

Atlanta Public Schools/Charter Schools
Herndon ES (KIPP Ways)

Revised
School Assessment Report

November 10, 2020



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School Executive Summary

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

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

Gross Area (SF):	84,871
Year Built:	2002
Last Renovation:	
Replacement Value:	\$18,224,414
Repair Cost:	\$1,809,458.00
Total FCI:	9.93 %
Total RSLI:	44.05 %
FCA Score:	90.07



Description:

KIPP Ways Academy is located 350 Temple Street, NW in Atlanta, Georgia. The two story, 84,871 square foot building was originally constructed in 2002. In addition to the main building, the campus contains ancillary buildings; storage, restrooms.

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

A. SUBSTRUCTURE

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

B. SUPERSTRUCTURE

Floor construction is metal pan deck with lightweight fill. Roof construction is metal pan deck with lightweight fill. The exterior envelope is composed of walls of brick veneer over CMU. Exterior windows are aluminum frame with operable panes. Exterior doors

School Assessment Report - Herndon ES (KIPP Ways)

are hollow metal steel mostly with glazing. Roofing is typically low slope built-up. Roof openings include skylights and a roof hatch with fixed ladder access. Most building entrances appear to comply with ADA requirements.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow metal frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, lockers, toilet accessories, storage shelving, handrails, fabricated toilet partitions. The interior wall finishes are typically painted CMU. Floor finishes in common areas are typically vinyl composition tile. Floor finishes in assignable spaces is typically vinyl composition tile., carpet, wood and Epoxy. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically suspended acoustical tile.

D. SERVICES

CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevators, and one wheelchair lifts.

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

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

FIRE PROTECTION: The building does have a fire sprinkler system. The building has a kitchen hood fire suppression systems. Fire extinguishers and cabinets are not distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS: This building does not have a separately derived emergency power system. There is no natural gas emergency generator.

E. EQUIPMENT & FURNISHINGS

This building includes the following items and equipment: fixed food service, library equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and mats, and multiple seating furnishings.

G. SITE

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

CODE REVIEW

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

LIFE-SAFETY SYSTEMS: The building is not covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFIC protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is a combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is no fall protection at the roof.

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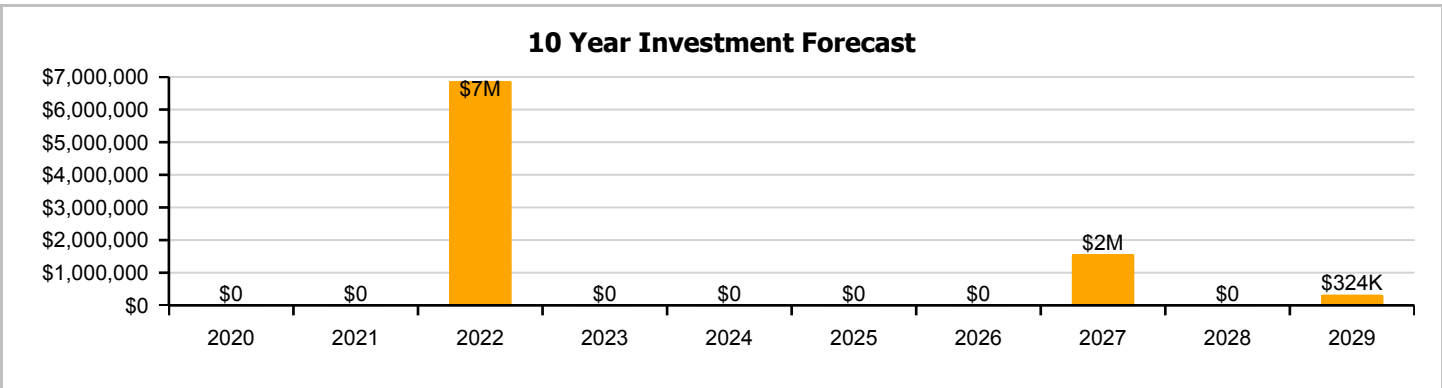
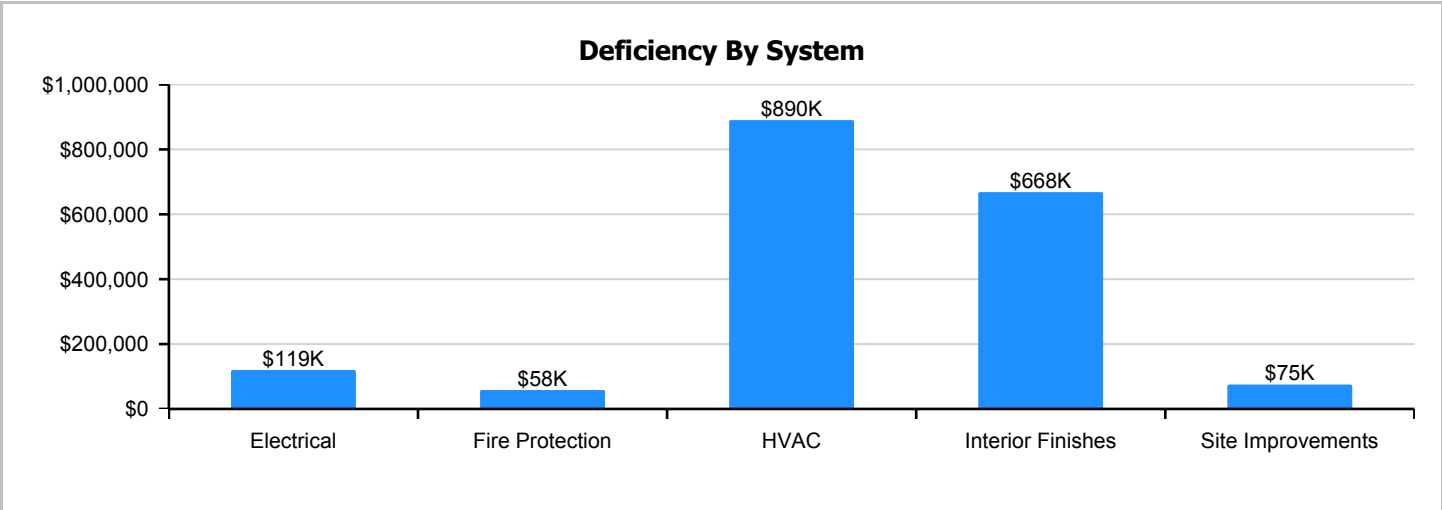
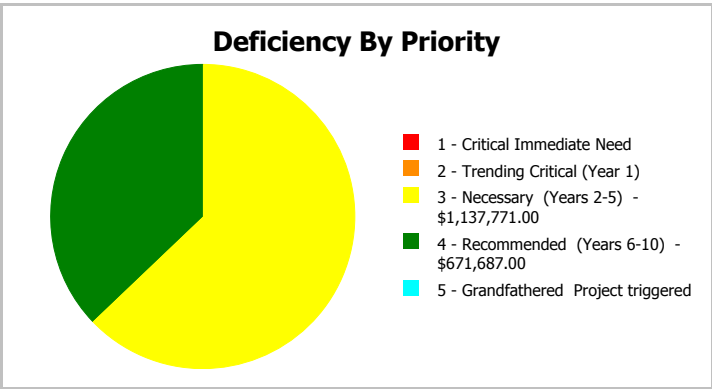
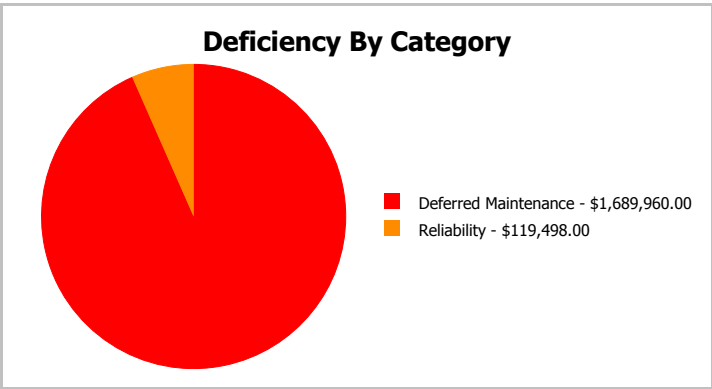
Attributes:

General Attributes:

Arch Condition Assessor:	Homero Guerrero	MEP Condition Assessor:	Hayden Collins
School Grades:	-	DOE Drawing Total GSF:	-
DOE Facility Number:	203	Total # of Modular/Portables:	-
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	-
Approx. Acres:	6.28	Status:	Leased to Others

School Dashboard Summary

Gross Area:	84,871	Last Renovation:	
Year Built:	2002	Replacement Value:	\$18,224,414
Repair Cost:	\$1,809,458	RSLI%:	44.05 %
FCI:	9.93 %		



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.

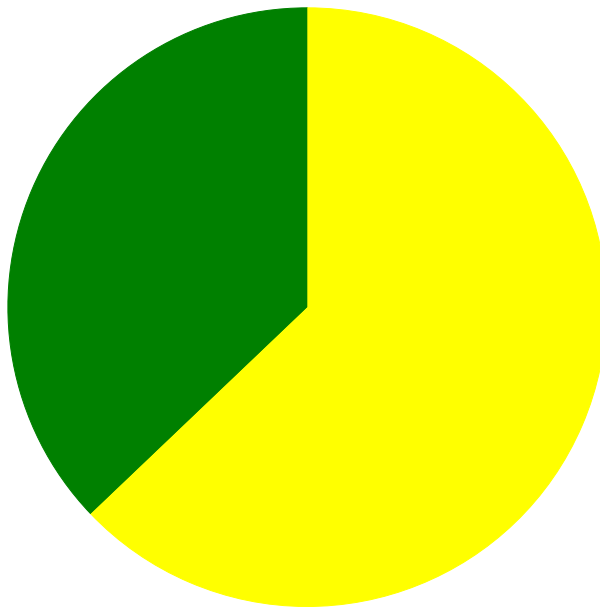
Current Investment Requirement and Condition by Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.90 %	0.00 %	\$0.00
B30 - Roofing	34.06 %	0.00 %	\$0.00
C10 - Interior Construction	60.04 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	9.47 %	45.80 %	\$667,689.00
D10 - Conveying	15.00 %	0.00 %	\$0.00
D20 - Plumbing	22.54 %	0.00 %	\$0.00
D30 - HVAC	11.00 %	33.41 %	\$889,703.00
D40 - Fire Protection	37.57 %	12.77 %	\$57,882.00
D50 - Electrical	16.78 %	6.07 %	\$119,498.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
G20 - Site Improvements	40.03 %	4.38 %	\$74,686.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	43.33 %	0.00 %	\$0.00
Totals:	44.05 %	9.93 %	\$1,809,458.00

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
2002 Bldg 2010	84,871	11.15	\$0.00	\$0.00	\$1,063,085.00	\$671,687.00	\$0.00
Site	84,871	2.80	\$0.00	\$0.00	\$74,686.00	\$0.00	\$0.00
Total:		9.93	\$0.00	\$0.00	\$1,137,771.00	\$671,687.00	\$0.00

Deficiencies By Priority



- 1 - Critical Immediate Need
- 2 - Trending Critical (Year 1)
- 3 - Necessary (Years 2-5) - \$1,137,771.00
- 4 - Recommended (Years 6-10) - \$671,687.00
- 5 - Grandfathered Project triggered

