Atlanta Public Schools/ Grady Cluster

Grady High School

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

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):	320,040
Year Built:	1924
Last Renovation:	
Replacement Value:	$58,747,016
Repair Cost:	$5,343,590.70
Total FCI:	9.10 %
Total RSLI:	51.27 %
FCA Score:	90.90

Description:

Grady High School is located at 929 Charles Allen Drive in Atlanta, GA. The 257,230 square foot building was originally constructed in 1924. There have been additions and renovations constructed in 1938, 1950, 1972, 1985, 2004 and 2020.

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

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

B. SUPERSTRUCTURE
The floor construction is metal pan deck with lightweight concrete, and concrete pan joist. Roof construction is concrete precast double T roof deck with lightweight fill, metal pan deck with lightweight concrete, open web steel joist and with wood. The exterior

envelope is composed walls of brick veneer over CMU, precast panels over CMU, and solid masonry load bearing walls and concrete. The exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is low slope single-ply membrane. Roof openings include a roof hatch with fixed ladder access and hooded roof ventilators.

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

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes three hydraulic elevator, and one wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas and electric hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating is provided by two boilers. Cooling is provided by one cooling tower, two air cooled chillers, rooftop package units and split systems. The heating/cooling distribution system is by air handling units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system. Other HVAC equipment include laboratory fume hood.
FIRE PROTECTION: The buildings have a fire sprinkler system. The 2004 building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures with fluorescent lamps, surface mounted and with suspended fixtures.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: These buildings do not have a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

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

G. SITE
Campus site features include: asphalt paved driveways and parking lots; concrete pedestrian pavements; landscaping; grounds; covered walkways; seating areas; tennis courts; flagpole and fencing. Site mechanical and electrical features include: water; sanitary and storm sewers; natural gas; and site lighting.

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

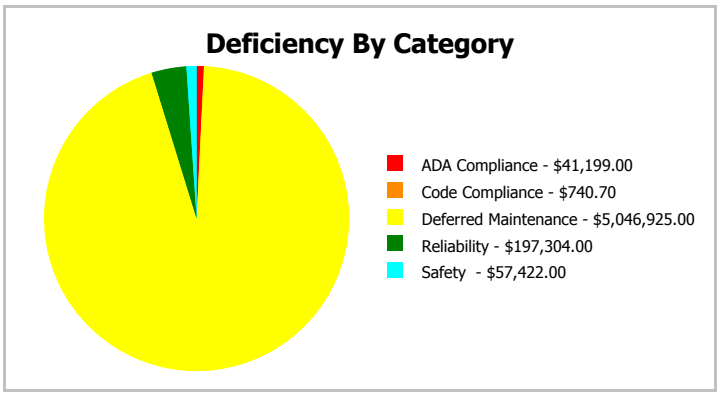
Attributes:

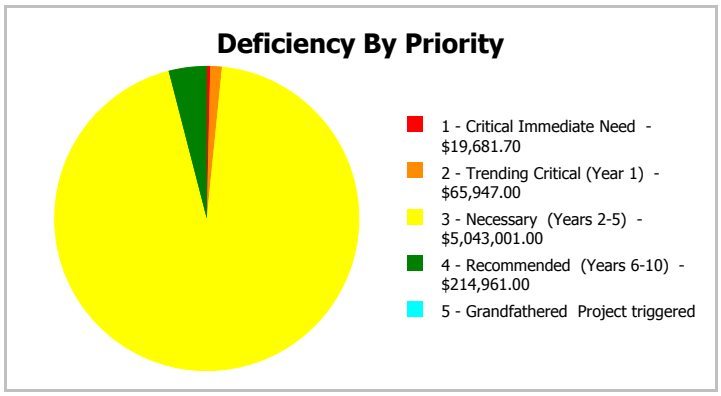
General Attributes:

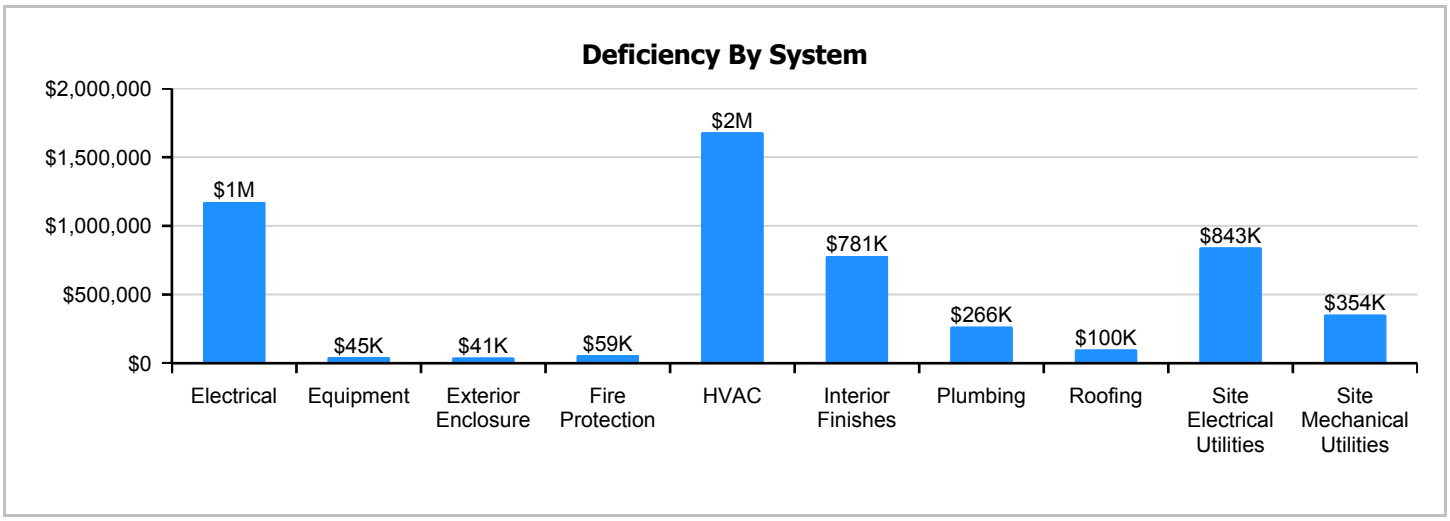
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	09, 10, 11, 12	DOE Drawing Total GSF:	274560
DOE Facility Number:	4560	Total # of Modular/Portables:	5
DOE Interior Site SF:	274560	Total GSF of Modular/Portables:	7200
Approx. Acres:	19.5	Status:	Active

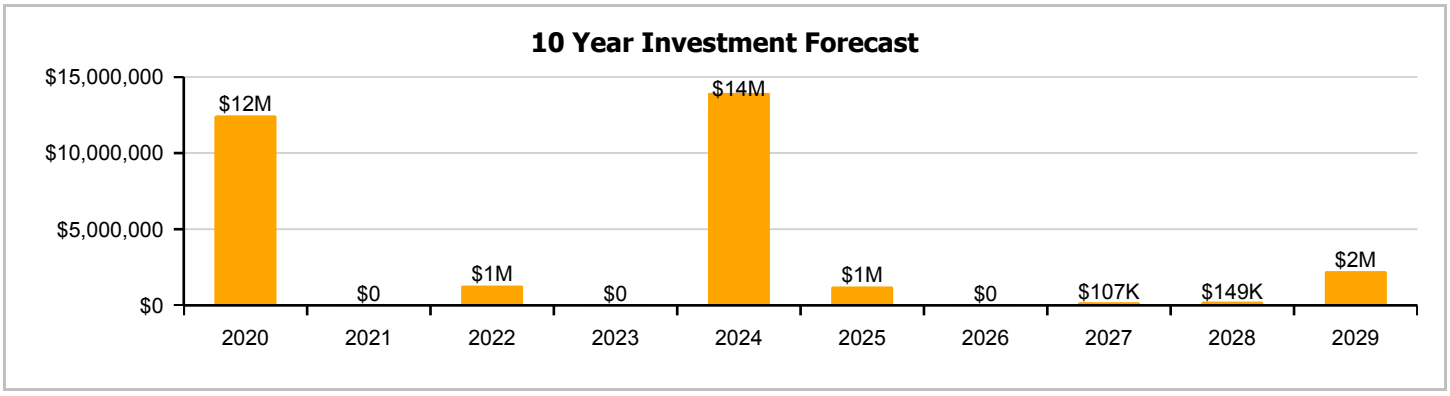
School Dashboard Summary

Gross Area:	320,040		
Year Built:	1924	Last Renovation:	
Repair Cost:	$5,343,591	Replacement Value:	$58,747,016
FCI:	9.10 %	RSLI%:	51.27 %









School Condition Summary

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

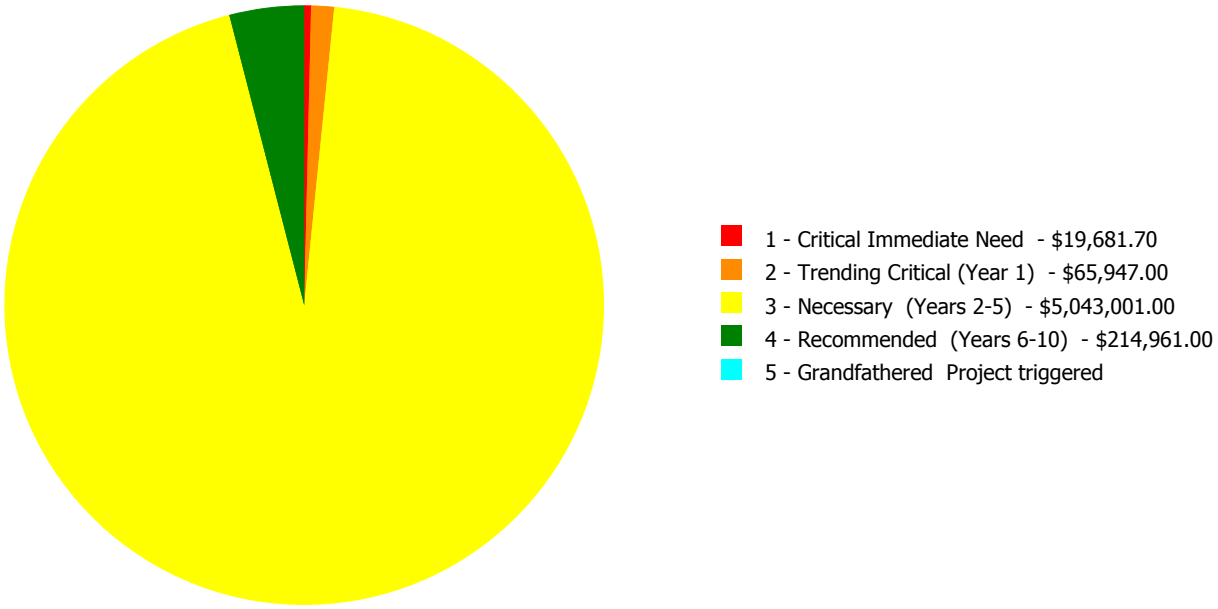
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	57.91 %	0.00 %	$0.00
B10 - Superstructure	57.56 %	0.00 %	$0.00
B20 - Exterior Enclosure	59.41 %	0.61 %	$41,199.00
B30 - Roofing	93.59 %	9.15 %	$99,982.00
C10 - Interior Construction	53.75 %	0.00 %	$0.00
C20 - Stairs	57.42 %	0.00 %	$0.00
C30 - Interior Finishes	50.87 %	15.90 %	$780,514.00
D10 - Conveying	41.86 %	0.00 %	$0.00
D20 - Plumbing	42.04 %	9.76 %	$266,190.00
D30 - HVAC	49.38 %	21.20 %	$1,681,301.00
D40 - Fire Protection	57.45 %	3.93 %	$58,802.00
D50 - Electrical	44.20 %	17.35 %	$1,173,997.70
E10 - Equipment	33.49 %	4.37 %	$44,714.00
E20 - Furnishings	64.53 %	0.00 %	$0.00
G20 - Site Improvements	48.96 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	4.35 %	30.29 %	$353,691.00
G40 - Site Electrical Utilities	28.12 %	48.14 %	$843,200.00
Totals:	**51.27 %**	**9.10 %**	**$5,343,590.70**

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
1924_1950 Bldg 501.1_501.5	66,005	5.76	$0.00	$38,481.00	$538,869.00	$26,138.00	$0.00
1938 Bldg 503.4	33,113	7.67	$19,681.70	$0.00	$375,316.00	$12,749.00	$0.00
1972 Bldg 505.7	44,588	17.85	$0.00	$27,466.00	$1,139,891.00	$17,657.00	$0.00
1985 Bldg 501.6	25,891	35.14	$0.00	$0.00	$1,310,911.00	$72,624.00	$0.00
2004 Bldg 506.1	87,633	3.92	$0.00	$0.00	$481,123.00	$85,793.00	$0.00
2020 Bldg	62,810	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	257,230	16.15	$0.00	$0.00	$1,196,891.00	$0.00	$0.00
Total:		**9.10**	**$19,681.70**	**$65,947.00**	**$5,043,001.00**	**$214,961.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $5,343,590.70

Executive Summary

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Function:	High
Gross Area (SF):	66,005
Year Built:	1924
Last Renovation:	
Replacement Value:	$10,470,660
Repair Cost:	$603,488.00
Total FCI:	5.76 %
Total RSLI:	26.85 %
FCA Score:	94.24

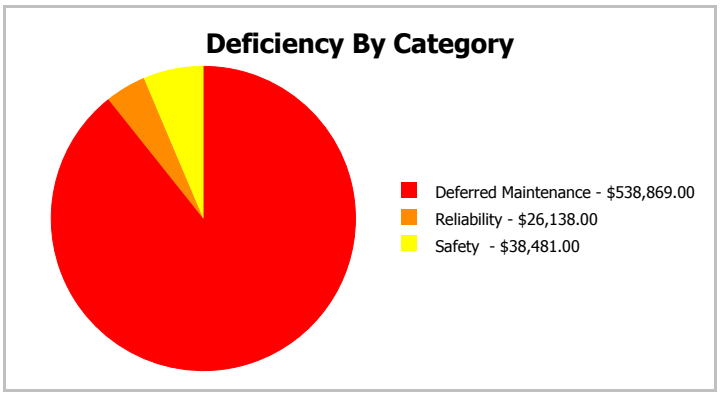
Description:

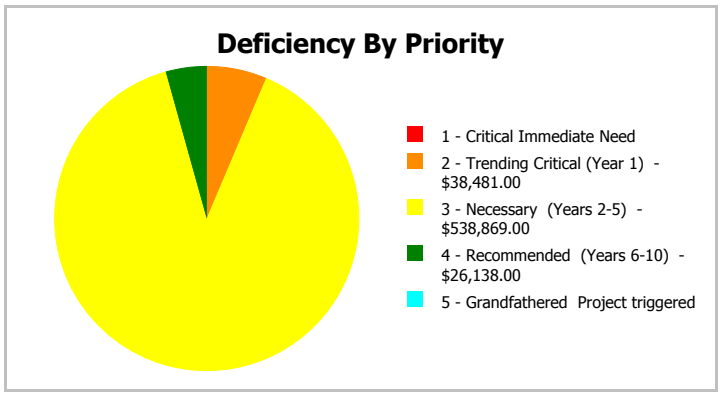
The narrative for this building is included in the Executive Summary Description at the front of this report.

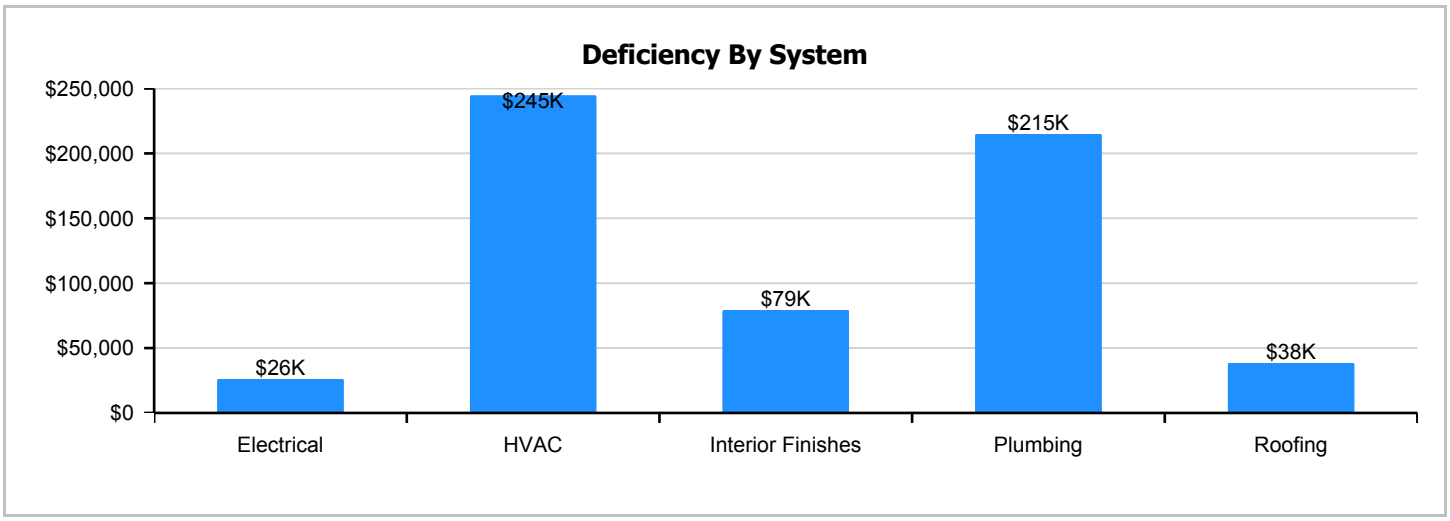
Attributes: This asset has no attributes.

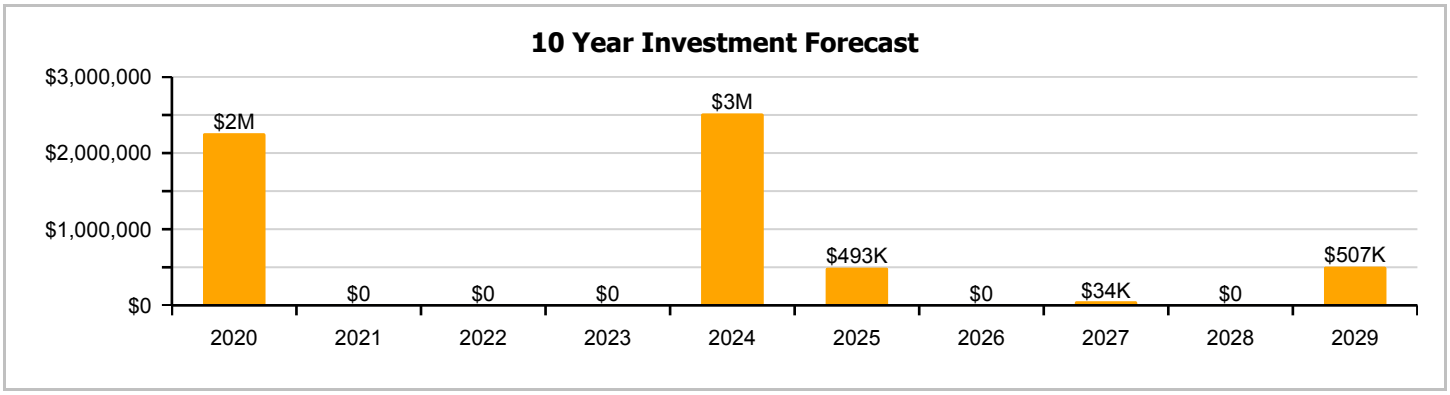
Dashboard Summary

Function:	High	Gross Area:	66,005
Year Built:	1924	Last Renovation:	
Repair Cost:	$603,488	Replacement Value:	$10,470,660
FCI:	5.76 %	RSLI%:	26.85 %









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	5.00 %	0.00 %	$0.00
B10 - Superstructure	5.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	23.27 %	0.00 %	$0.00
B30 - Roofing	79.13 %	27.10 %	$38,481.00
C10 - Interior Construction	27.12 %	0.00 %	$0.00
C20 - Stairs	5.00 %	0.00 %	$0.00
C30 - Interior Finishes	73.88 %	7.82 %	$79,277.00
D10 - Conveying	30.00 %	0.00 %	$0.00
D20 - Plumbing	17.17 %	34.45 %	$214,912.00
D30 - HVAC	6.21 %	24.32 %	$244,680.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	57.19 %	1.96 %	$26,138.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**26.85 %**	**5.76 %**	**$603,488.00**

Photo Album

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

1). West Elevation - Nov 23, 2019

2). West Elevation - Nov 23, 2019

3). South Elevation - Nov 23, 2019

4). East Elevation - Nov 23, 2019

5). North Elevation - Nov 23, 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.

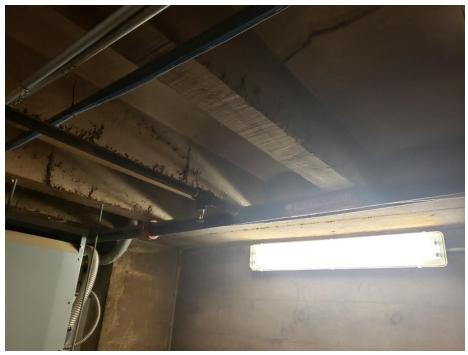
System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.33	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$417,812
A1030	Slab on Grade	$6.35	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$419,132
B1010	Floor Construction	$24.80	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$1,636,924
B1020	Roof Construction	$8.24	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$543,881
B2010	Exterior Walls	$14.05	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$927,370
B2020	Exterior Windows	$8.77	S.F.	66,005	30	2004	2034		50.00 %	0.00 %	15			$578,864
B2030	Exterior Doors	$0.83	S.F.	66,005	30	2004	2034		50.00 %	0.00 %	15			$54,784
B3010120	Single Ply Membrane	$5.37	S.F.	19,928	20	2020	2040		105.00 %	0.00 %	21			$107,013
B3020	Roof Openings	$0.53	S.F.	66,005	30	1955	1985		0.00 %	110.00 %	-34	P	$38,481.00	$34,983
C1010	Partitions	$5.67	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$374,248
C1020	Interior Doors	$3.71	S.F.	66,005	40	2004	2044		62.50 %	0.00 %	25			$244,879
C1030	Fittings	$2.73	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$180,194
C2010	Stair Construction	$2.91	S.F.	66,005	100	1924	2024		5.00 %	0.00 %	5			$192,075
C3010220	Tile	$9.25	S.F.	2,638	30	1950	1980		0.00 %	150.00 %	-39		$36,602.00	$24,402
C3010230	Paint & Covering	$1.47	S.F.	63,367	10	2004	2014		0.00 %	0.00 %	-5			$93,149
C3020420	Ceramic Tile	$16.74	S.F.	2,638	50	2004	2054		70.00 %	0.00 %	35			$44,160
C3020901	Carpet	$7.50	S.F.	3,224	8	2004	2012		0.00 %	110.00 %	-7		$26,598.00	$24,180
C3020903	VCT	$3.48	S.F.	59,337	15	2004	2019	2025	40.00 %	0.00 %	6			$206,493
C3020999	Other - Concrete Finish	$6.87	S.F.	258	100	1924	2024		5.00 %	0.00 %	5			$1,772
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	548	10	2004	2014		0.00 %	110.00 %	-5		$16,077.00	$14,615
C3030	Ceiling Finishes	$9.17	S.F.	66,005	20	2020	2040		105.00 %	0.00 %	21			$605,266
D1010	Elevators and Lifts	$1.28	S.F.	66,005	20	1998	2018	2025	30.00 %	0.00 %	6			$84,486
D2010	Plumbing Fixtures	$6.49	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$428,372
D2020	Domestic Water Distribution	$0.76	S.F.	66,005	30	1972	2002		0.00 %	110.00 %	-17		$55,180.00	$50,164
D2030	Sanitary Waste	$1.75	S.F.	66,005	30	1985	2015		0.00 %	110.00 %	-4		$127,060.00	$115,509
D2040	Rain Water Drainage	$0.45	S.F.	66,005	20	1952	1972		0.00 %	110.00 %	-47		$32,672.00	$29,702
D3010	Energy Supply	$0.61	S.F.	66,005	30	2004	2034		50.00 %	0.00 %	15			$40,263
D3040	Distribution Systems	$10.87	S.F.	66,005	20	2000	2020		5.00 %	0.00 %	1			$717,474
D3050	Terminal & Package Units	$1.11	S.F.	66,005	15	2000	2015		0.00 %	110.00 %	-4		$80,592.00	$73,266
D3060	Controls & Instrumentation	$2.26	S.F.	66,005	15	2004	2019		0.00 %	110.00 %	0		$164,088.00	$149,171
D3090	Other HVAC Systems/Equip	$0.39	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$25,742
D4010	Sprinklers	$4.17	S.F.	66,005	30	2004	2034		50.00 %	0.00 %	15			$275,241

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 $
D4020	Standpipes	$0.47	S.F.	66,005	30	2004	2034		50.00 %	0.00 %	15			$31,022
D5020	Branch Wiring	$4.48	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$295,702
D5020	Lighting	$7.59	S.F.	66,005	20	2020	2040		105.00 %	0.00 %	21			$500,978
D5030810	Security & Detection Systems	$1.51	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$99,668
D5030910	FIre Alarm Systems	$2.74	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$180,854
D5030920	Data Communication	$3.56	S.F.	66,005	25	2004	2029		40.00 %	0.00 %	10			$234,978
D5090	Other Electrical Systems	$0.36	S.F.	66,005	15			2019	0.00 %	110.00 %	0		$26,138.00	$23,762
E1020	Institutional Equipment	$3.93	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$259,400
E2010	Fixed Furnishings	$1.95	S.F.	66,005	20	2004	2024		25.00 %	0.00 %	5			$128,710
								Total	**26.85 %**	**5.76 %**			**$603,488.00**	**$10,470,660**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction



Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3020 - Roof Openings

Note:

System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



Note:

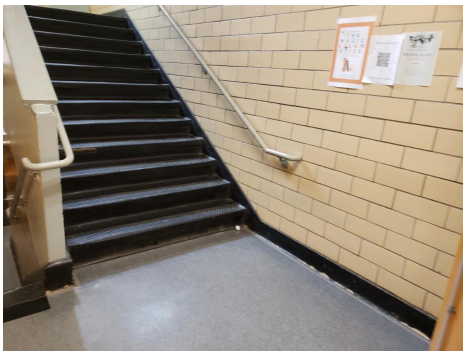
System: C1030 - Fittings



Note:

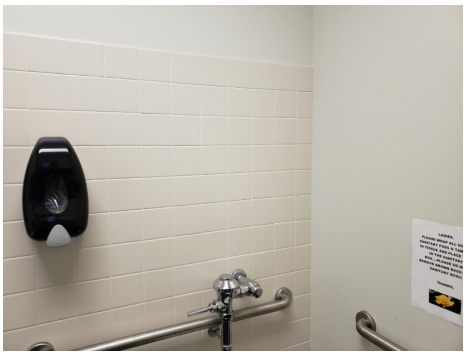
System: C2010 - Stair Construction





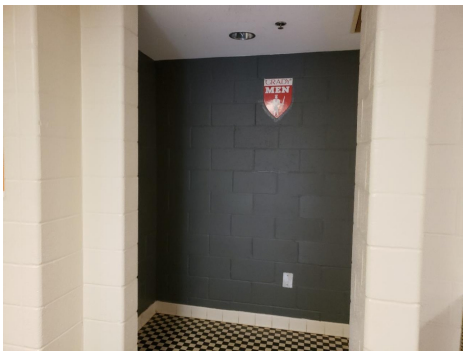
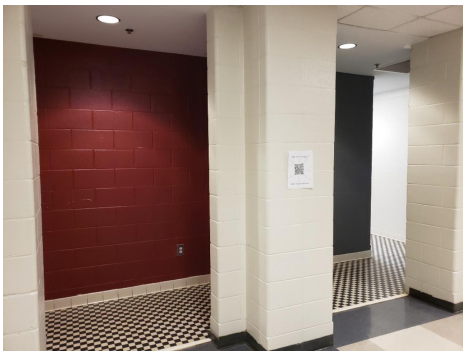
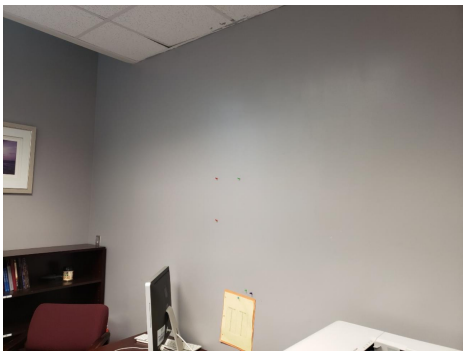
Note:

System: C3010220 - Tile

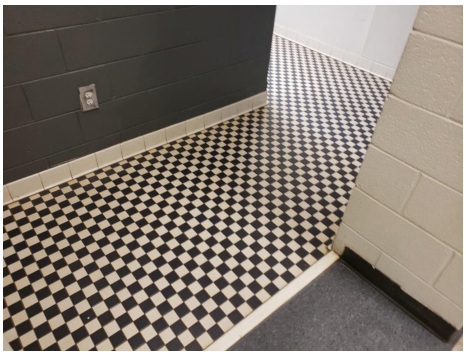
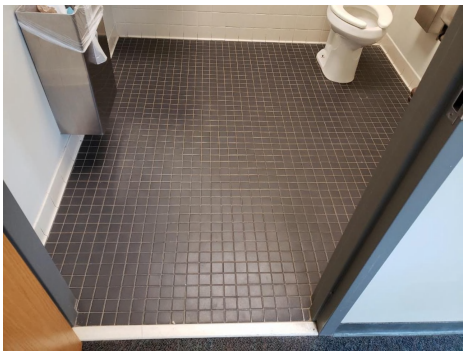
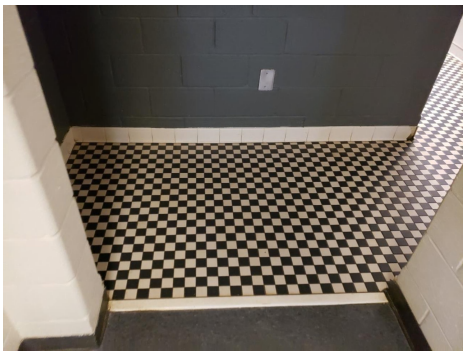

Note:

System: C3010230 - Paint & Covering

Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

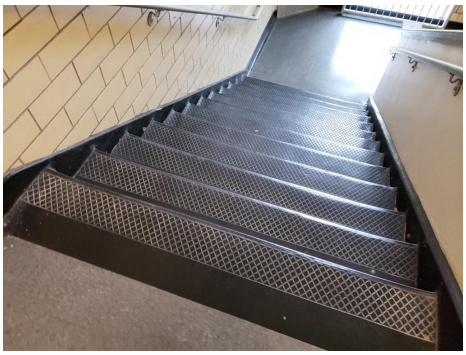


Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes

Note:

System: D1010 - Elevators and Lifts



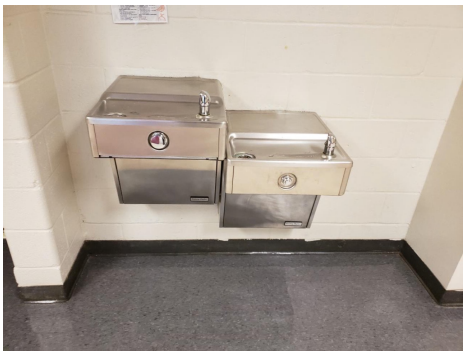
Note:

System: D2010 - Plumbing Fixtures



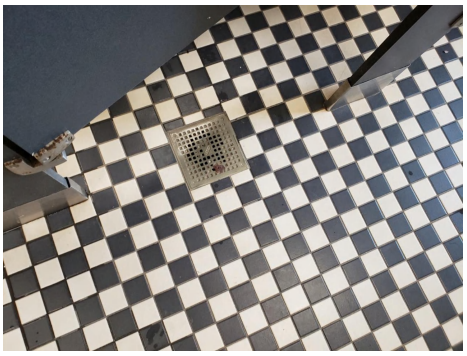
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D3090 - Other HVAC Systems/Equip

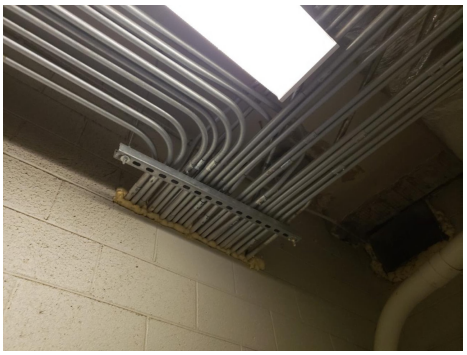


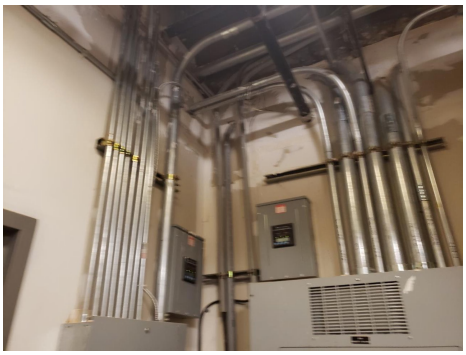
Note:

System: D4010 - Sprinklers


Note:

System: D5020 - Branch Wiring





Note:

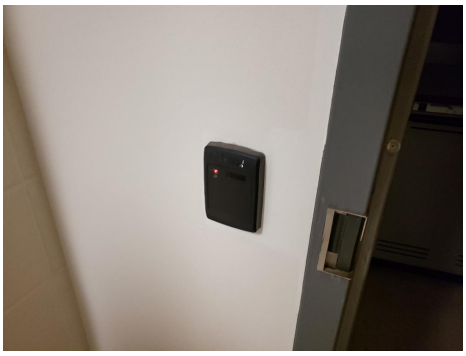
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems





Note:

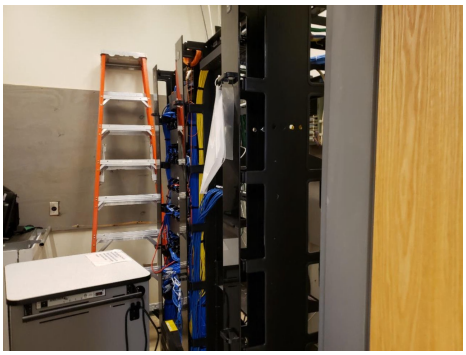
System: D5030910 - FIre Alarm Systems



Note:

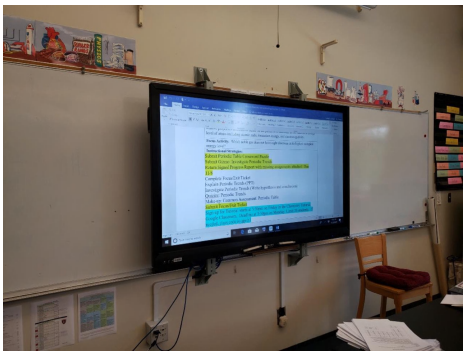
System: D5030920 - Data Communication





Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings



Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$603,488**	**$2,258,062**	**$0**	**$0**	**$0**	**$2,518,093**	**$493,142**	**$0**	**$33,694**	**$0**	**$506,679**	**$6,413,158**
*** 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**
B3010120 - Single Ply Membrane	$0	$191,789	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,789**
B3020 - Roof Openings	$38,481	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$38,481**
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	$477,242	$0	$0	$0	$0	$0	**$477,242**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$229,783	$0	$0	$0	$0	$0	**$229,783**
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**

