Atlanta Public Schools/Relocation Sites

Grove Park (Woodson Park Academy – KIPP)

Revised

School Assessment Report

November 10, 2020

PARSONS

Table of Contents

School Executive Summary

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

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

Gross Area (SF):	88,921
Year Built:	1967
Last Renovation:	
Replacement Value:	$17,740,979
Repair Cost:	$5,907,824.00
Total FCI:	33.30 %
Total RSLI:	28.81 %
FCA Score:	66.70

Description:

Grove Park (Woodson Park Academy - KIPP) consists of (1) main school building located at 20 Evelyn Way Northwest, in Atlanta, GA. The 88,921 SF campus was constructed in 1967 and an addition to the main 2 story building was constructed in 2000. In addition to the buildings, the campus contains a playing field.

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

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

B. SUPERSTRUCTURE
The superstructure is concrete frame. Floor construction is metal pan deck with lightweight fill. Roof construction is precast concrete

panels. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame mostly with operable panes. Exterior doors are metal mostly with glazing. Roofing is typically low slope with a built-up system for building 2010 ad preformed metal for building 2011.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with wood frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. Stair construction includes steel risers and concrete treads with a mix of steel pre-formed and concrete finishes. The interior wall finishes are typically painted CMU. Floor finishes are a combination of carpet, vinyl composition tile, ceramic tile and terrazzo. Ceiling finishes in common areas are typically suspended acoustical tile. Exposed ceilings typically located in the Gym and mechanical electrical spaces.

D. SERVICES
CONVEYING: The building does include one elevator.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual control valves. Domestic water distribution is copper with gas and electric hot water heating. Sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains and external with gutter systems and scuppers.

HVAC: Heating is provided by gas fired boilers. Cooling is provided by a rooftop chiller system as well as additional terminal package units. The heating/cooling distribution system is a ductwork system utilizing air handling units. Ceiling mounted exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled by an energy management system.

FIRE PROTECTION: The building does not have a fire sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building distributed near fire exits and corridors.

ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is combination of LED and lay-in type, fluorescent light fixtures. Branch circuit wiring is typically copper serving electrical switches and receptacles. Emergency and life safety egress lighting systems are installed and exit signs are present at exit doors and near stairways and are typically illuminated.

COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible/visual strobe annunciators in common spaces, balconies and interior corridors. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are segregated and include dedicated equipment closets. This building does have a local area network (LAN). The building includes an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has CCTV cameras. This building has a public address and paging system combined with the telephone system.

OTHER ELECTRICAL SYSTEMS: This building does have a separately derived emergency power system.

E. EQUIPMENT & FURNISHINGS
This building includes the following items and equipment: fixed food service, audio-visual, fixed furnishings, instrumental equipment and residential equipment.

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

CODE REVIEW
ACCESSIBILITY: The building is generally in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, interior signage, and toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.

LIFE-SAFETY SYSTEMS: The building is not covered with a sprinkler system. The kitchen includes an Ansul fire suppression system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

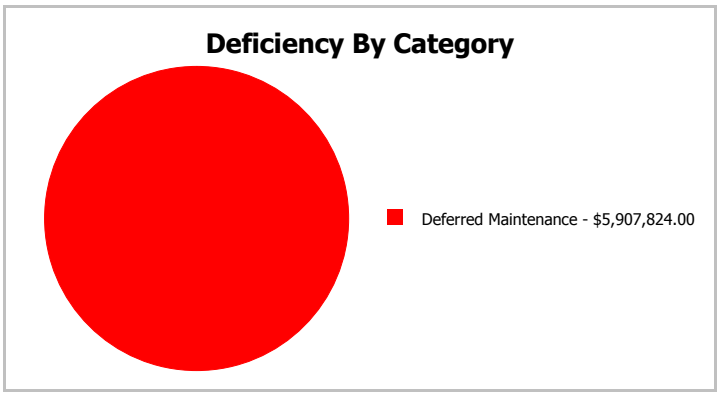
Attributes:

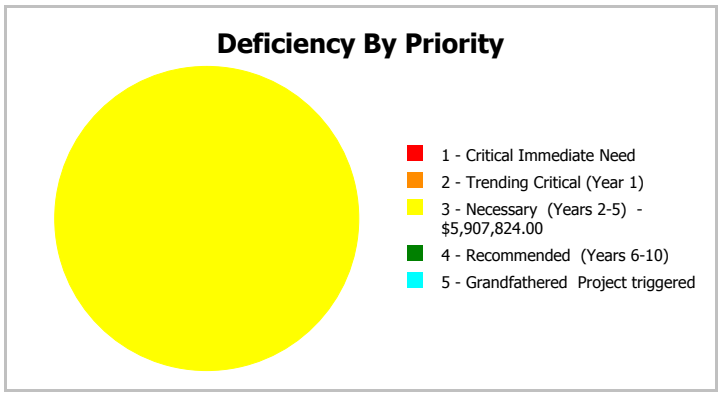
General Attributes:

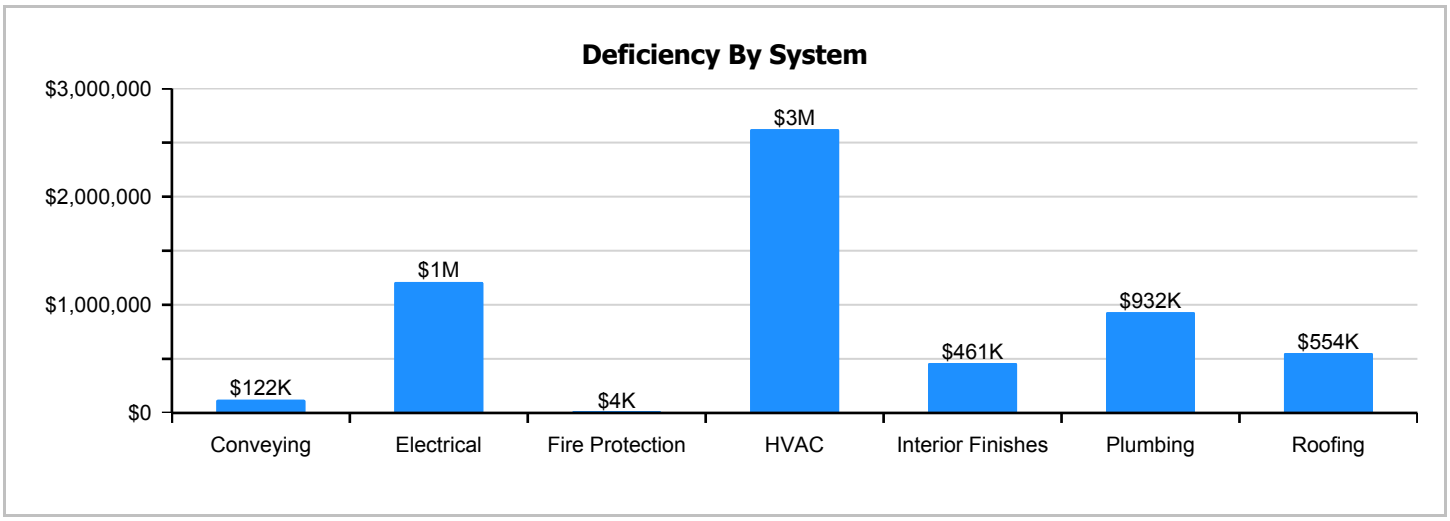
Arch Condition Assessor:	Jejuan Hall	MEP Condition Assessor:	Jejuan Hall
School Grades:	03, 04, 05	DOE Drawing Total GSF:	88921
DOE Facility Number:	5560	Total # of Modular/Portables:	0
DOE Interior Site SF:	88921	Total GSF of Modular/Portables:	0
Approx. Acres:	7	Status:	Active

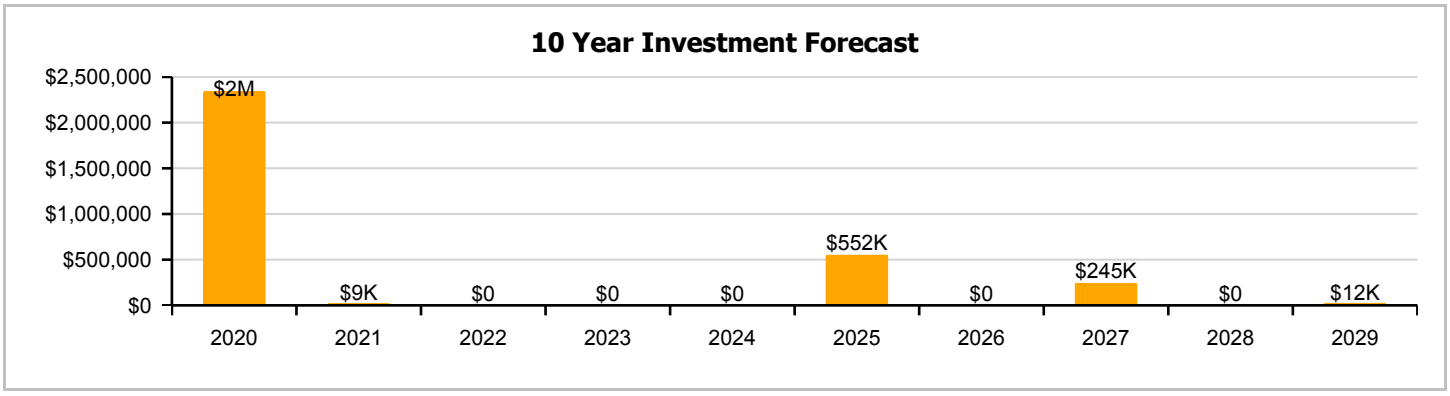
School Dashboard Summary

Gross Area:	88,921		
Year Built:	1967	Last Renovation:	
Repair Cost:	$5,907,824	Replacement Value:	$17,740,979
FCI:	33.30 %	RSLI%:	28.81 %









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	50.06 %	0.00 %	$0.00
A20 - Basement Construction	50.07 %	0.00 %	$0.00
B10 - Superstructure	50.06 %	0.00 %	$0.00
B20 - Exterior Enclosure	44.62 %	0.00 %	$0.00
B30 - Roofing	14.09 %	116.20 %	$553,731.00
C10 - Interior Construction	40.75 %	0.00 %	$0.00
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	16.03 %	32.59 %	$461,403.00
D10 - Conveying	0.00 %	110.00 %	$122,060.00
D20 - Plumbing	0.00 %	110.00 %	$931,639.00
D30 - HVAC	0.00 %	110.00 %	$2,623,822.00
D40 - Fire Protection	9.18 %	34.29 %	$3,986.00
D50 - Electrical	5.08 %	68.78 %	$1,211,183.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
G20 - Site Improvements	34.71 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.67 %	0.00 %	$0.00
Totals:	**28.81 %**	**33.30 %**	**$5,907,824.00**

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1967 Bldg 2010	83,431	40.00	$0.00	$0.00	$5,734,619.00	$0.00	$0.00
2000 Bldg 2011	5,490	22.93	$0.00	$0.00	$173,205.00	$0.00	$0.00
Site	88,921	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**33.30**	**$0.00**	**$0.00**	**$5,907,824.00**	**$0.00**	**$0.00**

Deficiencies By Priority

Budget Estimate Total: $5,907,824.00

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	83,431
Year Built:	1967
Last Renovation:	
Replacement Value:	$14,337,639
Repair Cost:	$5,734,619.00
Total FCI:	40.00 %
Total RSLI:	25.97 %
FCA Score:	60.00

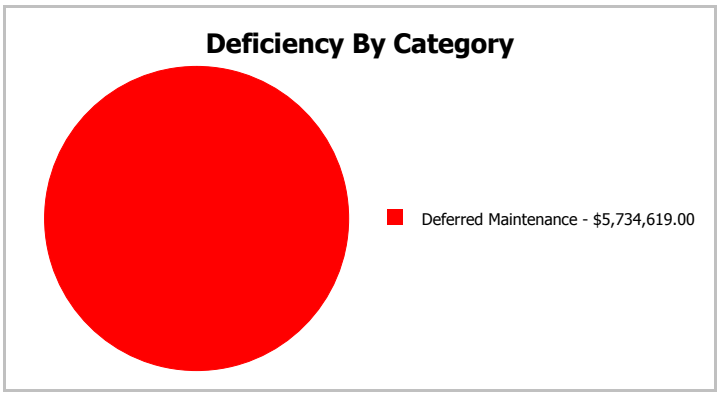
Description:

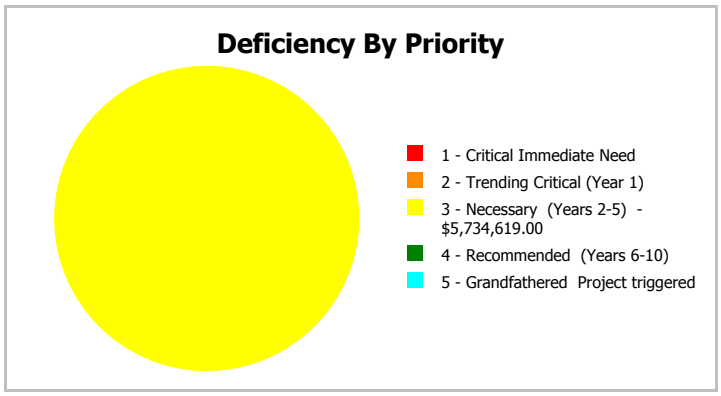
The narrative for this building is included in the Executive Summary Description at the front of this report.

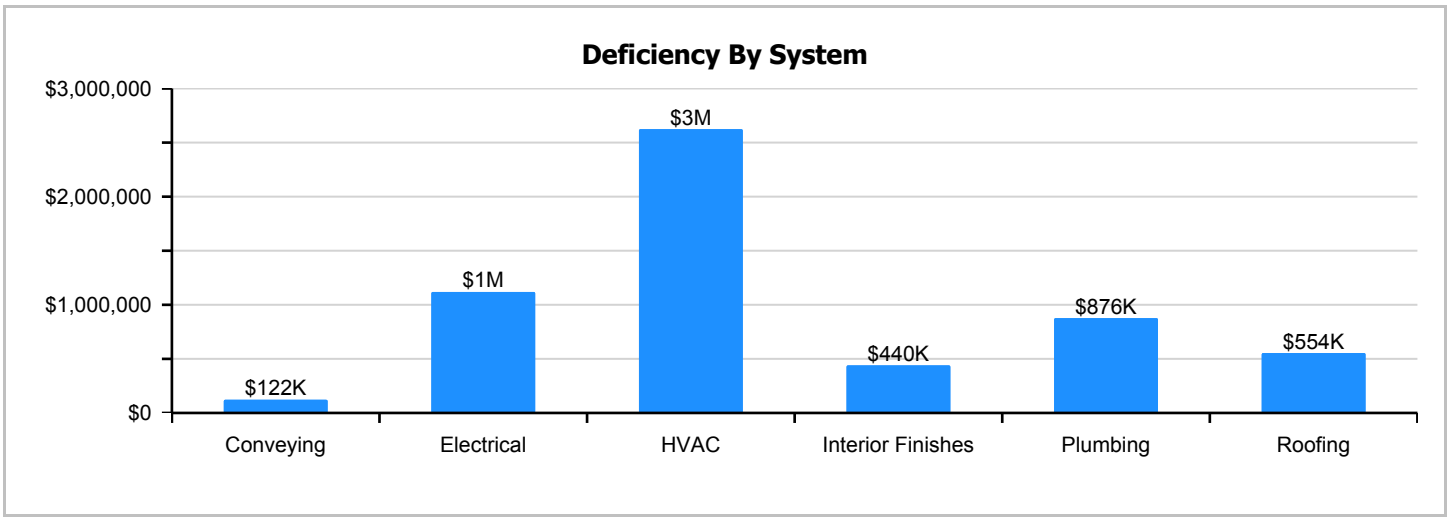
Attributes: This asset has no attributes.