Budget Estimate Total: \$1,809,458.00

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	84,871
Year Built:	2002
Last Renovation:	
Replacement Value:	\$15,554,372
Repair Cost:	\$1,734,772.00
Total FCI:	11.15 %
Total RSLI:	43.98 %
FCA Score:	88.85



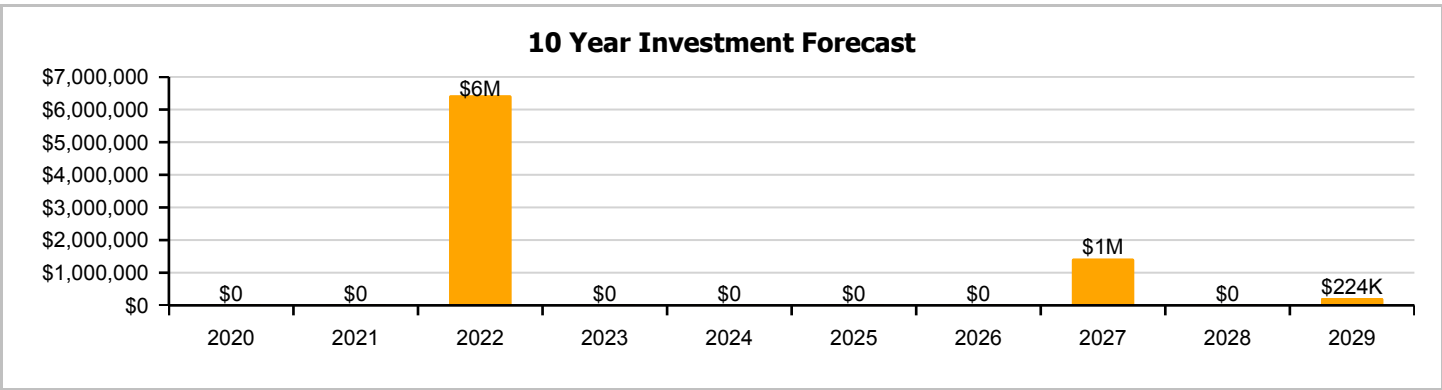
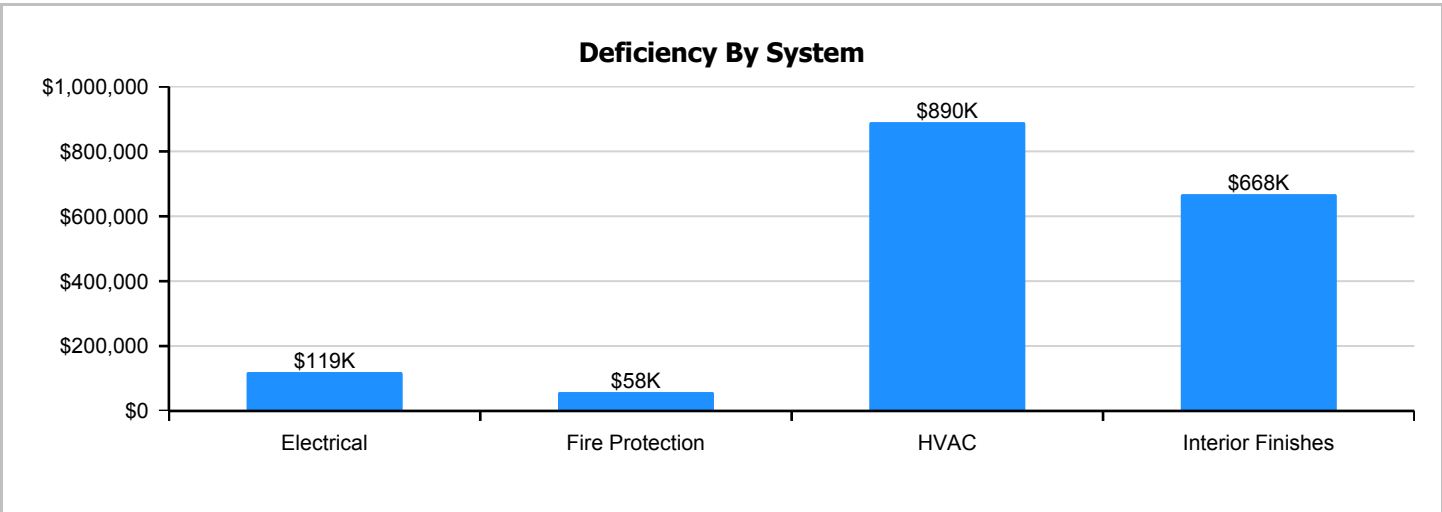
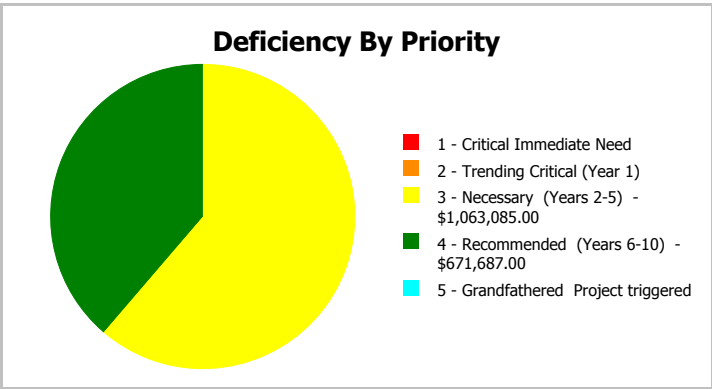
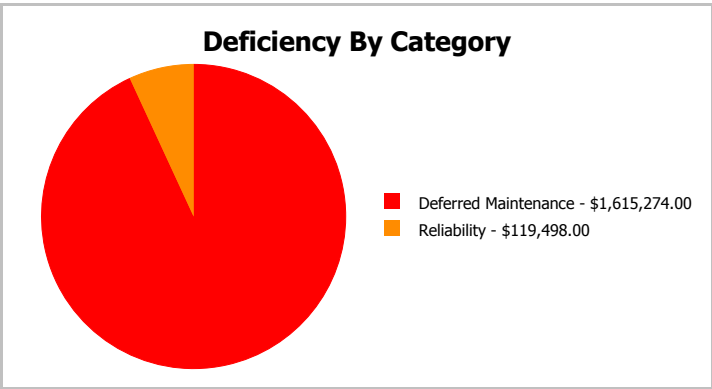
Description:

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:	84,871
Year Built:	2002	Last Renovation:	
Repair Cost:	\$1,734,772	Replacement Value:	\$15,554,372
FCI:	11.15 %	RSLI%:	43.98 %



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	83.00 %	0.00 %	\$0.00
B10 - Superstructure	83.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	66.90 %	0.00 %	\$0.00
B30 - Roofing	34.06 %	0.00 %	\$0.00
C10 - Interior Construction	60.04 %	0.00 %	\$0.00
C20 - Stairs	83.00 %	0.00 %	\$0.00
C30 - Interior Finishes	9.47 %	45.80 %	\$667,689.00
D10 - Conveying	15.00 %	0.00 %	\$0.00
D20 - Plumbing	22.54 %	0.00 %	\$0.00
D30 - HVAC	11.00 %	33.41 %	\$889,703.00
D40 - Fire Protection	37.57 %	12.77 %	\$57,882.00
D50 - Electrical	16.78 %	6.07 %	\$119,498.00
E10 - Equipment	15.00 %	0.00 %	\$0.00
E20 - Furnishings	15.00 %	0.00 %	\$0.00
Totals:	43.98 %	11.15 %	\$1,734,772.00

Photo Album

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

1). South Elevation - Dec 16, 2019



2). Southeast Elevation - Dec 16, 2019



3). East Elevation - Dec 16, 2019



4). East Elevation - Dec 16, 2019



5). Northeast Elevation - Dec 16, 2019



6). North Elevation - Dec 16, 2019



7). Northwest Elevation - Dec 16, 2019



8). West Elevation - Dec 16, 2019



9). Southwest Elevation - Dec 16, 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	\$7.69	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$652,658
A1030	Slab on Grade	\$6.49	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$550,813
B1010	Floor Construction	\$19.55	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$1,659,228
B1020	Roof Construction	\$12.67	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$1,075,316
B2010	Exterior Walls	\$14.43	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$1,224,689
B2020	Exterior Windows	\$8.98	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$762,142
B2030	Exterior Doors	\$0.88	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$74,686
B3010105	Built-Up	\$7.15	S.F.	60,710	25	2002	2027		32.00 %	0.00 %	8			\$434,077
B3020	Roof Openings	\$1.59	S.F.	60,710	30	2002	2032		43.33 %	0.00 %	13			\$96,529
C1010	Partitions	\$5.86	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$497,344
C1020	Interior Doors	\$3.83	S.F.	84,871	40	2002	2042		57.50 %	0.00 %	23			\$325,056
C1030	Fittings	\$2.77	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$235,093
C2010	Stair Construction	\$2.95	S.F.	84,871	100	2002	2102		83.00 %	0.00 %	83			\$250,369
C3010230	Paint & Covering	\$1.47	S.F.	84,871	10	2002	2012		0.00 %	0.00 %	-7			\$124,760
C3020405	Epoxy	\$17.30	S.F.	9,000	15	2002	2017		0.00 %	118.00 %	-2		\$183,726.00	\$155,700
C3020901	Carpet	\$7.50	S.F.	14,000	8	2002	2010		0.00 %	110.00 %	-9		\$115,500.00	\$105,000
C3020903	VCT	\$3.48	S.F.	62,871	15	2002	2017		0.00 %	155.00 %	-2		\$339,126.00	\$218,791
C3020999	Other - Rubber or Neoprene	\$26.67	S.F.	1,000	10	2002	2012		0.00 %	110.00 %	-7		\$29,337.00	\$26,670
C3020999	Other - Wood	\$13.79	S.F.	2,000	50	2002	2052		66.00 %	0.00 %	33			\$27,580
C3030	Ceiling Finishes	\$9.42	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$799,485
D1010	Elevators and Lifts	\$1.33	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$112,878
D2010	Plumbing Fixtures	\$6.62	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$561,846
D2020	Domestic Water Distribution	\$0.76	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$64,502
D2030	Sanitary Waste	\$1.79	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$151,919
D2040	Rain Water Drainage	\$0.41	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$34,797
D3010	Energy Supply	\$0.61	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$51,771
D3020	Heat Generating Systems	\$3.76	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$319,115
D3030	Cooling Generating Systems	\$6.38	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$541,477
D3040	Distribution Systems	\$11.10	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$942,068
D3050	Terminal & Package Units	\$7.23	S.F.	84,871	15	2002	2017		0.00 %	110.00 %	-2		\$674,979.00	\$613,617
D3060	Controls & Instrumentation	\$2.30	S.F.	84,871	15	2002	2017		0.00 %	110.00 %	-2		\$214,724.00	\$195,203
D4010	Sprinklers	\$4.28	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$363,248