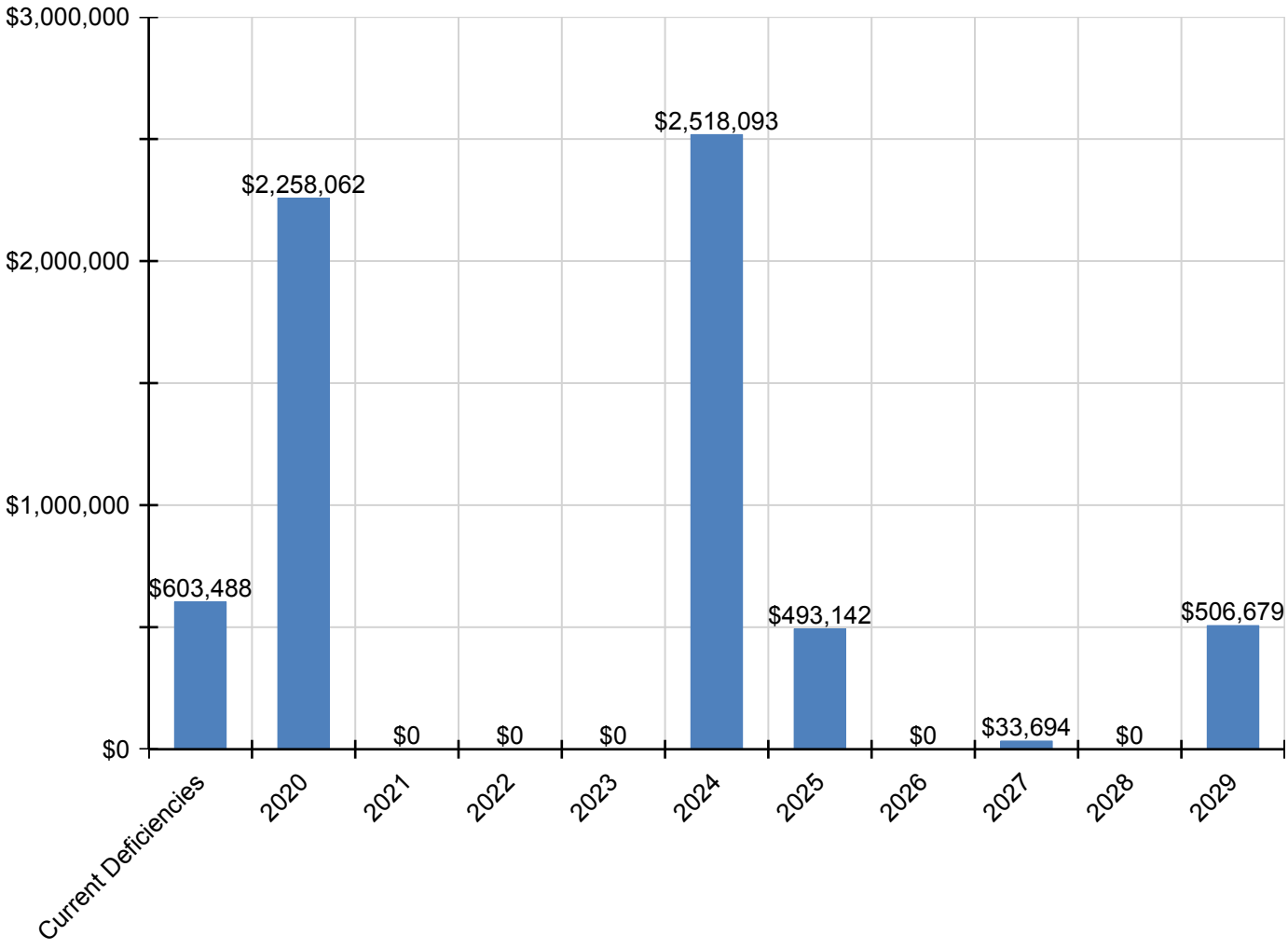
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$36,602	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$36,602**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$137,703	**$137,703**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$26,598	$0	$0	$0	$0	$0	$0	$0	$33,694	$0	$0	**$60,292**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$382,173	$0	$0	$0	$0	**$382,173**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$2,261	$0	$0	$0	$0	$0	**$2,261**
C3020999 - Other - Rubber or Neoprene	$16,077	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,606	**$37,683**
C3030 - Ceiling Finishes	$0	$685,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$685,766**
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	$110,969	$0	$0	$0	$0	**$110,969**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$546,262	$0	$0	$0	$0	$0	**$546,262**
D2020 - Domestic Water Distribution	$55,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,180**
D2030 - Sanitary Waste	$127,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,060**
D2040 - Rain Water Drainage	$32,672	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,672**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$812,899	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$812,899**
D3050 - Terminal & Package Units	$80,592	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,592**
D3060 - Controls & Instrumentation	$164,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,088**
D3090 - Other HVAC Systems/Equip	$0	$0	$0	$0	$0	$32,826	$0	$0	$0	$0	$0	**$32,826**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$377,081	$0	$0	$0	$0	$0	**$377,081**
D5020 - Lighting	$0	$567,608	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$567,608**
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	$127,096	$0	$0	$0	$0	$0	**$127,096**
D5030910 - FIre Alarm Systems	$0	$0	$0	$0	$0	$230,625	$0	$0	$0	$0	$0	**$230,625**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$347,370	**$347,370**
D5090 - Other Electrical Systems	$26,138	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,138**
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	$330,787	$0	$0	$0	$0	$0	**$330,787**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$164,131	$0	$0	$0	$0	$0	**$164,131**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

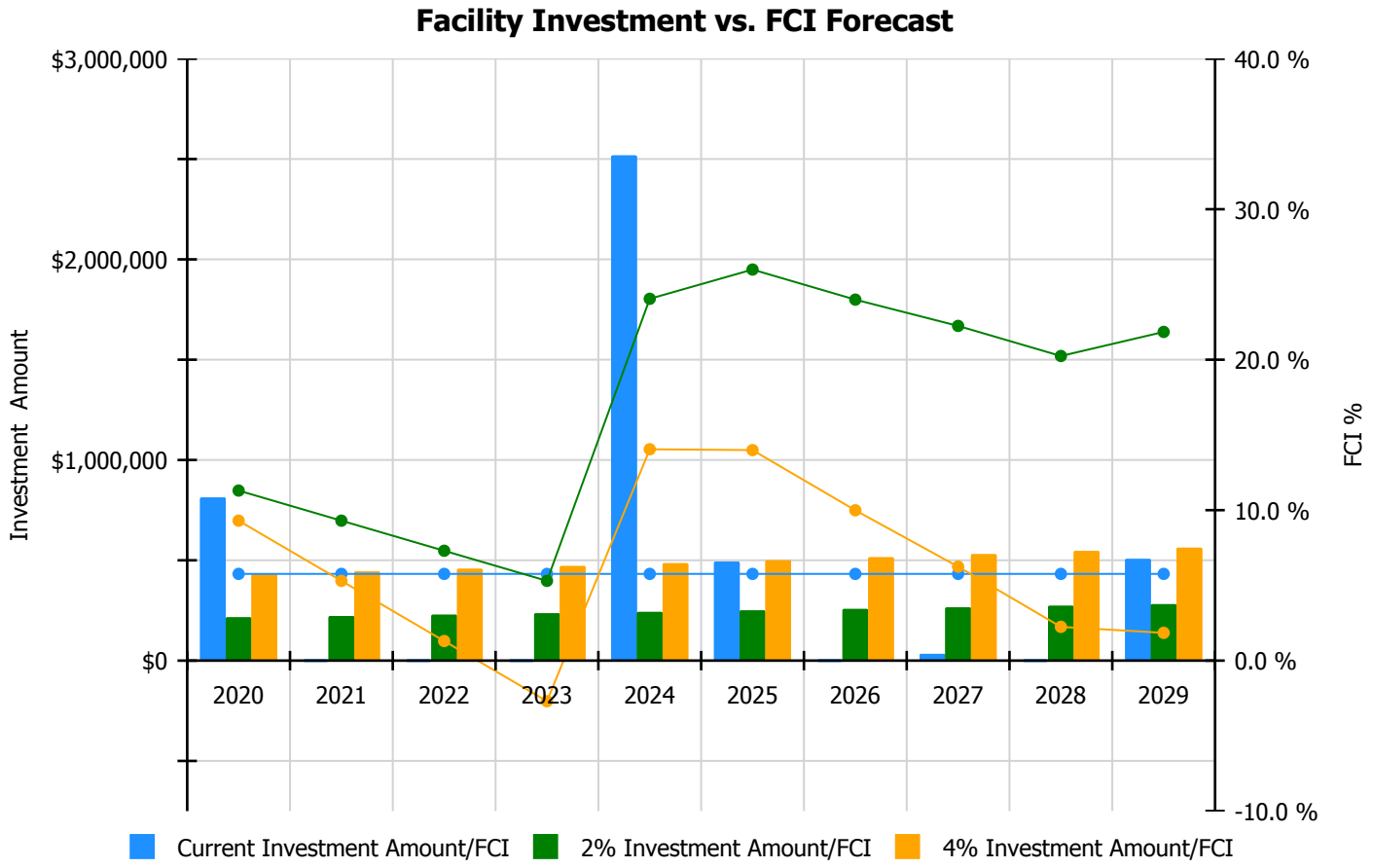
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

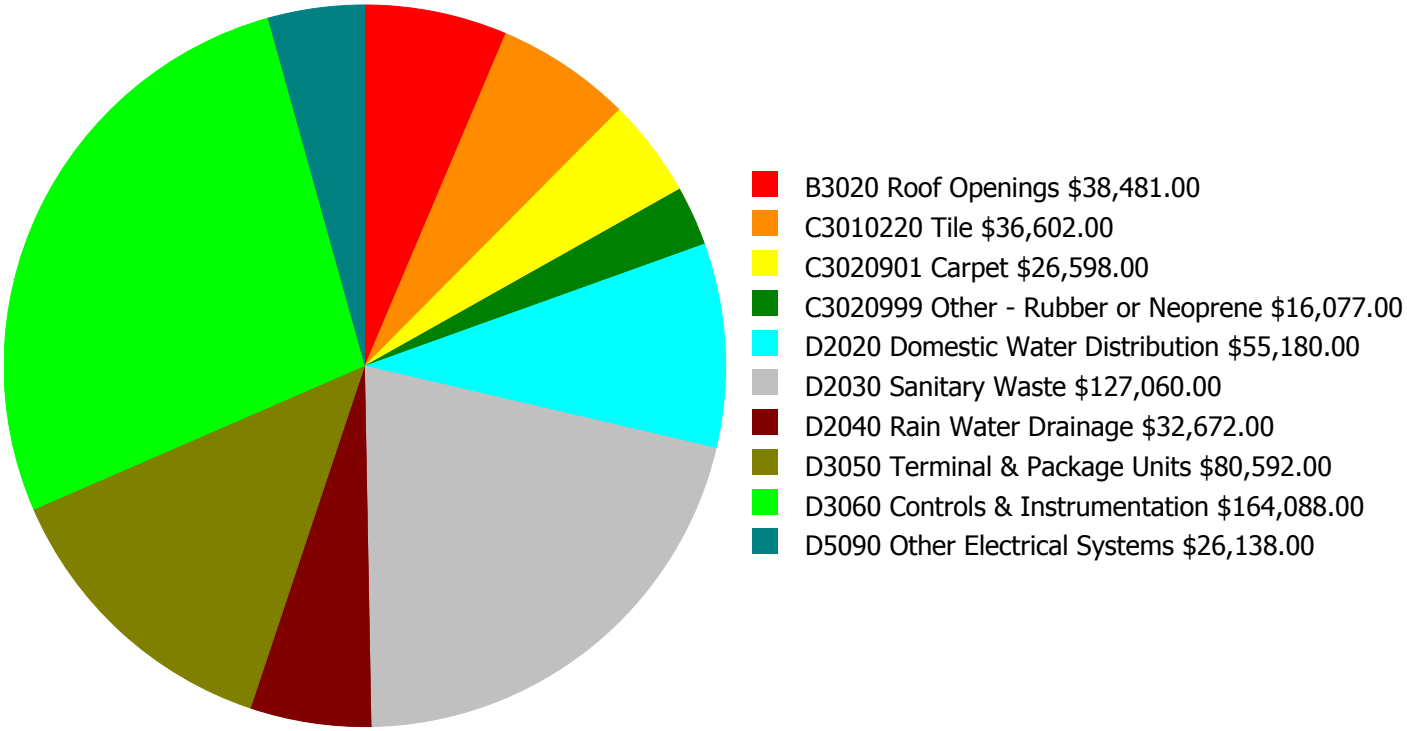
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 5.76%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$812,899	$215,696.00	11.30 %	$431,391.00	9.30 %
2021	$0	$222,166.00	9.30 %	$444,333.00	5.30 %
2022	$0	$228,831.00	7.30 %	$457,663.00	1.30 %
2023	$0	$235,696.00	5.30 %	$471,393.00	-2.70 %
2024	$2,518,093	$242,767.00	24.05 %	$485,535.00	14.05 %
2025	$493,142	$250,050.00	25.99 %	$500,101.00	13.99 %
2026	$0	$257,552.00	23.99 %	$515,104.00	9.99 %
2027	$33,694	$265,278.00	22.24 %	$530,557.00	6.24 %
2028	$0	$273,237.00	20.24 %	$546,473.00	2.24 %
2029	$506,679	$281,434.00	21.85 %	$562,868.00	1.85 %
Total:	**$4,364,507**	**$2,472,707.00**		**$4,945,418.00**	

Deficiency Summary by System

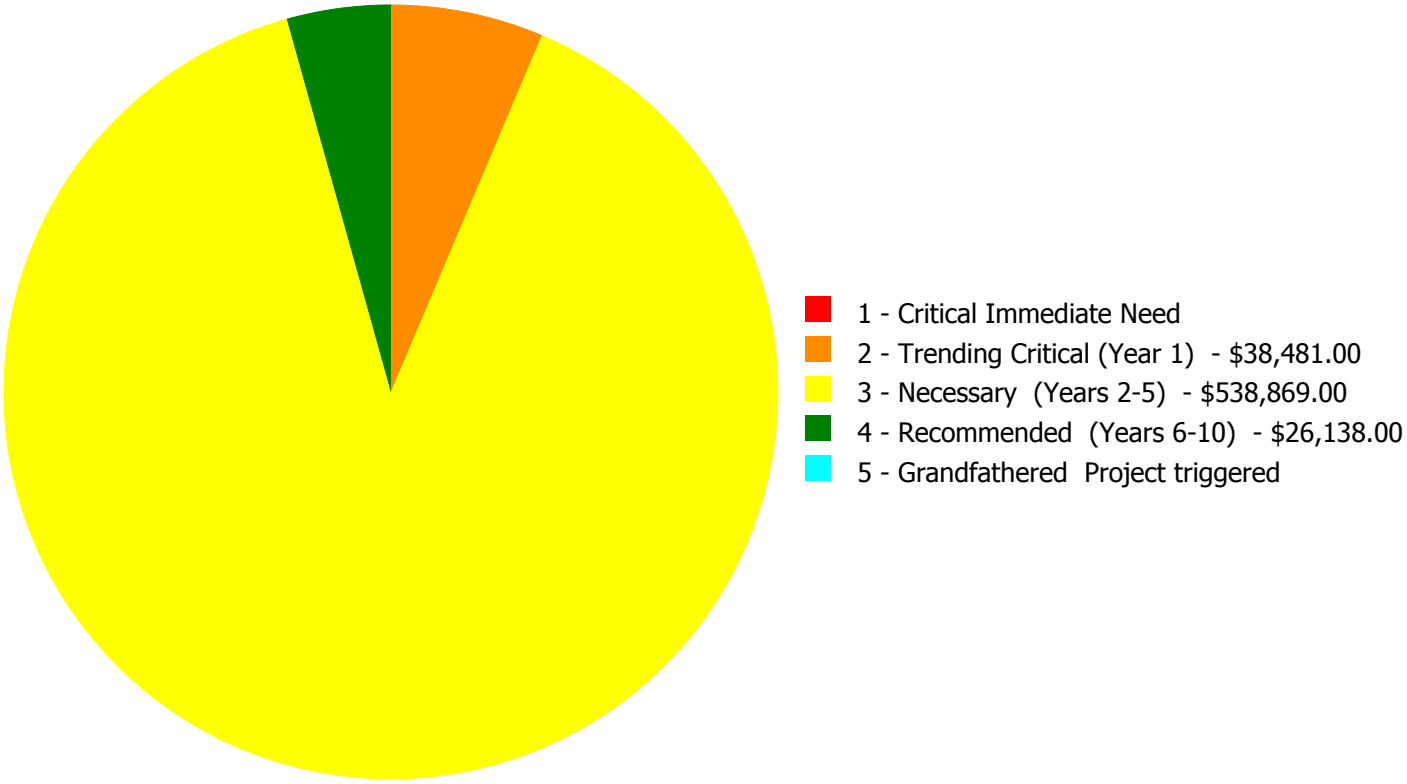
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $603,488.00

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: $603,488.00

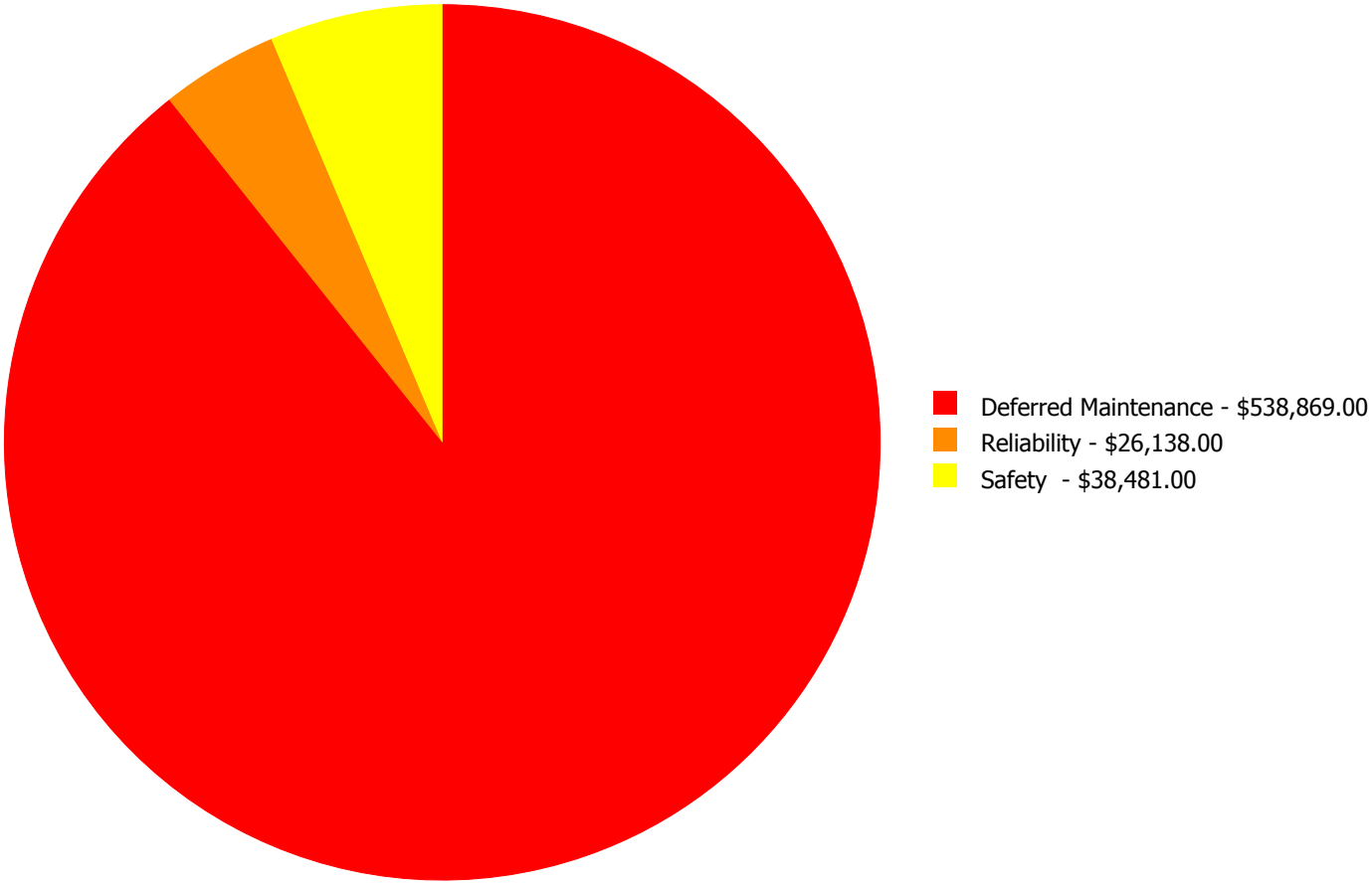
Deficiency By Priority Investment Table

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	$38,481.00	$0.00	$0.00	$0.00	$38,481.00
C3010220	Tile	$0.00	$0.00	$36,602.00	$0.00	$0.00	$36,602.00
C3020901	Carpet	$0.00	$0.00	$26,598.00	$0.00	$0.00	$26,598.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$16,077.00	$0.00	$0.00	$16,077.00
D2020	Domestic Water Distribution	$0.00	$0.00	$55,180.00	$0.00	$0.00	$55,180.00
D2030	Sanitary Waste	$0.00	$0.00	$127,060.00	$0.00	$0.00	$127,060.00
D2040	Rain Water Drainage	$0.00	$0.00	$32,672.00	$0.00	$0.00	$32,672.00
D3050	Terminal & Package Units	$0.00	$0.00	$80,592.00	$0.00	$0.00	$80,592.00
D3060	Controls & Instrumentation	$0.00	$0.00	$164,088.00	$0.00	$0.00	$164,088.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$26,138.00	$0.00	$26,138.00
	Total:	$0.00	$38,481.00	$538,869.00	$26,138.00	$0.00	$603,488.00

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: $603,488.00

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: B3020 - Roof Openings

Location: Roof
Distress: Inadequate
Category: Safety
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $38,481.00
Assessor Name: Eduardo Lopez
Date Created: 08/15/2013

Notes: Several roof areas have no interior access. Those provided are safety hazards due to ladder riser heights, available depth and relationship to adjacent roof planes

Priority 3 - Necessary (Years 2-5):

System: C3010220 - Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,638.00
Unit of Measure: S.F.
Estimate: $36,602.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2020

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

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,224.00
Unit of Measure: S.F.
Estimate: $26,598.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2020

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

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 548.00
Unit of Measure: S.F.
Estimate: $16,077.00
Assessor Name: Eduardo Lopez
Date Created: 01/30/2020

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $55,180.00
Assessor Name: Eduardo Lopez
Date Created: 08/15/2013

Notes: The domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $127,060.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The sanitary waste system is aged, has reported periodic failures, and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $32,672.00
Assessor Name: Eduardo Lopez
Date Created: 08/15/2013

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $80,592.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $164,088.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 66,005.00
Unit of Measure: S.F.
Estimate: $26,138.00
Assessor Name: Eduardo Lopez
Date Created: 08/15/2013

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:	High
Gross Area (SF):	33,113
Year Built:	1938
Last Renovation:	
Replacement Value:	$5,313,694
Repair Cost:	$407,746.70
Total FCI:	7.67 %
Total RSLI:	27.01 %
FCA Score:	92.33

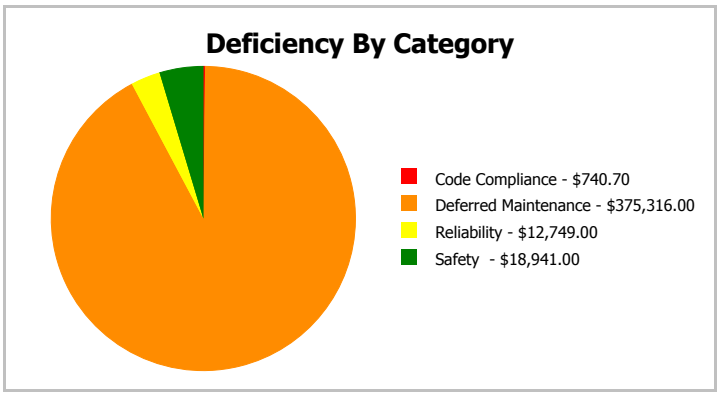
Description:

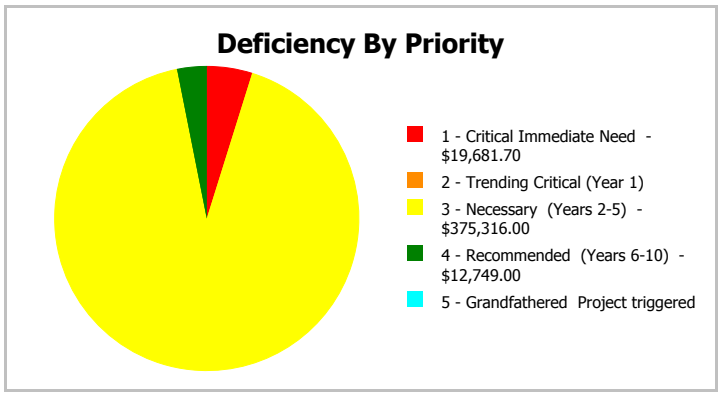
The narrative for this building is included in the Executive Summary Description at the front of this report.

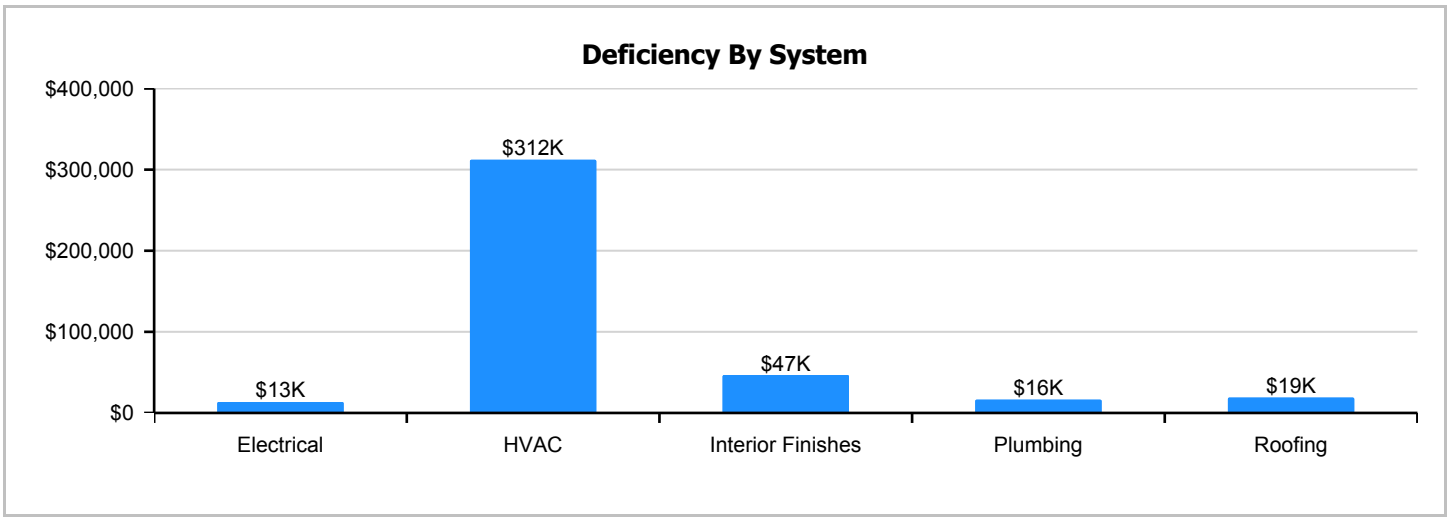
Attributes: This asset has no attributes.

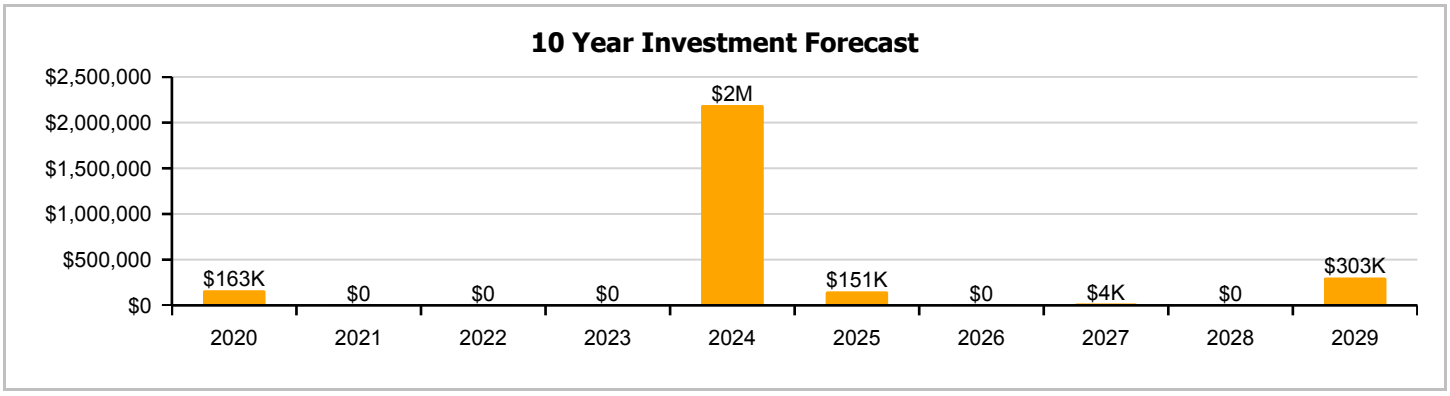
Dashboard Summary

Function:	High	Gross Area:	33,113
Year Built:	1938	Last Renovation:	
Repair Cost:	$407,747	Replacement Value:	$5,313,694
FCI:	7.67 %	RSLI%:	27.01 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	19.00 %	0.00 %	$0.00
B10 - Superstructure	19.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	31.59 %	0.00 %	$0.00
B30 - Roofing	88.28 %	17.52 %	$18,941.00
C10 - Interior Construction	33.69 %	0.00 %	$0.00
C20 - Stairs	19.00 %	0.00 %	$0.00
C30 - Interior Finishes	31.50 %	7.99 %	$46,769.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	30.36 %	5.33 %	$16,391.00
D30 - HVAC	15.53 %	44.87 %	$312,156.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	27.23 %	2.03 %	$13,489.70
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**27.01 %**	**7.67 %**	**$407,746.70**

Photo Album

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

1). Southeast Elevation - Nov 23, 2019

2). Northeast Elevation - Nov 23, 2019

3). Northwest Elevation - Nov 23, 2019

4). West Elevation - Nov 23, 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	$6.22	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$205,963
A1030	Slab on Grade	$6.25	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$206,956
B1010	Floor Construction	$16.26	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$538,417
B1020	Roof Construction	$12.17	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$402,985
B2010	Exterior Walls	$13.82	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$457,622
B2020	Exterior Windows	$8.63	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$285,765
B2030	Exterior Doors	$0.82	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$27,153
B3010120	Single Ply Membrane	$5.37	S.F.	16,928	20	2020	2040		105.00 %	0.00 %	21			$90,903
B3020	Roof Openings	$0.52	S.F.	33,113	30	1985	2015		0.00 %	110.00 %	-4		$18,941.00	$17,219
C1010	Partitions	$5.58	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$184,771
C1020	Interior Doors	$3.65	S.F.	33,113	40	2004	2044		62.50 %	0.00 %	25			$120,862
C1030	Fittings	$2.67	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$88,412
C2010	Stair Construction	$2.85	S.F.	33,113	100	1938	2038		19.00 %	0.00 %	19			$94,372
C3010220	Tile	$9.25	S.F.	885	30	2004	2034		50.00 %	0.00 %	15			$8,186
C3010230	Paint & Covering	$1.47	S.F.	32,228	10	2004	2014		0.00 %	0.00 %	-5			$47,375
C3020420	Ceramic Tile	$16.74	S.F.	885	50	2004	2054		70.00 %	0.00 %	35			$14,815
C3020901	Carpet	$7.50	S.F.	406	8	2004	2012		0.00 %	110.02 %	-7		$3,350.00	$3,045
C3020903	VCT	$3.48	S.F.	23,421	15	2004	2019	2025	40.00 %	0.00 %	6			$81,505
C3020999	Other - Concrete Finish	$6.87	S.F.	511	100	1938	2038		19.00 %	0.00 %	19			$3,511
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	1,480	10	2004	2014		0.00 %	110.00 %	-5		$43,419.00	$39,472
C3020999	Other - Wood	$13.79	S.F.	6,410	50	2004	2054		70.00 %	0.00 %	35			$88,394
C3030	Ceiling Finishes	$9.02	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$298,679
D1010	Elevators and Lifts	$2.51	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$83,114
D2010	Plumbing Fixtures	$6.39	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$211,592
D2020	Domestic Water Distribution	$0.75	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$24,835
D2030	Sanitary Waste	$1.69	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$55,961
D2040	Rain Water Drainage	$0.45	S.F.	33,113	20	1938	1958		0.00 %	110.00 %	-61		$16,391.00	$14,901
D3010	Energy Supply	$0.61	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$20,199
D3040	Distribution Systems	$11.83	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$391,727
D3050	Terminal & Package Units	$6.37	S.F.	33,113	15	2004	2019		0.00 %	110.00 %	0		$232,023.00	$210,930
D3060	Controls & Instrumentation	$2.20	S.F.	33,113	15	2004	2019		0.00 %	110.00 %	0		$80,133.00	$72,849
D4010	Sprinklers	$4.11	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$136,094

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 $
D4020	Standpipes	$0.34	S.F.	33,113	30	2004	2034		50.00 %	0.00 %	15			$11,258
D5020	Branch Wiring	$4.75	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$157,287
D5020	Lighting	$7.13	S.F.	33,113	20	2004	2024		25.00 %	0.31 %	5		$740.70	$236,096
D5030810	Security & Detection Systems	$1.51	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$50,001
D5030910	Fire Alarm Systems	$2.74	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$90,730
D5030920	Data Communication	$3.56	S.F.	33,113	25	2004	2029		40.00 %	0.00 %	10			$117,882
D5090	Other Electrical Systems	$0.35	S.F.	33,113	15			2019	0.00 %	110.00 %	0		$12,749.00	$11,590
E1090	Other Equipment	$1.16	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$38,411
E2010	Fixed Furnishings	$2.17	S.F.	33,113	20	2004	2024		25.00 %	0.00 %	5			$71,855
								Total	**27.01 %**	**7.67 %**			**$407,746.70**	**$5,313,694**

System Notes

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

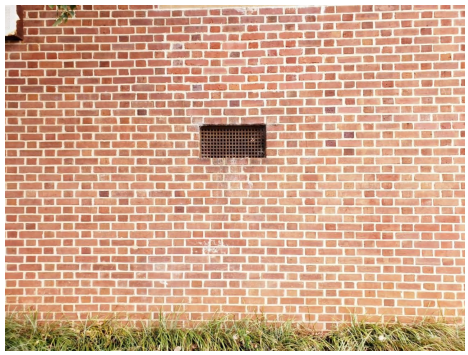
System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

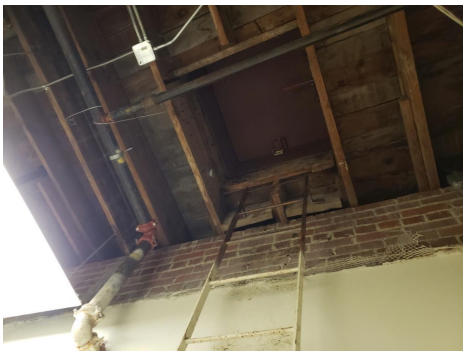
System: B2030 - Exterior Doors



Note:

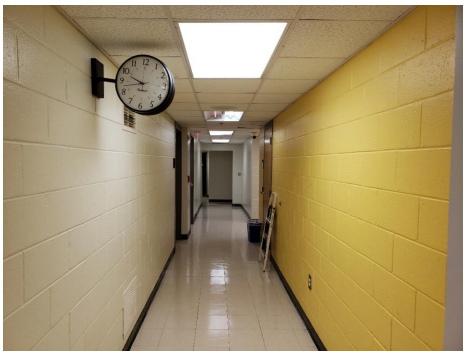
System: B3020 - Roof Openings





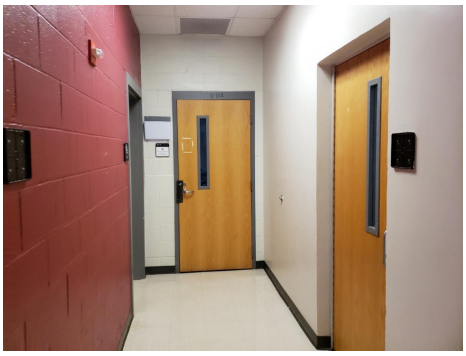
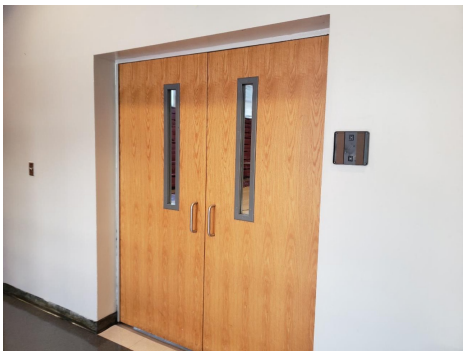
Note:

System: C1010 - Partitions



Note:

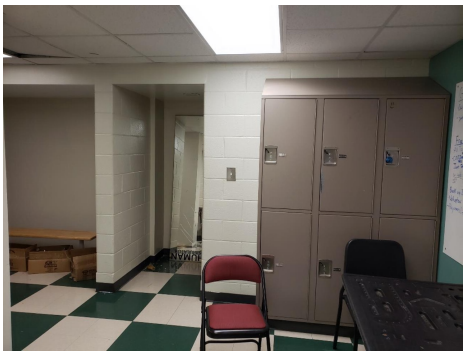
System: C1020 - Interior Doors

Note:

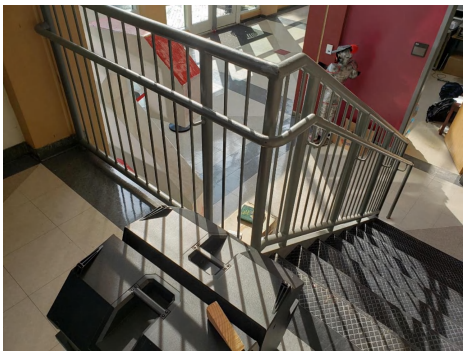
System: C1030 - Fittings





Note:

System: C2010 - Stair Construction

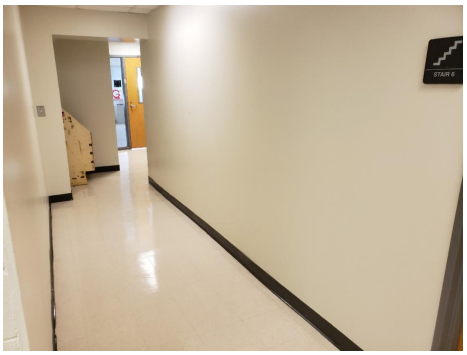


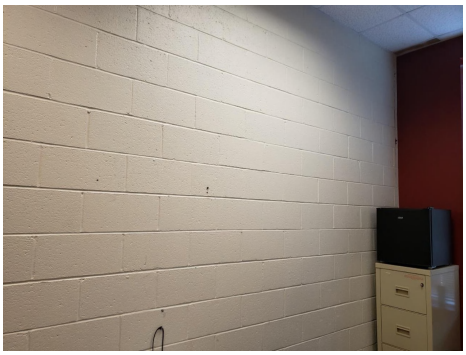
Note:

System: C3010220 - Tile

Note:

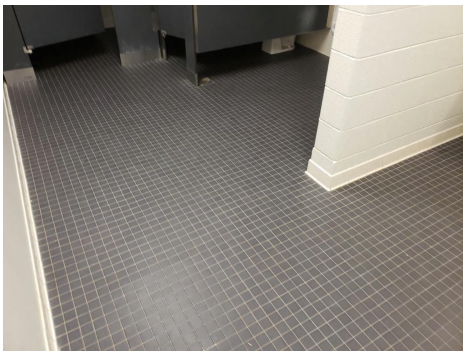
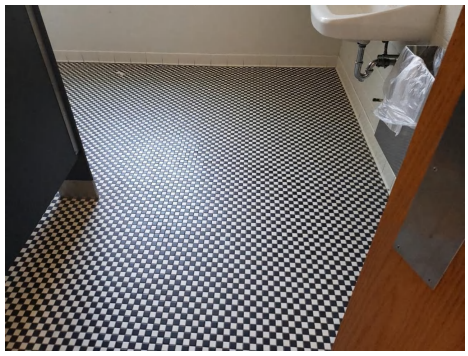
System: C3010230 - Paint & Covering





