Atlanta Public Schools/ Grady Cluster

Hope-Hill Elementary School

Revised

School Assessment Report

November 10, 2020

PARSONS

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School Executive Summary

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

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

Gross Area (SF):	82,429
Year Built:	1994
Last Renovation:	
Replacement Value:	$16,842,997
Repair Cost:	$751,908.43
Total FCI:	4.46 %
Total RSLI:	55.47 %
FCA Score:	95.54

Description:

Hope-Hill Elementary School is located at 112 Boulevard, NE in Atlanta, GA. The 82,429 square foot building was originally constructed in 1994. There have been one addition and renovation to the main building in 2002. Ancillary buildings on campus include a YMCA gymnasium.

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

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

B. SUPERSTRUCTURE
The floor construction is metal pan deck with lightweight concrete. Roof construction is metal. The exterior envelope is composed

walls of brick veneer over CMU. Exterior windows are metal frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing. Roofing is both low slope modified bitumen and slopped standing seam metal coverings. Roof openings include a roof hatch with fixed ladder access.

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, and fabricated toilet partitions. Stair construction with metal pan concrete filled stairs and landing with rubber finish. The interior wall finishes are typically painted CMU, painted drywalls and ceramic tiles in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, carpet, ceramic tile and epoxy, rubber and wood. Ceiling finishes in common areas are typically suspended acoustical tile. Ceiling finishes in assignable areas are typically painted drywall.

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

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

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

CODE REVIEW
ACCESSIBILITY: The building is in compliance with applicable ADA requirements with respect to path of travel, interior and exterior doors, toilet room dimensions, fixtures, and fittings. Most building entrances appear to comply with ADA requirements.
LIFE SAFETY SYSTEMS: Only the Gym 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 a of battery. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

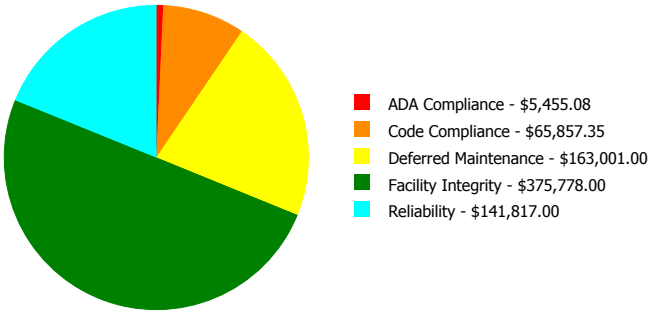
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	82609
DOE Facility Number:	2062	Total # of Modular/Portables:	0
DOE Interior Site SF:	82609	Total GSF of Modular/Portables:	0
Approx. Acres:	2.4	Status:	Active

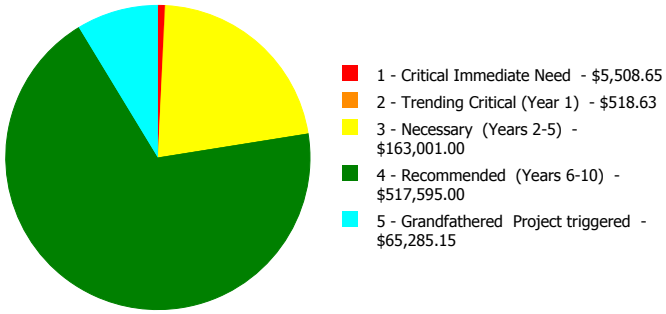
School Dashboard Summary

Gross Area:	82,429		
Year Built:	1994	Last Renovation:	
Repair Cost:	$751,908	Replacement Value:	$16,842,997
FCI:	4.46 %	RSLI%:	55.47 %

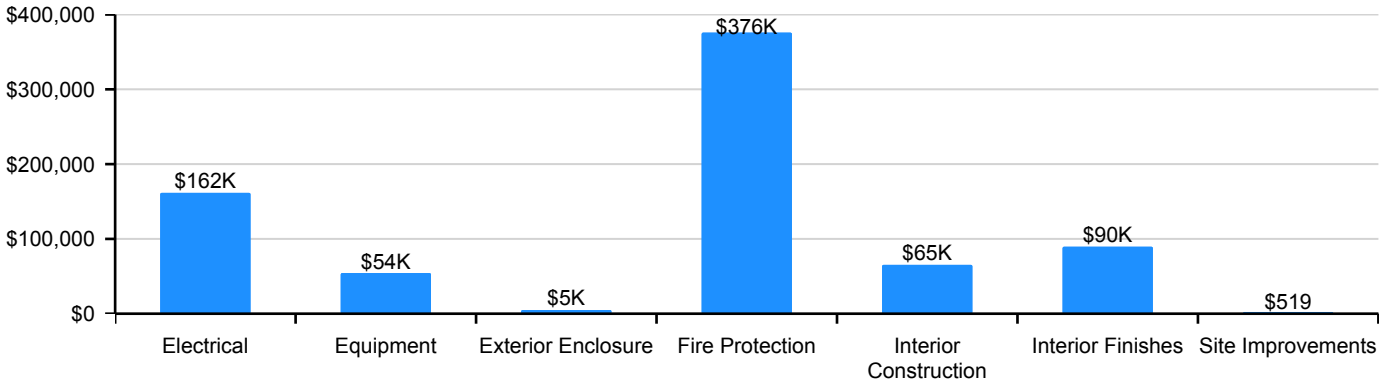
Deficiency By Category



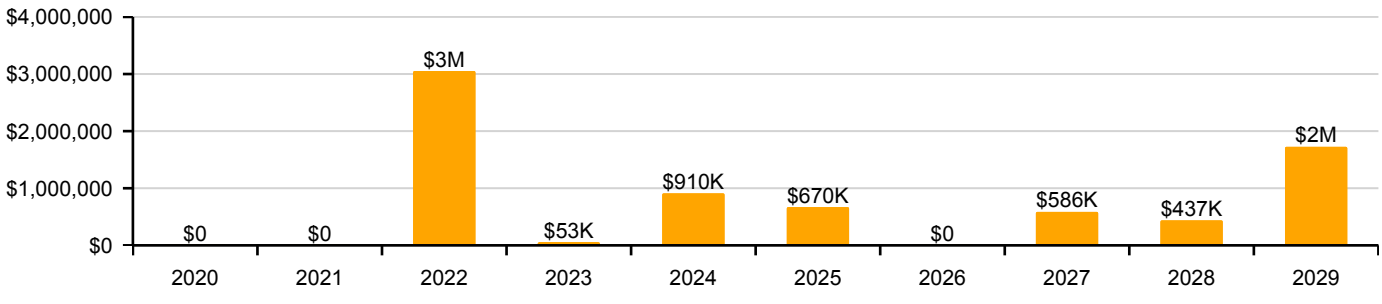
Deficiency By Priority



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.

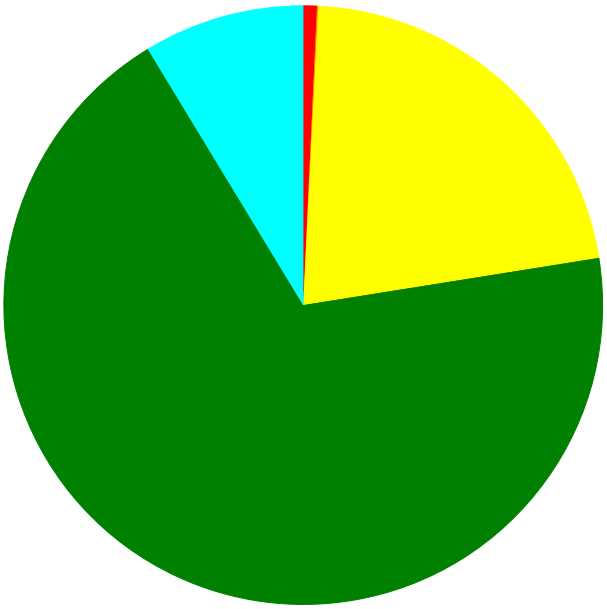
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	81.77 %	0.00 %	$0.00
B10 - Superstructure	82.47 %	0.00 %	$0.00
B20 - Exterior Enclosure	64.49 %	0.25 %	$4,936.45
B30 - Roofing	39.20 %	0.00 %	$0.00
C10 - Interior Construction	77.46 %	6.56 %	$65,285.15
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	25.36 %	6.72 %	$89,541.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	80.78 %	0.00 %	$0.00
D30 - HVAC	77.70 %	0.00 %	$0.00
D40 - Fire Protection	5.34 %	92.04 %	$375,778.00
D50 - Electrical	17.79 %	8.17 %	$161,547.20
E10 - Equipment	11.75 %	23.81 %	$54,302.00
E20 - Furnishings	18.39 %	0.00 %	$0.00
G20 - Site Improvements	29.97 %	0.04 %	$518.63
G30 - Site Mechanical Utilities	50.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	16.67 %	0.00 %	$0.00
Totals:	**55.47 %**	**4.46 %**	**$751,908.43**

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
1994 Bldg 2011	11,534	16.53	$572.20	$0.00	$130,496.00	$126,113.00	$65,285.15
2002 Bldg 2010_2013	70,895	3.37	$4,936.45	$0.00	$32,505.00	$391,482.00	$0.00
Site	82,429	0.02	$0.00	$518.63	$0.00	$0.00	$0.00
Total:		**4.46**	**$5,508.65**	**$518.63**	**$163,001.00**	**$517,595.00**	**$65,285.15**

Deficiencies By Priority



1 - Critical Immediate Need - $5,508.65
2 - Trending Critical (Year 1) - $518.63
3 - Necessary (Years 2-5) - $163,001.00
4 - Recommended (Years 6-10) - $517,595.00
5 - Grandfathered Project triggered - $65,285.15

Budget Estimate Total: $751,908.43

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.