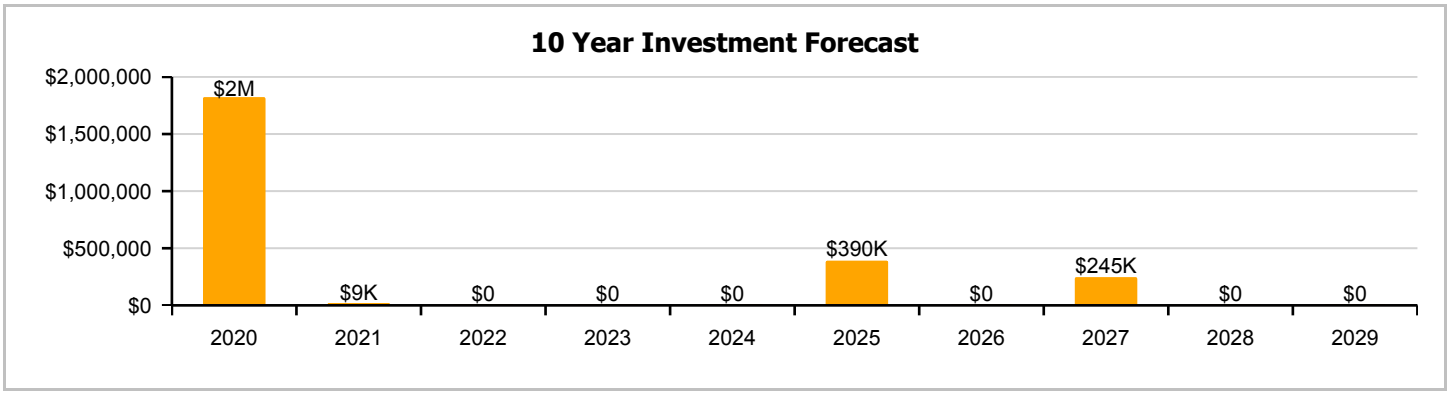
Dashboard Summary

Function:	Elementary Charter	Gross Area:	83,431
Year Built:	1967	Last Renovation:	
Repair Cost:	$5,734,619	Replacement Value:	$14,337,639
FCI:	40.00 %	RSLI%:	25.97 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	48.00 %	0.00 %	$0.00
A20 - Basement Construction	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.40 %	0.00 %	$0.00
B30 - Roofing	12.54 %	124.18 %	$553,731.00
C10 - Interior Construction	39.78 %	0.00 %	$0.00
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	15.86 %	33.40 %	$439,838.00
D10 - Conveying	0.00 %	110.00 %	$122,060.00
D20 - Plumbing	0.00 %	110.00 %	$876,442.00
D30 - HVAC	0.00 %	110.00 %	$2,623,822.00
D40 - Fire Protection	13.33 %	0.00 %	$0.00
D50 - Electrical	5.33 %	67.04 %	$1,118,726.00
E10 - Equipment	5.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**25.97 %**	**40.00 %**	**$5,734,619.00**

Photo Album

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

1). North Elevation - Dec 17, 2019

2). East Elevation - Dec 17, 2019

3). South Elevation - Dec 17, 2019

4). West Elevation - Dec 17, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.65	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$638,247
A1030	Slab on Grade	$6.47	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$539,799
A2010	Basement Excavation	$0.21	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$17,521
A2020	Basement Walls	$2.41	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$201,069
B1010	Floor Construction	$19.46	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$1,623,567
B1020	Roof Construction	$12.58	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$1,049,562
B2010	Exterior Walls	$14.34	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$1,196,401
B2020	Exterior Windows	$8.93	S.F.	83,431	30	2000	2030		36.67 %	0.00 %	11			$745,039
B2030	Exterior Doors	$0.88	S.F.	83,431	30	2000	2030		36.67 %	0.00 %	11			$73,419
B3010105	Built-Up	$7.15	S.F.	49,328	25	1967	1992		0.00 %	157.00 %	-27		$553,731.00	$352,695
B3020	Roof Openings	$1.89	S.F.	49,328	30	2007	2037		60.00 %	0.00 %	18			$93,230
C1010	Partitions	$5.82	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$485,568
C1020	Interior Doors	$3.79	S.F.	83,431	40	2000	2040		52.50 %	0.00 %	21			$316,203
C1030	Fittings	$2.76	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$230,270
C2010	Stair Construction	$2.94	S.F.	83,431	100	1967	2067		48.00 %	0.00 %	48			$245,287
C3010230	Paint & Covering	$1.47	S.F.	83,431	10	2017	2027		80.00 %	0.00 %	8			$122,644
C3020420	Ceramic Tile	$16.74	S.F.	1,340	50	2000	2050		62.00 %	0.00 %	31			$22,432
C3020430	Terrazzo	$21.62	S.F.	4,320	50	2000	2050		62.00 %	0.00 %	31			$93,398
C3020901	Carpet	$7.50	S.F.	7,122	8	2000	2008		0.00 %	110.00 %	-11		$58,757.00	$53,415
C3020903	VCT	$3.48	S.F.	70,649	15	2000	2015		0.00 %	155.00 %	-4		$381,081.00	$245,859
C3030	Ceiling Finishes	$9.34	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$779,246
D1010	Elevators and Lifts	$1.33	S.F.	83,431	20	1967	1987		0.00 %	110.00 %	-32		$122,060.00	$110,963
D2010	Plumbing Fixtures	$6.59	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$604,791.00	$549,810
D2020	Domestic Water Distribution	$0.76	S.F.	83,431	30	2000	2030	2019	0.00 %	110.00 %	0		$69,748.00	$63,408
D2030	Sanitary Waste	$1.79	S.F.	83,431	30	2000	2030	2019	0.00 %	110.00 %	0		$164,276.00	$149,341
D2040	Rain Water Drainage	$0.41	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$37,627.00	$34,207
D3030	Cooling Generating Systems	$6.35	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$582,766.00	$529,787
D3040	Distribution Systems	$12.39	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$1,137,081.00	$1,033,710
D3050	Terminal & Package Units	$7.56	S.F.	83,431	15	2000	2015		0.00 %	110.00 %	-4		$693,812.00	$630,738
D3060	Controls & Instrumentation	$2.29	S.F.	83,431	15	2000	2015		0.00 %	110.00 %	-4		$210,163.00	$191,057
D4030	Fire Protection Specialties	$0.09	S.F.	83,431	15	2006	2021		13.33 %	0.00 %	2			$7,509
D5010	Electrical Service/Distribution	$2.39	S.F.	83,431	20	1967	1987		0.00 %	110.00 %	-32		$219,340.00	$199,400
D5020	Branch Wiring	$3.93	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$360,672.00	$327,884
D5020	Lighting	$5.87	S.F.	83,431	20	2000	2020	2019	0.00 %	110.00 %	0		$538,714.00	$489,740
D5030810	Security & Detection Systems	$1.51	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$125,981
D5030910	Fire Alarm Systems	$2.74	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$228,601
D5030920	Data Communication	$3.56	S.F.	83,431	25	2000	2025		24.00 %	0.00 %	6			$297,014
E1020	Institutional Equipment	$0.09	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$7,509
E1090	Other Equipment	$0.82	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$68,413
E2010	Fixed Furnishings	$2.01	S.F.	83,431	20	2000	2020		5.00 %	0.00 %	1			$167,696
								Total	**25.97 %**	**40.00 %**			**$5,734,619.00**	**$14,337,639**

System Notes

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

System: B2010 - Exterior Walls



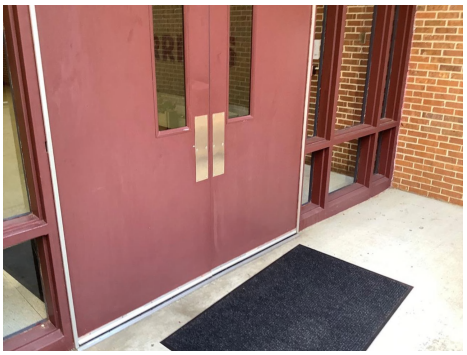
Note:

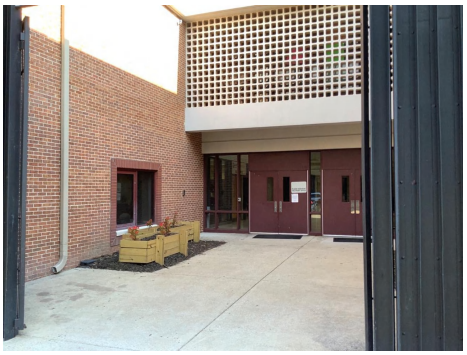
System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors





Note:

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

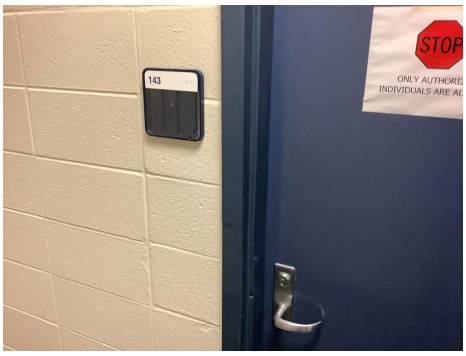
System: C1010 - Partitions



Note:

System: C1020 - Interior Doors



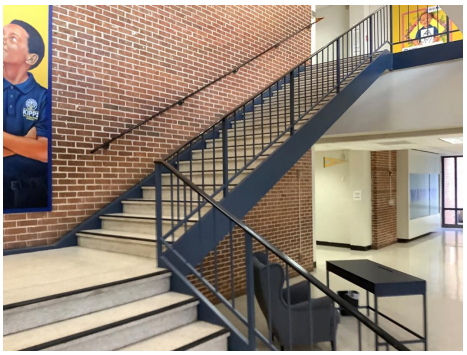


Note:

System: C1030 - Fittings

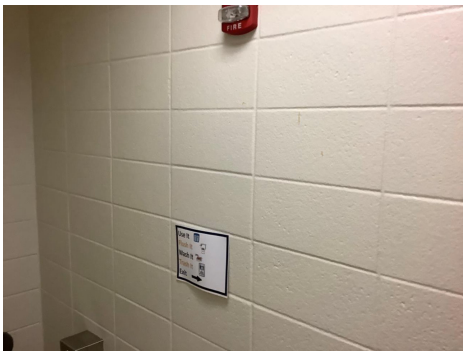
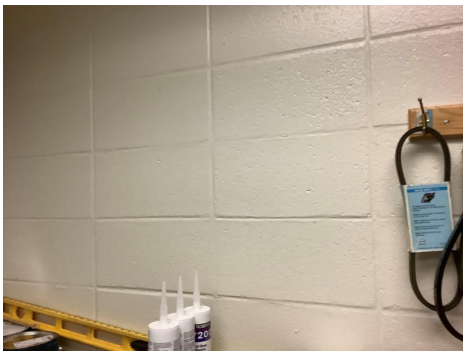
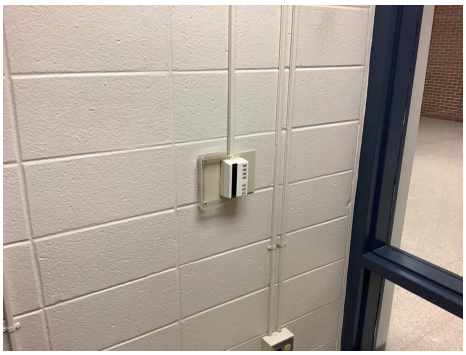
Note:

System: C2010 - Stair Construction



Note:

System: C3010230 - Paint & Covering

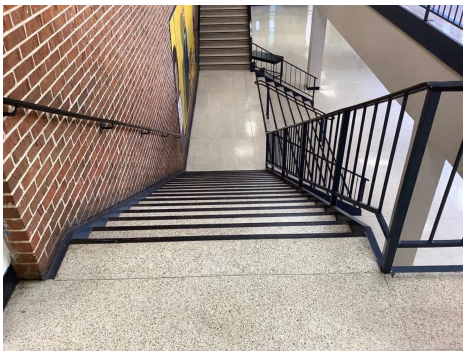
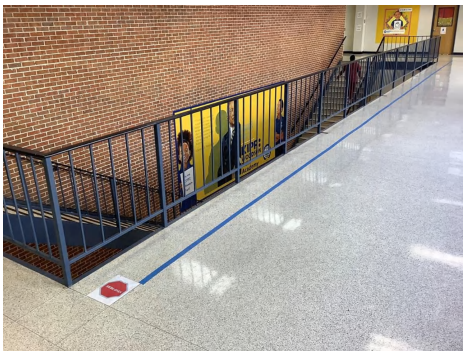
Note:

System: C3020420 - Ceramic Tile



Note:

System: C3020430 - Terrazzo


Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT

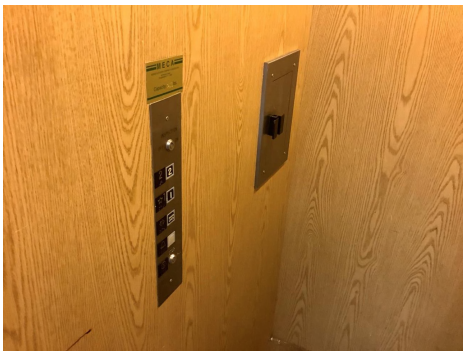


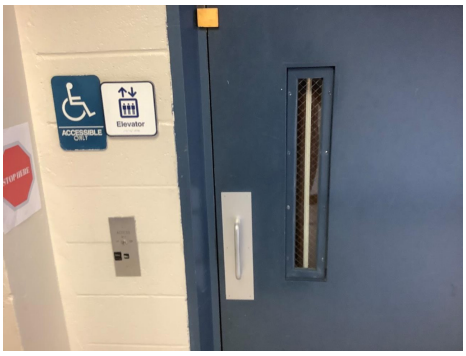
Note:

System: C3030 - Ceiling Finishes


Note:

