Atlanta Public Schools/Charter Schools

Hill, C.W. ES (The Kindezi School)

Revised

School Assessment Report

November 10, 2020

PARSONS

Table of Contents

School Executive Summary

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

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

Gross Area (SF):	79,042
Year Built:	1967
Last Renovation:	
Replacement Value:	$16,125,370
Repair Cost:	$8,507,378.63
Total FCI:	52.76 %
Total RSLI:	25.96 %
FCA Score:	47.24

Description:

Hill, C.W. Elementary School is located at 386 Pine Street, NE in Atlanta, GA. The two story, 79,042 square foot building was originally constructed in 1967. There has been one addition in 2002 to incorporate couple classrooms and one elevator and no major renovations.

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

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

B. SUPERSTRUCTURE
Floor construction is concrete precast double T with lightweight fill. Roof construction is concrete precast double T roof deck with

lightweight fill. The exterior envelope is composed of precast concrete tilt-up walls. Exterior windows are minimum with aluminum frame and fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with single-ply membrane covering. Roof openings include roof hatch with fixed ladder access and skylights.

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

D. SERVICES
CONVEYING: The building does include conveying equipment. Conveying equipment includes one hydraulic elevator, and no wheelchair lifts.
PLUMBING: Plumbing fixtures are not low-flow fixtures and with manual control valves. Domestic water distribution is copper with natural gas hot water heating. The sanitary waste system is cast iron.
HVAC: Heating is provided by 1 hot water boilers. Cooling is provided by 1 Cooling tower, rooftop package units and split systems. The heating/cooling distribution system is ductwork system utilizing air handling units. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.
FIRE PROTECTION: The building does have a fire sprinkler system. The building does have additional fire suppression systems, which include wet chemical kitchen hood protection system. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type and surface mounted fixtures with fluorescent lamps. 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 throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: This building does have a dedicated emergency power generation system. However, is not in operational conditions. Also, the building does have a lightning protection system. Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors.

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

G. SITE
Campus site features include asphalt paved driveways, and parking lots; concrete pedestrian walkways; concrete retaining walls; landscaping; playground and fencing. Site mechanical and electrical features include water; sanitary and storm sewers; natural gas; and site lighting.

CODE REVIEW
ACCESSIBILITY: The building is partially 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 fully covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFCI protected. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Emergency/egress lighting is by battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

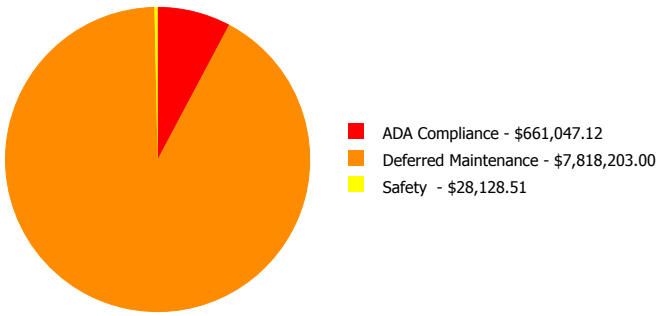
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	KG, 01, 02, 03, 04, 05, 06, 07	DOE Drawing Total GSF:	79042
DOE Facility Number:	0124	Total # of Modular/Portables:	0
DOE Interior Site SF:	79042	Total GSF of Modular/Portables:	0
Approx. Acres:	7.6	Status:	Active

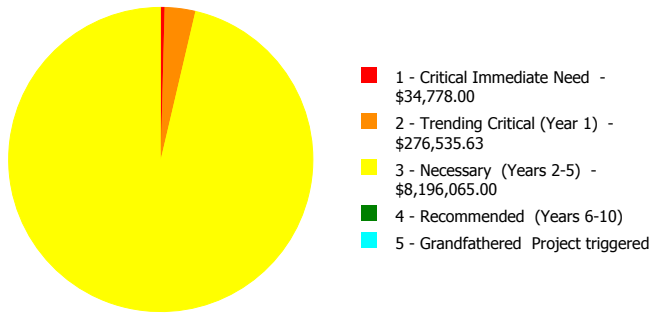
School Dashboard Summary

Gross Area:	79,042		
Year Built:	1967	Last Renovation:	
Repair Cost:	$8,507,379	Replacement Value:	$16,125,370
FCI:	52.76 %	RSLI%:	25.96 %

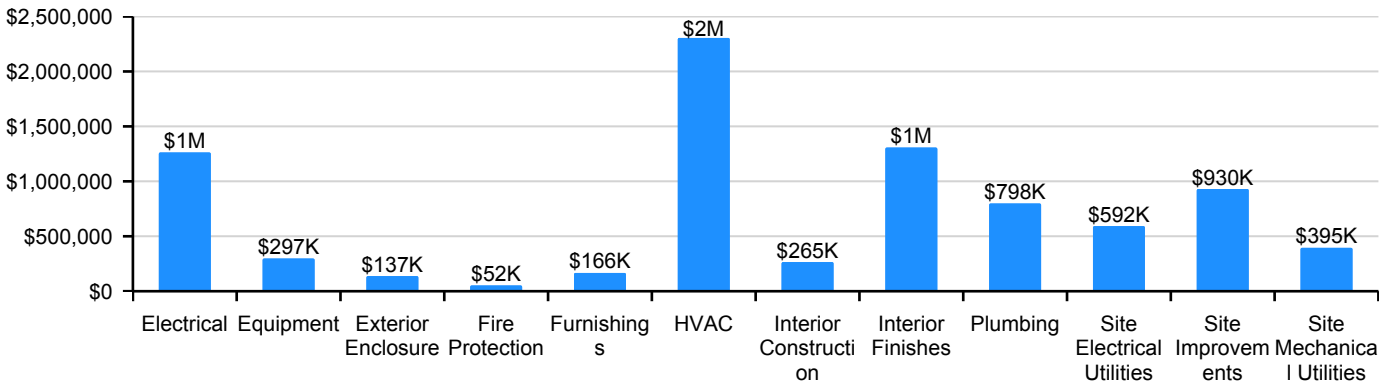
Deficiency By Category



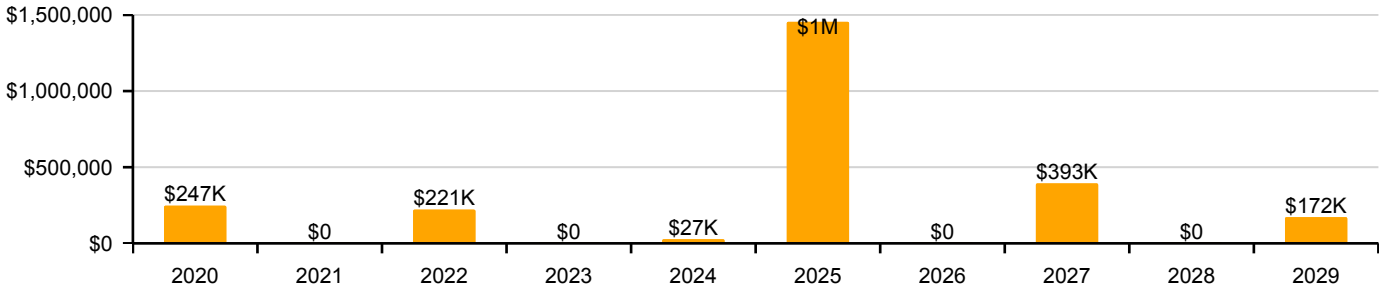
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



School Condition Summary

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

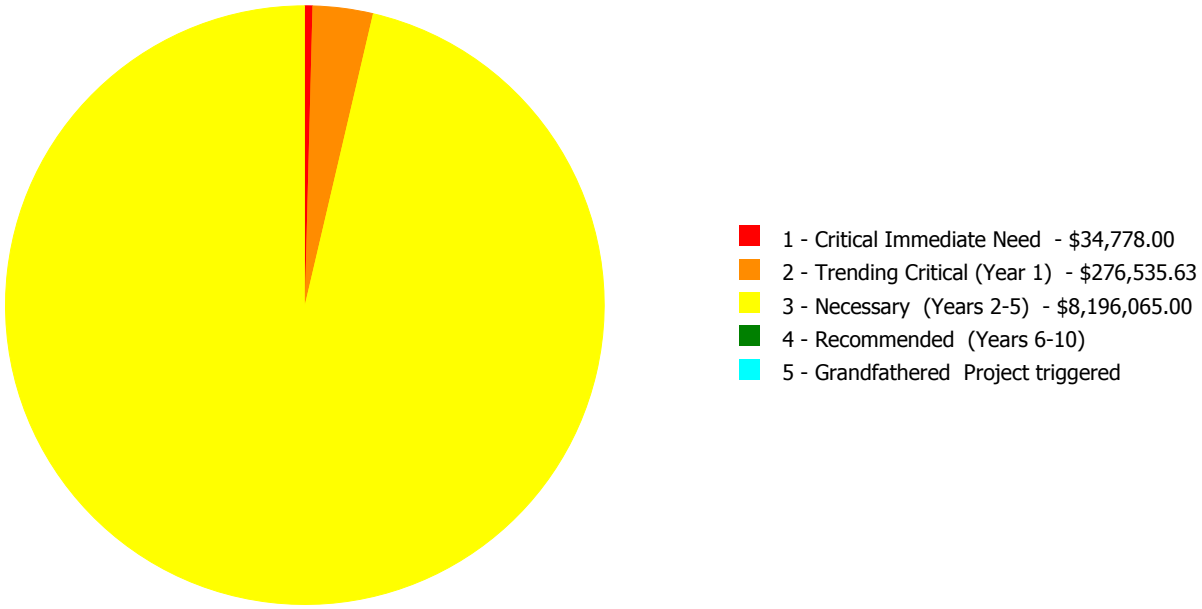
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.07 %	11.30 %	$137,375.00
B30 - Roofing	78.97 %	0.00 %	$0.00
C10 - Interior Construction	29.25 %	28.19 %	$264,968.12
C20 - Stairs	48.00 %	0.00 %	$0.00
C30 - Interior Finishes	4.41 %	98.25 %	$1,307,278.00
D10 - Conveying	5.00 %	0.00 %	$0.00
D20 - Plumbing	0.00 %	110.00 %	$798,165.00
D30 - HVAC	27.82 %	74.60 %	$2,304,943.00
D40 - Fire Protection	17.61 %	13.15 %	$52,168.00
D50 - Electrical	16.43 %	71.53 %	$1,262,458.00
E10 - Equipment	0.00 %	110.00 %	$297,356.00
E20 - Furnishings	0.00 %	110.00 %	$166,067.00
G20 - Site Improvements	9.70 %	73.12 %	$929,760.51
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$394,736.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$592,104.00
Totals:	**25.96 %**	**52.76 %**	**$8,507,378.63**

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_2002 Bldg	79,042	47.22	$34,778.00	$248,407.12	$6,307,593.00	$0.00	$0.00
Site	79,042	88.38	$0.00	$28,128.51	$1,888,472.00	$0.00	$0.00
Total:		**52.76**	**$34,778.00**	**$276,535.63**	**$8,196,065.00**	**$0.00**	**$0.00**

Deficiencies By Priority



Budget Estimate Total: $8,507,378.63

Executive Summary

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Function:	Elementary Charter
Gross Area (SF):	79,042
Year Built:	1967
Last Renovation:	
Replacement Value:	$13,956,721
Repair Cost:	$6,590,778.12
Total FCI:	47.22 %
Total RSLI:	29.11 %
FCA Score:	52.78

Description:

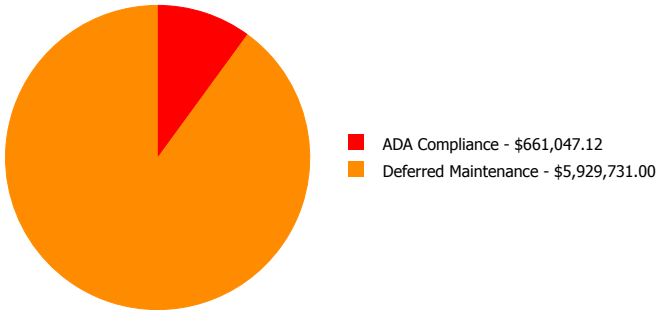
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	Elementary Charter	Gross Area:	79,042
Year Built:	1967	Last Renovation:	
Repair Cost:	$6,590,778	Replacement Value:	$13,956,721
FCI:	47.22 %	RSLI%:	29.11 %