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Function:	Elementary
Gross Area (SF):	11,534
Year Built:	1994
Last Renovation:	
Replacement Value:	$1,950,826
Repair Cost:	$322,466.35
Total FCI:	16.53 %
Total RSLI:	49.57 %
FCA Score:	83.47

Description:

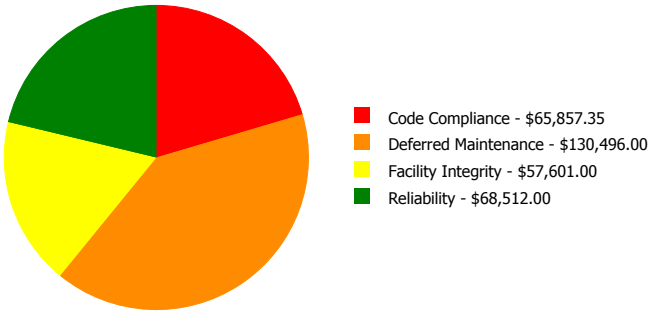
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

Dashboard Summary

Function:	Elementary	Gross Area:	11,534
Year Built:	1994	Last Renovation:	
Repair Cost:	$322,466	Replacement Value:	$1,950,826
FCI:	16.53 %	RSLI%:	49.57 %

Deficiency By Category



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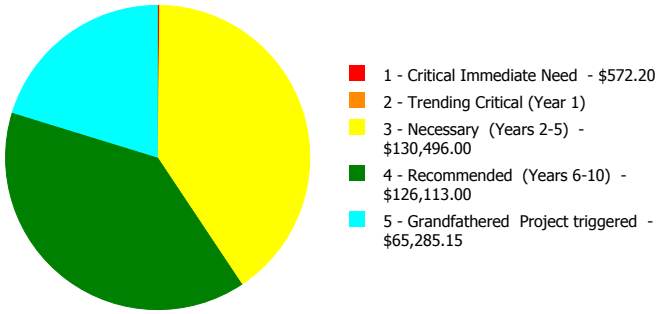

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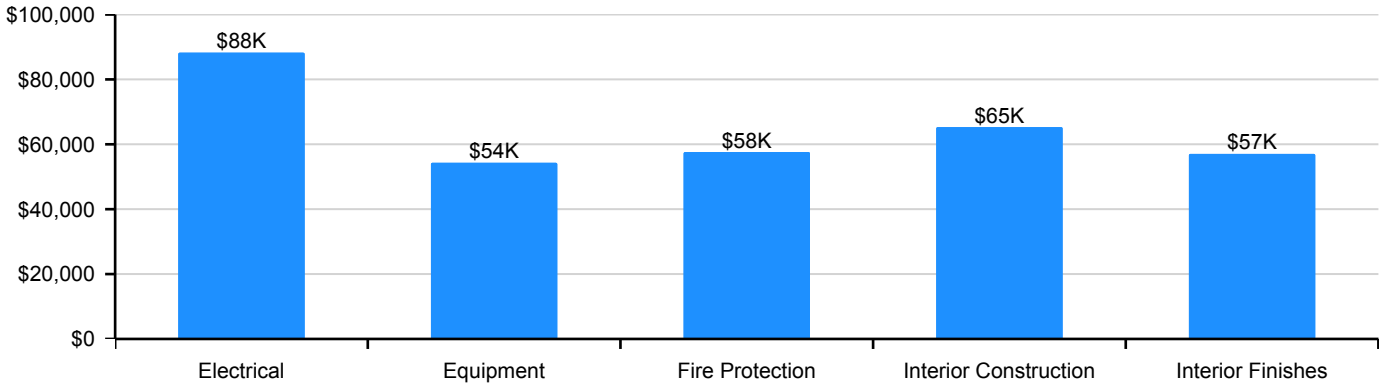

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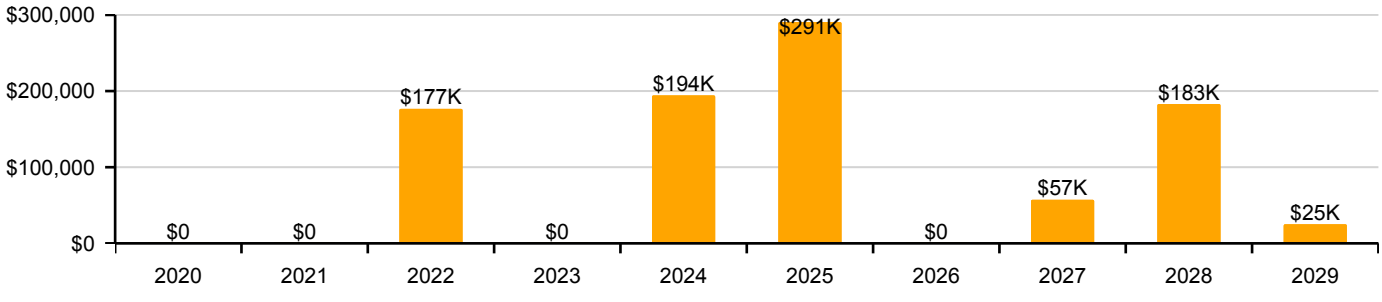


Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	75.00 %	0.00 %	$0.00
B10 - Superstructure	75.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	51.27 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	69.16 %	42.72 %	$65,285.15
C30 - Interior Finishes	15.80 %	31.48 %	$57,036.00
D20 - Plumbing	77.07 %	0.00 %	$0.00
D30 - HVAC	76.64 %	0.00 %	$0.00
D40 - Fire Protection	0.00 %	110.00 %	$57,601.00
D50 - Electrical	21.67 %	26.42 %	$88,242.20
E10 - Equipment	0.00 %	110.00 %	$54,302.00
E20 - Furnishings	30.00 %	0.00 %	$0.00
Totals:	**49.57 %**	**16.53 %**	**$322,466.35**

