Estimate: $59,201.00
Assessor Name: Eduardo Lopez
Date Created: 02/02/2020

Notes: The epoxy flooring is beyond its expected service life and should be scheduled for replacement.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,320.00
Unit of Measure: S.F.
Estimate: $194,420.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,320.00
Unit of Measure: S.F.
Estimate: $119,381.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, 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: 16,320.00
Unit of Measure: S.F.
Estimate: $40,572.00
Assessor Name: Eduardo Lopez
Date Created: 09/30/2019

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 16,320.00
Unit of Measure: S.F.
Estimate: $22,440.00
Assessor Name: Eduardo Lopez
Date Created: 08/21/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	9,634
Year Built:	2005
Last Renovation:	
Replacement Value:	$1,689,936
Repair Cost:	$243,952.00
Total FCI:	14.44 %
Total RSLI:	48.79 %
FCA Score:	85.56

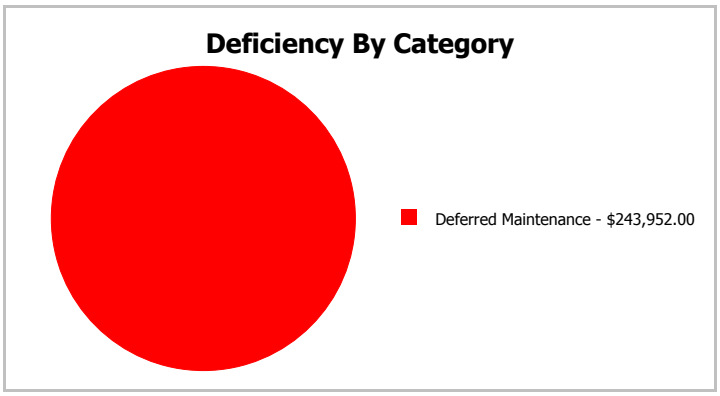
Description:

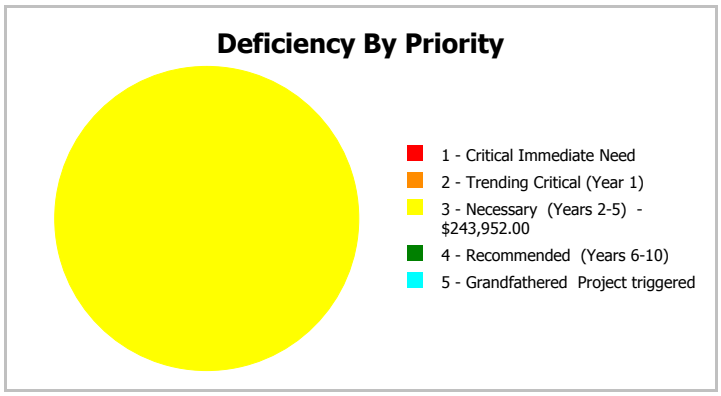
The narrative for this building is included in the Executive Summary Description at the front of this report.

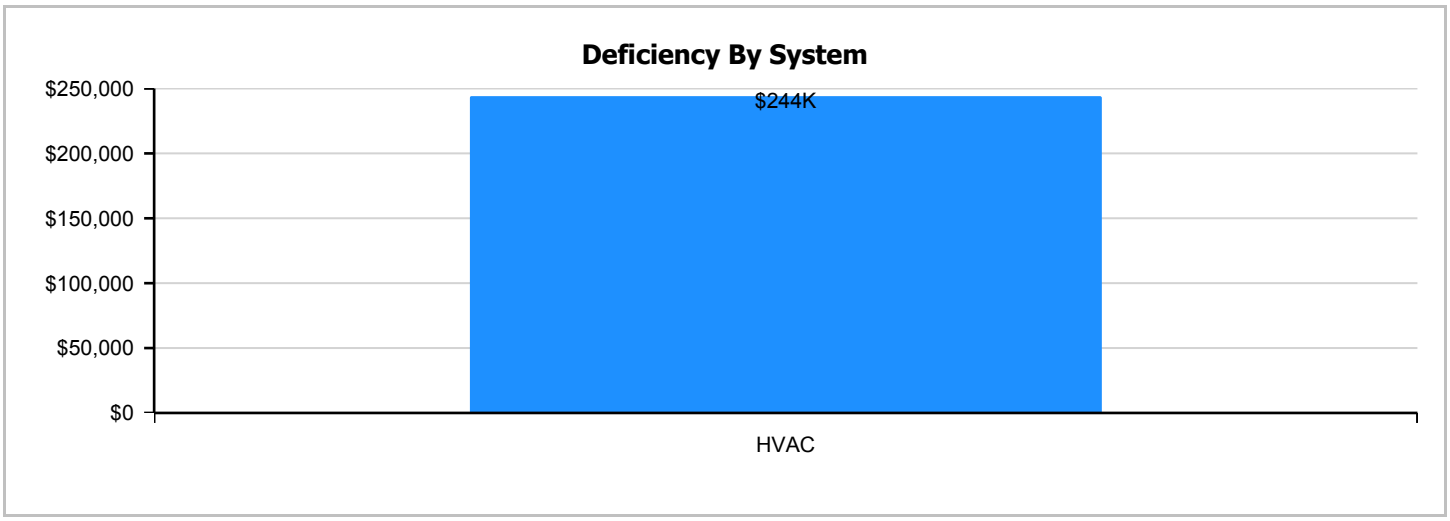
Attributes: This asset has no attributes.

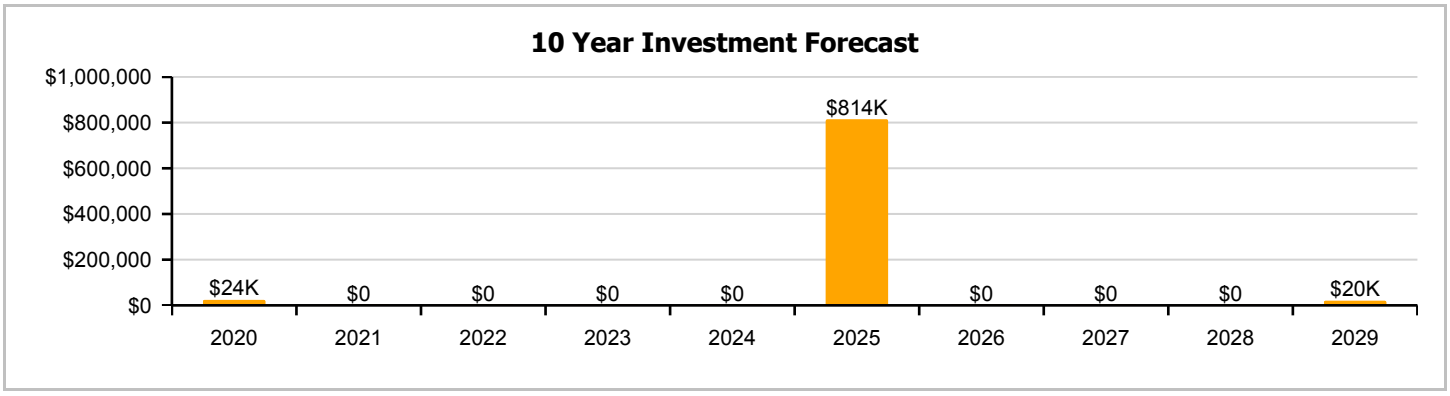
Dashboard Summary

Function:	Elementary	Gross Area:	9,634
Year Built:	2005	Last Renovation:	
Repair Cost:	$243,952	Replacement Value:	$1,689,936
FCI:	14.44 %	RSLI%:	48.79 %









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	86.00 %	0.00 %	$0.00
B10 - Superstructure	86.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	72.72 %	0.00 %	$0.00
B30 - Roofing	53.33 %	0.00 %	$0.00
C10 - Interior Construction	67.10 %	0.00 %	$0.00
C30 - Interior Finishes	43.94 %	0.00 %	$0.00
D20 - Plumbing	36.51 %	0.00 %	$0.00
D30 - HVAC	17.13 %	66.17 %	$243,952.00
D40 - Fire Protection	53.33 %	0.00 %	$0.00
D50 - Electrical	32.29 %	0.00 %	$0.00
E10 - Equipment	30.00 %	0.00 %	$0.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**48.79 %**	**14.44 %**	**$243,952.00**

Photo Album

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

1). West Elevation - Oct 13, 2019

2). South Elevation - Oct 13, 2019

3). East Elevation - Oct 13, 2019

4). North Elevation - Oct 13, 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.