School Assessment Report - 2002 Bldg 2010

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D4020	Standpipes	\$0.35	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$29,705
D4030	Fire Protection Specialties	\$0.09	S.F.	84,871	15	2002	2017		0.00 %	0.00 %	-2			\$7,638
D4090	Other Fire Protection Systems	\$0.62	S.F.	84,871	15	2002	2017		0.00 %	110.00 %	-2		\$57,882.00	\$52,620
D5010	Electrical Service/Distribution	\$2.41	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$204,539
D5020	Branch Wiring	\$4.70	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$398,894
D5020	Lighting	\$6.99	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$593,248
D5030810	Security & Detection Systems	\$1.51	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$128,155
D5030910	Fire Alarm Systems	\$2.74	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$232,547
D5030920	Data Communication	\$3.56	S.F.	84,871	25	2002	2027		32.00 %	0.00 %	8			\$302,141
D5090	Other Electrical Systems	\$1.28	S.F.	84,871	15			2019	0.00 %	110.00 %	0		\$119,498.00	\$108,635
E1020	Institutional Equipment	\$0.09	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$7,638
E1090	Other Equipment	\$0.82	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$69,594
E2010	Fixed Furnishings	\$2.01	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$170,591
Total									43.98 %	11.15 %			\$1,734,772.00	\$15,554,372

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

School Assessment Report - 2002 Bldg 2010

System: B3010105 - Built-Up



Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



Note:

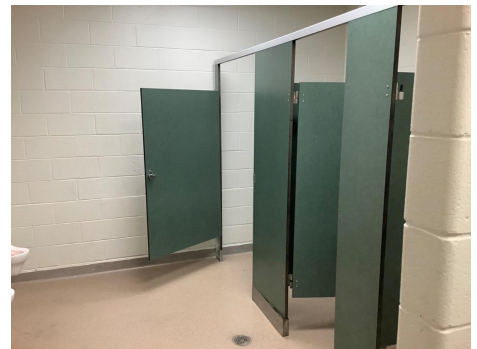
School Assessment Report - 2002 Bldg 2010

System: C1020 - Interior Doors



Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction



Note:

School Assessment Report - 2002 Bldg 2010

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy



Note:

System: C3020901 - Carpet



Note:

School Assessment Report - 2002 Bldg 2010

System: C3020903 - VCT



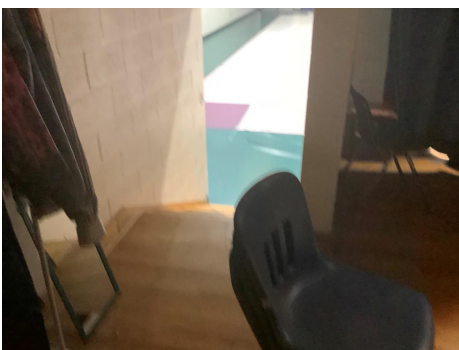
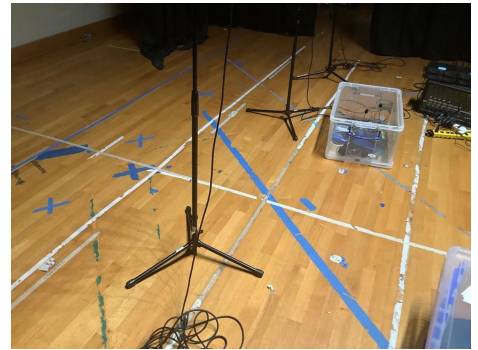
Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3020999 - Other - Wood



Note:

School Assessment Report - 2002 Bldg 2010

System: C3030 - Ceiling Finishes



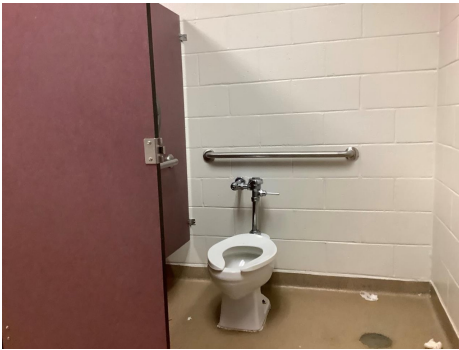
Note:

System: D1010 - Elevators and Lifts



Note:

System: D2010 - Plumbing Fixtures



Note:

School Assessment Report - 2002 Bldg 2010

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage



Note:

School Assessment Report - 2002 Bldg 2010

System: D3010 - Energy Supply



Note:

System: D3020 - Heat Generating Systems



Note:

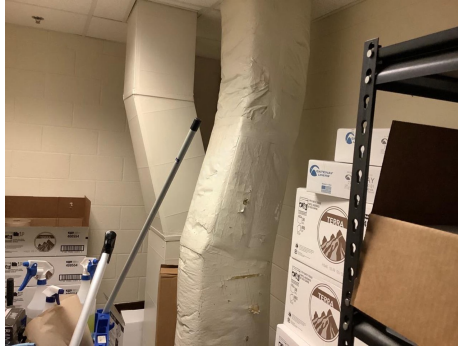
System: D3030 - Cooling Generating Systems



Note:

School Assessment Report - 2002 Bldg 2010

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation



Note:

School Assessment Report - 2002 Bldg 2010

System: D4010 - Sprinklers



Note:

System: D4020 - Standpipes



Note:

System: D4090 - Other Fire Protection Systems



Note:

School Assessment Report - 2002 Bldg 2010

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting



Note:

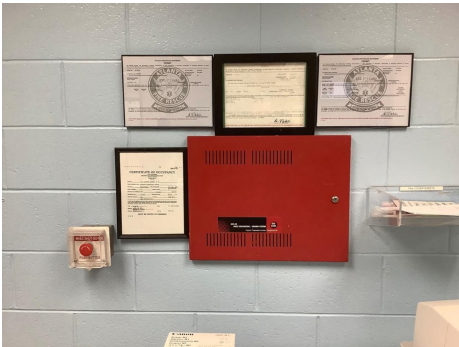
School Assessment Report - 2002 Bldg 2010

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems



Note:

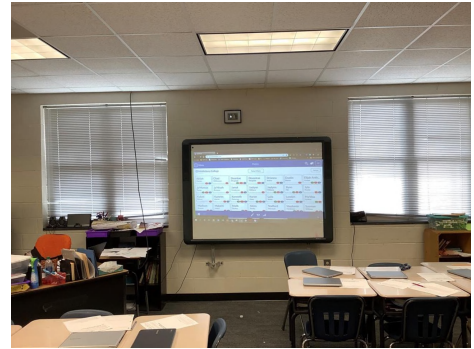
System: D5030920 - Data Communication



Note:

School Assessment Report - 2002 Bldg 2010

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:	\$1,734,772	\$0	\$0	\$6,433,061	\$0	\$0	\$0	\$0	\$1,430,633	\$0	\$223,860	\$9,822,326
* A - Substructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A10 - Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1010 - Standard Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2030 - Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B30 - Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010 - Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010105 - Built-Up	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$863,304	\$0	\$0	\$863,304
B3020 - Roof Openings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C - Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C10 - Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1010 - Partitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1020 - Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C1030 - Fittings	\$0	\$0	\$0	\$282,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,581
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

School Assessment Report - 2002 Bldg 2010

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	\$184,434	\$184,434
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020405 - Epoxy	\$183,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,726
C3020901 - Carpet	\$115,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146,312	\$0	\$0	\$261,812
C3020903 - VCT	\$339,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,126
C3020999 - Other - Rubber or Neoprene	\$29,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,426	\$68,763
C3020999 - Other - Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$0	\$0	\$960,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$960,980
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$135,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,680
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$0	\$0	\$675,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675,339
D2020 - Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$41,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,826
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3020 - Heat Generating Systems	\$0	\$0	\$0	\$383,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,576
D3030 - Cooling Generating Systems	\$0	\$0	\$0	\$650,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650,856
D3040 - Distribution Systems	\$0	\$0	\$0	\$1,132,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,132,366
D3050 - Terminal & Package Units	\$674,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$674,979
D3060 - Controls & Instrumentation	\$214,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214,724
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4030 - Fire Protection Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4090 - Other Fire Protection Systems	\$57,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,882
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$245,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,856
D5020 - Branch Wiring	\$0	\$0	\$0	\$479,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$479,470
D5020 - Lighting	\$0	\$0	\$0	\$713,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$713,084

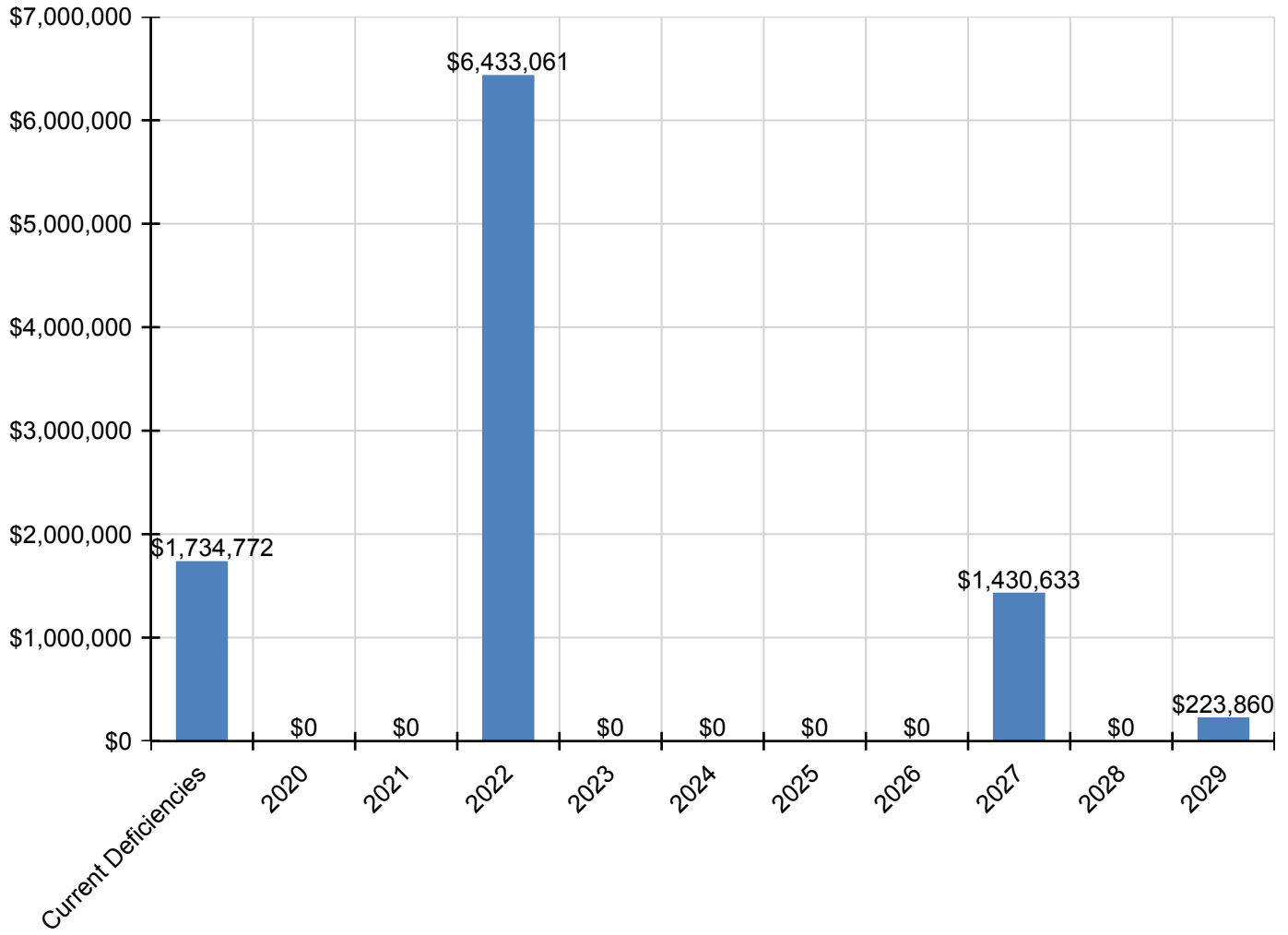
School Assessment Report - 2002 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$0	\$0	\$154,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,043
D5030910 - Fire Alarm Systems	\$0	\$0	\$0	\$279,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,521
D5030920 - Data Communication	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,017	\$0	\$0	\$421,017
D5090 - Other Electrical Systems	\$119,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,498
E - Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E10 - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E1020 - Institutional Equipment	\$0	\$0	\$0	\$9,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,181
E1090 - Other Equipment	\$0	\$0	\$0	\$83,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,653
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$0	\$0	\$205,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,050