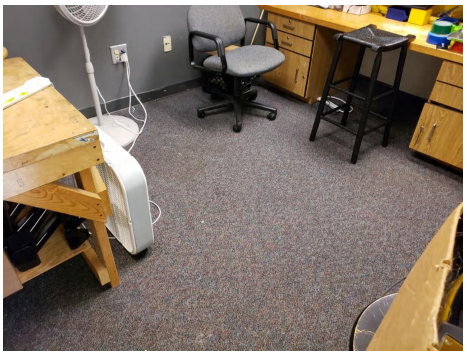
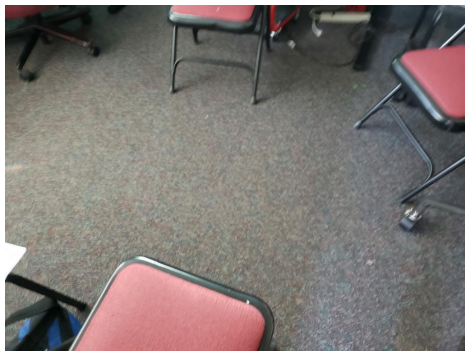
Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet

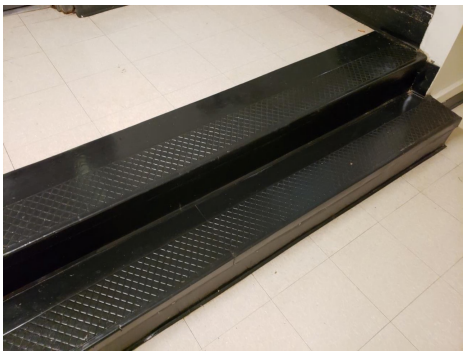
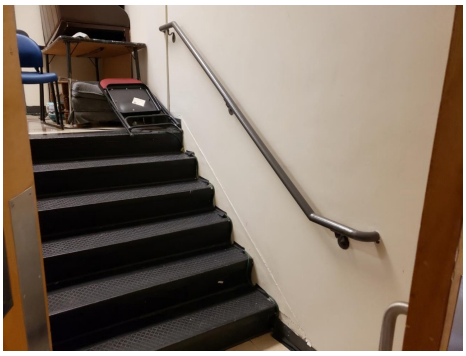




Note:

System: C3020903 - VCT

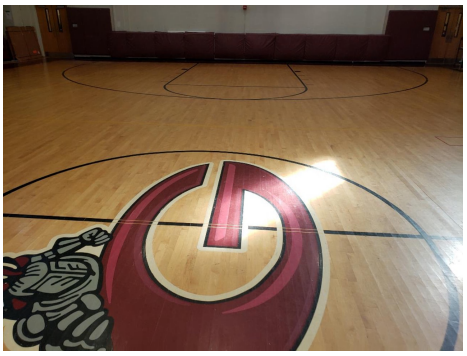

Note:

System: C3020999 - Other - Rubber or Neoprene

Note:

System: C3020999 - Other - Wood



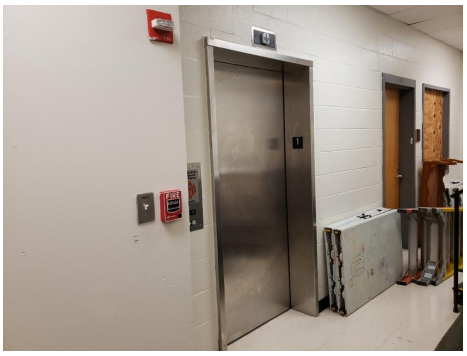

Note:

System: C3030 - Ceiling Finishes



Note:

System: D1010 - Elevators and Lifts



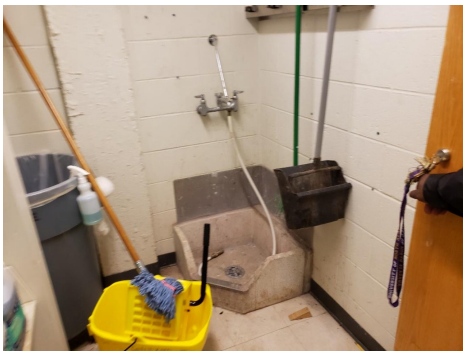
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply

Note:

System: D3040 - Distribution Systems



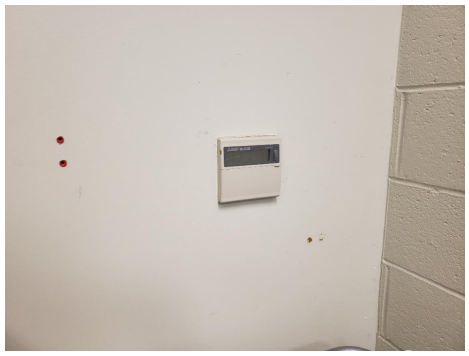
Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring



Note:

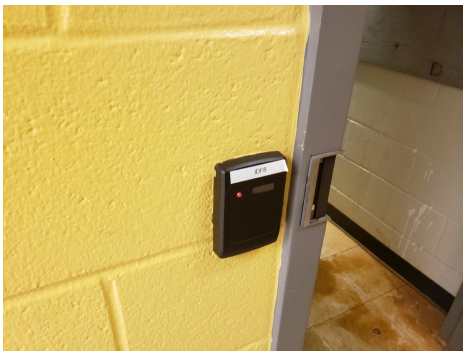
System: D5020 - Lighting



Note:

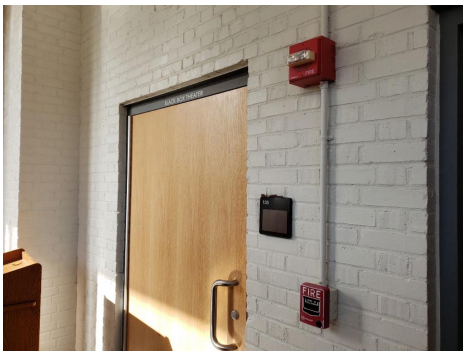
System: D5030810 - Security & Detection Systems





Note:

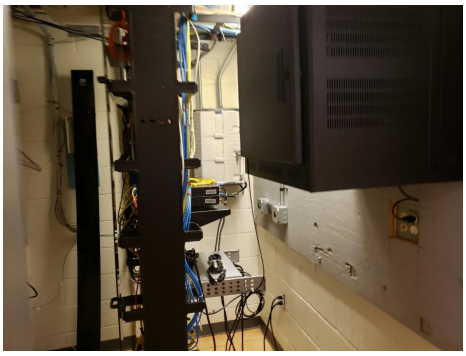
System: D5030910 - Fire Alarm Systems



Note:

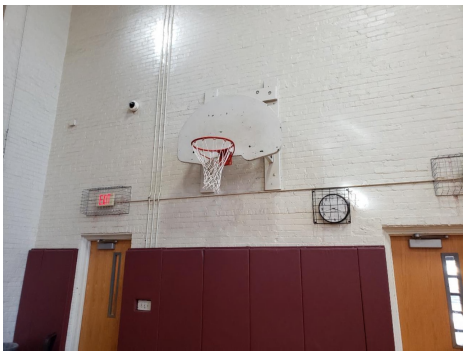
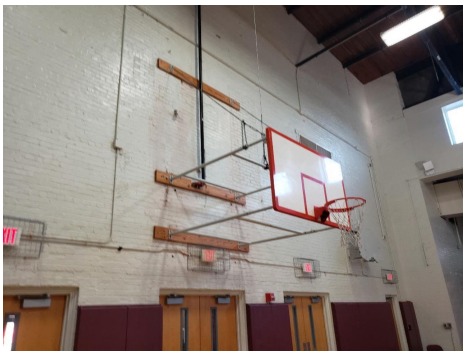
System: D5030920 - Data Communication





Note:

System: 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:	**$407,747**	**$162,917**	**$0**	**$0**	**$0**	**$2,190,671**	**$150,848**	**$0**	**$4,244**	**$0**	**$302,654**	**$3,219,081**
*** 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**
B3010120 - Single Ply Membrane	$0	$162,917	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$162,917**
B3020 - Roof Openings	$18,941	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,941**
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	$112,743	$0	$0	$0	$0	$0	**$112,743**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

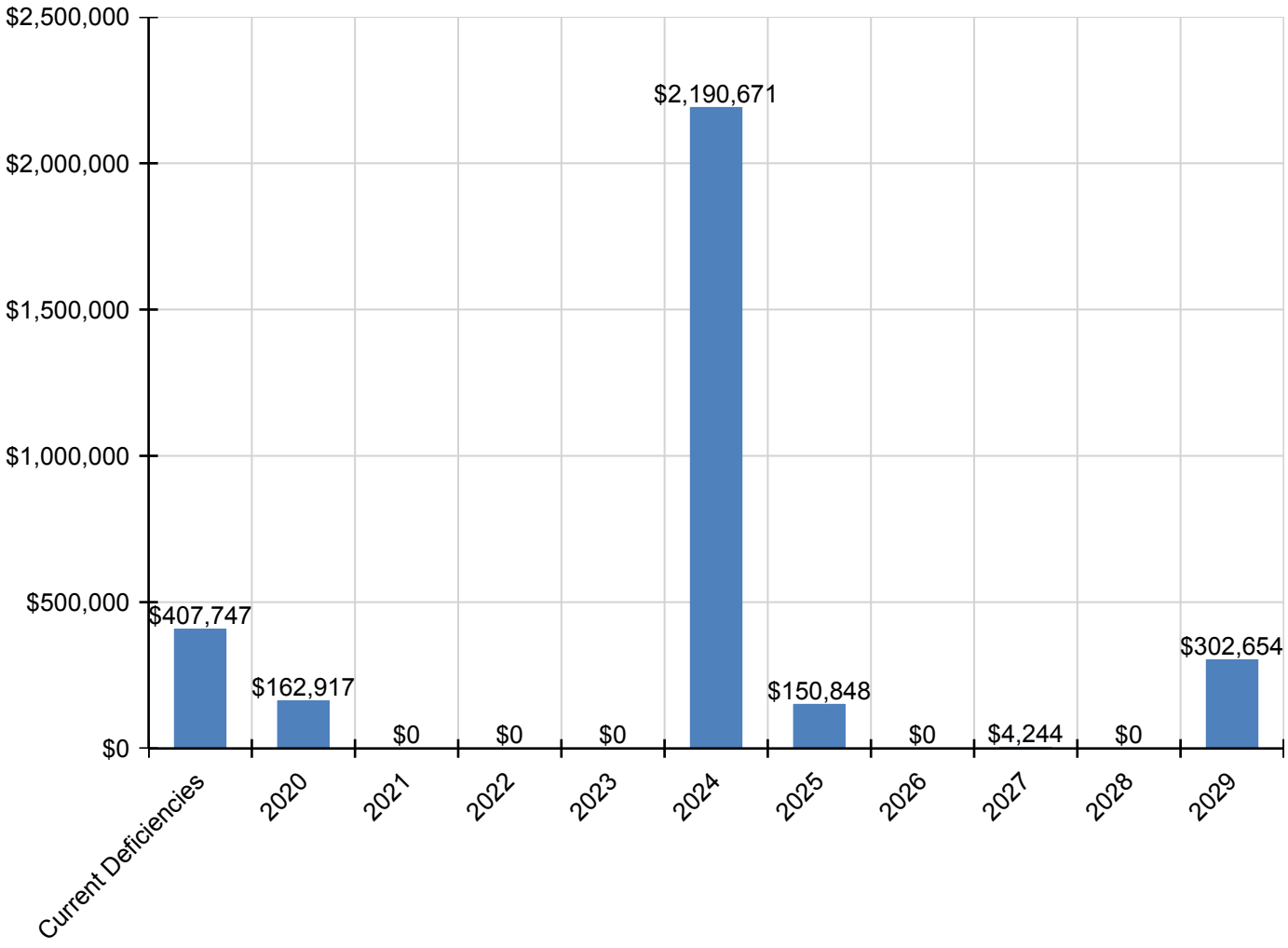
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,036	**$70,036**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$3,350	$0	$0	$0	$0	$0	$0	$0	$4,244	$0	$0	**$7,594**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$150,848	$0	$0	$0	$0	**$150,848**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$43,419	$0	$0	$0	$0	$0	$0	$0	$0	$0	$58,352	**$101,771**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$380,876	$0	$0	$0	$0	$0	**$380,876**
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	$105,987	$0	$0	$0	$0	$0	**$105,987**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$269,822	$0	$0	$0	$0	$0	**$269,822**
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	$16,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,391**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$499,530	$0	$0	$0	$0	$0	**$499,530**
D3050 - Terminal & Package Units	$232,023	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$232,023**
D3060 - Controls & Instrumentation	$80,133	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,133**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$200,572	$0	$0	$0	$0	$0	**$200,572**
D5020 - Lighting	$741	$0	$0	$0	$0	$301,069	$0	$0	$0	$0	$0	**$301,810**
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	$63,761	$0	$0	$0	$0	$0	**$63,761**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$115,699	$0	$0	$0	$0	$0	**$115,699**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$174,267	**$174,267**
D5090 - Other Electrical Systems	$12,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,749**
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	$0	$0	$0	$0	$0	$48,982	$0	$0	$0	$0	$0	**$48,982**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$91,630	$0	$0	$0	$0	$0	**$91,630**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

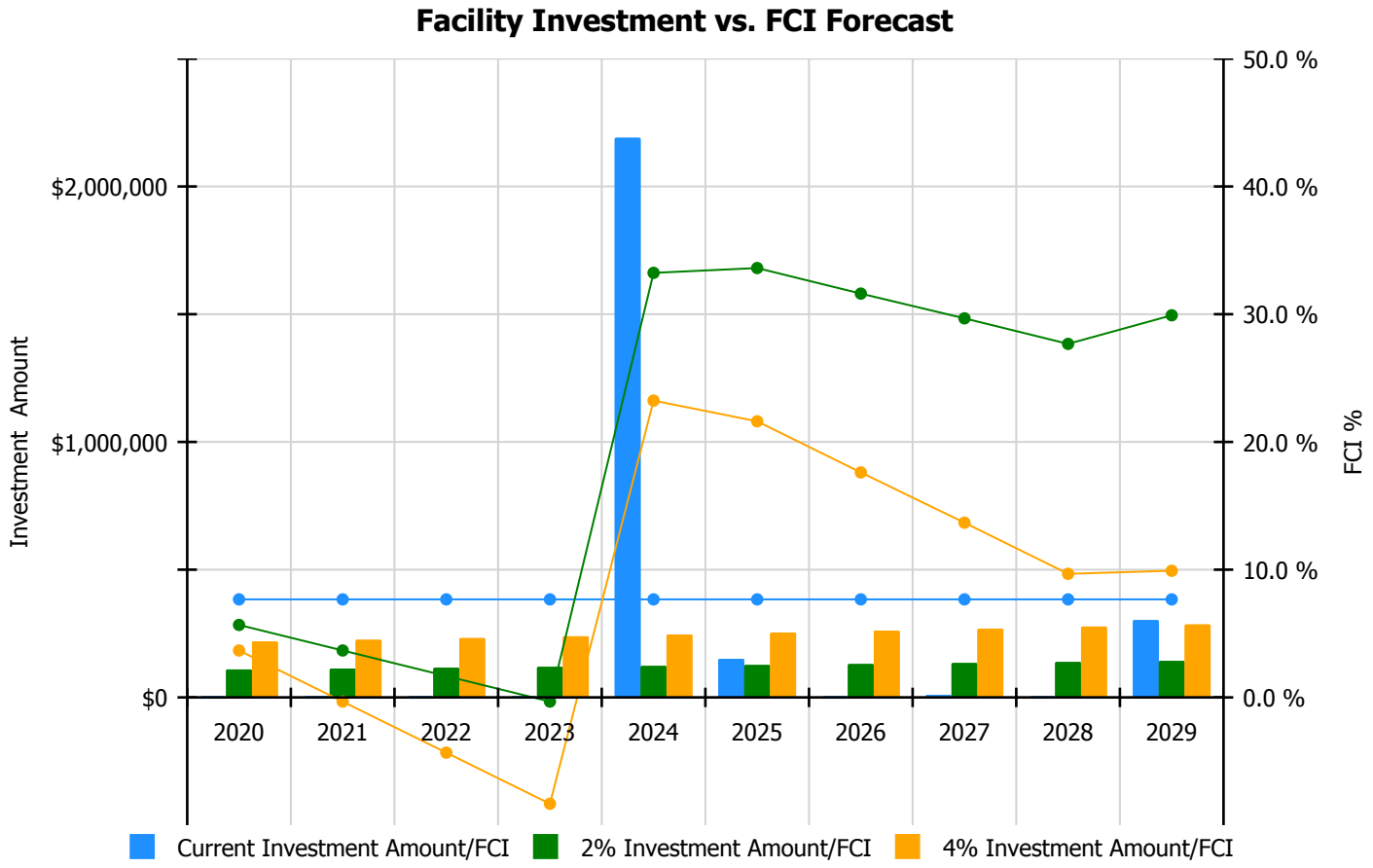
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

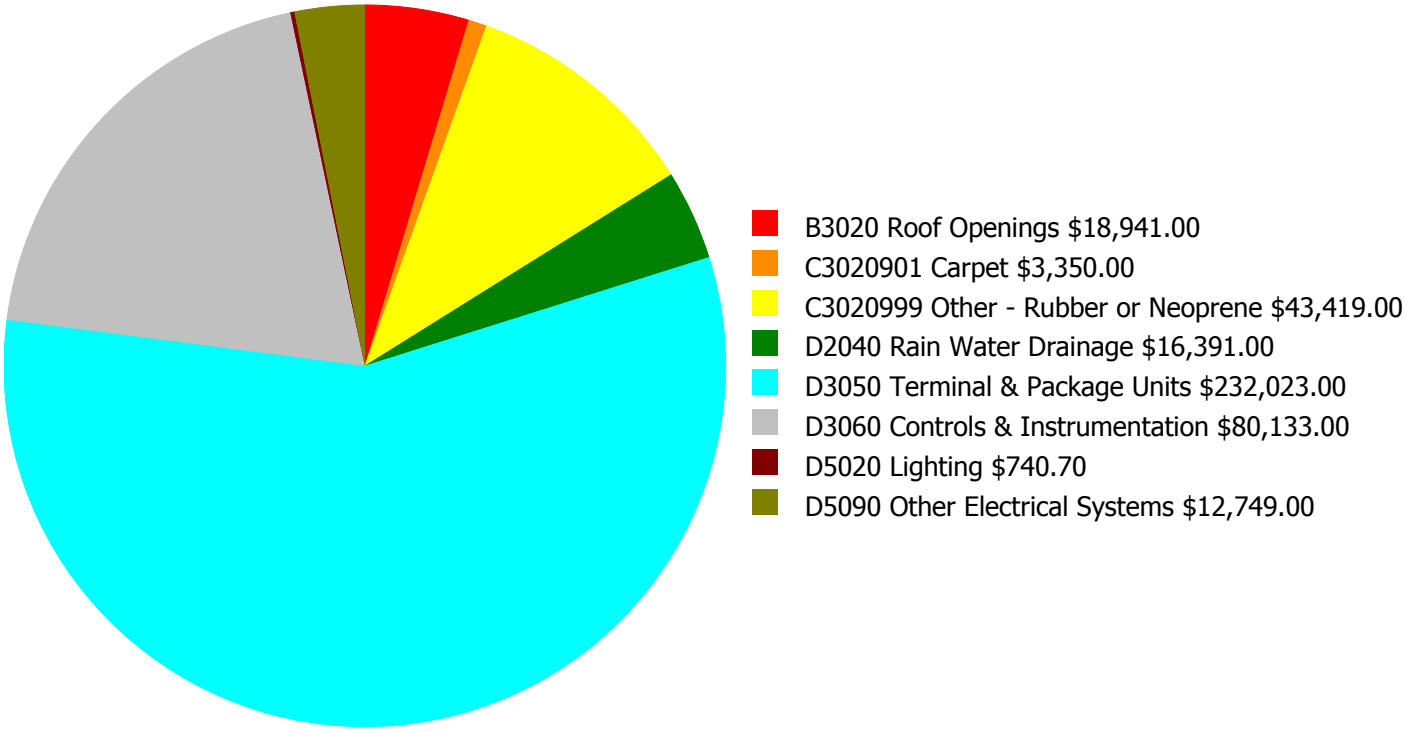
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 7.67%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$109,462.00	5.67 %	$218,924.00	3.67 %
2021	$0	$112,746.00	3.67 %	$225,492.00	-0.33 %
2022	$0	$116,128.00	1.67 %	$232,257.00	-4.33 %
2023	$0	$119,612.00	-0.33 %	$239,224.00	-8.33 %
2024	$2,190,671	$123,201.00	33.24 %	$246,401.00	23.24 %
2025	$150,848	$126,897.00	33.61 %	$253,793.00	21.61 %
2026	$0	$130,703.00	31.61 %	$261,407.00	17.61 %
2027	$4,244	$134,625.00	29.68 %	$269,249.00	13.68 %
2028	$0	$138,663.00	27.68 %	$277,327.00	9.68 %
2029	$302,654	$142,823.00	29.91 %	$285,646.00	9.91 %
Total:	**$2,648,417**	**$1,254,860.00**		**$2,509,720.00**	

Deficiency Summary by System

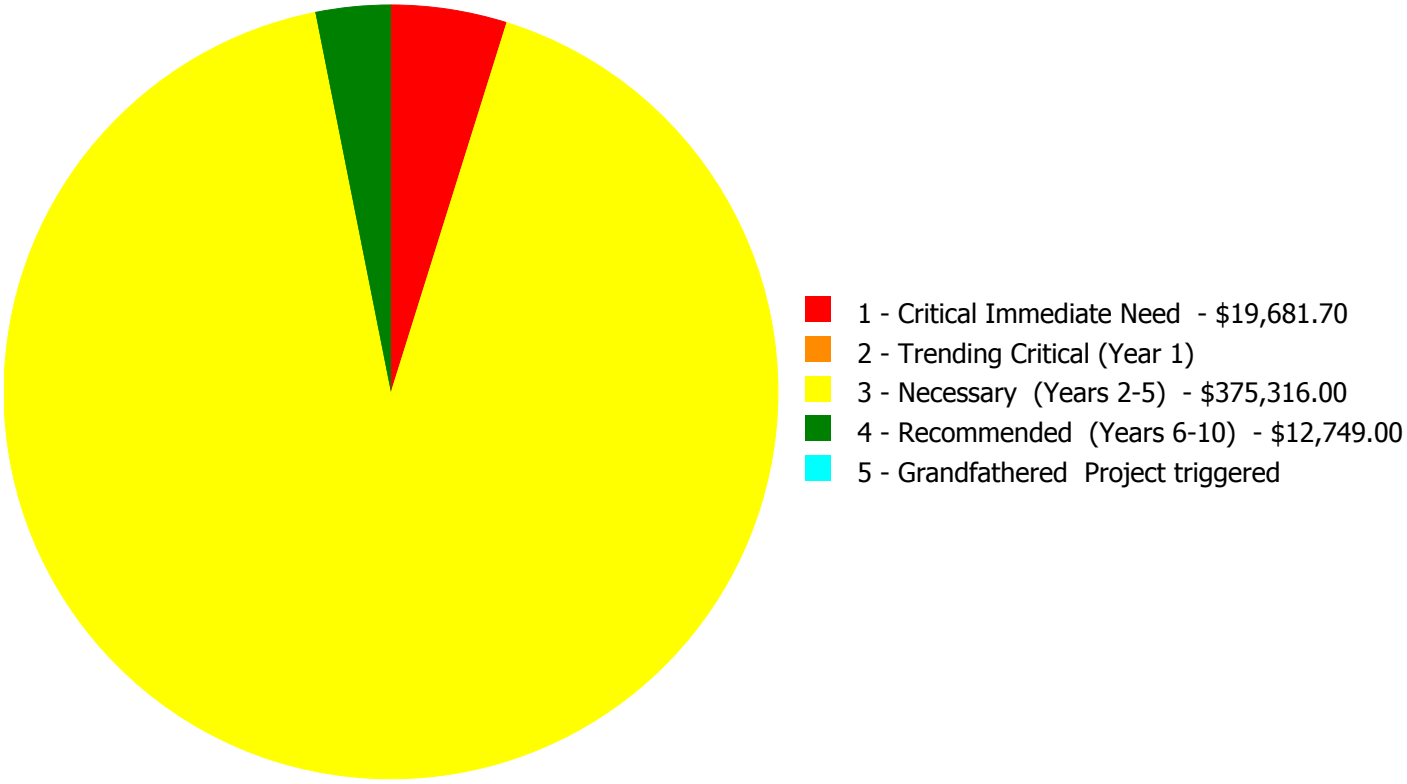
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $407,746.70

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: $407,746.70

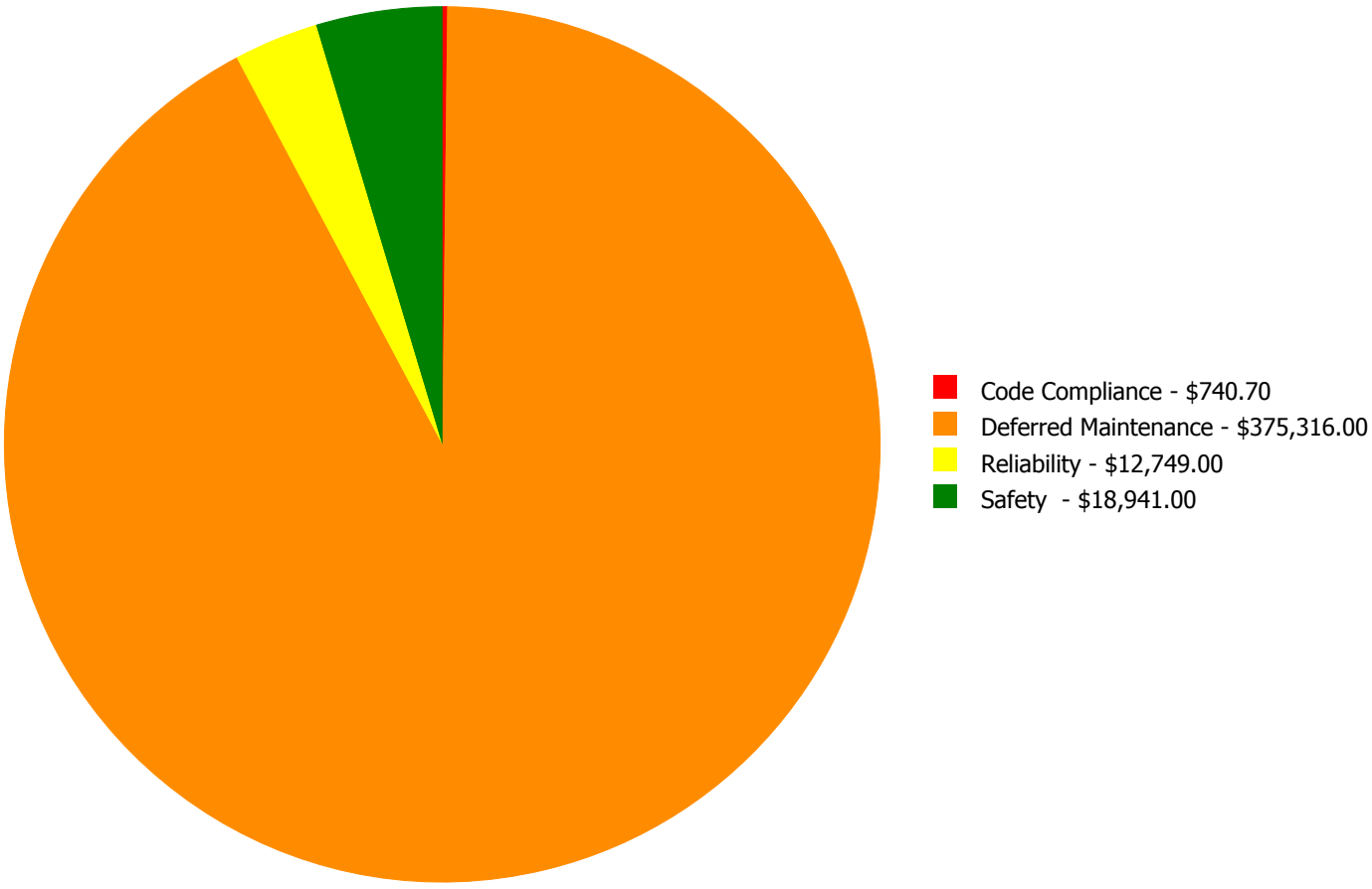
Deficiency By Priority Investment Table

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	$18,941.00	$0.00	$0.00	$0.00	$0.00	$18,941.00
C3020901	Carpet	$0.00	$0.00	$3,350.00	$0.00	$0.00	$3,350.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$43,419.00	$0.00	$0.00	$43,419.00
D2040	Rain Water Drainage	$0.00	$0.00	$16,391.00	$0.00	$0.00	$16,391.00
D3050	Terminal & Package Units	$0.00	$0.00	$232,023.00	$0.00	$0.00	$232,023.00
D3060	Controls & Instrumentation	$0.00	$0.00	$80,133.00	$0.00	$0.00	$80,133.00
D5020	Lighting	$740.70	$0.00	$0.00	$0.00	$0.00	$740.70
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$12,749.00	$0.00	$12,749.00
	Total:	$19,681.70	$0.00	$375,316.00	$12,749.00	$0.00	$407,746.70

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: $407,746.70

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

System: B3020 - Roof Openings

Location: Throughout Building
Distress: Failing
Category: Safety
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 33,113.00
Unit of Measure: S.F.
Estimate: $18,941.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Roof hatch/ladder assembly is dangerous and poses a safety hazard.

System: D5020 - Lighting

Location: Exit Door
Distress: Missing
Category: Code Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace and/or add Exit Light fixtures w/wiring
Qty: 1.00
Unit of Measure: Ea.
Estimate: $740.70
Assessor Name: Homero Guerrero
Date Created: 02/16/2020

Notes: Add emergency exit light at main entrance door.

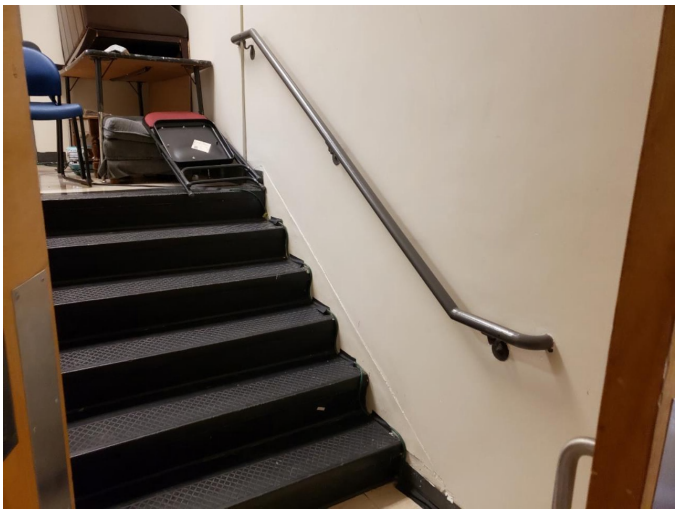
Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 406.00
Unit of Measure: S.F.
Estimate: $3,350.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 1,480.00
Unit of Measure: S.F.
Estimate: $43,419.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,113.00
Unit of Measure: S.F.
Estimate: $16,391.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

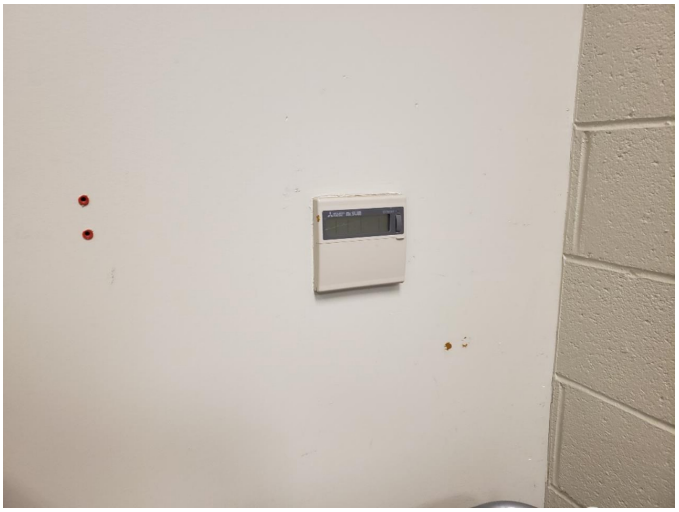
Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,113.00
Unit of Measure: S.F.
Estimate: $232,023.00
Assessor Name: Homero Guerrero
Date Created: 09/27/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 33,113.00
Unit of Measure: S.F.
Estimate: $80,133.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 33,113.00
Unit of Measure: S.F.
Estimate: $12,749.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Facility lacks emergency generator. Install per owner"s current standards.