School Assessment Report - 2005 Bldg 2050

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	$7.65	S.F.	9,634	100	2005	2105		86.00 %	0.00 %	86			$73,700
A1030	Slab on Grade	$6.47	S.F.	9,634	100	2005	2105		86.00 %	0.00 %	86			$62,332
B1020	Roof Construction	$12.58	S.F.	9,634	100	2005	2105		86.00 %	0.00 %	86			$121,196
B2010	Exterior Walls	$14.34	S.F.	9,634	100	2005	2105		86.00 %	0.00 %	86			$138,152
B2020	Exterior Windows	$8.94	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$86,128
B2030	Exterior Doors	$0.88	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$8,478
B3010130	Preformed Metal Roofing	$8.50	S.F.	9,975	30	2005	2035		53.33 %	0.00 %	16			$84,788
C1010	Partitions	$5.84	S.F.	9,634	100	2005	2105		86.00 %	0.00 %	86			$56,263
C1020	Interior Doors	$3.80	S.F.	9,634	40	2005	2045		65.00 %	0.00 %	26			$36,609
C1030	Fittings	$2.76	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$26,590
C3010220	Tile	$9.25	S.F.	497	30	2005	2035		53.33 %	0.00 %	16			$4,597
C3010230	Paint & Covering	$1.47	S.F.	9,137	10	2005	2015		0.00 %	0.00 %	-4			$13,431
C3020420	Ceramic Tile	$16.74	S.F.	345	50	2005	2055		72.00 %	0.00 %	36			$5,775
C3020903	VCT	$3.48	S.F.	3,491	15	2005	2020		6.67 %	0.00 %	1			$12,149
C3020999	Other - Concrete Finish	$6.87	S.F.	118	100	2005	2105		86.00 %	0.00 %	86			$811
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,140	10	2005	2015	2025	60.00 %	0.00 %	6			$137,084
C3020999	Other - Wood	$7.09	S.F.	540	15	2005	2020		6.67 %	0.00 %	1			$3,829
C3030	Ceiling Finishes	$9.34	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$89,982
D2010	Plumbing Fixtures	$6.59	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$63,488
D2020	Domestic Water Distribution	$0.76	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$7,322
D2030	Sanitary Waste	$1.79	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$17,245
D3010	Energy Supply	$0.45	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$4,335
D3020	Heat Generating Systems	$3.75	S.F.	9,634	20	2015	2035		80.00 %	0.00 %	16			$36,128
D3040	Distribution Systems	$11.05	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$106,456
D3050	Terminal & Package Units	$20.73	S.F.	9,634	15	2012	2027	2019	0.00 %	110.00 %	0		$219,684.00	$199,713
D3060	Controls & Instrumentation	$2.29	S.F.	9,634	15	2005	2020	2019	0.00 %	110.00 %	0		$24,268.00	$22,062
D4010	Sprinklers	$4.26	S.F.	9,634	30	2005	2035		53.33 %	0.00 %	16			$41,041
D5010	Electrical Service/Distribution	$2.39	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$23,025
D5020	Branch Wiring	$4.64	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$44,702
D5020	Lighting	$6.96	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$67,053
D5030810	Security & Detection Systems	$1.51	Ea.	9,634	20	2005	2025		30.00 %	0.00 %	6			$14,547
D5030910	Fire Alarm Systems	$2.74	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$26,397
D5030920	Data Communication	$3.56	S.F.	9,634	25	2005	2030		44.00 %	0.00 %	11			$34,297
E1020	Institutional Equipment	$0.09	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$867
E2010	Fixed Furnishings	$2.01	S.F.	9,634	20	2005	2025		30.00 %	0.00 %	6			$19,364
								Total	**48.79 %**	**14.44 %**			**$243,952.00**	**$1,689,936**

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

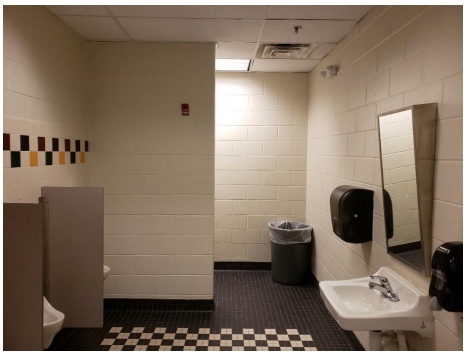


Note:

System: B3010130 - Preformed Metal Roofing

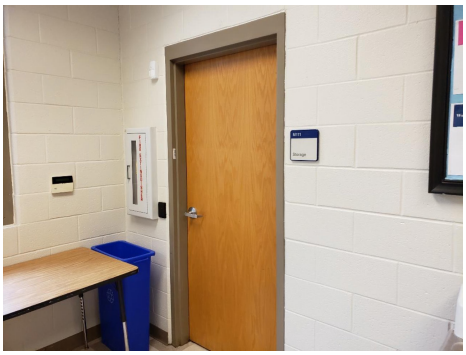
Note:

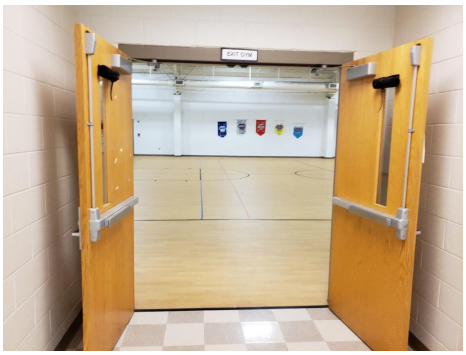
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



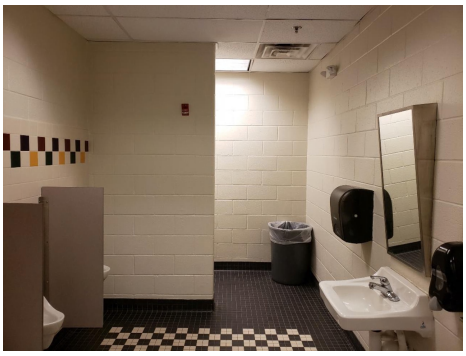
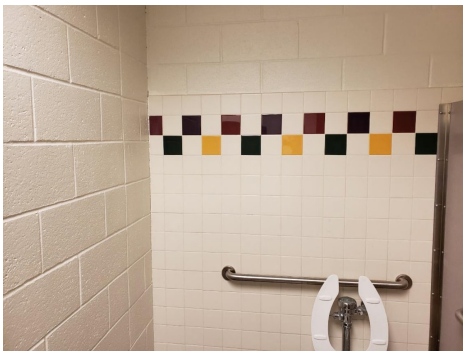


Note:

System: C1030 - Fittings

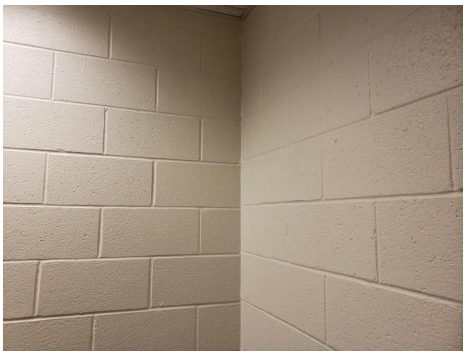

Note:

System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3020999 - Other - Wood



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D3020 - Heat Generating Systems

Note:

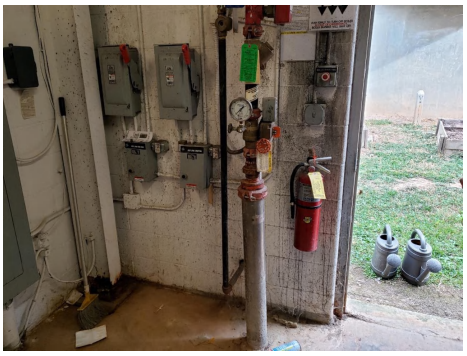
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D4010 - Sprinklers



Note:

System: D5010 - Electrical Service/Distribution

Note:

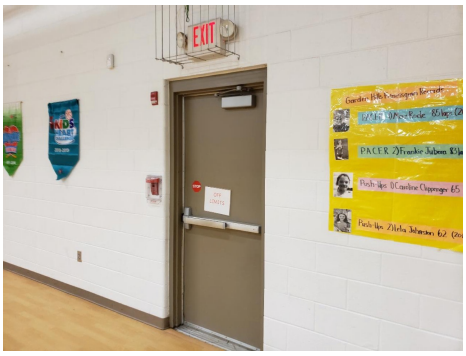
System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional 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:	**$243,952**	**$23,732**	**$0**	**$0**	**$0**	**$0**	**$813,760**	**$0**	**$0**	**$0**	**$19,856**	**$1,101,300**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$34,925	$0	$0	$0	$0	**$34,925**
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	$19,856	**$19,856**
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**

