Atlanta Public Schools/ Carver Cluster

Gideons Elementary School

Revised

School Assessment Report

March 10, 2021

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	75,657
Year Built:	1958
Last Renovation:	
Replacement Value:	$16,160,911
Repair Cost:	$935,935
Total FCI:	5.79%
Total RSLI:	80.02%
FCA Score:	94.21

Description:

The Gideons Elementary School consists of two main school building located at 897 Welch Street SW in Atlanta, GA. The 75,657 SF the original campus was constructed in 1958 and replaced with a new building in 2019. The main building includes two additions constructed in 1968 and 1994. A separate building on site was constructed in 1994. Campus site features include paved driveways and parking lots, pedestrian pavement, covered walkways, playground, stormwater detention basin, flagpole, landscaping, retaining walls and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting.

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

A. SUBSTRUCTURE
The buildings rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations.

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is steel. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

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

D. SERVICES
CONVEYING: The school does include conveying equipment. Conveying equipment includes one elevator, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is combination of copper and galvanized steel with electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is a combination of internal and external with roof drains.
HVAC: Heating is provided by rooftop DX Units. Cooling is supplied by rooftop package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system. This building has a remote Building Automation System.
FIRE PROTECTION: The school does have a fire sprinkler system. The building does have additional fire suppression systems, which include kitchen hood extinguisher system. Fire extinguishers and cabinets are distributed near fire exits and corridors.
ELECTRICAL: The main electrical service is fed from a pole mounted transformer to the main switchboard/distribution panel located in the building. Lighting is lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and are typically illuminated.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras and is centrally monitored; this building has a public address and paging system combined with the telephone system.
OTHER ELECTRICAL SYSTEMS: This school does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS
This school includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and computers.

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

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

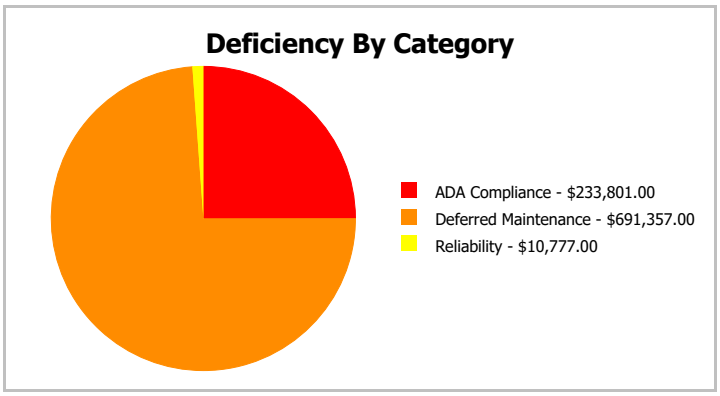
Attributes:

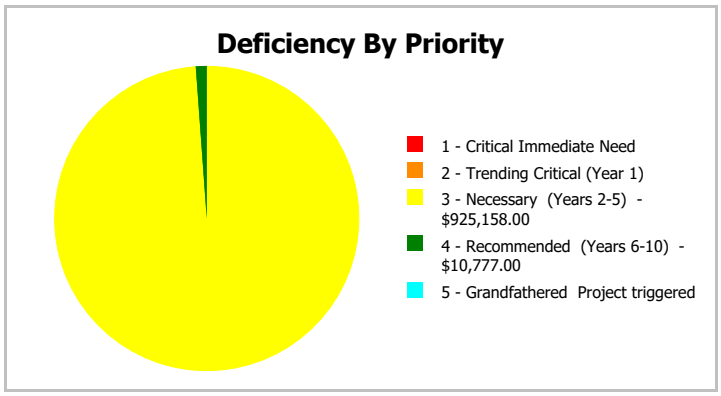
General Attributes:

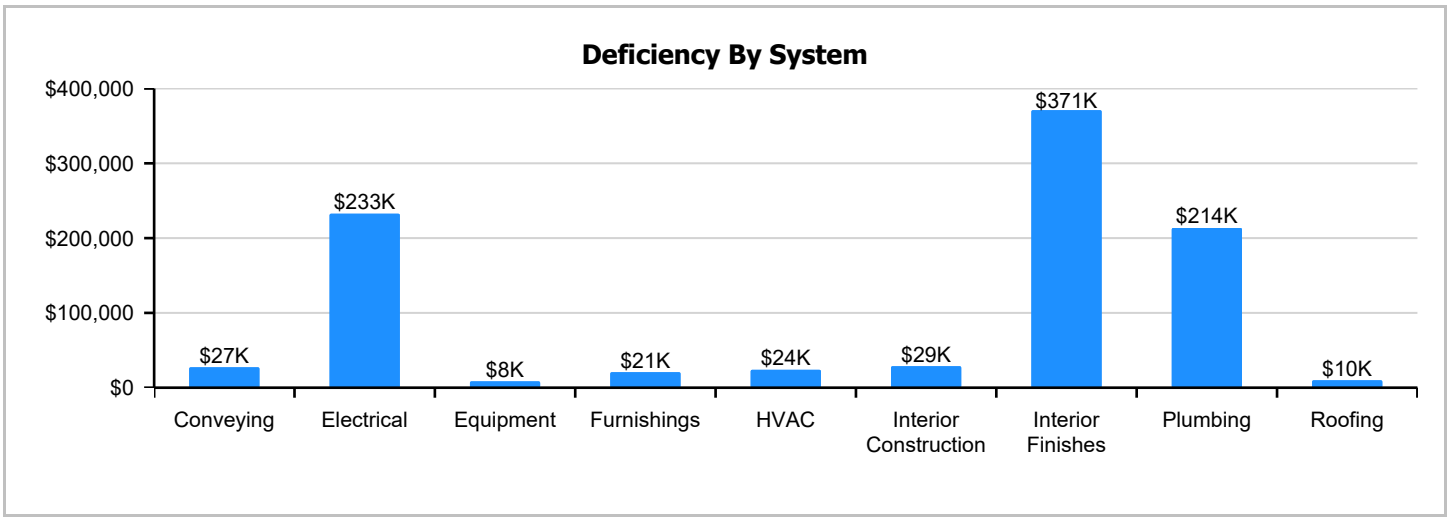
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Jejuan Hall
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	72402
DOE Facility Number:	2560	Total # of Modular/Portables:	-
DOE Interior Site SF:	72402	Total GSF of Modular/Portables:	-
Approx. Acres:	4.5	Status:	Active

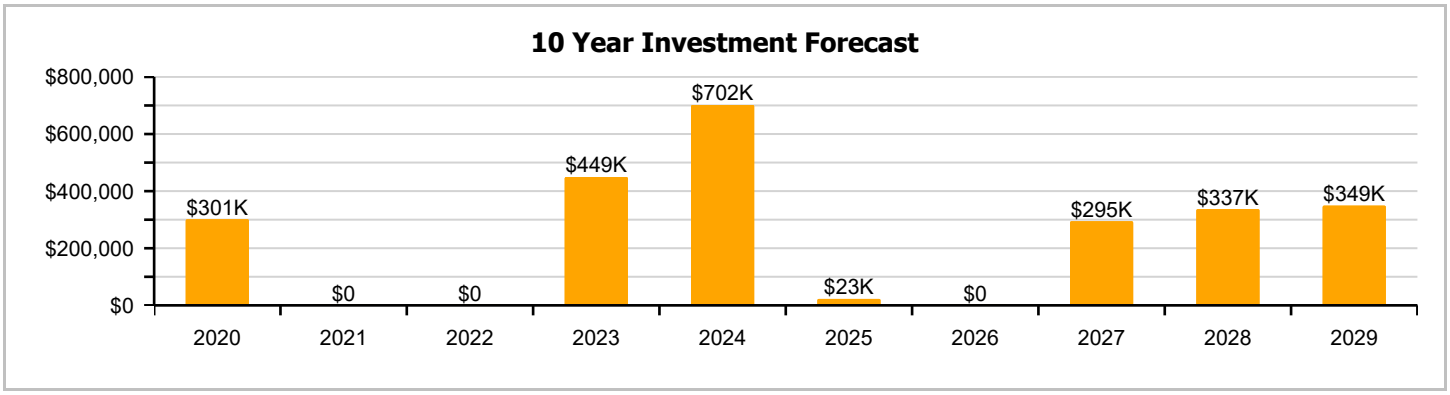
School Dashboard Summary

Gross Area:	75,657		
Year Built:	1958	Last Renovation:	
Repair Cost:	$935,935	Replacement Value:	$16,160,911
FCI:	5.79%	RSLI%:	80.02%









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.

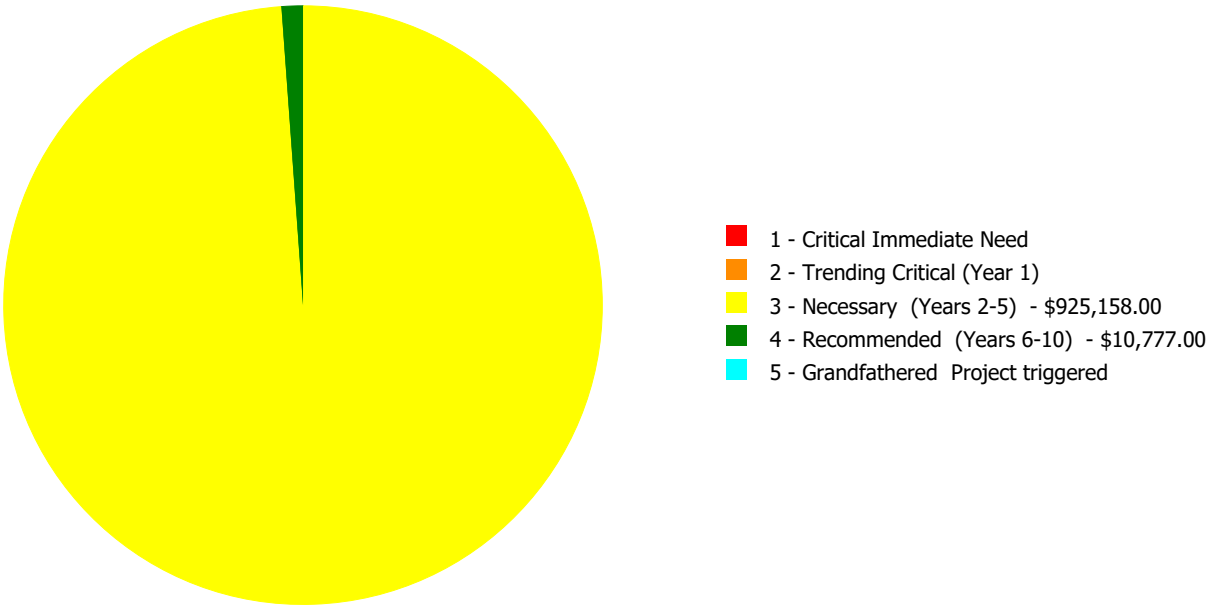
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	81.58%	0.00%	$0.00
B10 - Superstructure	82.72%	0.00%	$0.00
B20 - Exterior Enclosure	76.82%	0.00%	$0.00
B30 - Roofing	71.69%	1.66%	$9,866.00
C10 - Interior Construction	78.09%	2.97%	$28,674.00
C20 - Stairs	83.68%	0.00%	$0.00
C30 - Interior Finishes	60.98%	29.17%	$370,977.00
D10 - Conveying	67.77%	35.45%	$27,251.00
D20 - Plumbing	67.10%	28.79%	$213,528.00
D30 - HVAC	75.46%	1.00%	$23,924.00
D40 - Fire Protection	93.28%	0.00%	$0.00
D50 - Electrical	79.95%	12.88%	$232,601.00
E10 - Equipment	54.14%	19.69%	$8,444.00
E20 - Furnishings	64.85%	13.24%	$20,670.00
G20 - Site Improvements	100.00%	0.00%	$0.00
G30 - Site Mechanical Utilities	100.00%	0.00%	$0.00
G40 - Site Electrical Utilities	100.00%	0.00%	$0.00
Totals:	**80.02%**	**5.79%**	**$935,935.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1968 Bldg 2020	16,797	8.68	$0.00	$0.00	$287,509.00	$7,171.00	$0.00
1994 Bldg 2012	9,187	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1994 Bldg 2030	7,996	41.64	$0.00	$0.00	$637,649.00	$3,606.00	$0.00
2019 Bldg 2040	41,677	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	75,657	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**5.79**	**$0.00**	**$0.00**	**$925,158.00**	**$10,777.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $935,935.00

Executive Summary

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Function:	
Gross Area (SF):	16,797
Year Built:	1968
Last Renovation:	
Replacement Value:	$3,393,209
Repair Cost:	$294,680
Total FCI:	8.68%
Total RSLI:	39.30%
FCA Score:	91.32

Description:

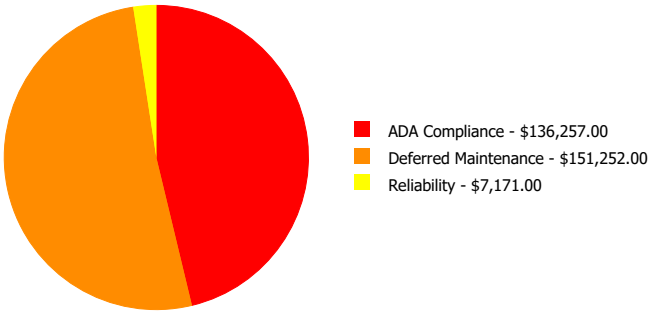
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

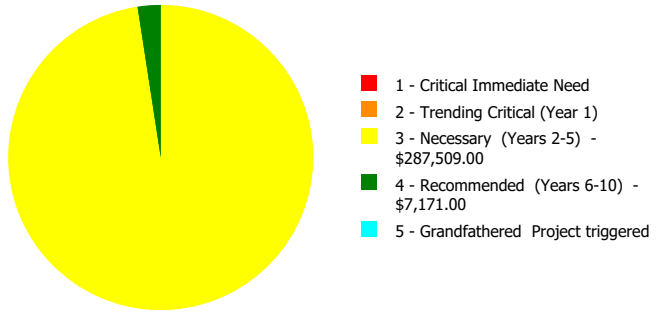
Dashboard Summary

Function:		Gross Area:	16,797
Year Built:	1968	Last Renovation:	
Repair Cost:	$294,680	Replacement Value:	$3,393,209
FCI:	8.68%	RSLI%:	39.30%

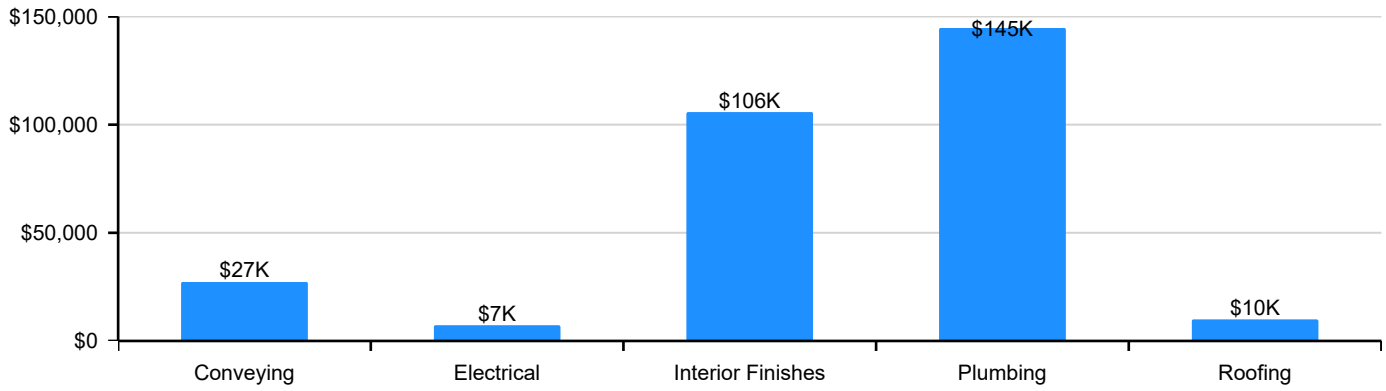
Deficiency By Category



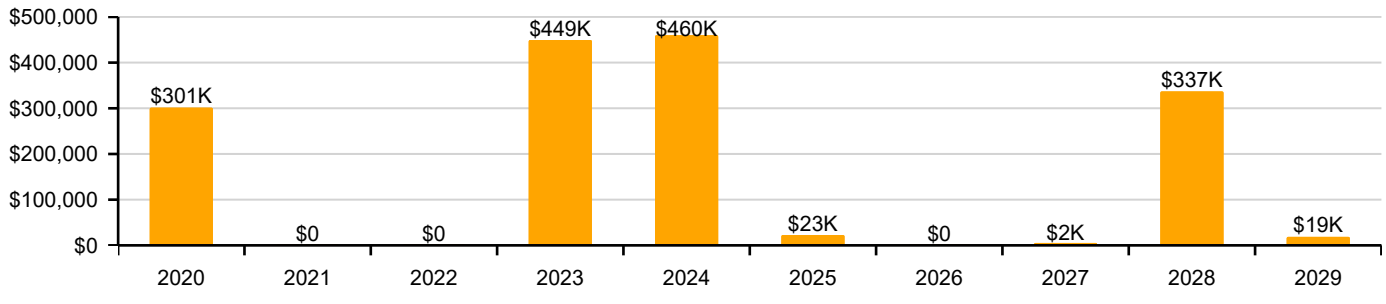
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	49.00%	0.00%	$0.00
B10 - Superstructure	49.00%	0.00%	$0.00
B20 - Exterior Enclosure	35.86%	0.00%	$0.00
B30 - Roofing	18.64%	7.46%	$9,866.00
C10 - Interior Construction	35.67%	0.00%	$0.00
C20 - Stairs	49.00%	0.00%	$0.00
C30 - Interior Finishes	12.33%	37.58%	$105,734.00
D10 - Conveying	0.00%	110.00%	$27,251.00
D20 - Plumbing	9.73%	80.81%	$144,658.00
D30 - HVAC	33.35%	0.00%	$0.00
D40 - Fire Protection	76.23%	0.00%	$0.00
D50 - Electrical	65.09%	1.59%	$7,171.00
E10 - Equipment	30.00%	0.00%	$0.00
E20 - Furnishings	5.00%	0.00%	$0.00
Totals:	**39.30%**	**8.68%**	**$294,680.00**