Deficiency By Category



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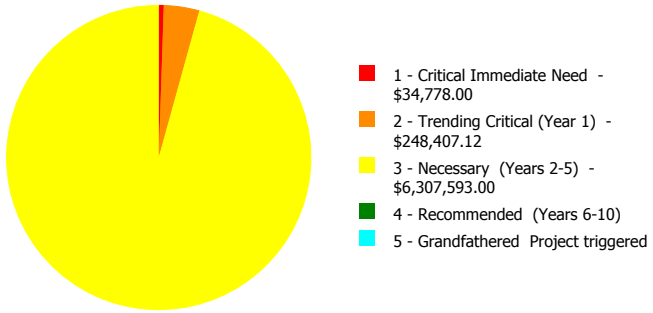
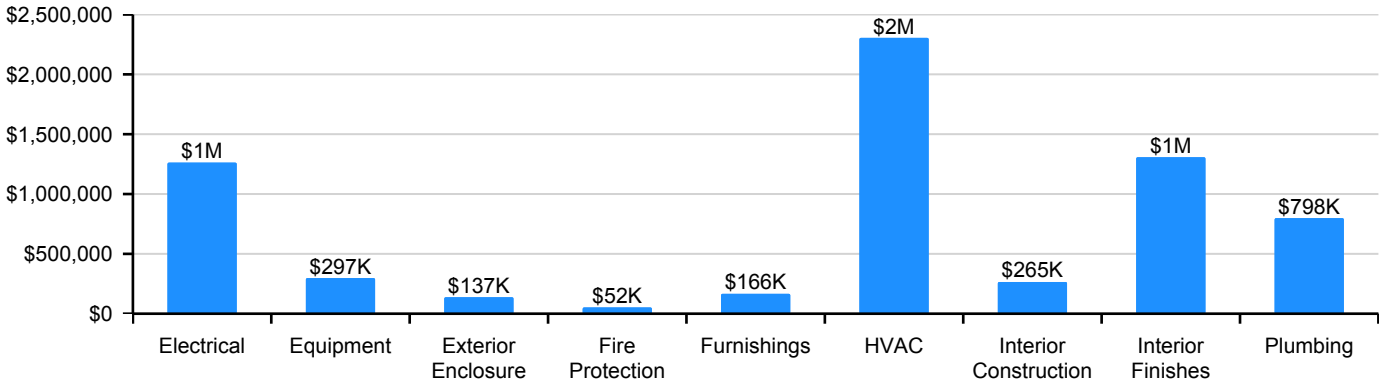
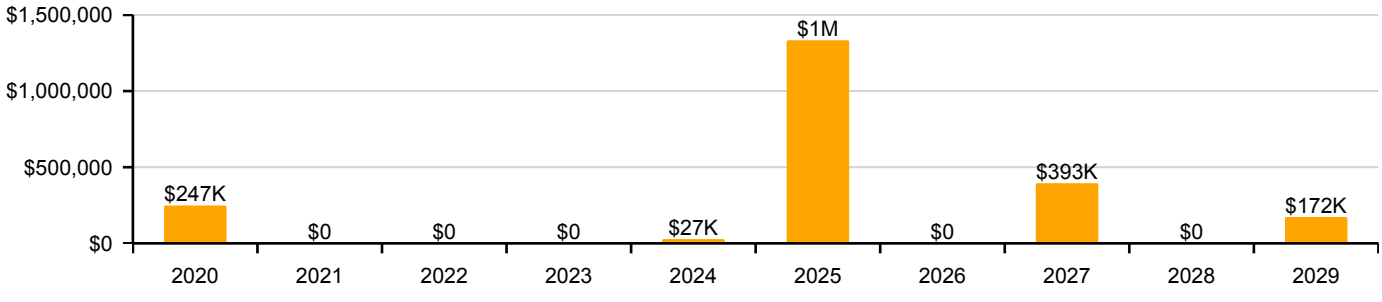


Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	48.00 %	0.00 %	$0.00
B10 - Superstructure	48.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	43.07 %	11.30 %	$137,375.00
B30 - Roofing	78.97 %	0.00 %	$0.00
C10 - Interior Construction	29.25 %	28.19 %	$264,968.12
C20 - Stairs	48.00 %	0.00 %	$0.00
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D10 - Conveying	5.00 %	0.00 %	$0.00
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D40 - Fire Protection	17.61 %	13.15 %	$52,168.00
D50 - Electrical	16.43 %	71.53 %	$1,262,458.00
E10 - Equipment	0.00 %	110.00 %	$297,356.00
E20 - Furnishings	0.00 %	110.00 %	$166,067.00
Totals:	**29.11 %**	**47.22 %**	**$6,590,778.12**

Photo Album

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

1). South Elevation - Nov 23, 2019

2). East Elevation - Nov 23, 2019

3). North Elevation - Nov 23, 2019

4). West Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$7.37	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$582,540
A1030	Slab on Grade	$6.22	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$491,641
B1010	Floor Construction	$18.73	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$1,480,457
B1020	Roof Construction	$12.10	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$956,408
B2010	Exterior Walls	$13.80	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$1,090,780
B2020	Exterior Windows	$0.74	S.F.	79,042	30	1987	2017		0.00 %	110.00 %	-2		$64,340.00	$58,491
B2030	Exterior Doors	$0.84	S.F.	79,042	30	1987	2017		0.00 %	110.00 %	-2		$73,035.00	$66,395
B3010120	Single Ply Membrane	$5.37	S.F.	40,525	20	2016	2036		85.00 %	0.00 %	17			$217,619
B3020	Roof Openings	$0.52	S.F.	40,525	30	1994	2024		16.67 %	0.00 %	5			$21,073
C1010	Partitions	$5.59	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$441,845
C1020	Interior Doors	$3.65	S.F.	79,042	40	1967	2007		0.00 %	80.00 %	-12		$230,803.00	$288,503
C1030	Fittings	$2.65	S.F.	79,042	20	1987	2007	2025	30.00 %	16.31 %	6		$34,165.12	$209,461
C2010	Stair Construction	$2.83	S.F.	79,042	100	1967	2067		48.00 %	0.00 %	48			$223,689
C3010230	Paint & Covering	$1.47	S.F.	79,042	10	2000	2010		0.00 %	0.00 %	-9			$116,192
C3020405	Epoxy	$17.30	S.F.	805	15	2000	2015		0.00 %	117.99 %	-4		$16,433.00	$13,927
C3020420	Ceramic Tile	$16.74	S.F.	3,967	50	2009	2059		80.00 %	0.00 %	40			$66,408
C3020901	Carpet	$7.50	S.F.	37,650	8	2000	2008		0.00 %	110.00 %	-11		$310,613.00	$282,375
C3020903	VCT	$3.48	S.F.	34,238	15	1967	1982		0.00 %	155.00 %	-37		$184,680.00	$119,148
C3020999	Other - Concrete Finish	$6.87	S.F.	1,692	100	1967	2067		48.00 %	0.00 %	48			$11,624
C3020999	Other - Wood	$13.79	S.F.	690	50	1967	2017		0.00 %	137.00 %	-2		$13,036.00	$9,515
C3030	Ceiling Finishes	$9.00	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$782,516.00	$711,378
D1010	Elevators and Lifts	$1.25	S.F.	79,042	20	2000	2020		5.00 %	0.00 %	1			$98,803
D2010	Plumbing Fixtures	$6.37	S.F.	79,042	20	1980	2000		0.00 %	110.00 %	-19		$553,847.00	$503,498
D2020	Domestic Water Distribution	$0.72	S.F.	79,042	30	1967	1997		0.00 %	110.00 %	-22		$62,601.00	$56,910
D2030	Sanitary Waste	$1.69	S.F.	79,042	30	1967	1997		0.00 %	110.00 %	-22		$146,939.00	$133,581
D2040	Rain Water Drainage	$0.40	S.F.	79,042	20	1967	1987		0.00 %	110.00 %	-32		$34,778.00	$31,617
D3010	Energy Supply	$0.61	S.F.	79,042	30	2000	2030		36.67 %	0.00 %	11			$48,216
D3020	Heat Generating Systems	$7.15	S.F.	79,042	20	1967	1987		0.00 %	110.00 %	-32		$621,665.00	$565,150
D3030	Cooling Generating Systems	$9.77	S.F.	79,042	20	2019	2039		100.00 %	0.00 %	20			$772,240
D3040	Distribution Systems	$19.36	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$1,683,278.00	$1,530,253
D3060	Controls & Instrumentation	$2.20	S.F.	79,042	15	2000	2015	2025	40.00 %	0.00 %	6			$173,892
D4010	Sprinklers	$4.08	S.F.	79,042	30	1987	2017	2025	20.00 %	0.00 %	6			$322,491

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4020	Standpipes	$0.34	S.F.	79,042	30	1987	2017	2025	20.00 %	0.00 %	6			$26,874
D4090	Other Fire Protection Systems	$0.60	S.F.	79,042	15	2000	2015		0.00 %	110.00 %	-4		$52,168.00	$47,425
D5010	Electrical Service/Distribution	$2.30	S.F.	79,042	20	1967	1987		0.00 %	110.00 %	-32		$199,976.00	$181,797
D5020	Branch Wiring	$4.75	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$412,994.00	$375,450
D5020	Lighting	$7.13	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$619,926.00	$563,569
D5030810	Security & Detection Systems	$1.51	S.F.	79,042	20	2000	2020		5.00 %	0.00 %	1			$119,353
D5030910	Fire Alarm Systems	$2.74	S.F.	79,042	20	2019	2039		100.00 %	0.00 %	20			$216,575
D5030920	Data Communication	$3.56	S.F.	79,042	25	2000	2025		24.00 %	0.00 %	6			$281,390
D5090	Other Electrical Systems	$0.34	S.F.	79,042	15	1967	1982		0.00 %	110.00 %	-37		$29,562.00	$26,874
E1020	Institutional Equipment	$1.36	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$118,247.00	$107,497
E1090	Other Equipment	$2.06	S.F.	79,042	20	1987	2007		0.00 %	110.00 %	-12		$179,109.00	$162,827
E2010	Fixed Furnishings	$1.91	S.F.	79,042	20	1967	1987		0.00 %	110.00 %	-32		$166,067.00	$150,970
								Total	**29.11 %**	**47.22 %**			**$6,590,778.12**	**$13,956,721**

System Notes

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

System: B1010 - Floor Construction


Note:

System: B2010 - Exterior Walls



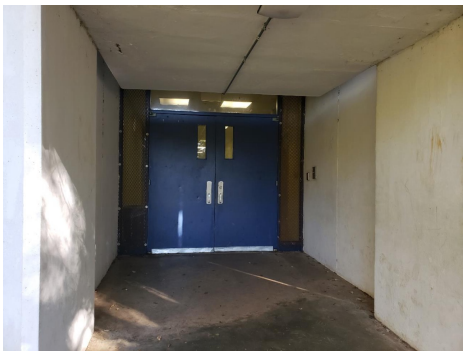
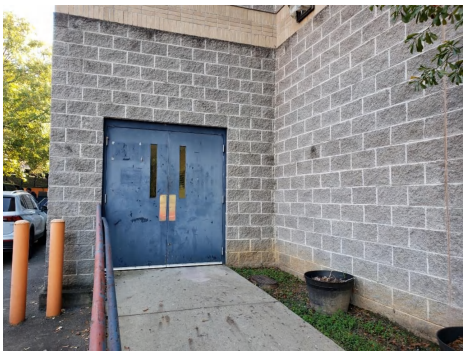
Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors


Note:

System: B3010120 - Single Ply Membrane



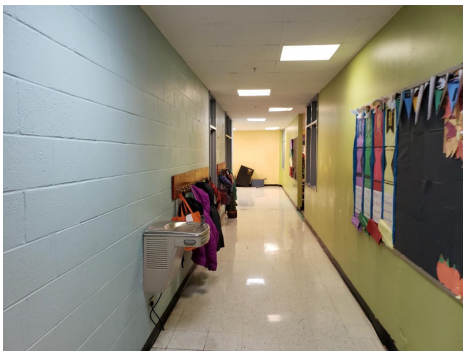
Note:

System: B3020 - Roof Openings



Note:

System: C1010 - Partitions



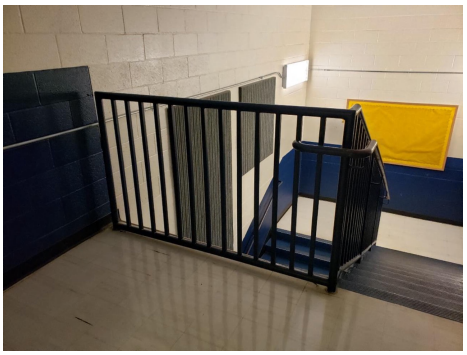
Note:

System: C1020 - Interior Doors



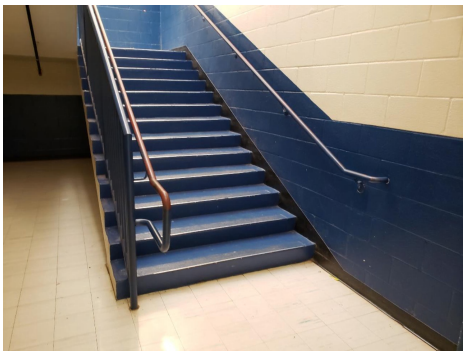
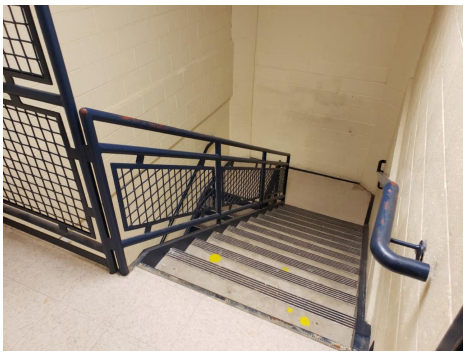
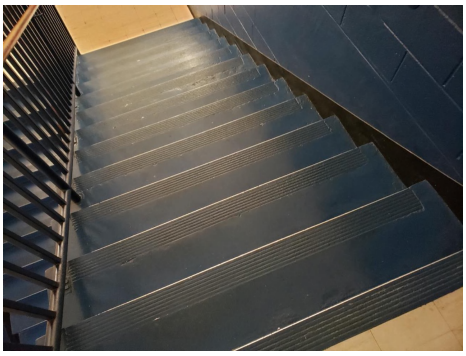
Note:

System: C1030 - Fittings



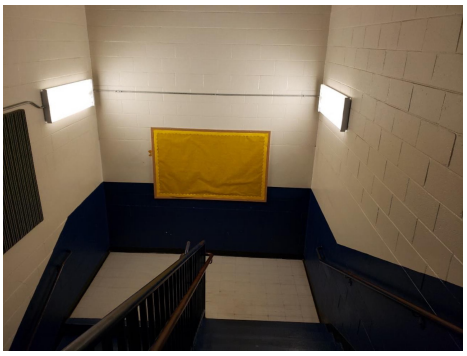
Note:

System: C2010 - Stair Construction

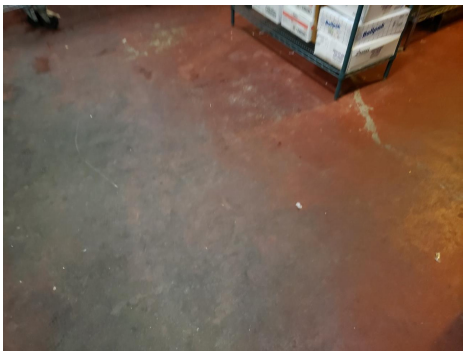
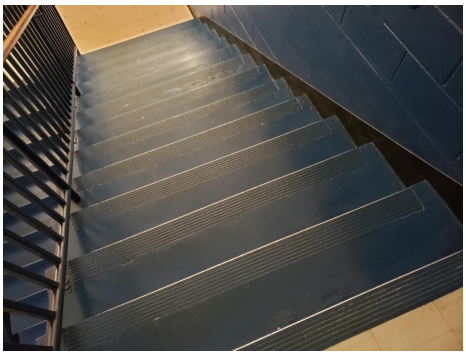
Note:

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy

Note:

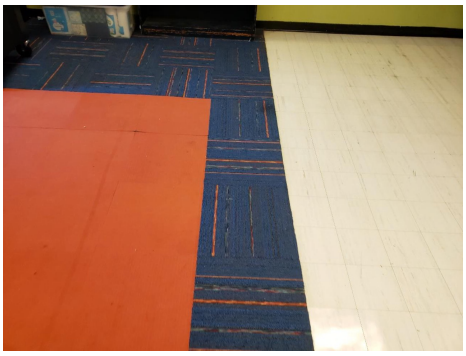
System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet

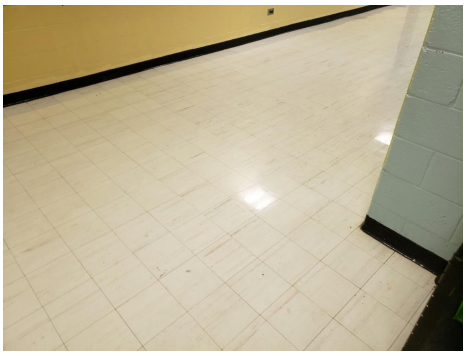




Note:

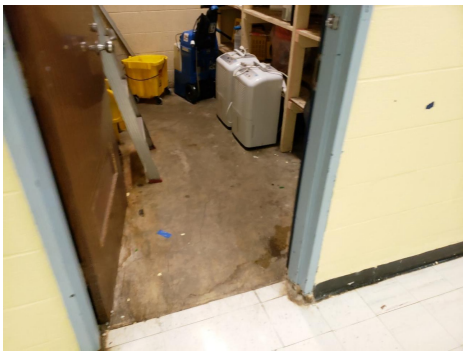
System: C3020903 - VCT





Note:

System: C3020999 - Other - Concrete Finish



Note:

System: C3020999 - Other - Wood



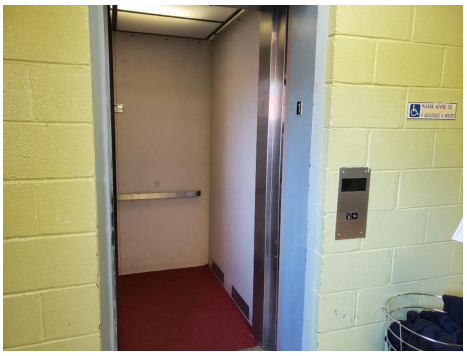
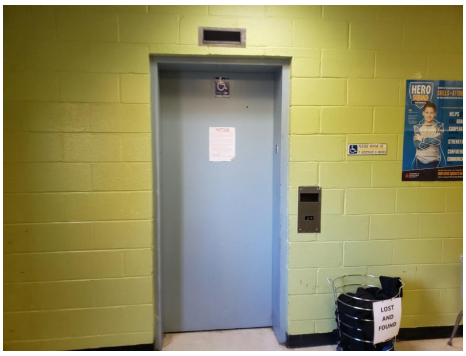
Note:

System: C3030 - Ceiling Finishes



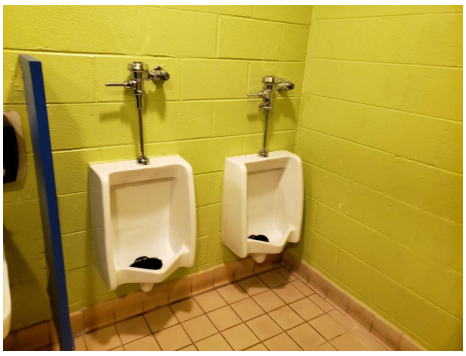
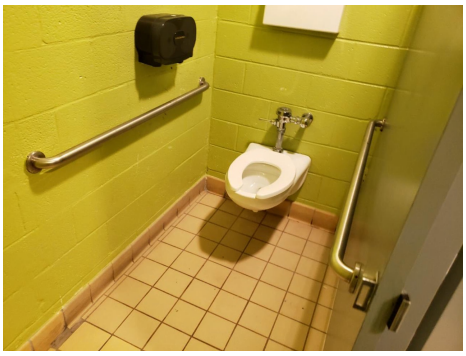
Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

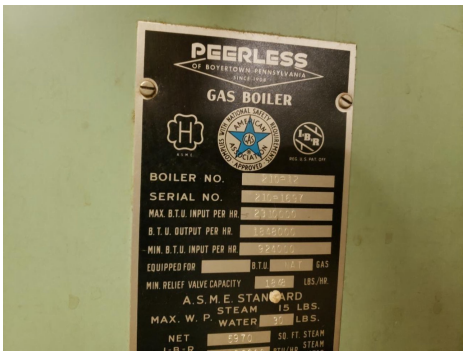
Note:

System: D3010 - Energy Supply



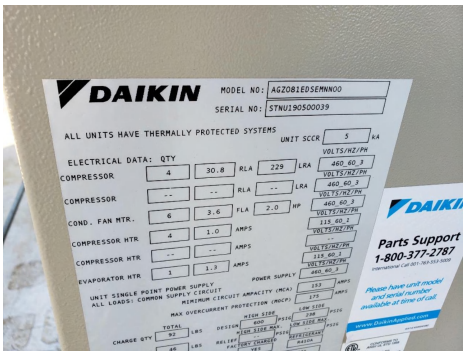
Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

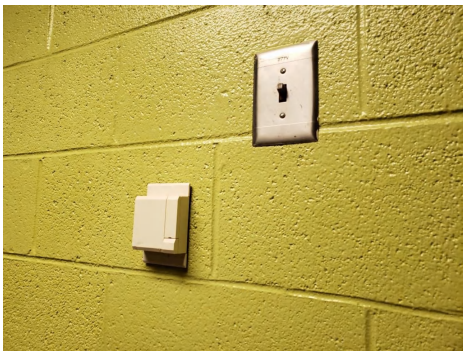


Note:

System: D3040 - Distribution Systems

Note: AHUs in mechanical penthouse were substantially renovated in 2000. However, little of the remainder of the Distribution Systems were upgraded in 2000.

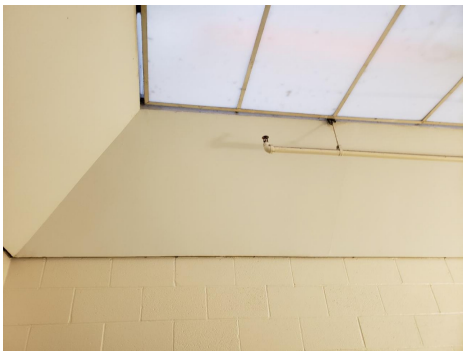
System: D3060 - Controls & Instrumentation




Note:

System: D4010 - Sprinklers





Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

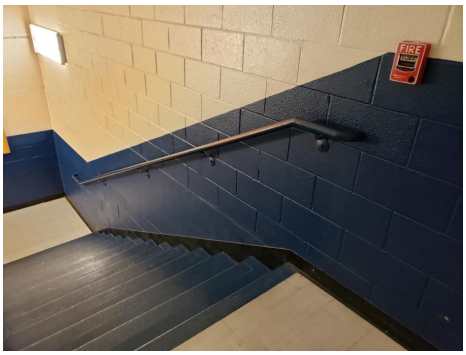
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication

Note:

System: D5090 - Other Electrical Systems


Note:

System: E1020 - Institutional Equipment


Note:

System: E1090 - Other Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$6,590,778**	**$247,171**	**$0**	**$0**	**$0**	**$26,872**	**$1,331,988**	**$0**	**$393,475**	**$0**	**$171,767**	**$8,762,052**
*** 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	$64,340	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,340**
B2030 - Exterior Doors	$73,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,035**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$26,872	$0	$0	$0	$0	$0	**$26,872**
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	$230,803	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$230,803**
C1030 - Fittings	$34,165	$0	$0	$0	$0	$0	$275,118	$0	$0	$0	$0	**$309,283**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

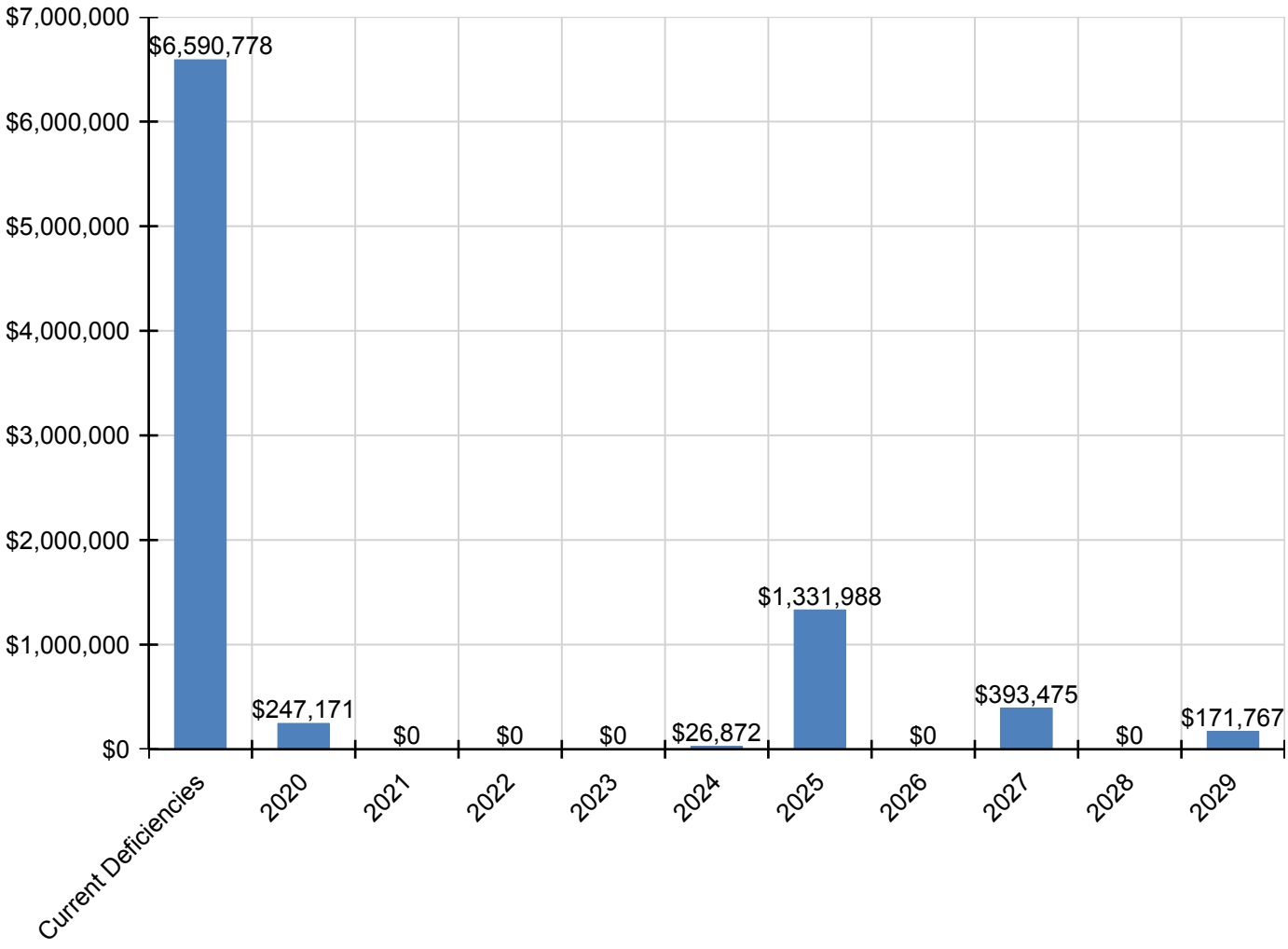
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$171,767	**$171,767**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$16,433	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,433**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$310,613	$0	$0	$0	$0	$0	$0	$0	$393,475	$0	$0	**$704,088**
C3020903 - VCT	$184,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$184,680**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Wood	$13,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,036**
C3030 - Ceiling Finishes	$782,516	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$782,516**
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	$111,943	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,943**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$553,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$553,847**
D2020 - Domestic Water Distribution	$62,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,601**
D2030 - Sanitary Waste	$146,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$146,939**
D2040 - Rain Water Drainage	$34,778	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$34,778**
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	$621,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$621,665**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$1,683,278	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,683,278**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$228,401	$0	$0	$0	$0	**$228,401**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$423,578	$0	$0	$0	$0	**$423,578**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$35,299	$0	$0	$0	$0	**$35,299**
D4090 - Other Fire Protection Systems	$52,168	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$52,168**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$199,976	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$199,976**
D5020 - Branch Wiring	$412,994	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$412,994**
D5020 - Lighting	$619,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$619,926**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$135,228	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$135,228**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$369,593	$0	$0	$0	$0	**$369,593**
D5090 - Other Electrical Systems	$29,562	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$29,562**
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	$118,247	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$118,247**
E1090 - Other Equipment	$179,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$179,109**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$166,067	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$166,067**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