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:	High
Gross Area (SF):	44,588
Year Built:	1972
Last Renovation:	
Replacement Value:	$6,639,322
Repair Cost:	$1,185,014.00
Total FCI:	17.85 %
Total RSLI:	41.78 %
FCA Score:	82.15

Description:

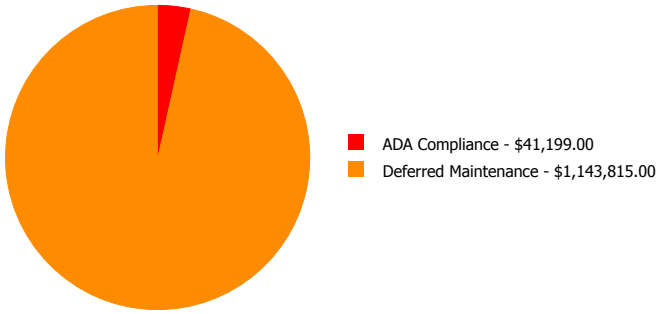
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

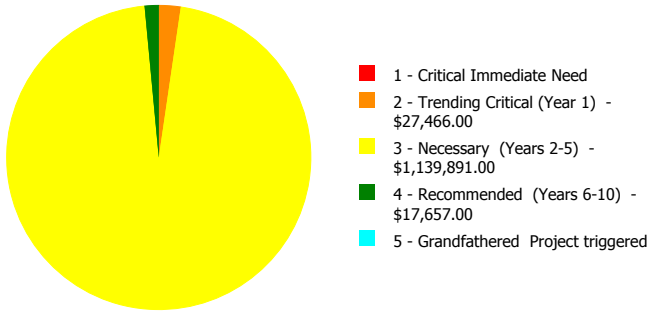
Dashboard Summary

Function:	High	Gross Area:	44,588
Year Built:	1972	Last Renovation:	
Repair Cost:	$1,185,014	Replacement Value:	$6,639,322
FCI:	17.85 %	RSLI%:	41.78 %

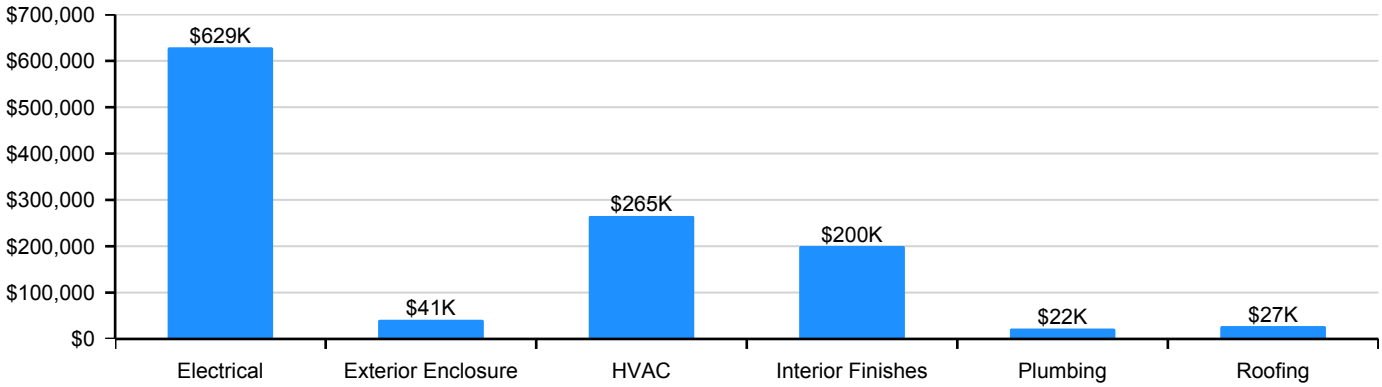
Deficiency By Category



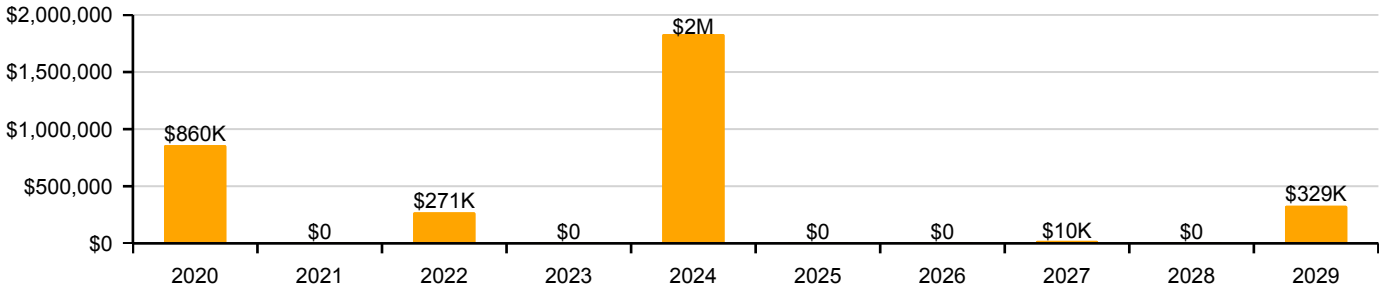
Deficiency By Priority



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	53.00 %	0.00 %	$0.00
B10 - Superstructure	53.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	58.88 %	5.03 %	$41,199.00
B30 - Roofing	91.71 %	13.92 %	$27,466.00
C10 - Interior Construction	38.89 %	0.00 %	$0.00
C20 - Stairs	53.00 %	0.00 %	$0.00
C30 - Interior Finishes	18.07 %	33.98 %	$200,155.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	30.45 %	5.12 %	$22,071.00
D30 - HVAC	46.69 %	22.04 %	$265,343.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	12.05 %	68.36 %	$628,780.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	65.00 %	0.00 %	$0.00
Totals:	**41.78 %**	**17.85 %**	**$1,185,014.00**

Photo Album

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

1). East Elevation - Nov 23, 2019

2). North Elevation - Nov 23, 2019

3). West Elevation - Nov 23, 2019

4). South Elevation - Nov 23, 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	$6.53	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$291,160
A1030	Slab on Grade	$6.55	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$292,051
B1010	Floor Construction	$17.05	S.F.	1,800	100	1972	2072		53.00 %	0.00 %	53			$30,690
B1020	Roof Construction	$12.76	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$568,943
B2010	Exterior Walls	$14.50	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$646,526
B2020	Exterior Windows	$3.03	S.F.	44,588	30	2020	2050		103.33 %	0.00 %	31			$135,102
B2030	Exterior Doors	$0.84	S.F.	44,588	30	1983	2013		0.00 %	110.00 %	-6		$41,199.00	$37,454
B3010120	Single Ply Membrane	$5.37	S.F.	32,100	20	2020	2040		105.00 %	0.00 %	21			$172,377
B3020	Roof Openings	$0.56	S.F.	44,588	30	1983	2013		0.00 %	110.00 %	-6		$27,466.00	$24,969
C1010	Partitions	$5.86	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$261,286
C1020	Interior Doors	$3.83	S.F.	44,588	40	1990	2030		27.50 %	0.00 %	11			$170,772
C1030	Fittings	$2.81	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$125,292
C2010	Stair Construction	$2.99	S.F.	44,588	100	1972	2072		53.00 %	0.00 %	53			$133,318
C3010220	Tile	$9.25	S.F.	3,136	30	1972	2002		0.00 %	150.00 %	-17		$43,512.00	$29,008
C3010230	Paint & Covering	$1.47	S.F.	41,452	10	2000	2010		0.00 %	0.00 %	-9			$60,934
C3020420	Ceramic Tile	$16.74	S.F.	3,136	50	2020	2070		102.00 %	0.00 %	51			$52,497
C3020901	Carpet	$7.50	S.F.	980	8	2000	2008		0.00 %	110.00 %	-11		$8,085.00	$7,350
C3020903	VCT	$3.48	S.F.	22,017	15	2000	2015		0.00 %	155.00 %	-4		$118,760.00	$76,619
C3020999	Other - Concrete Finish	$6.87	S.F.	1,799	100	1972	2072		53.00 %	0.00 %	53			$12,359
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	114	10	2000	2010		0.00 %	110.00 %	-9		$3,344.00	$3,040
C3020999	Other - Vinyl Sheet	$7.09	S.F.	3,392	15	2000	2015		0.00 %	110.00 %	-4		$26,454.00	$24,049
C3020999	Other - Wood	$13.79	S.F.	13,150	50	1972	2022		6.00 %	0.00 %	3			$181,339
C3030	Ceiling Finishes	$3.18	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$141,790
D1010	Elevators and Lifts	$0.94	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$41,913
D2010	Plumbing Fixtures	$6.66	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$296,956
D2020	Domestic Water Distribution	$0.76	S.F.	44,588	30	2004	2034		50.00 %	0.00 %	15			$33,887
D2030	Sanitary Waste	$1.80	S.F.	44,588	30	2004	2034		50.00 %	0.00 %	15			$80,258
D2040	Rain Water Drainage	$0.45	S.F.	44,588	20	1972	1992		0.00 %	110.00 %	-27		$22,071.00	$20,065
D3010	Energy Supply	$0.61	S.F.	44,588	30	2004	2034		50.00 %	0.00 %	15			$27,199
D3020	Heat Generating Systems	$3.71	S.F.	44,588	20	2015	2035		80.00 %	0.00 %	16			$165,421
D3030	Cooling Generating Systems	$6.27	S.F.	44,588	20	2020	2040		105.00 %	0.00 %	21			$279,567
D3040	Distribution Systems	$11.00	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$490,468

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D3050	Terminal & Package Units	$2.23	S.F.	44,588	15	2004	2019		0.00 %	110.00 %	0		$109,374.00	$99,431
D3060	Controls & Instrumentation	$3.18	S.F.	44,588	15	2004	2019		0.00 %	110.00 %	0		$155,969.00	$141,790
D4010	Sprinklers	$4.32	S.F.	44,588	30	2004	2034		50.00 %	0.00 %	15			$192,620
D4020	Standpipes	$0.35	S.F.	44,588	30	2004	2034		50.00 %	0.00 %	15			$15,606
D5020	Branch Wiring	$4.98	S.F.	44,588	20	1984	2004		0.00 %	110.00 %	-15		$244,253.00	$222,048
D5020	Lighting	$7.48	S.F.	44,588	20	1984	2004		0.00 %	110.00 %	-15		$366,870.00	$333,518
D5030810	Security & Detection Systems	$1.51	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$67,328
D5030910	Fire Alarm Systems	$2.74	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$122,171
D5030920	Data Communication	$3.56	S.F.	44,588	25	2004	2029		40.00 %	0.00 %	10			$158,733
D5090	Other Electrical Systems	$0.36	S.F.	44,588	15			2019	0.00 %	110.00 %	0		$17,657.00	$16,052
E1090	Other Equipment	$3.38	S.F.	44,588	20	2004	2024		25.00 %	0.00 %	5			$150,707
E2010	Fixed Furnishings	$4.59	S.F.	44,588	20	2012	2032		65.00 %	0.00 %	13			$204,659
								Total	**41.78 %**	**17.85 %**			**$1,185,014.00**	**$6,639,322**

System Notes

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

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



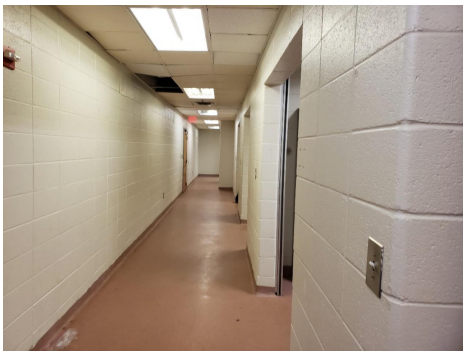
Note:

System: B3020 - Roof Openings



Note:

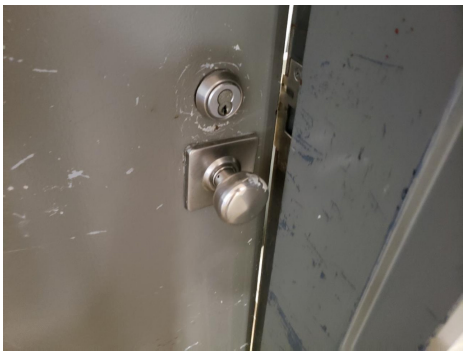
System: C1010 - Partitions



Note:

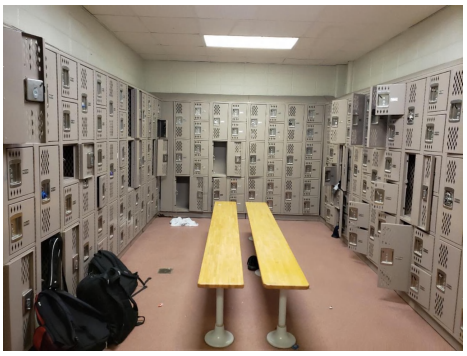
System: C1020 - Interior Doors





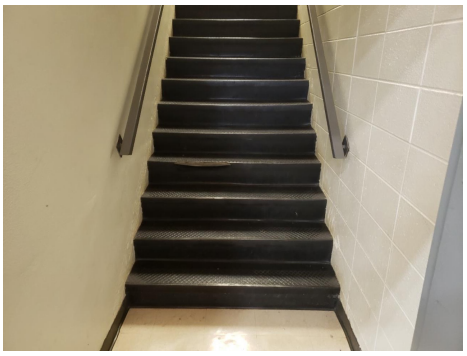
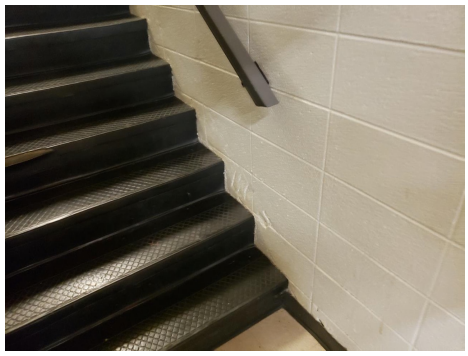
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

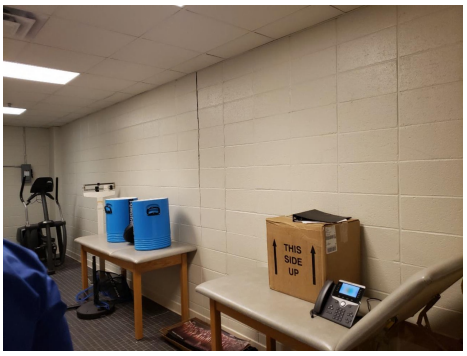



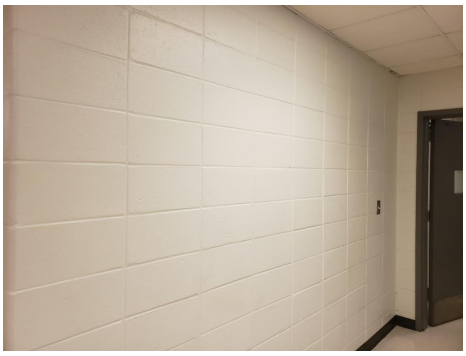
Note:

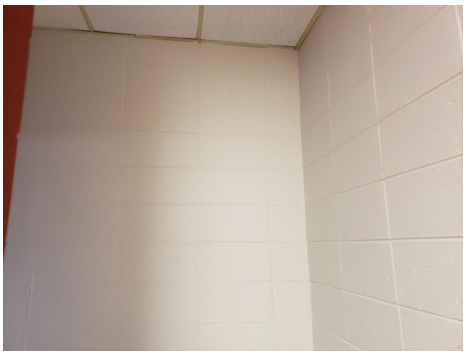
System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering

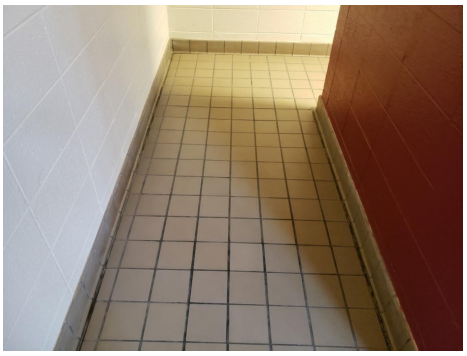


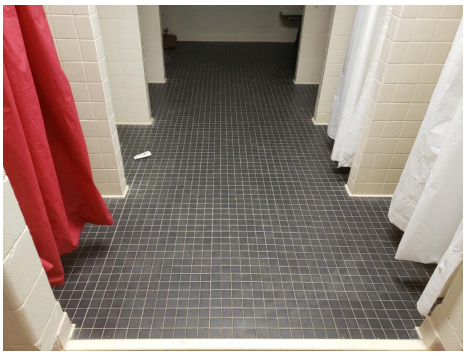




Note:

System: C3020420 - Ceramic Tile





Note:

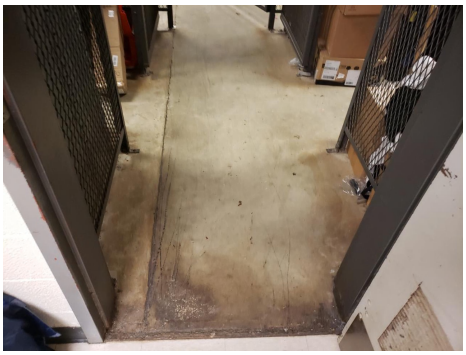
System: C3020901 - Carpet

Note:

System: C3020903 - VCT

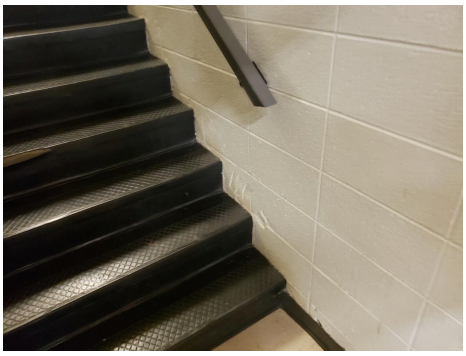
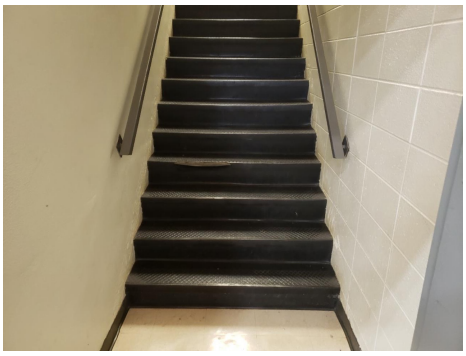
Note:

System: C3020999 - Other - Concrete Finish



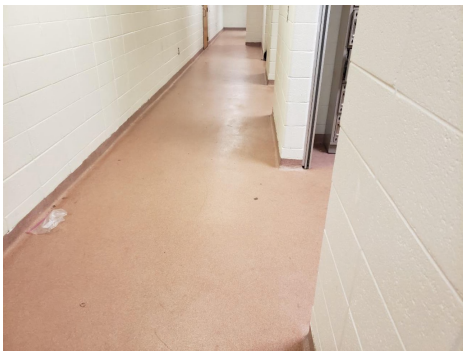
Note:

System: C3020999 - Other - Rubber or Neoprene

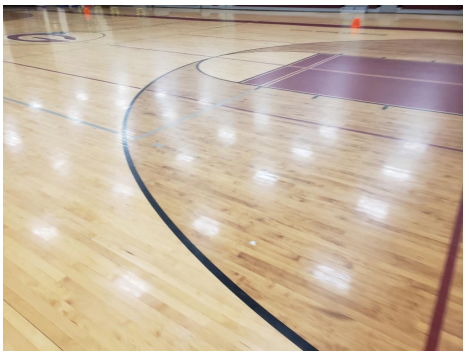

Note:

System: C3020999 - Other - Vinyl Sheet



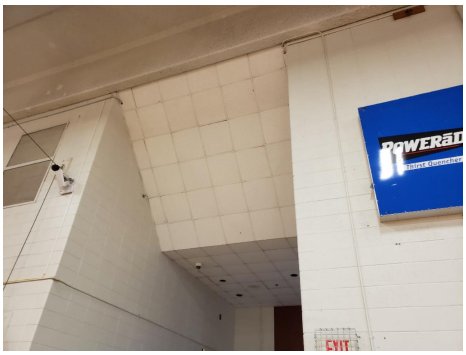
Note:

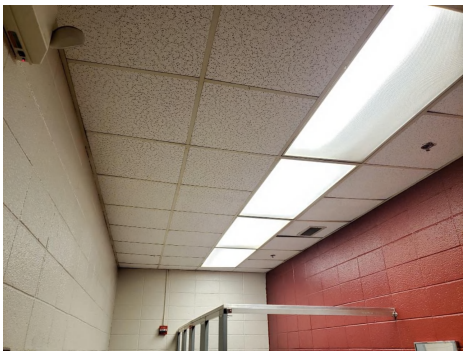
System: C3020999 - Other - Wood



Note:

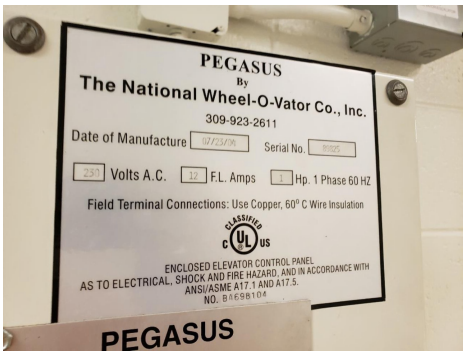
System: C3030 - Ceiling Finishes





Note:

System: D1010 - Elevators and Lifts

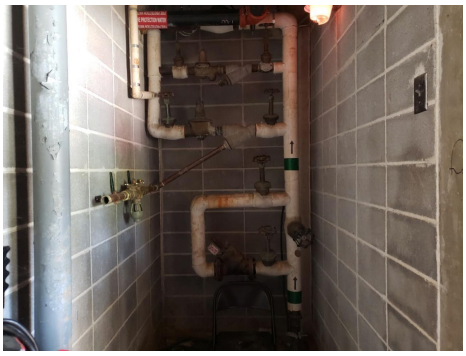
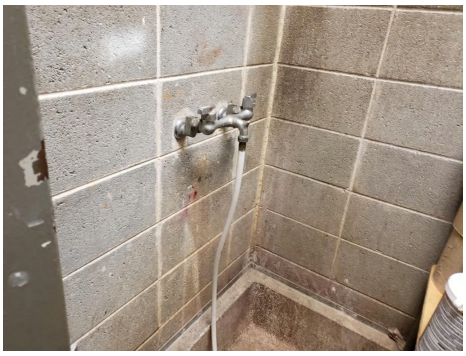


Note:

System: D2010 - Plumbing Fixtures

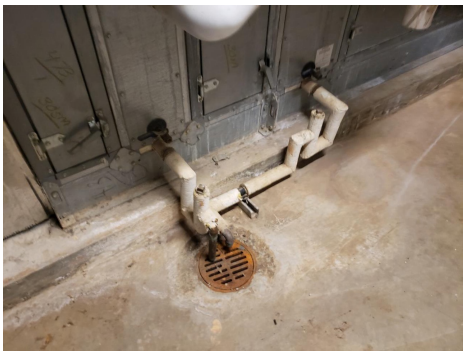
Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste


Note:

System: D2040 - Rain Water Drainage


Note:

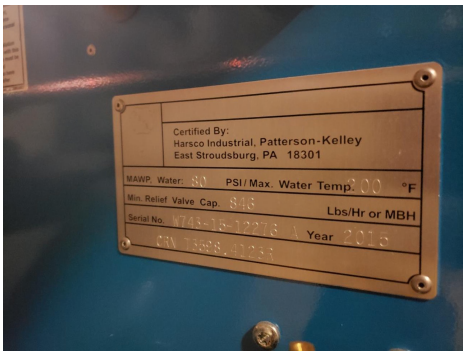
System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems





Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



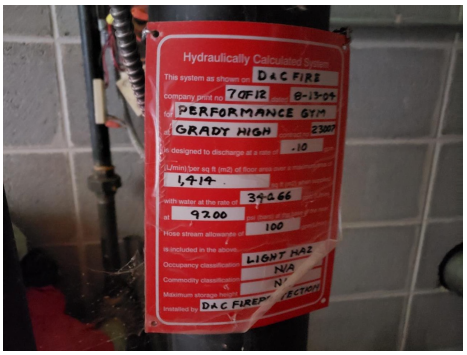
Note:

System: D4010 - Sprinklers



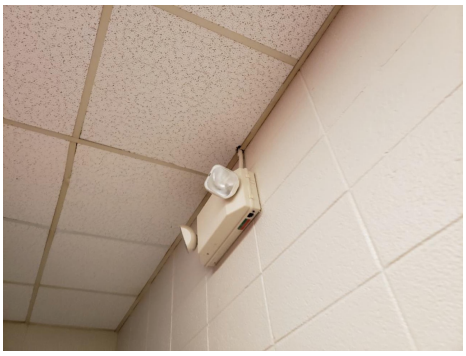
Note:

System: D4020 - Standpipes

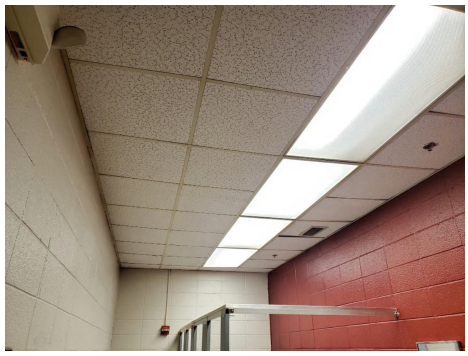
Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

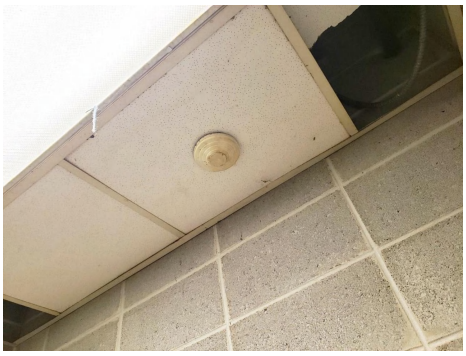




Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems

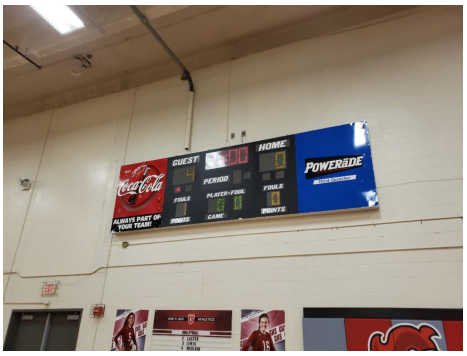



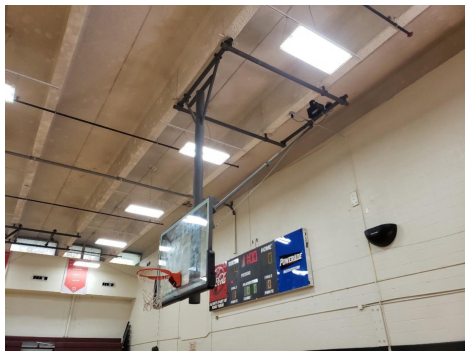
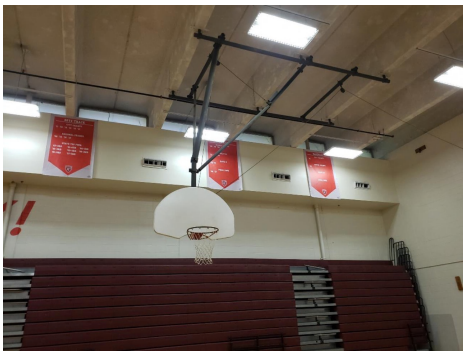
Note:

System: D5030920 - Data Communication


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,185,014**	**$859,860**	**$0**	**$271,471**	**$0**	**$1,831,988**	**$0**	**$0**	**$10,242**	**$0**	**$329,231**	**$4,487,806**
*** 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	$153,070	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$153,070**
B2030 - Exterior Doors	$41,199	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,199**
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**
B3010120 - Single Ply Membrane	$0	$308,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$308,934**
B3020 - Roof Openings	$27,466	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$27,466**
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	$159,773	$0	$0	$0	$0	$0	**$159,773**
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**

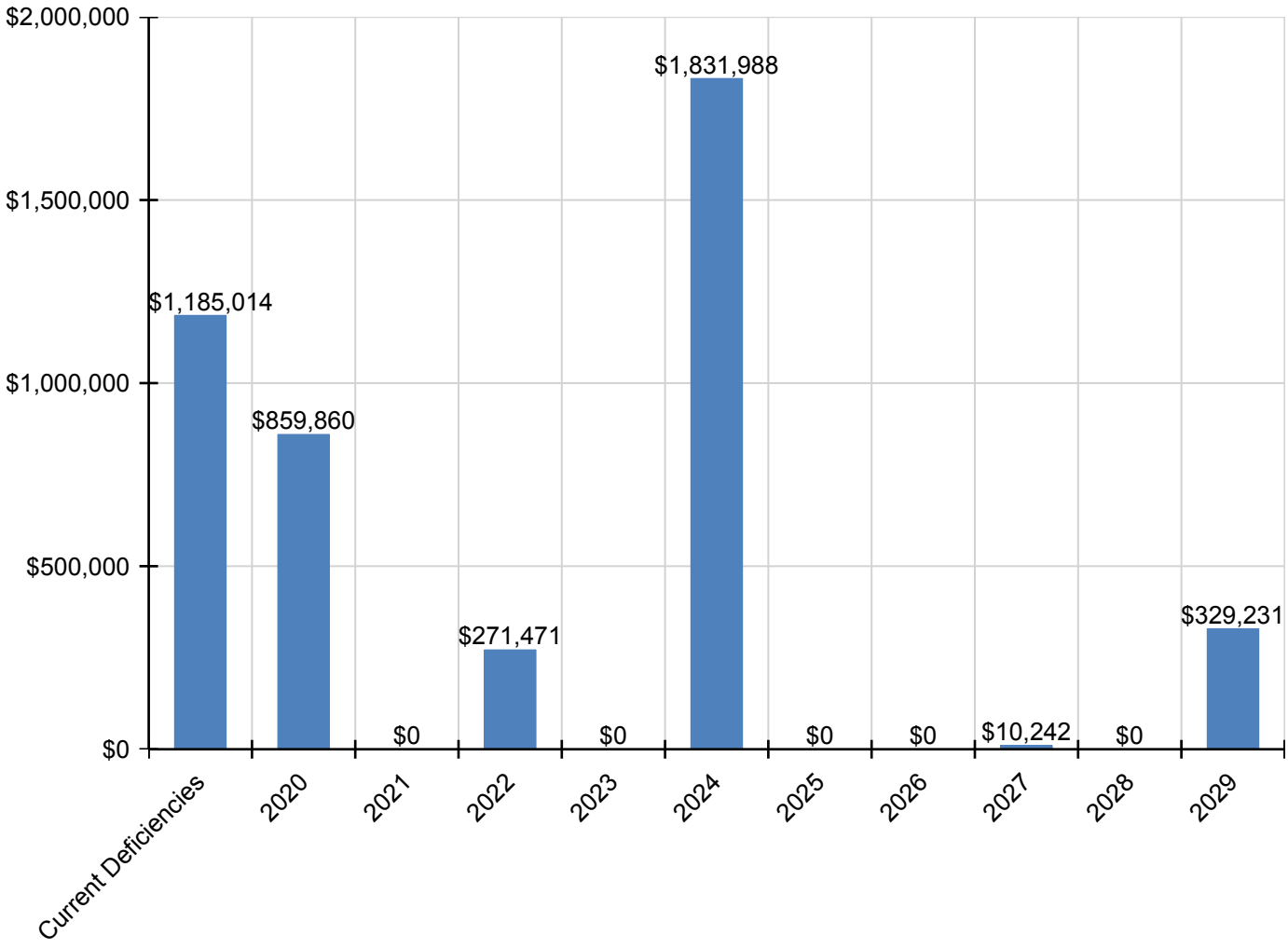
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$43,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$43,512**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,080	**$90,080**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$81,107	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,107**
C3020901 - Carpet	$8,085	$0	$0	$0	$0	$0	$0	$0	$10,242	$0	$0	**$18,327**
C3020903 - VCT	$118,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,760**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$3,344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,494	**$7,838**
C3020999 - Other - Vinyl Sheet	$26,454	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,454**
C3020999 - Other - Wood	$0	$0	$0	$271,471	$0	$0	$0	$0	$0	$0	$0	**$271,471**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$180,811	$0	$0	$0	$0	$0	**$180,811**
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	$53,447	$0	$0	$0	$0	$0	**$53,447**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$378,679	$0	$0	$0	$0	$0	**$378,679**
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	$22,071	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,071**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$316,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$316,749**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$625,446	$0	$0	$0	$0	$0	**$625,446**
D3050 - Terminal & Package Units	$109,374	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,374**
D3060 - Controls & Instrumentation	$155,969	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$155,969**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$244,253	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$244,253**
D5020 - Lighting	$366,870	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$366,870**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$85,857	$0	$0	$0	$0	$0	**$85,857**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$155,793	$0	$0	$0	$0	$0	**$155,793**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$234,657	**$234,657**
D5090 - Other Electrical Systems	$17,657	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,657**
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	$0	$0	$0	$0	$0	$192,182	$0	$0	$0	$0	$0	**$192,182**
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

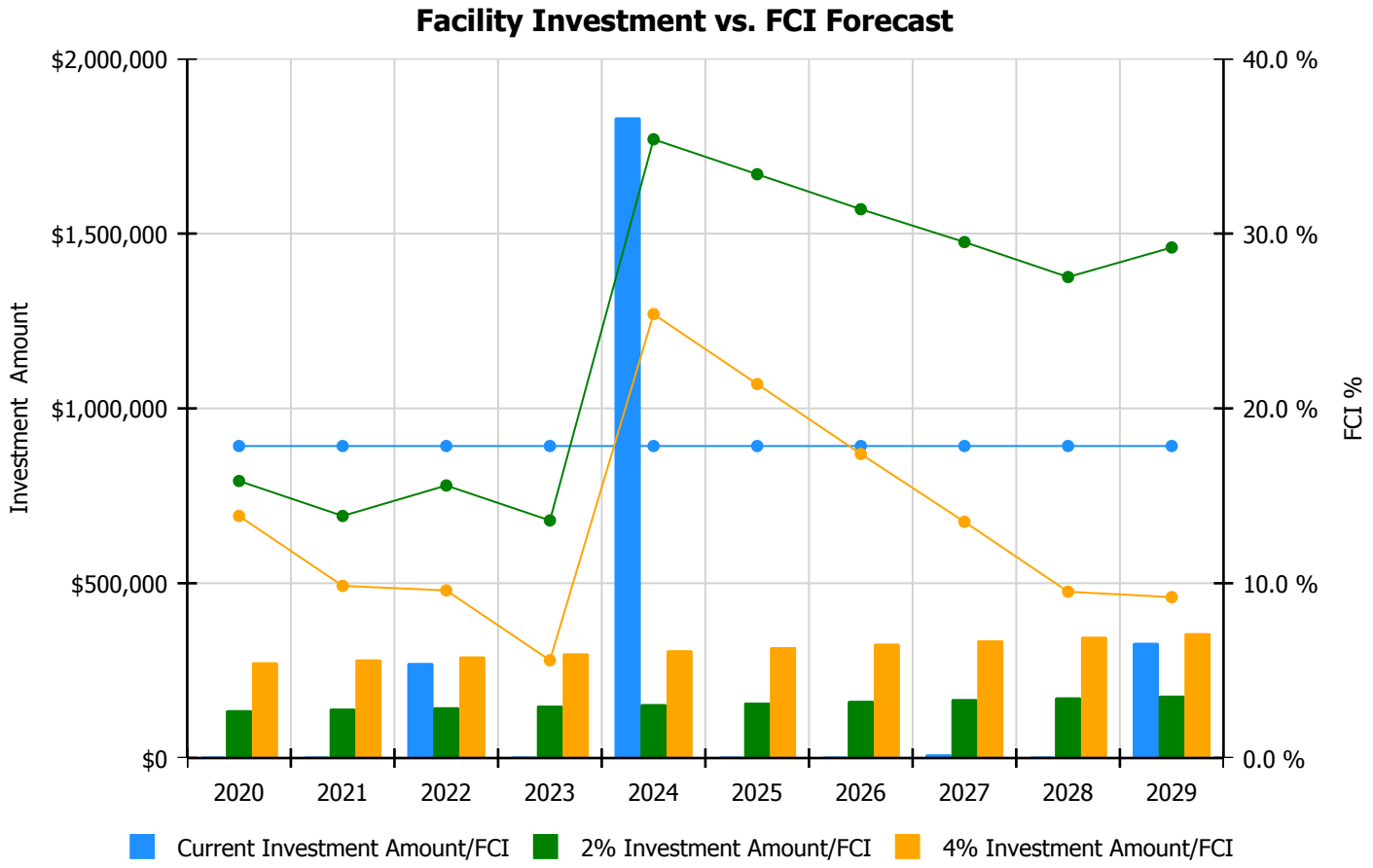
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

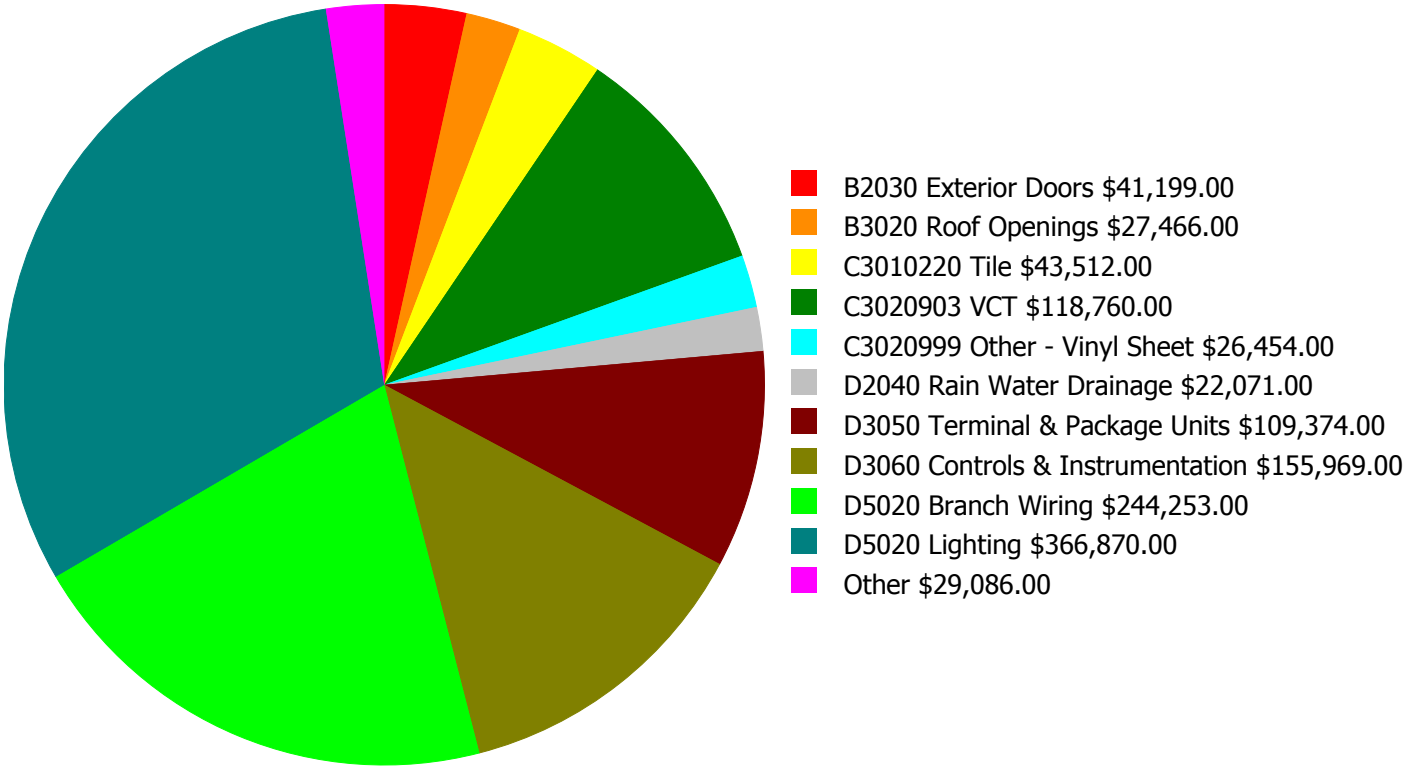
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 17.85%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$136,770.00	15.85 %	$273,540.00	13.85 %
2021	$0	$140,873.00	13.85 %	$281,746.00	9.85 %
2022	$271,471	$145,099.00	15.59 %	$290,199.00	9.59 %
2023	$0	$149,452.00	13.59 %	$298,905.00	5.59 %
2024	$1,831,988	$153,936.00	35.39 %	$307,872.00	25.39 %
2025	$0	$158,554.00	33.39 %	$317,108.00	21.39 %
2026	$0	$163,311.00	31.39 %	$326,621.00	17.39 %
2027	$10,242	$168,210.00	29.51 %	$336,420.00	13.51 %
2028	$0	$173,256.00	27.51 %	$346,512.00	9.51 %
2029	$329,231	$178,454.00	29.20 %	$356,908.00	9.20 %
Total:	**$2,442,932**	**$1,567,915.00**		**$3,135,831.00**	

Deficiency Summary by System

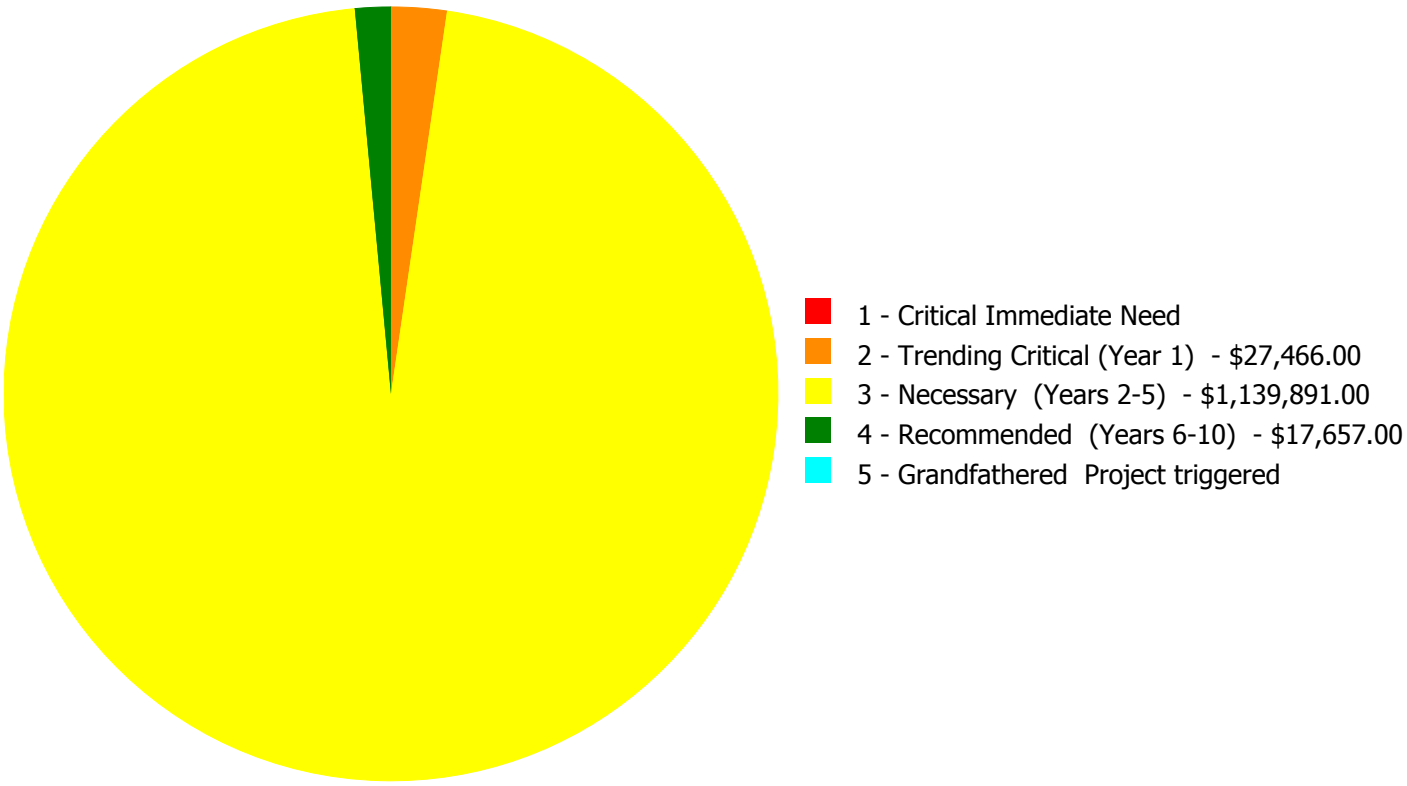
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,185,014.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,185,014.00