Photo Album

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

1). East Elevation - Oct 08, 2019

2). West Elevation - Oct 08, 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.	18,627	100	1968	2068		49.00%	0.00%	49			$143,800
A1030	Slab on Grade	$6.52	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$121,448
B1010	Floor Construction	$19.65	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$366,021
B1020	Roof Construction	$12.72	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$236,935
B2010	Exterior Walls	$14.48	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$269,719
B2020	Exterior Windows	$9.02	S.F.	18,627	30	1994	2024		16.67%	0.00%	5			$168,016
B2030	Exterior Doors	$0.89	S.F.	18,627	30	1994	2024		16.67%	0.00%	5			$16,578
B3010105	Built-Up	$7.15	S.F.	17,248	25	1999	2024		20.00%	0.00%	5			$123,323
B3020	Roof Openings	$0.52	S.F.	17,248	30	1999	2029	2019	0.00%	110.00%	0		$9,866.00	$8,969
C1010	Partitions	$5.87	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$109,340
C1020	Interior Doors	$3.83	S.F.	18,627	40	1994	2034		37.50%	0.00%	15			$71,341
C1030	Fittings	$2.78	S.F.	18,627	20	2000	2020		5.00%	0.00%	1			$51,783
C2010	Stair Construction	$2.98	S.F.	18,627	100	1968	2068		49.00%	0.00%	49			$55,508
C3010220	Tile	$9.25	S.F.	602	30	2000	2030		36.67%	0.00%	11			$5,569
C3010230	Paint & Covering	$1.47	S.F.	18,025	10	2018	2028		90.00%	0.00%	9			$26,497
C3020903	VCT	$3.48	S.F.	16,195	15	2000	2015		0.00%	155.00%	-4		$87,356.00	$56,359
C3020999	Other - Concrete Finish w/Sealer	$6.87	S.F.	1,830	10	2000	2010		0.00%	110.00%	-9		$13,829.00	$12,572
C3020999	Other - Vinyl Sheet	$6.87	S.F.	602	15	2000	2015		0.00%	109.99%	-4		$4,549.00	$4,136
C3030	Ceiling Finishes	$9.46	S.F.	18,627	20	2000	2020		5.00%	0.00%	1			$176,211
D1010	Elevators and Lifts	$1.33	S.F.	18,627	20	1994	2014		0.00%	110.00%	-5		$27,251.00	$24,774
D2010	Plumbing Fixtures	$6.65	S.F.	18,627	20	1994	2014		0.00%	110.00%	-5		$136,257.00	$123,870
D2020	Domestic Water Distribution	$0.76	S.F.	18,627	30	2000	2030		36.67%	0.00%	11			$14,157
D2030	Sanitary Waste	$1.79	S.F.	18,627	30	2000	2030		36.67%	0.00%	11			$33,342
D2040	Rain Water Drainage	$0.41	S.F.	18,627	20	1994	2014		0.00%	110.00%	-5		$8,401.00	$7,637
D3040	Distribution Systems	$11.18	S.F.	18,627	20	2008	2028		45.00%	0.00%	9			$208,250
D3050	Terminal & Package Units	$17.17	S.F.	18,627	15	2008	2023		26.67%	0.00%	4			$319,826
D3060	Controls & Instrumentation	$2.32	S.F.	18,627	15	2008	2023		26.67%	0.00%	4			$43,215
D4010	Sprinklers	$4.32	S.F.	18,627	30	2012	2042		76.67%	0.00%	23			$80,469
D4020	Standpipes	$0.35	S.F.	18,627	30	2012	2042		76.67%	0.00%	23			$6,519
D4030	Fire Protection Specialties	$0.09	S.F.	18,627	15	2012	2027		53.33%	0.00%	8			$1,676
D5010	Electrical Service/Distribution	$2.42	S.F.	18,627	20	2012	2032		65.00%	0.00%	13			$45,077
D5020	Branch Wiring	$5.49	S.F.	18,627	20	2012	2032		65.00%	0.00%	13			$102,262
D5020	Lighting	$8.10	S.F.	18,627	20	2012	2032		65.00%	0.00%	13			$150,879
D5030810	Security & Detection Systems	$1.51	S.F.	18,627	20	2012	2032		65.00%	0.00%	13			$28,127
D5030910	Fire Alarm Systems	$2.74	S.F.	18,627	20	2012	2032		65.00%	0.00%	13			$51,038
D5030920	Data Communication	$3.56	S.F.	18,627	25	2012	2037		72.00%	0.00%	18			$66,312
D5090	Other Electrical Systems	$0.35	S.F.	18,627	15	1994	2009		0.00%	110.00%	-10		$7,171.00	$6,519
E1020	Institutional Equipment	$0.09	S.F.	18,627	20	2005	2025		30.00%	0.00%	6			$1,676
E1090	Other Equipment	$0.83	S.F.	18,627	20	2005	2025		30.00%	0.00%	6			$15,460
E2010	Fixed Furnishings	$2.04	S.F.	18,627	20	2000	2020		5.00%	0.00%	1			$37,999
								Total	**39.30%**	**8.68%**			**$294,680.00**	**$3,393,209**

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: B3010 - Roof Coverings



Note:

System: B3010105 - Built-Up



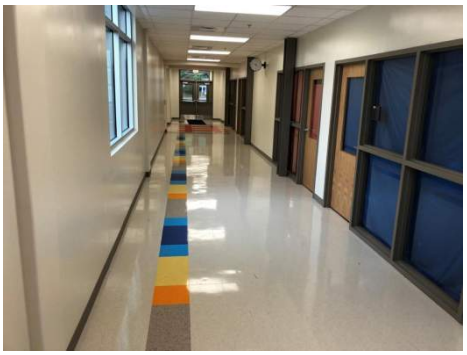
Note:

System: B3020 - Roof Openings


Note:

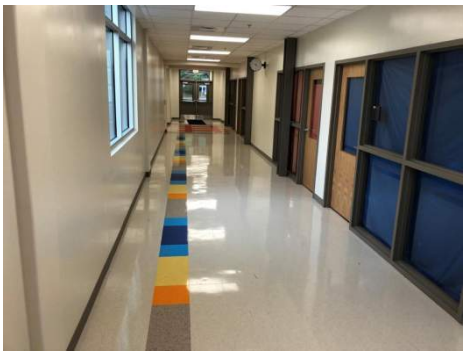
System: C1010 - Partitions





Note:

System: C1020 - Interior Doors

Note:

System: C1030 - Fittings

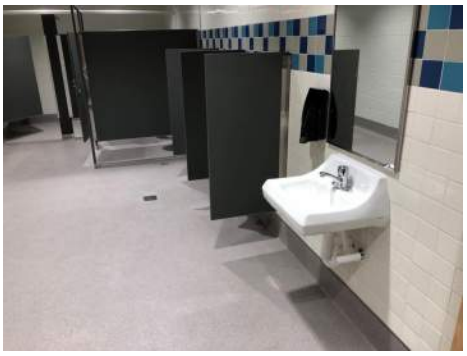
Note:

System: C2010 - Stair Construction



Note:

System: C3010220 - Tile



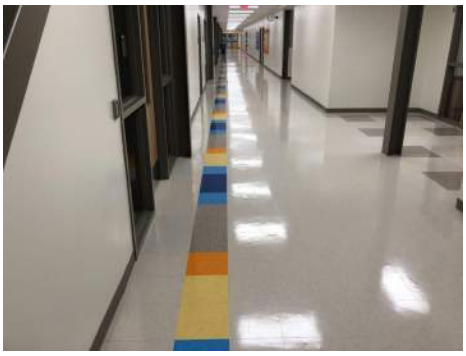
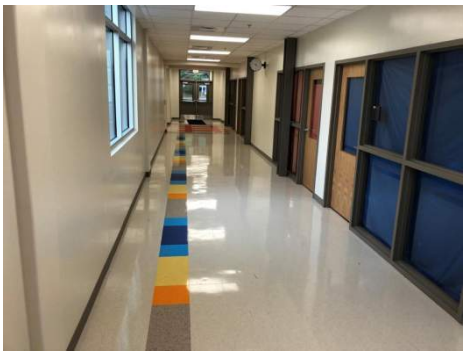
Note:

System: C3010230 - Paint & Covering



Note:

System: C3020903 - VCT

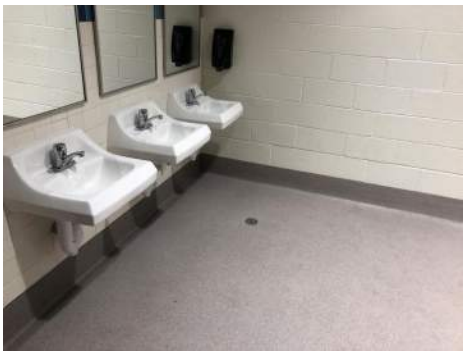
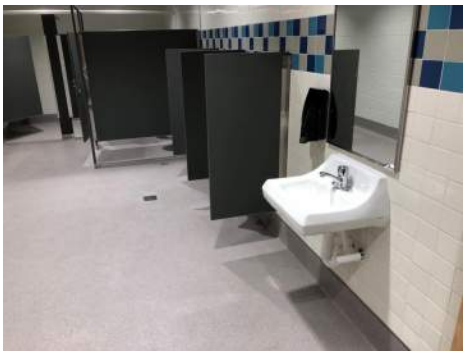
Note:

System: C3020999 - Other - Concrete Finish w/Sealer



Note:

System: C3020999 - Other - Vinyl Sheet


Note:

System: C3030 - Ceiling Finishes



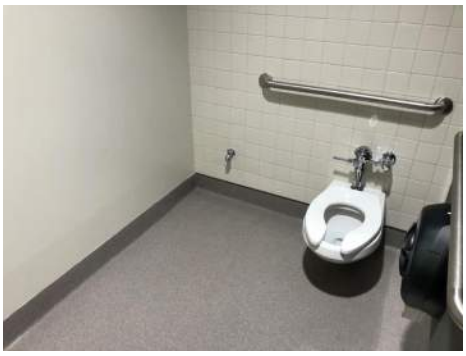
Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures

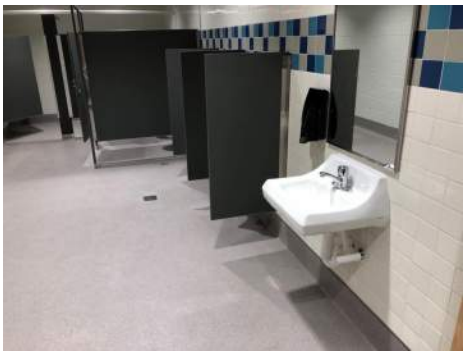

Note:

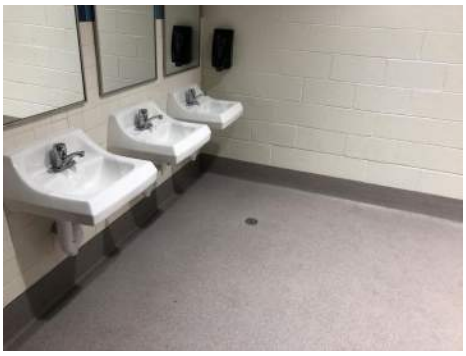
System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste





Note:

System: D2040 - Rain Water Drainage


Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



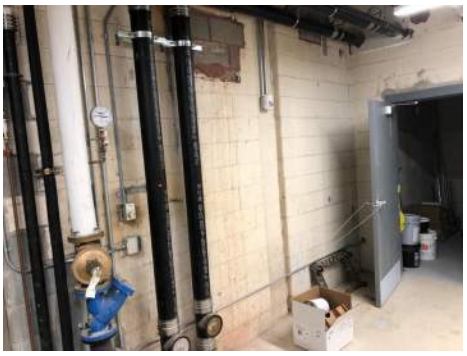
Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes




Note:

System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication


Note:

System: D5090 - Other Electrical Systems

Note:

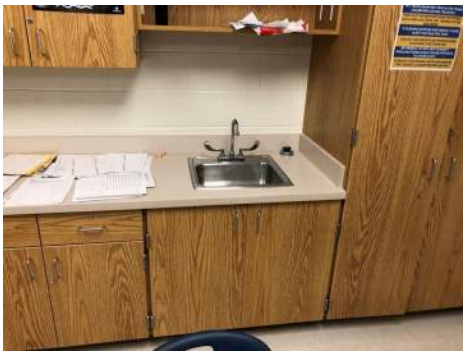
System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$294,680**	**$301,371**	**$0**	**$0**	**$449,465**	**$459,849**	**$22,508**	**$0**	**$2,336**	**$336,920**	**$18,585**	**$1,885,714**
*** 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	$214,254	$0	$0	$0	$0	$0	**$214,254**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$21,141	$0	$0	$0	$0	$0	**$21,141**
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	$224,455	$0	$0	$0	$0	$0	**$224,455**
B3020 - Roof Openings	$9,866	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,866**
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	$58,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,670**
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**

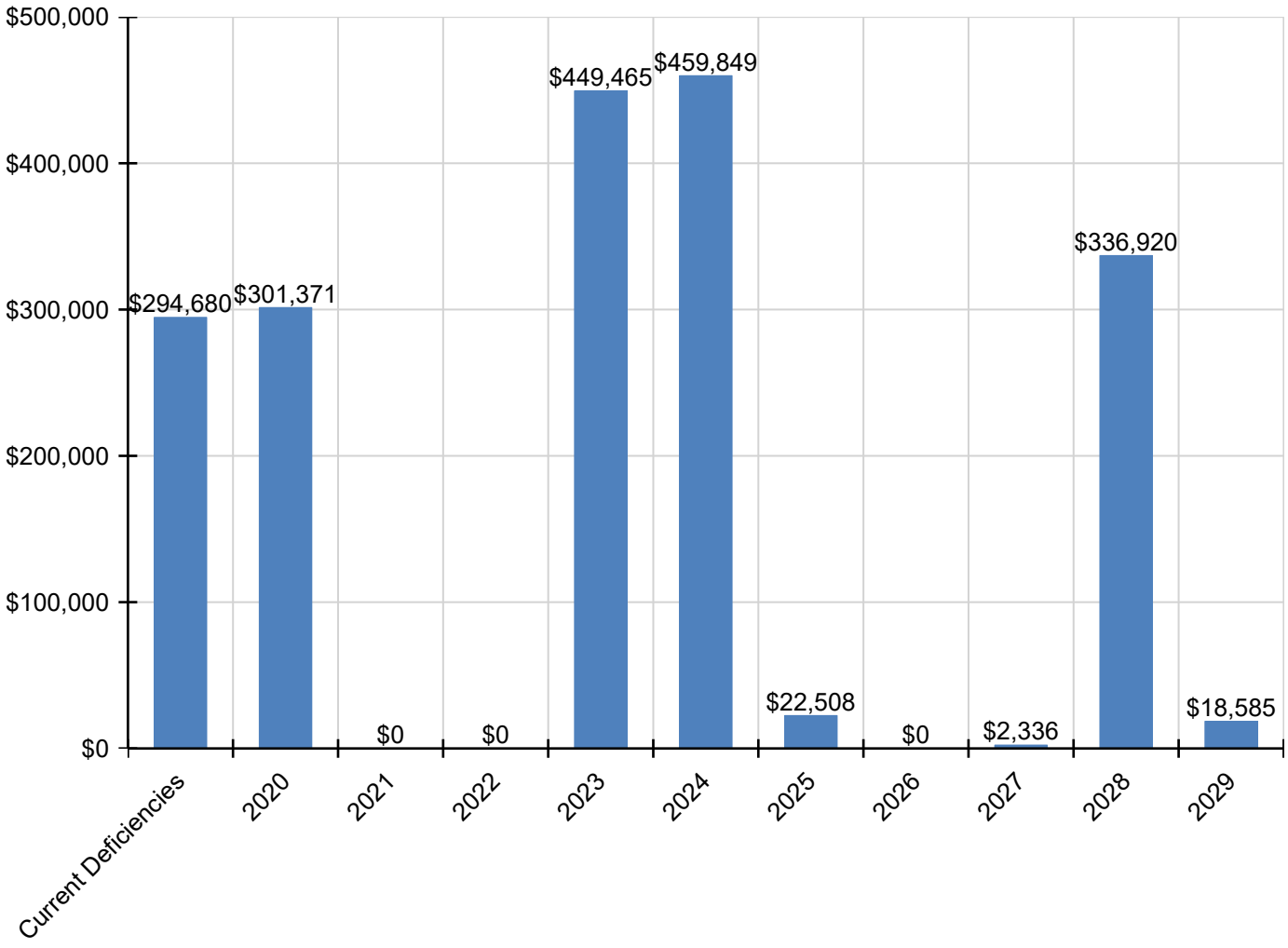
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,029	$0	**$38,029**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$87,356	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$87,356**
C3020999 - Other - Concrete Finish w/Sealer	$13,829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,585	**$32,414**
C3020999 - Other - Vinyl Sheet	$4,549	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,549**
C3030 - Ceiling Finishes	$0	$199,648	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$199,648**
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	$27,251	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,251**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$136,257	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$136,257**
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	$8,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,401**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$298,891	$0	**$298,891**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$395,963	$0	$0	$0	$0	$0	$0	**$395,963**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$53,502	$0	$0	$0	$0	$0	$0	**$53,502**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$2,336	$0	$0	**$2,336**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5090 - Other Electrical Systems	$7,171	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,171**
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	$2,202	$0	$0	$0	$0	**$2,202**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$20,306	$0	$0	$0	$0	**$20,306**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$43,053	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,053**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