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

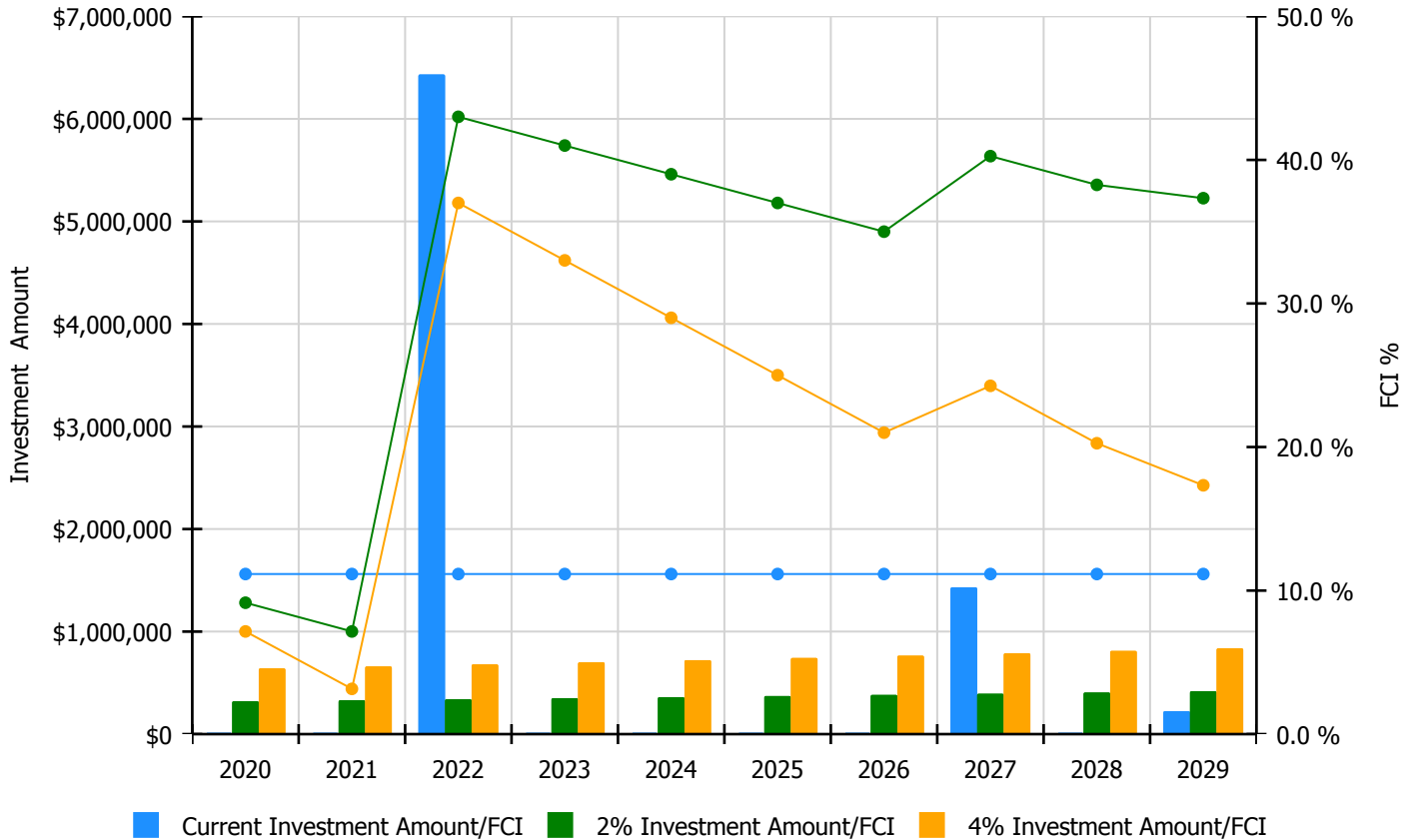


Condition Index Forecast by Investment Scenario

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

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

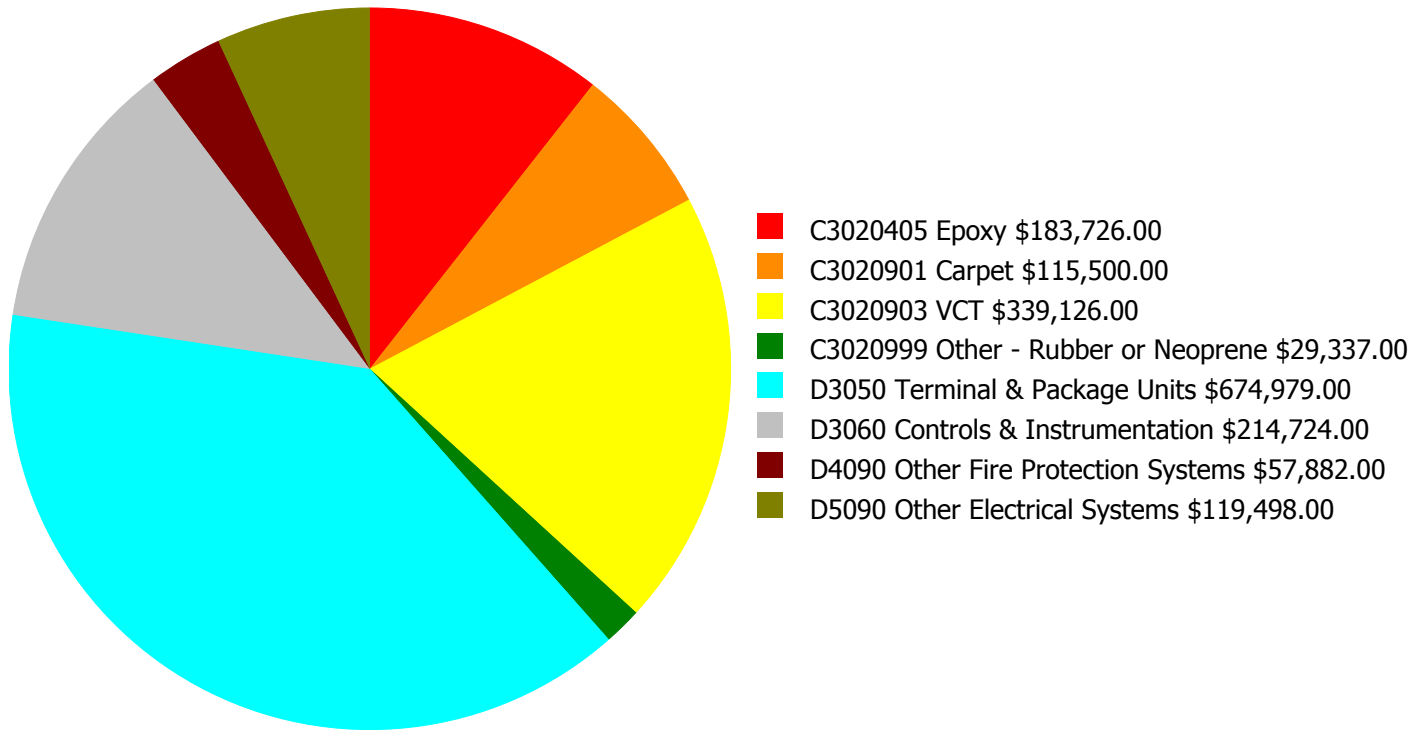
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 11.15%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$320,420.00	9.15 %	\$640,840.00	7.15 %
2021	\$0	\$330,033.00	7.15 %	\$660,065.00	3.15 %
2022	\$6,433,061	\$339,934.00	43.00 %	\$679,867.00	37.00 %
2023	\$0	\$350,132.00	41.00 %	\$700,263.00	33.00 %
2024	\$0	\$360,636.00	39.00 %	\$721,271.00	29.00 %
2025	\$0	\$371,455.00	37.00 %	\$742,909.00	25.00 %
2026	\$0	\$382,598.00	35.00 %	\$765,197.00	21.00 %
2027	\$1,430,633	\$394,076.00	40.26 %	\$788,153.00	24.26 %
2028	\$0	\$405,899.00	38.26 %	\$811,797.00	20.26 %
2029	\$223,860	\$418,076.00	37.33 %	\$836,151.00	17.33 %
Total:	\$8,087,554	\$3,673,259.00		\$7,346,513.00	

Deficiency Summary by System

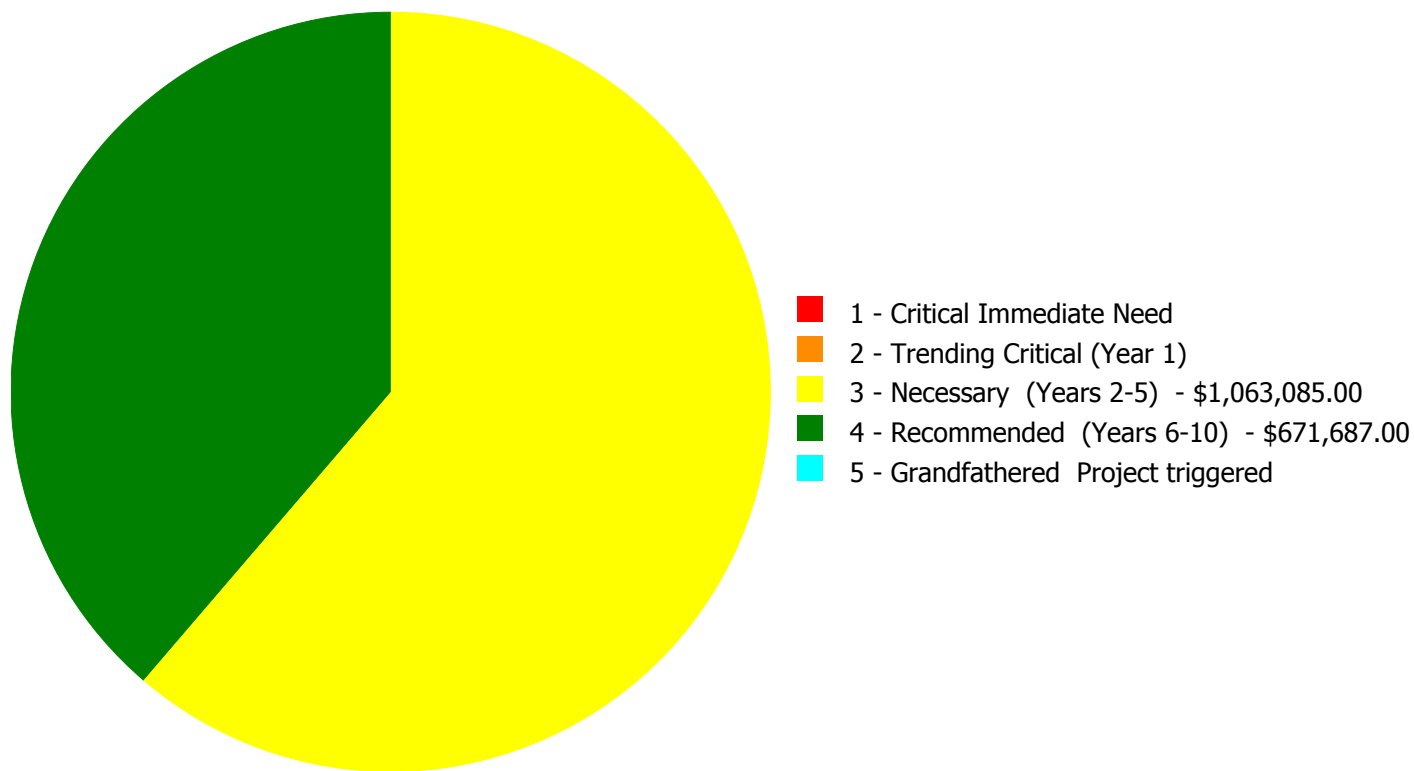
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: \$1,734,772.00