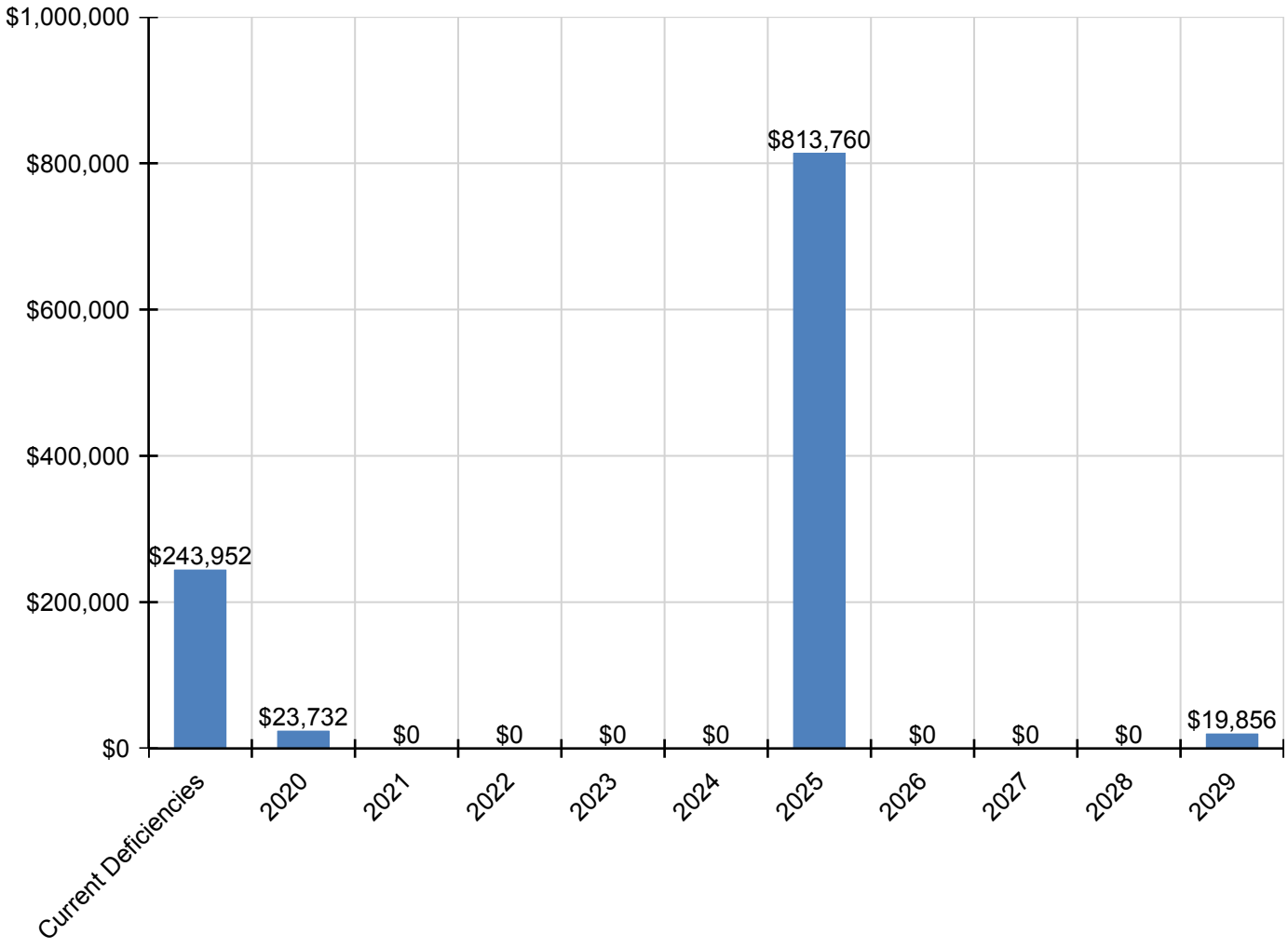
School Assessment Report - 2005 Bldg 2050

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020903 - VCT	$0	$19,395	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,395
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$180,054	$0	$0	$0	$0	$180,054
C3020999 - Other - Wood	$0	$4,337	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,337
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$118,187	$0	$0	$0	$0	$118,187
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	$83,389	$0	$0	$0	$0	$83,389
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
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$139,825	$0	$0	$0	$0	$139,825
D3050 - Terminal & Package Units	$219,684	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$219,684
D3060 - Controls & Instrumentation	$24,268	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,268
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
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$30,243	$0	$0	$0	$0	$30,243
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$58,714	$0	$0	$0	$0	$58,714
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$88,071	$0	$0	$0	$0	$88,071
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	$19,107	$0	$0	$0	$0	$19,107
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$34,672	$0	$0	$0	$0	$34,672
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
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	$1,139	$0	$0	$0	$0	$1,139
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$25,435	$0	$0	$0	$0	$25,435

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

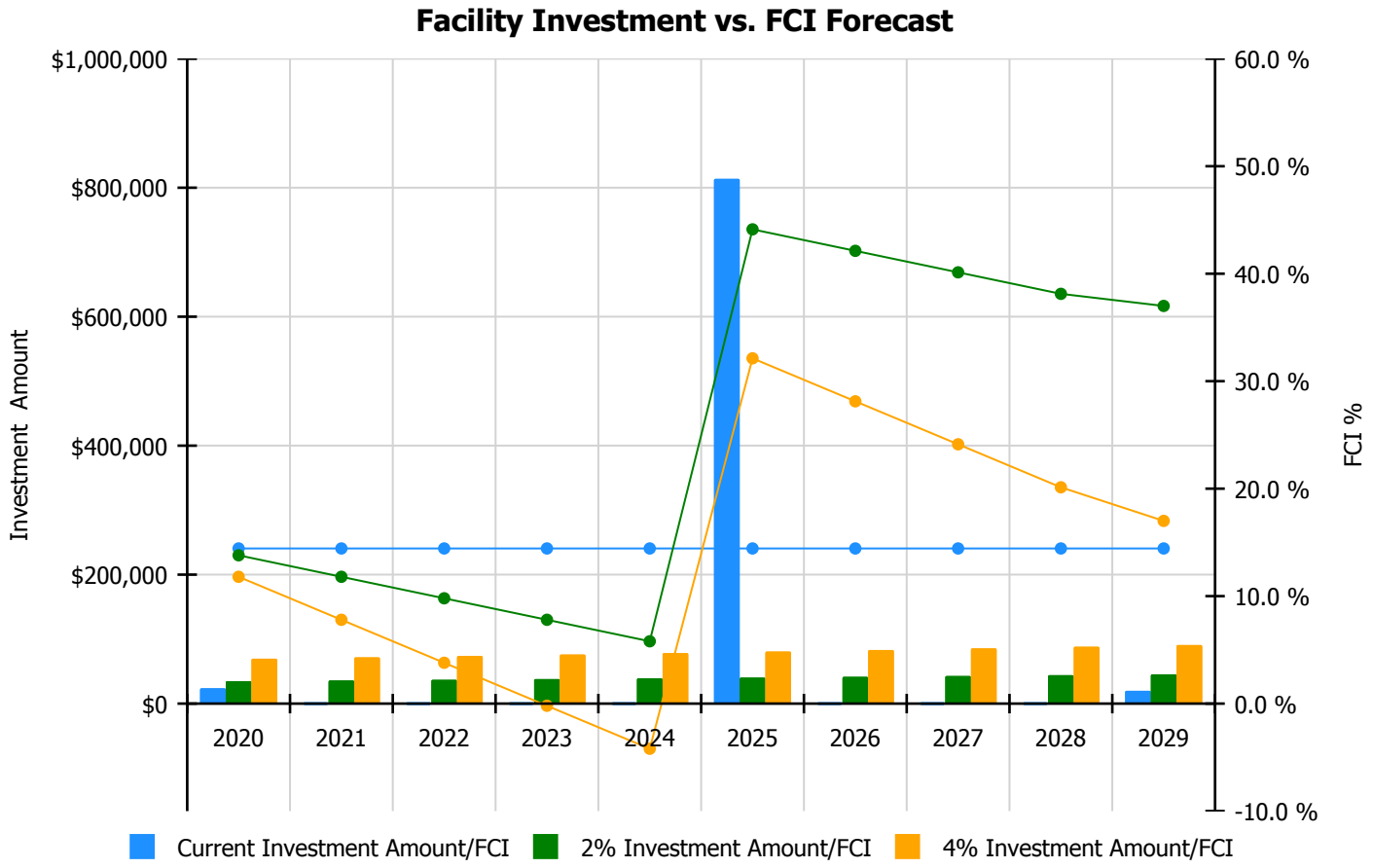
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