System: D1010 - Elevators and Lifts





Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution



Note: New water heater installed 2011

System: D2030 - Sanitary Waste



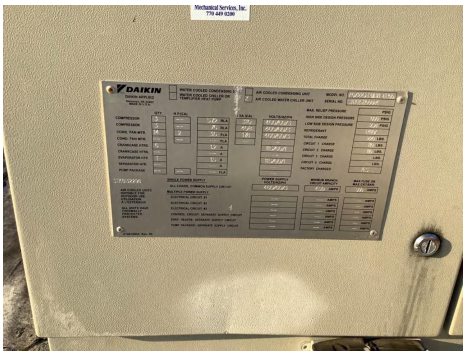
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3030 - Cooling Generating Systems



Note:

System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation

Note:

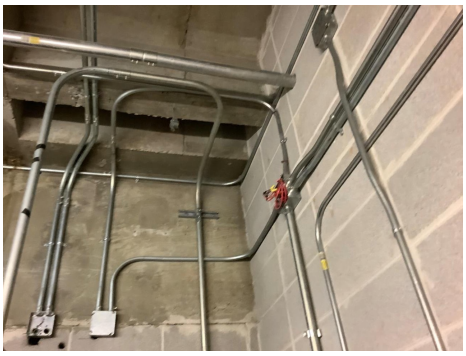
System: D4030 - Fire Protection Specialties

Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring



Note:

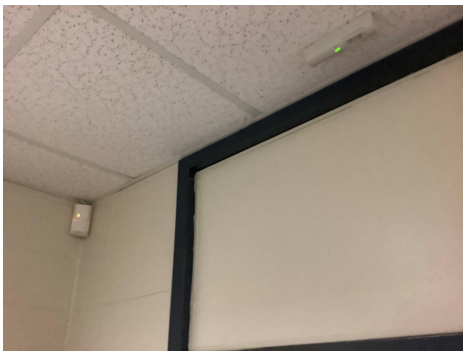
System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems





Note:

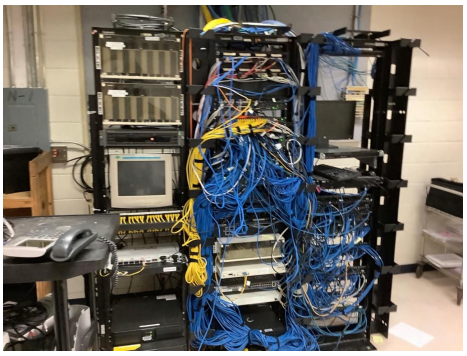
System: D5030910 - Fire Alarm Systems



Note:

System: D5030920 - Data Communication

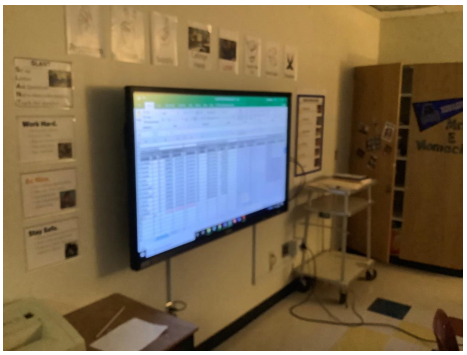




Note:

System: 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:	**$5,734,619**	**$1,821,543**	**$8,763**	**$0**	**$0**	**$0**	**$390,116**	**$0**	**$245,329**	**$0**	**$0**	**$8,200,370**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$553,731	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$553,731**
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	$260,896	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$260,896**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

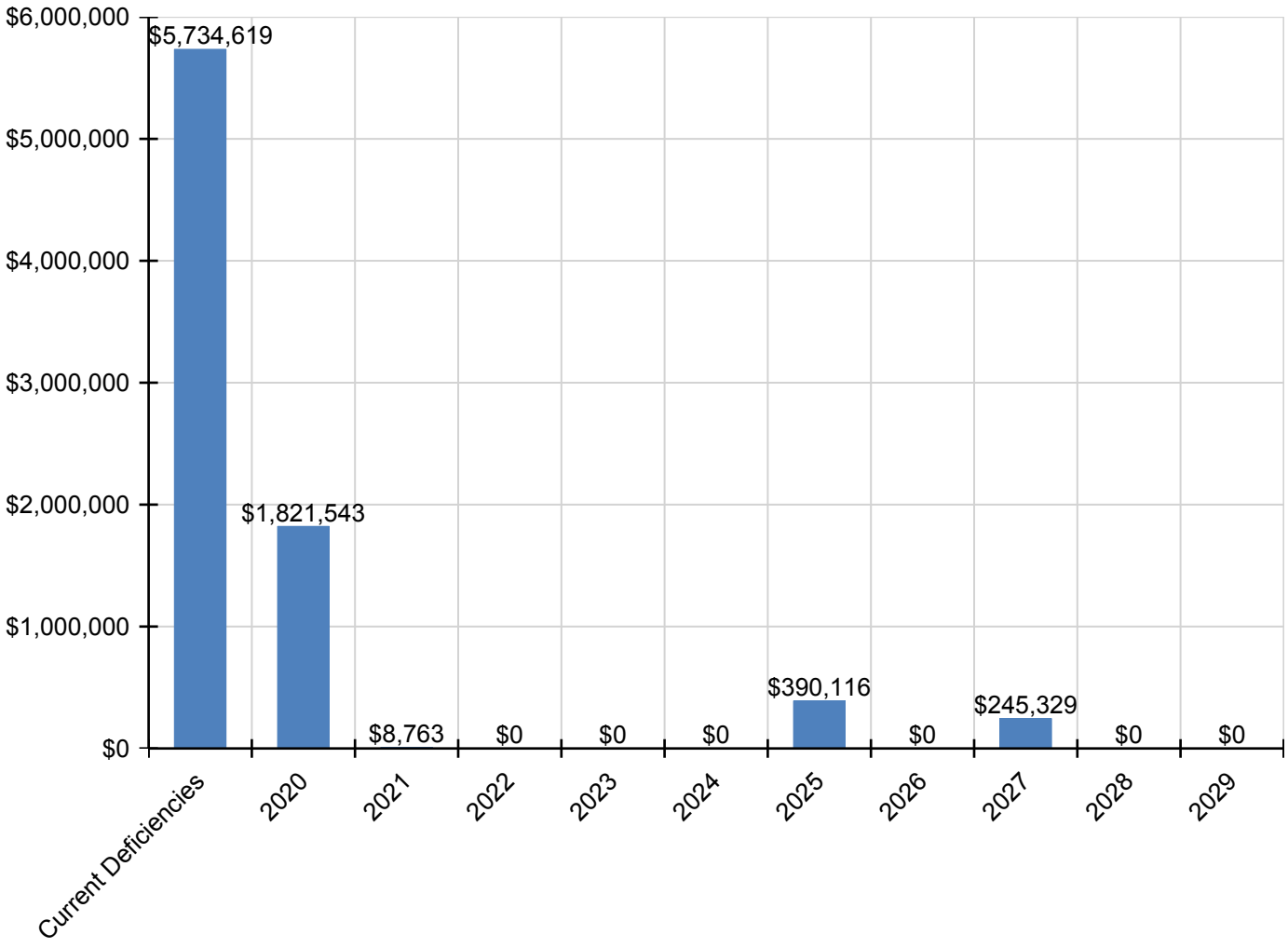
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$170,897	$0	$0	**$170,897**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020430 - Terrazzo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$58,757	$0	$0	$0	$0	$0	$0	$0	$74,432	$0	$0	**$133,189**
C3020903 - VCT	$381,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$381,081**
C3030 - Ceiling Finishes	$0	$882,885	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$882,885**
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	$122,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$122,060**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$604,791	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$604,791**
D2020 - Domestic Water Distribution	$69,748	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,748**
D2030 - Sanitary Waste	$164,276	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,276**
D2040 - Rain Water Drainage	$37,627	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$37,627**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$582,766	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$582,766**
D3040 - Distribution Systems	$1,137,081	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,137,081**
D3050 - Terminal & Package Units	$693,812	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$693,812**
D3060 - Controls & Instrumentation	$210,163	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$210,163**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$8,763	$0	$0	$0	$0	$0	$0	$0	$0	**$8,763**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$219,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$219,340**
D5020 - Branch Wiring	$360,672	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$360,672**
D5020 - Lighting	$538,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$538,714**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$142,736	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$142,736**
D5030910 - Fire Alarm Systems	$0	$259,005	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$259,005**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$390,116	$0	$0	$0	$0	**$390,116**
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	$8,508	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,508**
E1090 - Other Equipment	$0	$77,513	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,513**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$190,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$190,000**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

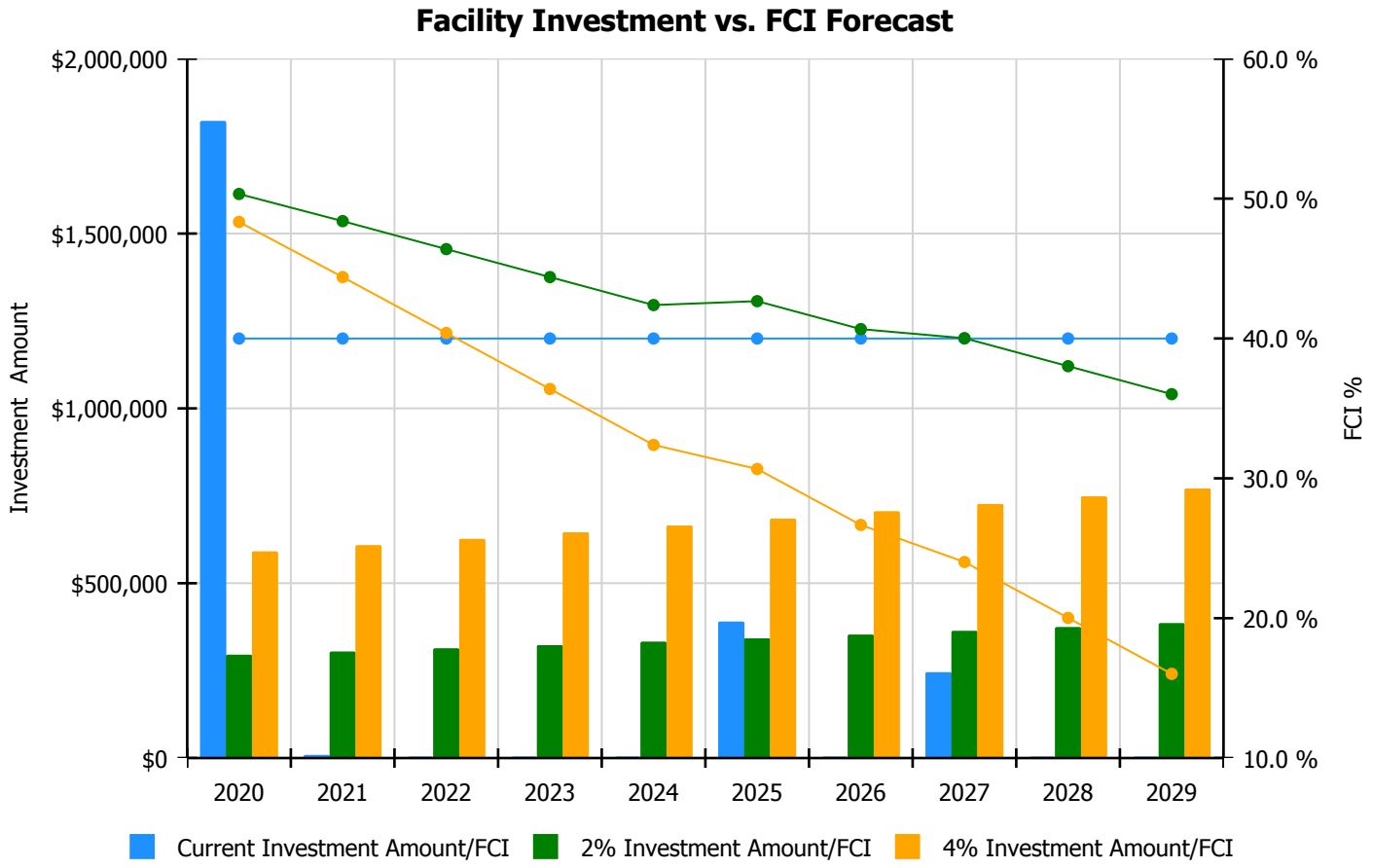
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

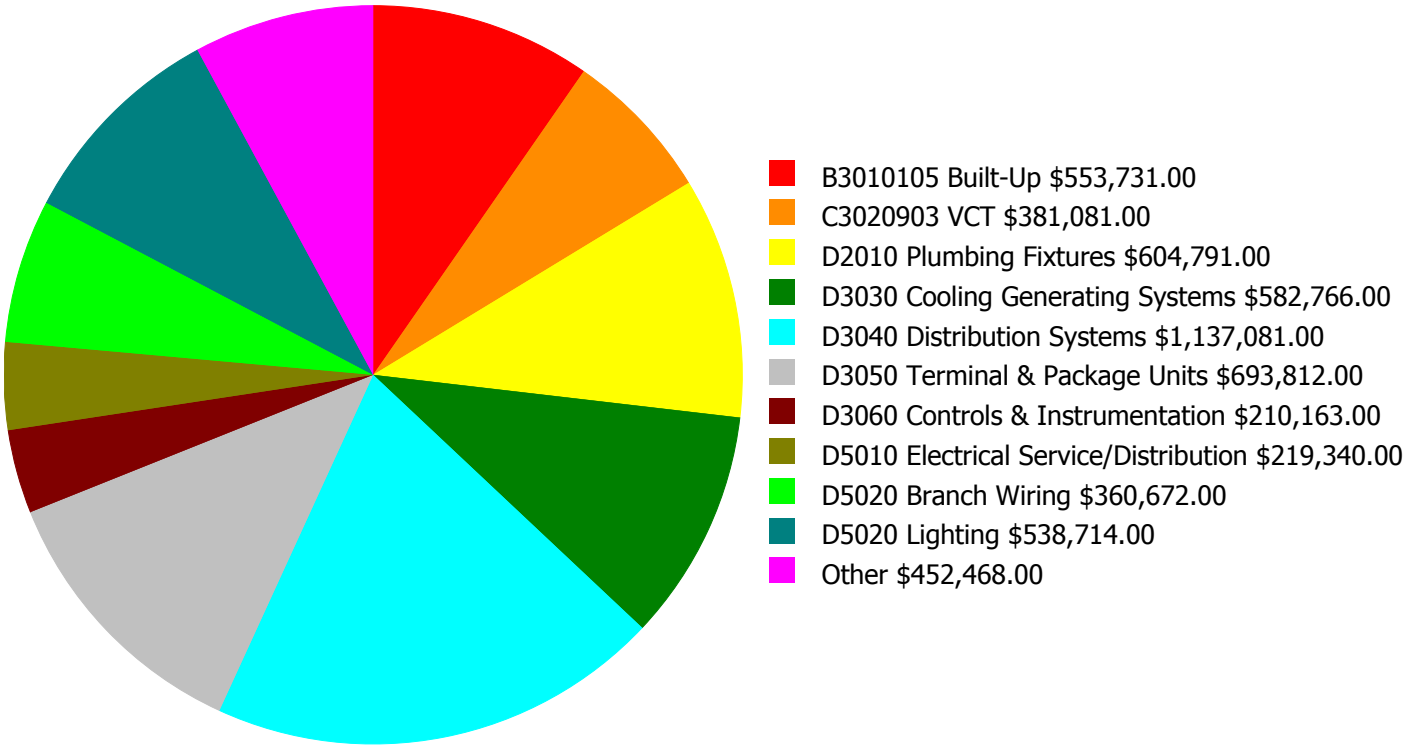
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 40%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$1,821,543	$295,355.00	50.33 %	$590,711.00	48.33 %
2021	$8,763	$304,216.00	48.39 %	$608,432.00	44.39 %
2022	$0	$313,343.00	46.39 %	$626,685.00	40.39 %
2023	$0	$322,743.00	44.39 %	$645,486.00	36.39 %
2024	$0	$332,425.00	42.39 %	$664,850.00	32.39 %
2025	$390,116	$342,398.00	42.67 %	$684,796.00	30.67 %
2026	$0	$352,670.00	40.67 %	$705,339.00	26.67 %
2027	$245,329	$363,250.00	40.02 %	$726,500.00	24.02 %
2028	$0	$374,147.00	38.02 %	$748,295.00	20.02 %
2029	$0	$385,372.00	36.02 %	$770,744.00	16.02 %
Total:	**$2,465,751**	**$3,385,919.00**		**$6,771,838.00**	