Deficiency Summary by Priority

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



Budget Estimate Total: \$1,734,772.00

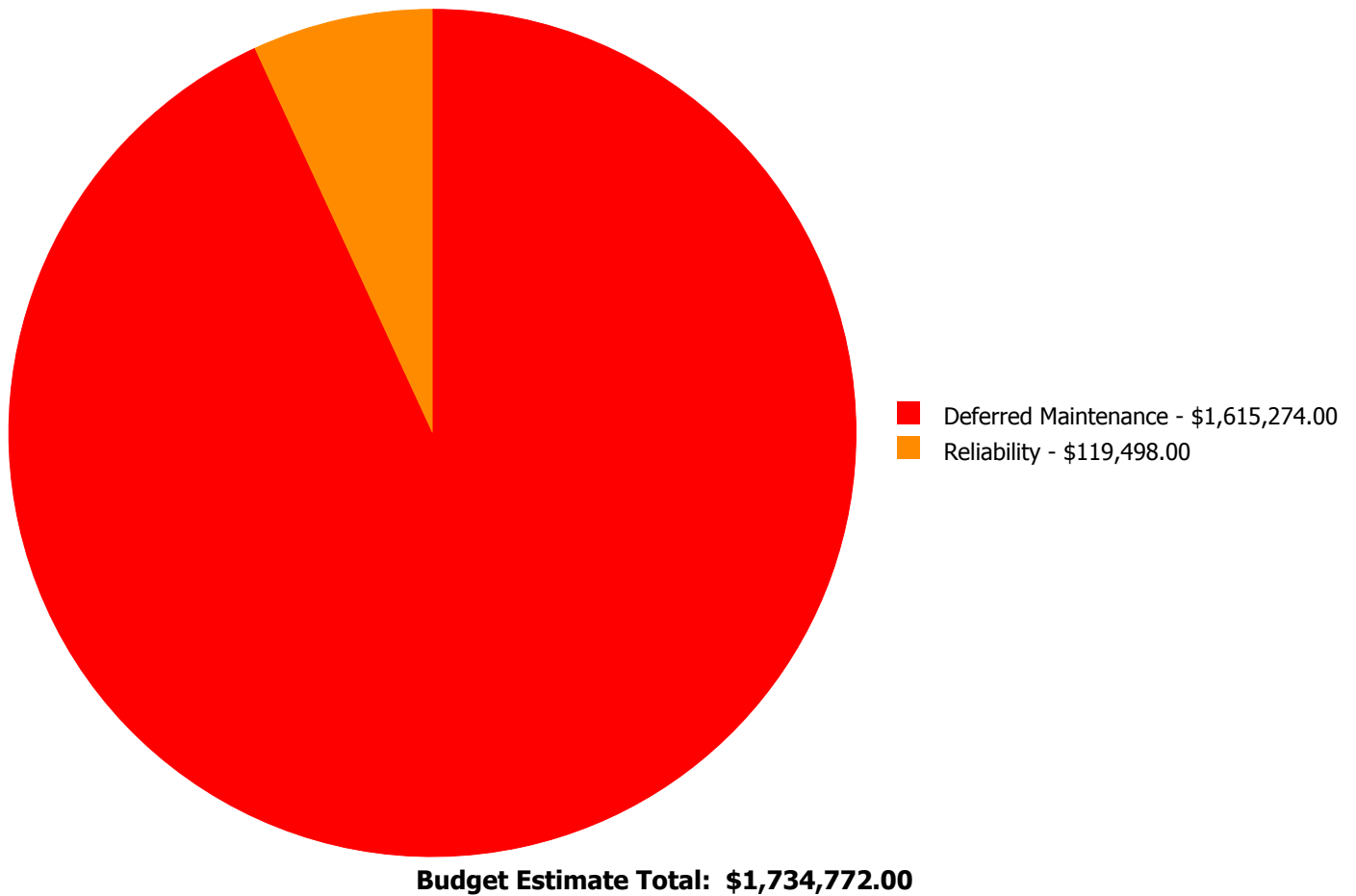
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C3020405	Epoxy	\$0.00	\$0.00	\$0.00	\$183,726.00	\$0.00	\$183,726.00
C3020901	Carpet	\$0.00	\$0.00	\$115,500.00	\$0.00	\$0.00	\$115,500.00
C3020903	VCT	\$0.00	\$0.00	\$0.00	\$339,126.00	\$0.00	\$339,126.00
C3020999	Other - Rubber or Neoprene	\$0.00	\$0.00	\$0.00	\$29,337.00	\$0.00	\$29,337.00
D3050	Terminal & Package Units	\$0.00	\$0.00	\$674,979.00	\$0.00	\$0.00	\$674,979.00
D3060	Controls & Instrumentation	\$0.00	\$0.00	\$214,724.00	\$0.00	\$0.00	\$214,724.00
D4090	Other Fire Protection Systems	\$0.00	\$0.00	\$57,882.00	\$0.00	\$0.00	\$57,882.00
D5090	Other Electrical Systems	\$0.00	\$0.00	\$0.00	\$119,498.00	\$0.00	\$119,498.00
	Total:	\$0.00	\$0.00	\$1,063,085.00	\$671,687.00	\$0.00	\$1,734,772.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 14,000.00
Unit of Measure: S.F.
Estimate: \$115,500.00
Assessor Name: Homero Guerrero
Date Created: 12/16/2019

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

System: D3050 - Terminal & Package Units



Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 84,871.00
Unit of Measure: S.F.
Estimate: \$674,979.00
Assessor Name: Homero Guerrero
Date Created: 09/28/2019

Notes: The Terminal Package Units are original and nearing the end of the systems useful life. This deficiency provides a budgetary consideration upgrades.

System: D3060 - Controls & Instrumentation



Location: Mechanical Rooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 84,871.00
Unit of Measure: S.F.
Estimate: \$214,724.00
Assessor Name: Homero Guerrero
Date Created: 09/28/2019

Notes: The energy monitoring and controls as well as the building automation systems are original. This deficiency provides a budgetary consideration for a universal upgrade.

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: 84,871.00
Unit of Measure: S.F.
Estimate: \$57,882.00
Assessor Name: Homero Guerrero
Date Created: 09/28/2019

Notes: This buildings high traffic use warrants upgrades to the kitchen hood fire suppression system based on usage and age. This deficiency provides a budgetary consideration for universal upgrades to the kitchen hood fire suppression system.

Priority 4 - Recommended (Years 6-10):

System: C3020405 - Epoxy



Location: Restrooms
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 9,000.00
Unit of Measure: S.F.
Estimate: \$183,726.00
Assessor Name: Homero Guerrero
Date Created: 12/16/2019

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

System: C3020903 - VCT



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 62,871.00
Unit of Measure: S.F.
Estimate: \$339,126.00
Assessor Name: Homero Guerrero
Date Created: 12/16/2019

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

System: C3020999 - Other - Rubber or Neoprene



Location: Stairs / gym
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: \$29,337.00
Assessor Name: Homero Guerrero
Date Created: 12/16/2019

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

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Site
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 84,871.00
Unit of Measure: S.F.
Estimate: \$119,498.00
Assessor Name: Hayden Collins
Date Created: 08/07/2013

Notes: No Emergency Generator installed, client requested standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as RSMMeans 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):	84,871
Year Built:	2002
Last Renovation:	
Replacement Value:	\$2,670,042
Repair Cost:	\$74,686.00
Total FCI:	2.80 %
Total RSLI:	44.49 %
FCA Score:	97.20