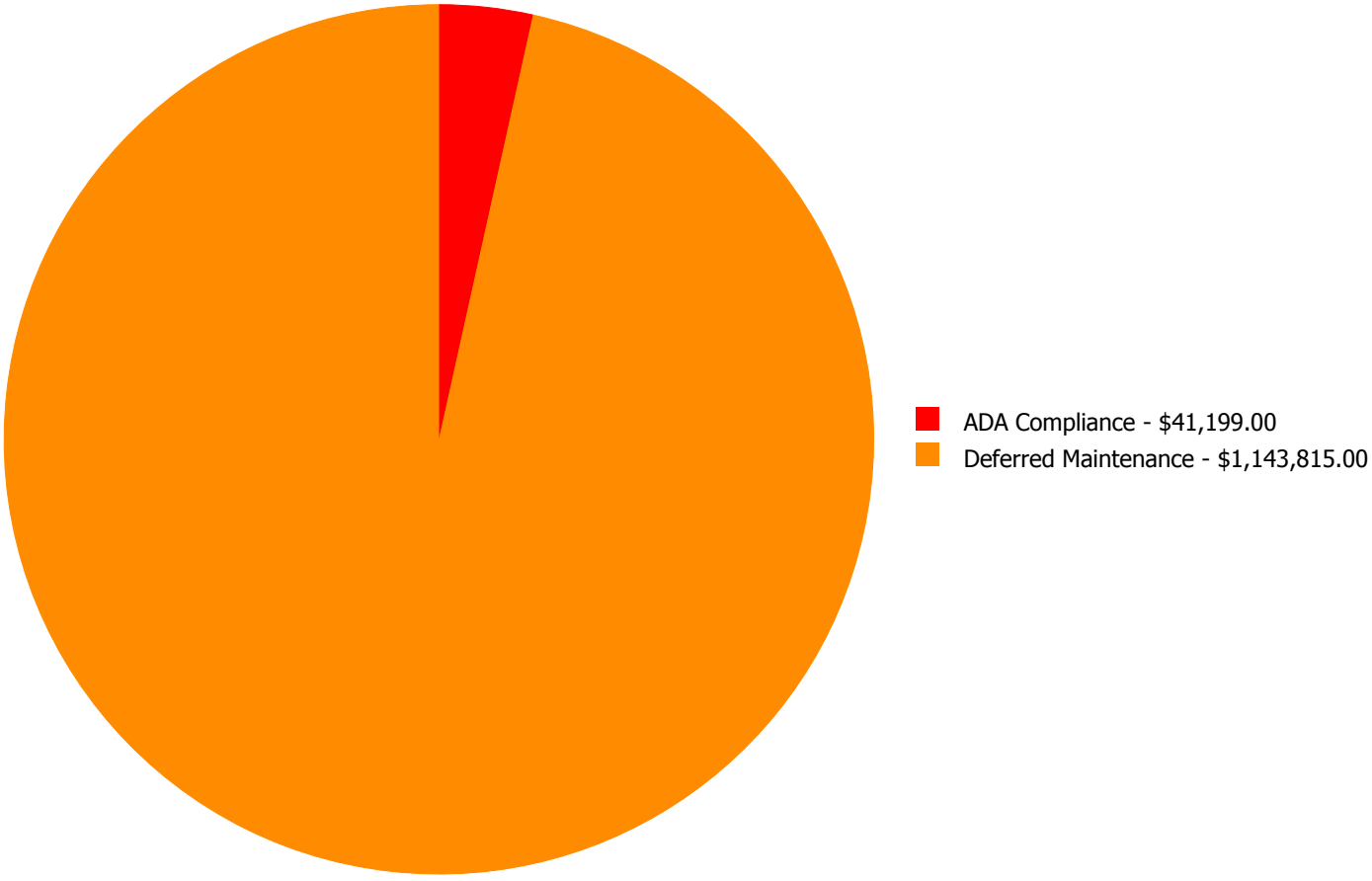
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2030	Exterior Doors	$0.00	$0.00	$41,199.00	$0.00	$0.00	$41,199.00
B3020	Roof Openings	$0.00	$27,466.00	$0.00	$0.00	$0.00	$27,466.00
C3010220	Tile	$0.00	$0.00	$43,512.00	$0.00	$0.00	$43,512.00
C3020901	Carpet	$0.00	$0.00	$8,085.00	$0.00	$0.00	$8,085.00
C3020903	VCT	$0.00	$0.00	$118,760.00	$0.00	$0.00	$118,760.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$3,344.00	$0.00	$0.00	$3,344.00
C3020999	Other - Vinyl Sheet	$0.00	$0.00	$26,454.00	$0.00	$0.00	$26,454.00
D2040	Rain Water Drainage	$0.00	$0.00	$22,071.00	$0.00	$0.00	$22,071.00
D3050	Terminal & Package Units	$0.00	$0.00	$109,374.00	$0.00	$0.00	$109,374.00
D3060	Controls & Instrumentation	$0.00	$0.00	$155,969.00	$0.00	$0.00	$155,969.00
D5020	Branch Wiring	$0.00	$0.00	$244,253.00	$0.00	$0.00	$244,253.00
D5020	Lighting	$0.00	$0.00	$366,870.00	$0.00	$0.00	$366,870.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$17,657.00	$0.00	$17,657.00
	Total:	$0.00	$27,466.00	$1,139,891.00	$17,657.00	$0.00	$1,185,014.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,185,014.00

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $27,466.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: Roof hatch does not comply with OSHA standards; roof opening protection and proper extension bar and should be replaced.

Priority 3 - Necessary (Years 2-5):

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $41,199.00
Assessor Name: Jejuan Hall
Date Created: 02/17/2020

Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C3010220 - Tile

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,136.00
Unit of Measure: S.F.
Estimate: $43,512.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 980.00
Unit of Measure: S.F.
Estimate: $8,085.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 22,017.00
Unit of Measure: S.F.
Estimate: $118,760.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 114.00
Unit of Measure: S.F.
Estimate: $3,344.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020999 - Other - Vinyl Sheet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,392.00
Unit of Measure: S.F.
Estimate: $26,454.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $22,071.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $109,374.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $155,969.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $244,253.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

Notes: The branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $366,870.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: The lighting system is operating, but is aged, in poor condition, and should be replaced.

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 44,588.00
Unit of Measure: S.F.
Estimate: $17,657.00
Assessor Name: Homero Guerrero
Date Created: 08/20/2013

Notes: There is no emergency generator serving this facility. Provide per owner''s standards.

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:	High
Gross Area (SF):	25,891
Year Built:	1985
Last Renovation:	
Replacement Value:	$3,937,031
Repair Cost:	$1,383,535.00
Total FCI:	35.14 %
Total RSLI:	45.02 %
FCA Score:	64.86

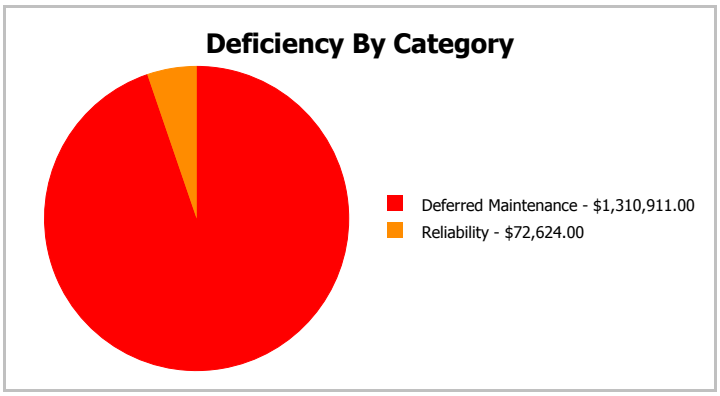
Description:

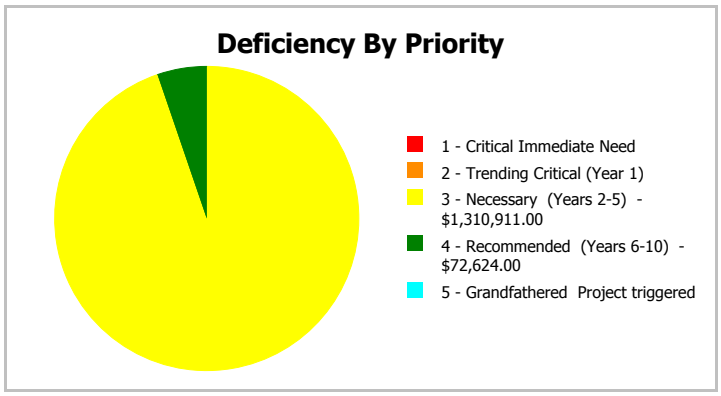
The narrative for this building is included in the Executive Summary Description at the front of this report.

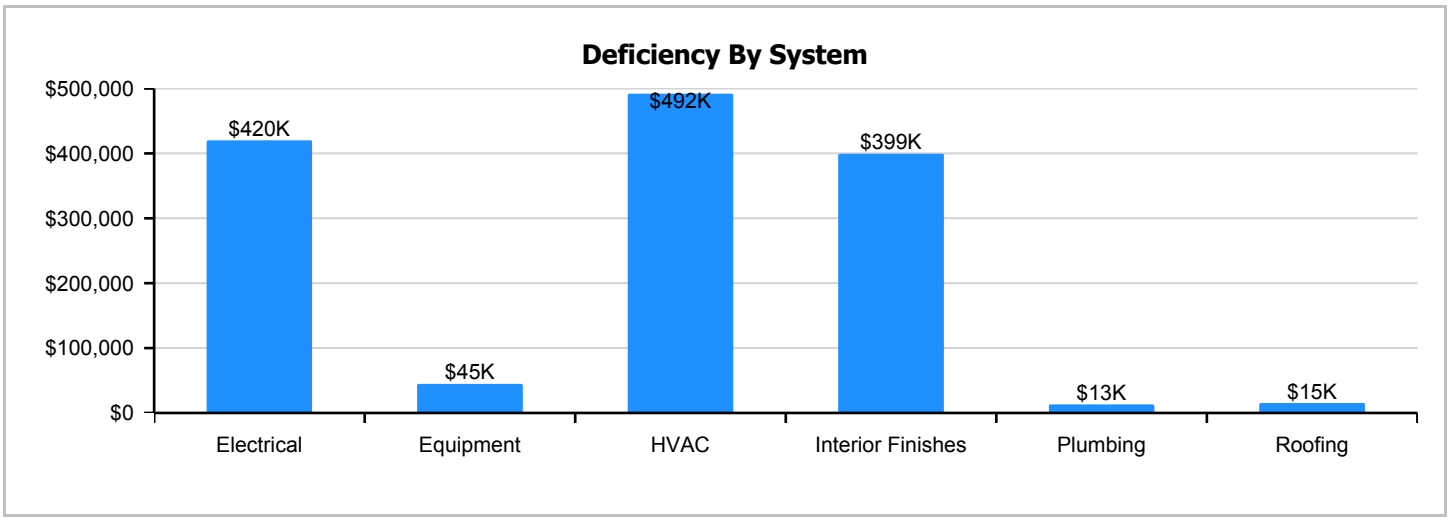
Attributes: This asset has no attributes.

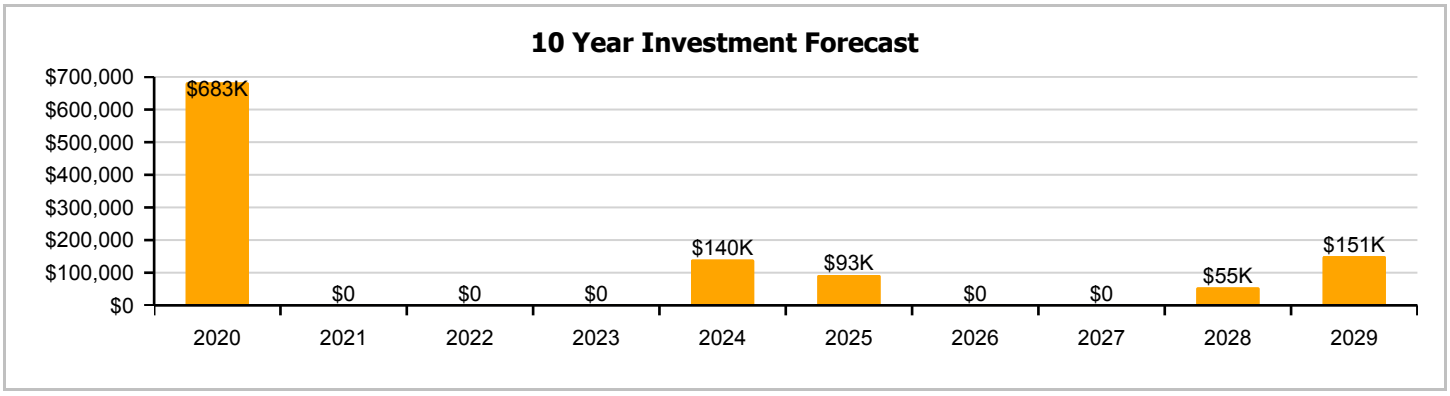
Dashboard Summary

Function:	High	Gross Area:	25,891
Year Built:	1985	Last Renovation:	
Repair Cost:	$1,383,535	Replacement Value:	$3,937,031
FCI:	35.14 %	RSLI%:	45.02 %









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	66.00 %	0.00 %	$0.00
B10 - Superstructure	66.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	68.06 %	0.00 %	$0.00
B30 - Roofing	86.94 %	18.92 %	$15,094.00
C10 - Interior Construction	36.63 %	0.00 %	$0.00
C20 - Stairs	66.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.37 %	89.71 %	$399,262.00
D20 - Plumbing	31.40 %	40.91 %	$12,816.00
D30 - HVAC	27.97 %	80.70 %	$491,852.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	9.55 %	75.55 %	$419,797.00
E10 - Equipment	0.00 %	110.00 %	$44,714.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**45.02 %**	**35.14 %**	**$1,383,535.00**

Photo Album

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

1). North Elevation - Nov 23, 2019

2). East Elevation - Nov 23, 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 - 1985 Bldg 501.6

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	$6.40	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$165,702
A1030	Slab on Grade	$6.40	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$165,702
B1010	Floor Construction	$16.69	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$432,121
B1020	Roof Construction	$12.49	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$323,379
B2010	Exterior Walls	$14.19	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$367,393
B2030	Exterior Doors	$0.83	S.F.	25,891	30	2020	2050		103.33 %	0.00 %	31			$21,490
B3010120	Single Ply Membrane	$5.37	S.F.	12,300	20	2020	2040		105.00 %	0.00 %	21			$66,051
B3020	Roof Openings	$0.53	S.F.	25,891	30	1985	2015		0.00 %	110.00 %	-4		$15,094.00	$13,722
C1010	Partitions	$5.72	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$148,097
C1020	Interior Doors	$3.76	S.F.	25,891	40	1985	2025		15.00 %	0.00 %	6			$97,350
C1030	Fittings	$2.74	S.F.	25,891	20	2000	2020		5.00 %	0.00 %	1			$70,941
C2010	Stair Construction	$2.94	S.F.	25,891	100	1985	2085		66.00 %	0.00 %	66			$76,120
C3010230	Paint & Covering	$1.47	S.F.	25,891	10	1985	1995		0.00 %	0.00 %	-24			$38,060
C3020405	Epoxy	$17.30	S.F.	2,515	15	1985	2000		0.00 %	118.00 %	-19		$51,341.00	$43,510
C3020901	Carpet	$7.50	S.F.	5,107	8	2020	2028		112.50 %	0.00 %	9			$38,303
C3020903	VCT	$3.48	S.F.	15,609	15	1985	2000		0.00 %	155.00 %	-19		$84,195.00	$54,319
C3020999	Other - Concrete Finish	$6.87	S.F.	801	100	1985	2085		66.00 %	0.00 %	66			$5,503
C3020999	Other - Wood	$13.79	S.F.	1,859	50	2020	2070		102.00 %	0.00 %	51			$25,636
C3030	Ceiling Finishes	$9.26	S.F.	25,891	20	1985	2005		0.00 %	110.00 %	-14		$263,726.00	$239,751
D2020	Domestic Water Distribution	$0.76	S.F.	25,891	30	2004	2034		50.00 %	0.00 %	15			$19,677
D2040	Rain Water Drainage	$0.45	S.F.	25,891	20	1985	2005		0.00 %	110.00 %	-14		$12,816.00	$11,651
D3010	Energy Supply	$0.61	S.F.	25,891	30	1985	2015		0.00 %	110.00 %	-4		$17,373.00	$15,794
D3030	Cooling Generating Systems	$6.27	S.F.	25,891	20	2020	2040		105.00 %	0.00 %	21			$162,337
D3040	Distribution Systems	$11.00	S.F.	25,891	20	1988	2008		0.00 %	110.00 %	-11		$313,281.00	$284,801
D3050	Terminal & Package Units	$3.38	S.F.	25,891	15	1985	2000		0.00 %	110.00 %	-19		$96,263.00	$87,512
D3060	Controls & Instrumentation	$2.28	S.F.	25,891	15	2004	2019		0.00 %	110.00 %	0		$64,935.00	$59,031
D4010	Sprinklers	$4.23	S.F.	25,891	30	2004	2034		50.00 %	0.00 %	15			$109,519
D4020	Standpipes	$0.92	S.F.	25,891	30	2004	2034		50.00 %	0.00 %	15			$23,820
D5020	Branch Wiring	$4.88	S.F.	25,891	20	1985	2005		0.00 %	110.00 %	-14		$138,983.00	$126,348
D5020	Lighting	$7.31	S.F.	25,891	20	1985	2005		0.00 %	110.00 %	-14		$208,190.00	$189,263
D5030810	Security & Detection Systems	$1.51	S.F.	25,891	20	2004	2024		25.00 %	0.00 %	5			$39,095
D5030910	FIre Alarm Systems	$2.74	S.F.	25,891	20	2004	2024		25.00 %	0.00 %	5			$70,941
D5030920	Data Communication	$2.47	S.F.	25,891	25	2004	2029		40.00 %	0.00 %	10			$63,951
D5090	Other Electrical Systems	$2.55	S.F.	25,891	15			2019	0.00 %	110.00 %	0		$72,624.00	$66,022
E1020	Institutional Equipment	$1.57	S.F.	25,891	20	1985	2005		0.00 %	110.00 %	-14		$44,714.00	$40,649
E2010	Fixed Furnishings	$6.70	S.F.	25,891	20	2020	2040		105.00 %	0.00 %	21			$173,470
								Total	**45.02 %**	**35.14 %**			**$1,383,535.00**	**$3,937,031**

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: B2030 - Exterior Doors

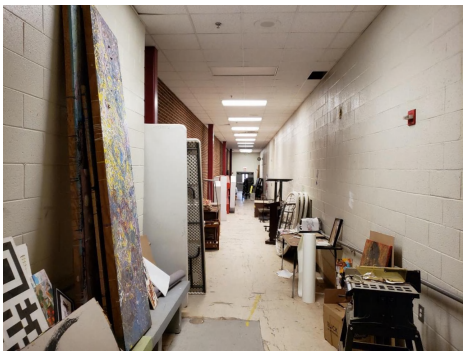


Note:

System: B3020 - Roof Openings

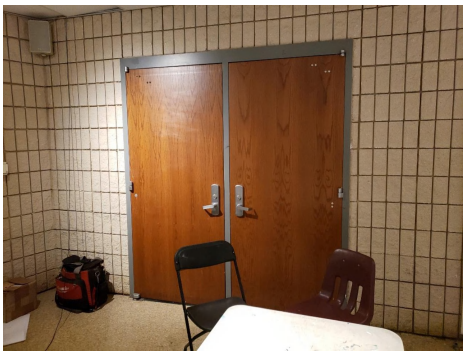
Note:

System: C1010 - Partitions



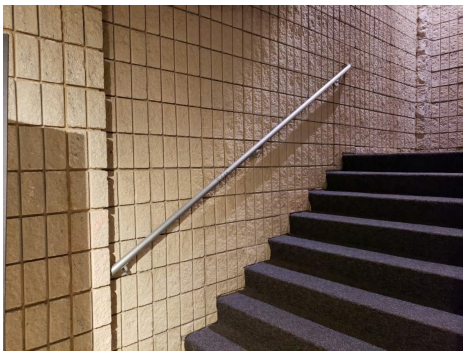
Note:

System: C1020 - Interior Doors



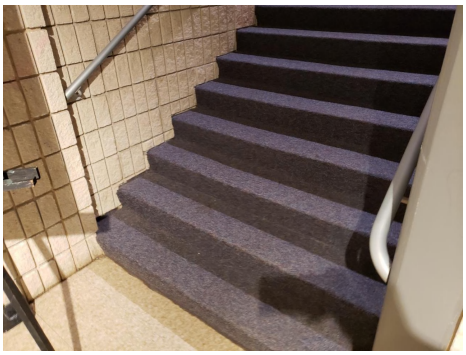
Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

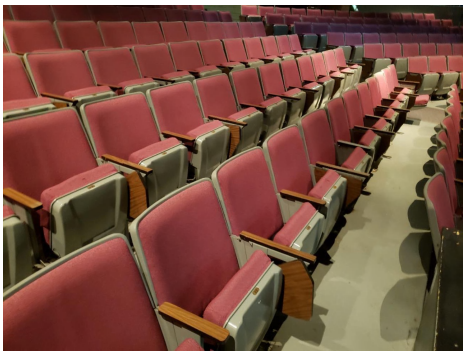


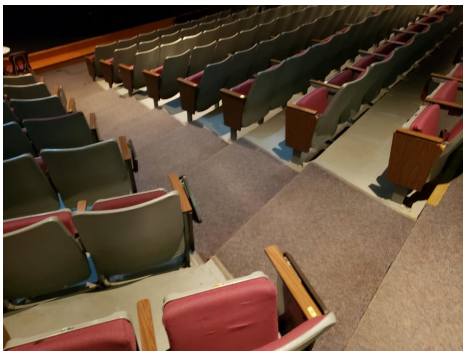
Note:

System: C3010230 - Paint & Covering

Note:

System: C3020405 - Epoxy

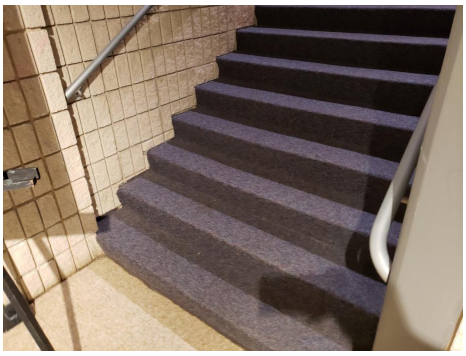




Note:

System: C3020901 - Carpet





Note:

System: C3020903 - VCT


Note:

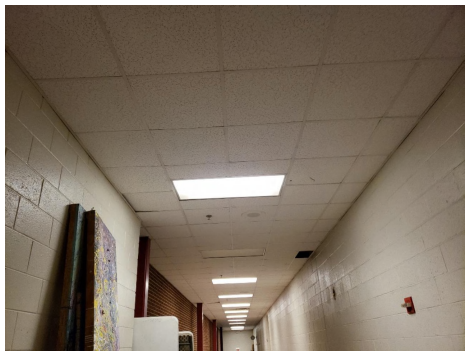
System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Wood

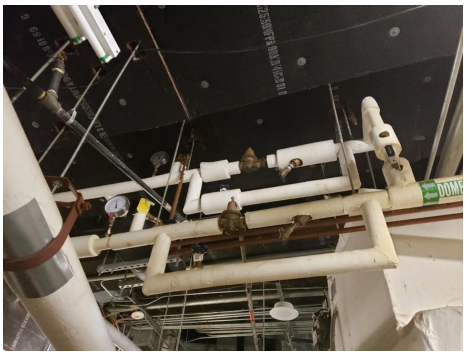
Note:

System: C3030 - Ceiling Finishes



Note:

System: D2020 - Domestic Water Distribution



Note: Water distribution serves 2004 Addition restrooms.

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply

Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

Note:

System: D4010 - Sprinklers


Note:

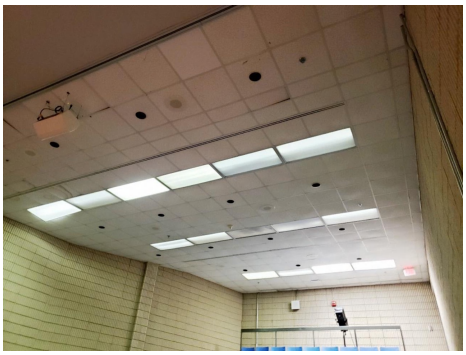
System: D4020 - Standpipes

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - FIre Alarm 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:	**$1,383,535**	**$683,140**	**$0**	**$0**	**$0**	**$140,319**	**$92,993**	**$0**	**$0**	**$54,974**	**$150,804**	**$2,505,764**
*** 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**
B2030 - Exterior Doors	$0	$24,347	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,347**
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**
B3010120 - Single Ply Membrane	$0	$118,377	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,377**
B3020 - Roof Openings	$15,094	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$15,094**
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	$92,993	$0	$0	$0	$0	**$92,993**
C1030 - Fittings	$0	$80,376	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$80,376**
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**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,264	**$56,264**

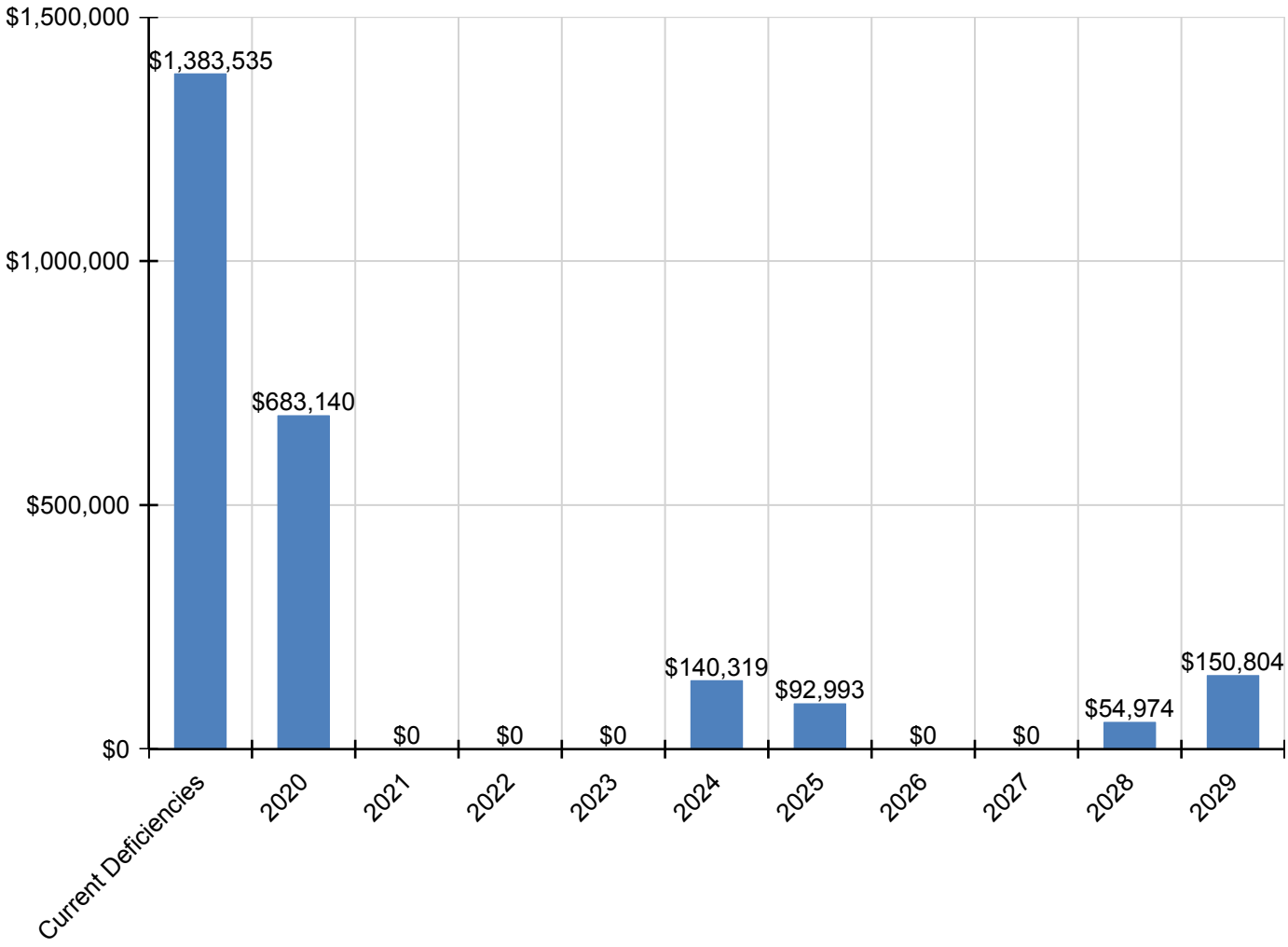
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020405 - Epoxy	$51,341	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,341
C3020901 - Carpet	$0	$43,397	$0	$0	$0	$0	$0	$0	$0	$54,974	$0	$98,371
C3020903 - VCT	$84,195	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$84,195
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020999 - Other - Wood	$0	$36,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,175
C3030 - Ceiling Finishes	$263,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$263,726
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
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2040 - Rain Water Drainage	$12,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,816
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$17,373	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,373
D3030 - Cooling Generating Systems	$0	$183,927	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183,927
D3040 - Distribution Systems	$313,281	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$313,281
D3050 - Terminal & Package Units	$96,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,263
D3060 - Controls & Instrumentation	$64,935	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$64,935
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5020 - Branch Wiring	$138,983	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$138,983
D5020 - Lighting	$208,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$208,190
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	$49,855	$0	$0	$0	$0	$0	$49,855
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$90,464	$0	$0	$0	$0	$0	$90,464
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,539	$94,539
D5090 - Other Electrical Systems	$72,624	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,624
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	$44,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$44,714
E20 - Furnishings	$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
E2010 - Fixed Furnishings	$0	$196,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$196,542**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

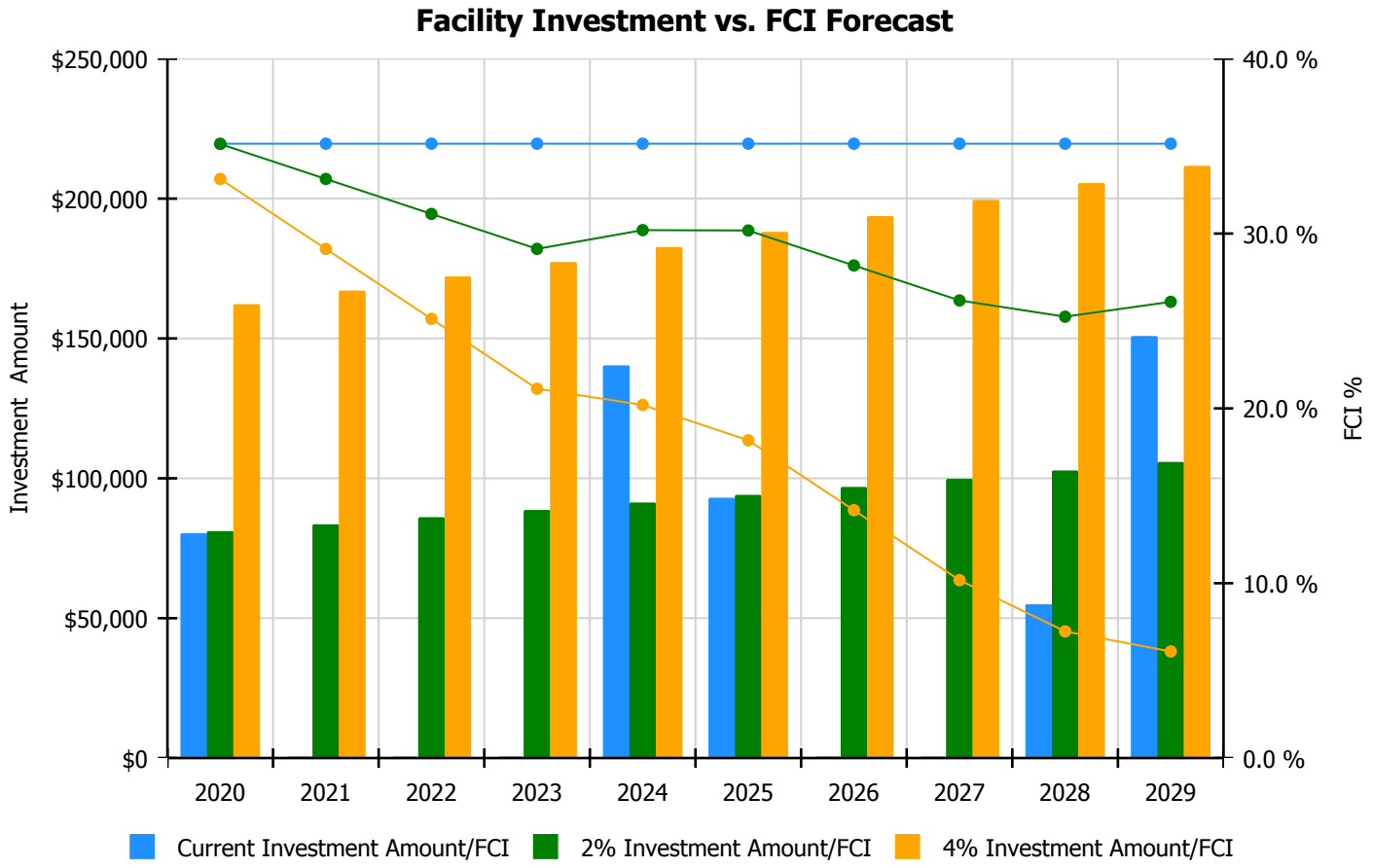
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

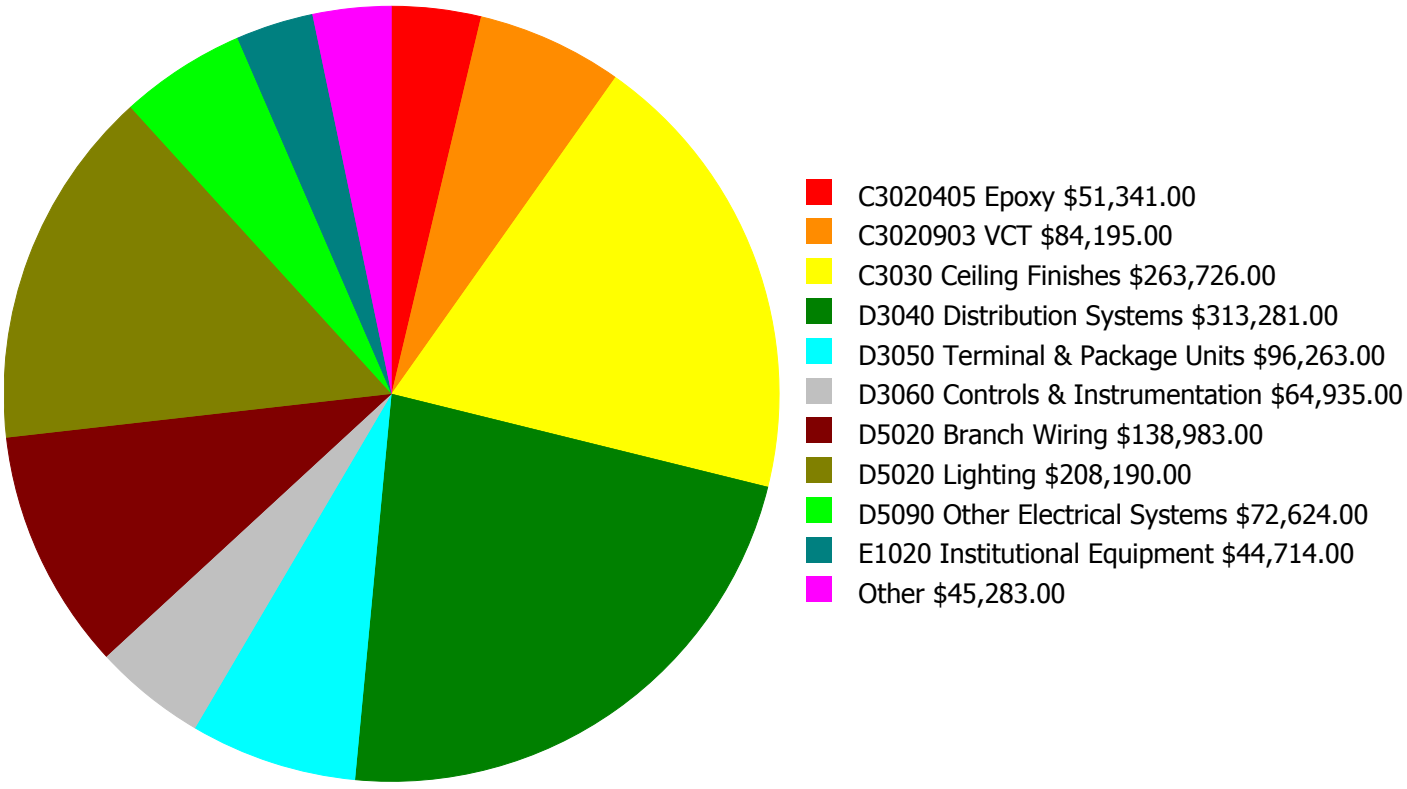
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 35.14%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$80,376	$81,103.00	35.12 %	$162,206.00	33.12 %
2021	$0	$83,536.00	33.12 %	$167,072.00	29.12 %
2022	$0	$86,042.00	31.12 %	$172,084.00	25.12 %
2023	$0	$88,623.00	29.12 %	$177,247.00	21.12 %
2024	$140,319	$91,282.00	30.20 %	$182,564.00	20.20 %
2025	$92,993	$94,020.00	30.18 %	$188,041.00	18.18 %
2026	$0	$96,841.00	28.18 %	$193,682.00	14.18 %
2027	$0	$99,746.00	26.18 %	$199,493.00	10.18 %
2028	$54,974	$102,739.00	25.25 %	$205,477.00	7.25 %
2029	$150,804	$105,821.00	26.10 %	$211,642.00	6.10 %
Total:	**$519,465**	**$929,753.00**		**$1,859,508.00**	