Photo Album

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

1). Southwest Elevation - Nov 14, 2019

2). North Elevation - Nov 14, 2019

3). Southeast Elevation - Nov 14, 2019

Condition Detail

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

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

System Listing

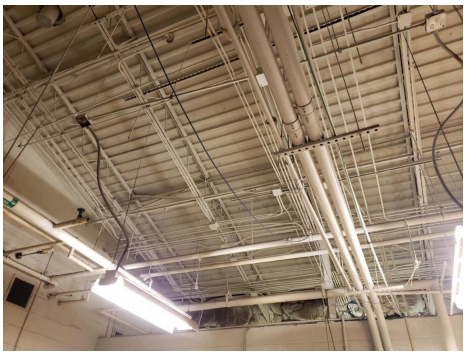
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$8.19	S.F.	11,534	100	1994	2094		75.00 %	0.00 %	75			$94,463
A1030	Slab on Grade	$6.92	S.F.	11,534	100	1994	2094		75.00 %	0.00 %	75			$79,815
B1020	Roof Construction	$13.46	S.F.	11,534	100	1994	2094		75.00 %	0.00 %	75			$155,248
B2010	Exterior Walls	$15.36	S.F.	11,534	100	1994	2094		75.00 %	0.00 %	75			$177,162
B2020	Exterior Windows	$9.57	S.F.	11,534	30	1994	2024		16.67 %	0.00 %	5			$110,380
B2030	Exterior Doors	$0.96	S.F.	11,534	30	1994	2024		16.67 %	0.00 %	5			$11,073
B3010130	Preformed Metal Roofing	$8.50	S.F.	11,534	30	1998	2028		30.00 %	0.00 %	9			$98,039
C1010	Partitions	$6.22	S.F.	11,534	100	1994	2094		75.00 %	91.00 %	75		$65,285.15	$71,741
C1020	Interior Doors	$4.05	S.F.	11,534	40	1994	2034		37.50 %	0.00 %	15			$46,713
C1030	Fittings	$2.98	S.F.	11,534	20	2019	2039		100.00 %	0.00 %	20			$34,371
C3010230	Paint & Covering	$1.47	S.F.	11,534	10	1994	2004		0.00 %	0.00 %	-15			$16,955
C3020405	Epoxy	$17.30	S.F.	525	15	2019	2034		100.00 %	0.00 %	15			$9,083
C3020903	VCT	$3.48	S.F.	10,574	15	2002	2017		0.00 %	155.00 %	-2		$57,036.00	$36,798
C3020999	Other - Concrete Finish	$6.87	S.F.	435	100	1994	2094		75.00 %	0.00 %	75			$2,988
C3030	Ceiling Finishes	$10.00	S.F.	11,534	20	2002	2022		15.00 %	0.00 %	3			$115,340
D2010	Plumbing Fixtures	$7.06	S.F.	11,534	20	2019	2039		100.00 %	0.00 %	20			$81,430
D2020	Domestic Water Distribution	$0.79	S.F.	11,534	30	1994	2024		16.67 %	0.00 %	5			$9,112
D2030	Sanitary Waste	$1.89	S.F.	11,534	30	1994	2024		16.67 %	0.00 %	5			$21,799
D3010	Energy Supply	$0.61	S.F.	11,534	30	2015	2045		86.67 %	0.00 %	26			$7,036
D3040	Distribution Systems	$11.81	S.F.	11,534	20	2015	2035		80.00 %	0.00 %	16			$136,217
D3050	Terminal & Package Units	$11.39	S.F.	11,534	15	2015	2030		73.33 %	0.00 %	11			$131,372
D3060	Controls & Instrumentation	$2.46	S.F.	11,534	15	2015	2030		73.33 %	0.00 %	11			$28,374
D4010	Sprinklers	$4.54	S.F.	11,534	30			2019	0.00 %	110.00 %	0		$57,601.00	$52,364
D4020	Standpipes	$0.00	S.F.	11,534	30			2019	0.00 %	0.00 %	0			$0
D5010	Electrical Service/Distribution	$2.55	S.F.	11,534	20	1994	2014	2025	30.00 %	0.00 %	6			$29,412
D5020	Branch Wiring	$5.28	S.F.	11,534	20	1994	2014	2025	30.00 %	0.94 %	6		$572.20	$60,900
D5020	Lighting	$7.92	S.F.	11,534	20	1994	2014	2025	30.00 %	0.00 %	6			$91,349
D5030810	Security & Detection Systems	$1.51	S.F.	11,534	20	1994	2014		0.00 %	110.00 %	-5		$19,158.00	$17,416
D5030910	Fire Alarm Systems	$2.74	S.F.	11,534	20	2002	2022		15.00 %	0.00 %	3			$31,603
D5030920	Data Communication	$3.56	S.F.	11,534	25	2002	2027		32.00 %	0.00 %	8			$41,061
D5090	Other Electrical Systems	$5.40	S.F.	11,534	15			2019	0.00 %	110.00 %	0		$68,512.00	$62,284
E1020	Institutional Equipment	$4.28	S.F.	11,534	20	1994	2014		0.00 %	110.00 %	-5		$54,302.00	$49,366
E2010	Fixed Furnishings	$3.43	S.F.	11,534	20	1994	2014	2025	30.00 %	0.00 %	6			$39,562
								Total	**49.57 %**	**16.53 %**			**$322,466.35**	**$1,950,826**

System Notes

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

System: B1020 - Roof Construction



Note:

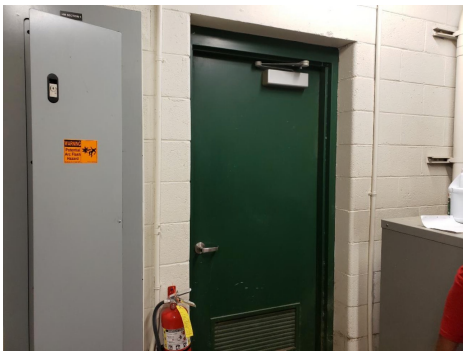
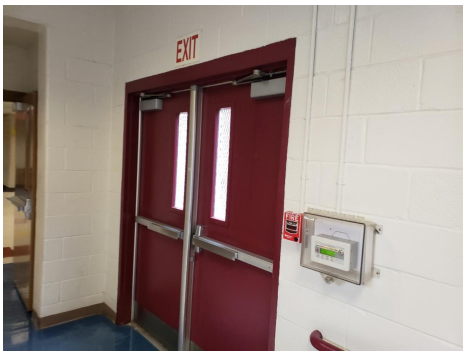
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors

Note:

System: B3010130 - Preformed Metal Roofing



Note:

System: C1010 - Partitions

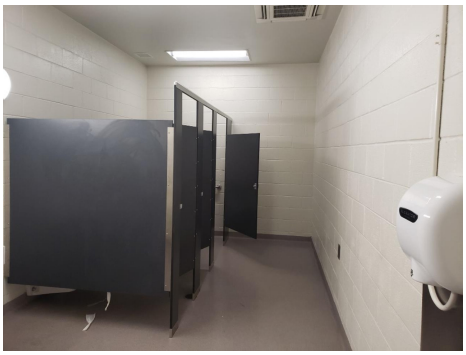

Note:

System: C1020 - Interior Doors



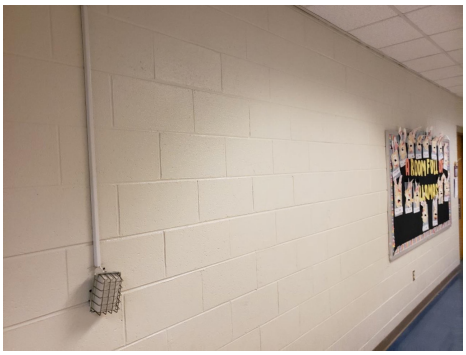
Note:

System: C1030 - Fittings



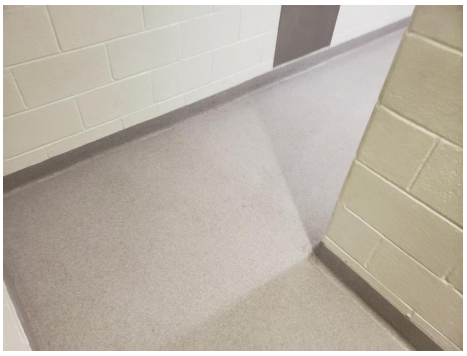
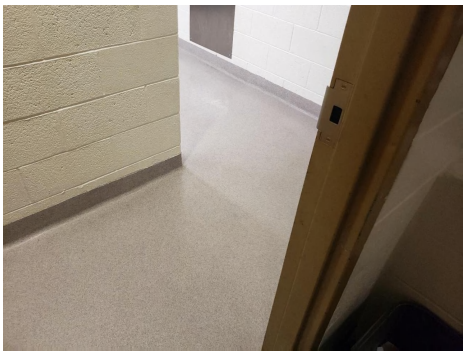
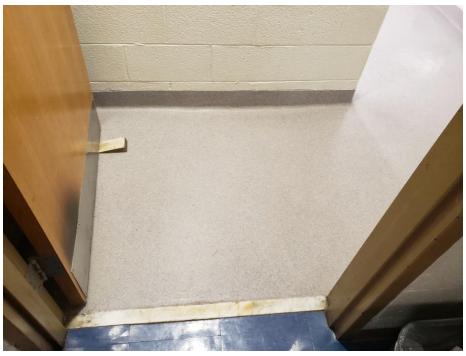

Note:

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy

Note:

System: C3020903 - VCT

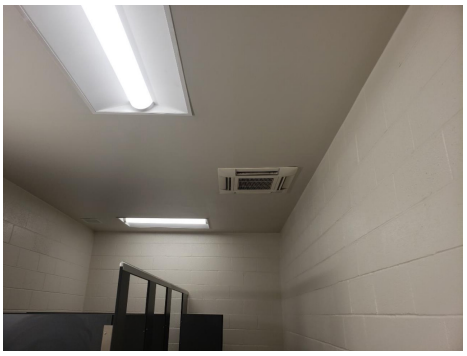


Note:

System: C3020999 - Other - Concrete Finish


Note:

System: C3030 - Ceiling Finishes


Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

System: D2030 - Sanitary Waste

Note:

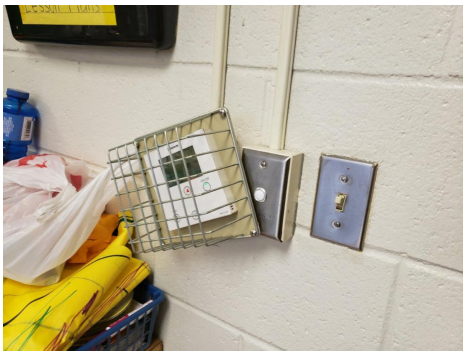
System: D3040 - Distribution Systems

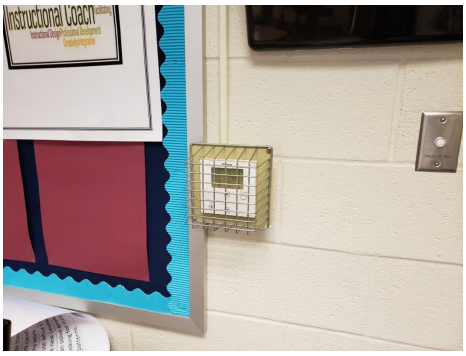
Note:

System: D3050 - Terminal & Package Units

Note:

System: D3060 - Controls & Instrumentation





Note:

System: D5010 - Electrical Service/Distribution

Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting

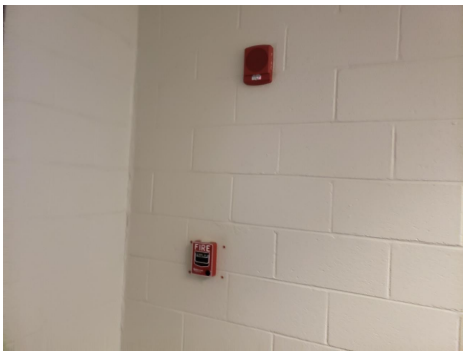
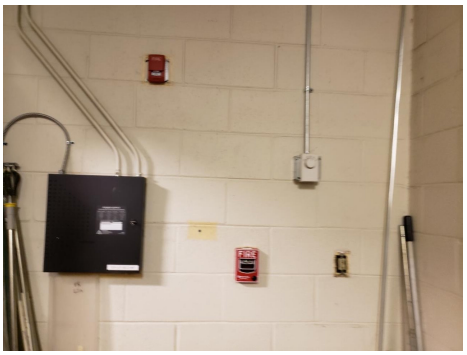


Note:

System: D5030810 - Security & Detection Systems

Note:

System: D5030910 - Fire Alarm Systems

Note:

System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment

Note:

System: 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%

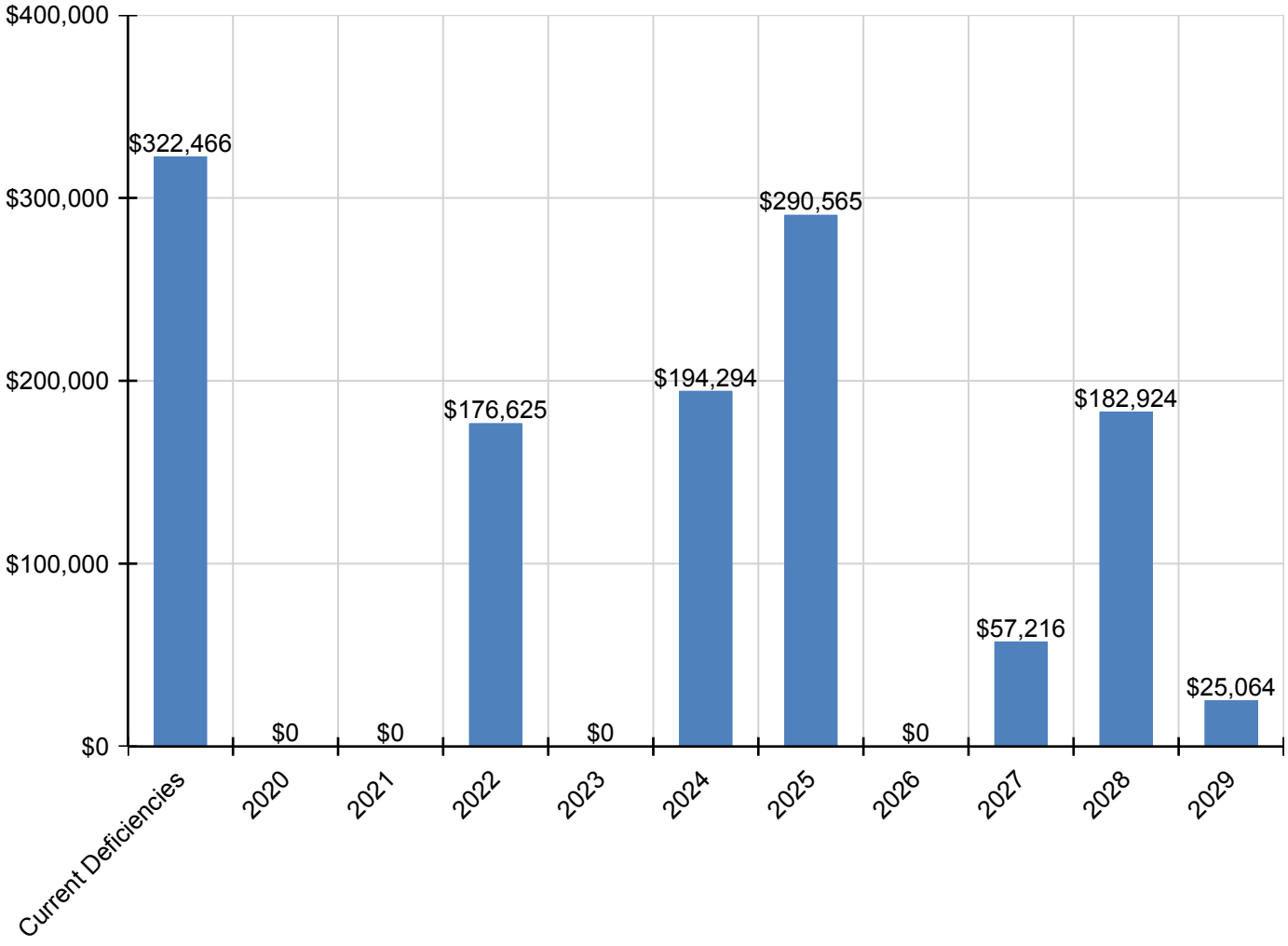
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$322,466**	**$0**	**$0**	**$176,625**	**$0**	**$194,294**	**$290,565**	**$0**	**$57,216**	**$182,924**	**$25,064**	**$1,249,155**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$140,757	$0	$0	$0	$0	$0	**$140,757**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$14,120	$0	$0	$0	$0	$0	**$14,120**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$182,924	$0	**$182,924**
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	$65,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$65,285**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,064	**$25,064**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020903 - VCT	$57,036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,036**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$138,639	$0	$0	$0	$0	$0	$0	$0	**$138,639**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$11,619	$0	$0	$0	$0	$0	**$11,619**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$27,798	$0	$0	$0	$0	$0	**$27,798**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$57,601	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$57,601**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$0	$38,631	$0	$0	$0	$0	**$38,631**
D5020 - Branch Wiring	$572	$0	$0	$0	$0	$0	$79,988	$0	$0	$0	$0	**$80,561**
D5020 - Lighting	$0	$0	$0	$0	$0	$0	$119,983	$0	$0	$0	$0	**$119,983**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$19,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,158**
D5030910 - Fire Alarm Systems	$0	$0	$0	$37,986	$0	$0	$0	$0	$0	$0	$0	**$37,986**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$57,216	$0	$0	**$57,216**
D5090 - Other Electrical Systems	$68,512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,512**
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	$54,302	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,302**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$0	$51,963	$0	$0	$0	$0	**$51,963**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