Deficiency Summary by System

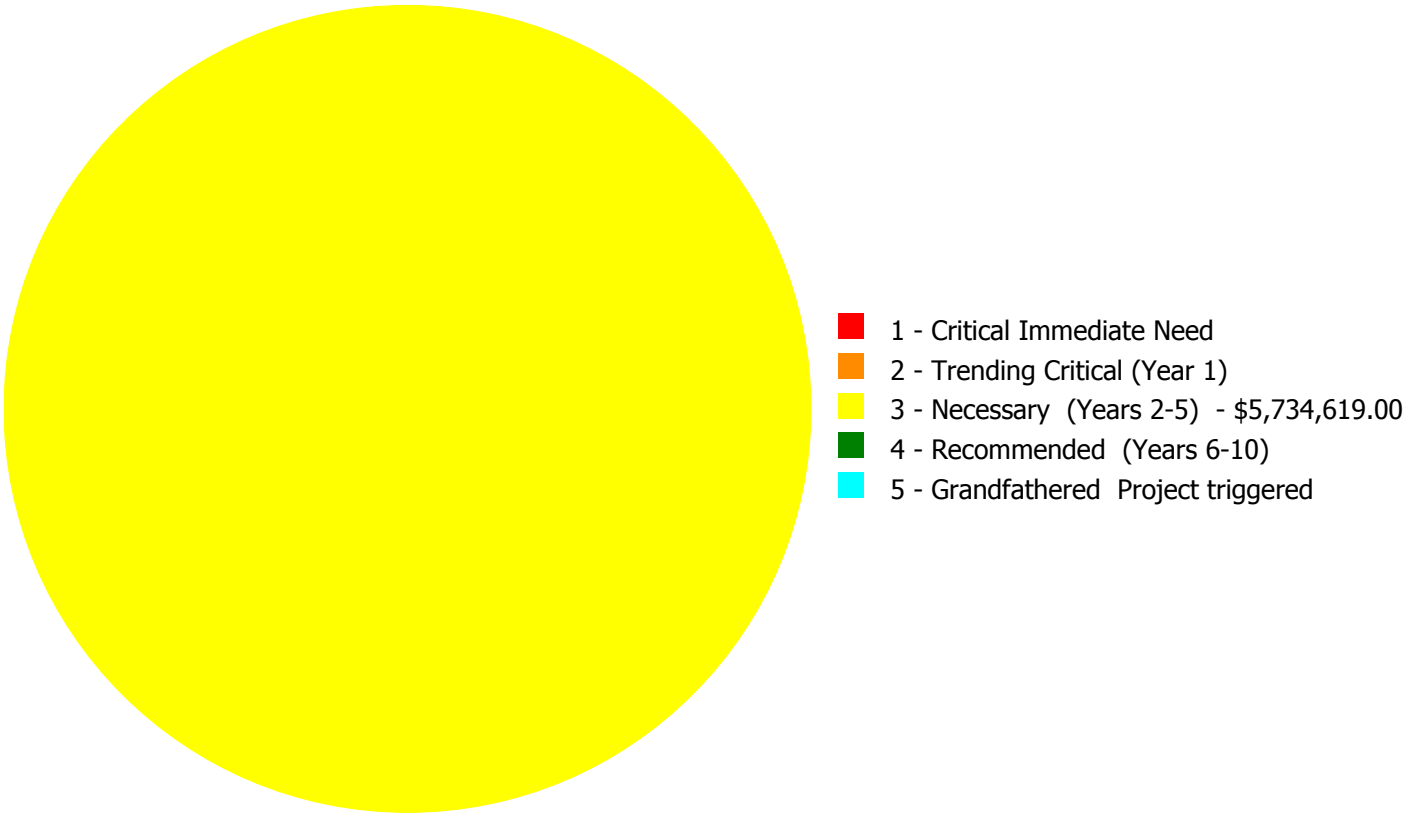
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $5,734,619.00

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: $5,734,619.00

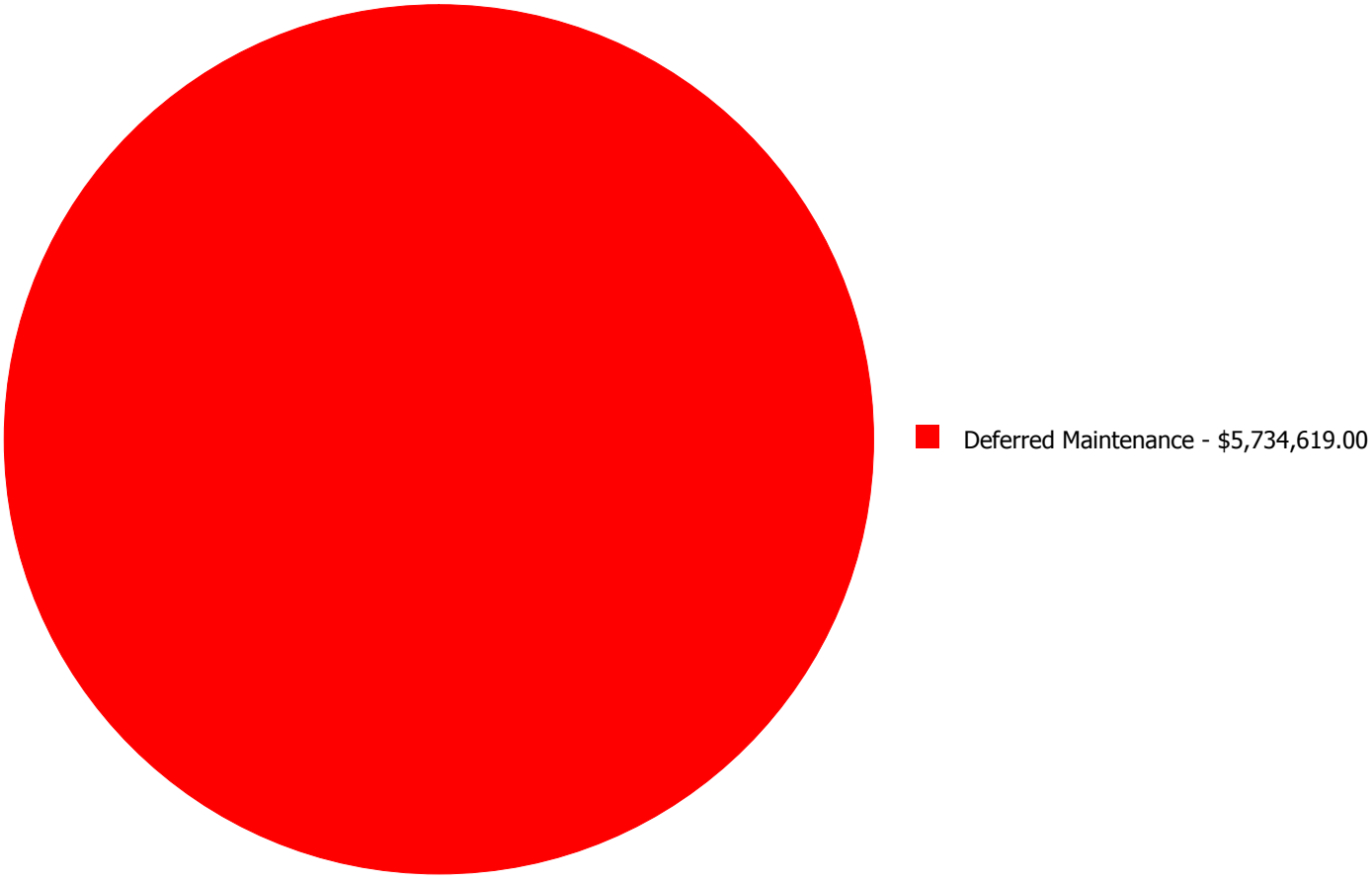
Deficiency By Priority Investment Table

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
B3010105	Built-Up	$0.00	$0.00	$553,731.00	$0.00	$0.00	$553,731.00
C3020901	Carpet	$0.00	$0.00	$58,757.00	$0.00	$0.00	$58,757.00
C3020903	VCT	$0.00	$0.00	$381,081.00	$0.00	$0.00	$381,081.00
D1010	Elevators and Lifts	$0.00	$0.00	$122,060.00	$0.00	$0.00	$122,060.00
D2010	Plumbing Fixtures	$0.00	$0.00	$604,791.00	$0.00	$0.00	$604,791.00
D2020	Domestic Water Distribution	$0.00	$0.00	$69,748.00	$0.00	$0.00	$69,748.00
D2030	Sanitary Waste	$0.00	$0.00	$164,276.00	$0.00	$0.00	$164,276.00
D2040	Rain Water Drainage	$0.00	$0.00	$37,627.00	$0.00	$0.00	$37,627.00
D3030	Cooling Generating Systems	$0.00	$0.00	$582,766.00	$0.00	$0.00	$582,766.00
D3040	Distribution Systems	$0.00	$0.00	$1,137,081.00	$0.00	$0.00	$1,137,081.00
D3050	Terminal & Package Units	$0.00	$0.00	$693,812.00	$0.00	$0.00	$693,812.00
D3060	Controls & Instrumentation	$0.00	$0.00	$210,163.00	$0.00	$0.00	$210,163.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$219,340.00	$0.00	$0.00	$219,340.00
D5020	Branch Wiring	$0.00	$0.00	$360,672.00	$0.00	$0.00	$360,672.00
D5020	Lighting	$0.00	$0.00	$538,714.00	$0.00	$0.00	$538,714.00
	Total:	$0.00	$0.00	$5,734,619.00	$0.00	$0.00	$5,734,619.00

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: $5,734,619.00

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: B3010105 - Built-Up

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 49,328.00
Unit of Measure: S.F.
Estimate: $553,731.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The Built up roof system is beyond its expected service life and should be replaced.

System: C3020901 - Carpet

Location: Gathering space
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 7,122.00
Unit of Measure: S.F.
Estimate: $58,757.00
Assessor Name: Eduardo Lopez
Date Created: 12/12/2019

Notes: The carpet is aged, worn and stained, 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: 70,649.00
Unit of Measure: S.F.
Estimate: $381,081.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: D1010 - Elevators and Lifts

Location: Main building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $122,060.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $604,791.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The plumbing fixtures are 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: 83,431.00
Unit of Measure: S.F.
Estimate: $69,748.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The water heater was installed in 2011. However, The the system is beyond its expected service life and should be scheduled for replacement.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $164,276.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The sanitary waste 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: 83,431.00
Unit of Measure: S.F.
Estimate: $37,627.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3030 - Cooling Generating Systems

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $582,766.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The cooling generating 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: 83,431.00
Unit of Measure: S.F.
Estimate: $1,137,081.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D3050 - Terminal & Package Units

Location: Rooftop
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $693,812.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The terminal and package units are at the end of their useful life. The system is functional however upgrades are warranted.

System: D3060 - Controls & Instrumentation

Location: Mechanical room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $210,163.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

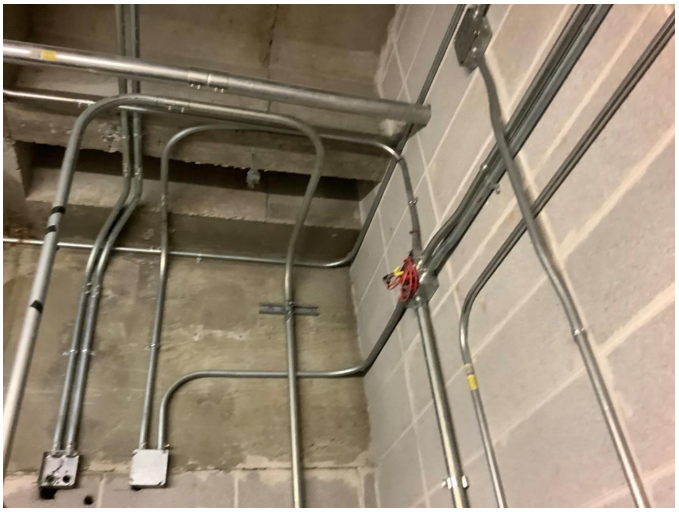
Notes: The heating generation systems, exhaust and ventilation systems, energy monitoring and controls as well as the building automation systems are beyond their expected service life and should be replaced.

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $219,340.00
Assessor Name: Eduardo Lopez
Date Created: 02/21/2020

Notes:
The electrical services and distribution systems consist of a service disconnect, primary main, breaker system, switch box and conduit and wiring to equipment, interior and exterior lights. This system is a mix of the old and new. However a majority of the system is original from original construction. Upgrades are recommended.