Deficiency Summary by System

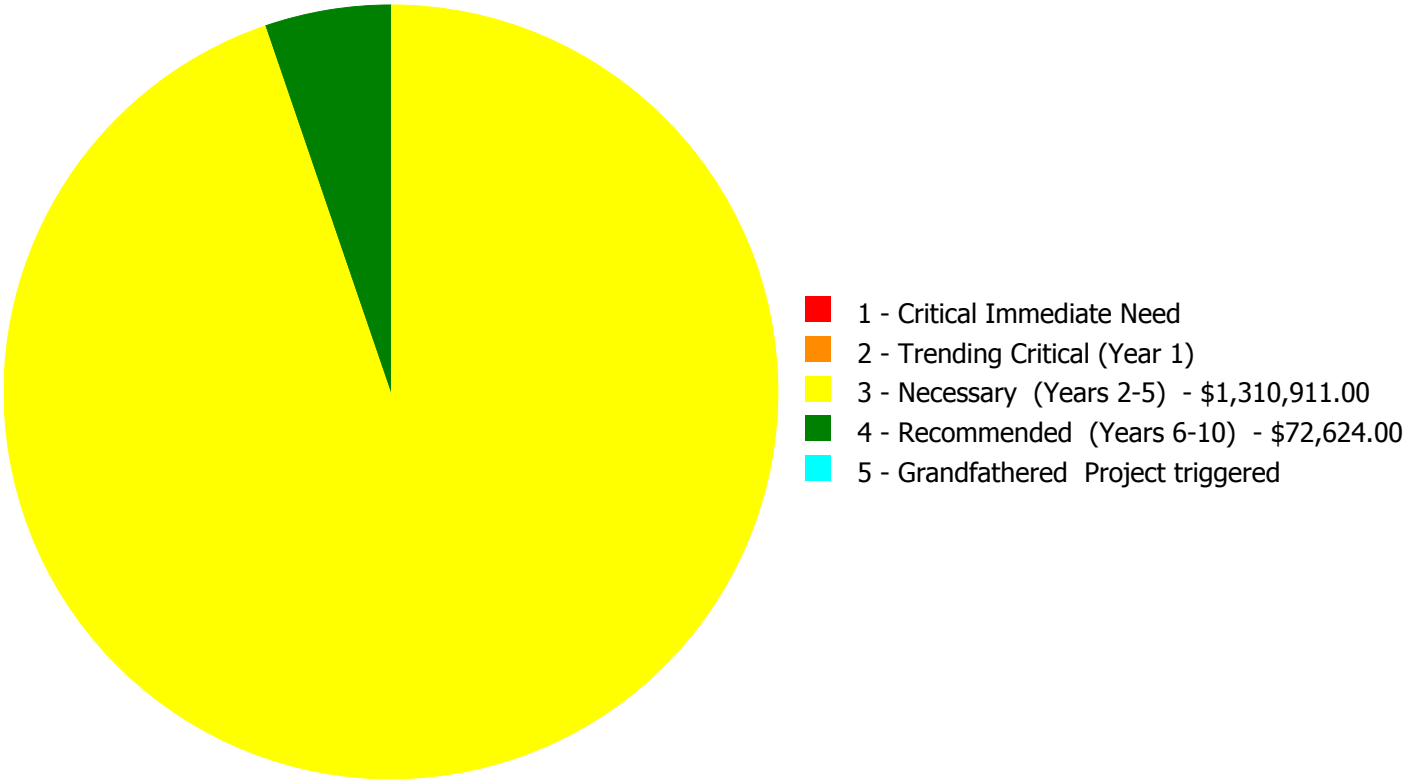
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,383,535.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,383,535.00

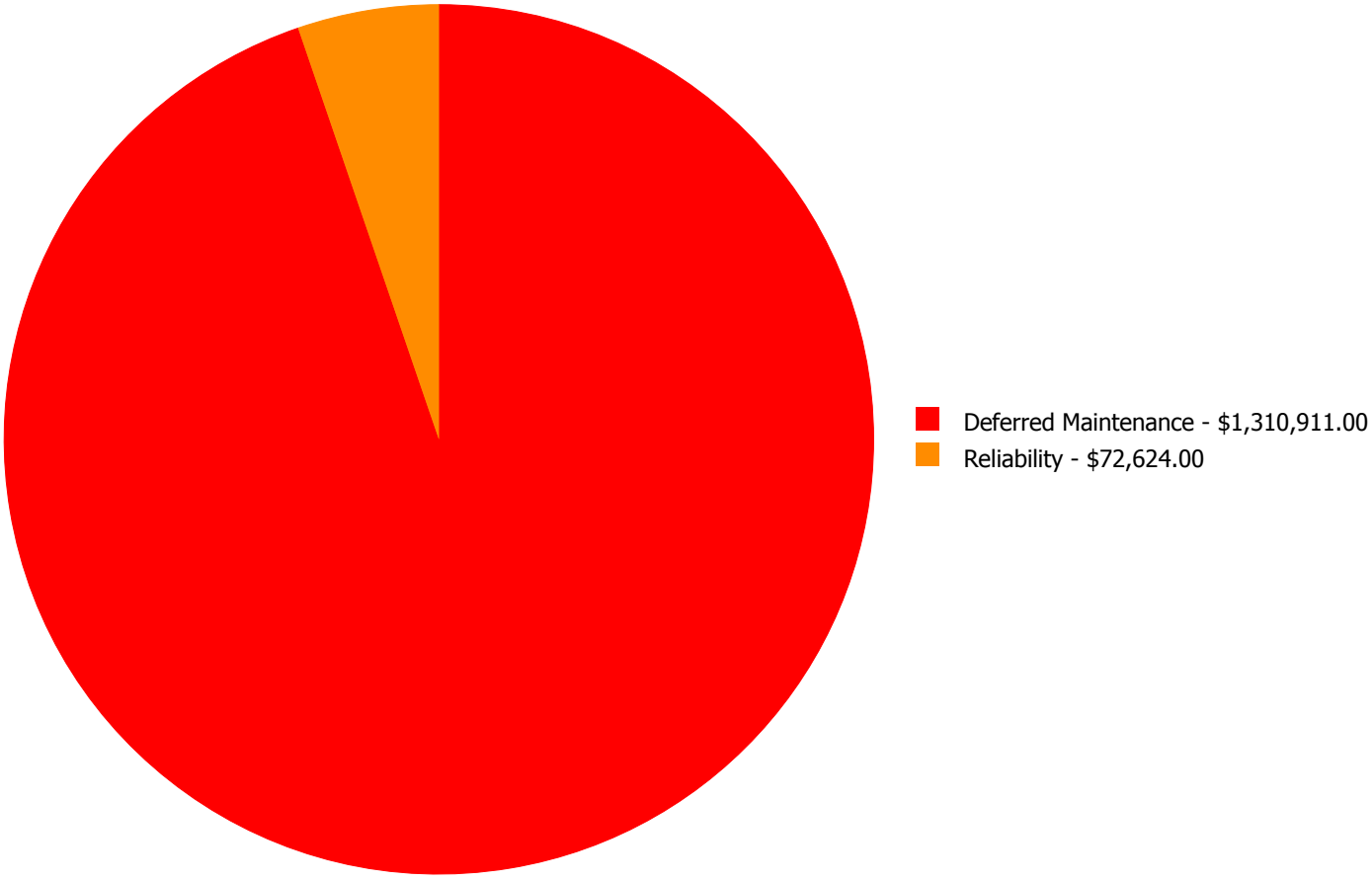
Deficiency By Priority Investment Table

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	$15,094.00	$0.00	$0.00	$15,094.00
C3020405	Epoxy	$0.00	$0.00	$51,341.00	$0.00	$0.00	$51,341.00
C3020903	VCT	$0.00	$0.00	$84,195.00	$0.00	$0.00	$84,195.00
C3030	Ceiling Finishes	$0.00	$0.00	$263,726.00	$0.00	$0.00	$263,726.00
D2040	Rain Water Drainage	$0.00	$0.00	$12,816.00	$0.00	$0.00	$12,816.00
D3010	Energy Supply	$0.00	$0.00	$17,373.00	$0.00	$0.00	$17,373.00
D3040	Distribution Systems	$0.00	$0.00	$313,281.00	$0.00	$0.00	$313,281.00
D3050	Terminal & Package Units	$0.00	$0.00	$96,263.00	$0.00	$0.00	$96,263.00
D3060	Controls & Instrumentation	$0.00	$0.00	$64,935.00	$0.00	$0.00	$64,935.00
D5020	Branch Wiring	$0.00	$0.00	$138,983.00	$0.00	$0.00	$138,983.00
D5020	Lighting	$0.00	$0.00	$208,190.00	$0.00	$0.00	$208,190.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$72,624.00	$0.00	$72,624.00
E1020	Institutional Equipment	$0.00	$0.00	$44,714.00	$0.00	$0.00	$44,714.00
	Total:	$0.00	$0.00	$1,310,911.00	$72,624.00	$0.00	$1,383,535.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,383,535.00

Deficiency Details by Priority

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

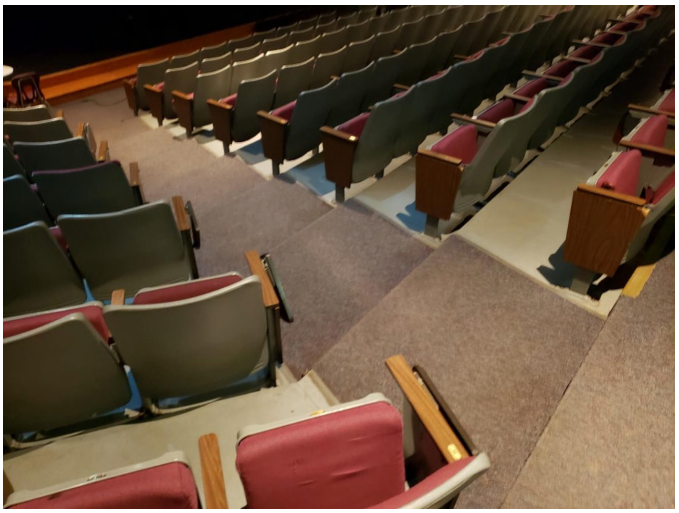
Priority 3 - Necessary (Years 2-5):

System: B3020 - Roof Openings

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $15,094.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

Notes: Roof openings are beyond expected service life and should be replaced.

System: C3020405 - Epoxy



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 2,515.00
Unit of Measure: S.F.
Estimate: $51,341.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

Notes: The epoxy flooring is beyond its expected 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: 15,609.00
Unit of Measure: S.F.
Estimate: $84,195.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

Notes: The VCT flooring is beyond service list and should be replaced.

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $263,726.00
Assessor Name: Homero Guerrero
Date Created: 02/17/2020

Notes: The original ceiling finishes are aged, failing and should be replaced.

System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $12,816.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: The rainwater drainage system is aged, in marginal condition, and should be replaced.

System: D3010 - Energy Supply

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $17,373.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $313,281.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: The distribution system is aged, becoming logistically unsupportable, and should be replaced.

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $96,263.00
Assessor Name: Homero Guerrero
Date Created: 08/15/2013

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

This deficiency has no image.

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $64,935.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

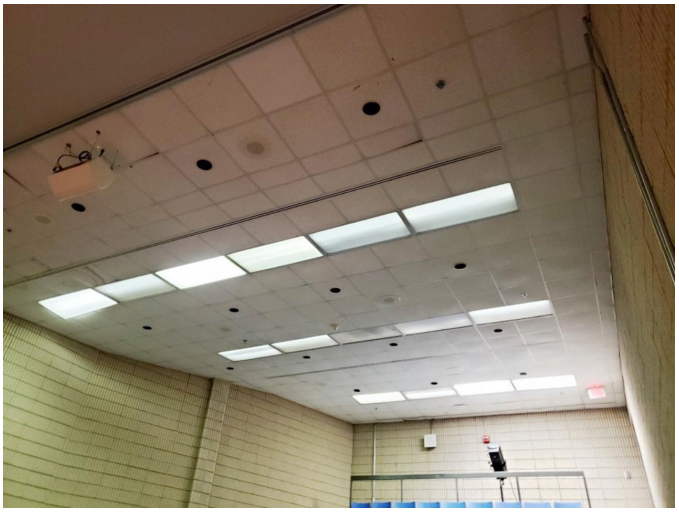
Notes: The system is beyond its expected service life and should be scheduled for replacement.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $138,983.00
Assessor Name: Homero Guerrero
Date Created: 08/13/2014

Notes: The branch wiring system is operating, but is aged, in poor condition, and should be replaced.

System: D5020 - Lighting



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $208,190.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

Notes: The lighting system is operating, but is aged, in poor condition, and should be replaced.

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $44,714.00
Assessor Name: Homero Guerrero
Date Created: 02/17/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 25,891.00
Unit of Measure: S.F.
Estimate: $72,624.00
Assessor Name: Homero Guerrero
Date Created: 08/15/2013

Notes: There is no emergency generator serving this facility. Provide per owner''s standards.

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:	High
Gross Area (SF):	87,633
Year Built:	2004
Last Renovation:	
Replacement Value:	$14,465,400
Repair Cost:	$566,916.00
Total FCI:	3.92 %
Total RSLI:	53.14 %
FCA Score:	96.08

Description:

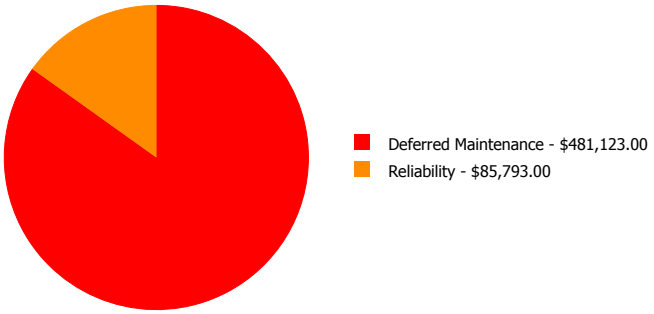
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

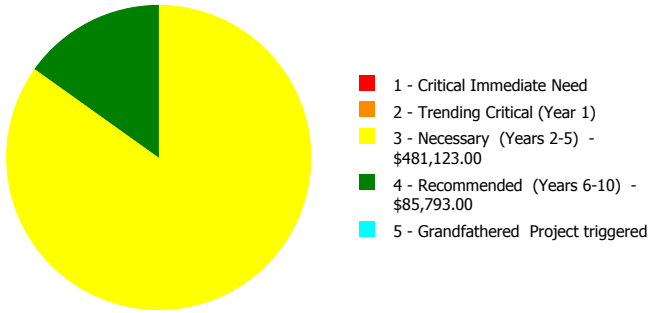
Dashboard Summary

Function:	High	Gross Area:	87,633
Year Built:	2004	Last Renovation:	
Repair Cost:	$566,916	Replacement Value:	$14,465,400
FCI:	3.92 %	RSLI%:	53.14 %

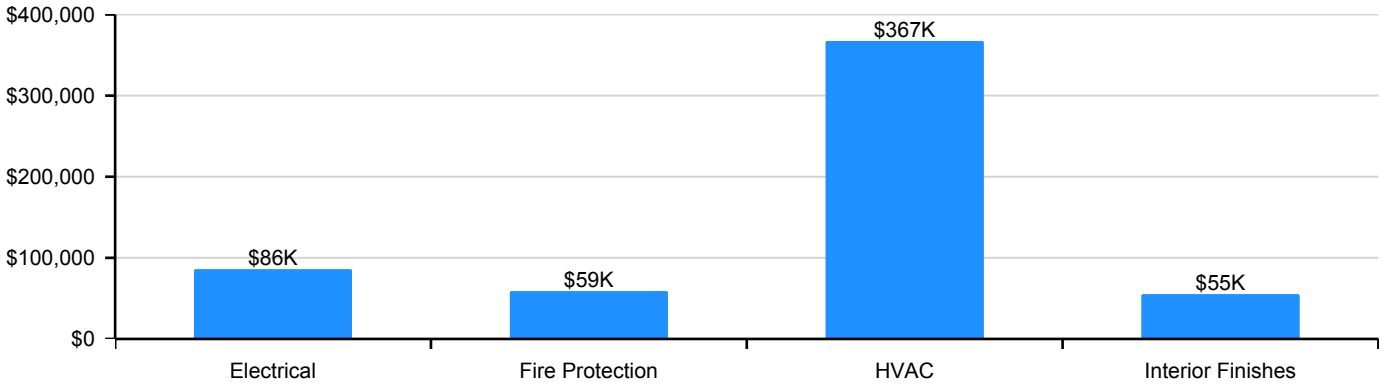
Deficiency By Category



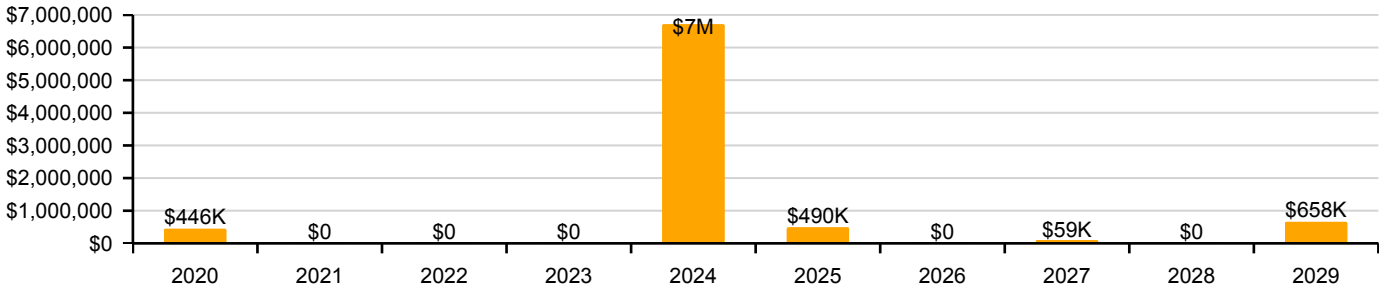
Deficiency By Priority



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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.79 %	0.00 %	$0.00
B30 - Roofing	96.49 %	0.00 %	$0.00
C10 - Interior Construction	64.64 %	0.00 %	$0.00
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	27.69 %	4.18 %	$55,051.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	31.59 %	0.00 %	$0.00
D30 - HVAC	26.86 %	17.38 %	$367,270.00
D40 - Fire Protection	43.94 %	13.34 %	$58,802.00
D50 - Electrical	26.36 %	4.29 %	$85,793.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**53.14 %**	**3.92 %**	**$566,916.00**

Photo Album

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

1). South Elevation, Main Entrance - Nov 23, 2019

2). South Elevation - Nov 23, 2019

3). East Elevation - Nov 23, 2019

4). Northeast Elevation - Nov 23, 2019

5). West Elevation - Nov 23, 2019

6). North Elevation - Nov 23, 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	$6.18	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$541,572
A1030	Slab on Grade	$6.21	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$544,201
B1010	Floor Construction	$16.16	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$1,416,149
B1020	Roof Construction	$12.06	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$1,056,854
B2010	Exterior Walls	$13.73	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$1,203,201
B2020	Exterior Windows	$8.56	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$750,138
B2030	Exterior Doors	$0.82	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$71,859
B3010120	Single Ply Membrane	$5.37	S.F.	46,387	20	2020	2040		105.00 %	0.00 %	21			$249,098
B3020	Roof Openings	$0.52	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$45,569
C1010	Partitions	$5.54	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$485,487
C1020	Interior Doors	$3.61	S.F.	87,633	40	2004	2044		62.50 %	0.00 %	25			$316,355
C1030	Fittings	$2.65	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$232,227
C2010	Stair Construction	$2.83	S.F.	87,633	100	2004	2104		85.00 %	0.00 %	85			$248,001
C3010220	Tile	$9.25	S.F.	2,292	30	2004	2034		50.00 %	0.00 %	15			$21,201
C3010230	Paint & Covering	$1.47	S.F.	85,341	10	2004	2014		0.00 %	0.00 %	-5			$125,451
C3020405	Epoxy	$17.30	S.F.	255	15	2004	2019	2025	40.00 %	0.00 %	6			$4,412
C3020420	Ceramic Tile	$16.74	S.F.	2,292	50	2004	2054		70.00 %	0.00 %	35			$38,368
C3020901	Carpet	$7.50	S.F.	5,606	8	2004	2012		0.00 %	110.00 %	-7		$46,250.00	$42,045
C3020903	VCT	$3.48	S.F.	75,085	15	2004	2019	2025	40.00 %	0.00 %	6			$261,296
C3020999	Other - Concrete Finish	$6.87	S.F.	4,095	100	2004	2104		85.00 %	0.00 %	85			$28,133
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	300	10	2004	2014		0.00 %	110.00 %	-5		$8,801.00	$8,001
C3030	Ceiling Finishes	$8.98	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$786,944
D1010	Elevators and Lifts	$1.25	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$109,541
D2010	Plumbing Fixtures	$6.34	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$555,593
D2020	Domestic Water Distribution	$0.75	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$65,725
D2030	Sanitary Waste	$1.68	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$147,223
D2040	Rain Water Drainage	$0.45	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$39,435
D3010	Energy Supply	$0.61	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$53,456
D3020	Heat Generating Systems	$3.57	S.F.	87,633	20	2011	2031		60.00 %	0.00 %	12			$312,850
D3030	Cooling Generating Systems	$5.51	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$482,858
D3040	Distribution Systems	$10.61	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$929,786
D3050	Terminal & Package Units	$1.62	S.F.	87,633	15	2004	2019		0.00 %	110.00 %	0		$156,162.00	$141,965

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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 $
D3060	Controls & Instrumentation	$2.19	S.F.	87,633	15	2004	2019		0.00 %	110.00 %	0		$211,108.00	$191,916
D4010	Sprinklers	$4.08	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$357,543
D4020	Standpipes	$0.34	S.F.	87,633	30	2004	2034		50.00 %	0.00 %	15			$29,795
D4090	Other Fire Protection Systems	$0.61	S.F.	87,633	15	2004	2019		0.00 %	110.00 %	0		$58,802.00	$53,456
D5010	Electrical Service/Distribution	$2.33	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$204,185
D5020	Branch Wiring	$4.72	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$413,628
D5020	Lighting	$7.08	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$620,442
D5030810	Security & Detection Systems	$1.51	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$132,326
D5030910	Fire Alarm Systems	$2.74	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$240,114
D5030920	Data Communication	$3.56	S.F.	87,633	25	2004	2029		40.00 %	0.00 %	10			$311,973
D5090	Other Electrical Systems	$0.89	S.F.	87,633	15			2019	0.00 %	110.00 %	0		$85,793.00	$77,993
E1020	Institutional Equipment	$1.38	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$120,934
E1090	Other Equipment	$3.33	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$291,818
E2010	Fixed Furnishings	$1.19	S.F.	87,633	20	2004	2024		25.00 %	0.00 %	5			$104,283
								Total	**53.14 %**	**3.92 %**			**$566,916.00**	**$14,465,400**

System Notes

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

System: B1010 - Floor Construction

Note:

System: B1020 - Roof Construction

Note:

System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

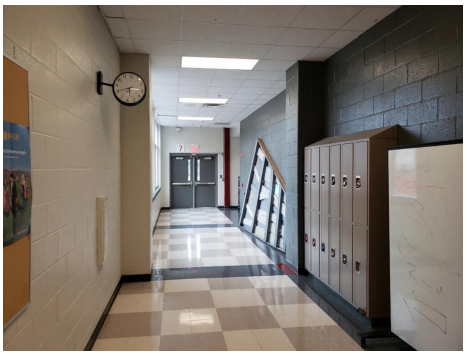


Note:

System: B2030 - Exterior Doors


Note:

System: C1010 - Partitions



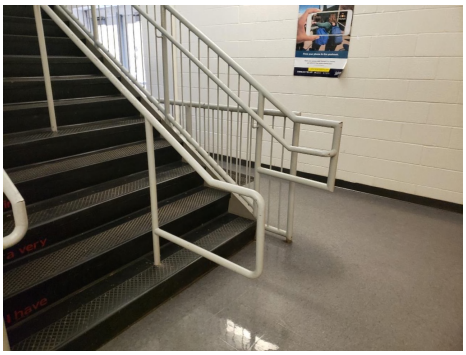

Note:

System: C1020 - Interior Doors



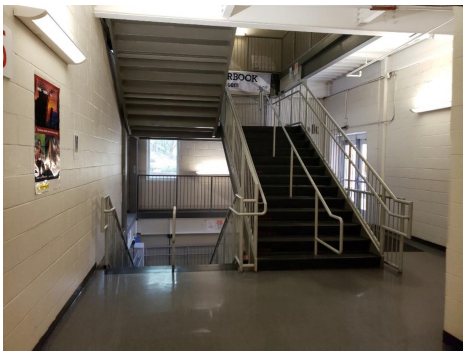
Note:

System: C1030 - Fittings



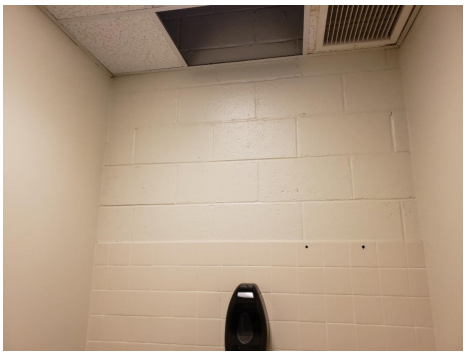
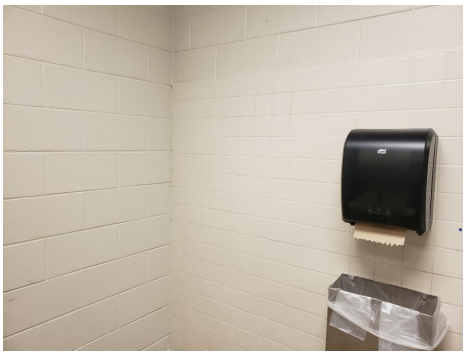
Note:

System: C2010 - Stair Construction



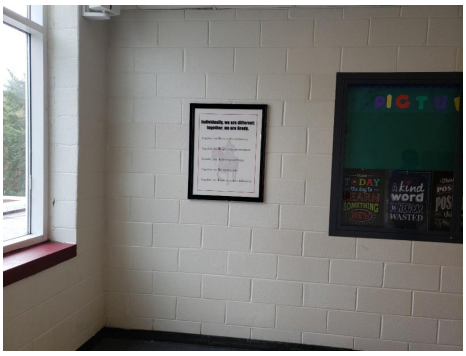
Note:

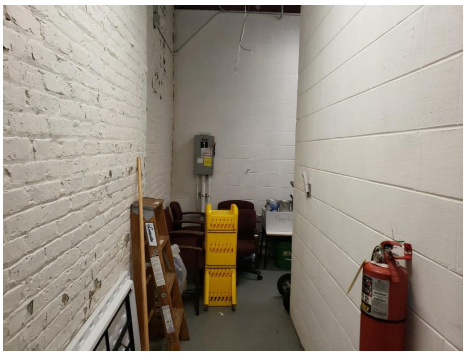
System: C3010220 - Tile

Note:

System: C3010230 - Paint & Covering

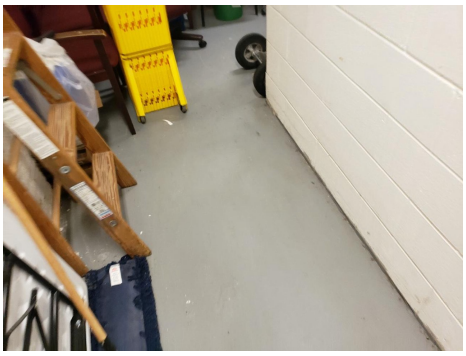





Note:

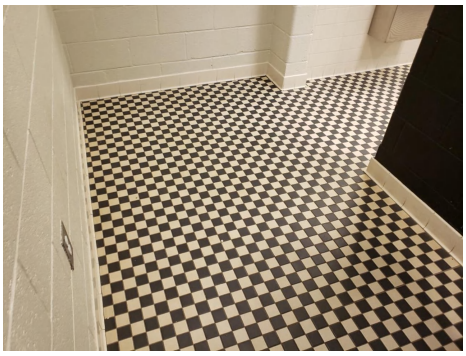
System: C3020405 - Epoxy





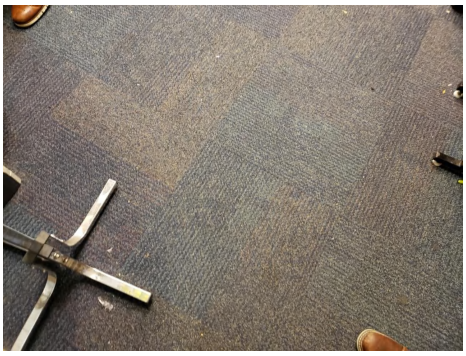
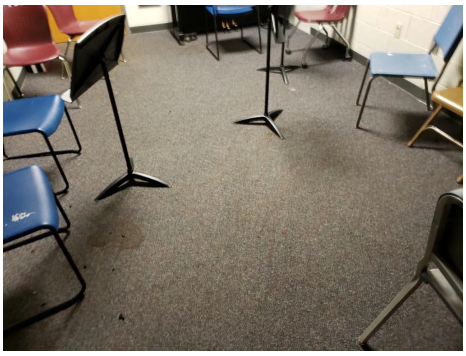
Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet

Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish


Note:

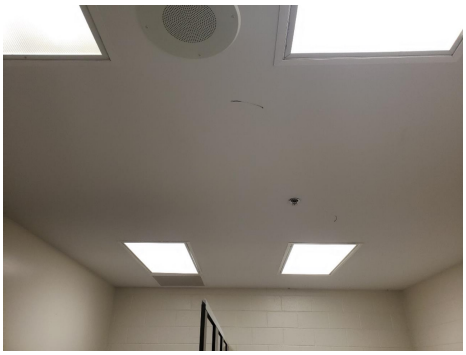
System: C3020999 - Other - Rubber or Neoprene



Note:

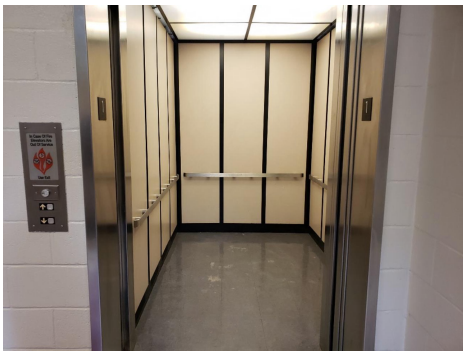
System: C3030 - Ceiling Finishes





Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures



Note:

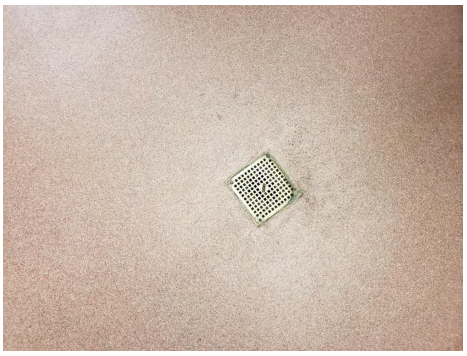
System: D2020 - Domestic Water Distribution



Note:

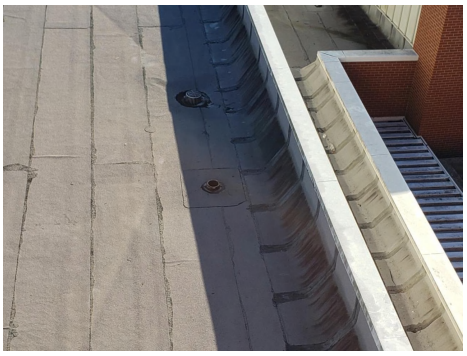
System: D2030 - Sanitary Waste





Note:

System: D2040 - Rain Water Drainage

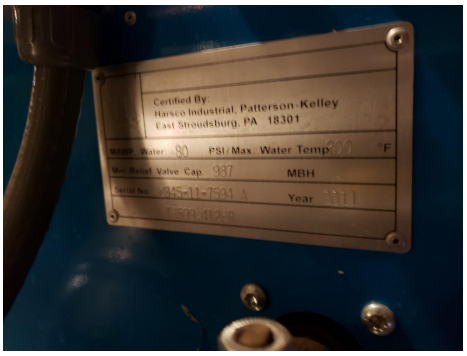



Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

Note:

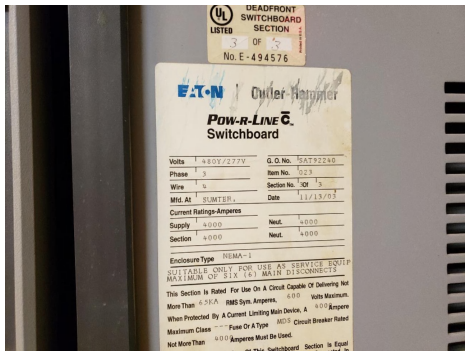
System: D4020 - Standpipes

Note:

System: D4090 - Other Fire Protection Systems

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



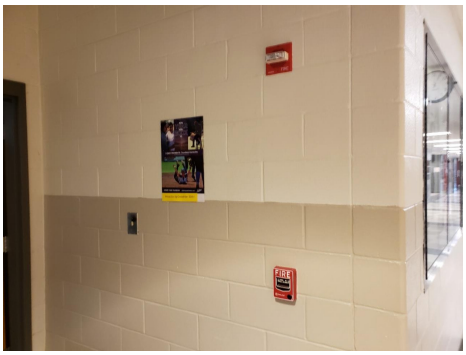
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment

Note:

System: E1090 - Other Equipment






Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$566,916**	**$446,434**	**$0**	**$0**	**$0**	**$6,712,808**	**$489,817**	**$0**	**$58,588**	**$0**	**$658,476**	**$8,933,039**
*** 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**
B3010120 - Single Ply Membrane	$0	$446,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$446,434**
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	$296,137	$0	$0	$0	$0	$0	**$296,137**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