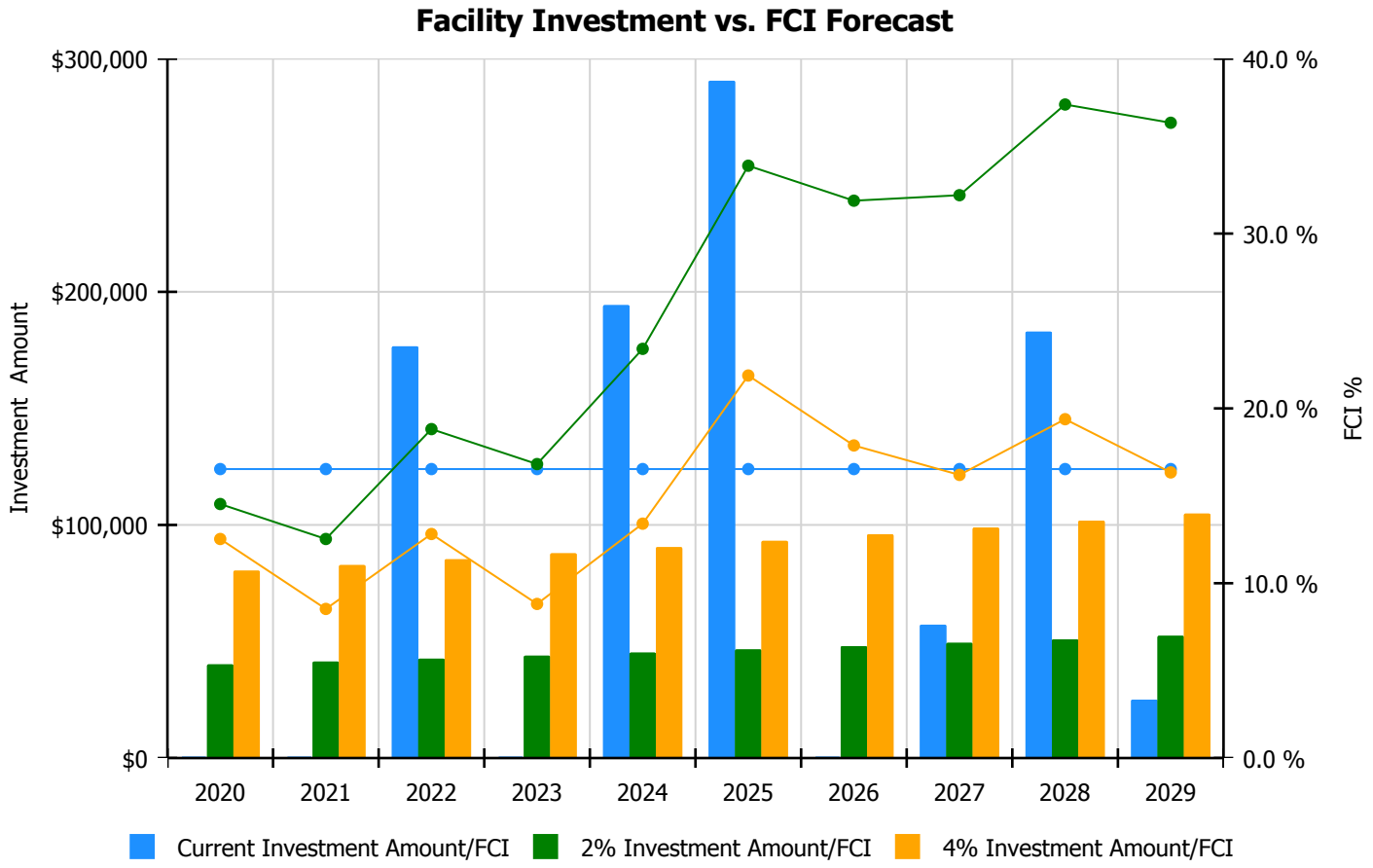
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

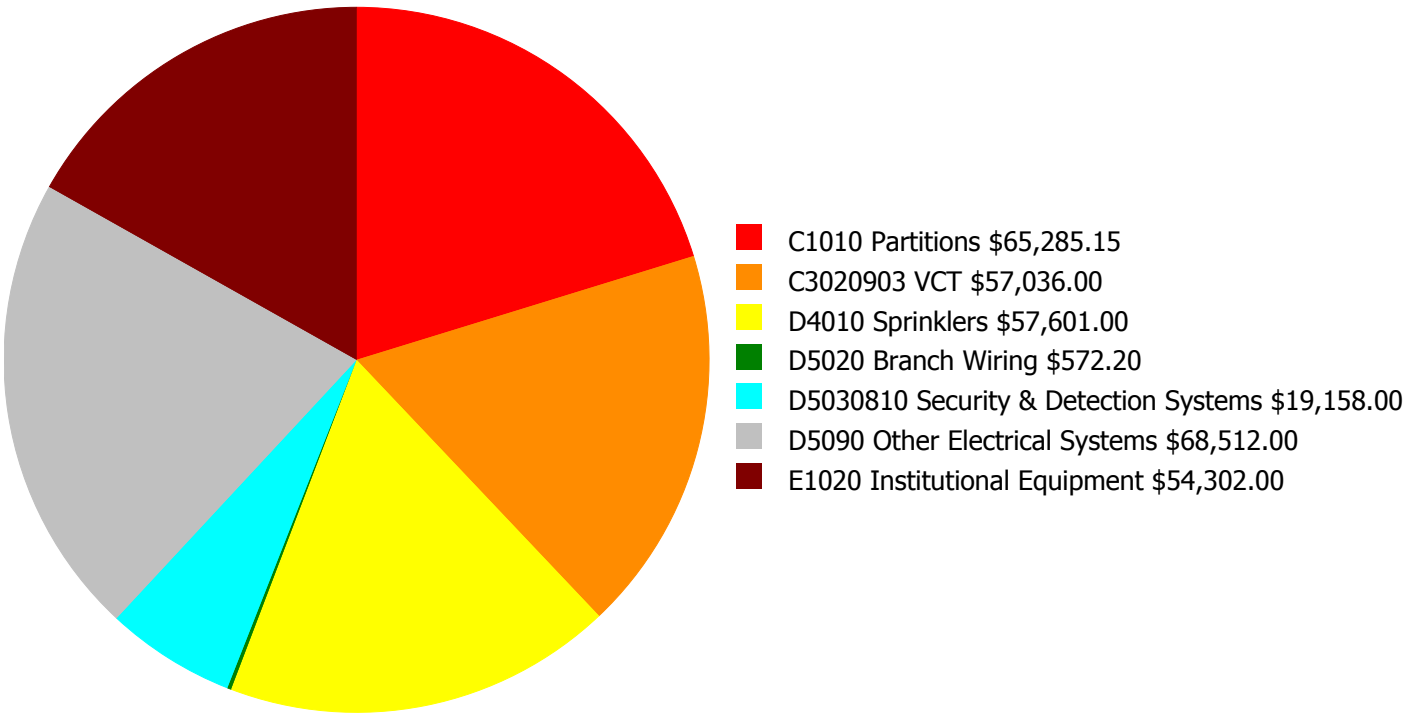
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 16.53%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$40,187.00	14.53 %	$80,374.00	12.53 %
2021	$0	$41,393.00	12.53 %	$82,785.00	8.53 %
2022	$176,625	$42,634.00	18.82 %	$85,269.00	12.82 %
2023	$0	$43,913.00	16.82 %	$87,827.00	8.82 %
2024	$194,294	$45,231.00	23.41 %	$90,462.00	13.41 %
2025	$290,565	$46,588.00	33.88 %	$93,176.00	21.88 %
2026	$0	$47,985.00	31.88 %	$95,971.00	17.88 %
2027	$57,216	$49,425.00	32.20 %	$98,850.00	16.20 %
2028	$182,924	$50,908.00	37.38 %	$101,815.00	19.38 %
2029	$25,064	$52,435.00	36.34 %	$104,870.00	16.34 %
Total:	**$926,689**	**$460,699.00**		**$921,399.00**	