System: D5020 - Branch Wiring



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $360,672.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 83,431.00
Unit of Measure: S.F.
Estimate: $538,714.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

Executive Summary

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

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

Function:	Elementary Charter
Gross Area (SF):	5,490
Year Built:	2000
Last Renovation:	
Replacement Value:	$755,272
Repair Cost:	$173,205.00
Total FCI:	22.93 %
Total RSLI:	49.32 %
FCA Score:	77.07

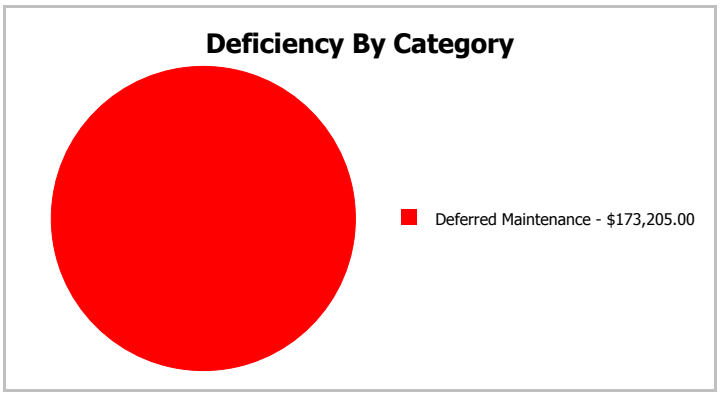
Description:

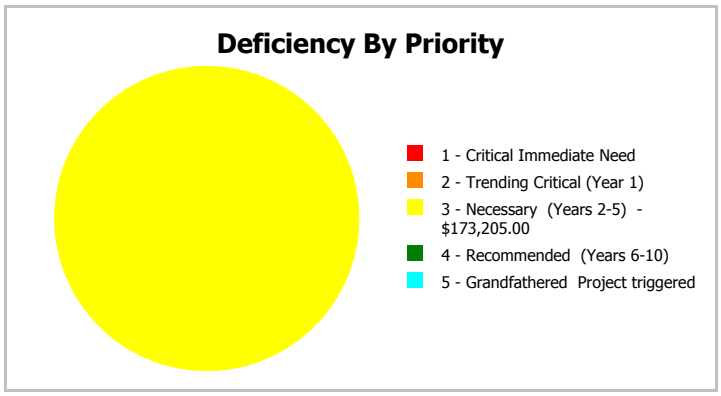
The narrative for this building is included in the Executive Summary Description at the front of this report.

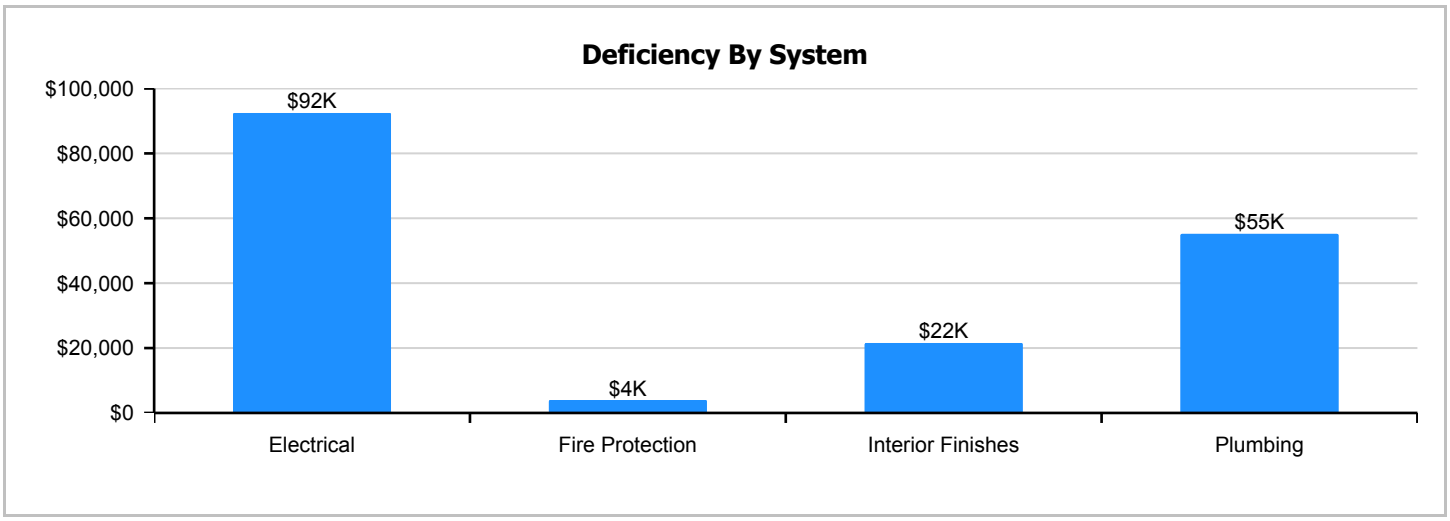
Attributes: This asset has no attributes.

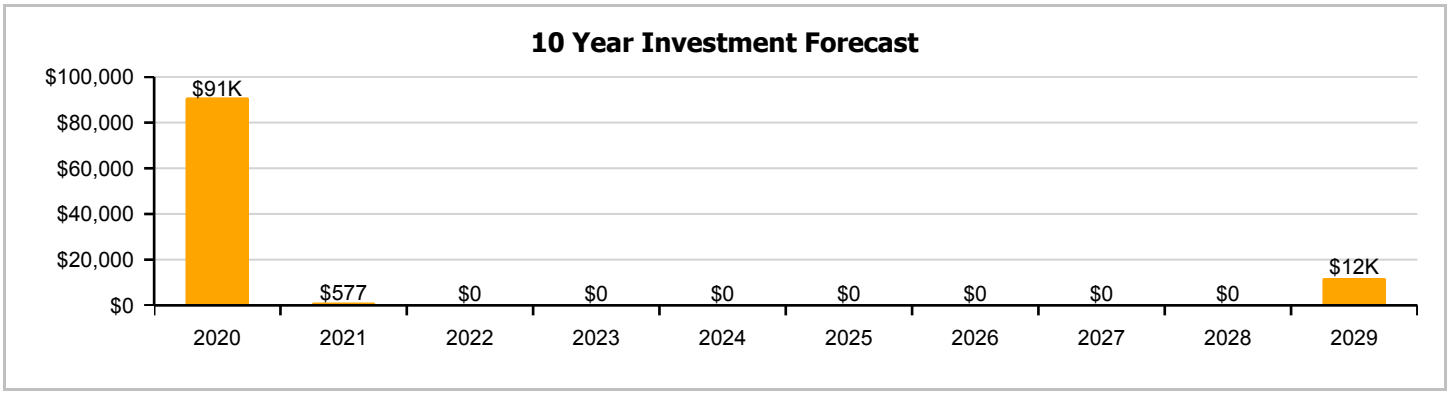
Dashboard Summary

Function:	Elementary Charter	Gross Area:	5,490
Year Built:	2000	Last Renovation:	
Repair Cost:	$173,205	Replacement Value:	$755,272
FCI:	22.93 %	RSLI%:	49.32 %









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	81.00 %	0.00 %	$0.00
A20 - Basement Construction	81.00 %	0.00 %	$0.00
B10 - Superstructure	81.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	63.00 %	0.00 %	$0.00
B30 - Roofing	36.67 %	0.00 %	$0.00
C10 - Interior Construction	55.26 %	0.00 %	$0.00
C30 - Interior Finishes	18.28 %	21.79 %	$21,565.00
D20 - Plumbing	0.00 %	110.00 %	$55,197.00
D40 - Fire Protection	1.60 %	96.82 %	$3,986.00
D50 - Electrical	0.45 %	100.12 %	$92,457.00
E10 - Equipment	5.00 %	0.00 %	$0.00
Totals:	**49.32 %**	**22.93 %**	**$173,205.00**

Photo Album

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

1). North Elevation - Dec 13, 2019

2). West Elevation - Dec 17, 2019

3). East Elevation - Dec 17, 2019

4). South Elevation - Dec 17, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.75	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$42,548
A1030	Slab on Grade	$6.55	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$35,960
A2010	Basement Excavation	$0.21	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$1,153
A2020	Basement Walls	$2.45	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$13,451
B1010	Floor Construction	$19.70	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$108,153
B1020	Roof Construction	$12.76	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$70,052
B2010	Exterior Walls	$14.53	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$79,770
B2020	Exterior Windows	$9.04	S.F.	5,490	30	2000	2030		36.67 %	0.00 %	11			$49,630
B2030	Exterior Doors	$0.89	S.F.	5,490	30	2000	2030		36.67 %	0.00 %	11			$4,886
B3010130	Preformed Metal Roofing	$8.50	S.F.	3,603	30	2000	2030		36.67 %	0.00 %	11			$30,626
C1010	Partitions	$5.90	S.F.	5,490	100	2000	2100		81.00 %	0.00 %	81			$32,391
C1020	Interior Doors	$3.84	S.F.	5,490	40	2000	2040		52.50 %	0.00 %	21			$21,082
C1030	Fittings	$2.81	S.F.	5,490	20	2000	2020		5.00 %	0.00 %	1			$15,427
C3010230	Paint & Covering	$1.47	S.F.	5,490	10	2000	2010		0.00 %	0.00 %	-9			$8,070
C3020420	Ceramic Tile	$16.74	S.F.	1,492	50	2000	2050		62.00 %	0.00 %	31			$24,976
C3020903	VCT	$3.48	S.F.	3,998	15	2000	2015		0.00 %	155.00 %	-4		$21,565.00	$13,913
C3030	Ceiling Finishes	$9.47	S.F.	5,490	20	2000	2020		5.00 %	0.00 %	1			$51,990
D2010	Plumbing Fixtures	$6.59	S.F.	5,490	20	2000	2020	2019	0.00 %	110.00 %	0		$39,797.00	$36,179
D2020	Domestic Water Distribution	$0.76	S.F.	5,490	30	2000	2030	2019	0.00 %	110.02 %	0		$4,590.00	$4,172
D2030	Sanitary Waste	$1.79	S.F.	5,490	30	2000	2030	2019	0.00 %	110.00 %	0		$10,810.00	$9,827
D4030	Fire Protection Specialties	$0.09	S.F.	5,490	15	2006	2021		13.33 %	0.00 %	2			$494
D4090	Other Fire Protection Systems	$0.66	S.F.	5,490	15	2000	2015		0.00 %	110.02 %	-4		$3,986.00	$3,623
D5010	Electrical Service/Distribution	$2.39	S.F.	5,490	20	2000	2020	2019	0.00 %	110.00 %	0		$14,433.00	$13,121
D5020	Branch Wiring	$3.93	S.F.	5,490	20	2000	2020	2019	0.00 %	110.00 %	0		$23,733.00	$21,576
D5020	Lighting	$5.87	S.F.	5,490	20	2000	2020	2019	0.00 %	110.00 %	0		$35,449.00	$32,226
D5030810	Security & Detection Systems	$1.51	S.F.	5,490	20	2000	2020		5.00 %	0.00 %	1			$8,290
D5030910	Fire Alarm Systems	$2.74	S.F.	5,490	15	2000	2015		0.00 %	110.00 %	-4		$16,547.00	$15,043
D5090	Other Electrical Systems	$0.38	S.F.	5,490	15	2000	2015		0.00 %	110.02 %	-4		$2,295.00	$2,086
E1090	Other Equipment	$0.83	S.F.	5,490	20	2000	2020		5.00 %	0.00 %	1			$4,557
								Total	**49.32 %**	**22.93 %**			**$173,205.00**	**$755,272**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



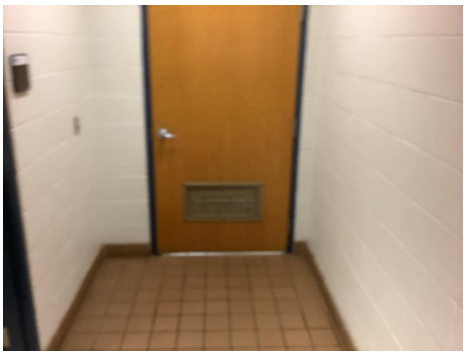
Note:

System: B3010130 - Preformed Metal Roofing



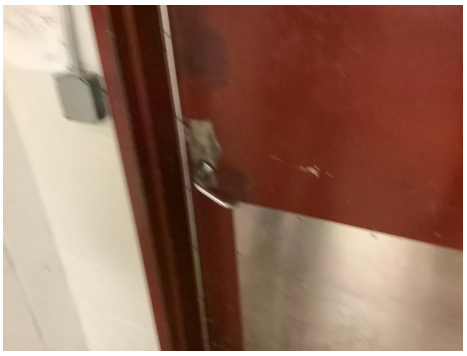
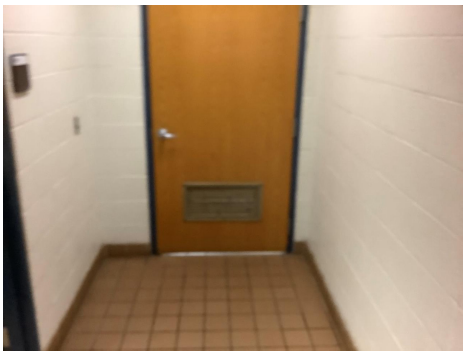
Note:

System: C1010 - Partitions


Note:

System: C1020 - Interior Doors

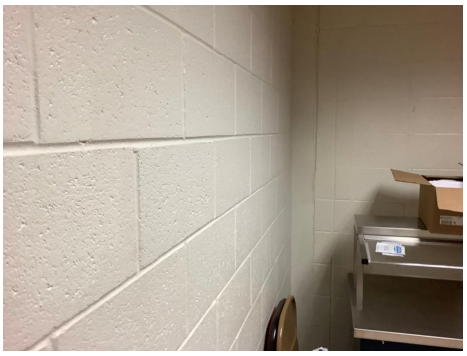




Note:

System: C1030 - Fittings

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020903 - VCT



Note:

System: C3030 - Ceiling Finishes



Note:

System: D2010 - Plumbing Fixtures


Note:

System: D2020 - Domestic Water Distribution



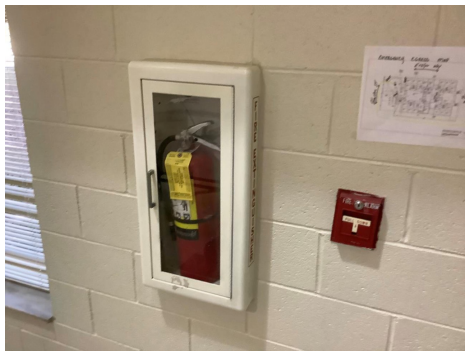
Note:

System: D2030 - Sanitary Waste



Note:

System: D4030 - Fire Protection Specialties

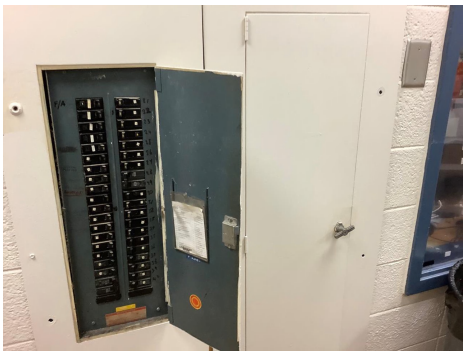
Note:

System: D4090 - Other Fire Protection Systems



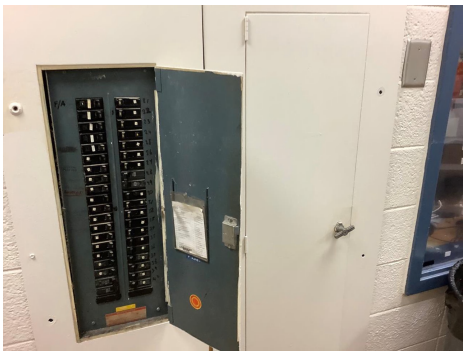
Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems