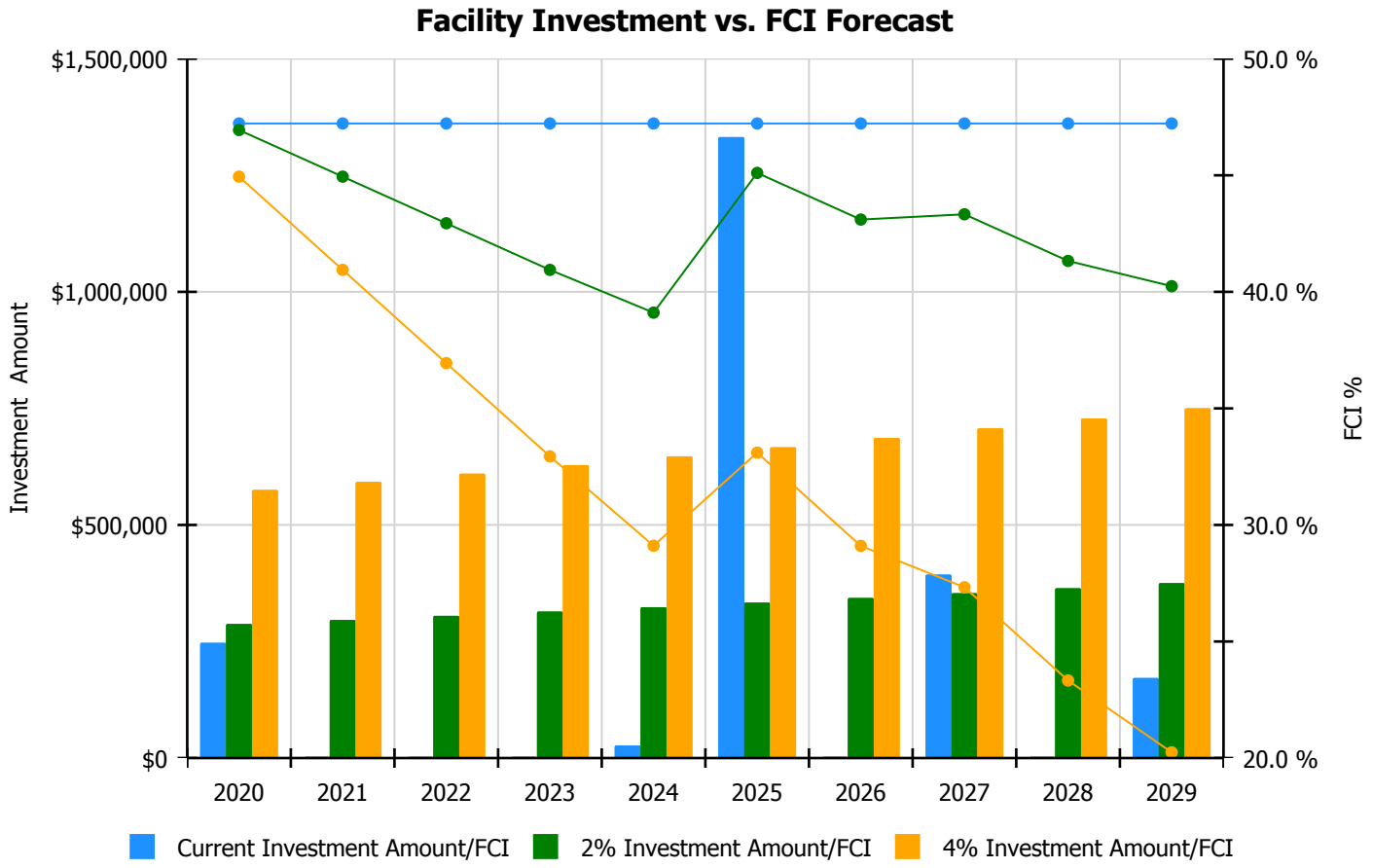
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

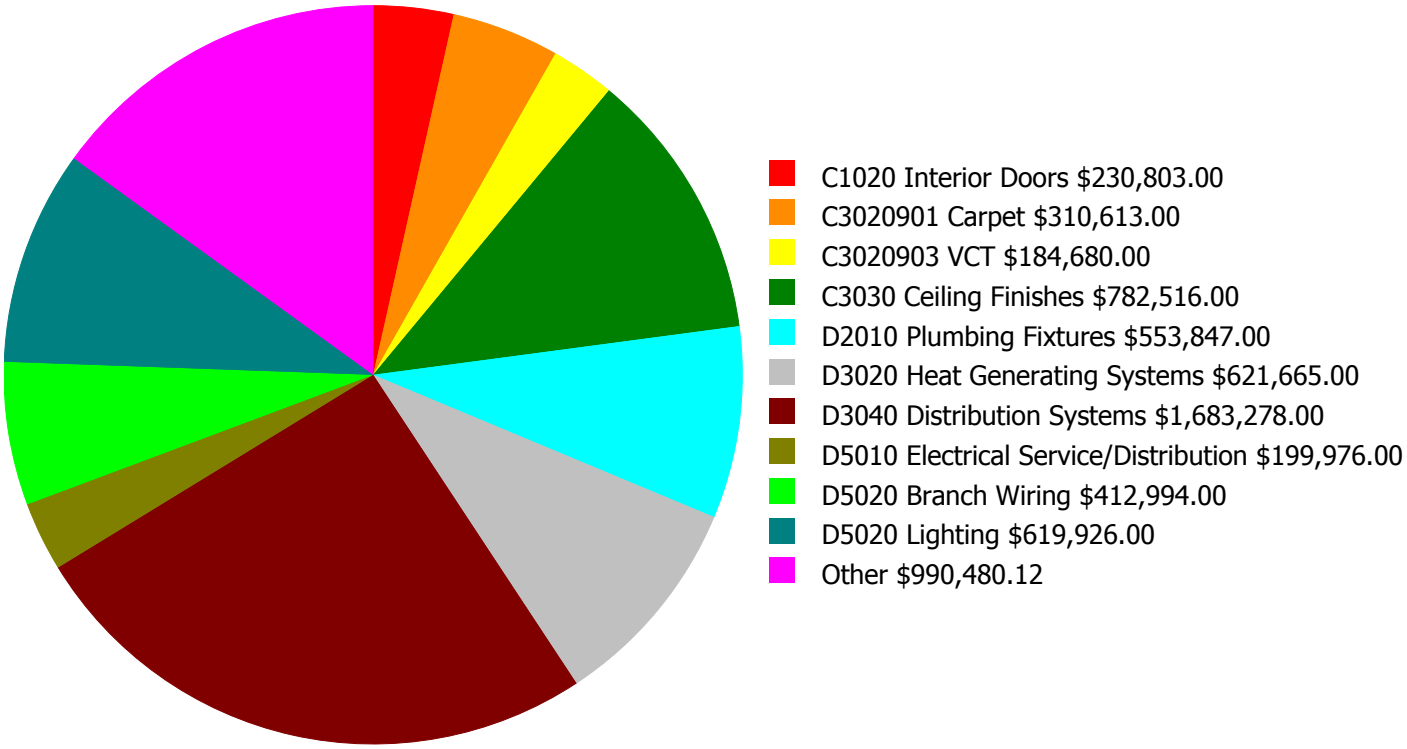
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 47.22%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$247,171	$287,508.00	46.94 %	$575,017.00	44.94 %
2021	$0	$296,134.00	44.94 %	$592,267.00	40.94 %
2022	$0	$305,018.00	42.94 %	$610,035.00	36.94 %
2023	$0	$314,168.00	40.94 %	$628,336.00	32.94 %
2024	$26,872	$323,593.00	39.11 %	$647,187.00	29.11 %
2025	$1,331,988	$333,301.00	45.10 %	$666,602.00	33.10 %
2026	$0	$343,300.00	43.10 %	$686,600.00	29.10 %
2027	$393,475	$353,599.00	43.33 %	$707,198.00	27.33 %
2028	$0	$364,207.00	41.33 %	$728,414.00	23.33 %
2029	$171,767	$375,133.00	40.24 %	$750,267.00	20.24 %
Total:	**$2,171,274**	**$3,295,961.00**		**$6,591,923.00**	

Deficiency Summary by System

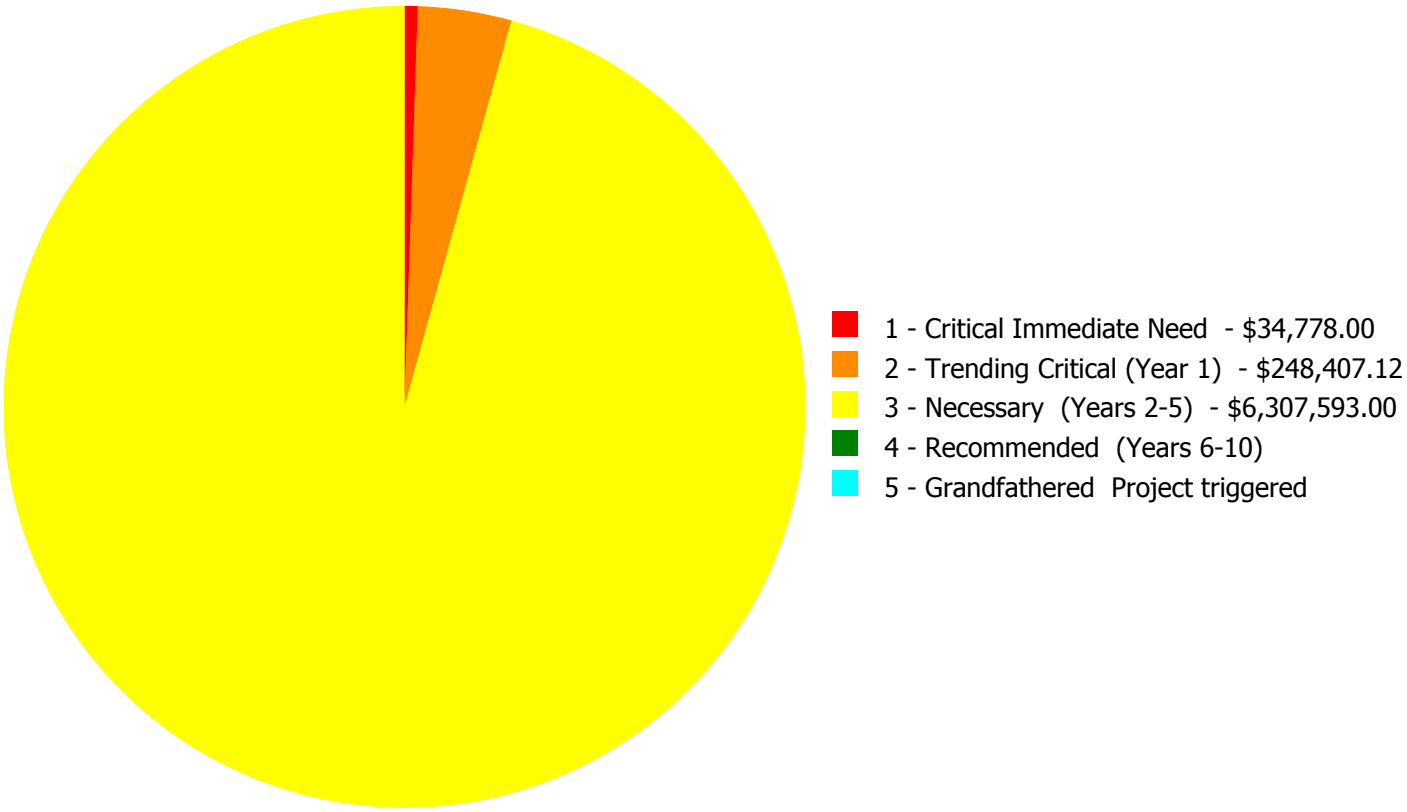
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $6,590,778.12