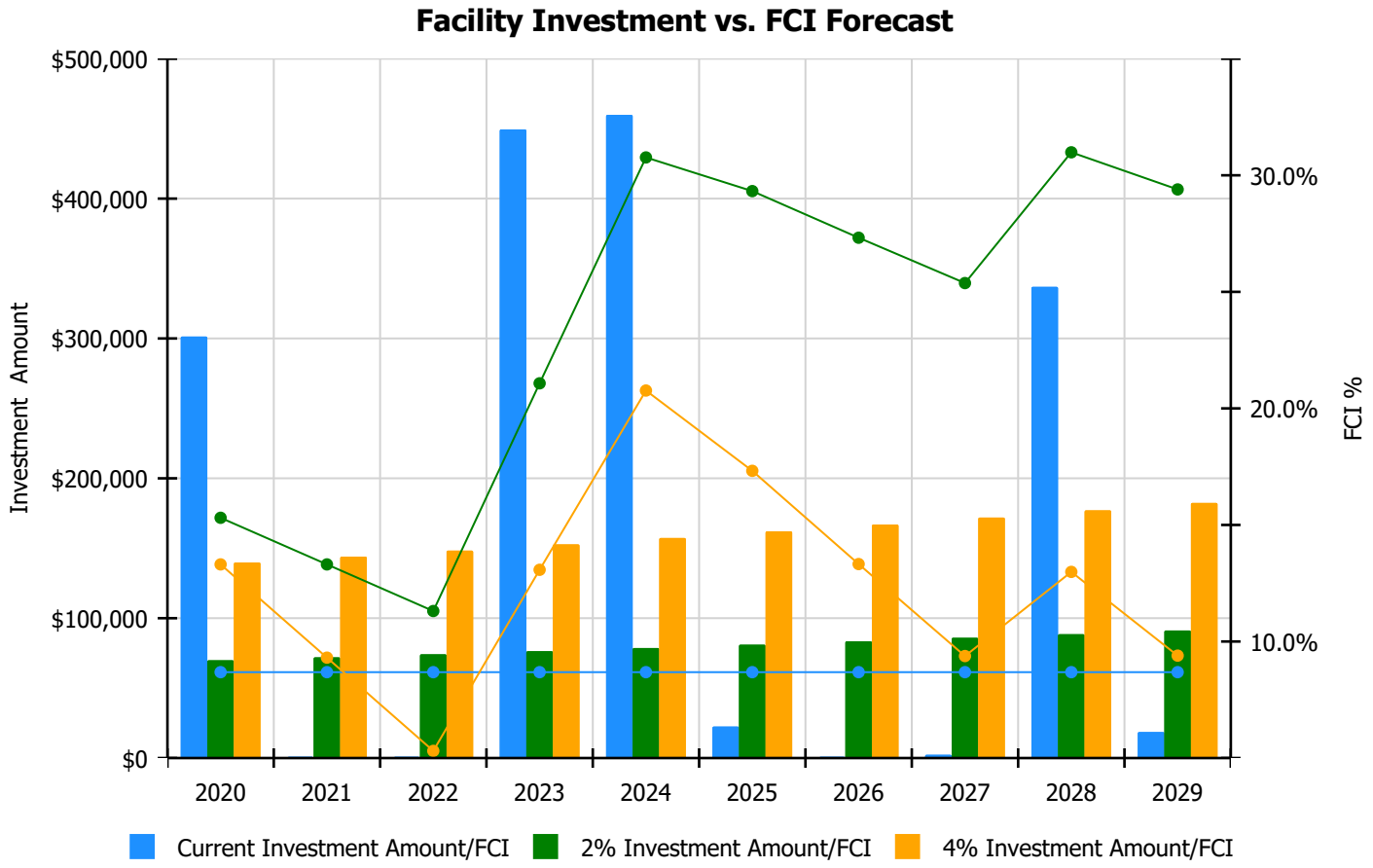
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

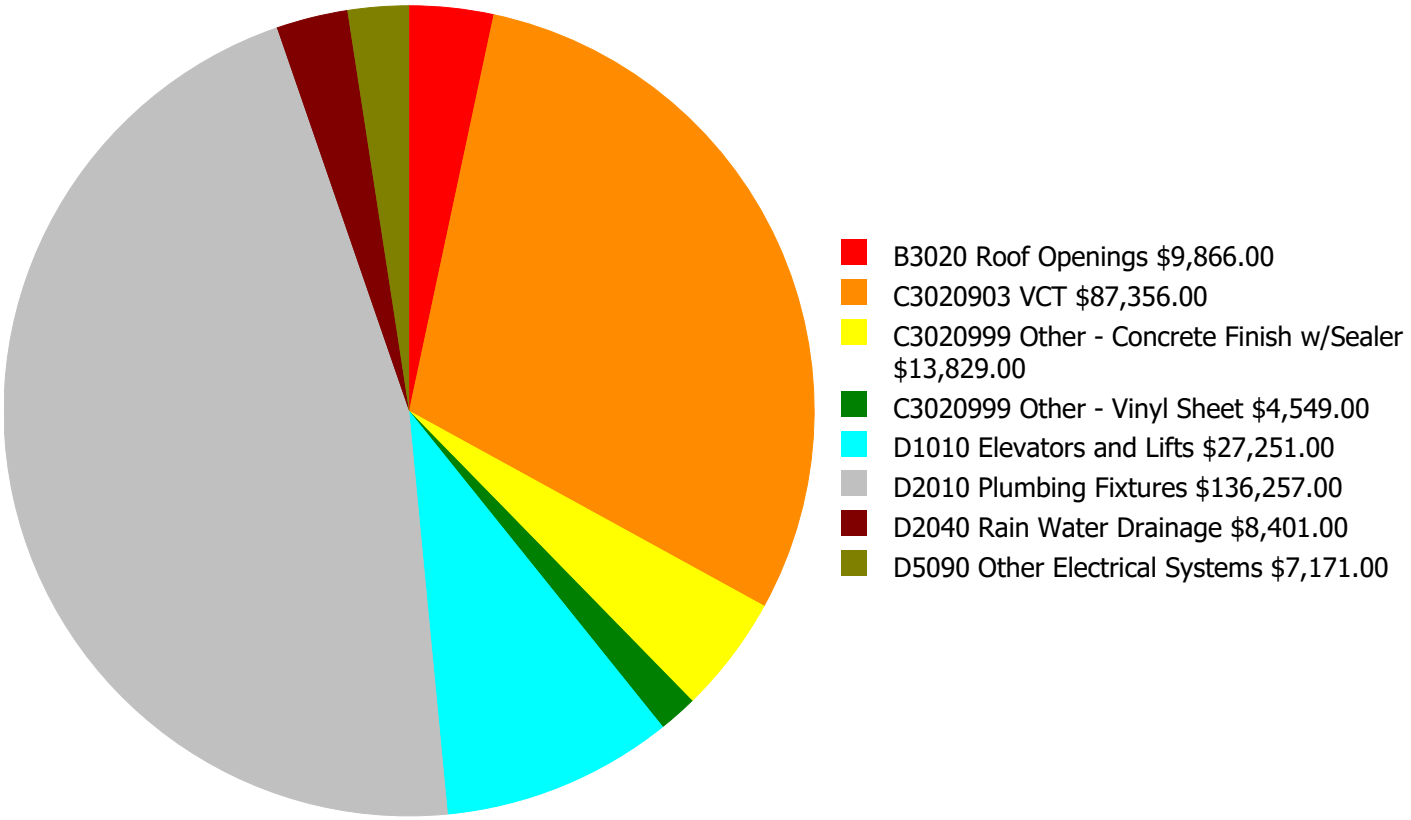
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 8.68%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$301,371	$69,900.00	15.31%	$139,800.00	13.31%
2021	$0	$71,997.00	13.31%	$143,994.00	9.31%
2022	$0	$74,157.00	11.31%	$148,314.00	5.31%
2023	$449,465	$76,382.00	21.08%	$152,763.00	13.08%
2024	$459,849	$78,673.00	30.77%	$157,346.00	20.77%
2025	$22,508	$81,033.00	29.32%	$162,067.00	17.32%
2026	$0	$83,464.00	27.32%	$166,929.00	13.32%
2027	$2,336	$85,968.00	25.38%	$171,937.00	9.38%
2028	$336,920	$88,547.00	30.99%	$177,095.00	12.99%
2029	$18,585	$91,204.00	29.39%	$182,408.00	9.39%
Total:	**$1,591,034**	**$801,325.00**		**$1,602,653.00**	

Deficiency Summary by System

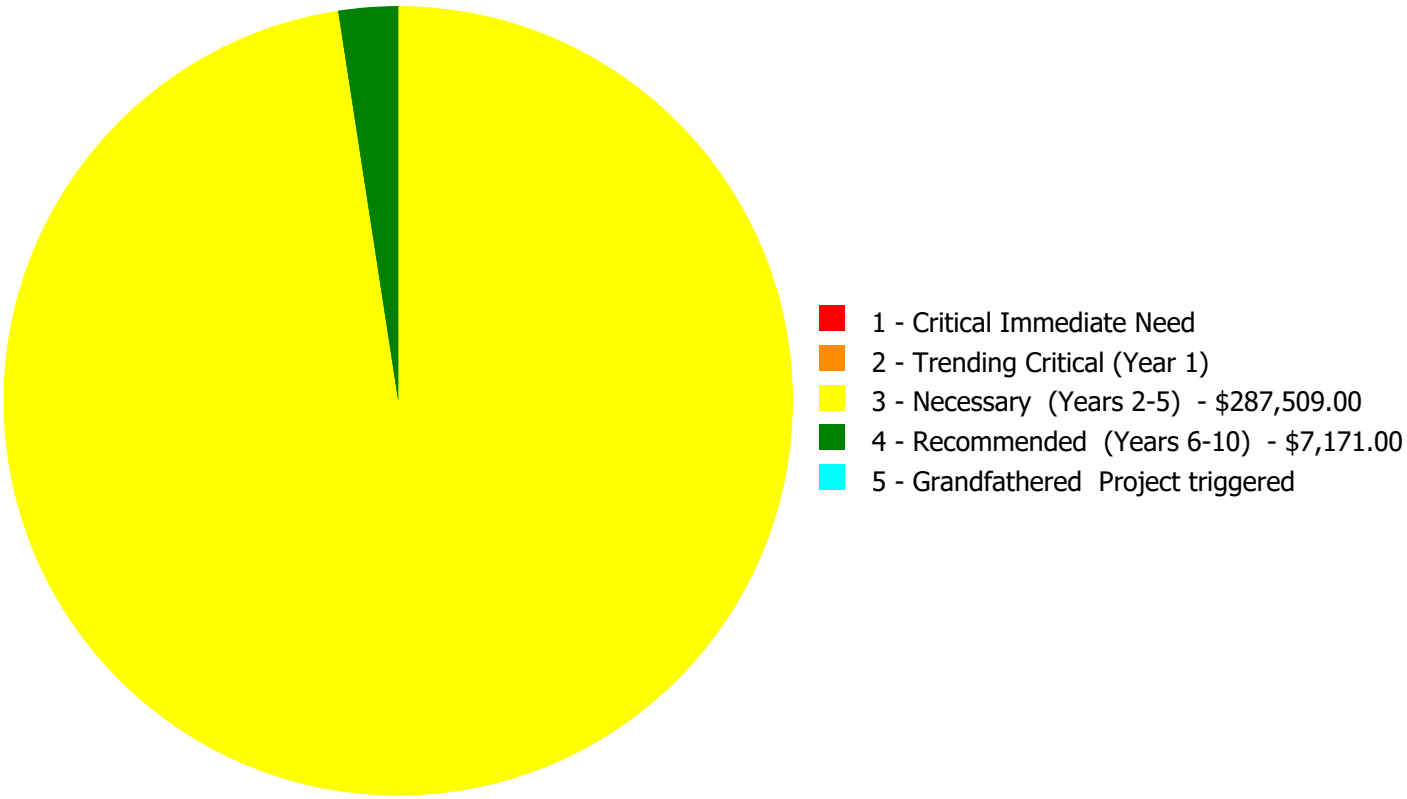
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $294,680.00

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: $294,680.00

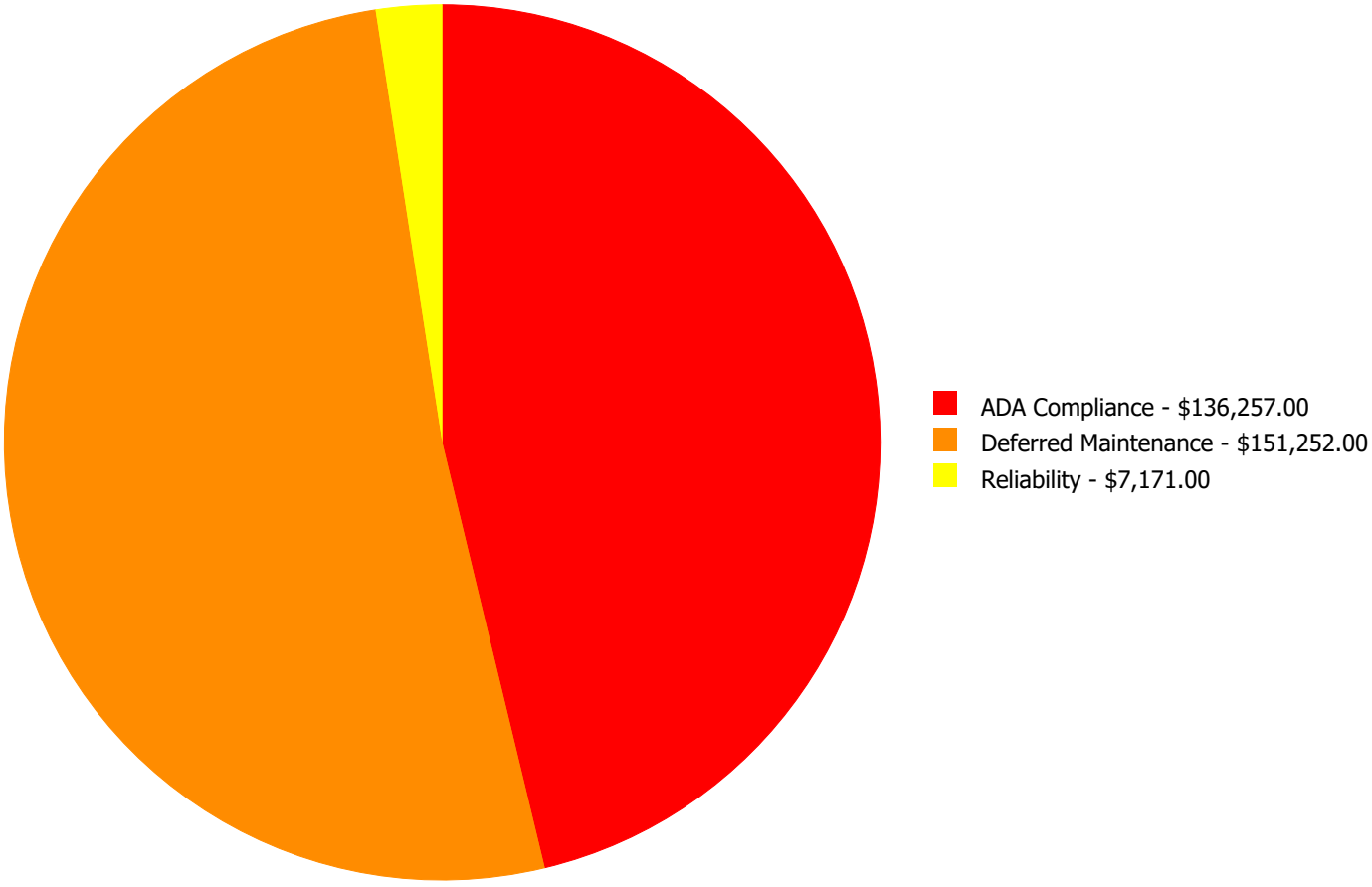
Deficiency By Priority Investment Table

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
B3020	Roof Openings	$0.00	$0.00	$9,866.00	$0.00	$0.00	$9,866.00
C3020903	VCT	$0.00	$0.00	$87,356.00	$0.00	$0.00	$87,356.00
C3020999	Other - Concrete Finish w/Sealer	$0.00	$0.00	$13,829.00	$0.00	$0.00	$13,829.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$4,549.00	$0.00	$0.00	$4,549.00
D1010	Elevators and Lifts	$0.00	$0.00	$27,251.00	$0.00	$0.00	$27,251.00
D2010	Plumbing Fixtures	$0.00	$0.00	$136,257.00	$0.00	$0.00	$136,257.00
D2040	Rain Water Drainage	$0.00	$0.00	$8,401.00	$0.00	$0.00	$8,401.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$7,171.00	$0.00	$7,171.00
	Total:	$0.00	$0.00	$287,509.00	$7,171.00	$0.00	$294,680.00

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: $294,680.00

Deficiency Details by Priority

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

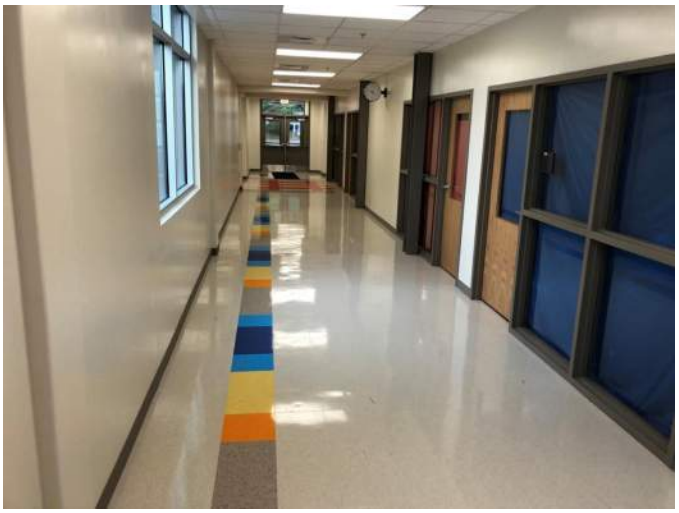
Priority 3 - Necessary (Years 2-5):

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 17,248.00
Unit of Measure: S.F.
Estimate: $9,866.00
Assessor Name: Jejuan Hall
Date Created: 02/19/2020

Notes: Improve roof openings during the recommended roof replacement.

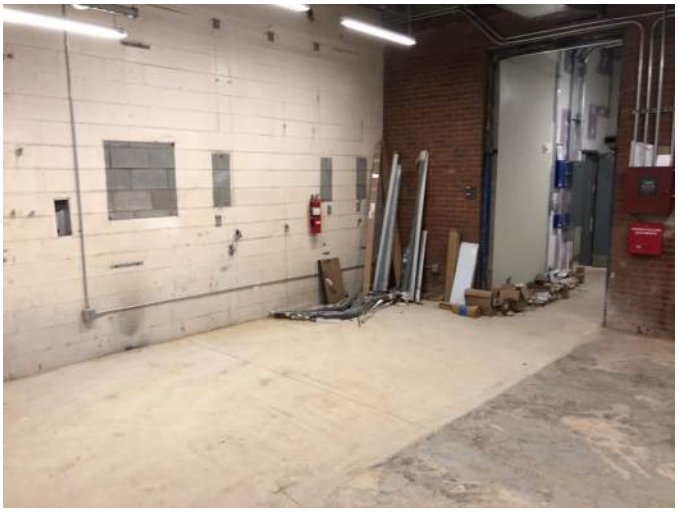
System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 16,195.00
Unit of Measure: S.F.
Estimate: $87,356.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

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

System: C3020999 - Other - Concrete Finish w/Sealer



Location: Mechanical room and electrical rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,830.00
Unit of Measure: S.F.
Estimate: $13,829.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

Notes: The concrete finish is worn and should be resealed.

System: C3020999 - Other - Vinyl Sheet

Location: bathrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 602.00
Unit of Measure: S.F.
Estimate: $4,549.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

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

System: D1010 - Elevators and Lifts

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,627.00
Unit of Measure: S.F.
Estimate: $27,251.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The elevator system has exceeded its life cycle and recommended for upgrade. All aspects of the current ADA standards are expected to be included in the new installation.