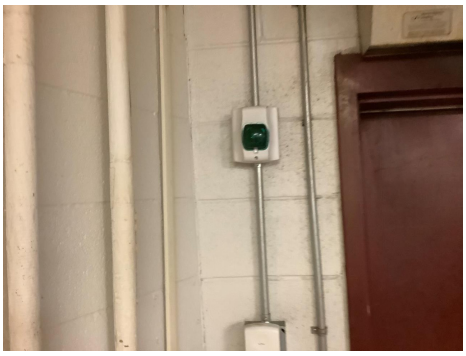
Note:

System: D5030910 - Fire Alarm Systems



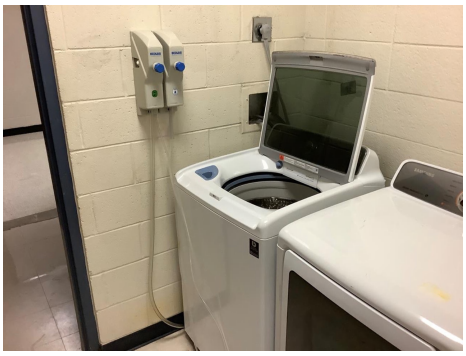
Note:

System: D5090 - Other Electrical Systems



Note:

System: E1090 - Other Equipment



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%

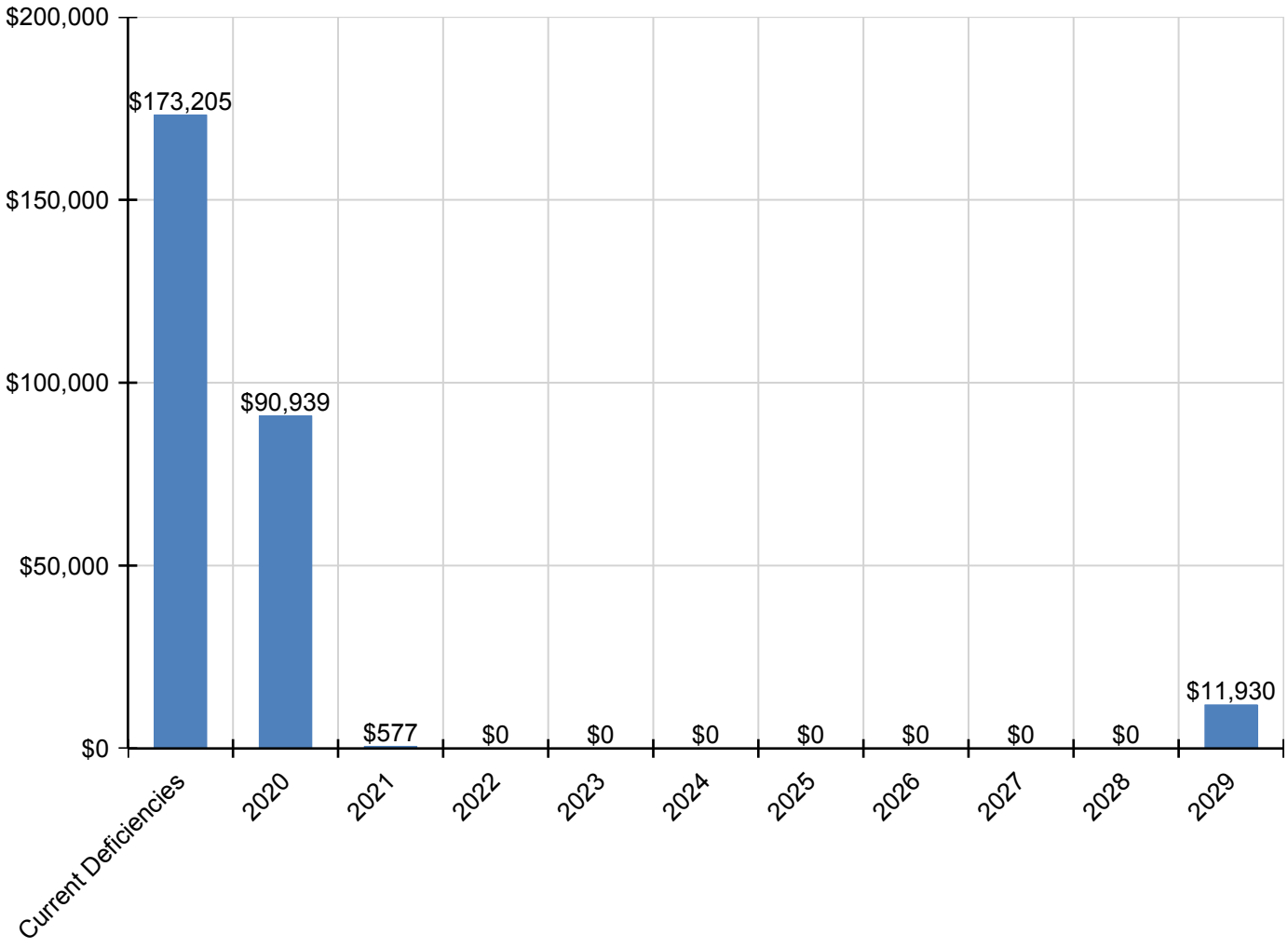
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$173,205**	**$90,939**	**$577**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,930**	**$276,651**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A20 - Basement Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2010 - Basement Excavation**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A2020 - Basement Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$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	$17,479	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,479**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,930	**$11,930**
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**
C3020903 - VCT	$21,565	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,565**
C3030 - Ceiling Finishes	$0	$58,905	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$58,905**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$39,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$39,797**
D2020 - Domestic Water Distribution	$4,590	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,590**
D2030 - Sanitary Waste	$10,810	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$10,810**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4030 - Fire Protection Specialties	$0	$0	$577	$0	$0	$0	$0	$0	$0	$0	$0	**$577**
D4090 - Other Fire Protection Systems	$3,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,986**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$14,433	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$14,433**
D5020 - Branch Wiring	$23,733	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,733**
D5020 - Lighting	$35,449	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$35,449**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$9,393	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,393**
D5030910 - Fire Alarm Systems	$16,547	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,547**
D5090 - Other Electrical Systems	$2,295	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$2,295**
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	$5,162	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,162**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

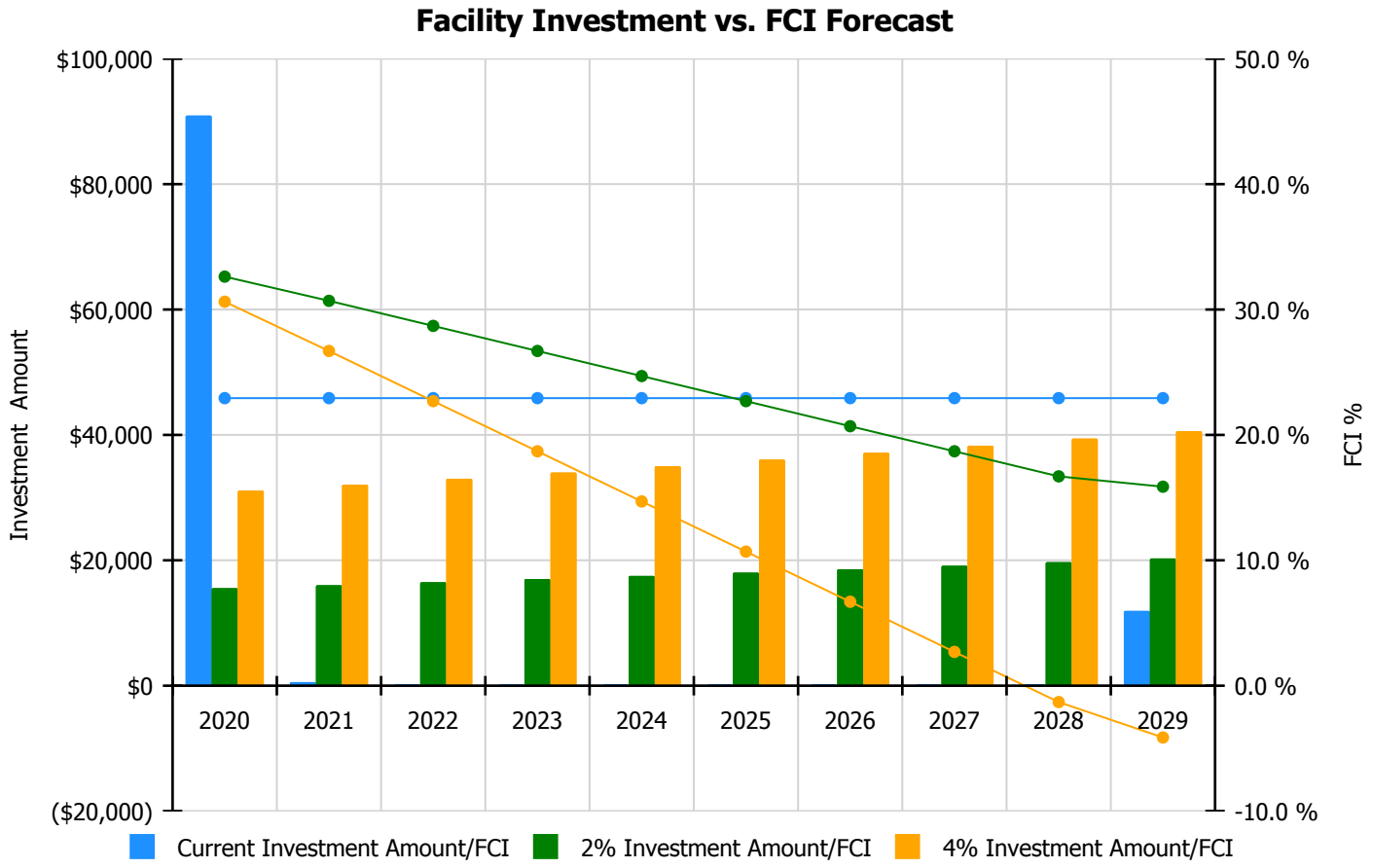
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

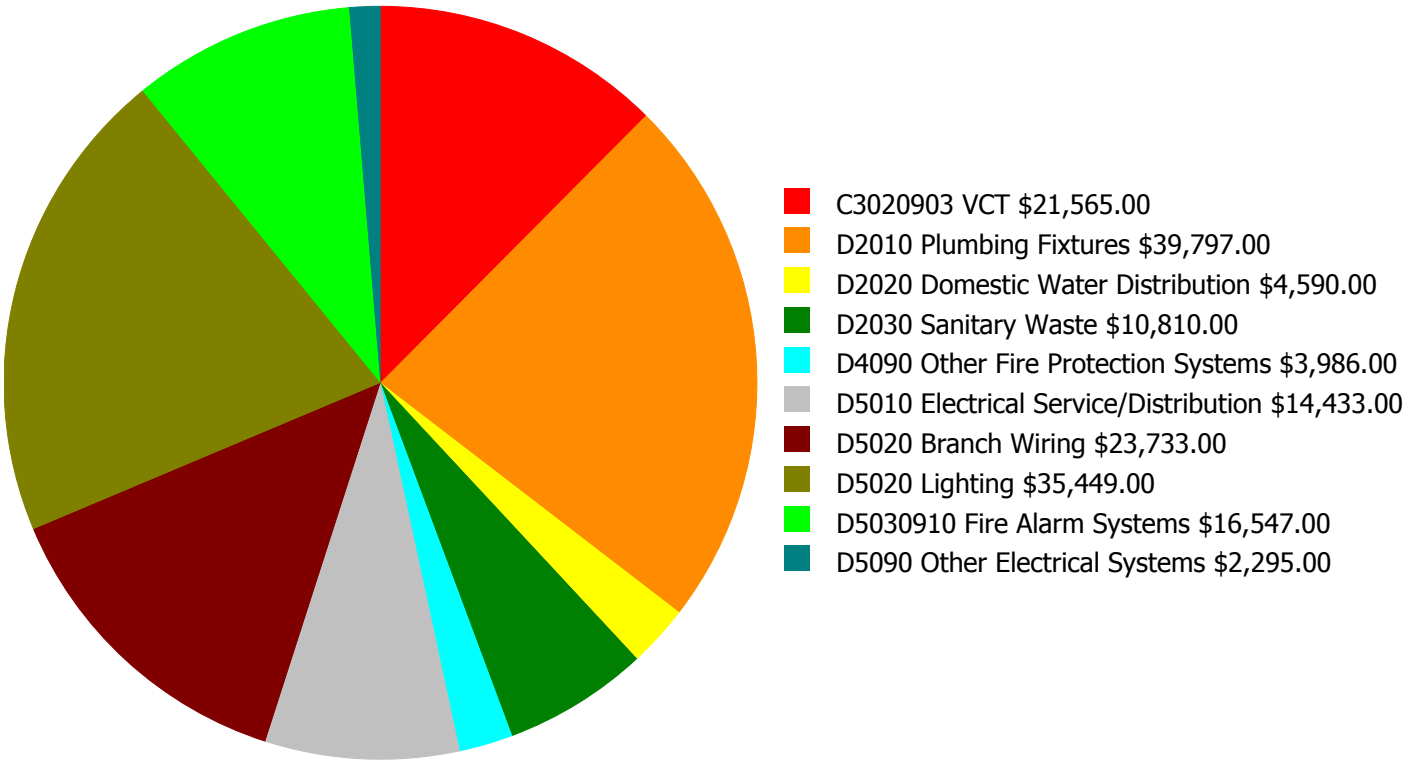
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 22.93%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$90,939	$15,559.00	32.62 %	$31,117.00	30.62 %
2021	$577	$16,025.00	30.69 %	$32,051.00	26.69 %
2022	$0	$16,506.00	28.69 %	$33,012.00	22.69 %
2023	$0	$17,001.00	26.69 %	$34,003.00	18.69 %
2024	$0	$17,511.00	24.69 %	$35,023.00	14.69 %
2025	$0	$18,037.00	22.69 %	$36,073.00	10.69 %
2026	$0	$18,578.00	20.69 %	$37,156.00	6.69 %
2027	$0	$19,135.00	18.69 %	$38,270.00	2.69 %
2028	$0	$19,709.00	16.69 %	$39,418.00	-1.31 %
2029	$11,930	$20,300.00	15.87 %	$40,601.00	-4.13 %
Total:	**$103,446**	**$178,361.00**		**$356,724.00**	