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: $6,590,778.12

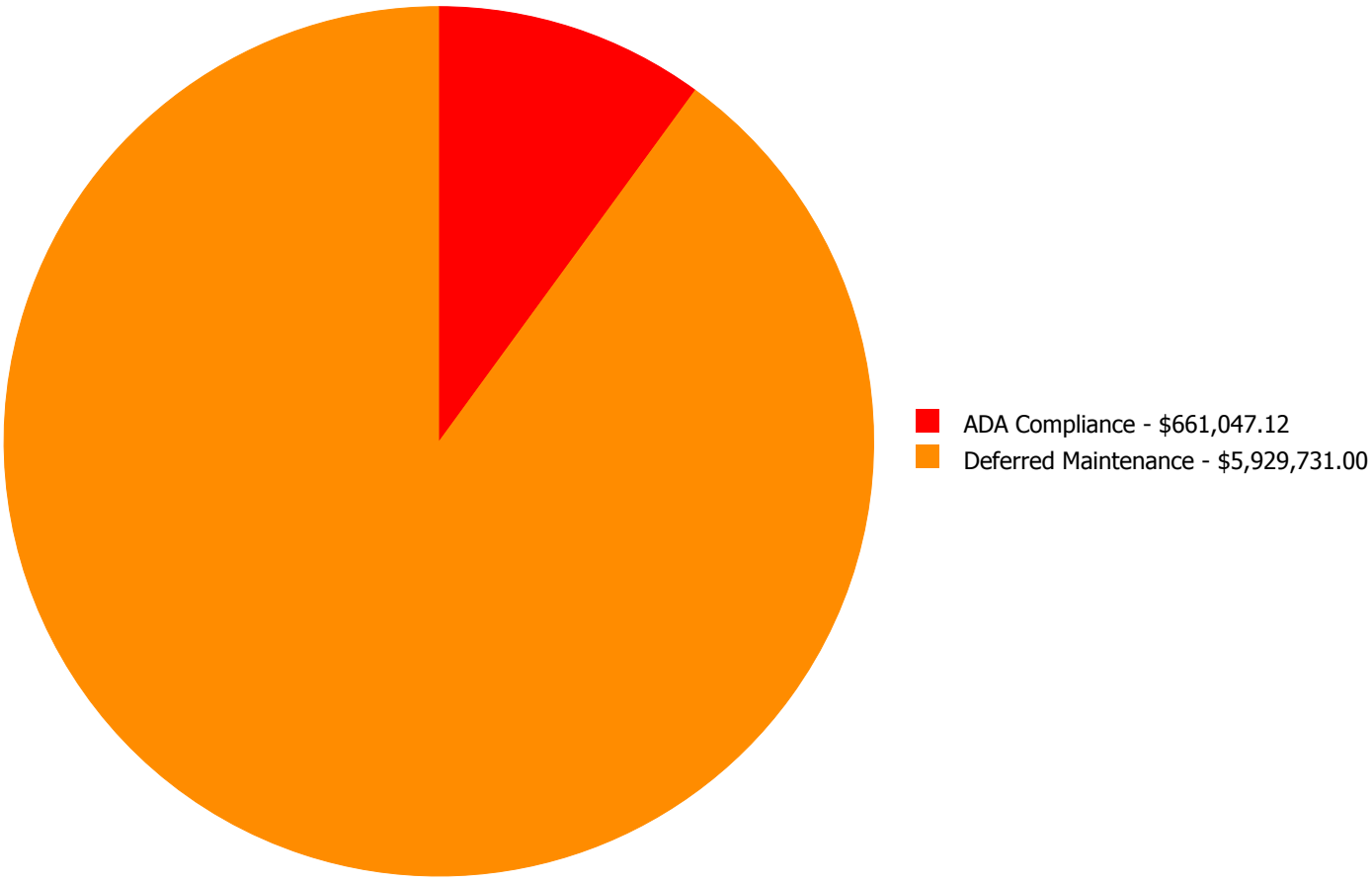
Deficiency By Priority Investment Table

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
B2020	Exterior Windows	$0.00	$0.00	$64,340.00	$0.00	$0.00	$64,340.00
B2030	Exterior Doors	$0.00	$0.00	$73,035.00	$0.00	$0.00	$73,035.00
C1020	Interior Doors	$0.00	$0.00	$230,803.00	$0.00	$0.00	$230,803.00
C1030	Fittings	$0.00	$34,165.12	$0.00	$0.00	$0.00	$34,165.12
C3020405	Epoxy	$0.00	$0.00	$16,433.00	$0.00	$0.00	$16,433.00
C3020901	Carpet	$0.00	$0.00	$310,613.00	$0.00	$0.00	$310,613.00
C3020903	VCT	$0.00	$184,680.00	$0.00	$0.00	$0.00	$184,680.00
C3020999	Other - Wood	$0.00	$0.00	$13,036.00	$0.00	$0.00	$13,036.00
C3030	Ceiling Finishes	$0.00	$0.00	$782,516.00	$0.00	$0.00	$782,516.00
D2010	Plumbing Fixtures	$0.00	$0.00	$553,847.00	$0.00	$0.00	$553,847.00
D2020	Domestic Water Distribution	$0.00	$0.00	$62,601.00	$0.00	$0.00	$62,601.00
D2030	Sanitary Waste	$0.00	$0.00	$146,939.00	$0.00	$0.00	$146,939.00
D2040	Rain Water Drainage	$34,778.00	$0.00	$0.00	$0.00	$0.00	$34,778.00
D3020	Heat Generating Systems	$0.00	$0.00	$621,665.00	$0.00	$0.00	$621,665.00
D3040	Distribution Systems	$0.00	$0.00	$1,683,278.00	$0.00	$0.00	$1,683,278.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$52,168.00	$0.00	$0.00	$52,168.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$199,976.00	$0.00	$0.00	$199,976.00
D5020	Branch Wiring	$0.00	$0.00	$412,994.00	$0.00	$0.00	$412,994.00
D5020	Lighting	$0.00	$0.00	$619,926.00	$0.00	$0.00	$619,926.00
D5090	Other Electrical Systems	$0.00	$29,562.00	$0.00	$0.00	$0.00	$29,562.00
E1020	Institutional Equipment	$0.00	$0.00	$118,247.00	$0.00	$0.00	$118,247.00
E1090	Other Equipment	$0.00	$0.00	$179,109.00	$0.00	$0.00	$179,109.00
E2010	Fixed Furnishings	$0.00	$0.00	$166,067.00	$0.00	$0.00	$166,067.00
	Total:	$34,778.00	$248,407.12	$6,307,593.00	$0.00	$0.00	$6,590,778.12

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: $6,590,778.12

Deficiency Details by Priority

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

Priority 1 - Critical Immediate Need:

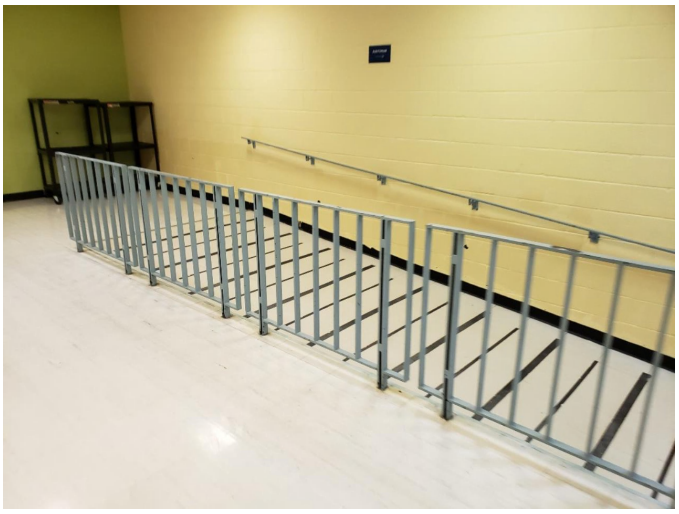
System: D2040 - Rain Water Drainage

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 1 - Critical Immediate Need
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $34,778.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: Roof drains are clogged and is causing the rain water to go directly to the overflow roof scuppers instead.

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings



Location: First Floor, Auditorium Entrance
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace Handrails and Ornamental Metal
Qty: 40.00
Unit of Measure: L.F.
Estimate: $26,505.82
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: Both handrails by the auditorium entrance ramps are not ADA compliant and should be replaced.

System: C1030 - Fittings

Location: Throughout Building
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace Identifying Devices
Qty: 100.00
Unit of Measure: Ea.
Estimate: $7,659.30
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: Room signage are not ADA compliant and should be replaced.

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 34,238.00
Unit of Measure: S.F.
Estimate: $184,680.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The VCT flooring is in poor conditions, with different areas patched and cracked, and should be replaced.

System: D5090 - Other Electrical Systems

Location: Mechanical Room
Distress: Abandoned
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $29,562.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: The Emergency Generator is abandoned and should be replaced per client requested standards.

Priority 3 - Necessary (Years 2-5):

System: B2020 - Exterior Windows

Location: Exterior Walls
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $64,340.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The exterior windows are aged, rusted, not energy efficient, and should be replaced.

System: B2030 - Exterior Doors

Location: Exterior Walls
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $73,035.00
Assessor Name: Jejuan Hall
Date Created: 02/05/2020

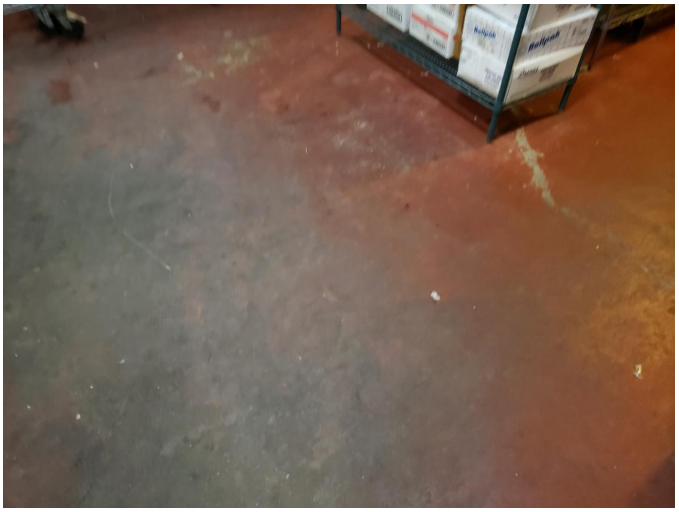
Notes: The original exterior doors are aged, rusted, and should be replaced.

System: C1020 - Interior Doors

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $230,803.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: The interior doors are aged, failing, not ADA compliant and should be replaced.

System: C3020405 - Epoxy



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 805.00
Unit of Measure: S.F.
Estimate: $16,433.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The epoxy flooring is in deteriorating conditions, fading and should be scheduled for replacement.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,650.00
Unit of Measure: S.F.
Estimate: $310,613.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: C3020999 - Other - Wood

Location: Auditorium Stage
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 690.00
Unit of Measure: S.F.
Estimate: $13,036.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

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

System: C3030 - Ceiling Finishes

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $782,516.00
Assessor Name: Homero Guerrero
Date Created: 02/05/2020

Notes: The ceiling tiles have been replaced as needed. However the grid shows signs of aging and most tiles are sagging, different color or damaged and should be replaced.

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $553,847.00
Assessor Name: Jejuan Hall
Date Created: 10/22/2014

Notes: Plumbing fixtures are in operational conditions. However, they are aged, beyond its expected service life and should be replaced with a low-flow water fixture.

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: 79,042.00
Unit of Measure: S.F.
Estimate: $62,601.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: The gas water heater was replaced in 2018. However, the domestic water distribution system is aged and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $146,939.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

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

System: D3020 - Heat Generating Systems

Location: Mechanical Room
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $621,665.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: The heating system is operating properly and are in fair condition but; are aging, inefficient, becoming logistically unsupportable, and should be replaced with energy efficient models.