System: D2010 - Plumbing Fixtures

Location: Restroom
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,627.00
Unit of Measure: S.F.
Estimate: $136,257.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: Plumbing fixtures are beyond their expected service life and should be replaced and upgraded for ADA compliance.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 18,627.00
Unit of Measure: S.F.
Estimate: $8,401.00
Assessor Name: Jejuan Hall
Date Created: 09/04/2013

Notes: The roof drains, insulation and fittings that support the water run off from this roof are original. The insulation is damaged from leaks and the drains have developed leaks. This deficiency provides a budgetary consideration for a new rainwater drainage system. This is expected to be completed as part of an overall effort to upgrade the roof and should be completed as part of the recommended roof upgrade also in this report.

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: 18,627.00
Unit of Measure: S.F.
Estimate: $7,171.00
Assessor Name: Jejuan Hall
Date Created: 09/04/2013

Notes: No emergency generator, client standard required.

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 Charter
Gross Area (SF):	9,187
Year Built:	1994
Last Renovation:	
Replacement Value:	$1,516,562
Repair Cost:	$0
Total FCI:	0.00%
Total RSLI:	93.35%
FCA Score:	100.00

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.

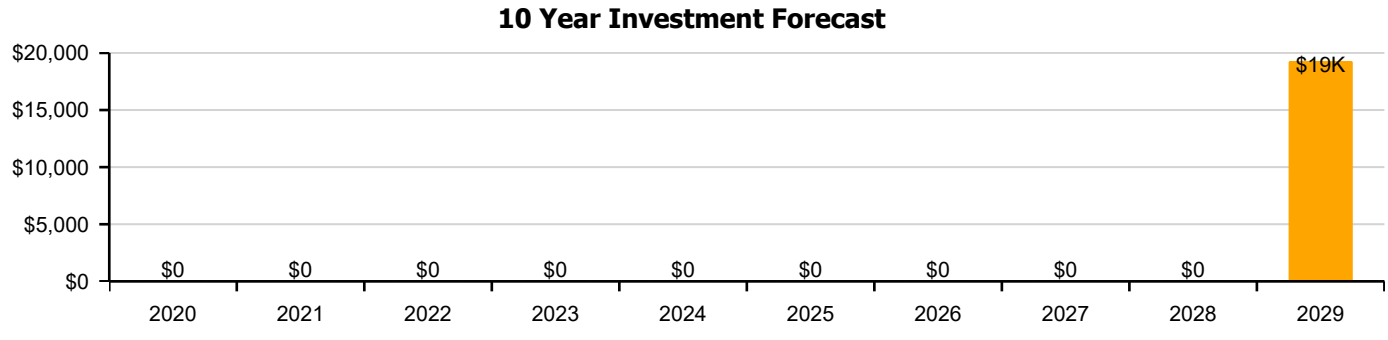
Dashboard Summary

Function:	Elementary Charter	Gross Area:	9,187
Year Built:	1994	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$1,516,562
FCI:	0.00%	RSLI%:	93.35%

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00%	0.00%	$0.00
B10 - Superstructure	75.00%	0.00%	$0.00
B20 - Exterior Enclosure	85.17%	0.00%	$0.00
B30 - Roofing	100.00%	0.00%	$0.00
C10 - Interior Construction	100.00%	0.00%	$0.00
C30 - Interior Finishes	100.00%	0.00%	$0.00
D20 - Plumbing	100.00%	0.00%	$0.00
D30 - HVAC	100.00%	0.00%	$0.00
D40 - Fire Protection	100.00%	0.00%	$0.00
D50 - Electrical	100.00%	0.00%	$0.00
E10 - Equipment	100.00%	0.00%	$0.00
E20 - Furnishings	100.00%	0.00%	$0.00
Totals:	**93.35%**	**0.00%**	**$0.00**

Photo Album

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

1). East Elevation - Oct 08, 2019

2). North Elevation - Oct 08, 2019

3). West Elevation - Oct 08, 2019

4). South Elevation - Oct 08, 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	$8.19	S.F.	9,187	100	1994	2094		75.00%	0.00%	75			$75,242
A1030	Slab on Grade	$6.92	S.F.	9,187	100	1994	2094		75.00%	0.00%	75			$63,574
B1020	Roof Construction	$13.46	S.F.	9,187	100	1994	2094		75.00%	0.00%	75			$123,657
B2010	Exterior Walls	$15.36	S.F.	9,187	100	1994	2094		75.00%	0.00%	75			$141,112
B2020	Exterior Windows	$9.57	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$87,920
B2030	Exterior Doors	$0.96	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$8,820
B3010105	Built-Up	$7.15	S.F.	9,187	25	2019	2044		100.00%	0.00%	25			$65,687
B3020	Roof Openings	$0.57	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$5,237
C1010	Partitions	$6.22	S.F.	9,187	100	2019	2119		100.00%	0.00%	100			$57,143
C1020	Interior Doors	$4.05	S.F.	9,187	40	2019	2059		100.00%	0.00%	40			$37,207
C1030	Fittings	$2.98	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$27,377
C3010220	Tile	$9.25	S.F.	310	30	2019	2049		100.00%	0.00%	30			$2,868
C3010230	Paint & Covering	$1.47	S.F.	8,877	10	2019	2029		100.00%	0.00%	10			$13,049
C3020903	VCT	$3.48	S.F.	8,877	15	2019	2034		100.00%	0.00%	15			$30,892
C3020999	Other - Vinyl Sheet	$6.87	S.F.	310	15	2019	2034		100.00%	0.00%	15			$2,130
C3030	Ceiling Finishes	$10.00	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$91,870
D2010	Plumbing Fixtures	$7.06	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$64,860
D2020	Domestic Water Distribution	$0.79	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$7,258
D2030	Sanitary Waste	$1.89	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$17,363
D2040	Rain Water Drainage	$0.45	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$4,134
D3040	Distribution Systems	$11.81	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$108,498
D3050	Terminal & Package Units	$18.16	S.F.	9,187	15	2019	2034		100.00%	0.00%	15			$166,836
D3060	Controls & Instrumentation	$2.46	S.F.	9,187	15	2019	2034		100.00%	0.00%	15			$22,600
D4010	Sprinklers	$4.54	S.F.	9,187	30	2019	2049		100.00%	0.00%	30			$41,709
D4030	Fire Protection Specialties	$0.10	S.F.	9,187	15	2019	2034		100.00%	0.00%	15			$919
D5010	Electrical Service/Distribution	$2.55	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$23,427
D5020	Branch Wiring	$5.28	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$48,507
D5020	Lighting	$7.92	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$72,761
D5030810	Security & Detection Systems	$1.51	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$13,872
D5030910	Fire Alarm Systems	$2.74	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$25,172
D5030920	Data Communication	$3.56	S.F.	9,187	25	2019	2044		100.00%	0.00%	25			$32,706
D5090	Other Electrical Systems	$0.38	S.F.	9,187	15	2019	2034		100.00%	0.00%	15			$3,491
E1020	Institutional Equipment	$0.10	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$919
E1090	Other Equipment	$0.87	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$7,993
E2010	Fixed Furnishings	$2.15	S.F.	9,187	20	2019	2039		100.00%	0.00%	20			$19,752
								Total	**93.35%**					**$1,516,562**

System Notes

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

System: B2010 - Exterior Walls



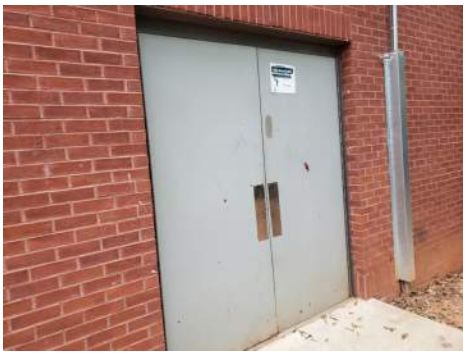
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



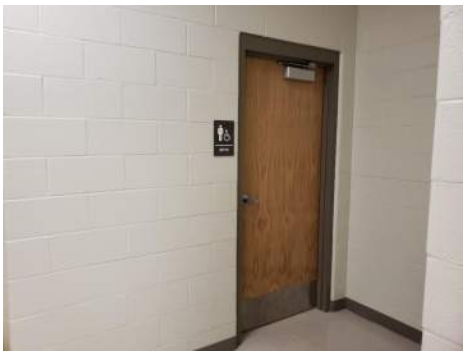
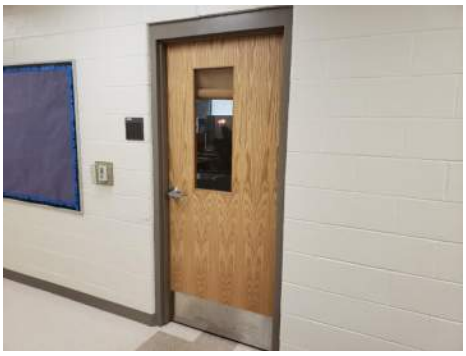
Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors

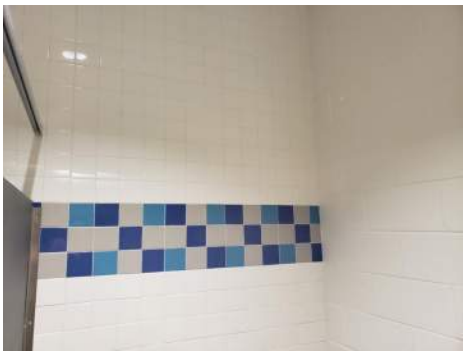




Note:

System: C1030 - Fittings

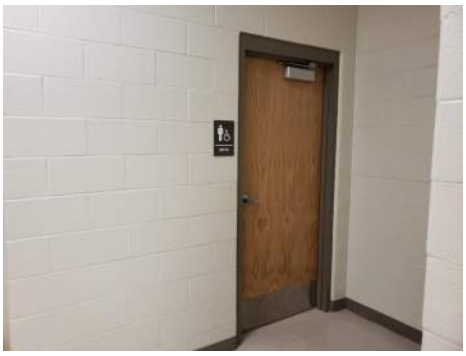
Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering


Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Vinyl Sheet



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

Note:

System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment



Note:

System: E1090 - Other Equipment

Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

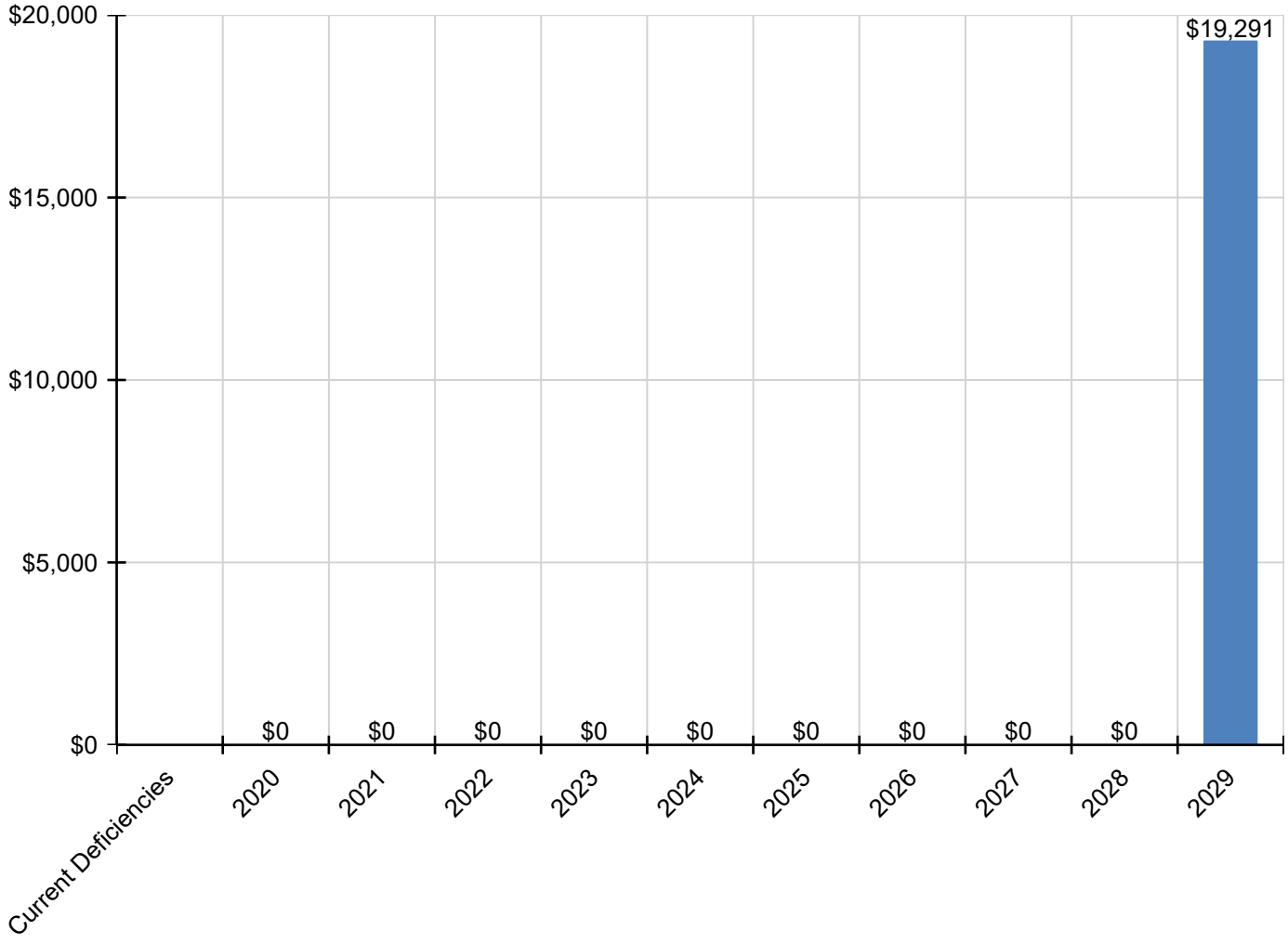
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$19,291**	**$19,291**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$19,291	**$19,291**
C3020 - Floor 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
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020999 - Other - Vinyl Sheet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5090 - Other Electrical Systems	$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	$0	$0	$0	$0	$0	$0
E1090 - Other Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

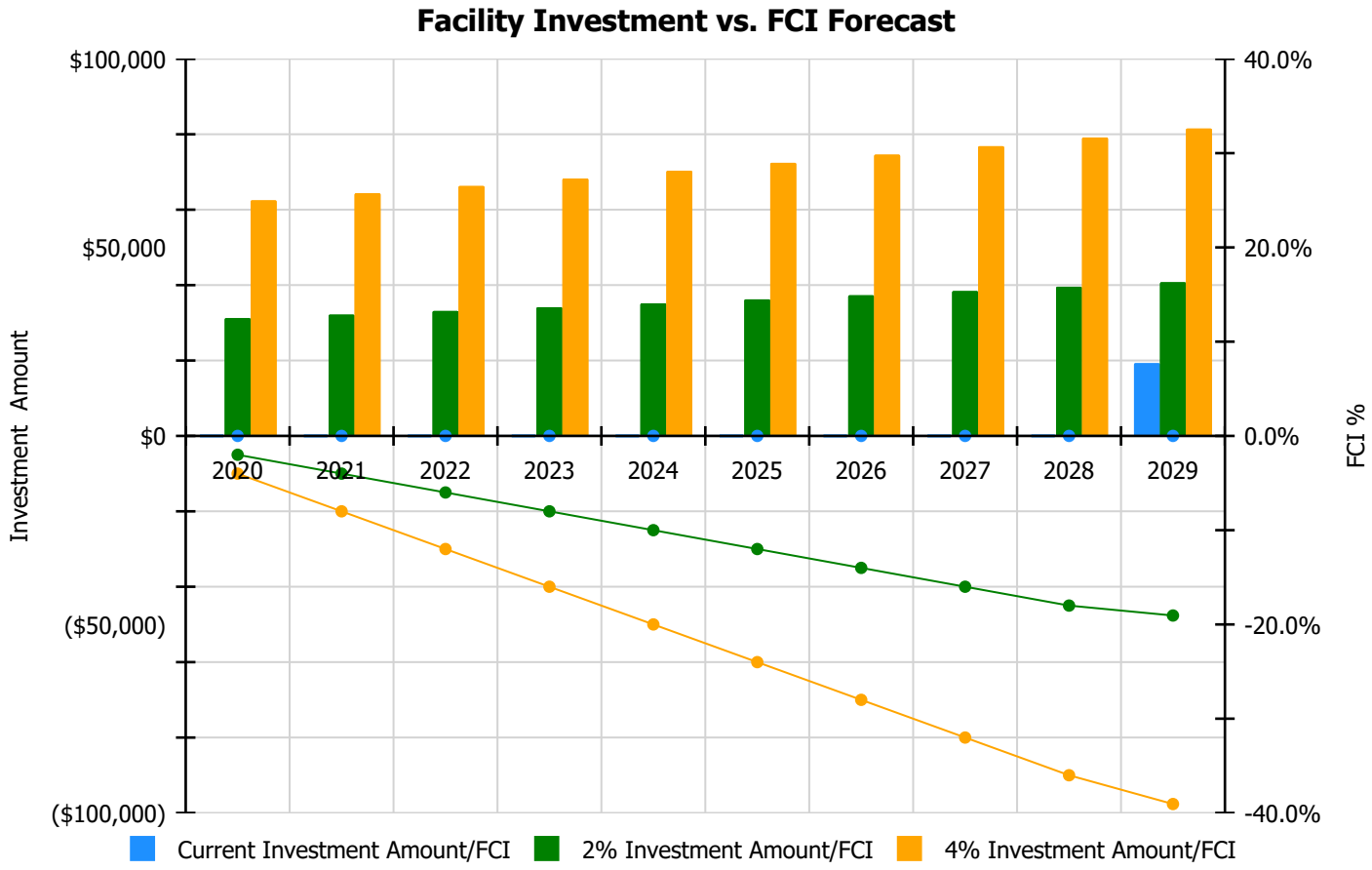
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$31,241.00	-2.00%	$62,482.00	-4.00%
2021	$0	$32,178.00	-4.00%	$64,357.00	-8.00%
2022	$0	$33,144.00	-6.00%	$66,288.00	-12.00%
2023	$0	$34,138.00	-8.00%	$68,276.00	-16.00%
2024	$0	$35,162.00	-10.00%	$70,324.00	-20.00%
2025	$0	$36,217.00	-12.00%	$72,434.00	-24.00%
2026	$0	$37,304.00	-14.00%	$74,607.00	-28.00%
2027	$0	$38,423.00	-16.00%	$76,845.00	-32.00%
2028	$0	$39,575.00	-18.00%	$79,151.00	-36.00%
2029	$19,291	$40,763.00	-19.05%	$81,525.00	-39.05%
Total:	**$19,291**	**$358,145.00**		**$716,289.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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 Charter
Gross Area (SF):	7,996
Year Built:	1994
Last Renovation:	
Replacement Value:	$1,539,885
Repair Cost:	$641,255
Total FCI:	41.64%
Total RSLI:	30.58%
FCA Score:	58.36