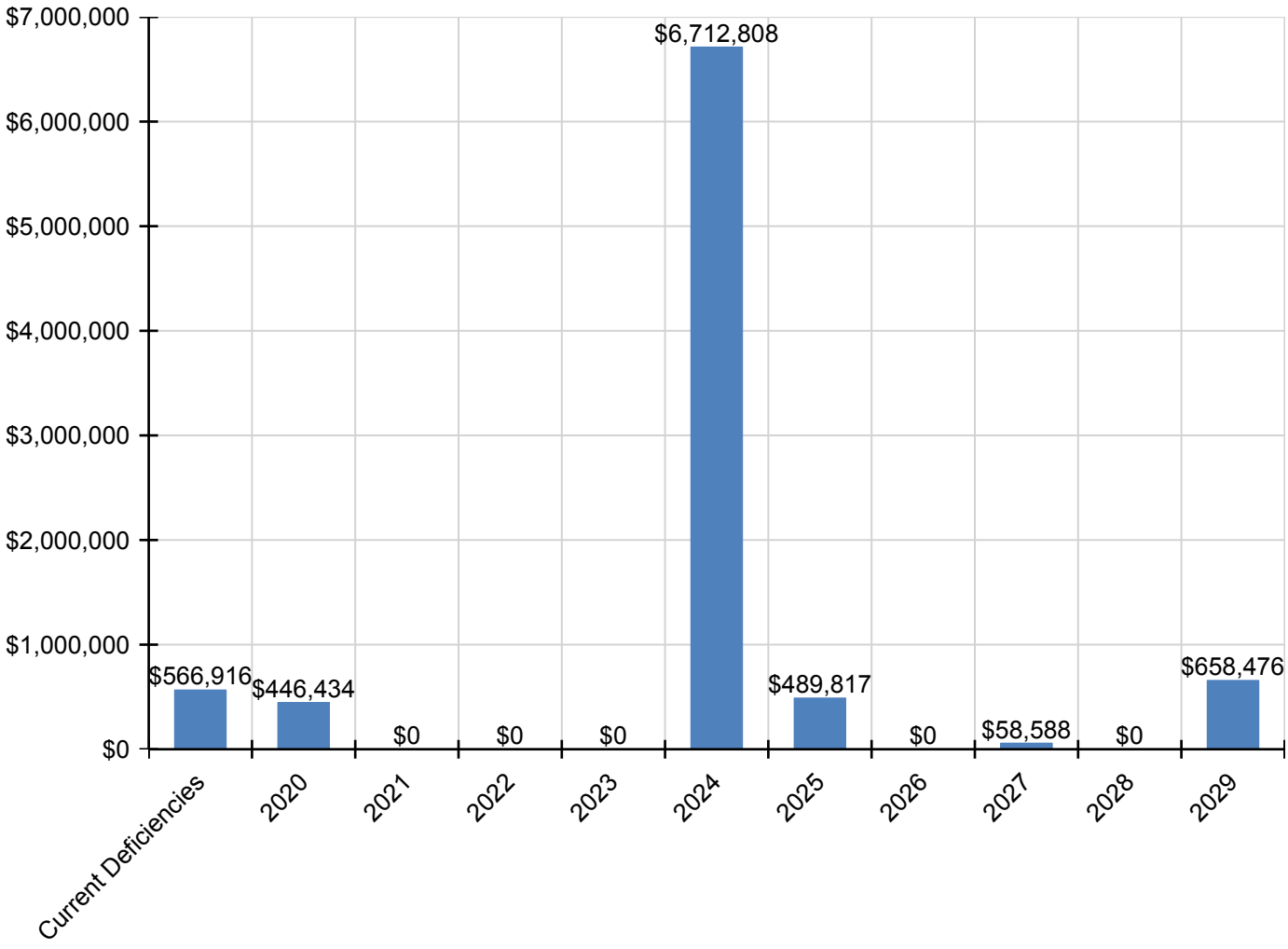
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$185,455	**$185,455**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$6,216	$0	$0	$0	$0	**$6,216**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$46,250	$0	$0	$0	$0	$0	$0	$0	$58,588	$0	$0	**$104,838**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$483,601	$0	$0	$0	$0	**$483,601**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$8,801	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,828	**$20,629**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$1,003,513	$0	$0	$0	$0	$0	**$1,003,513**
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	$139,687	$0	$0	$0	$0	$0	**$139,687**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$708,494	$0	$0	$0	$0	$0	**$708,494**
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	$50,287	$0	$0	$0	$0	$0	**$50,287**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$615,741	$0	$0	$0	$0	$0	**$615,741**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$1,185,665	$0	$0	$0	$0	$0	**$1,185,665**
D3050 - Terminal & Package Units	$156,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,162**
D3060 - Controls & Instrumentation	$211,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,108**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$58,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,802**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$260,376	$0	$0	$0	$0	$0	**$260,376**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$527,459	$0	$0	$0	$0	$0	**$527,459**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Lighting	$0	$0	$0	$0	$0	$791,188	$0	$0	$0	$0	$0	**$791,188**
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	$168,742	$0	$0	$0	$0	$0	**$168,742**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$306,194	$0	$0	$0	$0	$0	**$306,194**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$461,193	**$461,193**
D5090 - Other Electrical Systems	$85,793	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,793**
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	$154,215	$0	$0	$0	$0	$0	**$154,215**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$372,127	$0	$0	$0	$0	$0	**$372,127**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$132,983	$0	$0	$0	$0	$0	**$132,983**

** 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.

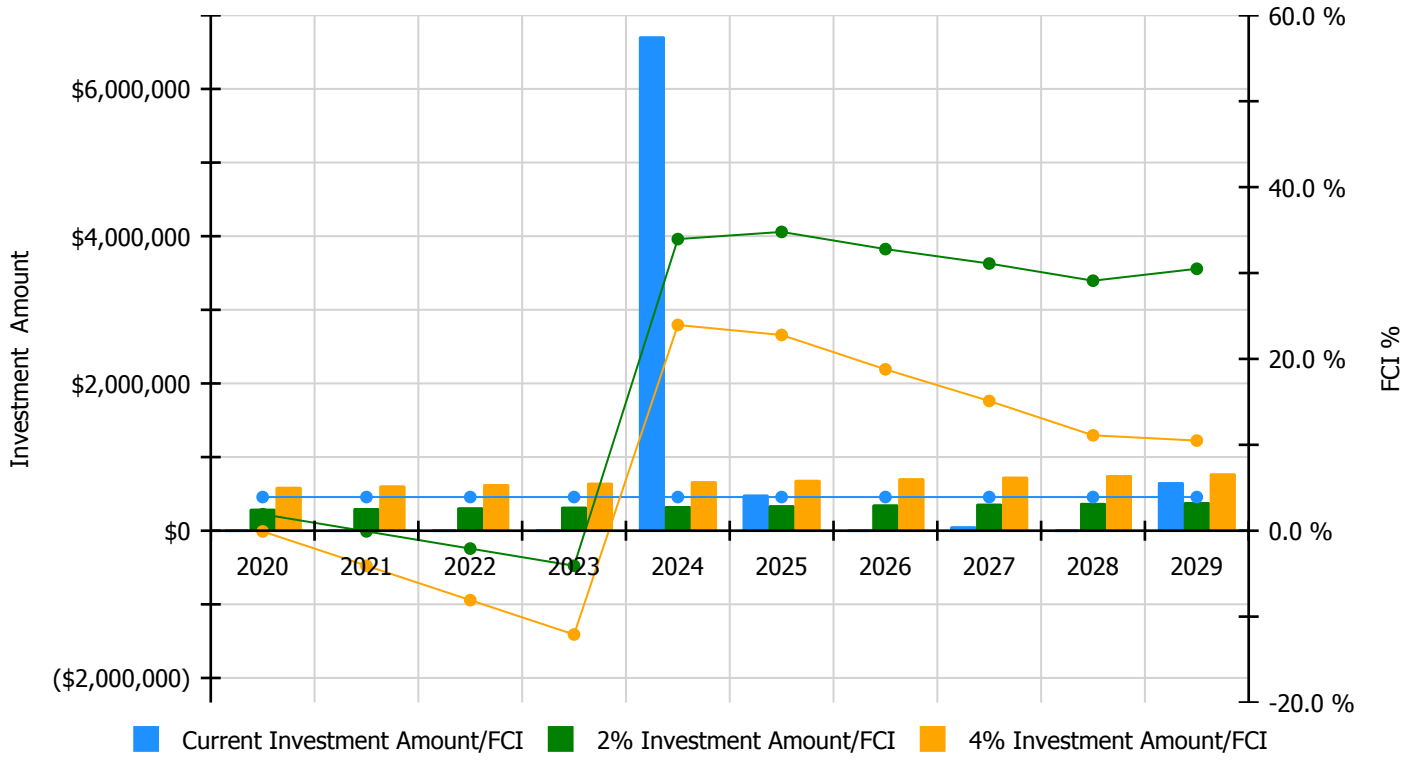


Condition Index Forecast by Investment Scenario

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

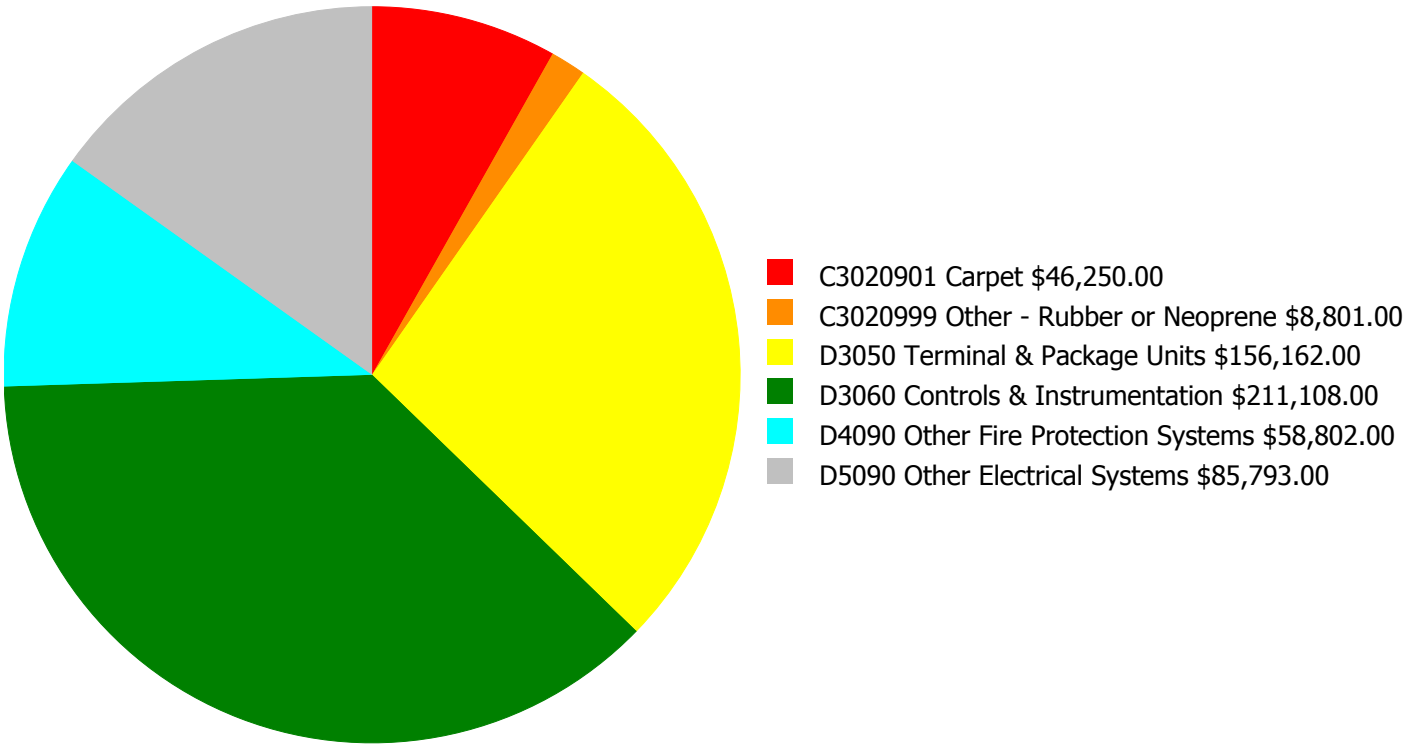
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 3.92%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$297,987.00	1.92 %	$595,974.00	-0.08 %
2021	$0	$306,927.00	-0.08 %	$613,854.00	-4.08 %
2022	$0	$316,135.00	-2.08 %	$632,269.00	-8.08 %
2023	$0	$325,619.00	-4.08 %	$651,237.00	-12.08 %
2024	$6,712,808	$335,387.00	33.95 %	$670,775.00	23.95 %
2025	$489,817	$345,449.00	34.79 %	$690,898.00	22.79 %
2026	$0	$355,812.00	32.79 %	$711,625.00	18.79 %
2027	$58,588	$366,487.00	31.10 %	$732,973.00	15.10 %
2028	$0	$377,481.00	29.10 %	$754,963.00	11.10 %
2029	$658,476	$388,806.00	30.49 %	$777,612.00	10.49 %
Total:	**$7,919,689**	**$3,416,090.00**		**$6,832,180.00**	

Deficiency Summary by System

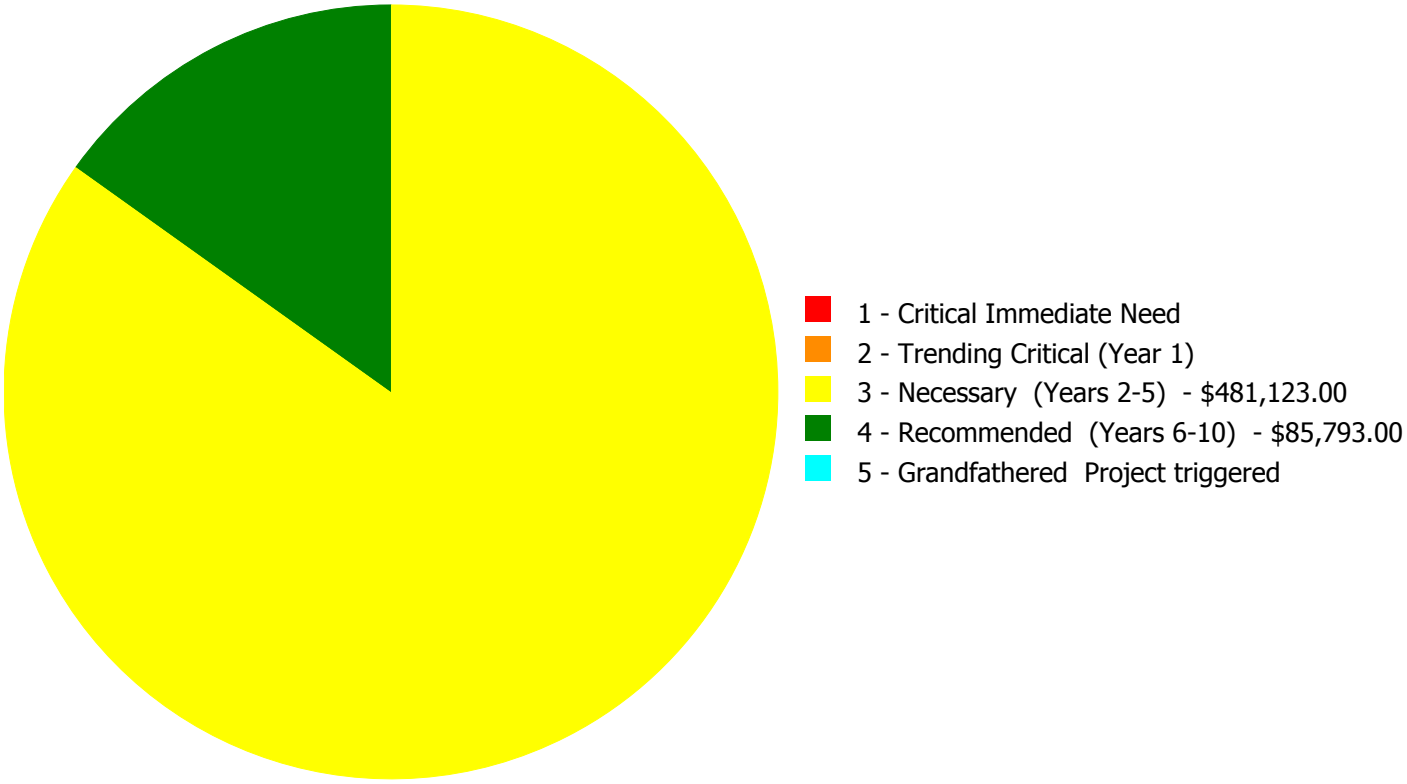
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $566,916.00

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: $566,916.00

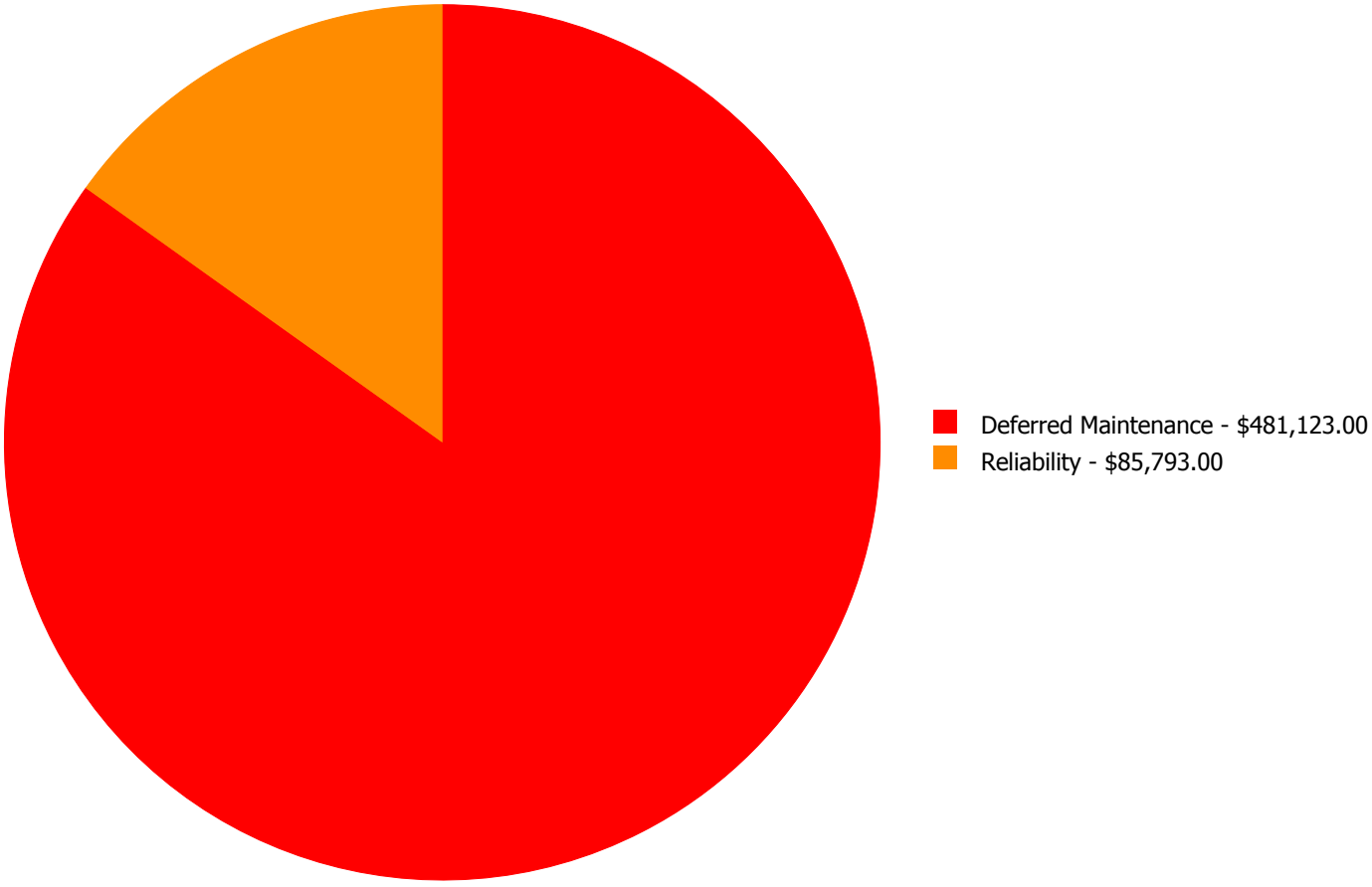
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020901	Carpet	$0.00	$0.00	$46,250.00	$0.00	$0.00	$46,250.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$8,801.00	$0.00	$0.00	$8,801.00
D3050	Terminal & Package Units	$0.00	$0.00	$156,162.00	$0.00	$0.00	$156,162.00
D3060	Controls & Instrumentation	$0.00	$0.00	$211,108.00	$0.00	$0.00	$211,108.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$58,802.00	$0.00	$0.00	$58,802.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$85,793.00	$0.00	$85,793.00
	Total:	$0.00	$0.00	$481,123.00	$85,793.00	$0.00	$566,916.00

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: $566,916.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,606.00
Unit of Measure: S.F.
Estimate: $46,250.00
Assessor Name: Homero Guerrero
Date Created: 01/30/2020

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

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 300.00
Unit of Measure: S.F.
Estimate: $8,801.00
Assessor Name: Homero Guerrero
Date Created: 02/16/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 87,633.00
Unit of Measure: S.F.
Estimate: $156,162.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 87,633.00
Unit of Measure: S.F.
Estimate: $211,108.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

System: D4090 - Other Fire Protection Systems

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 87,633.00
Unit of Measure: S.F.
Estimate: $58,802.00
Assessor Name: Homero Guerrero
Date Created: 10/01/2019

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 87,633.00
Unit of Measure: S.F.
Estimate: $85,793.00
Assessor Name: Homero Guerrero
Date Created: 08/15/2013

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:	High
Gross Area (SF):	62,810
Year Built:	2020
Last Renovation:	
Replacement Value:	$10,507,540
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	103.71 %
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.

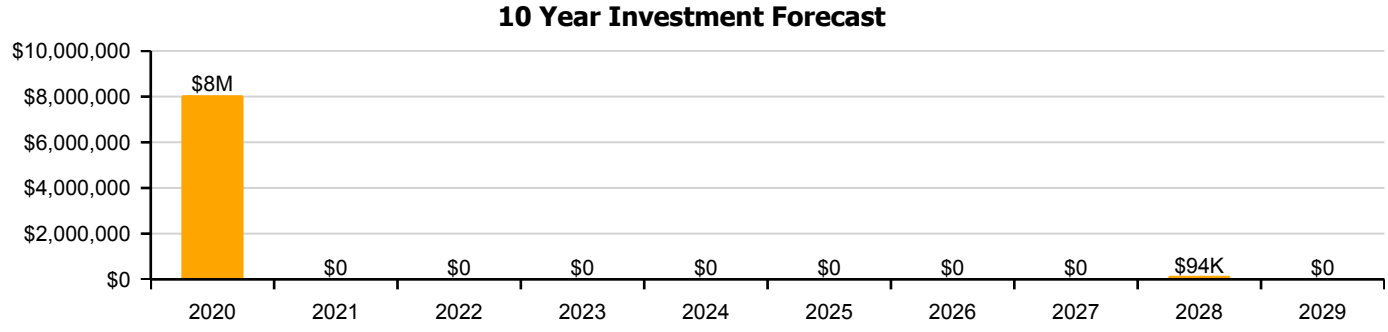
Dashboard Summary

Function:	High	Gross Area:	62,810
Year Built:	2020	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$10,507,540
FCI:	0.00 %	RSLI%:	103.71 %

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	101.00 %	0.00 %	$0.00
B10 - Superstructure	101.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	101.95 %	0.00 %	$0.00
B30 - Roofing	103.44 %	0.00 %	$0.00
C10 - Interior Construction	102.36 %	0.00 %	$0.00
C20 - Stairs	101.00 %	0.00 %	$0.00
C30 - Interior Finishes	106.34 %	0.00 %	$0.00
D10 - Conveying	105.00 %	0.00 %	$0.00
D20 - Plumbing	104.56 %	0.00 %	$0.00
D30 - HVAC	106.17 %	0.00 %	$0.00
D40 - Fire Protection	103.33 %	0.00 %	$0.00
D50 - Electrical	104.85 %	0.00 %	$0.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**103.71 %**	**0.00 %**	**$0.00**

Photo Album

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

No data found for this asset

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	$5.73	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$359,901
A1030	Slab on Grade	$5.77	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$362,414
B1010	Floor Construction	$21.84	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$1,371,770
B1020	Roof Construction	$7.26	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$456,001
B2010	Exterior Walls	$11.53	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$724,199
B2020	Exterior Windows	$7.19	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$451,604
B2030	Exterior Doors	$0.70	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$43,967
B3010120	Single Ply Membrane	$5.37	S.F.	3,225	20	2020	2040		105.00 %	0.00 %	21			$17,318
B3010999	Other - Concrete Pavers	$17.78	S.F.	12,560	30	2020	2050		103.33 %	0.00 %	31			$223,317
B3020	Roof Openings	$0.48	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$30,149
C1010	Partitions	$4.84	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$304,000
C1020	Interior Doors	$3.18	S.F.	62,810	40	2020	2060		102.50 %	0.00 %	41			$199,736
C1030	Fittings	$2.34	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$146,975
C2010	Stair Construction	$2.48	S.F.	62,810	100	2020	2120		101.00 %	0.00 %	101			$155,769
C3010230	Paint & Covering	$1.47	S.F.	62,810	10	2020	2030		110.00 %	0.00 %	11			$92,331
C3020405	Epoxy	$17.30	S.F.	3,222	15	2020	2035		106.67 %	0.00 %	16			$55,741
C3020430	Terrazzo	$21.62	S.F.	3,118	50	2020	2070		102.00 %	0.00 %	51			$67,411
C3020901	Carpet	$7.50	S.F.	8,754	8	2020	2028		112.50 %	0.00 %	9			$65,655
C3020903	VCT	$3.48	S.F.	41,204	15	2020	2035		106.67 %	0.00 %	16			$143,390
C3020999	Other - Concrete Sealed	$6.87	S.F.	4,247	10	2020	2030		110.00 %	0.00 %	11			$29,177
C3020999	Other - Concrete Stained or Dyed	$4.61	S.F.	2,265	10	2020	2030		110.00 %	0.00 %	11			$10,442
C3030	Ceiling Finishes	$7.87	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$494,315
D1010	Elevators and Lifts	$1.25	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$78,513
D2010	Plumbing Fixtures	$5.74	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$360,529
D2020	Domestic Water Distribution	$0.67	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$42,083
D2030	Sanitary Waste	$1.55	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$97,356
D2040	Rain Water Drainage	$0.41	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$25,752
D3010	Energy Supply	$0.61	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$38,314
D3040	Distribution Systems	$9.65	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$606,117
D3050	Terminal & Package Units	$24.43	S.F.	62,810	15	2020	2035		106.67 %	0.00 %	16			$1,534,448
D3060	Controls & Instrumentation	$1.98	S.F.	62,810	15	2020	2035		106.67 %	0.00 %	16			$124,364
D4010	Sprinklers	$3.71	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$233,025

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 $
D4020	Standpipes	$0.41	S.F.	62,810	30	2020	2050		103.33 %	0.00 %	31			$25,752
D5010	Electrical Service/Distribution	$2.03	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$127,504
D5020	Branch Wiring	$4.17	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$261,918
D5020	Lighting	$6.26	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$393,191
D5030810	Security & Detection Systems	$1.51	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$94,843
D5030910	Fire Alarm Systems	$2.74	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$172,099
D5030920	Data Communication	$3.56	S.F.	62,810	25	2020	2045		104.00 %	0.00 %	26			$223,604
D5090	Other Electrical Systems	$0.31	S.F.	62,810	15	2020	2035		106.67 %	0.00 %	16			$19,471
E1020	Institutional Equipment	$1.15	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$72,232
E1090	Other Equipment	$0.78	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$48,992
E2010	Fixed Furnishings	$1.94	S.F.	62,810	20	2020	2040		105.00 %	0.00 %	21			$121,851
								Total	**103.71 %**					**$10,507,540**

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.

No data found for this asset

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:		**$8,049,957**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,232**	**$0**	**$8,144,189**
*** 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	$511,667	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$511,667**
B2030 - Exterior Doors	$0	$49,815	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$49,815**
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**
B3010120 - Single Ply Membrane	$0	$31,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,038**
B3010999 - Other - Concrete Pavers	$0	$253,017	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$253,017**
B3020 - Roof Openings	$0	$34,159	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,159**
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	$344,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$344,432**
C1020 - Interior Doors	$0	$164,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,583**
C1030 - Fittings	$0	$166,523	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,523**
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**

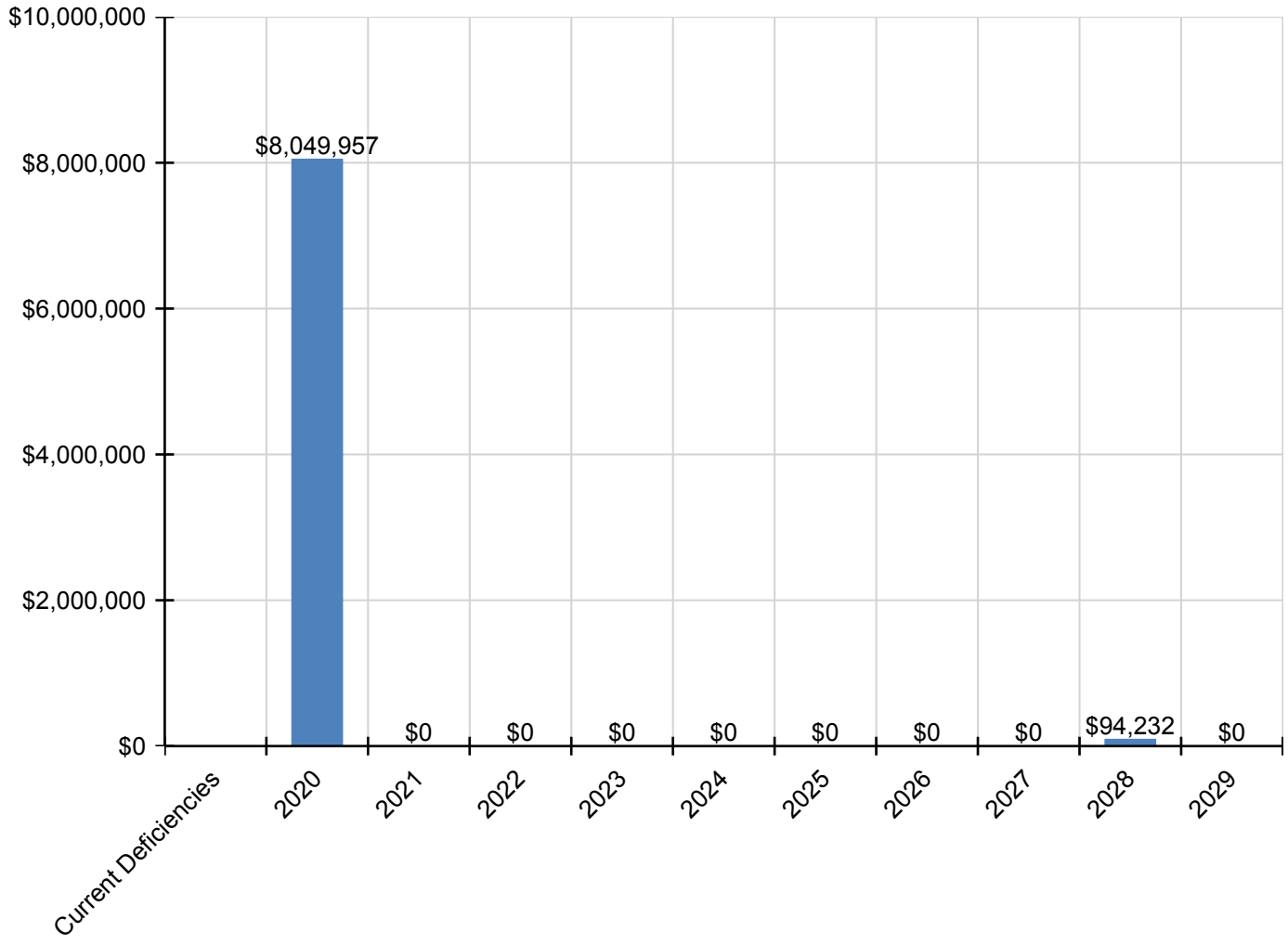
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3010230 - Paint & Covering	$0	$104,611	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,611
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C3020405 - Epoxy	$0	$67,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$67,747
C3020430 - Terrazzo	$0	$86,792	$0	$0	$0	$0	$0	$0	$0	$0	$0	$86,792
C3020901 - Carpet	$0	$74,388	$0	$0	$0	$0	$0	$0	$0	$94,232	$0	$168,620
C3020903 - VCT	$0	$228,922	$0	$0	$0	$0	$0	$0	$0	$0	$0	$228,922
C3020999 - Other - Concrete Sealed	$0	$33,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,058
C3020999 - Other - Concrete Stained or Dyed	$0	$11,831	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,831
C3030 - Ceiling Finishes	$0	$560,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	$560,058
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	$88,955	$0	$0	$0	$0	$0	$0	$0	$0	$0	$88,955
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$408,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	$408,479
D2020 - Domestic Water Distribution	$0	$47,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,680
D2030 - Sanitary Waste	$0	$110,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$110,304
D2040 - Rain Water Drainage	$0	$29,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,177
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D3010 - Energy Supply	$0	$43,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,410
D3040 - Distribution Systems	$0	$686,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$686,730
D3050 - Terminal & Package Units	$0	$1,738,530	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,738,530
D3060 - Controls & Instrumentation	$0	$140,904	$0	$0	$0	$0	$0	$0	$0	$0	$0	$140,904
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$264,018	$0	$0	$0	$0	$0	$0	$0	$0	$0	$264,018
D4020 - Standpipes	$0	$29,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,177
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$0	$144,463	$0	$0	$0	$0	$0	$0	$0	$0	$0	$144,463
D5020 - Branch Wiring	$0	$296,752	$0	$0	$0	$0	$0	$0	$0	$0	$0	$296,752
D5020 - Lighting	$0	$445,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$445,485
D5030 - Communications and Security	$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
D5030810 - Security & Detection Systems	$0	$107,457	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$107,457**
D5030910 - Fire Alarm Systems	$0	$194,988	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$194,988**
D5030920 - Data Communication	$0	$253,343	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$253,343**
D5090 - Other Electrical Systems	$0	$22,061	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,061**
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	$81,839	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$81,839**
E1090 - Other Equipment	$0	$55,508	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$55,508**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$138,058	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$138,058**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

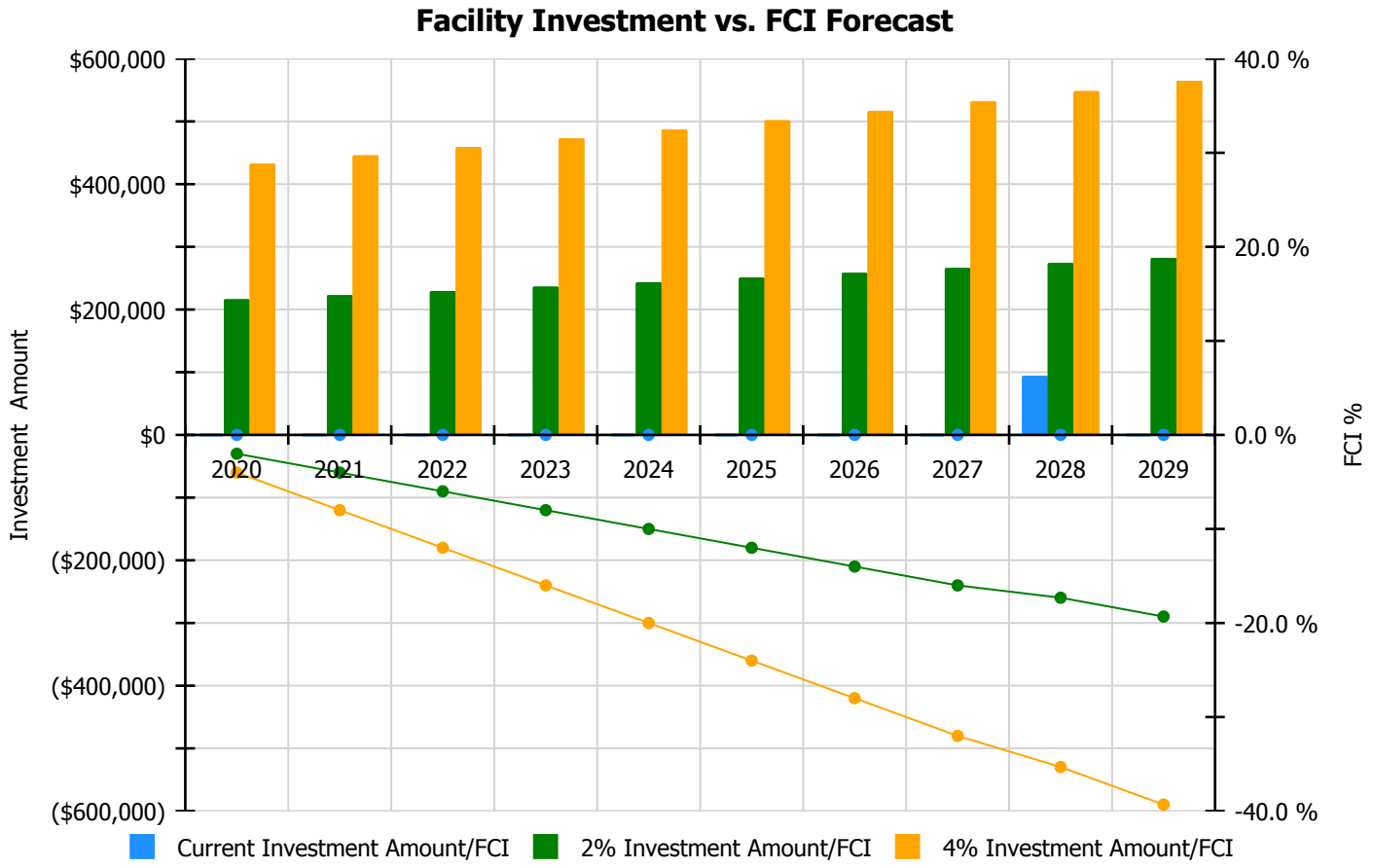
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$216,455.00	-2.00 %	$432,911.00	-4.00 %
2021	$0	$222,949.00	-4.00 %	$445,898.00	-8.00 %
2022	$0	$229,637.00	-6.00 %	$459,275.00	-12.00 %
2023	$0	$236,527.00	-8.00 %	$473,053.00	-16.00 %
2024	$0	$243,622.00	-10.00 %	$487,245.00	-20.00 %
2025	$0	$250,931.00	-12.00 %	$501,862.00	-24.00 %
2026	$0	$258,459.00	-14.00 %	$516,918.00	-28.00 %
2027	$0	$266,213.00	-16.00 %	$532,425.00	-32.00 %
2028	$94,232	$274,199.00	-17.31 %	$548,398.00	-35.31 %
2029	$0	$282,425.00	-19.31 %	$564,850.00	-39.31 %
Total:	**$94,232**	**$2,481,417.00**		**$4,962,835.00**	

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):	257,230
Year Built:	1924
Last Renovation:	
Replacement Value:	$7,413,369
Repair Cost:	$1,196,891.00
Total FCI:	16.15 %
Total RSLI:	37.01 %
FCA Score:	83.85

Description:

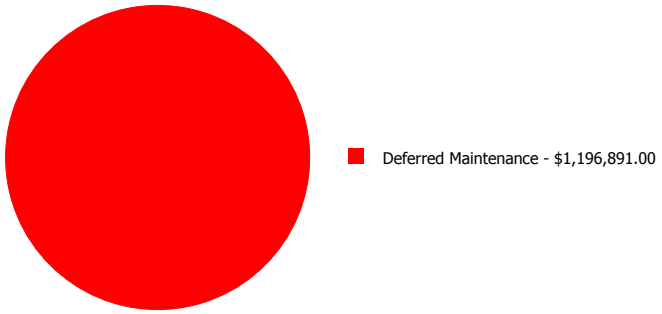
The narrative for this site is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