System: D3040 - Distribution Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $1,683,278.00
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: AHUs in mechanical penthouse were substantially renovated in 2000. However, little of the remainder of the Distribution Systems were upgraded in 2000.

System: D4090 - Other Fire Protection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $52,168.00
Assessor Name: Homero Guerrero
Date Created: 09/17/2015

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

System: D5010 - Electrical Service/Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $199,976.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

Notes: The original electrical service is operating but is in marginal condition and should be replaced.

System: D5020 - Branch Wiring

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $412,994.00
Assessor Name: Homero Guerrero
Date Created: 10/23/2014

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

System: D5020 - Lighting

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $619,926.00
Assessor Name: Homero Guerrero
Date Created: 01/29/2020

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $118,247.00
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

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

System: E1090 - Other Equipment

Location: Kitchen
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $179,109.00
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: The other equipment system is operating but is aged, becoming logistically un-supportable, and should be replaced.

System: E2010 - Fixed Furnishings

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $166,067.00
Assessor Name: Homero Guerrero
Date Created: 02/14/2020

Notes: The fixed furnishings are aged, in marginal condition, and should be replaced.

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):	79,042
Year Built:	1967
Last Renovation:	
Replacement Value:	$2,168,649
Repair Cost:	$1,916,600.51
Total FCI:	88.38 %
Total RSLI:	5.68 %
FCA Score:	11.62

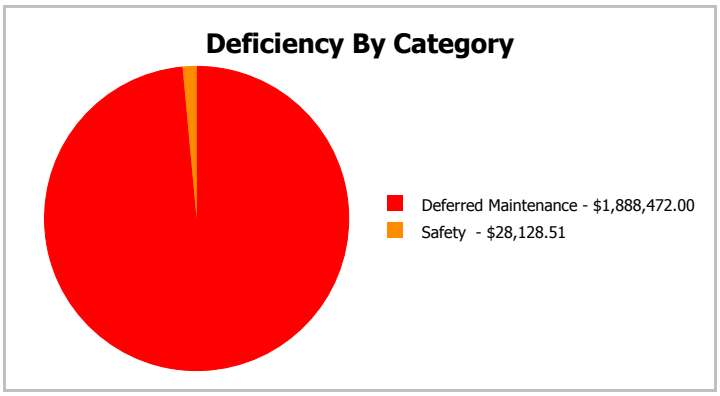
Description:

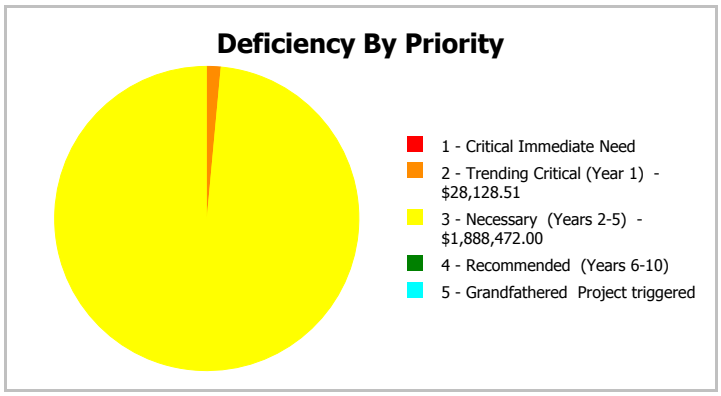
The narrative for this site is included in the Executive Summary Description at the front of this report.

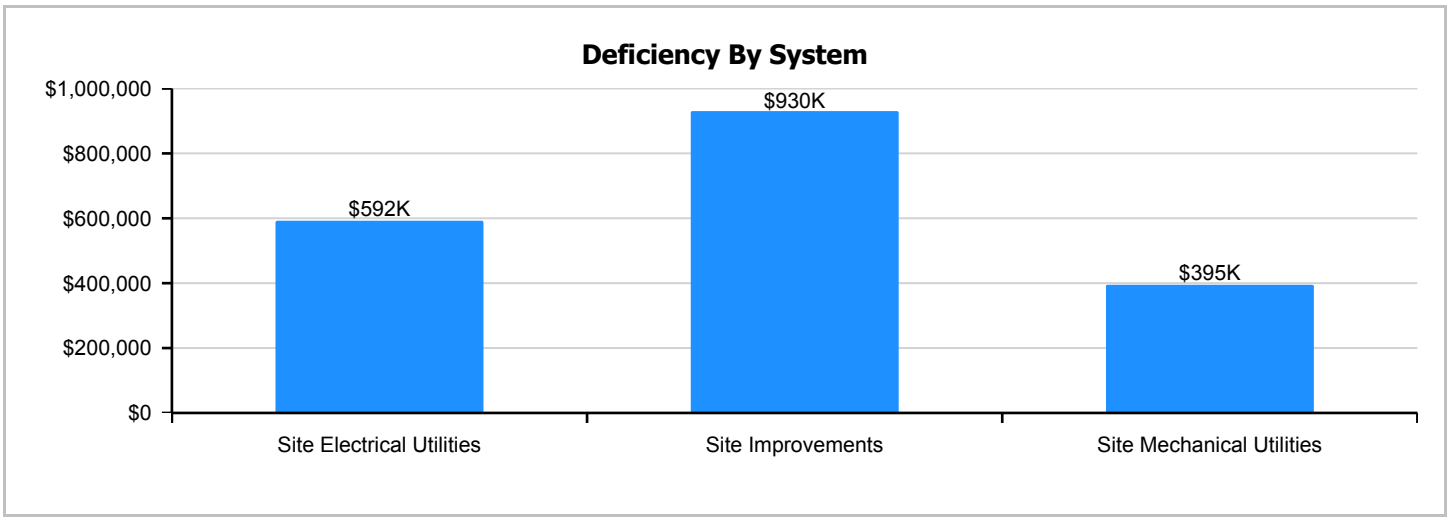
Attributes: This asset has no attributes.

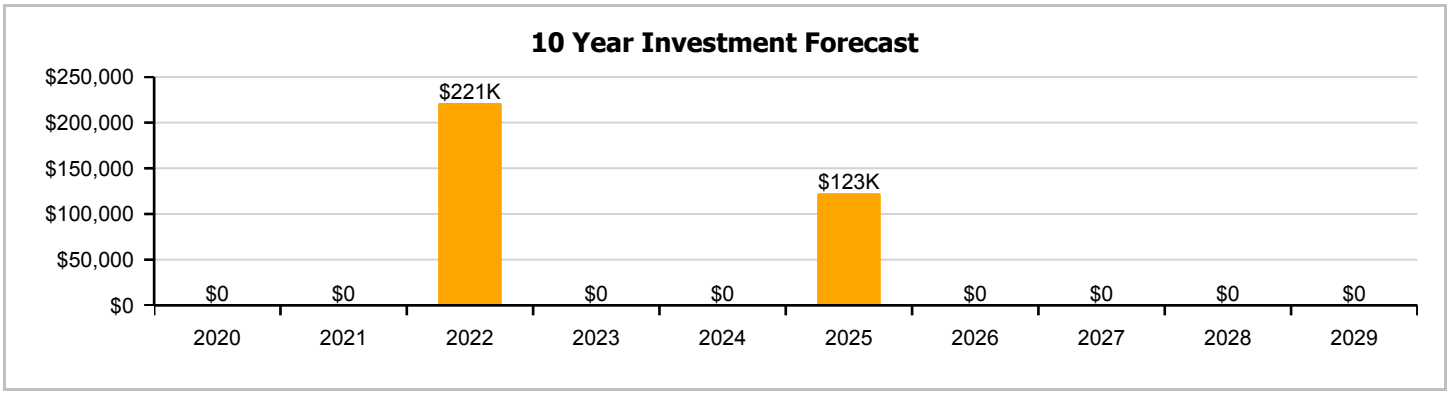
Dashboard Summary

Function:		Gross Area:	79,042
Year Built:	1967	Last Renovation:	
Repair Cost:	$1,916,601	Replacement Value:	$2,168,649
FCI:	88.38 %	RSLI%:	5.68 %









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	9.70 %	73.12 %	$929,760.51
G30 - Site Mechanical Utilities	0.00 %	110.00 %	$394,736.00
G40 - Site Electrical Utilities	0.00 %	110.00 %	$592,104.00
Totals:	**5.68 %**	**88.38 %**	**$1,916,600.51**

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.	79,042	35	1987	2022	2019	0.00 %	110.00 %	0		$206,062.00	$187,330
G2020	Parking Lots	$8.00	S.F.	79,042	35	1987	2022	2019	0.00 %	110.00 %	0		$695,570.00	$632,336
G2030	Pedestrian Paving	$2.33	S.F.	79,042	35	1987	2022		8.57 %	0.00 %	3			$184,168
G2040105	Fence & Guardrails	$1.15	S.F.	79,042	30	2000	2030		36.67 %	0.00 %	11			$90,898
G2040210	Concrete Retaining Walls	$41.76	S.F.	2,000	50	2000	2050		62.00 %	33.68 %	31		$28,128.51	$83,520
G2050	Landscaping	$1.18	S.F.	79,042	25	2000	2025		24.00 %	0.00 %	6			$93,270
G3010	Water Supply	$1.09	S.F.	79,042	50	1967	2017		0.00 %	110.00 %	-2		$94,771.00	$86,156
G3020	Sanitary Sewer	$2.20	S.F.	79,042	50	1967	2017		0.00 %	110.00 %	-2		$191,282.00	$173,892
G3030	Storm Sewer	$1.25	S.F.	79,042	50	1967	2017		0.00 %	110.00 %	-2		$108,683.00	$98,803
G4010	Electrical Distribution	$2.55	S.F.	79,042	30	1980	2010		0.00 %	110.00 %	-9		$221,713.00	$201,557
G4020	Site Lighting	$2.98	S.F.	79,042	30	1980	2010		0.00 %	110.00 %	-9		$259,100.00	$235,545
G4030	Site Communication and Security	$1.28	S.F.	79,042	30	1980	2010		0.00 %	110.00 %	-9		$111,291.00	$101,174
								Total	**5.68 %**	**88.38 %**			**$1,916,600.51**	**$2,168,649**

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: G2040210 - Concrete Retaining Walls


Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply

Note:

System: G3030 - Storm Sewer

Note:

System: G4020 - Site Lighting

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.

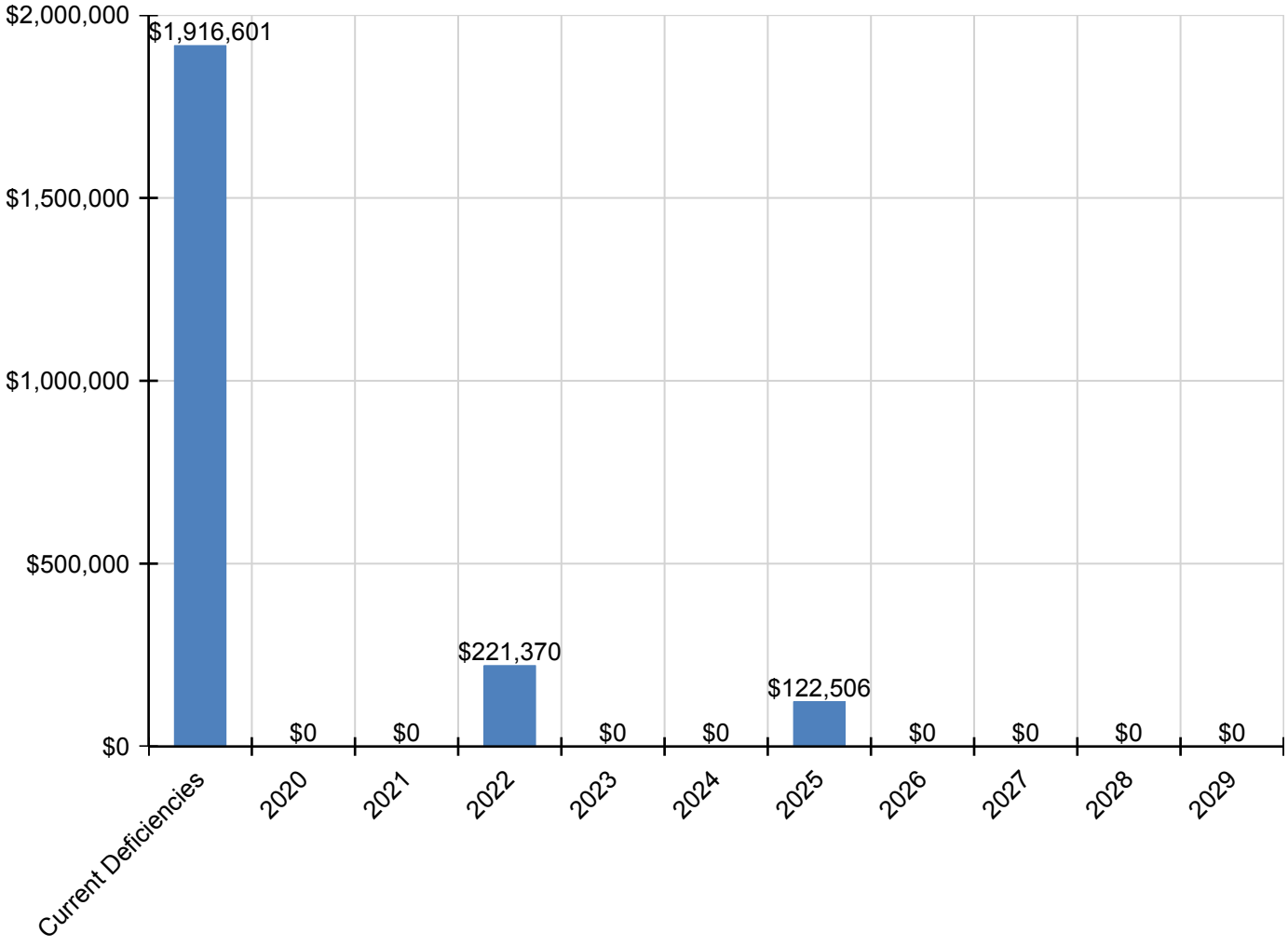
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$1,916,601**	**$0**	**$0**	**$221,370**	**$0**	**$0**	**$122,506**	**$0**	**$0**	**$0**	**$0**	**$2,260,477**
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	$206,062	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$206,062**
G2020 - Parking Lots	$695,570	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$695,570**
G2030 - Pedestrian Paving	$0	$0	$0	$221,370	$0	$0	$0	$0	$0	$0	$0	**$221,370**
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**
G2040210 - Concrete Retaining Walls	$28,129	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$28,129**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$122,506	$0	$0	$0	$0	**$122,506**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$94,771	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$94,771**
G3020 - Sanitary Sewer	$191,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$191,282**
G3030 - Storm Sewer	$108,683	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$108,683**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$221,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$221,713**
G4020 - Site Lighting	$259,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$259,100**
G4030 - Site Communication and Security	$111,291	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$111,291**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