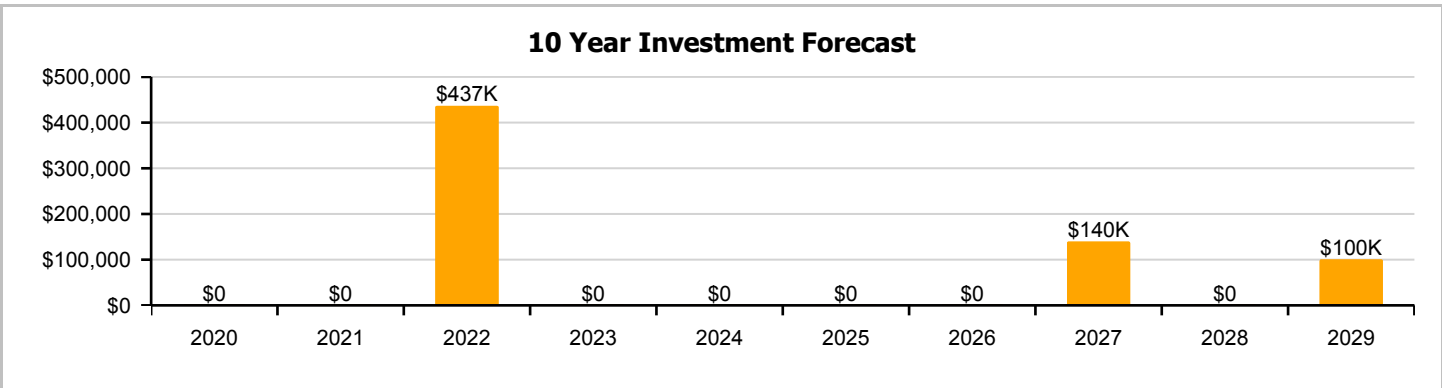
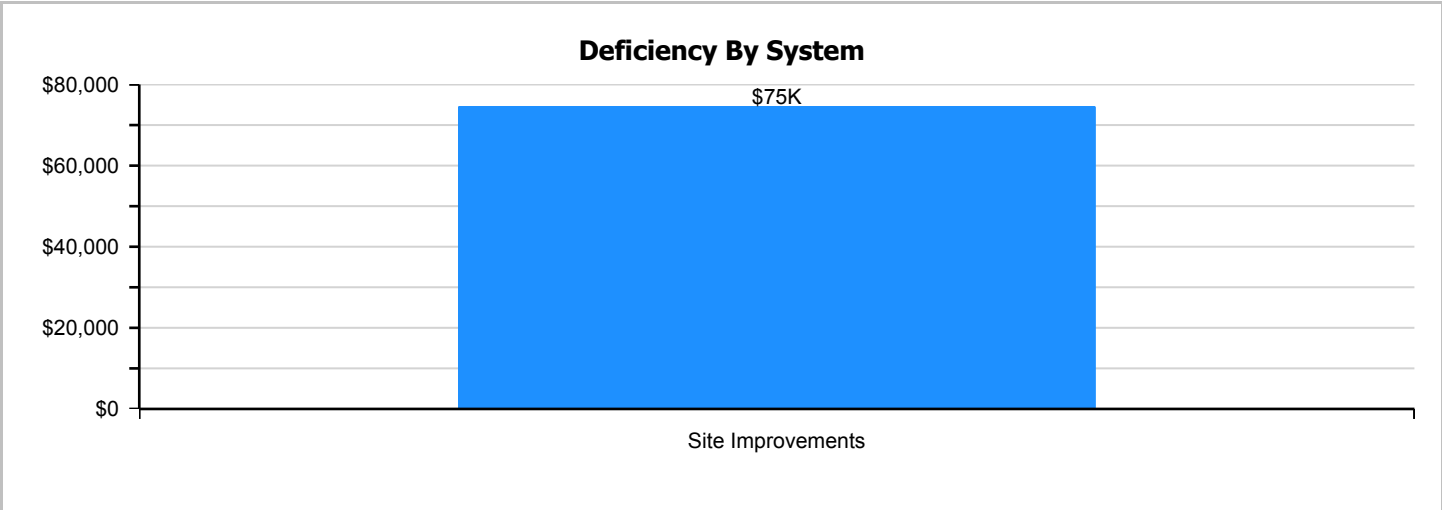
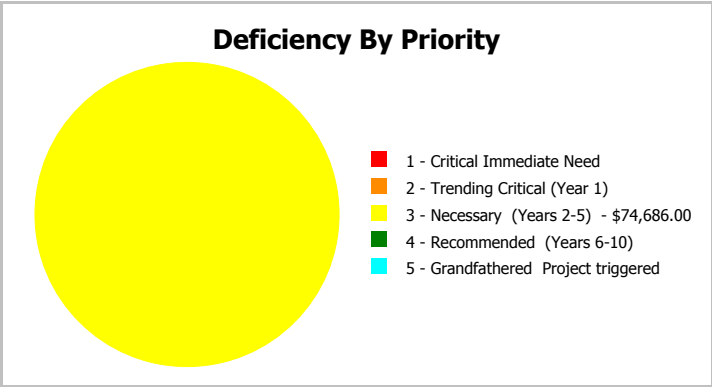
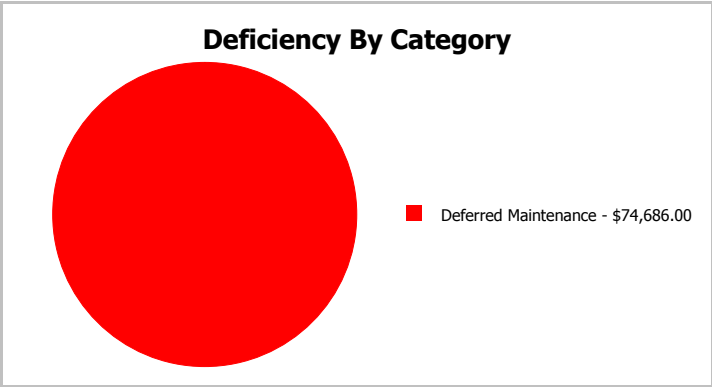
Description:

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:	84,871
Year Built:	2002	Last Renovation:	
Repair Cost:	\$74,686	Replacement Value:	\$2,670,042
FCI:	2.80 %	RSLI%:	44.49 %



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	40.03 %	4.38 %	\$74,686.00
G30 - Site Mechanical Utilities	66.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	43.33 %	0.00 %	\$0.00
Totals:	44.49 %	2.80 %	\$74,686.00

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.	84,871	35	2002	2037		51.43 %	0.00 %	18			\$201,144
G2020	Parking Lots	\$8.00	S.F.	84,871	35	2002	2037		51.43 %	0.00 %	18			\$678,968
G2030	Pedestrian Paving	\$2.33	S.F.	84,871	35	2002	2037		51.43 %	0.00 %	18			\$197,749
G2040105	Fence & Guardrails	\$1.15	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$97,602
G2040950	Playing Field	\$4.28	S.F.	84,871	20	2002	2022		15.00 %	0.00 %	3			\$363,248
G2040950	Track	\$0.80	S.F.	84,871	10	2002	2012		0.00 %	110.00 %	-7		\$74,686.00	\$67,897
G2050	Landscaping	\$1.18	S.F.	84,871	25	2002	2027		32.00 %	0.00 %	8			\$100,148
G3010	Water Supply	\$1.09	S.F.	84,871	50	2002	2052		66.00 %	0.00 %	33			\$92,509
G3020	Sanitary Sewer	\$2.20	S.F.	84,871	50	2002	2052		66.00 %	0.00 %	33			\$186,716
G3030	Storm Sewer	\$1.25	S.F.	84,871	50	2002	2052		66.00 %	0.00 %	33			\$106,089
G4010	Electrical Distribution	\$2.55	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$216,421
G4020	Site Lighting	\$2.98	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$252,916
G4030	Site Communication and Security	\$1.28	S.F.	84,871	30	2002	2032		43.33 %	0.00 %	13			\$108,635
Total									44.49 %	2.80 %			\$74,686.00	\$2,670,042

System Notes

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

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

School Assessment Report - Site

System: G2040105 - Fence & Guardrails



Note:

System: G2040950 - Playing Field



Note:

System: G2040950 - Track



Note:

School Assessment Report - Site

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

School Assessment Report - Site

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution



Note:

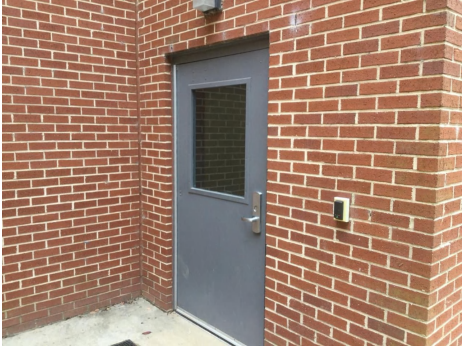
System: G4020 - Site Lighting



Note:

School Assessment Report - Site

System: G4030 - Site Communication and Security



Note:

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.

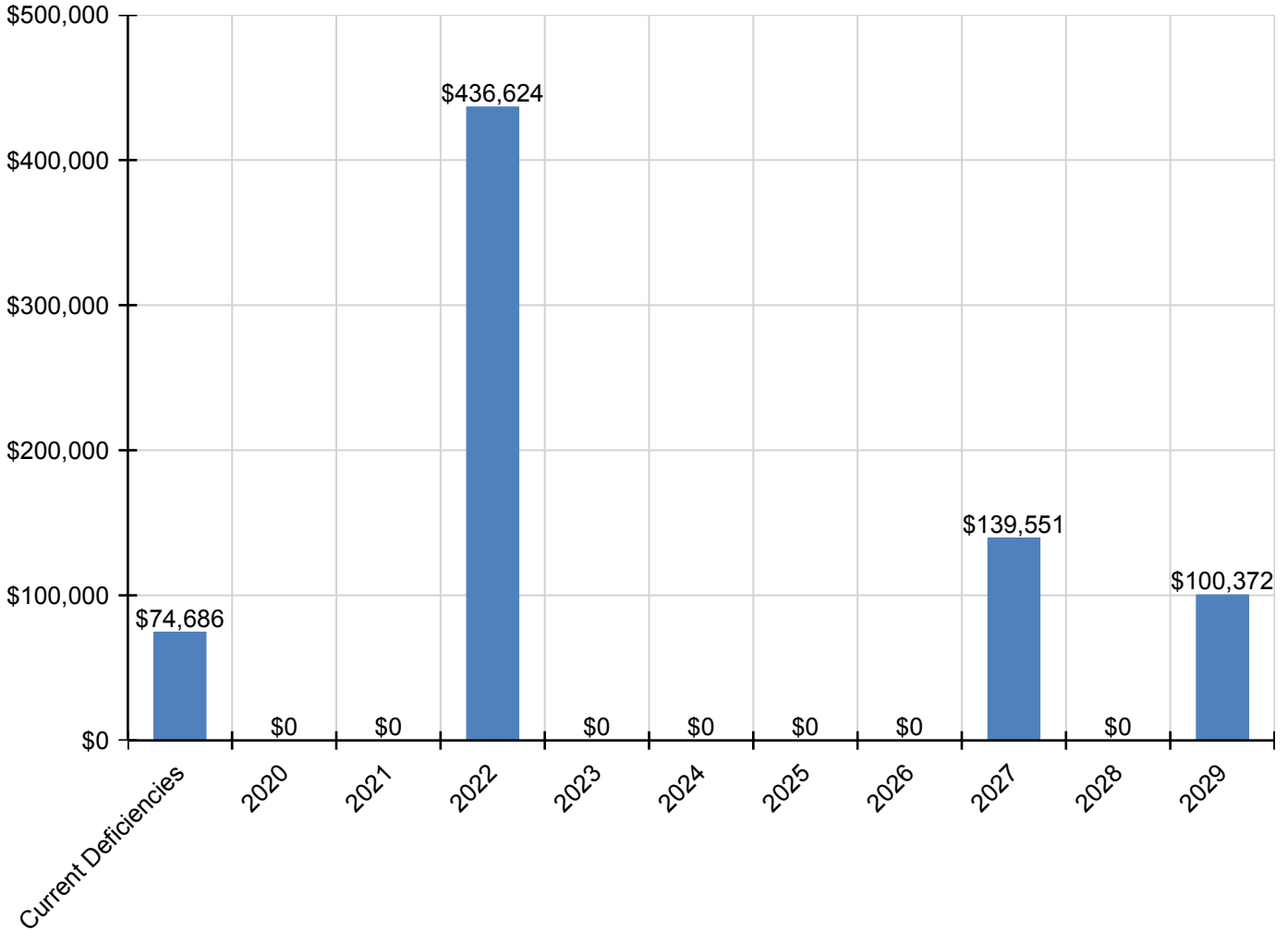
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	\$74,686	\$0	\$0	\$436,624	\$0	\$0	\$0	\$0	\$139,551	\$0	\$100,372	\$751,233
G - Building Sitework	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G20 - Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2010 - Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2020 - Parking Lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2030 - Pedestrian Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040 - Site Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040105 - Fence & Guardrails	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G2040950 - Playing Field	\$0	\$0	\$0	\$436,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$436,624
G2040950 - Track	\$74,686	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,372	\$175,058
G2050 - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,551	\$0	\$0	\$139,551
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