Description:

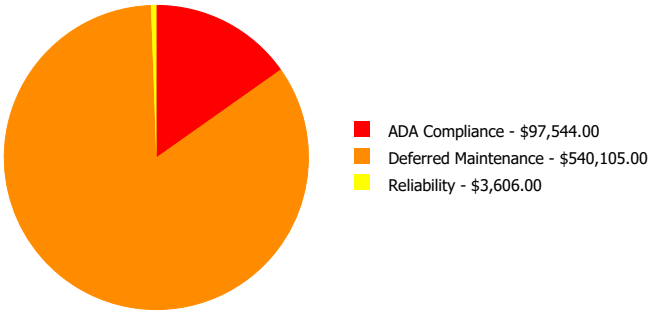
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

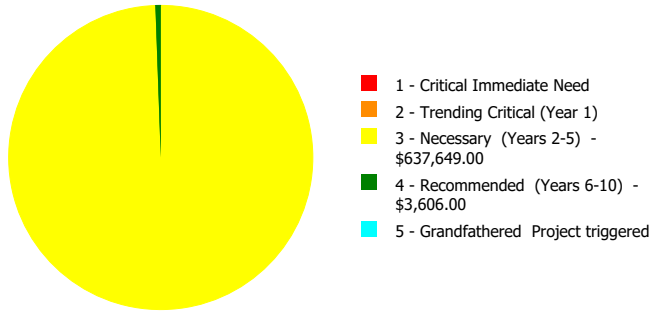
Dashboard Summary

Function:	Elementary Charter	Gross Area:	7,996
Year Built:	1994	Last Renovation:	
Repair Cost:	$641,255	Replacement Value:	$1,539,885
FCI:	41.64%	RSLI%:	30.58%

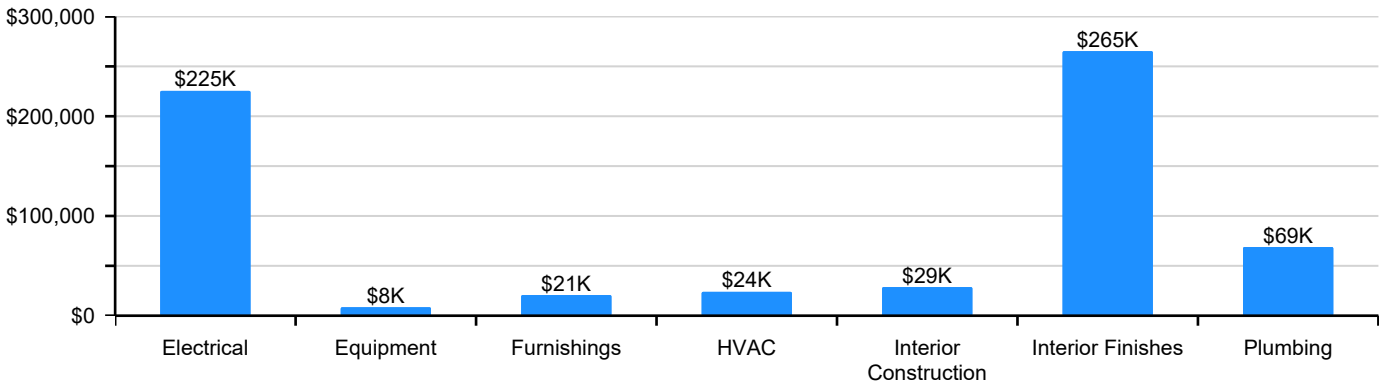
Deficiency By Category



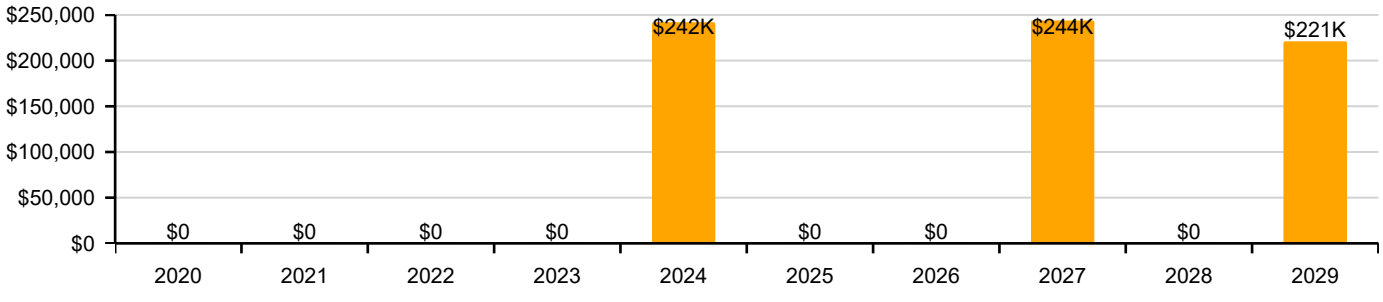
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00%	0.00%	$0.00
B10 - Superstructure	75.00%	0.00%	$0.00
B20 - Exterior Enclosure	51.30%	0.00%	$0.00
B30 - Roofing	16.67%	0.00%	$0.00
C10 - Interior Construction	46.82%	24.49%	$28,674.00
C30 - Interior Finishes	0.00%	106.25%	$265,243.00
D20 - Plumbing	4.58%	79.75%	$68,870.00
D30 - HVAC	30.89%	7.97%	$23,924.00
D40 - Fire Protection	53.33%	0.00%	$0.00
D50 - Electrical	0.00%	110.00%	$225,430.00
E10 - Equipment	0.00%	110.01%	$8,444.00
E20 - Furnishings	0.00%	110.00%	$20,670.00
Totals:	**30.58%**	**41.64%**	**$641,255.00**

Photo Album

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

1). Southeast Elevation - Oct 08, 2019

2). Northeast Elevation - Oct 08, 2019

3). North Elevation - Oct 08, 2019

4). West Elevation - Oct 08, 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

School Assessment Report - 1994 Bldg 2030

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	$9.07	S.F.	7,996	100	1994	2094		75.00%	0.00%	75			$72,524
A1030	Slab on Grade	$7.66	S.F.	7,996	100	1994	2094		75.00%	0.00%	75			$61,249
B1020	Roof Construction	$14.87	S.F.	7,996	100	1994	2094		75.00%	0.00%	75			$118,901
B2010	Exterior Walls	$16.97	S.F.	7,996	100	1994	2094		75.00%	0.00%	75			$135,692
B2020	Exterior Windows	$10.56	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$84,438
B2030	Exterior Doors	$1.05	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$8,396
B3010130	Preformed Metal Roofing	$8.50	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$67,966
B3020	Roof Openings	$0.63	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$5,037
C1010	Partitions	$6.90	S.F.	7,996	100	1994	2094		75.00%	0.00%	75			$55,172
C1020	Interior Doors	$4.48	S.F.	7,996	40	1994	2034		37.50%	0.00%	15			$35,822
C1030	Fittings	$3.26	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$28,674.00	$26,067
C3010230	Paint & Covering	$1.47	S.F.	7,996	10	1994	2004		0.00%	0.00%	-15			$11,754
C3020903	VCT	$3.48	S.F.	2,273	15	1994	2009		0.00%	155.01%	-10		$12,261.00	$7,910
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	5,161	10	1994	2004		0.00%	110.00%	-15		$151,408.00	$137,644
C3020999	Other - Vinyl Sheet	$7.09	S.F.	562	15	1994	2009		0.00%	109.99%	-10		$4,383.00	$3,985
C3030	Ceiling Finishes	$11.05	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$97,191.00	$88,356
D2010	Plumbing Fixtures	$7.83	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$68,870.00	$62,609
D2020	Domestic Water Distribution	$0.89	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$7,116
D2030	Sanitary Waste	$2.08	S.F.	7,996	30	1994	2024		16.67%	0.00%	5			$16,632
D3040	Distribution Systems	$13.08	S.F.	7,996	20	1994	2014		0.00%	0.00%	-5			$104,588
D3050	Terminal & Package Units	$21.75	S.F.	7,996	15	2012	2027		53.33%	0.00%	8			$173,913
D3060	Controls & Instrumentation	$2.72	S.F.	7,996	15	1994	2009		0.00%	110.00%	-10		$23,924.00	$21,749
D4030	Fire Protection Specialties	$0.12	S.F.	7,996	15	2012	2027		53.33%	0.00%	8			$960
D5010	Electrical Service/Distribution	$2.81	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$24,716.00	$22,469
D5020	Branch Wiring	$5.84	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$51,366.00	$46,697
D5020	Lighting	$8.76	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$77,049.00	$70,045
D5030810	Security & Detection Systems	$1.51	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$13,281.00	$12,074
D5030910	Fire Alarm Systems	$2.74	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$24,100.00	$21,909
D5030920	Data Communication	$3.56	S.F.	7,996	25	1994	2019		0.00%	110.00%	0		$31,312.00	$28,466
D5090	Other Electrical Systems	$0.41	S.F.	7,996	15	1994	2009		0.00%	110.01%	-10		$3,606.00	$3,278
E1090	Other Equipment	$0.96	S.F.	7,996	20	1994	2014		0.00%	110.01%	-5		$8,444.00	$7,676
E2010	Fixed Furnishings	$2.35	S.F.	7,996	20	1994	2014		0.00%	110.00%	-5		$20,670.00	$18,791
								Total	**30.58%**	**41.64%**			**$641,255.00**	**$1,539,885**

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

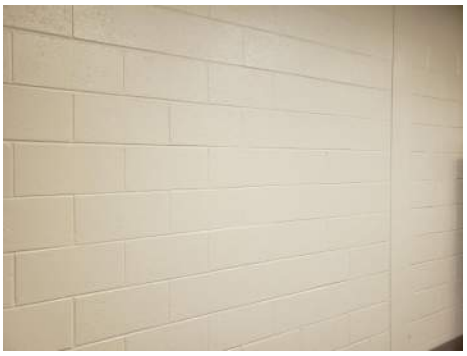
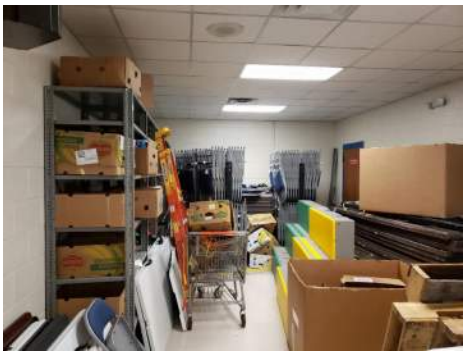


Note:

System: B3020 - Roof Openings


Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors


Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering



Note:

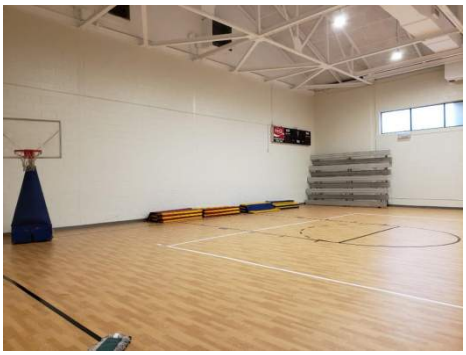
System: C3020903 - VCT



Note:

System: C3020999 - Other - Rubber or Neoprene





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems


Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems



Note:

System: 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%

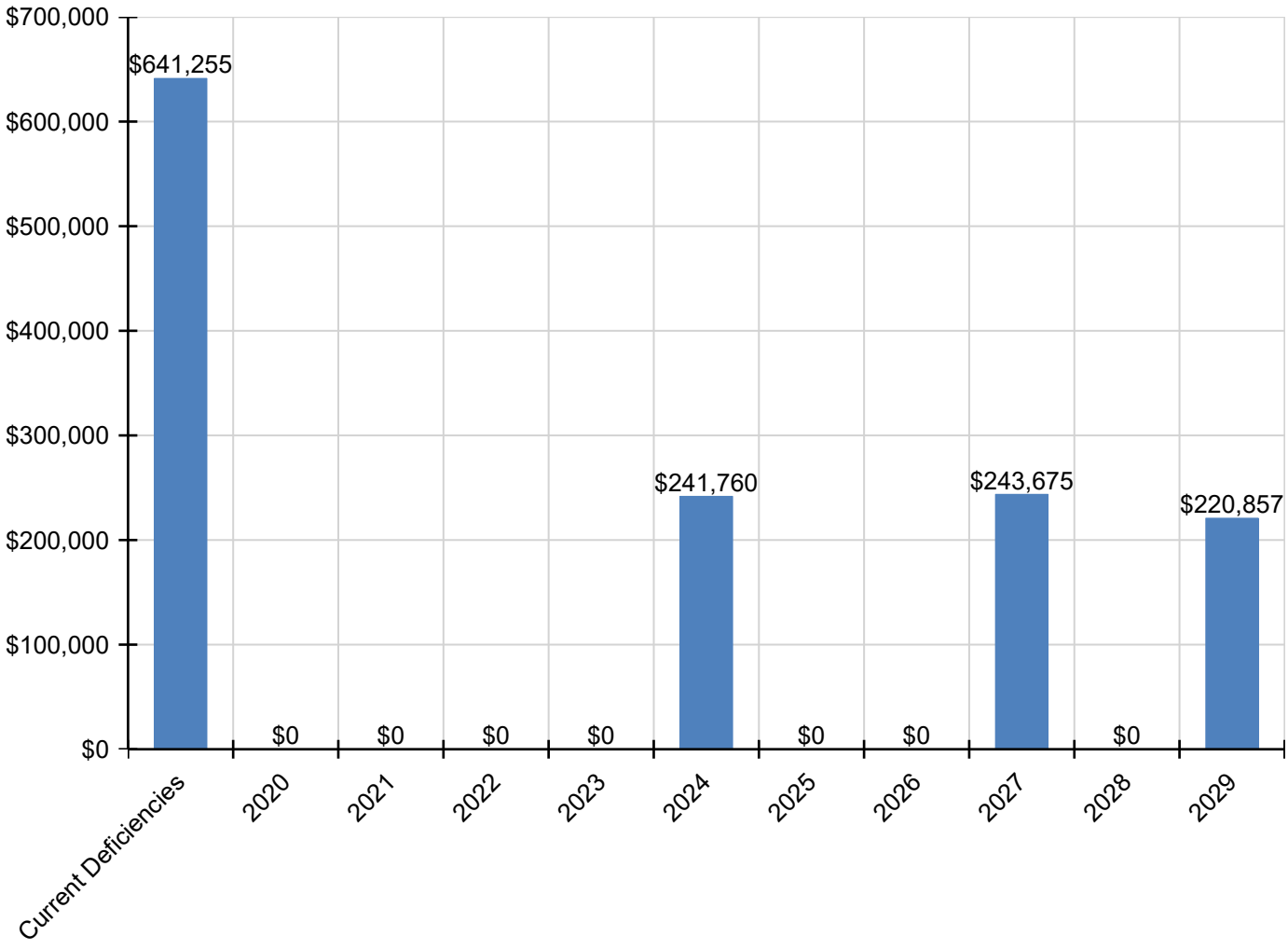
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$641,255**	**$0**	**$0**	**$0**	**$0**	**$241,760**	**$0**	**$0**	**$243,675**	**$0**	**$220,857**	**$1,347,546**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$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	$107,676	$0	$0	$0	$0	$0	**$107,676**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$10,706	$0	$0	$0	$0	$0	**$10,706**
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	$86,671	$0	$0	$0	$0	$0	**$86,671**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$6,424	$0	$0	$0	$0	$0	**$6,424**
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	$28,674	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,674**
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	$17,377	**$17,377**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$12,261	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,261**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020999 - Other - Rubber or Neoprene	$151,408	$0	$0	$0	$0	$0	$0	$0	$0	$0	$203,480	**$354,888**
C3020999 - Other - Vinyl Sheet	$4,383	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,383**
C3030 - Ceiling Finishes	$97,191	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$97,191**
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	$68,870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,870**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$9,075	$0	$0	$0	$0	$0	**$9,075**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$21,209	$0	$0	$0	$0	$0	**$21,209**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$242,338	$0	$0	**$242,338**
D3060 - Controls & Instrumentation	$23,924	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,924**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$1,336	$0	$0	**$1,336**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$24,716	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,716**
D5020 - Branch Wiring	$51,366	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$51,366**
D5020 - Lighting	$77,049	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,049**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$13,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,281**
D5030910 - Fire Alarm Systems	$24,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,100**
D5030920 - Data Communication	$31,312	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,312**
D5090 - Other Electrical Systems	$3,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,606**
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**
E1090 - Other Equipment	$8,444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,444**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$20,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,670**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