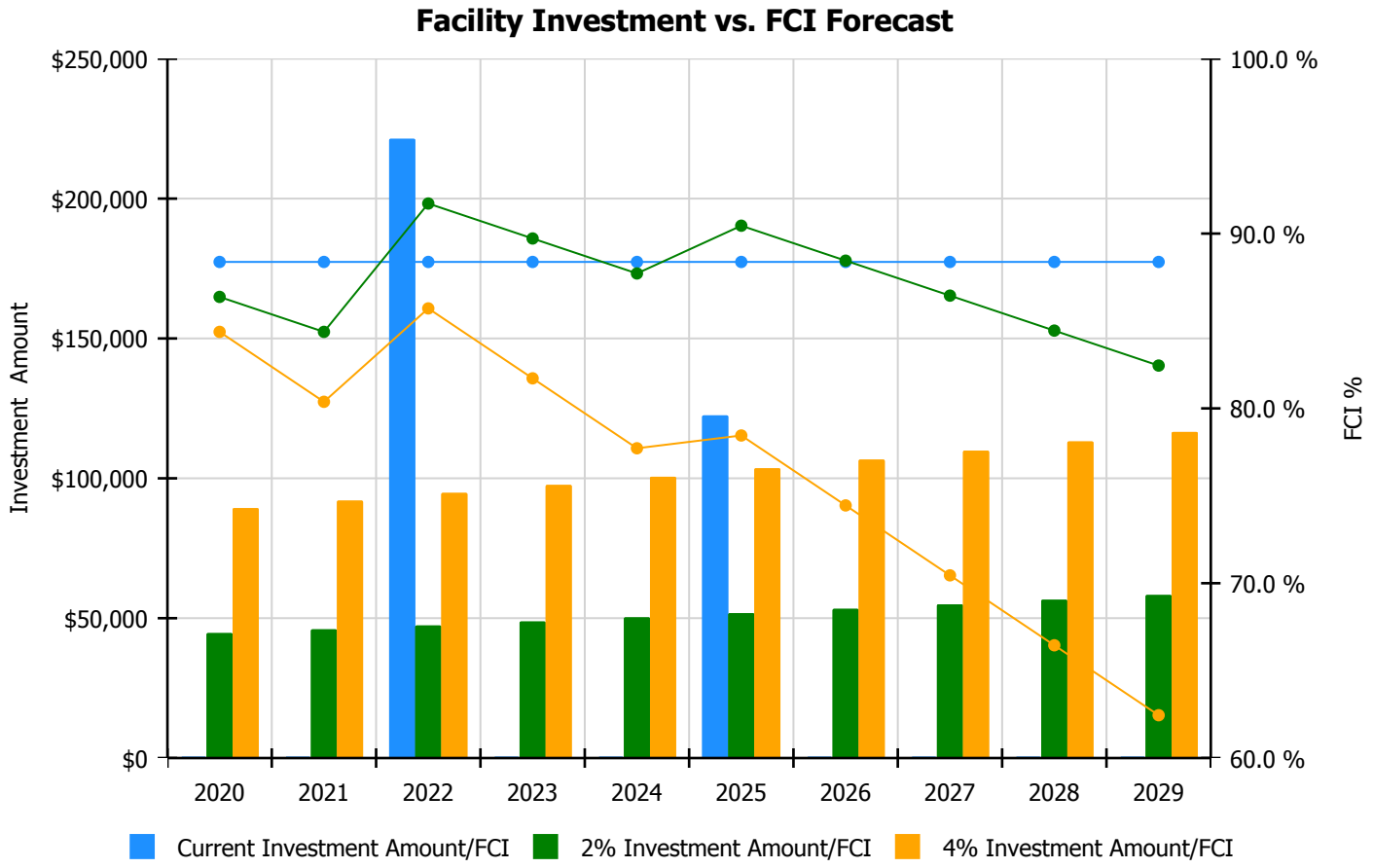
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

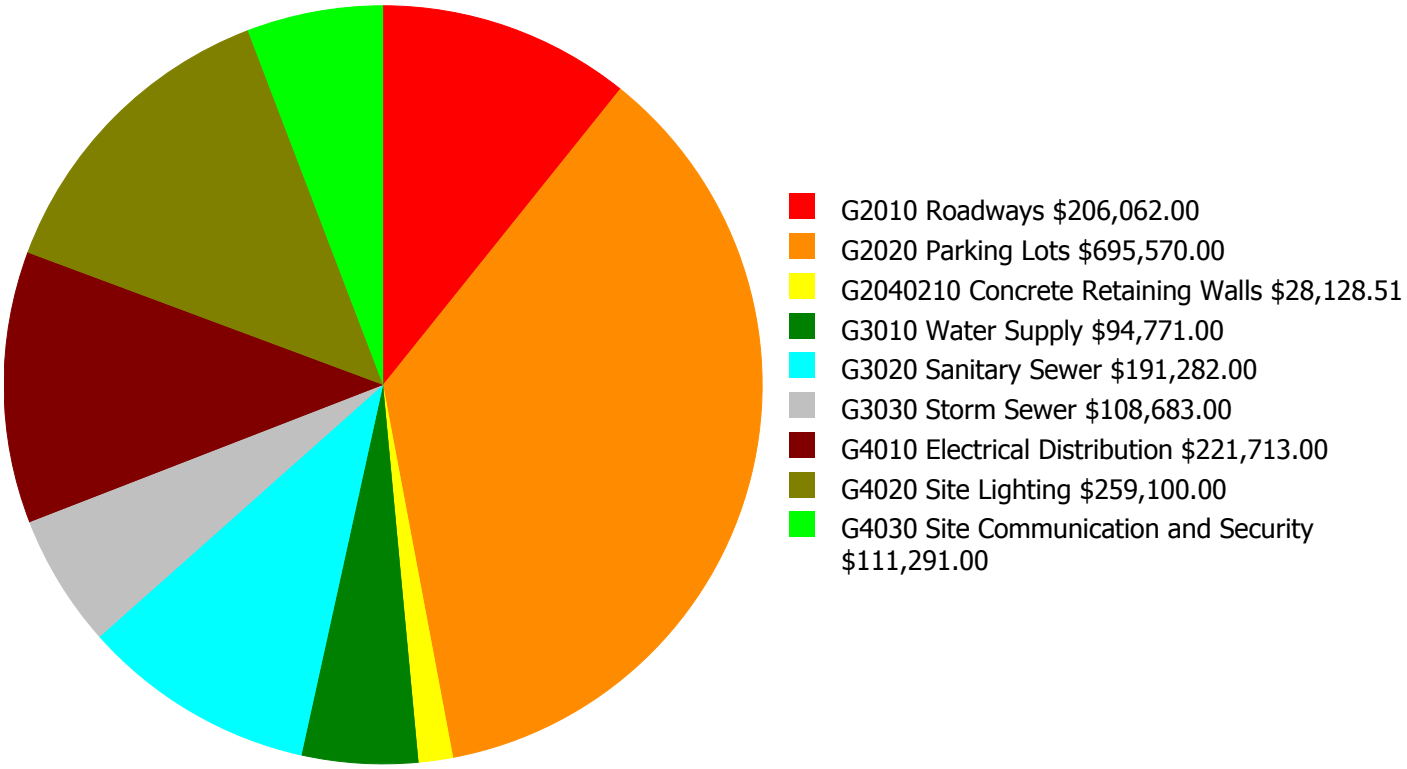
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 88.38%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$44,674.00	86.38 %	$89,348.00	84.38 %
2021	$0	$46,014.00	84.38 %	$92,029.00	80.38 %
2022	$221,370	$47,395.00	91.72 %	$94,790.00	85.72 %
2023	$0	$48,817.00	89.72 %	$97,633.00	81.72 %
2024	$0	$50,281.00	87.72 %	$100,562.00	77.72 %
2025	$122,506	$51,790.00	90.45 %	$103,579.00	78.45 %
2026	$0	$53,343.00	88.45 %	$106,687.00	74.45 %
2027	$0	$54,944.00	86.45 %	$109,887.00	70.45 %
2028	$0	$56,592.00	84.45 %	$113,184.00	66.45 %
2029	$0	$58,290.00	82.45 %	$116,579.00	62.45 %
Total:	**$343,876**	**$512,140.00**		**$1,024,278.00**	

Deficiency Summary by System

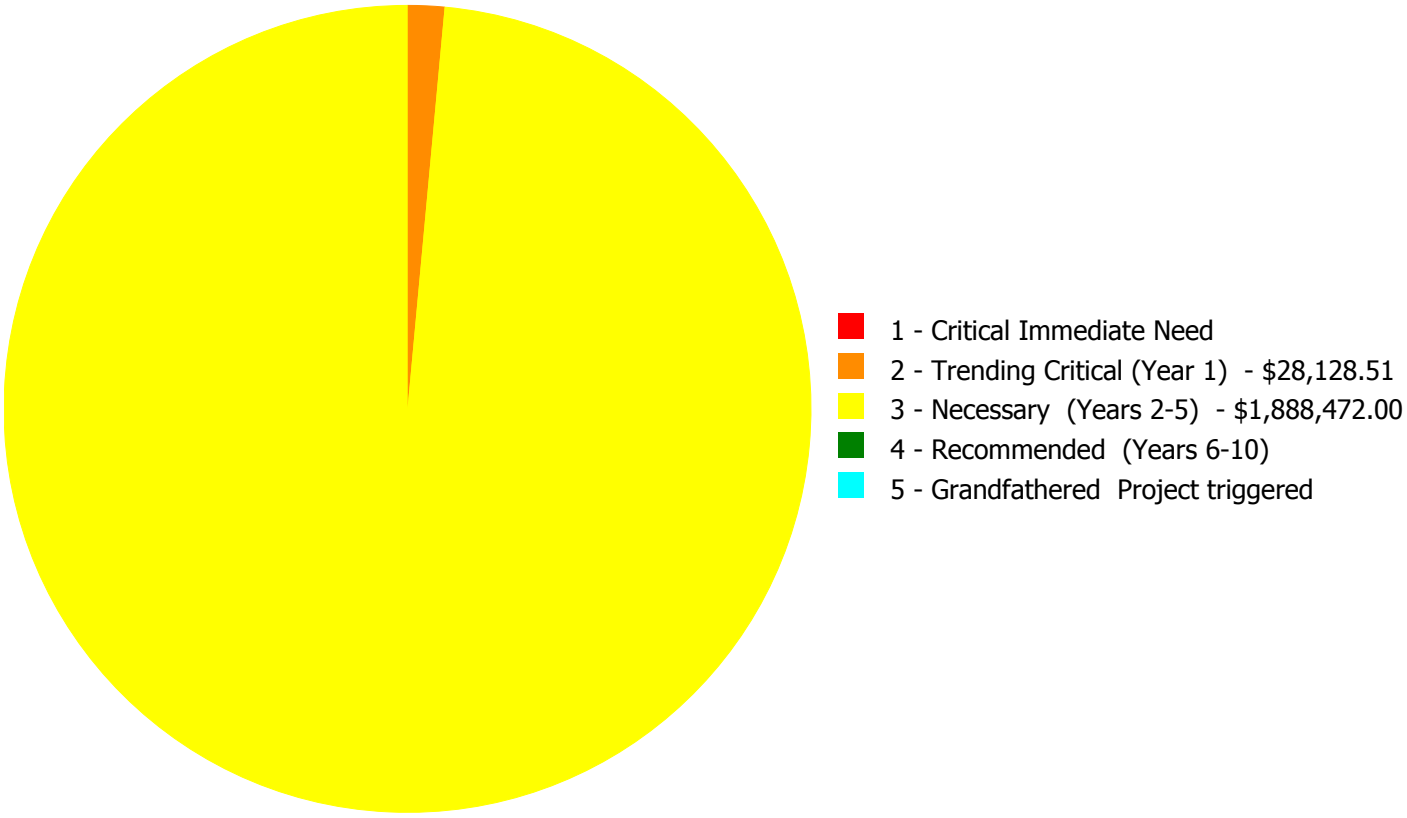
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $1,916,600.51