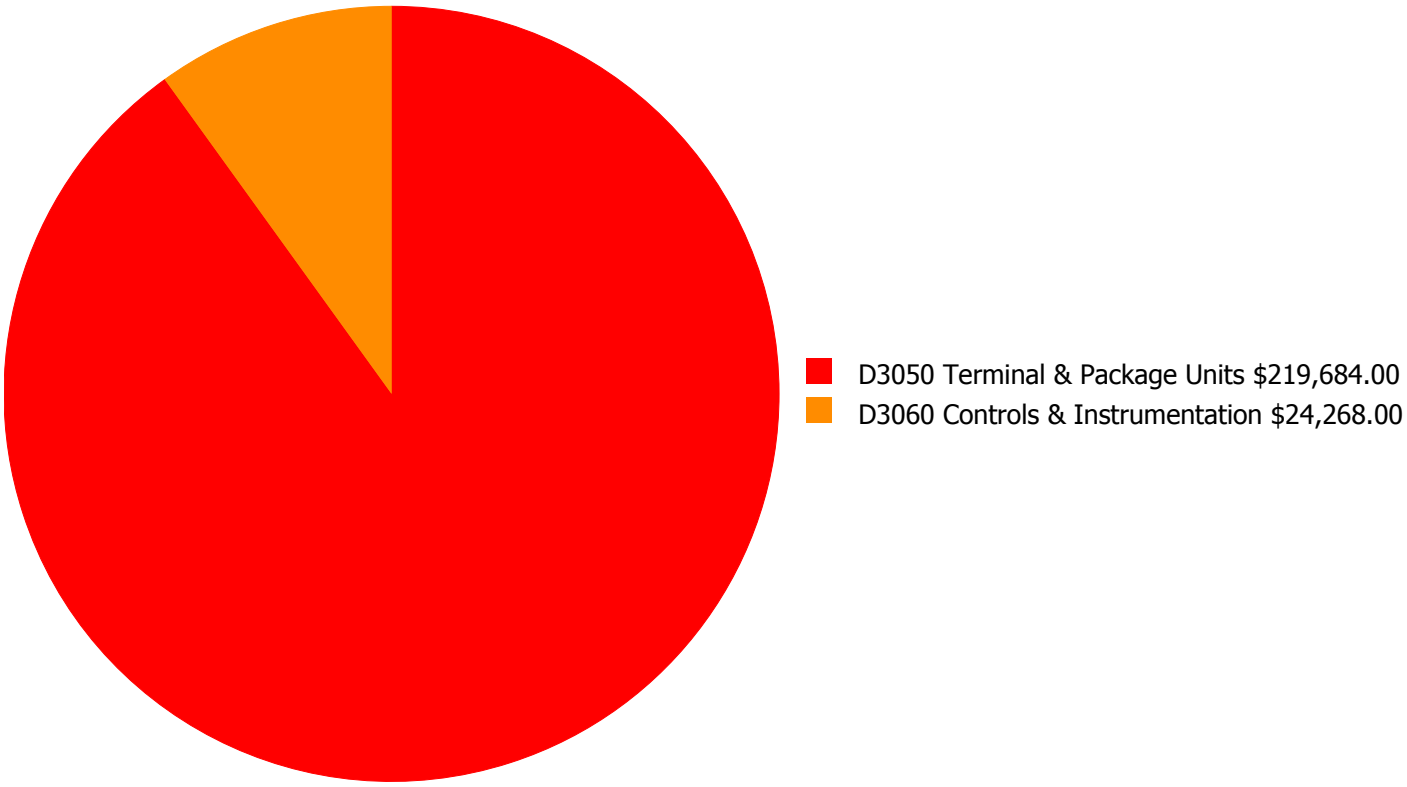
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 14.44%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$23,732	$34,813.00	13.80 %	$69,625.00	11.80 %
2021	$0	$35,857.00	11.80 %	$71,714.00	7.80 %
2022	$0	$36,933.00	9.80 %	$73,866.00	3.80 %
2023	$0	$38,041.00	7.80 %	$76,082.00	-0.20 %
2024	$0	$39,182.00	5.80 %	$78,364.00	-4.20 %
2025	$813,760	$40,357.00	44.13 %	$80,715.00	32.13 %
2026	$0	$41,568.00	42.13 %	$83,136.00	28.13 %
2027	$0	$42,815.00	40.13 %	$85,630.00	24.13 %
2028	$0	$44,100.00	38.13 %	$88,199.00	20.13 %
2029	$19,856	$45,423.00	37.00 %	$90,845.00	17.00 %
Total:	**$857,348**	**$399,089.00**		**$798,176.00**	

Deficiency Summary by System

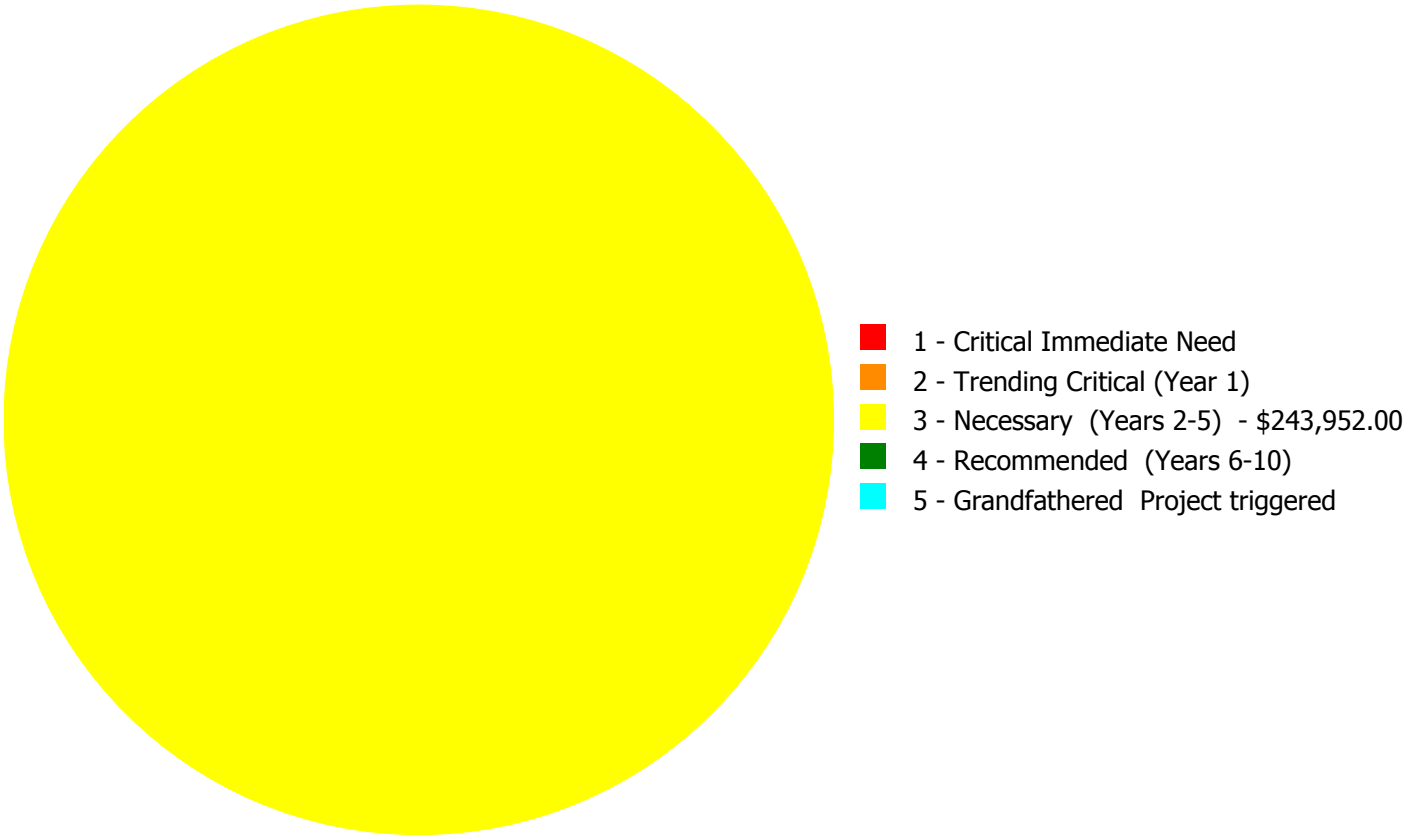
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $243,952.00