Deficiency Summary by System

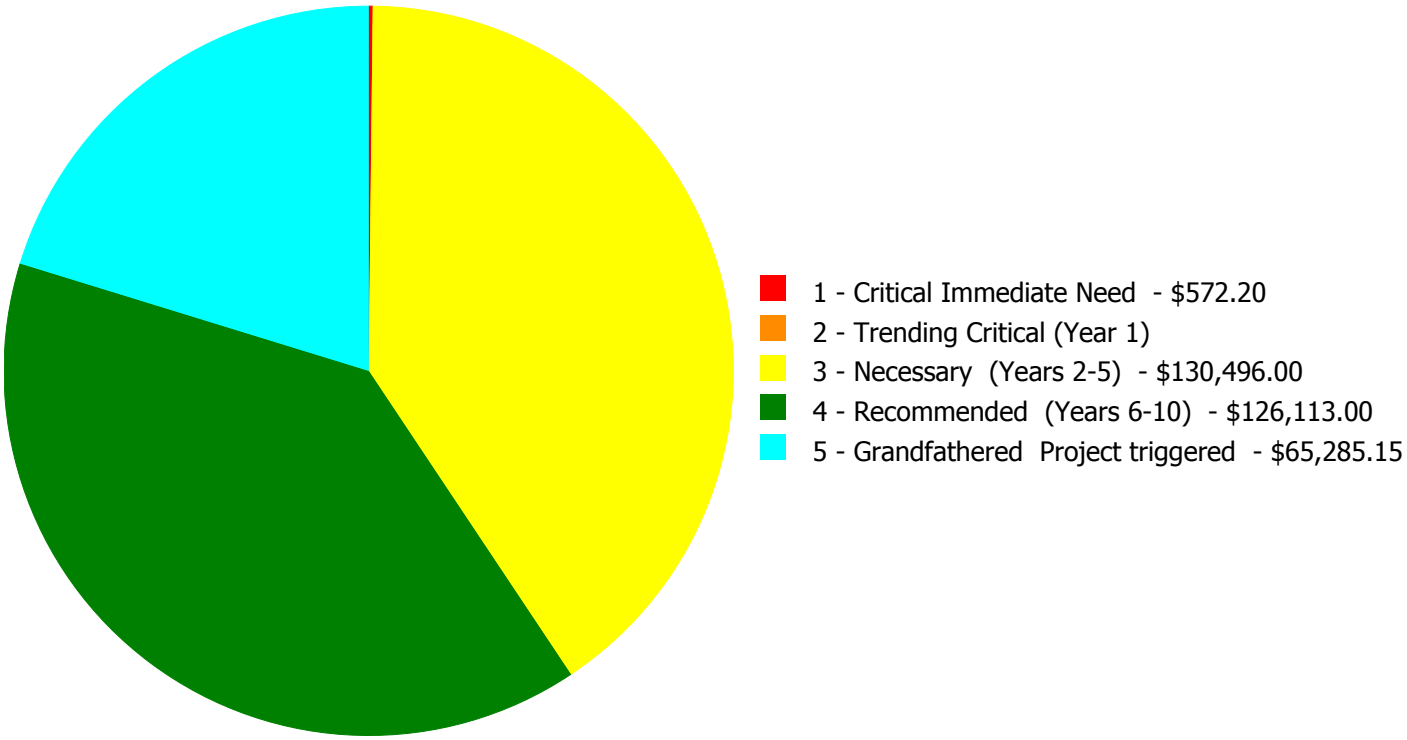
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $322,466.35

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: $322,466.35

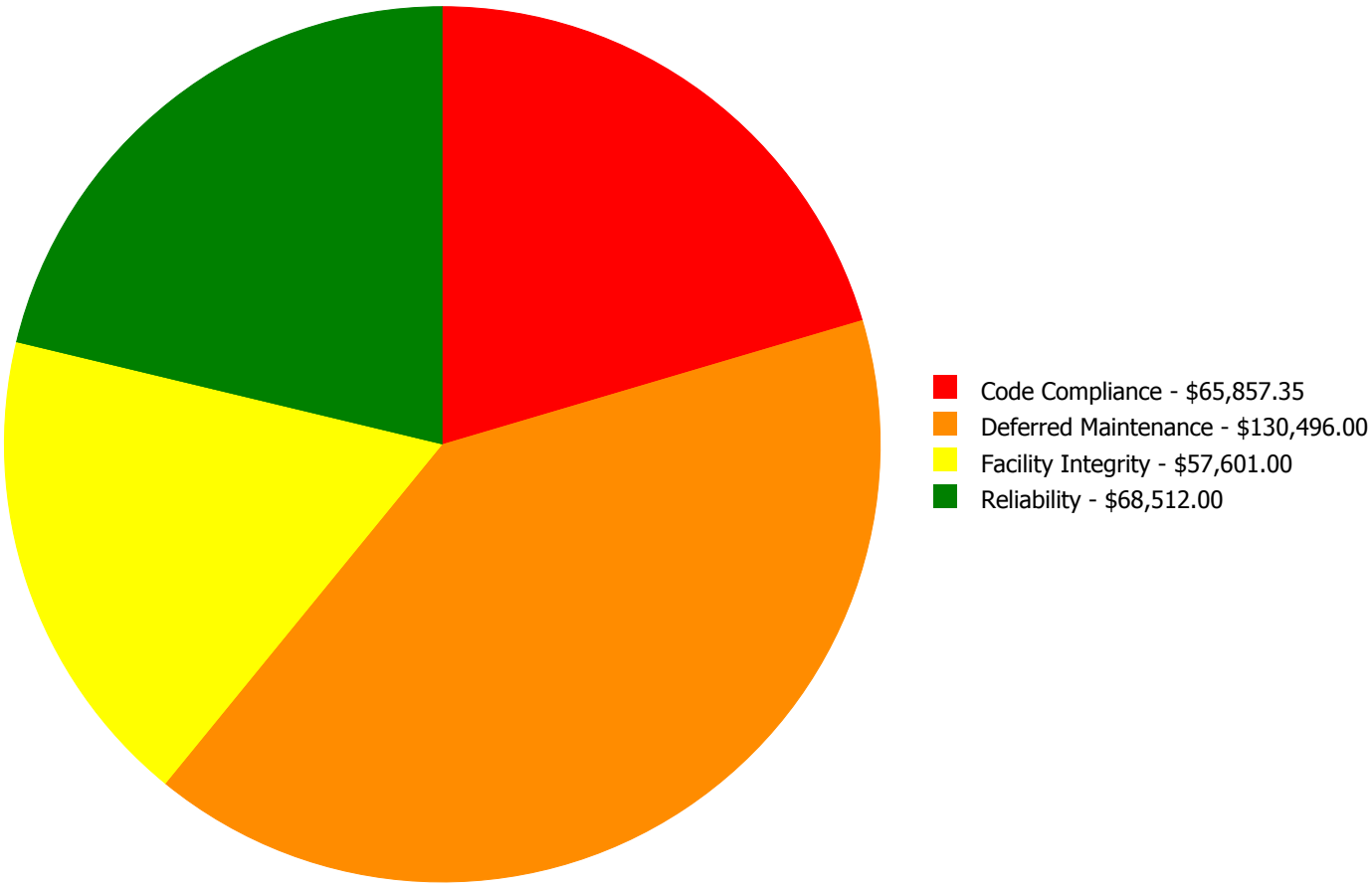
Deficiency By Priority Investment Table

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
C1010	Partitions	$0.00	$0.00	$0.00	$0.00	$65,285.15	$65,285.15
C3020903	VCT	$0.00	$0.00	$57,036.00	$0.00	$0.00	$57,036.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$57,601.00	$0.00	$57,601.00
D5020	Branch Wiring	$572.20	$0.00	$0.00	$0.00	$0.00	$572.20
D5030810	Security & Detection Systems	$0.00	$0.00	$19,158.00	$0.00	$0.00	$19,158.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$68,512.00	$0.00	$68,512.00
E1020	Institutional Equipment	$0.00	$0.00	$54,302.00	$0.00	$0.00	$54,302.00
	Total:	$572.20	$0.00	$130,496.00	$126,113.00	$65,285.15	$322,466.35

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: $322,466.35

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: D5020 - Branch Wiring

Location: Corridor
Distress: Failing
Category: Code Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace emergency egress light fixtures
Qty: 1.00
Unit of Measure: Ea.
Estimate: $572.20
Assessor Name: Jejuan Hall
Date Created: 02/07/2020

Notes: Emergency Exit sign direction is leading to the mechanical room which is not the path of egress travel. Repair or replace signage to the correct direction.

Priority 3 - Necessary (Years 2-5):

System: C3020903 - VCT

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,574.00
Unit of Measure: S.F.
Estimate: $57,036.00
Assessor Name: Jejuan Hall
Date Created: 01/29/2020

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

System: D5030810 - Security & Detection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,534.00
Unit of Measure: S.F.
Estimate: $19,158.00
Assessor Name: Jejuan Hall
Date Created: 01/29/2020

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 11,534.00
Unit of Measure: S.F.
Estimate: $54,302.00
Assessor Name: Jejuan Hall
Date Created: 09/17/2015

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Facility Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,534.00
Unit of Measure: S.F.
Estimate: $57,601.00
Assessor Name: Jejuan Hall
Date Created: 08/12/2013

Notes: Facility lacks sprinkler system. Install per cllient standards.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 11,534.00
Unit of Measure: S.F.
Estimate: $68,512.00
Assessor Name: Jejuan Hall
Date Created: 08/12/2013

Notes: No emergency generator, client standard required.