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: $1,916,600.51

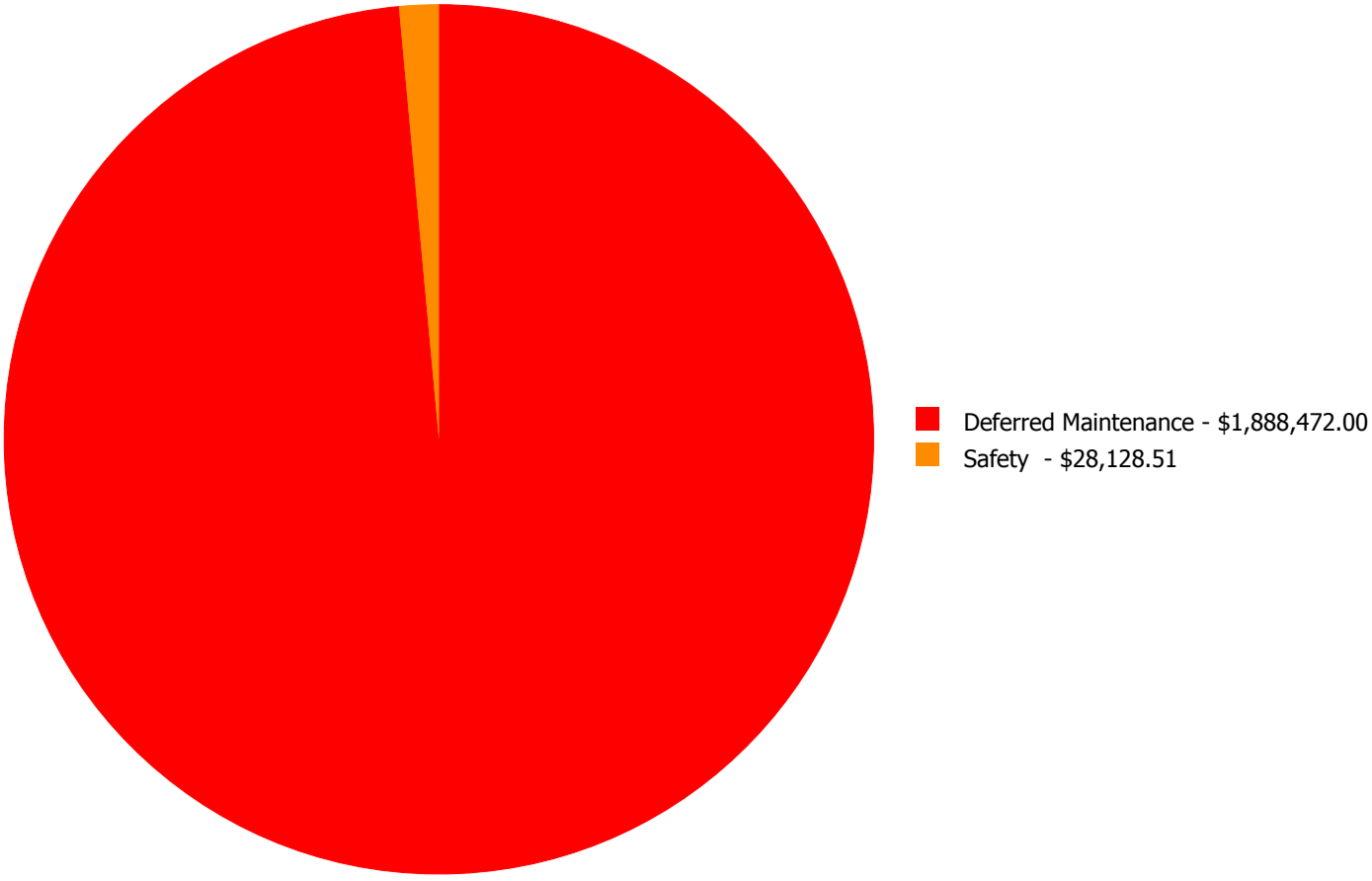
Deficiency By Priority Investment Table

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
G2010	Roadways	$0.00	$0.00	$206,062.00	$0.00	$0.00	$206,062.00
G2020	Parking Lots	$0.00	$0.00	$695,570.00	$0.00	$0.00	$695,570.00
G2040210	Concrete Retaining Walls	$0.00	$28,128.51	$0.00	$0.00	$0.00	$28,128.51
G3010	Water Supply	$0.00	$0.00	$94,771.00	$0.00	$0.00	$94,771.00
G3020	Sanitary Sewer	$0.00	$0.00	$191,282.00	$0.00	$0.00	$191,282.00
G3030	Storm Sewer	$0.00	$0.00	$108,683.00	$0.00	$0.00	$108,683.00
G4010	Electrical Distribution	$0.00	$0.00	$221,713.00	$0.00	$0.00	$221,713.00
G4020	Site Lighting	$0.00	$0.00	$259,100.00	$0.00	$0.00	$259,100.00
G4030	Site Communication and Security	$0.00	$0.00	$111,291.00	$0.00	$0.00	$111,291.00
	Total:	$0.00	$28,128.51	$1,888,472.00	$0.00	$0.00	$1,916,600.51

Deficiency Summary by Category

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



Budget Estimate Total: $1,916,600.51

Deficiency Details by Priority

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

Priority 2 - Trending Critical (Year 1):

System: G2040210 - Concrete Retaining Walls

Location: Site
Distress: Failing
Category: Safety
Priority: 2 - Trending Critical (Year 1)
Correction: Replace brick retaining wall for walkways
Qty: 100.00
Unit of Measure: L.F.
Estimate: $28,128.51
Assessor Name: Eduardo Lopez
Date Created: 10/23/2014

Notes: Sections of the retaining wall is failing and needs to be repaired

Priority 3 - Necessary (Years 2-5):

System: G2010 - Roadways

Location: Parking Lot
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $206,062.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes: The asphalt roadway is aged, has many road cuts, potholes, and should be re-surfaced.

System: G2020 - Parking Lots

Location: Parking Lot
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $695,570.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes: The parking lot is aged, has many repairs and potholes, and should be replaced and re-striped. ADA signs needs to be provided per ADA standards.

System: G3010 - Water Supply

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $94,771.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

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

System: G3020 - Sanitary Sewer

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $191,282.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

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

System: G3030 - Storm Sewer

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $108,683.00
Assessor Name: Eduardo Lopez
Date Created: 02/05/2020

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

System: G4010 - Electrical Distribution

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $221,713.00
Assessor Name: Eduardo Lopez
Date Created: 10/17/2014

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

System: G4020 - Site Lighting

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $259,100.00
Assessor Name: Eduardo Lopez
Date Created: 10/17/2014

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

System: G4030 - Site Communication and Security

This deficiency has no image.

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 79,042.00
Unit of Measure: S.F.
Estimate: $111,291.00
Assessor Name: Eduardo Lopez
Date Created: 10/22/2014

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

Glossary

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

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

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

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

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

BASYS
Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	5561
Project:	APS Assessments 2019	Region:	761	Site:	Hill, C.W. ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Excel	5.00	5.00	100.00
Interior Environment	Fair	1.30	2.00	65.00
Exterior Environment	Fair	0.98	1.50	65.00
General Classrooms				
Environment	Fair	3.02	4.65	65.00
Size	Excel	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Excel	3.49	3.49	100.00
Kindergarten				
Environment	Poor	0.21	0.42	50.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Excel	0.31	0.31	100.00
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	Fair	0.47	0.72	65.00
Size	Good	1.44	1.80	80.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Excel	0.54	0.54	100.00
Science				
Environment	Unsat	0.00	0.40	0.00
Size	Unsat	0.00	1.00	0.00
Location	Unsat	0.00	0.30	0.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Music				
Environment	Unsat	0.00	0.74	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5561
Project:	APS Assessments 2019	Region:	761	Site:	Hill, C.W. ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Unsat	0.00	1.85	0.00
Location	Unsat	0.00	0.56	0.00
Storage/Fixed Equip	Unsat	0.00	0.56	0.00
Art				
Environment	Good	0.37	0.47	80.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
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	Fair	0.17	0.26	65.00
Storage/Fixed Equip	Excel	0.26	0.26	100.00
P.E.				
Environment	Fair	1.25	1.92	65.00
Size	Fair	3.12	4.80	65.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	Good	0.48	0.60	80.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	Fair	0.63	0.97	65.00
Size	Good	1.95	2.44	80.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Good	2.05	2.56	80.00
Counseling	Good	0.23	0.29	80.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Fair	1.30	2.00	65.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Unsat	0.00	2.34	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5561
Project:	APS Assessments 2019	Region:	761	Site:	Hill, C.W. ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	8.00

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	Poor	1.50	3.00	50.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**72.88**	**93.35**	**78.07**

Comments

Suitability - ES

Hill School is currently home to Kendezi Charter School, which serves students in grades K-8. The school was built in 1965 by local architect, John Portman. The school is all concrete and concrete block, with a few modifications to add walls. A small addition of an elevator bank and stairwell was added to the building in the 1980's. This building was built to house elementary grades, and does not have dedicated space for science classes. The building sits next to a city park, with access to fields for students at the middle level.

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

The large open spaces are very noisy and have little to no natural light. The ground floor has no windows in most classrooms. Some rooms have added walls. Most have thin divider walls or are completely open.

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

There is very little space for outdoor learning. One small and remote greenspace exists with picnic tables and boxes to grow herbs.

Suitability - ES->General Classrooms-->Environment

Natural light in classrooms is rare with small horizontal windows in the upstairs classrooms only. Classrooms are in pod formations, resulting in noise transfer from class to class.

Suitability - ES->Kindergarten-->Environment

Kindergarten classrooms have no windows. They are loud and dim.

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

There is little natural light in this room. The room is used by several teachers and groups of students which elevates the noise level.

Suitability - ES->Science-->Environment

There is no science classroom in this building.

Suitability - ES->Science-->Size

There is no science classroom in this building.

Suitability - ES->Science-->Location

There is no science classroom in this building.

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

There is no science classroom in this building.

Suitability - ES->Music-->Environment

There is no music room in this building.

Suitability - ES->Music-->Size

There is no music room in this building.

Suitability - ES->Music-->Location

There is no music room in this building.

Project #:	12382	County:	Atlanta Public Schools	Site #:	5561
Project:	APS Assessments 2019	Region:	761	Site:	Hill, C.W. ES
Grade Config:	K-8	Site Type:	Charter	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score

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

There is no music room in this building.

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

There is a storage room that could house a kiln, but does not. There is no ventilation for a kiln. No clay traps exist in the sinks. There is little shelving space for drying racks. The windows are uncovered.

Suitability - ES->Computer Labs-->Location

The computer rooms are located next to the gymnatorium, which is noisy while students are in gym class.

Suitability - ES->P.E.-->Environment

The ceiling height is very low for a gym, and does not allow for needed acoustics or use of the space.

Suitability - ES->P.E.-->Size

The gym meets 76% of the guideline.

Suitability - ES->Performing Arts-->Storage/Fixed Equip

There is no sound system or performing arts lighting in this space. There is no storage for this purpose, and chairs are stacked within the space.

Suitability - ES->Media Center-->Environment

The media center is divided, using portable dividers, to create small work spaces for students and teachers. One section of the media center serves as the parent center. This space is also used for professional development, testing and conferences. The space has no natural light. There is no flexible furniture.

Suitability - ES->Restrooms (Student)

There are no urinal dividers.

Suitability - ES->Outside-->Vehicular Traffic

The school does not use buses. However, the drop off/pick up driveway is very small, with space for roughly 12 cars. Cars have to use both side streets to line up for pick up and drop off.

Suitability - ES->Outside-->Parking

There is no visitor parking, and many staff persons park on the street.

Suitability - ES->Outside-->Play Areas

There is no grass play area. The grass adjacent to the school belongs to the city parks department. Neither the grass park nor the playground are ADA accessible.

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

Parking areas are missing signs for visitors and staff. Several safety signs are not on display including Weapons Free, Under Surveillance and Subject to Search. No signage exists to direct visitors to the main entrance.

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

There are a number of blind spots throughout the building. Sightlines are poor and cameras do not cover all areas. Stairwells are completely out of sight.

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

There is no security vestibule. The front door is not visible from the main office.