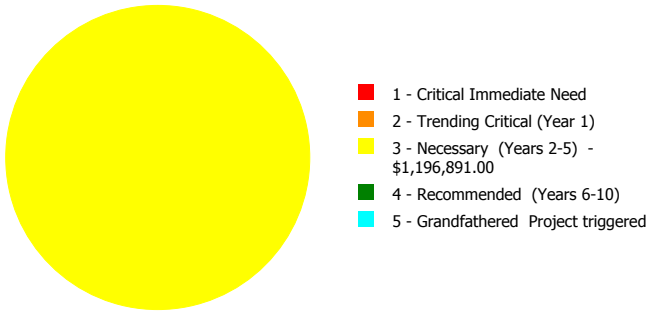
Dashboard Summary

Function:		Gross Area:	257,230
Year Built:	1924	Last Renovation:	
Repair Cost:	$1,196,891	Replacement Value:	$7,413,369
FCI:	16.15 %	RSLI%:	37.01 %

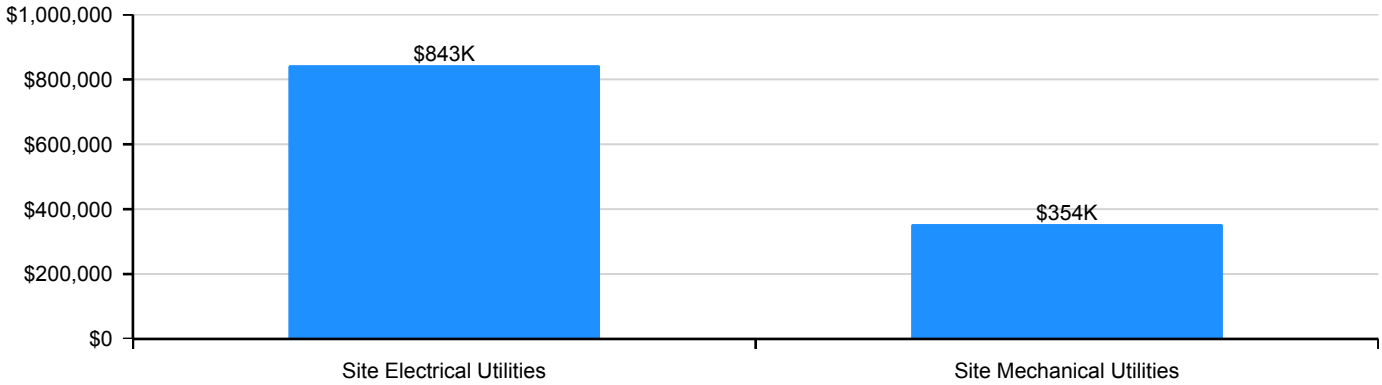
Deficiency By Category



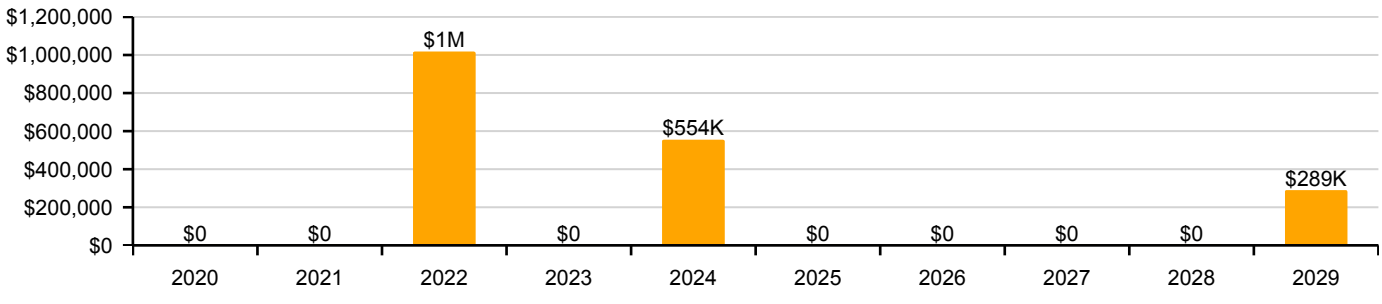
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	48.96 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	4.35 %	30.29 %	$353,691.00
G40 - Site Electrical Utilities	28.12 %	48.14 %	$843,200.00
Totals:	**37.01 %**	**16.15 %**	**$1,196,891.00**

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.	257,230	35	2004	2039		57.14 %	0.00 %	20			$609,635
G2020	Parking Lots	$8.00	S.F.	257,230	35	2004	2039		57.14 %	0.00 %	20			$2,057,840
G2030	Pedestrian Paving	$2.33	S.F.	257,230	35	2004	2039		57.14 %	0.00 %	20			$599,346
G2040105	Fence & Guardrails	$1.14	S.F.	257,230	30	2004	2034		50.00 %	0.00 %	15			$293,242
G2040950	Covered Walkways	$0.76	S.F.	257,230	25	2004	2029		40.00 %	0.00 %	10			$195,495
G2040950	Tennis Courts	$1.69	S.F.	257,230	20	2004	2024		25.00 %	0.00 %	5			$434,719
G2050	Landscaping	$1.18	S.F.	257,230	25	1990	2015		0.00 %	0.00 %	-4			$303,531
G3010	Water Supply	$1.09	S.F.	257,230	50	1972	2022		6.00 %	0.00 %	3			$280,381
G3020	Sanitary Sewer	$2.20	S.F.	257,230	50	1972	2022		6.00 %	0.00 %	3			$565,906
G3030	Storm Sewer	$1.25	S.F.	257,230	50	1962	2012		0.00 %	110.00 %	-7		$353,691.00	$321,538
G4010	Electrical Distribution	$2.55	S.F.	257,230	30	2004	2034		50.00 %	0.00 %	15			$655,937
G4020	Site Lighting	$2.98	S.F.	257,230	30	1983	2013		0.00 %	110.00 %	-6		$843,200.00	$766,545
G4030	Site Communication and Security	$1.28	S.F.	257,230	30	2004	2034		50.00 %	0.00 %	15			$329,254
								Total	**37.01 %**	**16.15 %**			**$1,196,891.00**	**$7,413,369**

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.

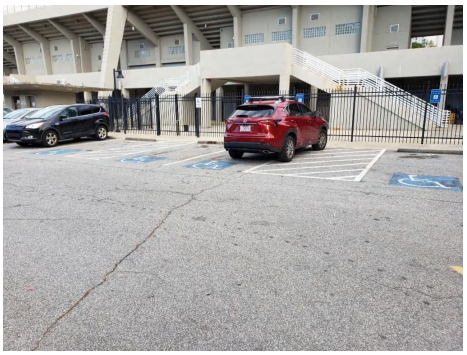
System: G2010 - Roadways



Note:

System: G2020 - Parking Lots

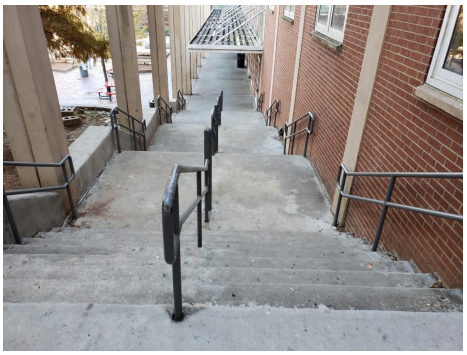


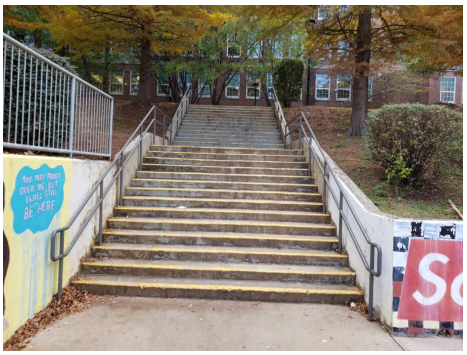


Note:

System: G2030 - Pedestrian Paving

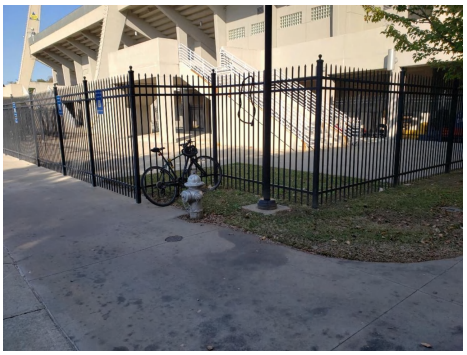




Note:

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Covered Walkways

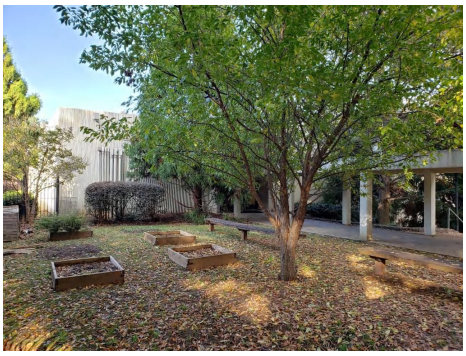

Note:

System: G2040950 - Tennis Courts



Note:

System: G2050 - Landscaping


Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

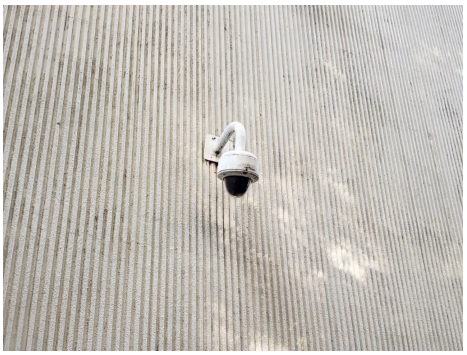

Note:

System: G4020 - Site Lighting



Note:

System: G4030 - Site Communication and Security



Note:

Renewal Schedule

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

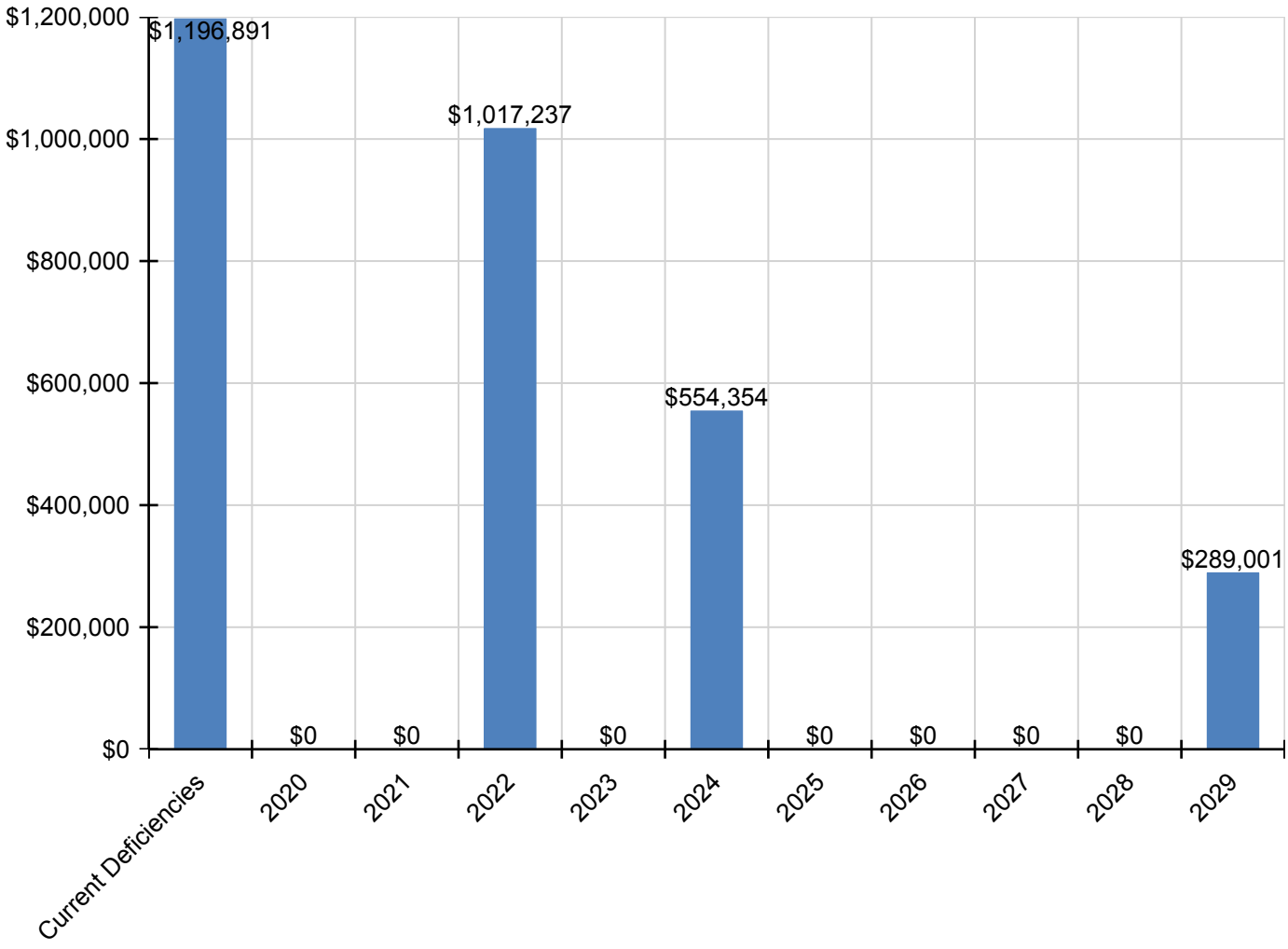
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,196,891**	**$0**	**$0**	**$1,017,237**	**$0**	**$554,354**	**$0**	**$0**	**$0**	**$0**	**$289,001**	**$3,057,484**
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	$289,001	**$289,001**
G2040950 - Tennis Courts	$0	$0	$0	$0	$0	$554,354	$0	$0	$0	$0	$0	**$554,354**
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	$337,018	$0	$0	$0	$0	$0	$0	$0	**$337,018**
G3020 - Sanitary Sewer	$0	$0	$0	$680,219	$0	$0	$0	$0	$0	$0	$0	**$680,219**
G3030 - Storm Sewer	$353,691	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$353,691**
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	$843,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$843,200**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

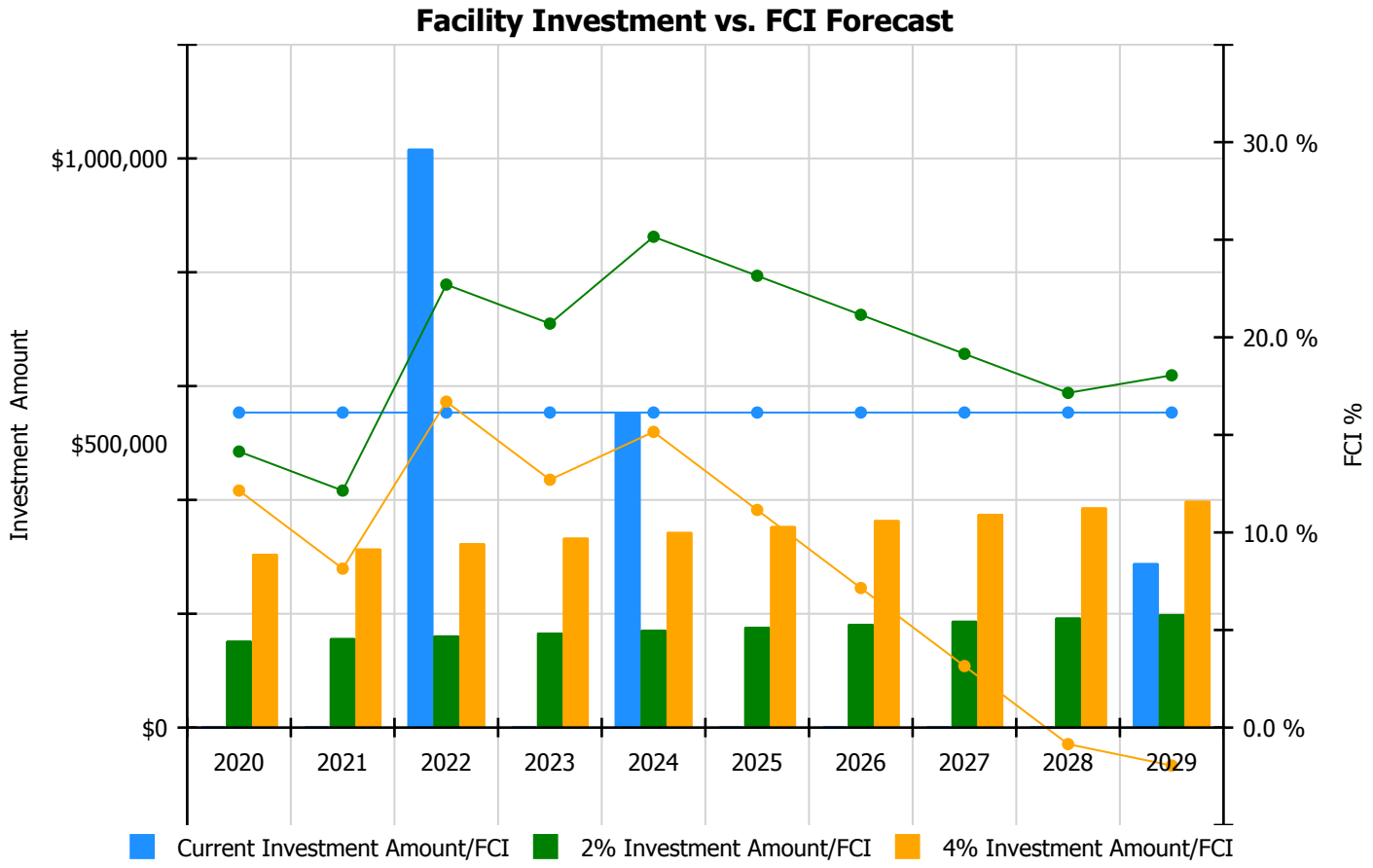
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

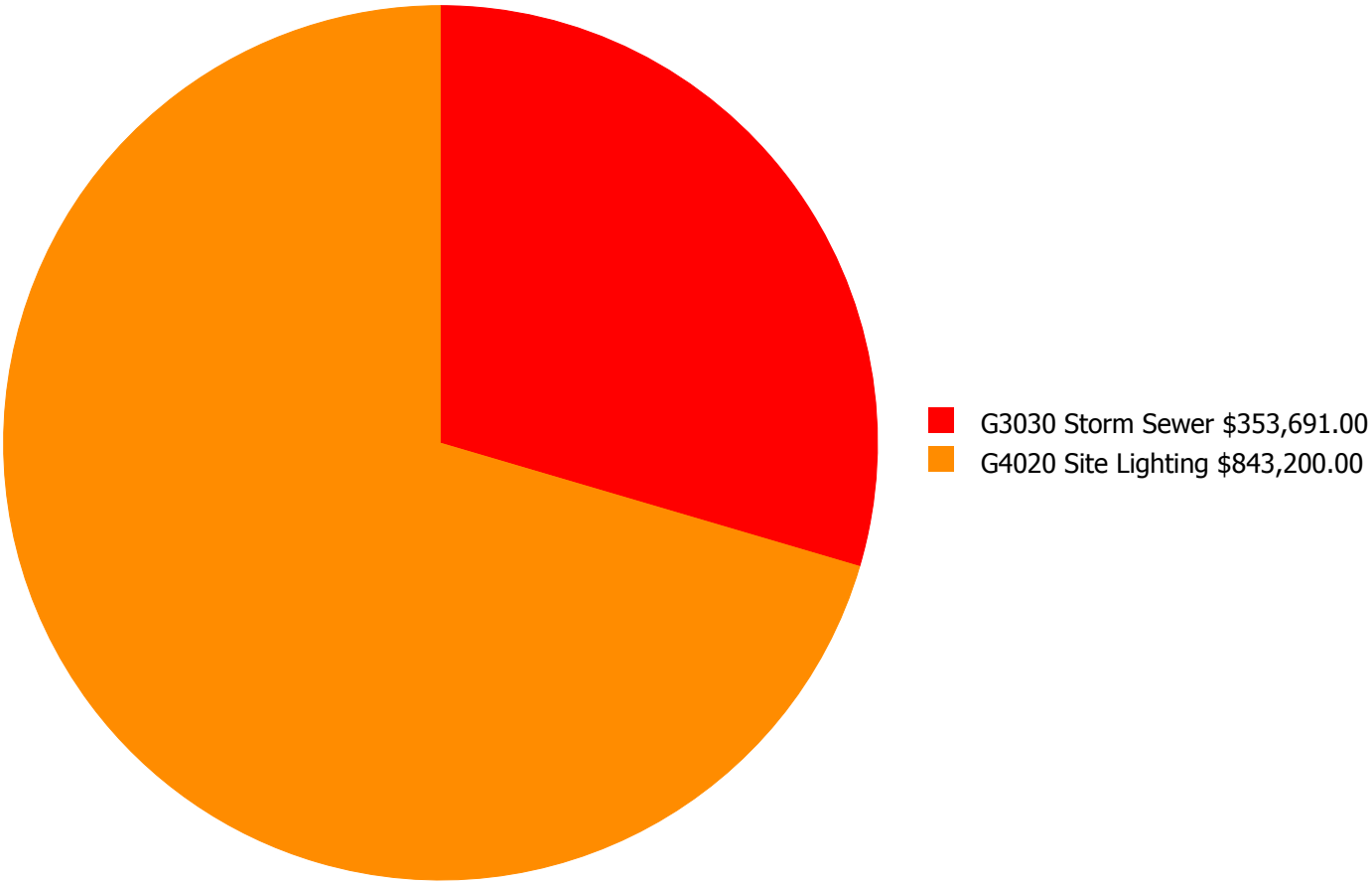
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.15%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$152,715.00	14.15 %	$305,431.00	12.15 %
2021	$0	$157,297.00	12.15 %	$314,594.00	8.15 %
2022	$1,017,237	$162,016.00	22.70 %	$324,032.00	16.70 %
2023	$0	$166,876.00	20.70 %	$333,752.00	12.70 %
2024	$554,354	$171,883.00	25.15 %	$343,765.00	15.15 %
2025	$0	$177,039.00	23.15 %	$354,078.00	11.15 %
2026	$0	$182,350.00	21.15 %	$364,700.00	7.15 %
2027	$0	$187,821.00	19.15 %	$375,641.00	3.15 %
2028	$0	$193,455.00	17.15 %	$386,911.00	-0.85 %
2029	$289,001	$199,259.00	18.05 %	$398,518.00	-1.95 %
Total:	**$1,860,593**	**$1,750,711.00**		**$3,501,422.00**	

Deficiency Summary by System

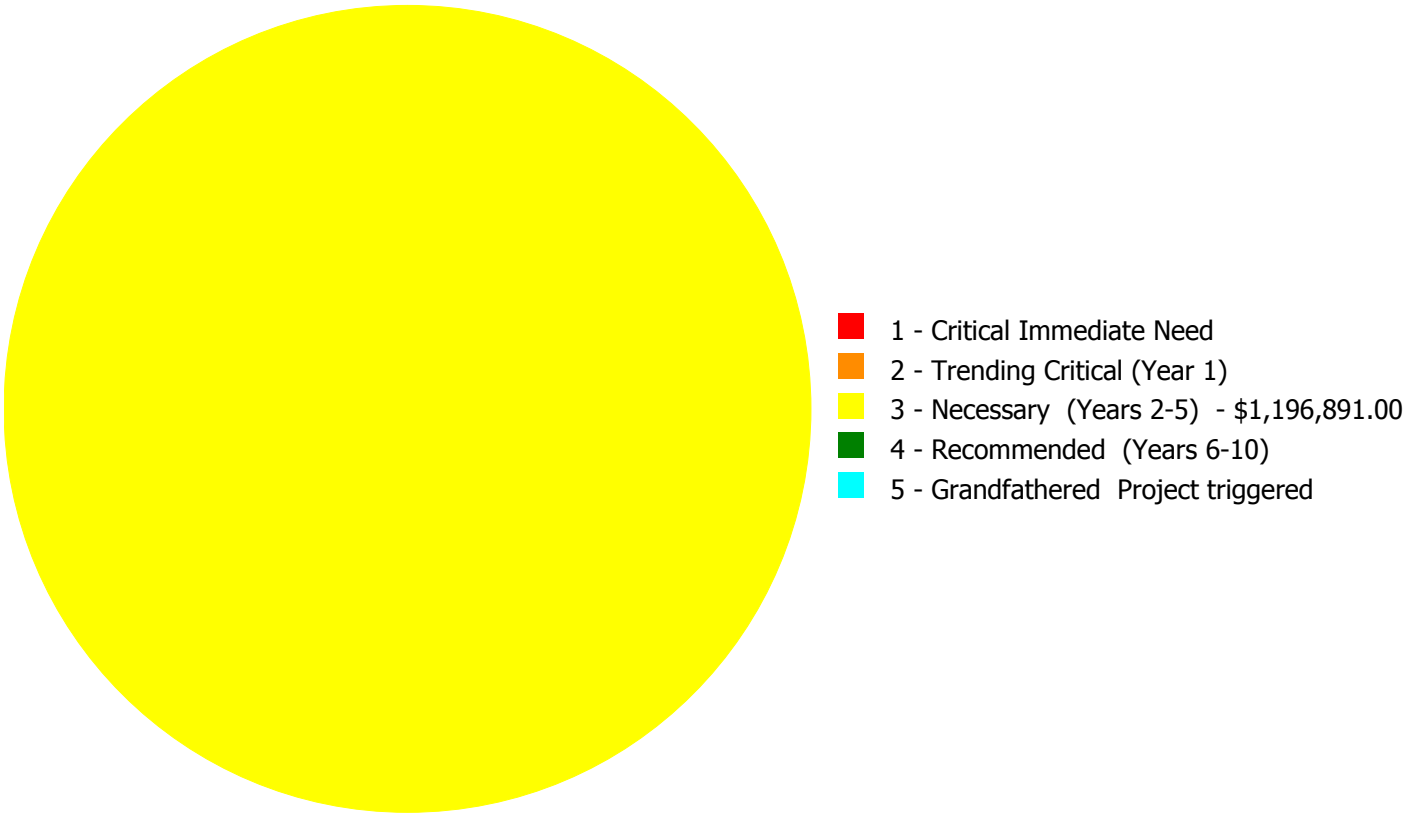
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,196,891.00

Deficiency Summary by Priority

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



Budget Estimate Total: $1,196,891.00

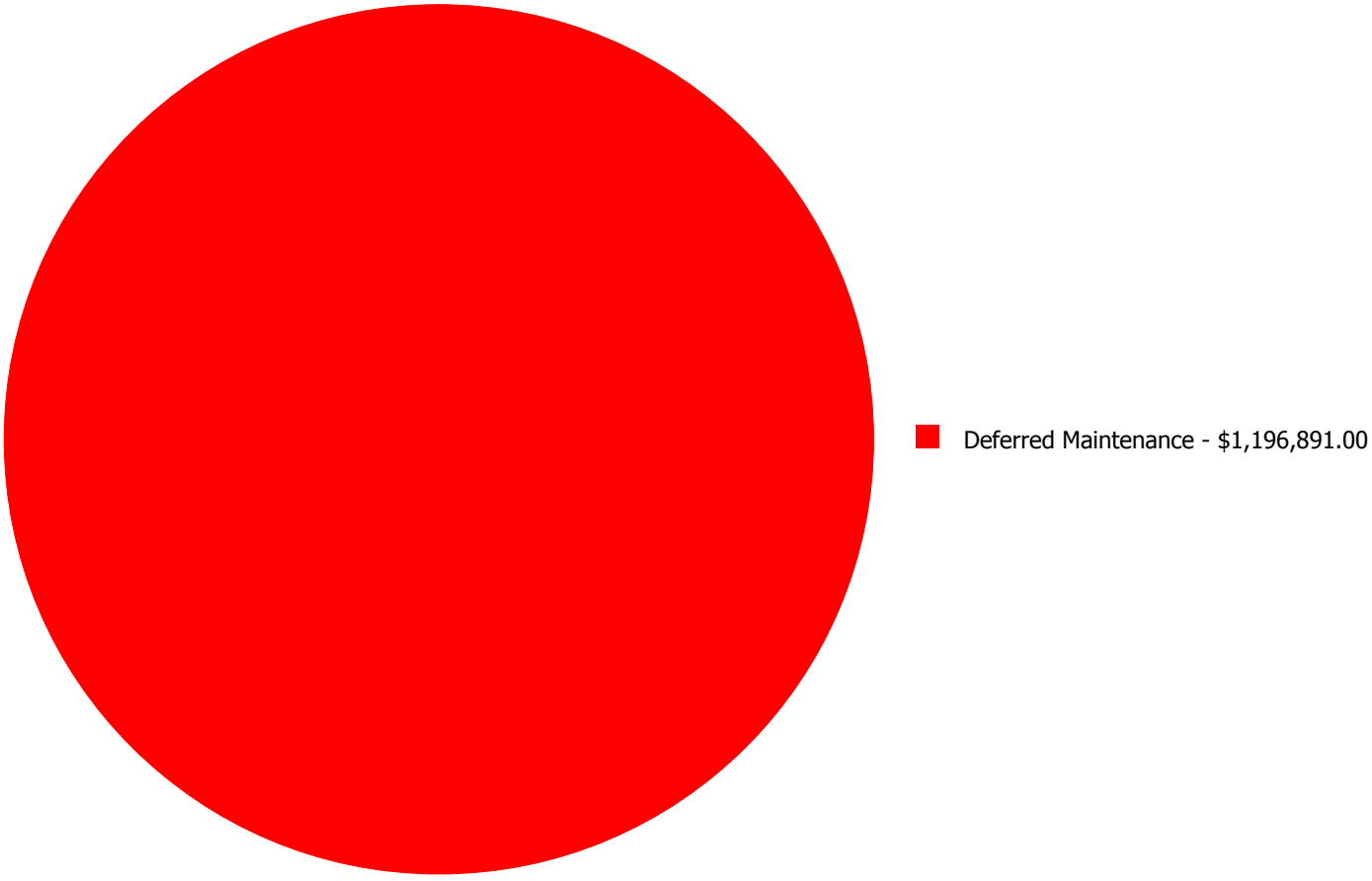
Deficiency By Priority Investment Table

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
G3030	Storm Sewer	$0.00	$0.00	$353,691.00	$0.00	$0.00	$353,691.00
G4020	Site Lighting	$0.00	$0.00	$843,200.00	$0.00	$0.00	$843,200.00
	Total:	$0.00	$0.00	$1,196,891.00	$0.00	$0.00	$1,196,891.00

Deficiency Summary by Category

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



Budget Estimate Total: $1,196,891.00

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: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 257,230.00
Unit of Measure: S.F.
Estimate: $353,691.00
Assessor Name: Eduardo Lopez
Date Created: 02/17/2020

Notes: Excessive surface water drainage causes erosion over sidewalks creating a safety hazard.

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 257,230.00
Unit of Measure: S.F.
Estimate: $843,200.00
Assessor Name: Eduardo Lopez
Date Created: 08/15/2013

Notes: Site lighting is inadequate, beyond its service life and should be replaced.

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 #:	4560
Project:	APS Assessments 2019	Region:	761	Site:	Grady HS
Grade Config:	9-12	Site Type:	High	Site Size:	20.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Fair	2.54	3.90	65.00
Size	Fair	6.34	9.75	65.00
Location	Fair	1.90	2.93	65.00
Storage/Fixed Equip	Unsat	0.00	2.93	0.00
Self-Contained Special Ed				
Environment	Good	0.43	0.53	80.00
Size	Fair	0.87	1.33	65.00
Location	Good	0.32	0.40	80.00
Storage/Fixed Equip	Poor	0.20	0.40	50.00
Instructional Resource Rooms				
Environment	Good	0.64	0.80	80.00
Size	Fair	1.30	2.00	65.00
Location	Fair	0.39	0.60	65.00
Storage/Fixed Equip	Good	0.48	0.60	80.00
Science				
Environment	Excel	0.83	0.83	100.00
Size	Excel	2.07	2.07	100.00
Location	Excel	0.62	0.62	100.00
Storage/Fixed Equip	Good	0.50	0.62	80.00
Music				
Environment	Good	0.48	0.59	80.00
Size	Excel	1.48	1.48	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
Art				
Environment	Excel	0.67	0.67	100.00
Size	Excel	1.66	1.66	100.00
Location	Excel	0.50	0.50	100.00
Storage/Fixed Equip	Good	0.40	0.50	80.00
Career Tech Ed				
Environment	Good	1.37	1.71	80.00

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Size	Excel	4.27	4.27	100.00
Location	Excel	1.28	1.28	100.00
Storage/Fixed Equip	Fair	0.83	1.28	65.00
Computer Labs				
Environment	Fair	0.20	0.30	65.00
Size	Good	0.60	0.75	80.00
Location	Fair	0.15	0.23	65.00
Storage/Fixed Equip	Unsat	0.00	0.23	0.00
P.E.				
Environment	Good	1.92	2.40	80.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Fair	1.17	1.80	65.00
Performing Arts				
Environment	Good	0.26	0.32	80.00
Size	Excel	0.80	0.80	100.00
Location	Excel	0.24	0.24	100.00
Storage/Fixed Equip	Excel	0.24	0.24	100.00
Media Center				
Environment	Good	0.67	0.84	80.00
Size	Excel	2.11	2.11	100.00
Location	Fair	0.41	0.63	65.00
Storage/Fixed Equip	Fair	0.41	0.63	65.00
Restrooms (Student)	Good	0.73	0.91	80.00
Administration	Excel	2.61	2.61	100.00
Counseling	Excel	0.76	0.76	100.00
Clinic	Excel	0.24	0.24	100.00
Staff WkRm/Toilets	Good	0.57	0.71	80.00
Cafeteria	Good	3.20	4.00	80.00
Food Service and Prep	Good	4.08	5.11	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	0.65	1.00	65.00
Pedestrian Traffic	Fair	0.64	0.98	65.00
Parking	Fair	1.37	2.11	65.00
Athletic Courts and Fields	Fair	1.80	2.77	65.00
Safety and Security				
Fencing	Fair	0.55	0.85	65.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Unsat	0.00	0.50	0.00
Total For Site:		**75.56**	**100.00**	**75.56**

Comments

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Suitability - HS

Grady High school is a four story building serving students grades 9-12. It has two separate gymnasium buildings, as well as athletic and ROTC facilities in the stadium building. The original building was constructed in 1924, with renovations or additions in 1938, 1949, 1950, 1972, 1985, and 2004. There are parking areas south of the facility across 8th Street, as well as between the Gyms and Football Stadium.

Suitability - HS->Learning Environment-->Learning Style Variety

There are few areas that allow for flexible and differentiated learning opportunities in the building.

Suitability - HS->General Classrooms-->Environment

10 of the general classrooms are in portable buildings.

Suitability - HS->General Classrooms-->Size

The general classrooms range from 80% to 108% of the size standard. 10 of the general classrooms are in portable buildings.

Suitability - HS->General Classrooms-->Location

10 of the general classrooms are in portable buildings.

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

There is very little storage space in the general classrooms. 10 of the general classrooms are in portable buildings.

Suitability - HS->Self-Contained Special Ed-->Size

The special education room is 71% of the size standard.

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

Room C232 does not have sufficient storage space for teaching materials and student belongings. There is no shower or changing area. There is no teaching kitchenette.

Suitability - HS->Instructional Resource Rooms-->Size

There are insufficient spaces for small group and individual resource and intervention.

Suitability - HS->Instructional Resource Rooms-->Location

Some areas of the building do not have convenient access to instructional resource space.

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

There is no chemical shower or eye wash in any science lab.

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

There is no kiln.

Suitability - HS->Career Tech Ed-->Storage/Fixed Equip

There is limited permanent storage in the CTE spaces.

Suitability - HS->Computer Labs-->Environment

One of the computer labs has a wall of windows with no window coverings to reduce screen glare problems.

Suitability - HS->Computer Labs-->Size

The computer labs are about 80% of the size standard.

Suitability - HS->Computer Labs-->Location

One computer lab is located adjacent to the cafeteria, causing a potential noise disturbance.

Suitability - HS->Computer Labs-->Storage/Fixed Equip

There is no storage space for equipment or teaching materials in the computer labs.

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

There is insufficient storage space in the gym. There are no acoustical treatments in the gym.

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Suitability - HS->Media Center-->Size
The media center is 98% of the size standard.

Suitability - HS->Media Center-->Location
The media center is located next to the cafeteria, causing a potential noise disturbance problem.

Suitability - HS->Media Center-->Storage/Fixed Equip
The media center work room is small and has no sink. There is inadequate space for storage of technology equipment.

Suitability - HS->Restrooms (Student)
The student restrooms have insufficient ventilation.

Suitability - HS->Administration
The teacher mailboxes are located in the reception area.

Suitability - HS->Staff WkRm/Toilets
Not all staff lounge/workroom areas have a sink. Some of the staff lounge areas do not have a nearby restroom.

Suitability - HS->Outside-->Vehicular Traffic
The bus loading and unloading area is on-street. The parent drop-off area requires access via a street with heavy traffic, causing parents to drop-off in the incorrect location and conflicting with the bus drop-off area.

Suitability - HS->Outside-->Pedestrian Traffic
There is no safe access across some of the busy roads that border the facility. The sidewalk system does not intuitively direct visitors to the main entrance.

Suitability - HS->Outside-->Parking
There is insufficient parking for staff and visitors. There is no designated parking space for visitors.

Suitability - HS->Outside-->Athletic Courts and Fields
There is no soccer field. There is no field for baseball or softball.

Suitability - HS->Safety and Security-->Fencing
The perimeter fencing is inadequate, with numerous points of ingress and egress. Some portions of the campus are not fenced at all.

Suitability - HS->Safety and Security-->Signage & Way Finding
There is no wayfinding signage to direct visitors to the main entrance. There is inadequate vehicular wayfinding signage. The required entrance signage is not present.

Suitability - HS->Safety and Security-->Ease of Supervision
In some areas of the building, there are jogs in the hallways, making supervision more difficult. In the courtyard area, there are multiple tiers, where some vegetation makes supervision more difficult.

Suitability - HS->Safety and Security-->Controlled Entrances
There is no security vestibule at the main entrance. The building configuration would make it difficult to install a vestibule in the existing space.