Priority 5 - Grandfathered Project triggered:

System: C1010 - Partitions

Location: Classroom C004 C001
Distress: Failing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Remodel space to comply with exit path requirement
Qty: 1,000.00
Unit of Measure: S.F.
Estimate: $65,285.15
Assessor Name: Jejuan Hall
Date Created: 02/07/2020

Notes: The 1994 is a non-sprinklered building with a dead end corridor greater than 20'. Classrooms C004, C001 and Storage C003 are further the minimum allowable distance by code. Remodel this area either to create an exit where the storage C003 is or to reduce the corridor travel distance to comply with current codes.

Executive Summary

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

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

Function:	Elementary
Gross Area (SF):	70,895
Year Built:	2002
Last Renovation:	
Replacement Value:	$12,717,694
Repair Cost:	$428,923.45
Total FCI:	3.37 %
Total RSLI:	60.73 %
FCA Score:	96.63

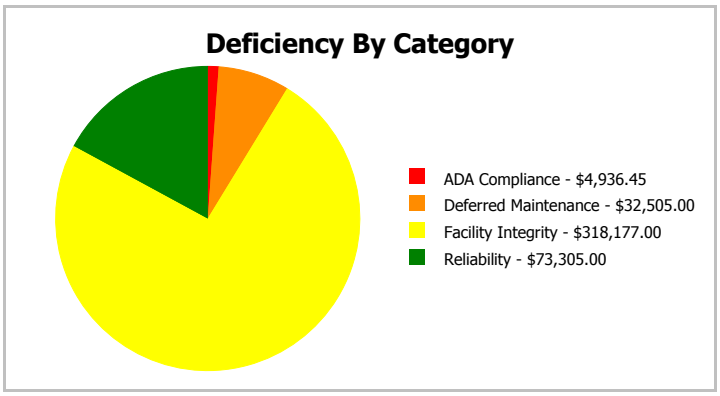
Description:

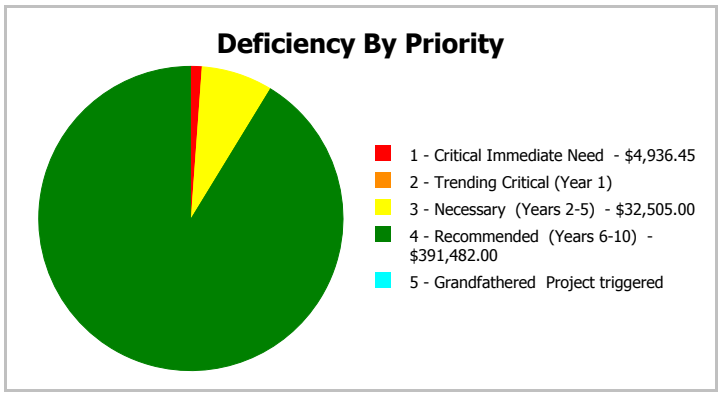
The narrative for this building is included in the Executive Summary Description at the front of this report.

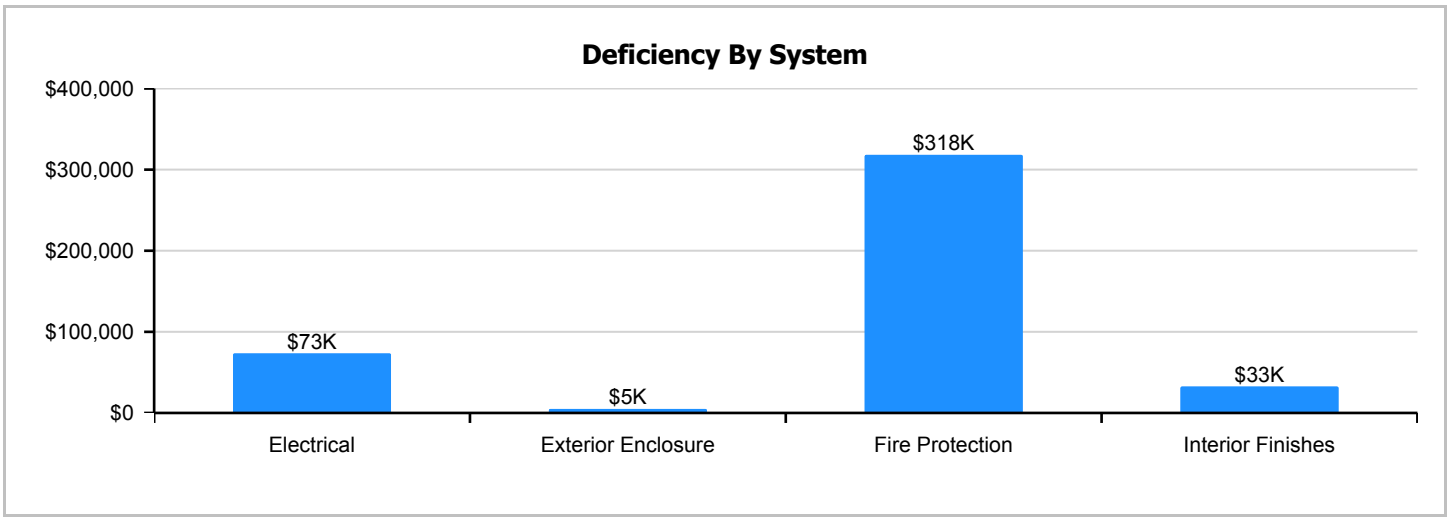
Attributes: This asset has no attributes.

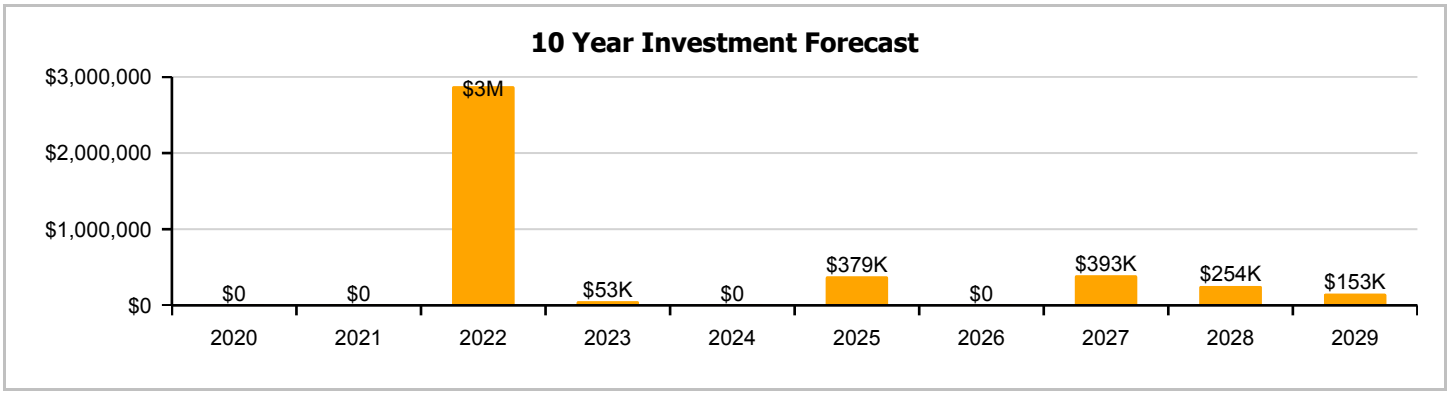
Dashboard Summary

Function:	Elementary	Gross Area:	70,895
Year Built:	2002	Last Renovation:	
Repair Cost:	$428,923	Replacement Value:	$12,717,694
FCI:	3.37 %	RSLI%:	60.73 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	83.00 %	0.00 %	$0.00
B10 - Superstructure	83.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	66.89 %	0.30 %	$4,936.45
B30 - Roofing	42.23 %	0.00 %	$0.00
C10 - Interior Construction	78.96 %	0.00 %	$0.00
C20 - Stairs	83.00 %	0.00 %	$0.00
C30 - Interior Finishes	26.86 %	2.82 %	$32,505.00
D10 - Conveying	15.00 %	0.00 %	$0.00
D20 - Plumbing	81.42 %	0.00 %	$0.00
D30 - HVAC	77.83 %	0.00 %	$0.00
D40 - Fire Protection	6.12 %	89.40 %	$318,177.00
D50 - Electrical	17.00 %	4.46 %	$73,305.00
E10 - Equipment	15.00 %	0.00 %	$0.00
E20 - Furnishings	15.00 %	0.00 %	$0.00
Totals:	**60.73 %**	**3.37 %**	**$428,923.45**