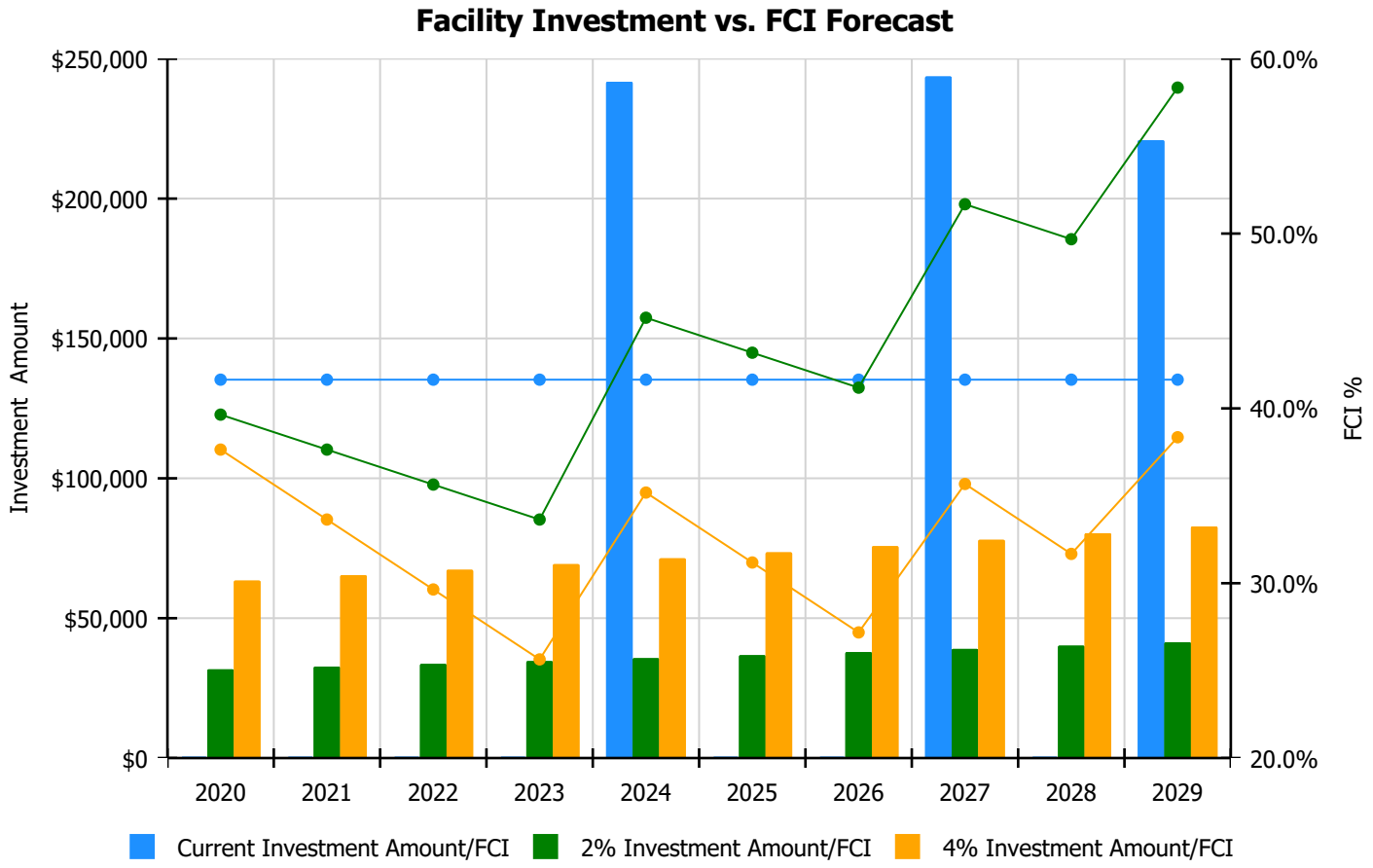
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

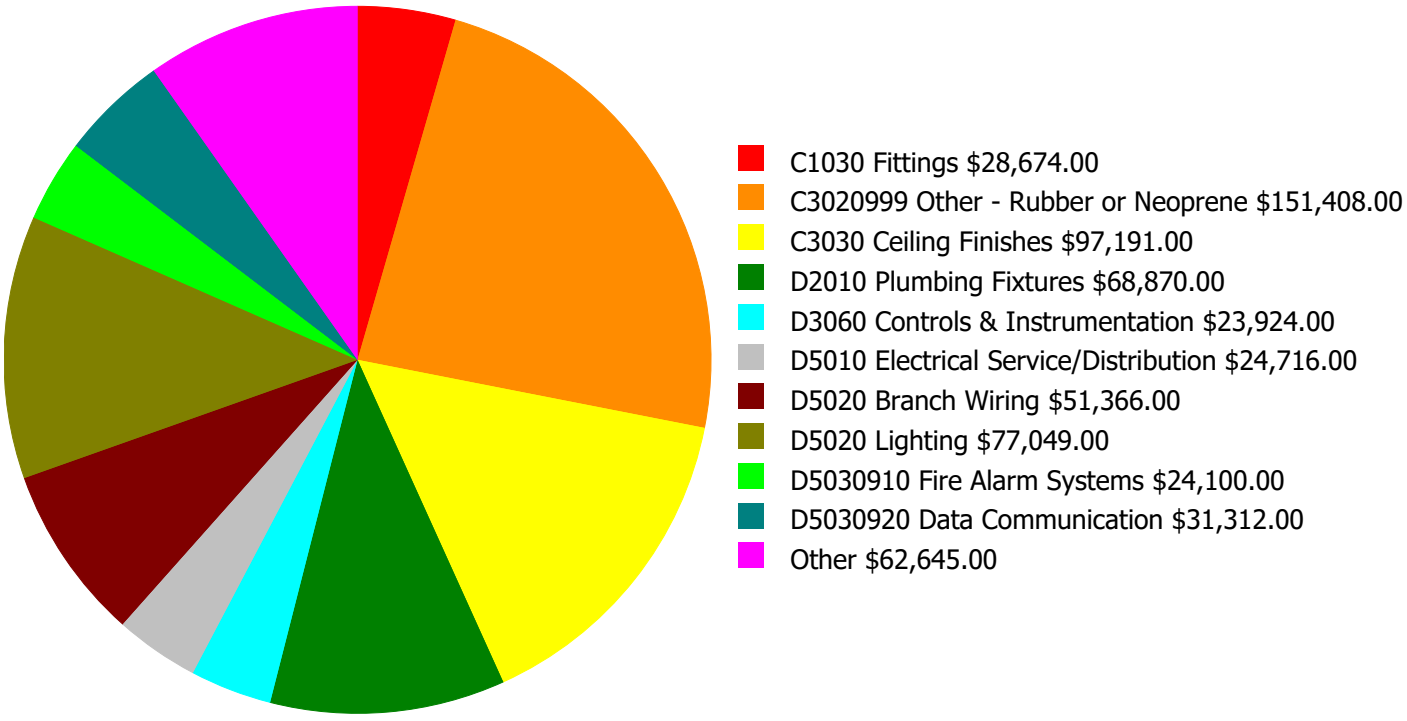
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 41.64%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$31,722.00	39.64%	$63,443.00	37.64%
2021	$0	$32,673.00	37.64%	$65,347.00	33.64%
2022	$0	$33,653.00	35.64%	$67,307.00	29.64%
2023	$0	$34,663.00	33.64%	$69,326.00	25.64%
2024	$241,760	$35,703.00	45.19%	$71,406.00	35.19%
2025	$0	$36,774.00	43.19%	$73,548.00	31.19%
2026	$0	$37,877.00	41.19%	$75,755.00	27.19%
2027	$243,675	$39,014.00	51.68%	$78,027.00	35.68%
2028	$0	$40,184.00	49.68%	$80,368.00	31.68%
2029	$220,857	$41,390.00	58.35%	$82,779.00	38.35%
Total:	**$706,291**	**$363,653.00**		**$727,306.00**	

Deficiency Summary by System

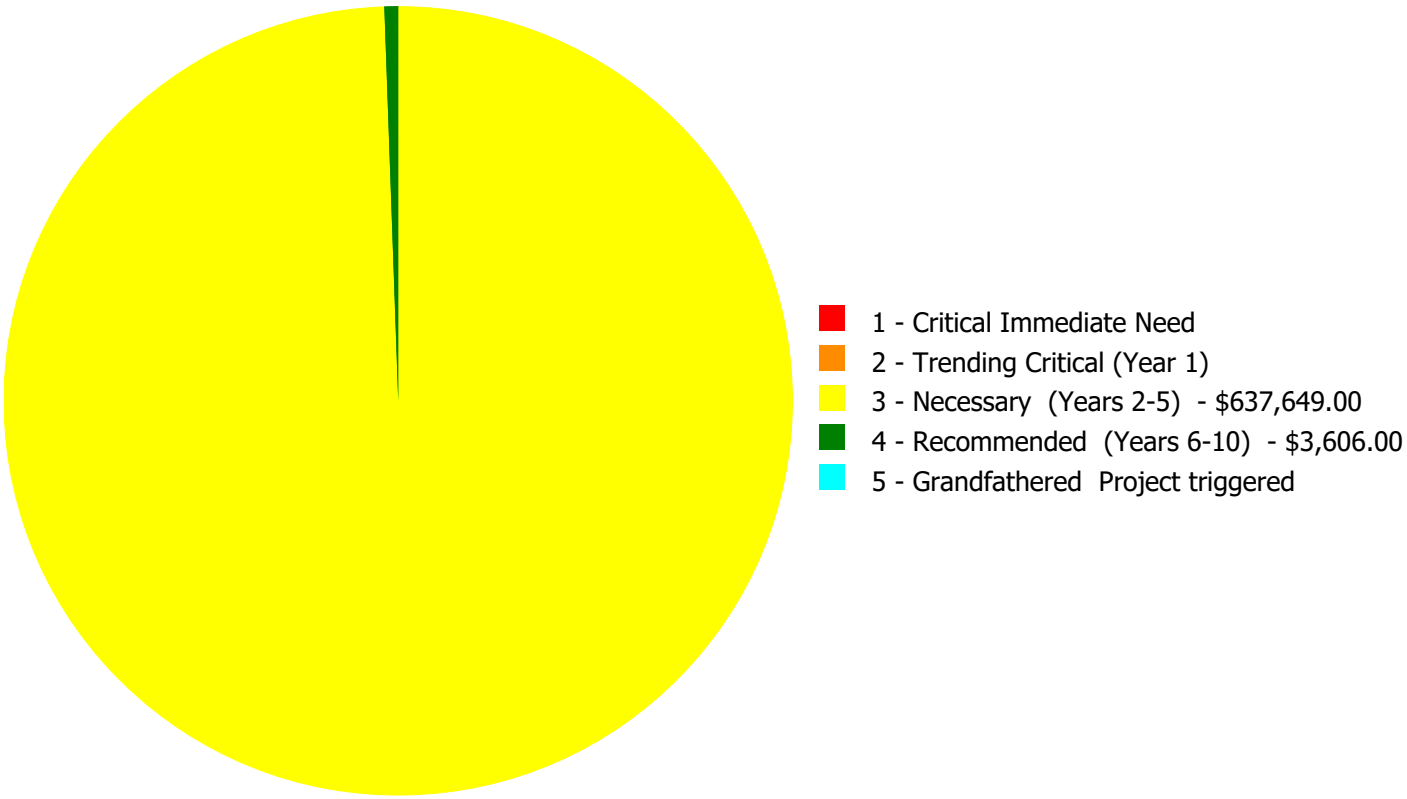
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $641,255.00

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: $641,255.00

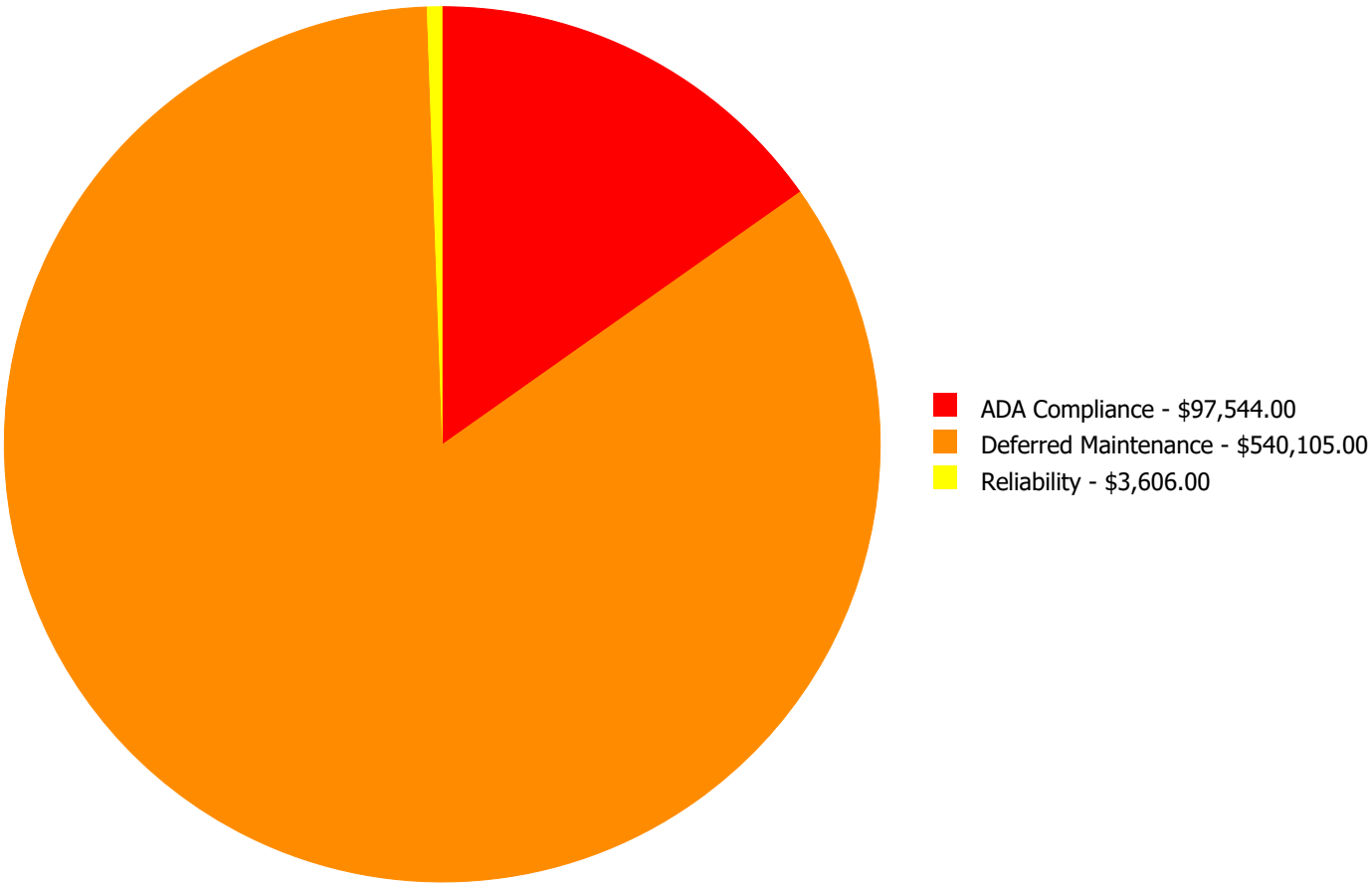
Deficiency By Priority Investment Table

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
C1030	Fittings	$0.00	$0.00	$28,674.00	$0.00	$0.00	$28,674.00
C3020903	VCT	$0.00	$0.00	$12,261.00	$0.00	$0.00	$12,261.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$151,408.00	$0.00	$0.00	$151,408.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$4,383.00	$0.00	$0.00	$4,383.00
C3030	Ceiling Finishes	$0.00	$0.00	$97,191.00	$0.00	$0.00	$97,191.00
D2010	Plumbing Fixtures	$0.00	$0.00	$68,870.00	$0.00	$0.00	$68,870.00
D3060	Controls & Instrumentation	$0.00	$0.00	$23,924.00	$0.00	$0.00	$23,924.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$24,716.00	$0.00	$0.00	$24,716.00
D5020	Branch Wiring	$0.00	$0.00	$51,366.00	$0.00	$0.00	$51,366.00
D5020	Lighting	$0.00	$0.00	$77,049.00	$0.00	$0.00	$77,049.00
D5030810	Security & Detection Systems	$0.00	$0.00	$13,281.00	$0.00	$0.00	$13,281.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$24,100.00	$0.00	$0.00	$24,100.00
D5030920	Data Communication	$0.00	$0.00	$31,312.00	$0.00	$0.00	$31,312.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$3,606.00	$0.00	$3,606.00
E1090	Other Equipment	$0.00	$0.00	$8,444.00	$0.00	$0.00	$8,444.00
E2010	Fixed Furnishings	$0.00	$0.00	$20,670.00	$0.00	$0.00	$20,670.00
	Total:	$0.00	$0.00	$637,649.00	$3,606.00	$0.00	$641,255.00

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: $641,255.00

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: C1030 - Fittings

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $28,674.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The fittings are aged and beyond their service life and should be scheduled for replacement.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,273.00
Unit of Measure: S.F.
Estimate: $12,261.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

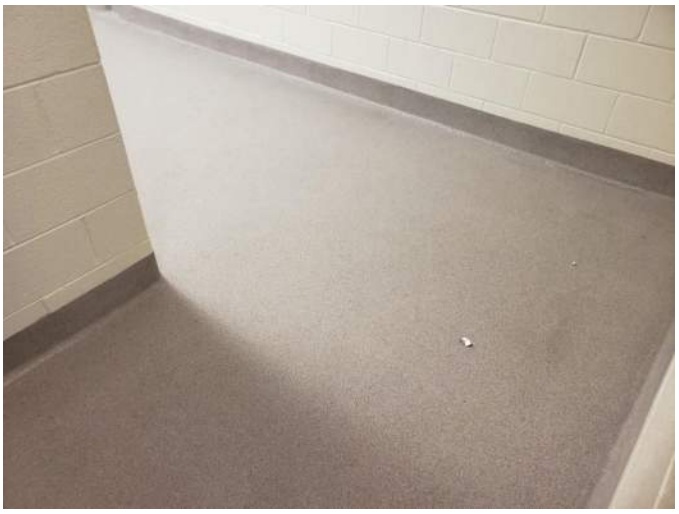
Notes: The VCT floor finish is beyond its expected service life, faded and stained, and should be replaced.

System: C3020999 - Other - Rubber or Neoprene

Location: Gym/ Multipurpose room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,161.00
Unit of Measure: S.F.
Estimate: $151,408.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

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

System: C3020999 - Other - Vinyl Sheet



Location: bathrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 562.00
Unit of Measure: S.F.
Estimate: $4,383.00
Assessor Name: Jejuan Hall
Date Created: 01/24/2020

Notes: System is beyond its expected life cycle and replacement is recommended.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $97,191.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The acoustic ceilings are aged and stained and should be scheduled for replacement.

System: D2010 - Plumbing Fixtures

Location: bathrooms
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $68,870.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The restrooms are dated, and upgrades are warranted

System: D3060 - Controls & Instrumentation

Location: Mechanical room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $23,924.00
Assessor Name: Jejuan Hall
Date Created: 08/13/2014

Notes: The Controls Instrumentation are beyond their expected service life and should be scheduled for replacement.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $24,716.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The Electrical Service/Distribution system is beyond its expected life cycle. Replacement or upgrades are recommended.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $51,366.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The branch wiring system is beyond its expected life cycle. Replacement or upgrades are recommended.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $77,049.00
Assessor Name: Jejuan Hall
Date Created: 10/09/2019

Notes: This lighting system is beyond its expected service life and upgrades are recommended.

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $13,281.00
Assessor Name: Jejuan Hall
Date Created: 10/09/2019

Notes: This facilities security and alarm system is beyond its expected service life and upgrades are recommended for the system.

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $24,100.00
Assessor Name: Jejuan Hall
Date Created: 10/09/2019

Notes: This fire alarm system is beyond its expected service life and upgrades are recommended for the system.

System: D5030920 - Data Communication

Location: MDF, IDF and Main Office
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $31,312.00
Assessor Name: Jejuan Hall
Date Created: 10/09/2019

Notes: This facility has a data communications system that provides access to the internet. The system is beyond its expected service life and the installation of a new data system is recommended.