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: $243,952.00

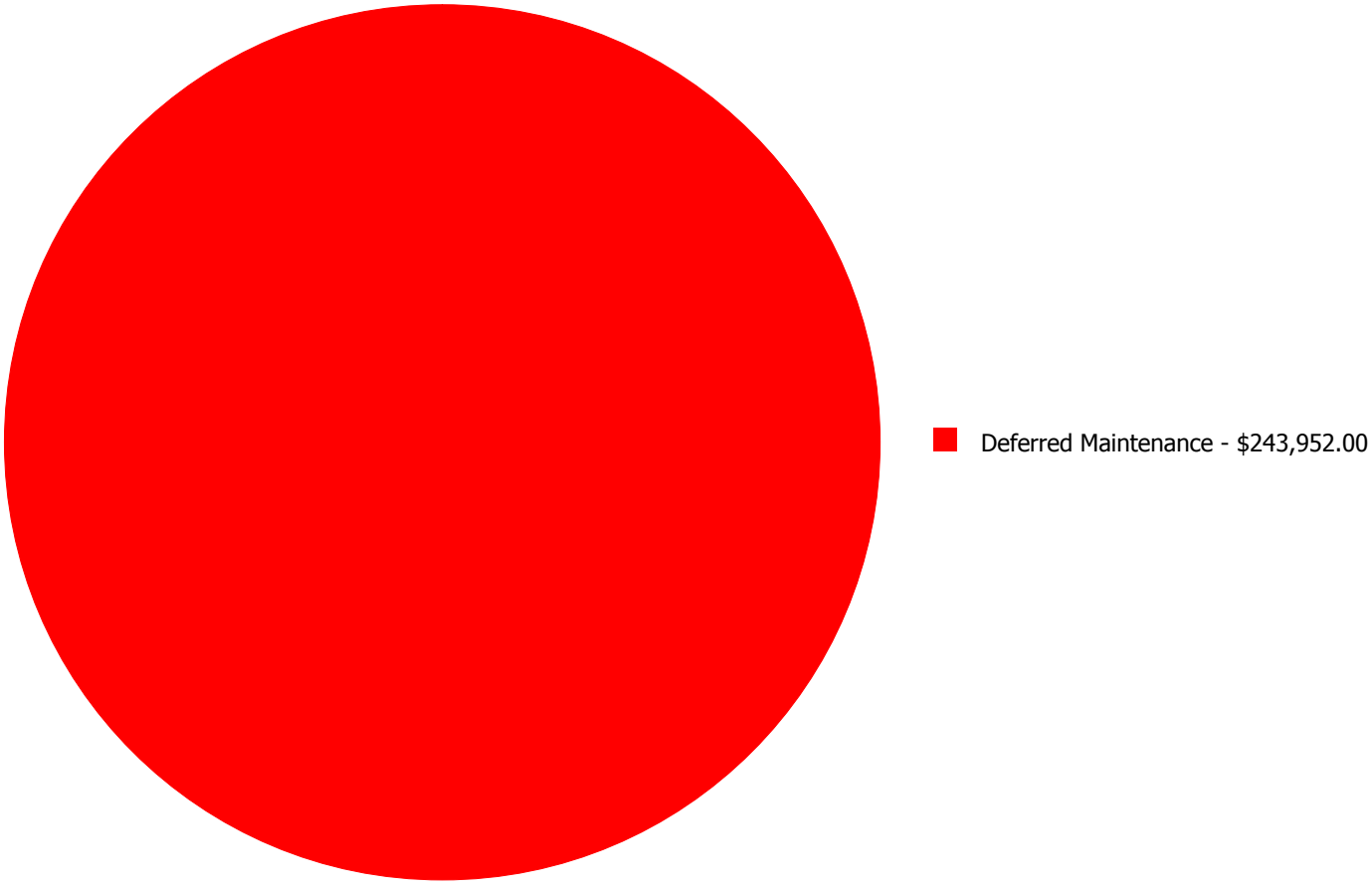
Deficiency By Priority Investment Table

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
D3050	Terminal & Package Units	$0.00	$0.00	$219,684.00	$0.00	$0.00	$219,684.00
D3060	Controls & Instrumentation	$0.00	$0.00	$24,268.00	$0.00	$0.00	$24,268.00
	Total:	$0.00	$0.00	$243,952.00	$0.00	$0.00	$243,952.00

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: $243,952.00

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: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,634.00
Unit of Measure: S.F.
Estimate: $219,684.00
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

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 9,634.00
Unit of Measure: S.F.
Estimate: $24,268.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The controls and instrumentation 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):	82,276
Year Built:	1938
Last Renovation:	
Replacement Value:	$2,765,295
Repair Cost:	$81,650.64
Total FCI:	2.95 %
Total RSLI:	51.97 %
FCA Score:	97.05

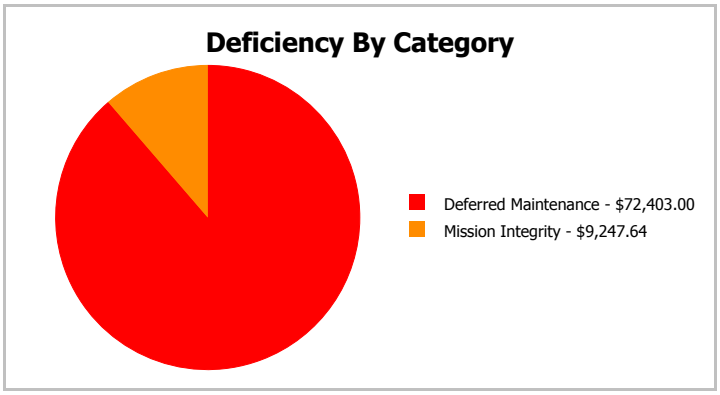
Description:

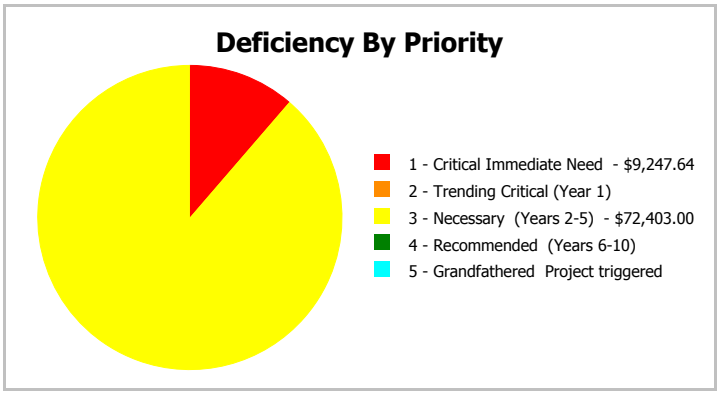
The narrative for this site is included in the Executive Summary Description at the front of this report.

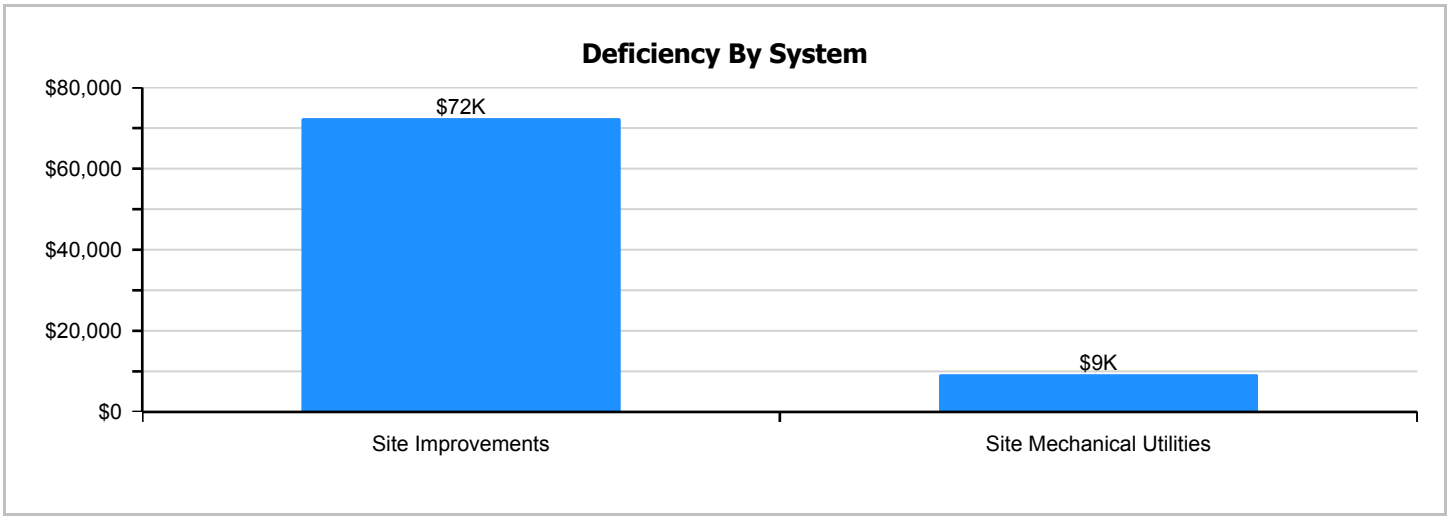
Attributes: This asset has no attributes.

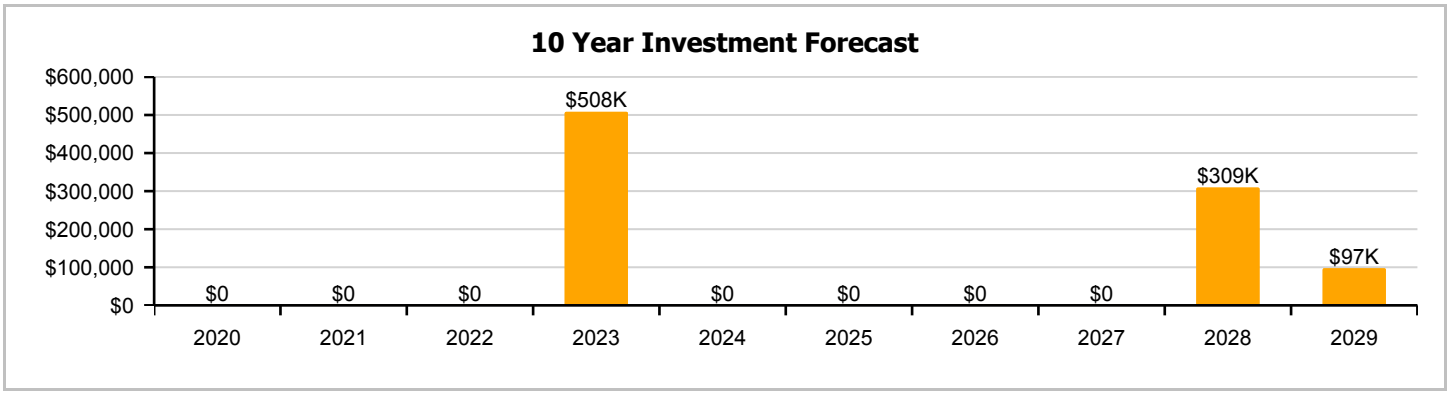
Dashboard Summary

Function:		Gross Area:	82,276
Year Built:	1938	Last Renovation:	
Repair Cost:	$81,651	Replacement Value:	$2,765,295
FCI:	2.95 %	RSLI%:	51.97 %