Deficiency Summary by System

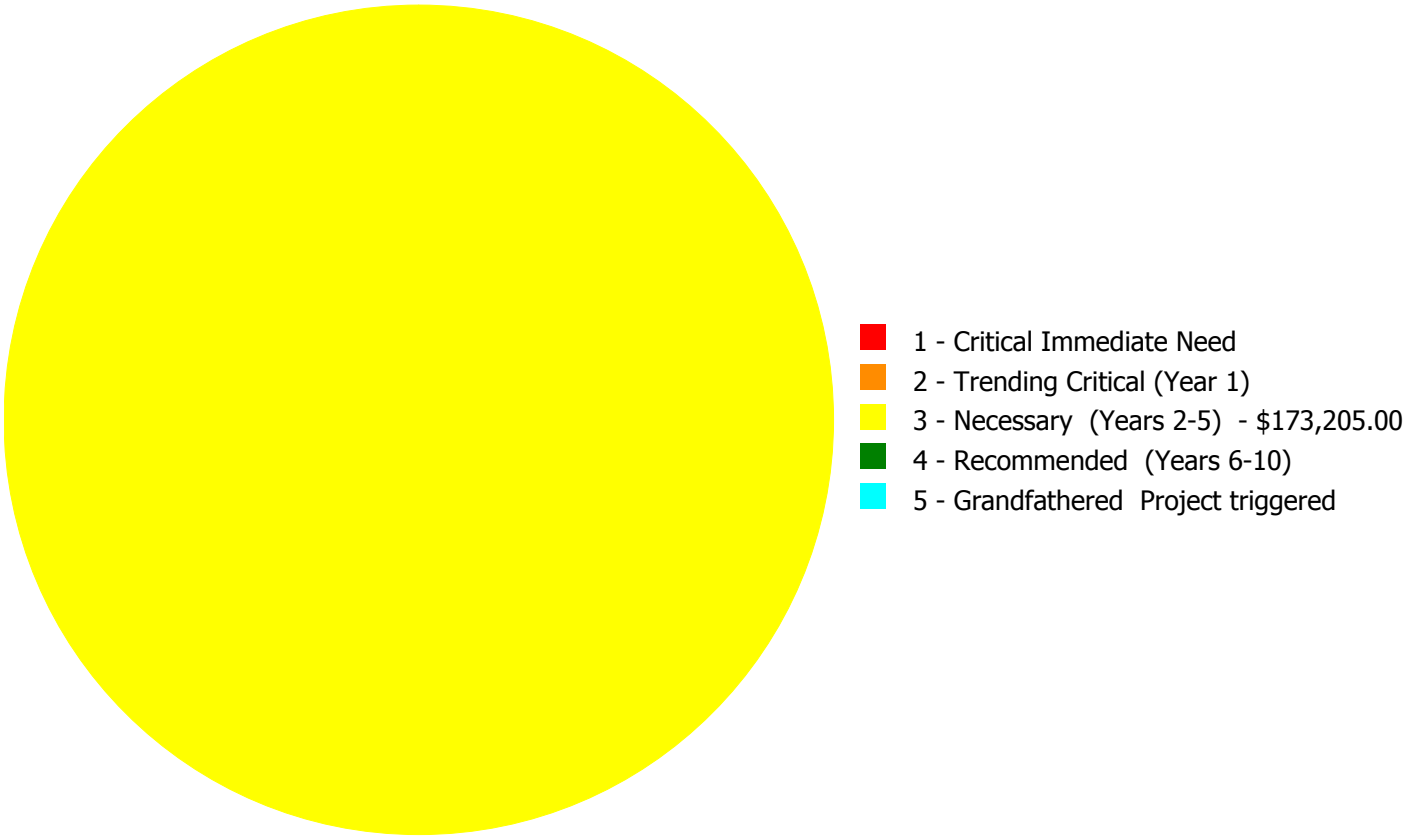
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $173,205.00

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: $173,205.00

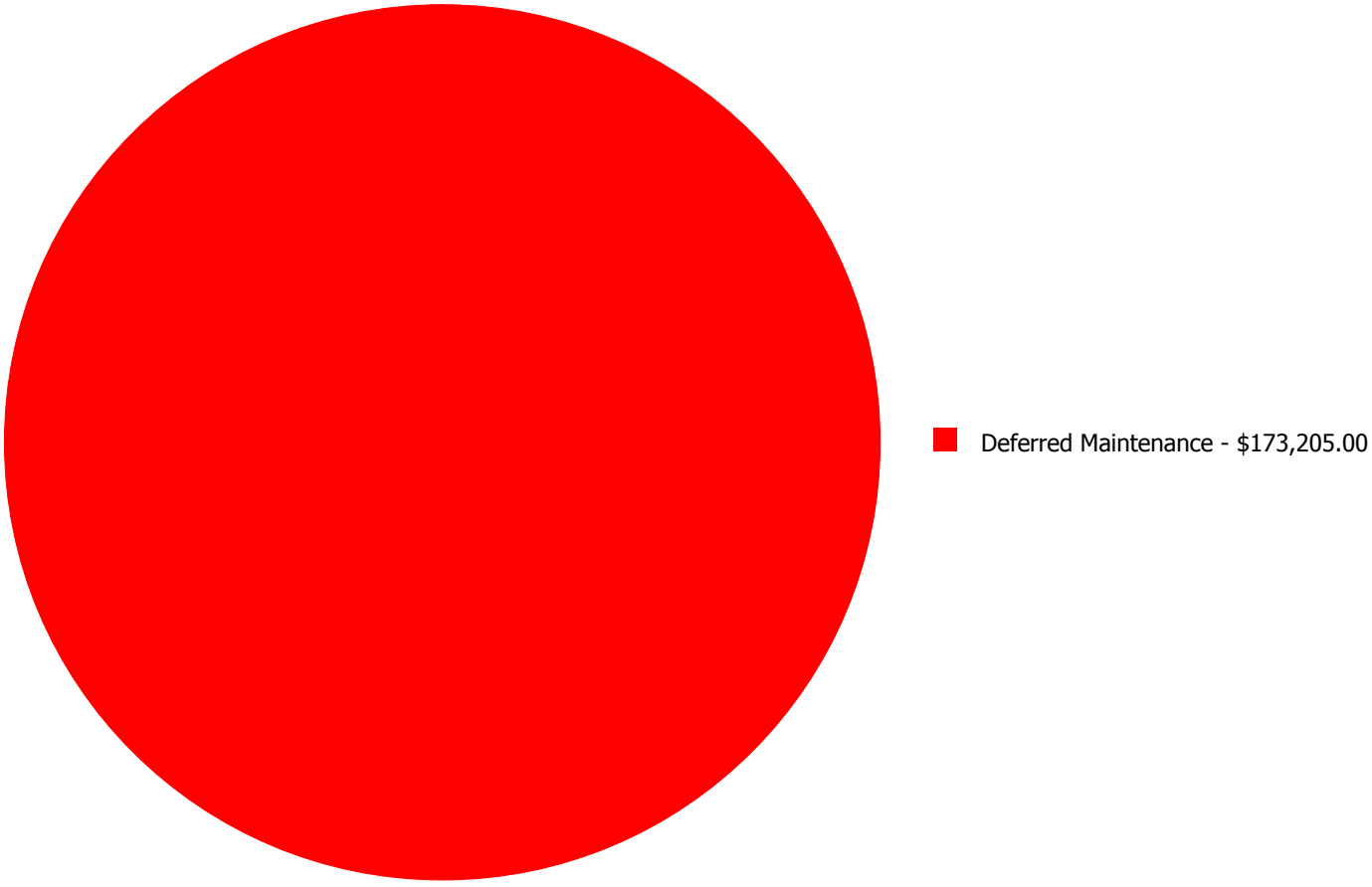
Deficiency By Priority Investment Table

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
C3020903	VCT	$0.00	$0.00	$21,565.00	$0.00	$0.00	$21,565.00
D2010	Plumbing Fixtures	$0.00	$0.00	$39,797.00	$0.00	$0.00	$39,797.00
D2020	Domestic Water Distribution	$0.00	$0.00	$4,590.00	$0.00	$0.00	$4,590.00
D2030	Sanitary Waste	$0.00	$0.00	$10,810.00	$0.00	$0.00	$10,810.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$3,986.00	$0.00	$0.00	$3,986.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$14,433.00	$0.00	$0.00	$14,433.00
D5020	Branch Wiring	$0.00	$0.00	$23,733.00	$0.00	$0.00	$23,733.00
D5020	Lighting	$0.00	$0.00	$35,449.00	$0.00	$0.00	$35,449.00
D5030910	Fire Alarm Systems	$0.00	$0.00	$16,547.00	$0.00	$0.00	$16,547.00
D5090	Other Electrical Systems	$0.00	$0.00	$2,295.00	$0.00	$0.00	$2,295.00
	Total:	$0.00	$0.00	$173,205.00	$0.00	$0.00	$173,205.00

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:



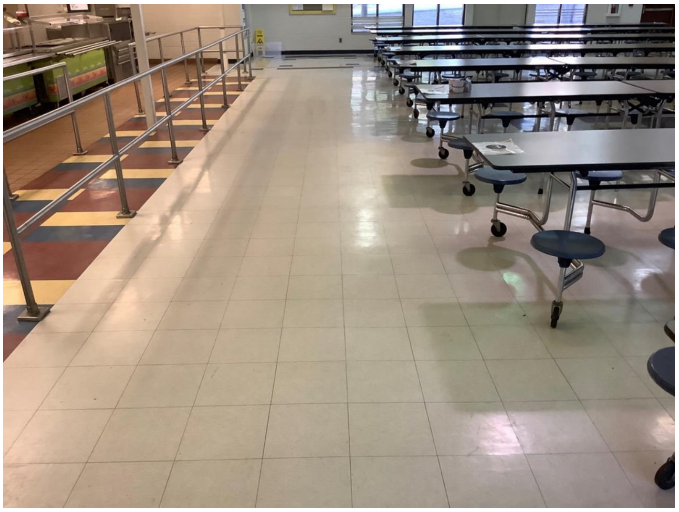
Budget Estimate Total: $173,205.00

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: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,998.00
Unit of Measure: S.F.
Estimate: $21,565.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $39,797.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The plumbing fixtures are 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: 5,490.00
Unit of Measure: S.F.
Estimate: $4,590.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $10,810.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The sanitary waste 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: 5,490.00
Unit of Measure: S.F.
Estimate: $3,986.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

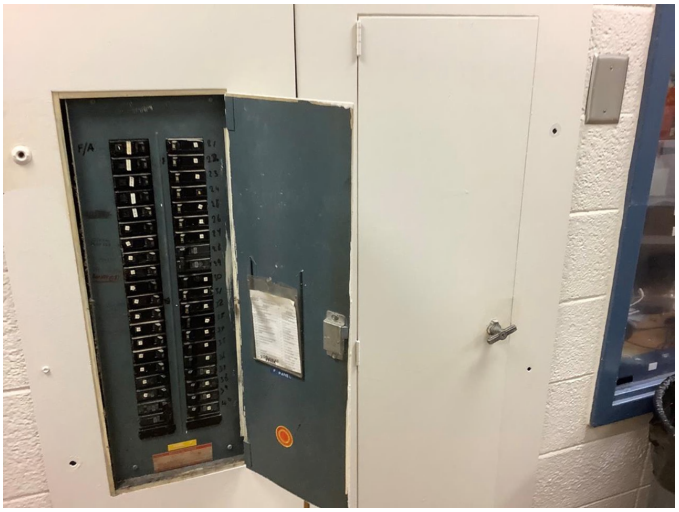
Notes: ANSUL directional extinguisher system is located in the kitchen area and is beyond its expected life cycle. upgrades are warranted at this time.

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $14,433.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The electrical service distribution 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: 5,490.00
Unit of Measure: S.F.
Estimate: $23,733.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $35,449.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

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

System: D5030910 - Fire Alarm Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $16,547.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes: The fire alarm system is beyond its expected service life and upgrades are warranted.

System: D5090 - Other Electrical Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,490.00
Unit of Measure: S.F.
Estimate: $2,295.00
Assessor Name: Eduardo Lopez
Date Created: 01/27/2020

Notes:
There are no emergency generators and the emergency lighting systems are aged. The emergency lighting system is recommended for upgrade.

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):	88,921
Year Built:	1967
Last Renovation:	
Replacement Value:	$2,648,068
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	38.32 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

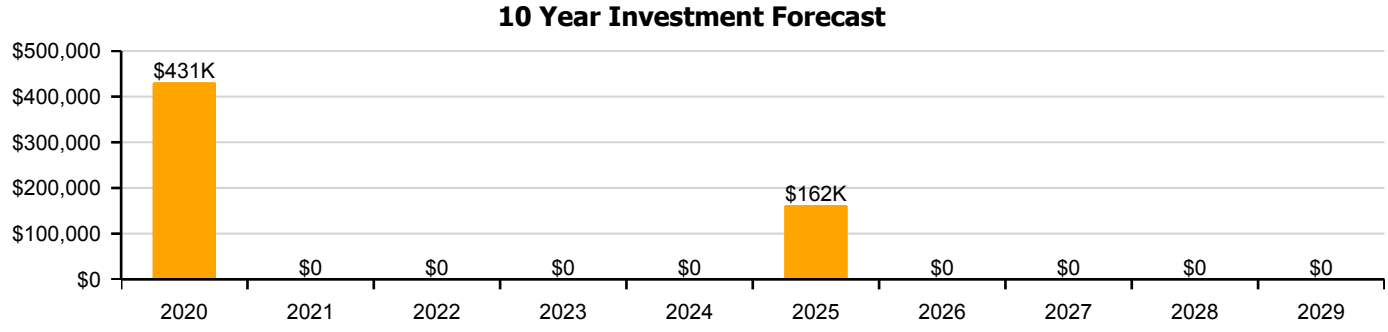
Dashboard Summary

Function:		Gross Area:	88,921
Year Built:	1967	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$2,648,068
FCI:	0.00 %	RSLI%:	38.32 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	34.71 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	62.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	36.67 %	0.00 %	$0.00
Totals:	**38.32 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	88,921	35	2000	2035		45.71 %	0.00 %	16			$210,743
G2020	Parking Lots	$8.00	S.F.	88,921	35	2000	2035		45.71 %	0.00 %	16			$711,368
G2030	Pedestrian Paving	$2.33	S.F.	88,921	35	2000	2035		45.71 %	0.00 %	16			$207,186
G2040105	Fence & Guardrails	$1.15	S.F.	88,921	30	2000	2030		36.67 %	0.00 %	11			$102,259
G2040910	Wood Decks	$0.21	S.F.	88,921	25	2000	2025		24.00 %	0.00 %	6			$18,673
G2040950	Playing Field	$4.28	S.F.	88,921	20	2000	2020		5.00 %	0.00 %	1			$380,582
G2050	Landscaping	$1.18	S.F.	88,921	25	2000	2025		24.00 %	0.00 %	6			$104,927
G3020	Sanitary Sewer	$2.20	S.F.	88,921	50	2000	2050		62.00 %	0.00 %	31			$195,626
G3030	Storm Sewer	$1.25	S.F.	88,921	50	2000	2050		62.00 %	0.00 %	31			$111,151
G4010	Electrical Distribution	$2.55	S.F.	88,921	30	2000	2030		36.67 %	0.00 %	11			$226,749
G4020	Site Lighting	$2.98	S.F.	88,921	30	2000	2030		36.67 %	0.00 %	11			$264,985
G4030	Site Communication and Security	$1.28	S.F.	88,921	30	2000	2030		36.67 %	0.00 %	11			$113,819
								Total	**38.32 %**					**$2,648,068**

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: G2040910 - Wood Decks

Note:

System: G2040950 - Playing Field

Note:

System: G2050 - Landscaping



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.