System: E1090 - Other Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $8,444.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The other equipment is beyond its expected service life and upgrades are recommended for the system.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $20,670.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

Notes: The fix furnishings are beyond its expected service life and upgrades are recommended for the system.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: 1994 Bldg 2030
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 7,996.00
Unit of Measure: S.F.
Estimate: $3,606.00
Assessor Name: Jejuan Hall
Date Created: 09/04/2013

Notes: No emergency generator, client standard required.

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):	41,677
Year Built:	2019
Last Renovation:	
Replacement Value:	$7,222,140
Repair Cost:	$0
Total FCI:	0.00%
Total RSLI:	100.00%
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

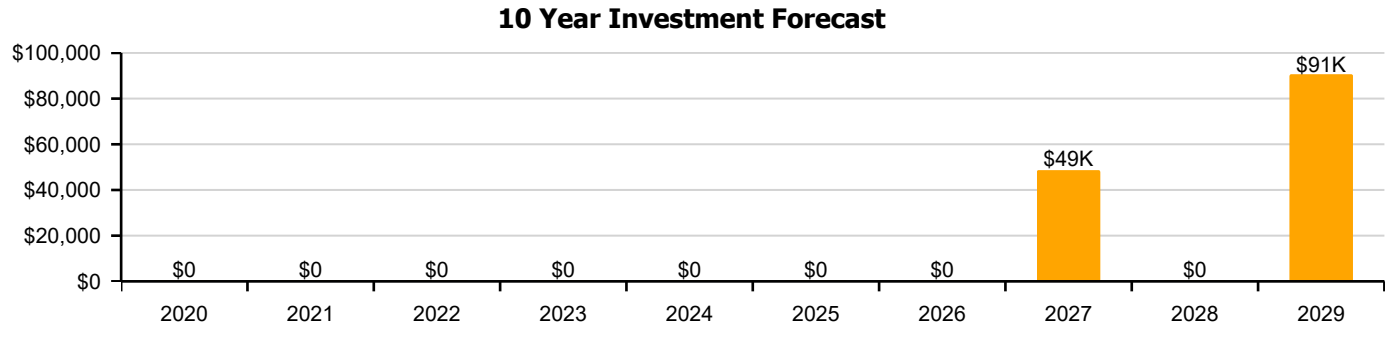
Dashboard Summary

Function:		Gross Area:	41,677
Year Built:	2019	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$7,222,140
FCI:	0.00%	RSLI%:	100.00%

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	100.00%	0.00%	$0.00
B10 - Superstructure	100.00%	0.00%	$0.00
B20 - Exterior Enclosure	100.00%	0.00%	$0.00
B30 - Roofing	100.00%	0.00%	$0.00
C10 - Interior Construction	100.00%	0.00%	$0.00
C20 - Stairs	100.00%	0.00%	$0.00
C30 - Interior Finishes	100.00%	0.00%	$0.00
D10 - Conveying	100.00%	0.00%	$0.00
D20 - Plumbing	100.00%	0.00%	$0.00
D30 - HVAC	100.00%	0.00%	$0.00
D40 - Fire Protection	100.00%	0.00%	$0.00
D50 - Electrical	100.00%	0.00%	$0.00
E10 - Equipment	100.00%	0.00%	$0.00
E20 - Furnishings	100.00%	0.00%	$0.00
Totals:	**100.00%**	**0.00%**	**$0.00**

Photo Album

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

1). East Elevation - Oct 08, 2019

2). Northeast Elevation - Oct 08, 2019

3). North Courtyard Elevation - Oct 08, 2019

4). West Elevation - Oct 08, 2019

5). Southwest Elevation - Oct 08, 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 - 2019 Bldg 2040

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$307,159
A1030	Slab on Grade	$6.22	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$259,231
B1010	Floor Construction	$18.73	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$780,610
B1020	Roof Construction	$12.10	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$504,292
B2010	Exterior Walls	$13.80	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$575,143
B2020	Exterior Windows	$8.60	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$358,422
B2030	Exterior Doors	$0.84	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$35,009
B3010105	Built-Up	$7.15	S.F.	41,677	25	2019	2044		100.00%	0.00%	25			$297,991
B3020	Roof Openings	$0.50	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$20,839
C1010	Partitions	$5.59	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$232,974
C1020	Interior Doors	$3.65	S.F.	41,677	40	2019	2059		100.00%	0.00%	40			$152,121
C1030	Fittings	$2.65	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$110,444
C2010	Stair Construction	$2.83	S.F.	41,677	100	2019	2119		100.00%	0.00%	100			$117,946
C3010230	Paint & Covering	$1.47	S.F.	41,677	10	2019	2029		100.00%	0.00%	10			$61,265
C3020901	Carpet	$7.50	S.F.	4,649	8	2019	2027		100.00%	0.00%	8			$34,868
C3020903	VCT	$3.48	S.F.	37,028	15	2019	2034		100.00%	0.00%	15			$128,857
C3030	Ceiling Finishes	$9.00	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$375,093
D1010	Elevators and Lifts	$1.25	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$52,096
D2010	Plumbing Fixtures	$6.37	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$265,482
D2020	Domestic Water Distribution	$0.72	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$30,007
D2030	Sanitary Waste	$1.69	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$70,434
D2040	Rain Water Drainage	$0.40	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$16,671
D3040	Distribution Systems	$10.62	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$442,610
D3050	Terminal & Package Units	$16.64	S.F.	41,677	15	2019	2034		100.00%	0.00%	15			$693,505
D3060	Controls & Instrumentation	$2.20	S.F.	41,677	15	2019	2034		100.00%	0.00%	15			$91,689
D4010	Sprinklers	$4.08	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$170,042
D4020	Standpipes	$0.34	S.F.	41,677	30	2019	2049		100.00%	0.00%	30			$14,170
D4030	Fire Protection Specialties	$0.09	S.F.	41,677	15	2019	2034		100.00%	0.00%	15			$3,751
D5010	Electrical Service/Distribution	$2.30	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$95,857
D5020	Branch Wiring	$4.75	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$197,966
D5020	Lighting	$7.13	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$297,157
D5030810	Security & Detection Systems	$1.51	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$62,932
D5030910	Fire Alarm Systems	$2.74	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$114,195
D5030920	Data Communication	$3.56	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$148,370
D5090	Other Electrical Systems	$0.34	S.F.	41,677	15	2019	2034		100.00%	0.00%	15			$14,170
E1020	Institutional Equipment	$0.22	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$9,169
E2010	Fixed Furnishings	$1.91	S.F.	41,677	20	2019	2039		100.00%	0.00%	20			$79,603
								Total	**100.00%**					**$7,222,140**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



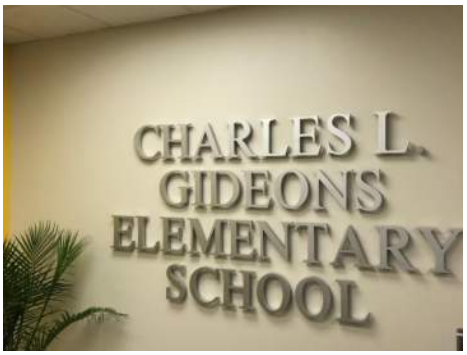
Note:

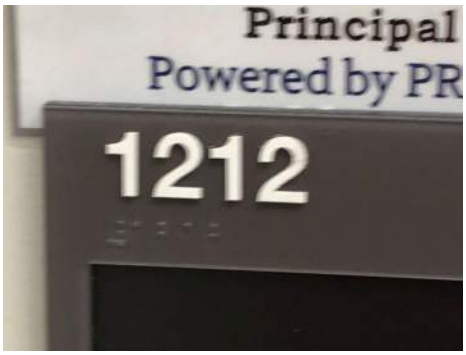
System: C1020 - Interior Doors



Note:

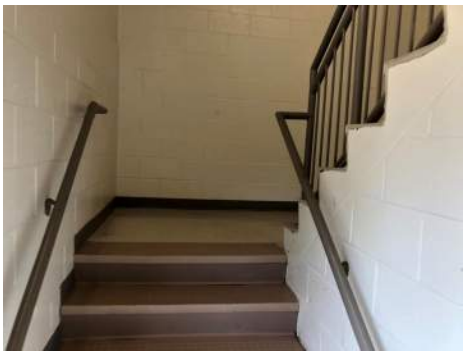
System: C1030 - Fittings





Note:

System: C2010 - Stair Construction

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes

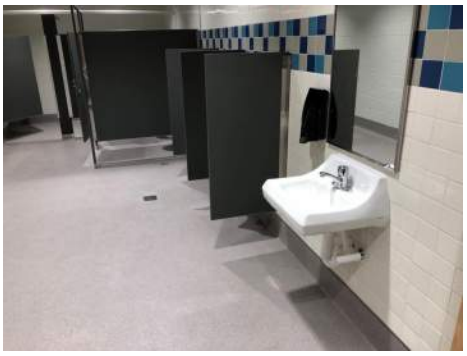


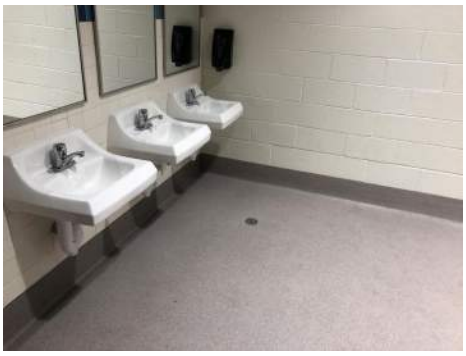
Note:

System: D1010 - Elevators and Lifts

Note:

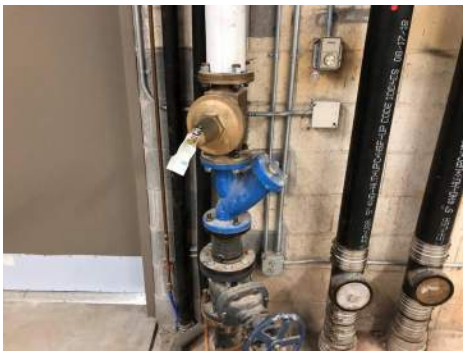
System: D2010 - Plumbing Fixtures





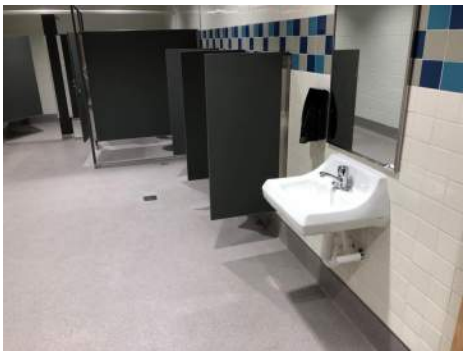
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

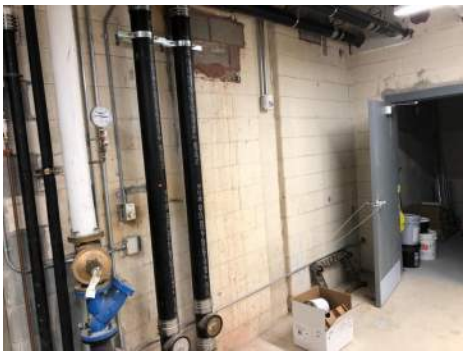

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D4030 - Fire Protection Specialties


Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

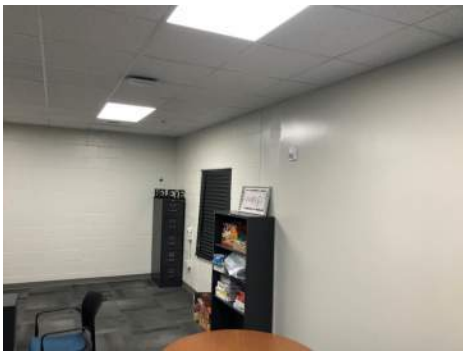
System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: D5090 - Other Electrical Systems

Note:

System: E1020 - Institutional Equipment

Note:

System: 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:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$48,586**	**$0**	**$90,569**	**$139,155**
*** 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	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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**

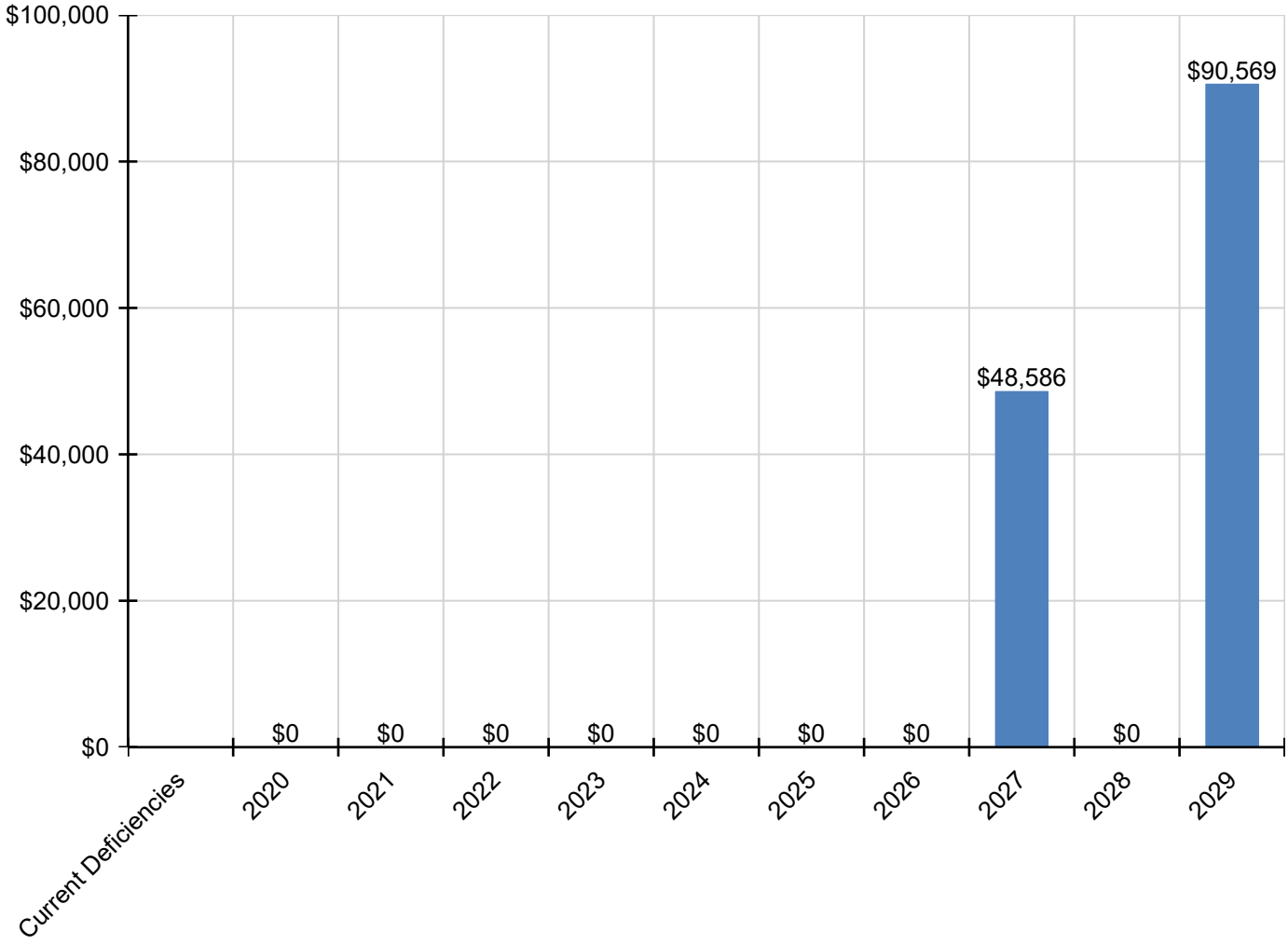
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,569	**$90,569**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$48,586	$0	$0	**$48,586**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5090 - Other Electrical Systems	$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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

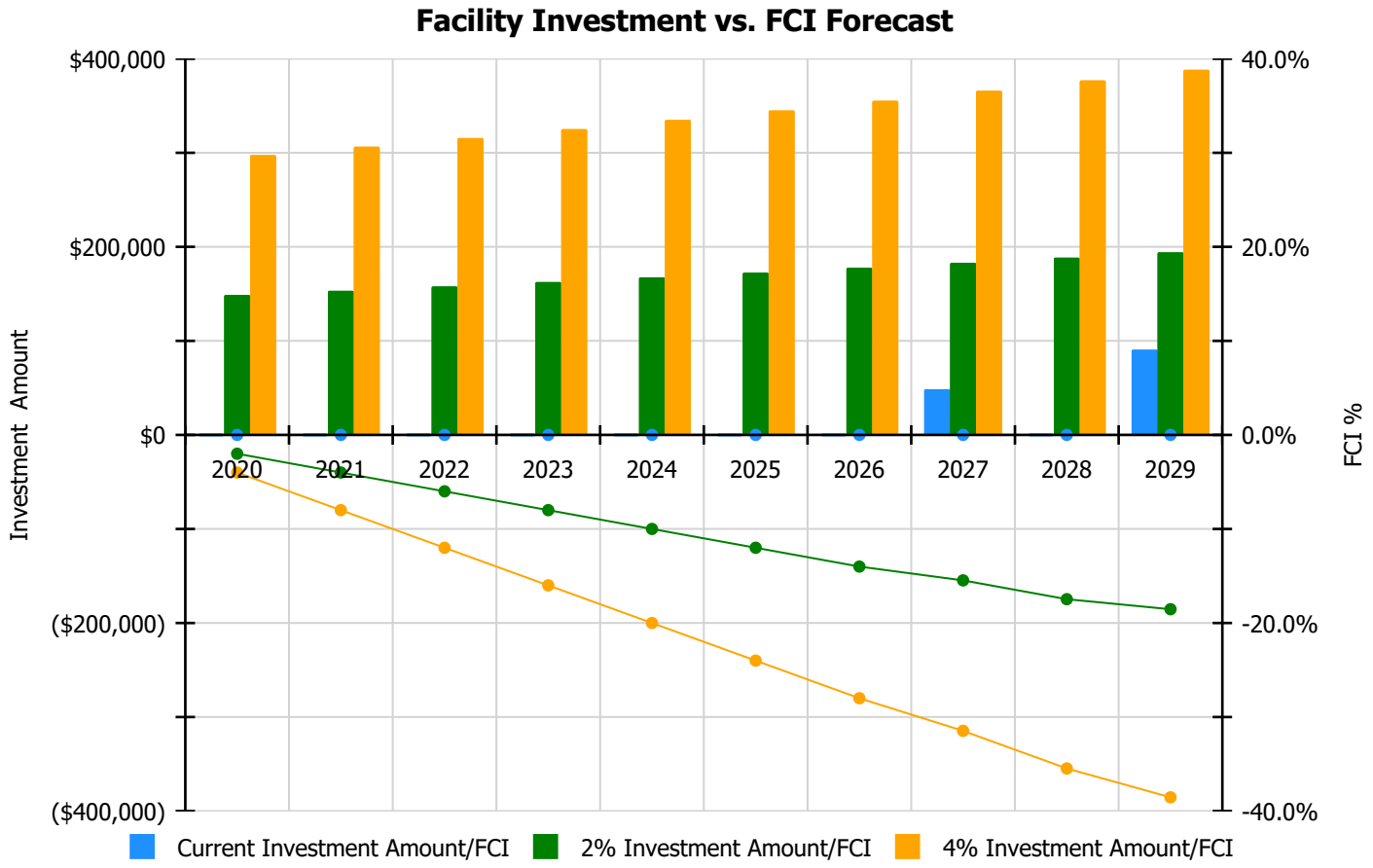
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$148,776.00	-2.00%	$297,552.00	-4.00%
2021	$0	$153,239.00	-4.00%	$306,479.00	-8.00%
2022	$0	$157,837.00	-6.00%	$315,673.00	-12.00%
2023	$0	$162,572.00	-8.00%	$325,143.00	-16.00%
2024	$0	$167,449.00	-10.00%	$334,898.00	-20.00%
2025	$0	$172,472.00	-12.00%	$344,945.00	-24.00%
2026	$0	$177,646.00	-14.00%	$355,293.00	-28.00%
2027	$48,586	$182,976.00	-15.47%	$365,952.00	-31.47%
2028	$0	$188,465.00	-17.47%	$376,930.00	-35.47%
2029	$90,569	$194,119.00	-18.54%	$388,238.00	-38.54%
Total:	**$139,155**	**$1,705,551.00**		**$3,411,103.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