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	50.32 %	3.95 %	$72,403.00
G30 - Site Mechanical Utilities	68.00 %	2.48 %	$9,247.64
G40 - Site Electrical Utilities	46.67 %	0.00 %	$0.00
Totals:	**51.97 %**	**2.95 %**	**$81,650.64**

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.	82,276	35	2003	2038		54.29 %	0.00 %	19			$194,994
G2020	Parking Lots	$8.00	S.F.	82,276	35	2011	2046		77.14 %	0.00 %	27			$658,208
G2030	Pedestrian Paving	$2.33	S.F.	82,276	35	2003	2038		54.29 %	0.00 %	19			$191,703
G2040105	Fence & Guardrails	$1.15	S.F.	82,276	30	2003	2033		46.67 %	0.00 %	14			$94,617
G2040950	Covered Walkways	$1.44	S.F.	82,276	25	2003	2028		36.00 %	0.00 %	9			$118,477
G2040950	Hard Surface Play Area	$0.71	S.F.	82,276	20	2003	2023		20.00 %	0.00 %	4			$58,416
G2040950	Playing Field	$4.28	S.F.	82,276	20	2003	2023		20.00 %	0.00 %	4			$352,141
G2040950	Track	$0.80	S.F.	82,276	10	2003	2013		0.00 %	110.00 %	-6		$72,403.00	$65,821
G2050	Landscaping	$1.18	S.F.	82,276	25	2003	2028		36.00 %	0.00 %	9			$97,086
G3010	Water Supply	$1.09	S.F.	82,276	50	2003	2053		68.00 %	0.00 %	34			$89,681
G3020	Sanitary Sewer	$2.20	S.F.	82,276	50	2003	2053		68.00 %	0.00 %	34			$181,007
G3030	Storm Sewer	$1.25	S.F.	82,276	50	2003	2053		68.00 %	8.99 %	34		$9,247.64	$102,845
G4010	Electrical Distribution	$2.55	S.F.	82,276	30	2003	2033		46.67 %	0.00 %	14			$209,804
G4020	Site Lighting	$2.98	S.F.	82,276	30	2003	2033		46.67 %	0.00 %	14			$245,182
G4030	Site Communication and Security	$1.28	S.F.	82,276	30	2003	2033		46.67 %	0.00 %	14			$105,313
								Total	**51.97 %**	**2.95 %**			**$81,650.64**	**$2,765,295**

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: One new parking lot added 2011

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Hard Surface Play Area

Note:

System: G2040950 - Playing Field


Note:

System: G2040950 - Track



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer


Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution


Note:

System: G4020 - Site Lighting



Note:

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.

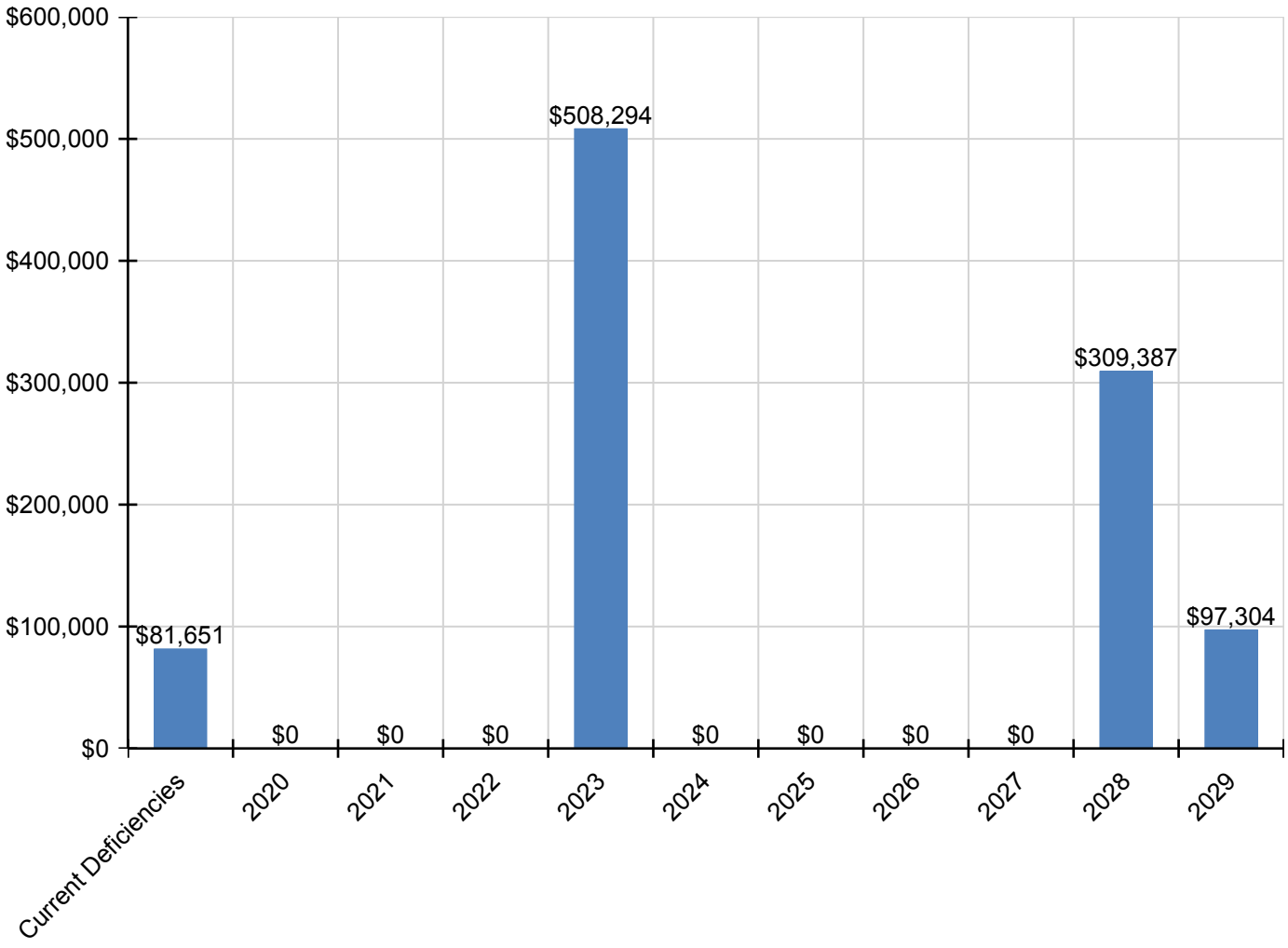
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$81,651**	**$0**	**$0**	**$0**	**$508,294**	**$0**	**$0**	**$0**	**$0**	**$309,387**	**$97,304**	**$996,635**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$170,045	$0	**$170,045**
G2040950 - Hard Surface Play Area	$0	$0	$0	$0	$72,323	$0	$0	$0	$0	$0	$0	**$72,323**
G2040950 - Playing Field	$0	$0	$0	$0	$435,971	$0	$0	$0	$0	$0	$0	**$435,971**
G2040950 - Track	$72,403	$0	$0	$0	$0	$0	$0	$0	$0	$0	$97,304	**$169,707**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$139,342	$0	**$139,342**
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	$9,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,248**
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