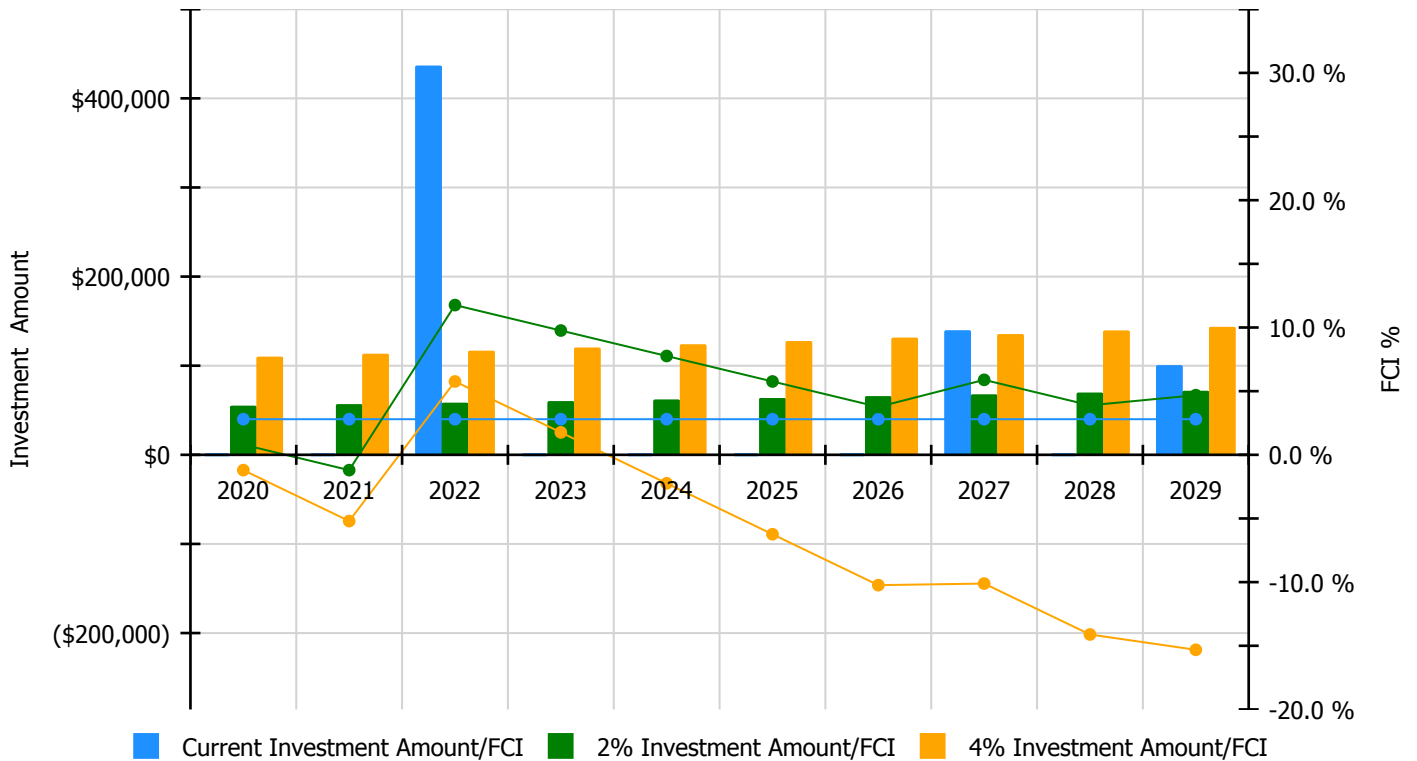


Condition Index Forecast by Investment Scenario

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

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

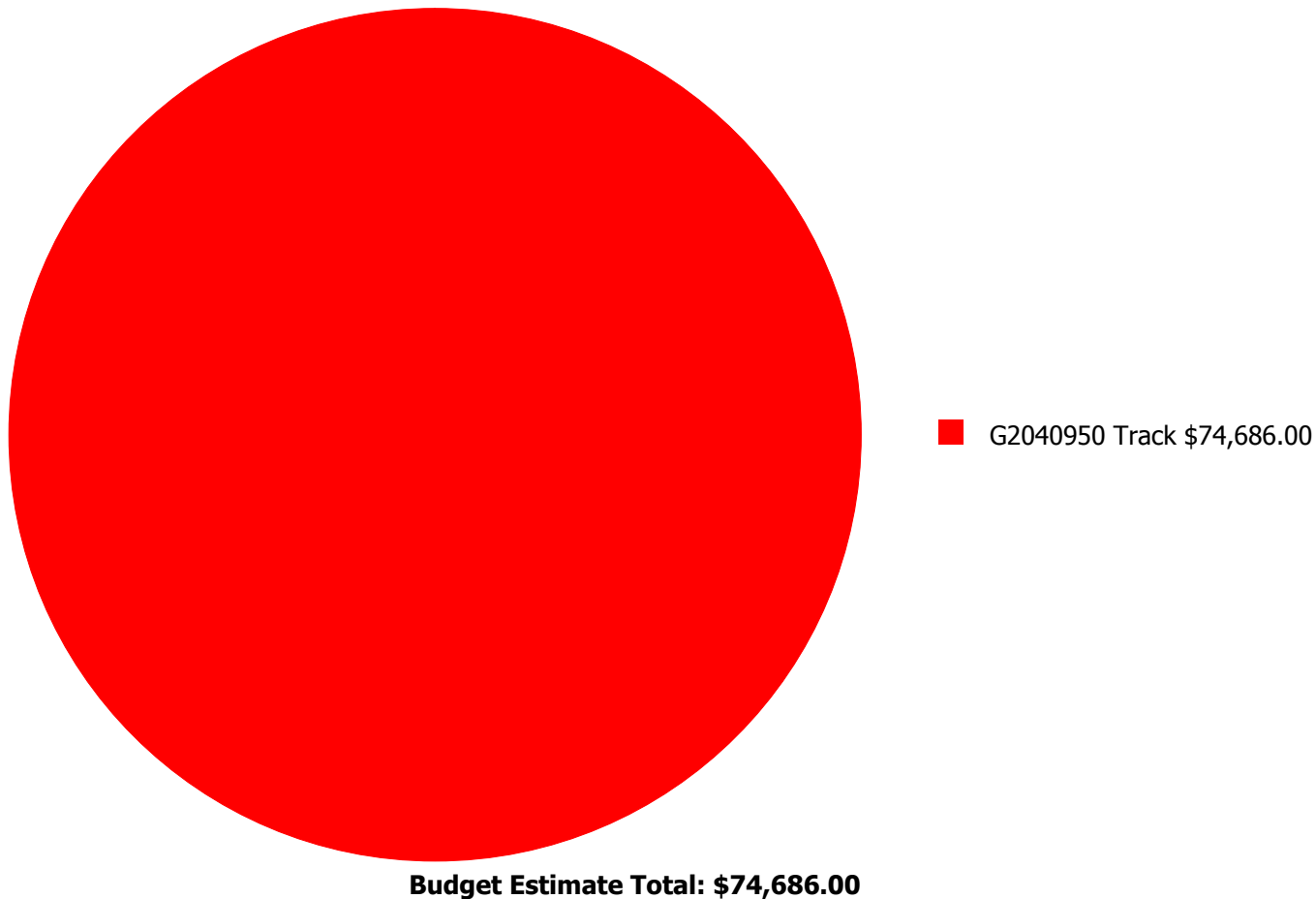
Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 2.8%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$55,003.00	0.80 %	\$110,006.00	-1.20 %
2021	\$0	\$56,653.00	-1.20 %	\$113,306.00	-5.20 %
2022	\$436,624	\$58,353.00	11.76 %	\$116,705.00	5.76 %
2023	\$0	\$60,103.00	9.76 %	\$120,206.00	1.76 %
2024	\$0	\$61,906.00	7.76 %	\$123,812.00	-2.24 %
2025	\$0	\$63,763.00	5.76 %	\$127,527.00	-6.24 %
2026	\$0	\$65,676.00	3.76 %	\$131,353.00	-10.24 %
2027	\$139,551	\$67,647.00	5.89 %	\$135,293.00	-10.11 %
2028	\$0	\$69,676.00	3.89 %	\$139,352.00	-14.11 %
2029	\$100,372	\$71,766.00	4.69 %	\$143,533.00	-15.31 %
Total:	\$676,547	\$630,546.00		\$1,261,093.00	

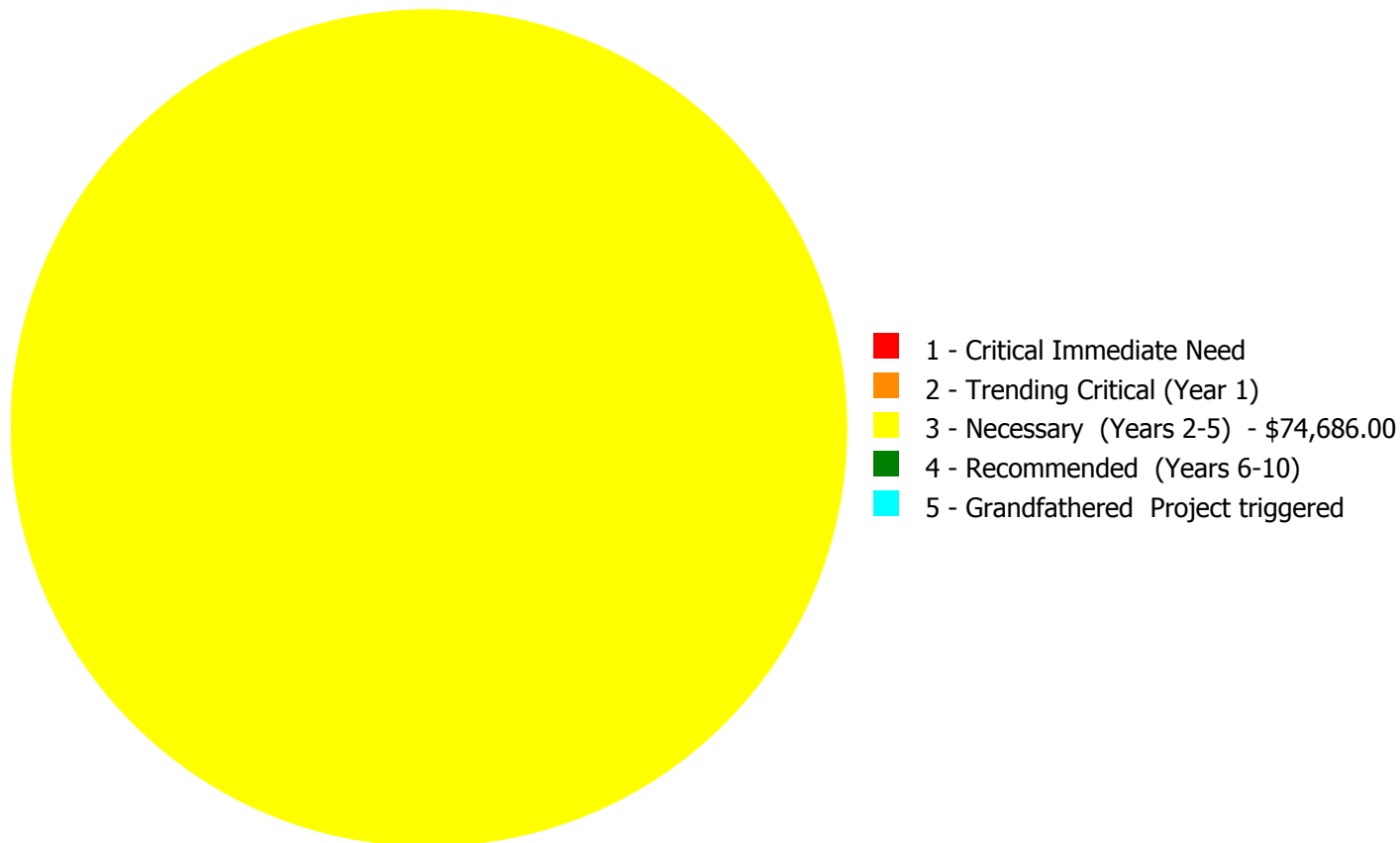
Deficiency Summary by System

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.