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):	75,657
Year Built:	1958
Last Renovation:	
Replacement Value:	$2,489,115
Repair Cost:	$0
Total FCI:	0.00%
Total RSLI:	100.00%
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

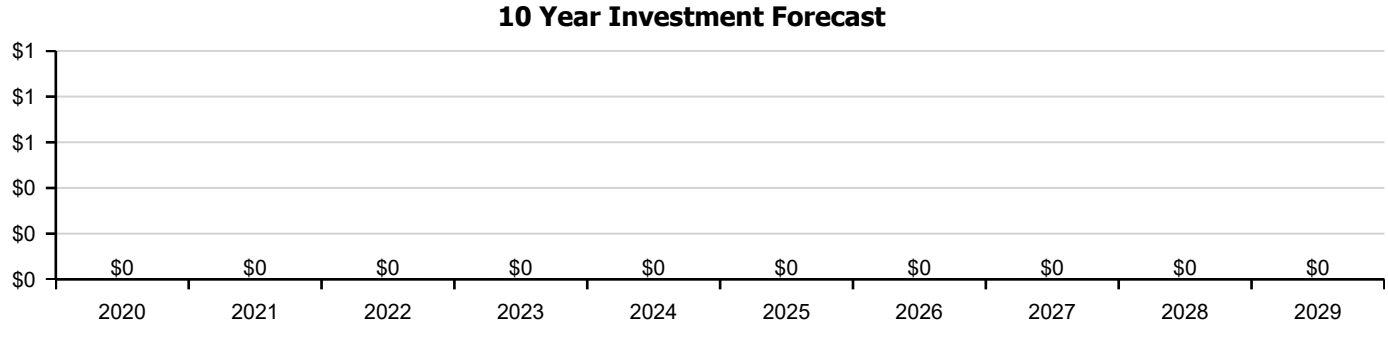
Dashboard Summary

Function:		Gross Area:	75,657
Year Built:	1958	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,489,115
FCI:	0.00%	RSLI%:	100.00%

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	100.00%	0.00%	$0.00
G30 - Site Mechanical Utilities	100.00%	0.00%	$0.00
G40 - Site Electrical Utilities	100.00%	0.00%	$0.00
Totals:	**100.00%**	**0.00%**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	75,657	35	2019	2054		100.00%	0.00%	35			$179,307
G2020	Parking Lots	$8.00	S.F.	75,657	35	2019	2054		100.00%	0.00%	35			$605,256
G2030	Pedestrian Paving	$2.33	S.F.	75,657	35	2019	2054		100.00%	0.00%	35			$176,281
G2040105	Fence & Guardrails	$1.15	S.F.	75,657	30	2019	2049		100.00%	0.00%	30			$87,006
G2040950	Covered Walkways	$1.44	S.F.	75,657	25	2019	2044		100.00%	0.00%	25			$108,946
G2040950	Playing Field	$4.28	S.F.	75,657	20	2019	2039		100.00%	0.00%	20			$323,812
G2050	Landscaping	$1.18	S.F.	75,657	25	2019	2044		100.00%	0.00%	25			$89,275
G3010	Water Supply	$1.09	S.F.	75,657	50	2019	2069		100.00%	0.00%	50			$82,466
G3020	Sanitary Sewer	$2.20	S.F.	75,657	50	2019	2069		100.00%	0.00%	50			$166,445
G3030	Storm Sewer	$1.25	S.F.	75,657	50	2019	2069		100.00%	0.00%	50			$94,571
G4010	Electrical Distribution	$2.55	S.F.	75,657	30	2019	2049		100.00%	0.00%	30			$192,925
G4020	Site Lighting	$2.98	S.F.	75,657	30	2019	2049		100.00%	0.00%	30			$225,458
G4030	Site Communication and Security	$1.28	S.F.	75,657	30	2019	2049		100.00%	0.00%	30			$96,841
G4040	Other Site Electrical Utilities	$0.80	S.F.	75,657	30	2019	2049		100.00%	0.00%	30			$60,526
								Total	**100.00%**					**$2,489,115**

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways



Note:

System: G2040950 - Playing Field


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:

System: G4040 - Other Site Electrical Utilities

Note:

Renewal Schedule

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

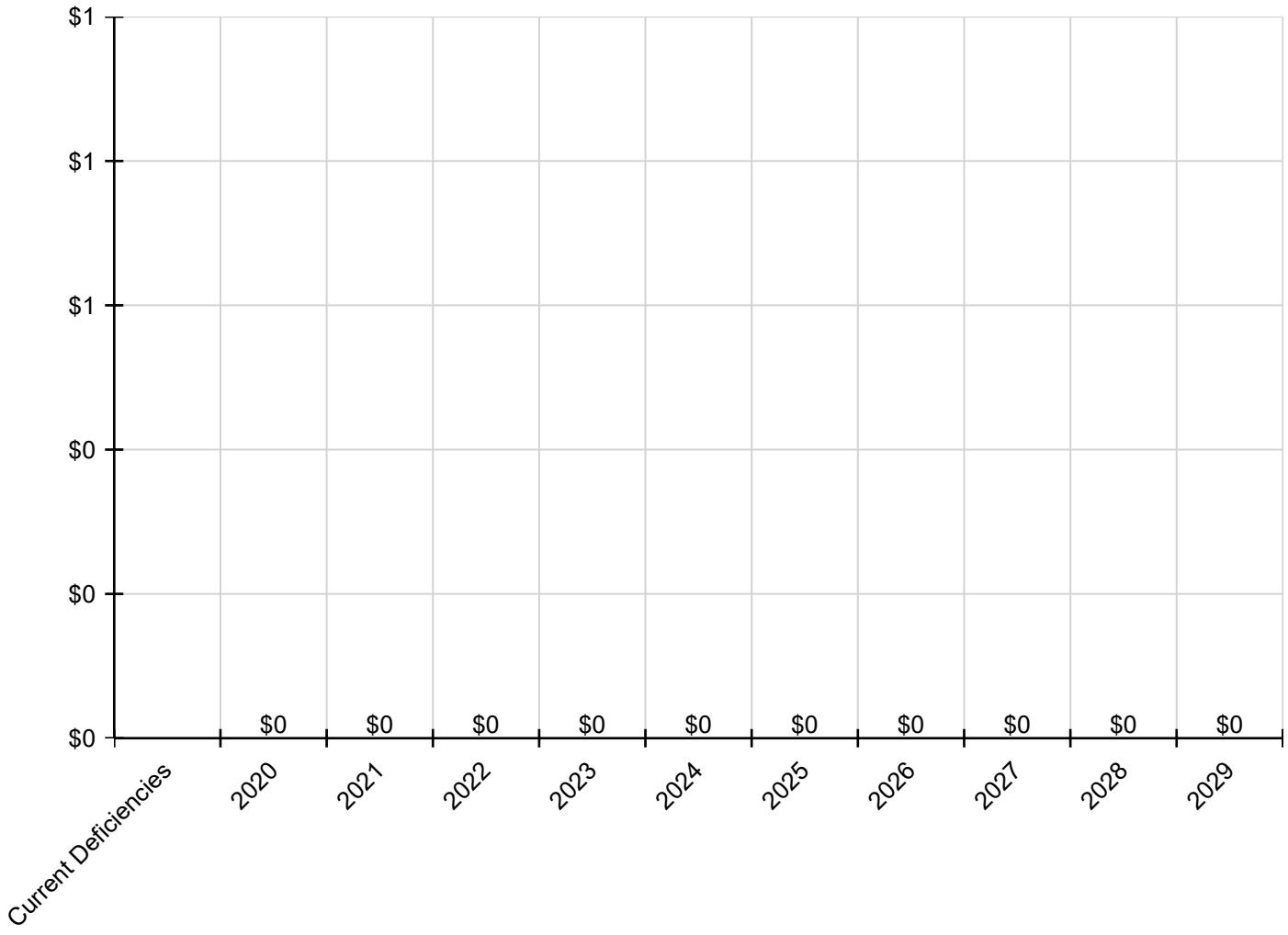
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
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	$0	$0	**$0**
G2040950 - Playing Field	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$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**
G4040 - Other Site Electrical Utilities	$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.

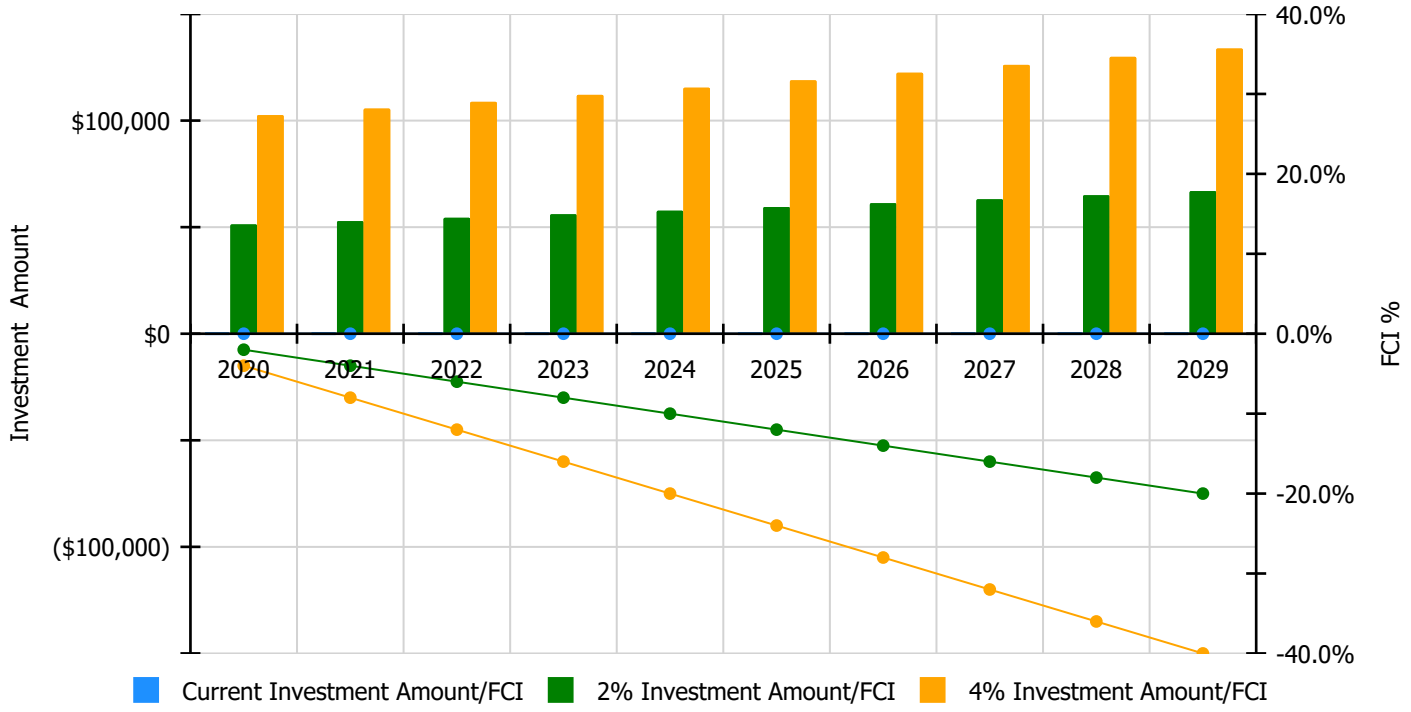


Condition Index Forecast by Investment Scenario

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$51,276.00	-2.00%	$102,552.00	-4.00%
2021	$0	$52,814.00	-4.00%	$105,628.00	-8.00%
2022	$0	$54,398.00	-6.00%	$108,797.00	-12.00%
2023	$0	$56,030.00	-8.00%	$112,061.00	-16.00%
2024	$0	$57,711.00	-10.00%	$115,423.00	-20.00%
2025	$0	$59,443.00	-12.00%	$118,885.00	-24.00%
2026	$0	$61,226.00	-14.00%	$122,452.00	-28.00%
2027	$0	$63,063.00	-16.00%	$126,125.00	-32.00%
2028	$0	$64,955.00	-18.00%	$129,909.00	-36.00%
2029	$0	$66,903.00	-20.00%	$133,806.00	-40.00%
Total:	**$0**	**$587,819.00**		**$1,175,638.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

Abandoned	A facility owned by the city that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1987 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all of the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.

Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect a total project cost.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards cost trends.

Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day to day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI%)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Life Cycle	Life cycle refers to the period of time that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually-adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the 'Calculated Next Renewal' date or the 'Next Renewal' date whichever one is the later date.

Remaining Service Life Index (RSLI)	The Remaining Service Life Index (RSLI), also known as the Condition Index (CI), is calculated as the sum of a renewable system's or component's Remaining Service Life (RSL) Value divided by the sum of a system's or component's Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining service life).
Remaining Service Life Value	Remaining Service Life Value, also known as the RSL Weight, is a calculated value used to determine the RSLI and is equal to the system Value (Unit Cost * Qty) * RSL (not displayed).
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facilities. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society’s present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Generated Deficiency	eCOMET automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of god, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Unit Price (Raw)	The actual $/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.

Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period of time a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility. See Abandoned.
Year Built	The year that a building or addition was originally built based on substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	2560
Project:	APS Assessments 2019	Region:	761	Site:	Gideons ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Poor	0.75	1.50	50.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
ECE				
Environment	Excel	0.50	0.50	100.00
Size	Excel	1.25	1.25	100.00
Location	Fair	0.24	0.37	65.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Good	0.58	0.72	80.00
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	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
Music				
Environment	Unsat	0.00	0.74	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2560
Project:	APS Assessments 2019	Region:	761	Site:	Gideons ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Unsat	0.00	1.85	0.00
Location	Unsat	0.00	0.56	0.00
Storage/Fixed Equip	Unsat	0.00	0.56	0.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Excel	0.34	0.34	100.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Good	0.36	0.45	80.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Fair	1.58	2.44	65.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Fair	0.48	0.73	65.00
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	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Excel	2.00	2.00	100.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Good	0.65	0.81	80.00
Play Areas	Good	1.87	2.34	80.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2560
Project:	APS Assessments 2019	Region:	761	Site:	Gideons ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		**80.67**	**95.85**	**84.16**

Comments

Suitability - ES

Gideons Elementary School is a two story classroom building with a separate gym. Recent renovations and updates have been conducted on the facility both inside and out. It currently serves grades K-5. Fall 2019 is the first session in the newly updated building.

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

Most classroom areas are not designed to accommodate flexible learning and a variety of learning styles.

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

There is very little outdoor space that can be used for outdoor learning opportunities.

Suitability - ES->General Classrooms-->Environment

Many of the classrooms lack adequate natural lighting, some do not have any windows at all. A few of the classrooms are too hot.

Suitability - ES->General Classrooms-->Size

All of the classrooms meet or exceed the size standard.

Suitability - ES->Kindergarten-->Location

The kindergarten classrooms are on the same level as parent pick-up and drop-off, but bus pick-up and drop-off is on a different level.

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

The kindergarten restrooms are not within or adjacent to the classrooms. The counter height is not age appropriate.

Suitability - ES->ECE-->Location

The pre-kindergarten classrooms are on the same level as parent pick-up and drop-off, but bus pick-up and drop-off is on a different level. There is no separate outdoor play area for pre-kindergarten students.

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

The restrooms are across the hall from the pre-kindergarten classroom. The counter height is not age appropriate. There is no kitchenette, microwave, or refrigerator.

Suitability - ES->Science-->Environment

There is insufficient natural lighting in the STEAM Lab.

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

The STEAM Lab is furnished similar to a general classroom. There is no science related furniture or appurtenances, such as extra sinks, to accommodate the needs of a science program.

Suitability - ES->Music-->Environment

There is no music space nor a music program.

Suitability - ES->Music-->Size

There is no music space nor a music program.

Project #:	12382	County:	Atlanta Public Schools	Site #:	2560
Project:	APS Assessments 2019	Region:	761	Site:	Gideons ES
Grade Config:	PK-5	Site Type:	Charter	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Music-->Location
There is no music space nor a music program.

Suitability - ES->Music-->Storage/Fixed Equip
There is no music space nor a music program.

Suitability - ES->Art-->Storage/Fixed Equip
There is very little display space for artwork.

Suitability - ES->Computer Labs-->Size
The computer lab is 85% of the size standard.

Suitability - ES->P.E.-->Environment
There is significant sound reverberation in the gym.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no curtain for the stage.

Suitability - ES->Media Center-->Size
The media center is 79% of the size criteria.

Suitability - ES->Media Center-->Storage/Fixed Equip
There is no media center workroom.

Suitability - ES->Clinic
The clinic does not have refrigerated storage for medication.

Suitability - ES->Food Service and Prep
The kitchen area is 85% of the size standard.

Suitability - ES->Outside-->Parking
There is no designated visitor parking.

Suitability - ES->Outside-->Play Areas
The playground does not have an ADA accessible entrance or surface.

Suitability - ES->Safety and Security-->Signage & Way Finding
There is no vehicular or pedestrian wayfinding signage. None of the required entrance signs are present.