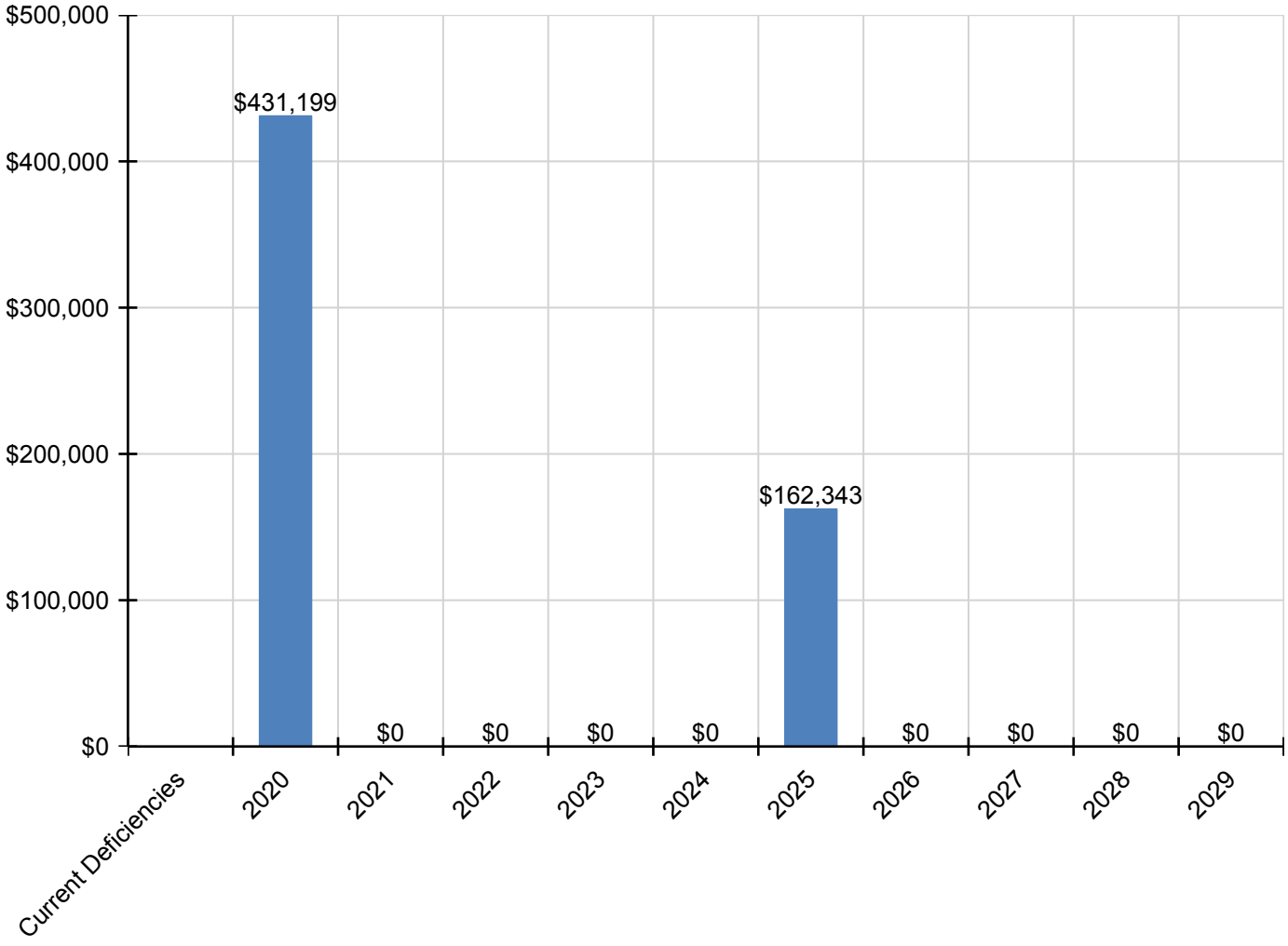
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$431,199**	**$0**	**$0**	**$0**	**$0**	**$162,343**	**$0**	**$0**	**$0**	**$0**	**$593,543**
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**
G2040910 - Wood Decks	$0	$0	$0	$0	$0	$0	$24,527	$0	$0	$0	$0	**$24,527**
G2040950 - Playing Field	$0	$431,199	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$431,199**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$137,816	$0	$0	$0	$0	**$137,816**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

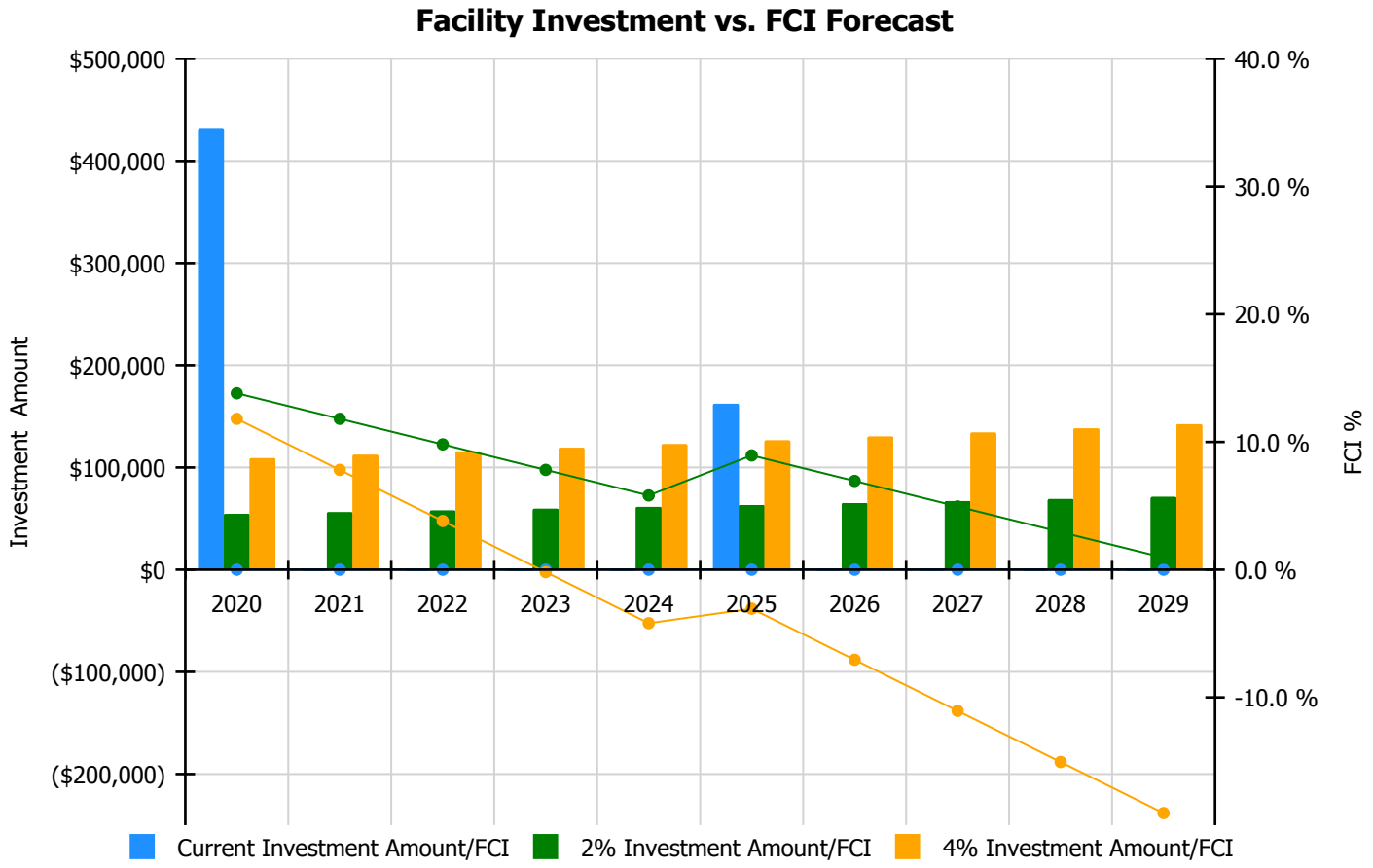
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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	$431,199	$54,550.00	13.81 %	$109,100.00	11.81 %
2021	$0	$56,187.00	11.81 %	$112,373.00	7.81 %
2022	$0	$57,872.00	9.81 %	$115,745.00	3.81 %
2023	$0	$59,608.00	7.81 %	$119,217.00	-0.19 %
2024	$0	$61,397.00	5.81 %	$122,793.00	-4.19 %
2025	$162,343	$63,239.00	8.94 %	$126,477.00	-3.06 %
2026	$0	$65,136.00	6.94 %	$130,272.00	-7.06 %
2027	$0	$67,090.00	4.94 %	$134,180.00	-11.06 %
2028	$0	$69,103.00	2.94 %	$138,205.00	-15.06 %
2029	$0	$71,176.00	0.94 %	$142,351.00	-19.06 %
Total:	**$593,543**	**$625,358.00**		**$1,250,713.00**	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	5560
Project:	APS Assessments 2019	Region:	761	Site:	Woodson Park ES
Grade Config:	PK-8	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - PK-8				
Learning Environment				
Learning Style Variety	(N/A)	0.00	0.00	0.00
Interior Environment	(N/A)	0.00	0.00	0.00
Exterior Environment	(N/A)	0.00	0.00	0.00
General Classrooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	9.25	9.25	100.00
Location	Good	2.22	2.78	80.00
Storage/Fixed Equip	Fair	1.80	2.78	65.00
Kindergarten				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	0.84	0.84	100.00
Location	Excel	0.25	0.25	100.00
Storage/Fixed Equip	Fair	0.16	0.25	65.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.41	1.41	100.00
Location	Fair	0.27	0.42	65.00
Storage/Fixed Equip	Good	0.34	0.42	80.00
Instructional Resource Rooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Poor	1.05	2.11	50.00
Location	Excel	0.63	0.63	100.00
Storage/Fixed Equip	Fair	0.41	0.63	65.00
Science				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	1.54	1.93	80.00
Location	Excel	0.58	0.58	100.00
Storage/Fixed Equip	Good	0.46	0.58	80.00
Music				
Environment	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5560
Project:	APS Assessments 2019	Region:	761	Site:	Woodson Park ES
Grade Config:	PK-8	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.89	1.89	100.00
Location	Good	0.45	0.57	80.00
Storage/Fixed Equip	Excel	0.57	0.57	100.00
Art				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.09	1.09	100.00
Location	Excel	0.33	0.33	100.00
Storage/Fixed Equip	Fair	0.21	0.33	65.00
Career Tech Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	5.16	5.16	100.00
Location	Excel	1.55	1.55	100.00
Storage/Fixed Equip	Good	1.24	1.55	80.00
Performing Arts				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
Media Center				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.74	1.74	100.00
Location	Excel	0.52	0.52	100.00
Storage/Fixed Equip	Excel	0.52	0.52	100.00
Restrooms (Student)	Excel	0.91	0.91	100.00
Administration	Excel	2.27	2.27	100.00
Counseling	Excel	0.41	0.41	100.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Excel	0.91	0.91	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	7.84	7.84	100.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	(N/A)	0.00	0.00	0.00
Pedestrian Traffic	(N/A)	0.00	0.00	0.00
Parking	(N/A)	0.00	0.00	0.00
Athletic Courts and Fields	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5560
Project:	APS Assessments 2019	Region:	761	Site:	Woodson Park ES
Grade Config:	PK-8	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	(N/A)	0.00	0.00	0.00
Ease of Supervision	Good	1.60	2.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		**58.54**	**63.20**	**92.62**

Comments

Suitability - PK-8

Woodson Park Academy is a new facility that is being constructed under a cooperative agreement between Atlanta Public Schools and the Knowledge is Power Program charter school system. The school will serve students from grades K-8. The building will be 4 stories, with grades 5-8 being on the topmost floors of the building. The building is expected to begin serving students in the fall of 2020.

Suitability - PK-8->Learning Environment-->Learning Style Variety

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Learning Environment-->Interior Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Learning Environment-->Exterior Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->General Classrooms-->Storage/Fixed Equip

There is not a wall of cabinets and counters specified in the classrooms.

Suitability - PK-8->Kindergarten-->Storage/Fixed Equip

There are no restrooms in or adjacent to the kindergarten classrooms. The kindergarten students share one set of restrooms with first grade students.

Suitability - PK-8->ECE

There are no ECE classrooms in the building.

Suitability - PK-8->Self-Contained Special Ed-->Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Self-Contained Special Ed-->Location

The special education classrooms are located on the second and third levels of the building, making access and egress more challenging during pick up and drop off times and during emergency situations.

Suitability - PK-8->Self-Contained Special Ed-->Storage/Fixed Equip

There is insufficient storage space for teaching materials and student belongings.

Suitability - PK-8->Instructional Resource Rooms-->Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Instructional Resource Rooms-->Size

There are few spaces for small group learning or intervention. The speech room/office, behavior specialist, and intervention offices are about 50% the size of a standard resource room.

Suitability - PK-8->Instructional Resource Rooms-->Storage/Fixed Equip

Instructional resource spaces do not have any permanent casework or storage.

Suitability - PK-8->Science-->Environment

A desktop audit was performed for this element, environmental suitability was indeterminable.

Project #:	12382	County:	Atlanta Public Schools	Site #:	5560
Project:	APS Assessments 2019	Region:	761	Site:	Woodson Park ES
Grade Config:	PK-8	Site Type:	Elementary	Site Size:	7.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - PK-8->Science-->Size
The science classrooms are about 80% of the size standard.

Suitability - PK-8->Music-->Environment
A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Music-->Location
The K-4 music room is located near several other classrooms creating a possible noise disturbance problem.

Suitability - PK-8->Art-->Environment
A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Art-->Storage/Fixed Equip
There is inadequate permanent casework specified in the art rooms.

Suitability - PK-8->Computer Labs
There are no computer labs in the building.

Suitability - PK-8->P.E.-->Environment
A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Performing Arts-->Environment
A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Media Center-->Environment
A desktop audit was performed for this element, environmental suitability was indeterminable.

Suitability - PK-8->Outside-->Vehicular Traffic
A desktop audit was performed for this element, site features were not available.

Suitability - PK-8->Outside-->Pedestrian Traffic
A desktop audit was performed for this element, site features were not available.

Suitability - PK-8->Outside-->Parking
A desktop audit was performed for this element, site features were not available.

Suitability - PK-8->Outside-->Athletic Courts and Fields
A desktop audit was performed for this element, site features were not available.

Suitability - PK-8->Safety and Security-->Fencing
A desktop audit was performed for this element, site features were not available.

Suitability - PK-8->Safety and Security-->Signage & Way Finding
A desktop audit was performed for this element, site features were not available. The required entry signage is not specified in the plans, however room numbers are specified.