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: \$74,686.00

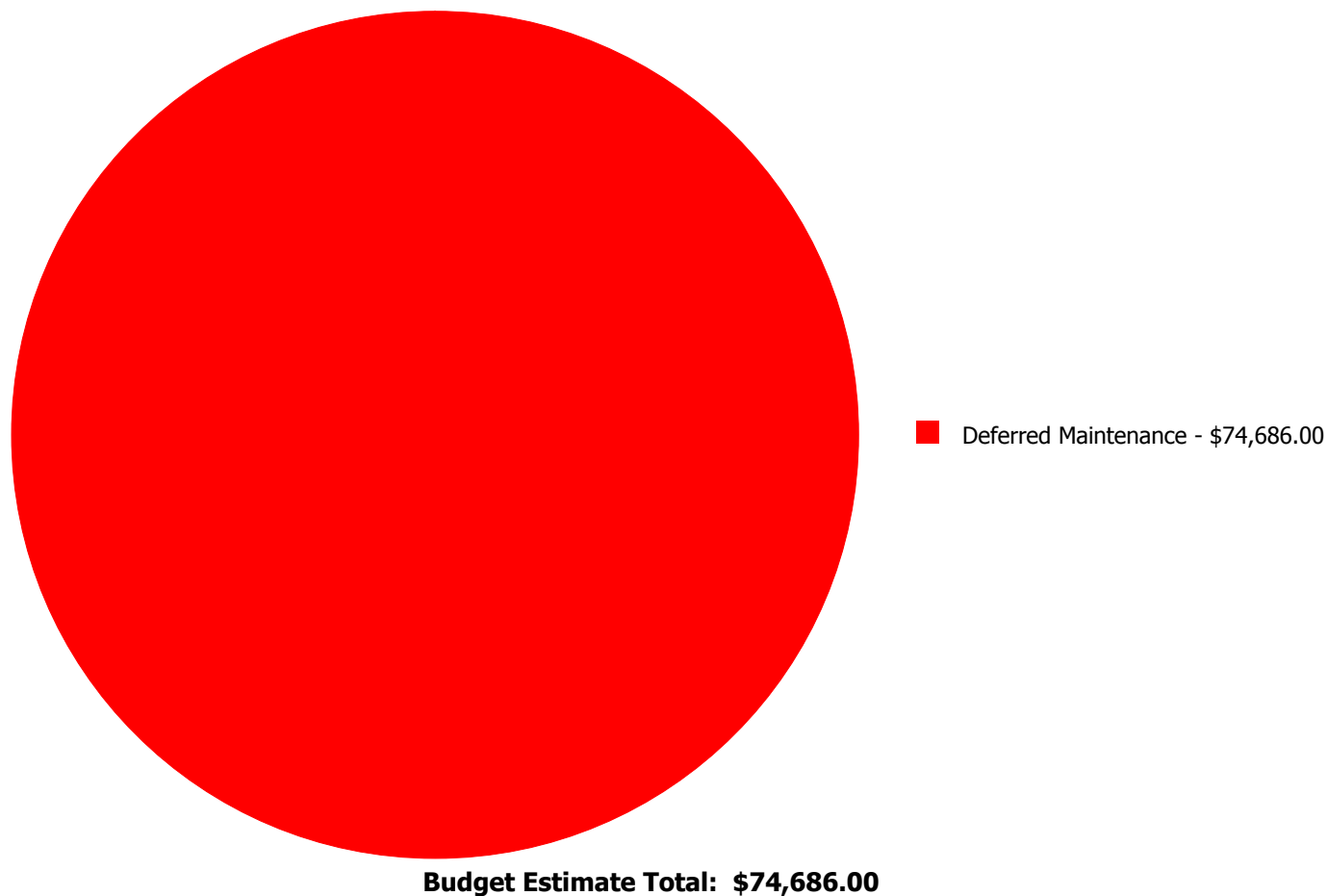
Deficiency By Priority Investment Table

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
G2040950	Track	\$0.00	\$0.00	\$74,686.00	\$0.00	\$0.00	\$74,686.00
	Total:	\$0.00	\$0.00	\$74,686.00	\$0.00	\$0.00	\$74,686.00

Deficiency Summary by Category

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



Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: G2040950 - Track



Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 84,871.00
Unit of Measure: S.F.
Estimate: \$74,686.00
Assessor Name: Homero Guerrero
Date Created: 12/17/2019

Notes: This school has an area for sports activities that include a playing field and a track . This deficiency provides a budgetary consideration for the upgrades to the track site.

Glossary

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

School Assessment Report - Herndon ES (KIPP Ways)

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

School Assessment Report - Herndon ES (KIPP Ways)

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.

School Assessment Report - Herndon ES (KIPP Ways)

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.

School Assessment Report - Herndon ES (KIPP Ways)

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

Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 0203
Project: APS Assessments 2019	Region: 761	Site: Herndon ES
Grade Config: K-8	Site Type: Charter	Site Size: 6.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Good	4.00	5.00	80.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Unsat	0.00	1.50	0.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Fair	2.27	3.49	65.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	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	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Poor	0.36	0.72	50.00
Size	Poor	0.90	1.80	50.00
Location	Unsat	0.00	0.54	0.00
Storage/Fixed Equip	Fair	0.35	0.54	65.00
Science				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	Excel	0.74	0.74	100.00

Project #: 12382

County: Atlanta Public Schools

Site #: 0203

Project: APS Assessments 2019

Region: 761

Site: Herndon ES

Grade Config: K-8

Site Type: Charter

Site Size: 6.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Excel	0.56	0.56	100.00
Art				
Environment	Fair	0.30	0.47	65.00
Size	Excel	1.17	1.17	100.00
Location	Fair	0.23	0.35	65.00
Storage/Fixed Equip	Poor	0.18	0.35	50.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Computer Labs				
Environment	Good	0.27	0.34	80.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
P.E.				
Environment	Good	1.54	1.92	80.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Unsat	0.00	0.97	0.00
Size	Unsat	0.00	2.44	0.00
Location	Unsat	0.00	0.73	0.00
Storage/Fixed Equip	Unsat	0.00	0.73	0.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Fair	1.66	2.56	65.00
Counseling	Poor	0.15	0.29	50.00
Clinic	Fair	0.38	0.58	65.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Poor	1.00	2.00	50.00
Pedestrian Traffic	Fair	0.63	0.97	65.00
Parking	Fair	0.53	0.81	65.00
Play Areas	Good	1.87	2.34	80.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Excel	0.75	0.75	100.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		73.07	93.35	78.28

Comments

Suitability - ES

Herndon Elementary School building is home to KIPP Ways Academy charter school, serving students in grades K through 8. The school is divided into two separate schools; one for grades K-4, one for grades 5-8. Middle school students take all classes on the second floor, where there is a separate entrance/exit to transportation and playing fields. The middle school students use the downstairs cafeteria, gym, band, choir, and dance classes. Primary students stay on the main floor all day, using the main entrance for transportation and access to the playing field. The

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

There are no outdoor learning spaces at this school.

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

There is not enough storage in classrooms for teachers or students. Coat hooks are available for only half the students.

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

There is not enough storage in classrooms for teachers or students. Coat hooks are available for only half the students.

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

Instructional resource rooms are part of the four room media center for the K-4 school. This has four rooms emptying into an open classroom. The noise and traffic is prohibitive to learning. The 5-8 school has no natural light.

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

Instructional resource rooms are part of the four room media center for the K-4 school. This has four rooms emptying into an open classroom. The 5-8 school has one undersized resource room.

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

Instructional resource rooms are part of the four room media center for the K-4 school, located centrally in the school. This has four rooms emptying into an open classroom. The noise and traffic is prohibitive to learning. The 5-8 school has one resource room that is smaller than all other classrooms and has no natural light. This resource room is located on the second floor in an interior space.

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

There is some storage for this collection of rooms, made from the offices that were in the original media center.

Suitability - ES->Science-->Size

This building has one classroom designed to be a science class. The room is home to a first grade class.

Suitability - ES->Art-->Environment

There is no natural light in this room. Noise transfer from the music program is an issue.

Suitability - ES->Art-->Location

The art room is near both the music rooms and the cafeteria causing a noisy environment.

Project #: 12382

County: Atlanta Public Schools

Site #: 0203

Project: APS Assessments 2019

Region: 761

Site: Herndon ES

Grade Config: K-8

Site Type: Charter

Site Size: 6.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES->Art-->Storage/Fixed Equip The art room does not have a kiln or kiln room. It does not have a clay trap in the single sink. It also does not have adequate storage.				
Suitability - ES->Computer Labs-->Size The designed computer lab is used as a third grade classroom.				
Suitability - ES->P.E.-->Size The gym space is also a multi-purpose room with a stage.				
Suitability - ES->Performing Arts-->Size This space is sufficient for the elementary school housed in this building. However, it is inadequate for the middle school also housed here. This is a multi-purpose room in the gym, with a stage at one end. The flooring in the room is buckling. There is no fixed seating, dressing room, sound/lighting room or lobby for tickets/concession.				
Suitability - ES->Performing Arts-->Storage/Fixed Equip There is no backstage ADA access in this space. The sound and light system are not in place. There is no fixed seating.				
Suitability - ES->Media Center-->Environment Walls were built inside the media center in order to create 4 new classrooms and offices. There is no remaining space for a specific media center.				
Suitability - ES->Media Center-->Size Walls were built inside the media center in order to create 4 new classrooms and offices. There is no remaining space for a specific media center.				
Suitability - ES->Media Center-->Location Walls were built inside the media center in order to create 4 new classrooms and offices. There is no remaining space for a specific media center.				
Suitability - ES->Media Center-->Storage/Fixed Equip Walls were built inside the media center in order to create 4 new classrooms and offices. There is no remaining space for a specific media center.				
Suitability - ES->Restrooms (Student) The urinals do not have dividers in this building. There are not enough restroom stalls to service the number of students in this building.				
Suitability - ES->Administration Offices are located throughout the building. The middle school offices are on the second floor, and not easily accessible to visitors. Faculty mailboxes are in the main entryway and accessible by all visitors.				
Suitability - ES->Counseling Counseling offices are in storage spaces next to the cafeteria. There is no waiting space for visitors and no access to student records. It is not clear where counseling offices were originally designed to be located.				
Suitability - ES->Clinic This space is very small and contains only one bed.				
Suitability - ES->Outside-->Vehicular Traffic Cars and buses use the same lanes. The lanes are in the middle of two parking lot areas.				
Suitability - ES->Outside-->Pedestrian Traffic The road does not have sidewalks in all directions. Pedestrian traffic goes through parking lots and heavy traffic areas.				
Suitability - ES->Outside-->Parking The number of parking spots is inadequate for staff. There is no designated visitor parking.				

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Grade Config: K-8

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Site Size: 6.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

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

Under surveillance and subject to search signs are missing. Visitor parking is not marked.

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

The sight lines in the cafeteria are prohibitive with a boot shaped layout.