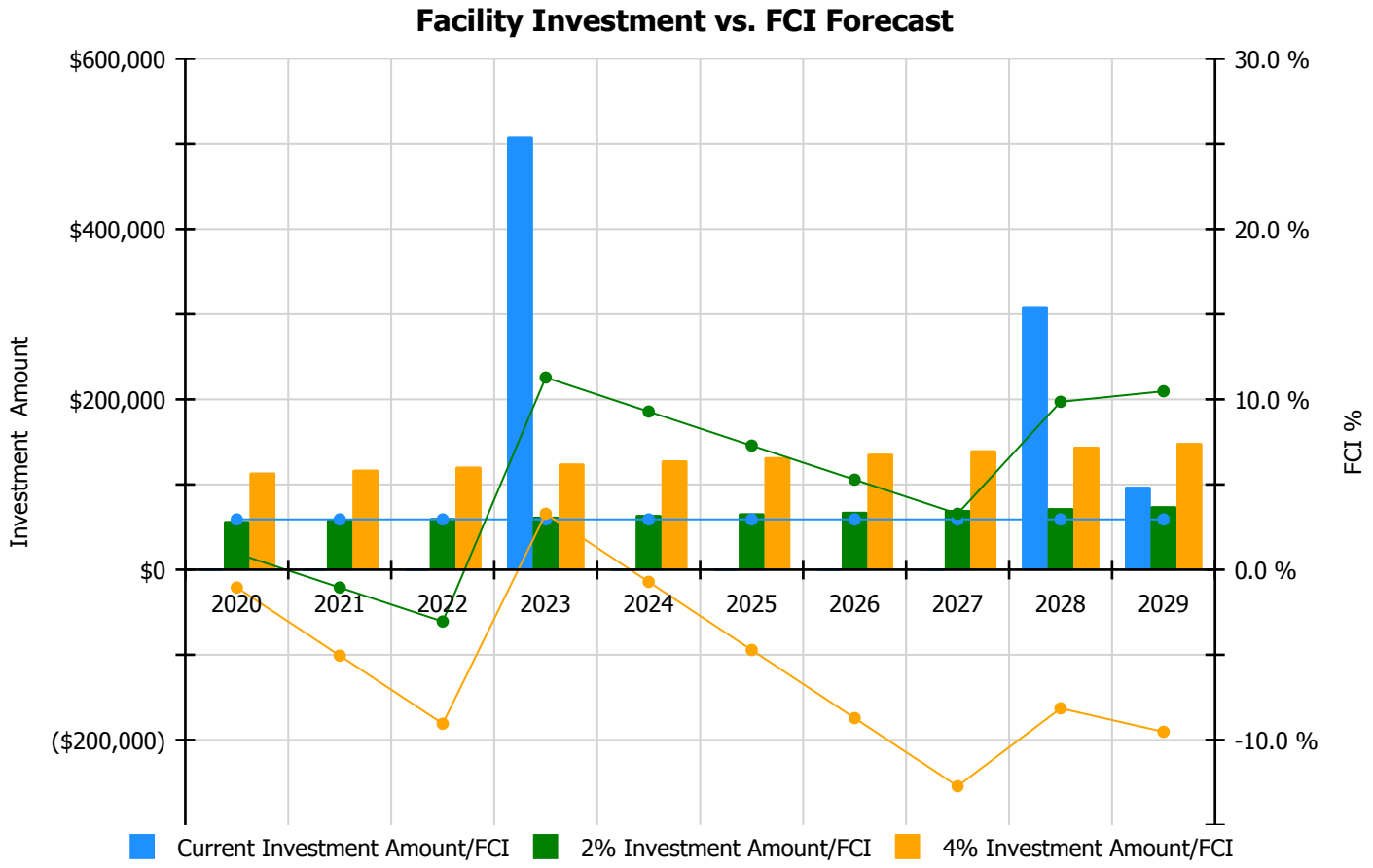
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

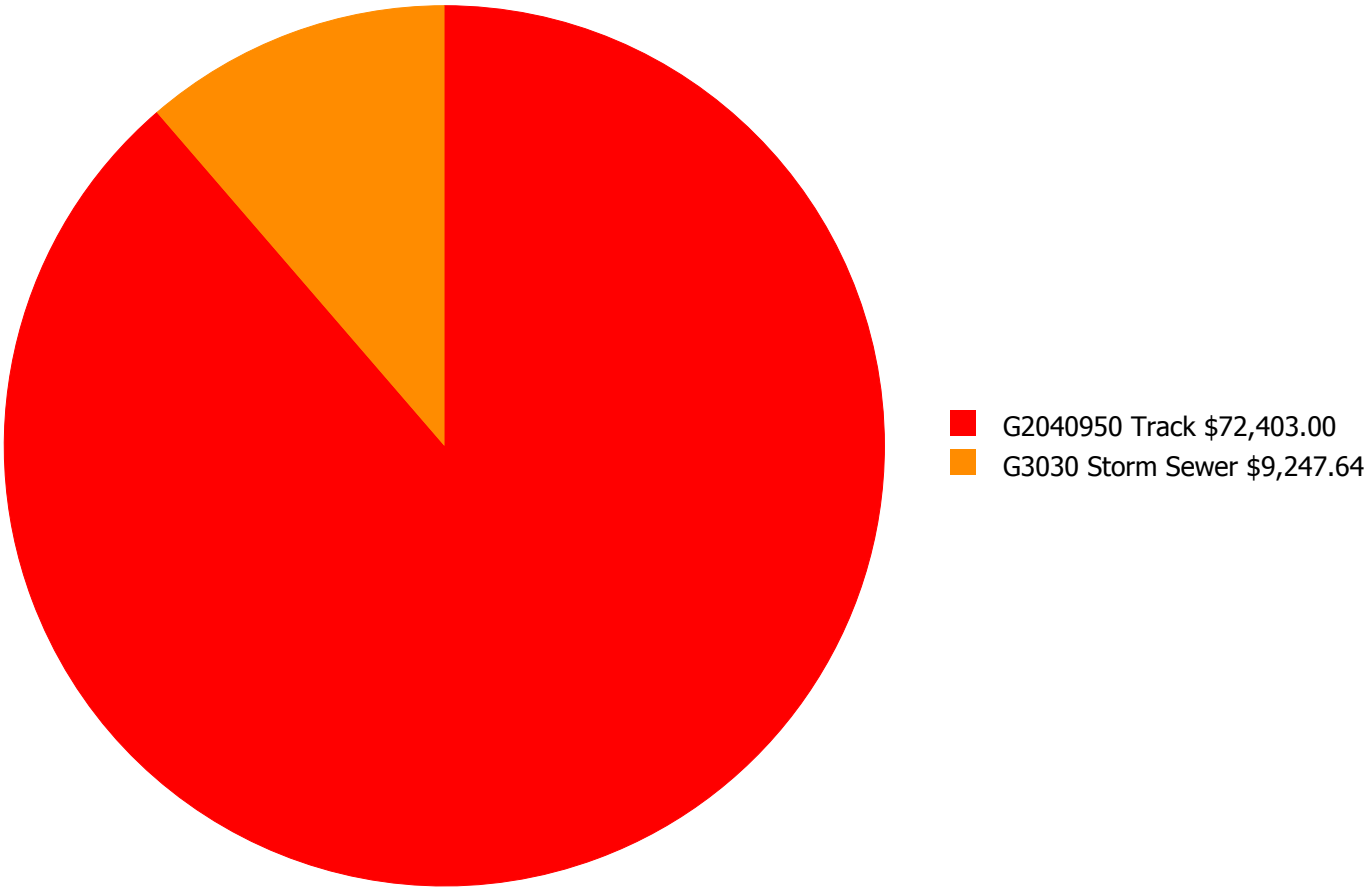
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 2.95%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$56,965.00	0.95 %	$113,930.00	-1.05 %
2021	$0	$58,674.00	-1.05 %	$117,348.00	-5.05 %
2022	$0	$60,434.00	-3.05 %	$120,869.00	-9.05 %
2023	$508,294	$62,247.00	11.28 %	$124,495.00	3.28 %
2024	$0	$64,115.00	9.28 %	$128,229.00	-0.72 %
2025	$0	$66,038.00	7.28 %	$132,076.00	-4.72 %
2026	$0	$68,019.00	5.28 %	$136,039.00	-8.72 %
2027	$0	$70,060.00	3.28 %	$140,120.00	-12.72 %
2028	$309,387	$72,162.00	9.86 %	$144,323.00	-8.14 %
2029	$97,304	$74,327.00	10.48 %	$148,653.00	-9.52 %
Total:	**$914,985**	**$653,041.00**		**$1,306,082.00**	

Deficiency Summary by System

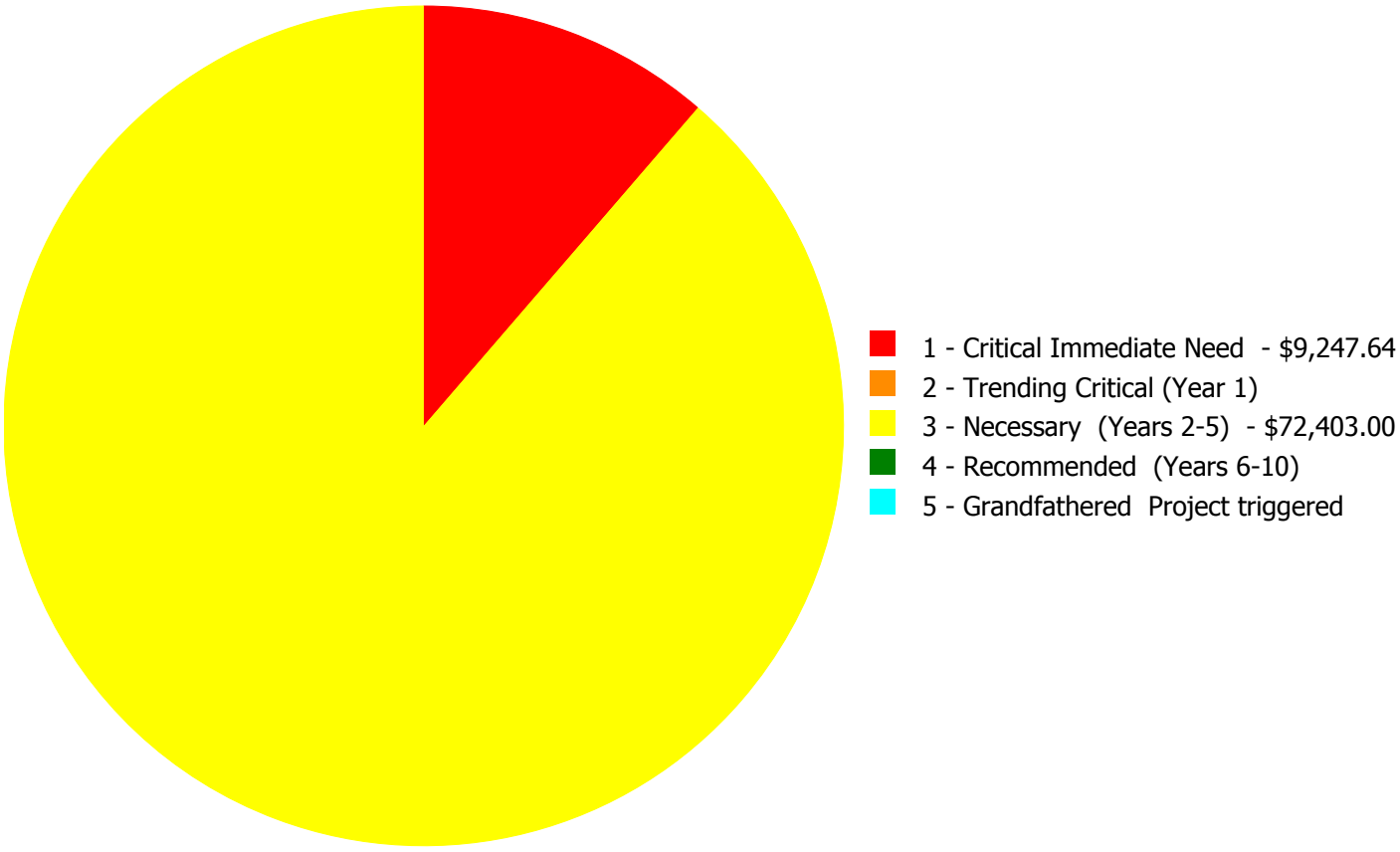
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $81,650.64

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: $81,650.64

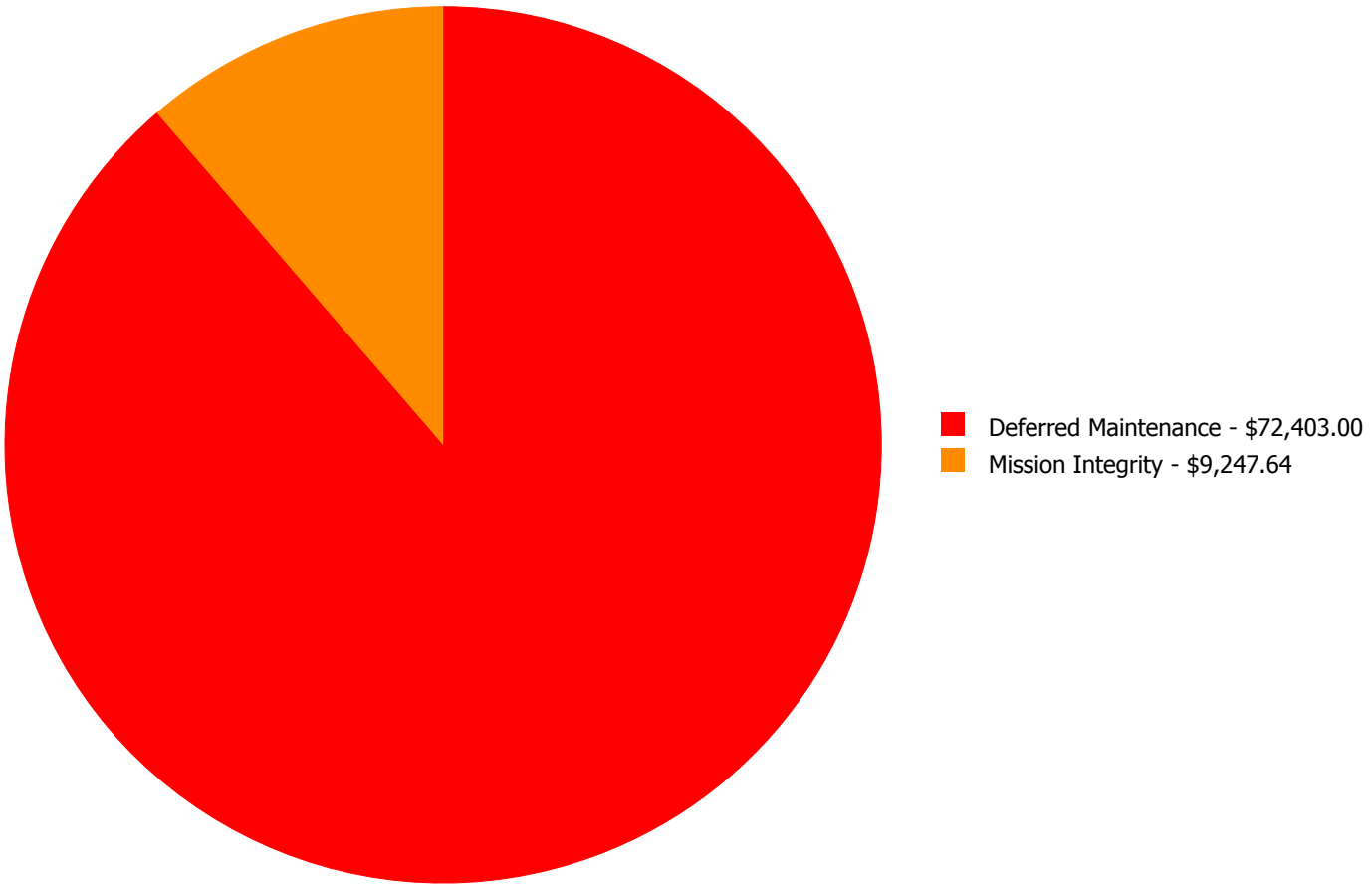
Deficiency By Priority Investment Table

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
G2040950	Track	$0.00	$0.00	$72,403.00	$0.00	$0.00	$72,403.00
G3030	Storm Sewer	$9,247.64	$0.00	$0.00	$0.00	$0.00	$9,247.64
	Total:	$9,247.64	$0.00	$72,403.00	$0.00	$0.00	$81,650.64

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: $81,650.64

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: G3030 - Storm Sewer

Location: Exterior Wall, West.
Distress: Failing
Category: Mission Integrity
Priority: 1 - Critical Immediate Need
Correction: Replace/Add catch basin and drain
Qty: 1.00
Unit of Measure: Ea.
Estimate: $9,247.64
Assessor Name: Eduardo Lopez
Date Created: 02/08/2020

Notes: Remove planter and provide proper drainage in this area. Planter drainage is clogged and with standing water, and probable cause of moisture inside the building.

Priority 3 - Necessary (Years 2-5):

System: G2040950 - Track

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 82,276.00
Unit of Measure: S.F.
Estimate: $72,403.00
Assessor Name: Eduardo Lopez
Date Created: 01/28/2020

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

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 #:	1560
Project:	APS Assessments 2019	Region:	761	Site:	Garden Hills ES
Grade Config:	PK-5	Site Type:	Elementary	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	Fair	1.30	2.00	65.00
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	Excel	3.49	3.49	100.00
Kindergarten				
Environment	Excel	0.42	0.42	100.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Excel	0.50	0.50	100.00
Size	Excel	1.25	1.25	100.00
Location	Excel	0.37	0.37	100.00
Storage/Fixed Equip	Excel	0.37	0.37	100.00
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	Excel	0.72	0.72	100.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Excel	0.54	0.54	100.00
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	Excel	0.74	0.74	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	1560
Project:	APS Assessments 2019	Region:	761	Site:	Garden Hills ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Poor	0.93	1.85	50.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Good	0.28	0.35	80.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
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	Excel	1.44	1.44	100.00
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	Excel	0.45	0.45	100.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	2.00	2.00	100.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Excel	0.81	0.81	100.00
Play Areas	Excel	2.34	2.34	100.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	1560
Project:	APS Assessments 2019	Region:	761	Site:	Garden Hills ES
Grade Config:	PK-5	Site Type:	Elementary	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	Poor	1.50	3.00	50.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**85.88**	**95.85**	**89.60**

Comments

Suitability - ES

Built in 1938, in the historic Garden Hills neighborhood in the Buckhead section of Atlanta. The school has had five renovations/additions to the original structure, the most recent in 2005. Currently, the school serves students in grades PK through 5.

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

The does not have flexible-use interiors that allow for differentiated instruction and multiple teaching and learning styles.

Suitability - ES->Learning Environment-->Interior Environment

Portions of the school have non-working HVAC systems, and are using temporary portable AC systems.

Suitability - ES->General Classrooms-->Environment

The HVAC system was not working in several classrooms and the school had set up portable AC systems in those rooms.

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

Classrooms do not have restrooms.

Suitability - ES->Science-->Environment

There is no science space in the school.

Suitability - ES->Science-->Size

There is no science space in the school.

Suitability - ES->Science-->Location

There is no science space in the school.

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

There is no science space in the school.

Suitability - ES->Music-->Size

Only 50% of the music spaces meet the minimum size requirement.

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

None of the four components of visitor signage are present at the school. There is little way-finding signage in the school's interior or exterior.

Suitability - ES->Safety and Security-->Ease of Supervision

The school has a limited number of cameras around the school exterior.

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

The school has no security vestibule.