Photo Album

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

1). North Elevation - Nov 14, 2019

2). Northeast Elevation - Nov 14, 2019

3). East Elevation - Nov 14, 2019

4). Southeast Elevation - Nov 14, 2019

5). West Elevation - Nov 14, 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.	70,895	100	2002	2102		83.00 %	0.00 %	83			$522,496
A1030	Slab on Grade	$6.22	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$440,967
B1010	Floor Construction	$18.73	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$1,327,863
B1020	Roof Construction	$12.10	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$857,830
B2010	Exterior Walls	$13.80	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$978,351
B2020	Exterior Windows	$8.60	S.F.	70,895	30	2002	2032		43.33 %	0.00 %	13			$609,697
B2030	Exterior Doors	$0.84	S.F.	70,895	30	2002	2032		43.33 %	8.29 %	13		$4,936.45	$59,552
B3010105	Built-Up	$7.15	S.F.	17,367	25	2003	2028		36.00 %	0.00 %	9			$124,174
B3010130	Preformed Metal Roofing	$8.50	S.F.	19,458	30	2003	2033		46.67 %	0.00 %	14			$165,393
B3020	Roof Openings	$0.50	S.F.	17,367	30	2003	2033		46.67 %	0.00 %	14			$8,684
C1010	Partitions	$5.59	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$396,303
C1020	Interior Doors	$3.65	S.F.	70,895	40	2002	2042		57.50 %	0.00 %	23			$258,767
C1030	Fittings	$2.65	S.F.	70,895	20	2019	2039		100.00 %	0.00 %	20			$187,872
C2010	Stair Construction	$2.83	S.F.	70,895	100	2002	2102		83.00 %	0.00 %	83			$200,633
C3010220	Tile	$9.25	S.F.	705	30	2002	2032		43.33 %	0.00 %	13			$6,521
C3010230	Paint & Covering	$1.47	S.F.	70,190	10	2002	2012		0.00 %	0.00 %	-7			$103,179
C3020405	Epoxy	$17.30	S.F.	2,490	15	2019	2034		100.00 %	0.00 %	15			$43,077
C3020420	Ceramic Tile	$16.74	S.F.	705	50	2002	2052		66.00 %	0.00 %	33			$11,802
C3020901	Carpet	$7.50	S.F.	3,940	8	2002	2010		0.00 %	110.00 %	-9		$32,505.00	$29,550
C3020903	VCT	$3.48	S.F.	55,095	15	2002	2017	2025	40.00 %	0.00 %	6			$191,731
C3020999	Other - Concrete Finish	$6.87	S.F.	130	100	2002	2102		83.00 %	0.00 %	83			$893
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	690	10	2002	2012	2025	60.00 %	0.00 %	6			$18,402
C3020999	Other - Wood	$13.79	S.F.	7,845	50	2002	2052		66.00 %	0.00 %	33			$108,183
C3030	Ceiling Finishes	$9.00	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$638,055
D1010	Elevators and Lifts	$1.25	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$88,619
D2010	Plumbing Fixtures	$6.37	S.F.	70,895	20	2019	2039		100.00 %	0.00 %	20			$451,601
D2020	Domestic Water Distribution	$0.72	S.F.	70,895	30	2002	2032		43.33 %	0.00 %	13			$51,044
D2030	Sanitary Waste	$1.69	S.F.	70,895	30	2002	2032		43.33 %	0.00 %	13			$119,813
D2040	Rain Water Drainage	$0.40	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$28,358
D3010	Energy Supply	$0.61	S.F.	70,895	30	2015	2045		86.67 %	0.00 %	26			$43,246
D3020	Heat Generating Systems	$4.00	S.F.	70,895	20	2015	2035		80.00 %	0.00 %	16			$283,580
D3030	Cooling Generating Systems	$6.78	S.F.	70,895	20	2015	2035		80.00 %	0.00 %	16			$480,668

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 $
D3040	Distribution Systems	$10.62	S.F.	70,895	20	2015	2035		80.00 %	0.00 %	16			$752,905
D3050	Terminal & Package Units	$9.30	S.F.	70,895	15	2015	2030		73.33 %	0.00 %	11			$659,324
D3060	Controls & Instrumentation	$2.20	S.F.	70,895	15	2015	2030		73.33 %	0.00 %	11			$155,969
D4010	Sprinklers	$4.08	S.F.	70,895	30			2019	0.00 %	110.00 %	0		$318,177.00	$289,252
D4020	Standpipes	$0.34	S.F.	70,895	30	2002	2032		43.33 %	0.00 %	13			$24,104
D4090	Other Fire Protection Systems	$0.60	S.F.	70,895	15	2008	2023		26.67 %	0.00 %	4			$42,537
D5010	Electrical Service/Distribution	$2.55	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$180,782
D5020	Branch Wiring	$4.75	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$336,751
D5020	Lighting	$7.12	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$504,772
D5030810	Security & Detection Systems	$1.51	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$107,051
D5030910	Fire Alarm Systems	$2.74	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$194,252
D5030920	Data Communication	$3.56	S.F.	70,895	25	2002	2027		32.00 %	0.00 %	8			$252,386
D5090	Other Electrical Systems	$0.94	S.F.	70,895	15			2019	0.00 %	110.00 %	0		$73,305.00	$66,641
E1020	Institutional Equipment	$1.36	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$96,417
E1090	Other Equipment	$1.16	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$82,238
E2010	Fixed Furnishings	$1.91	S.F.	70,895	20	2002	2022		15.00 %	0.00 %	3			$135,409
								Total	**60.73 %**	**3.37 %**			**$428,923.45**	**$12,717,694**

System Notes

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

System: B1020 - Roof Construction


Note:

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

System: B3010130 - Preformed Metal Roofing



Note:

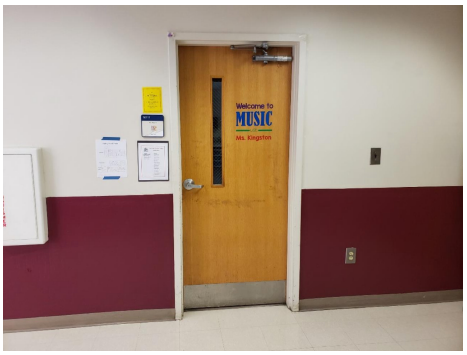
System: B3020 - Roof Openings

Note:

System: C1010 - Partitions

Note:

System: C1020 - Interior Doors

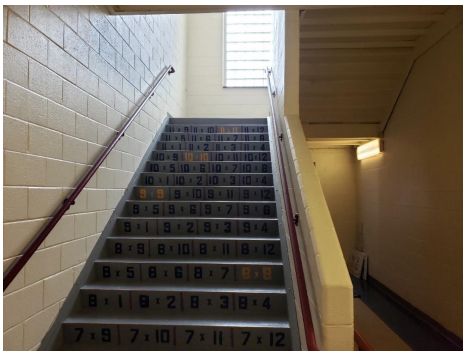
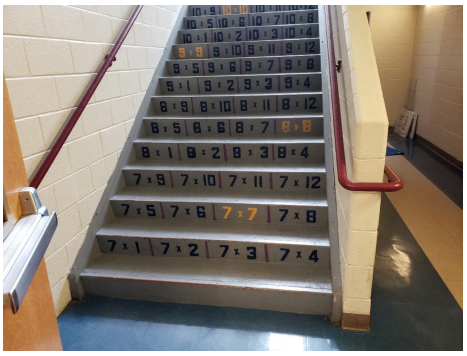
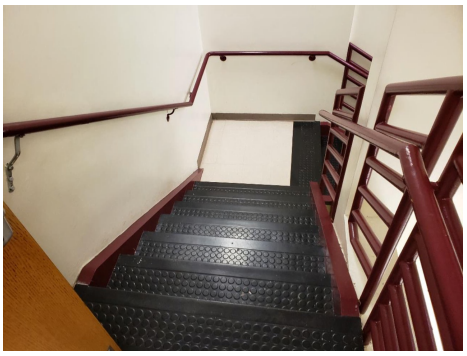


Note:

System: C1030 - Fittings

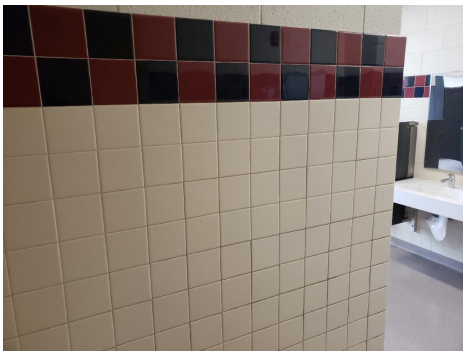

Note:

System: C2010 - Stair Construction

Note:

System: C3010220 - Tile


Note:

System: C3010230 - Paint & Covering



Note:

System: C3020405 - Epoxy

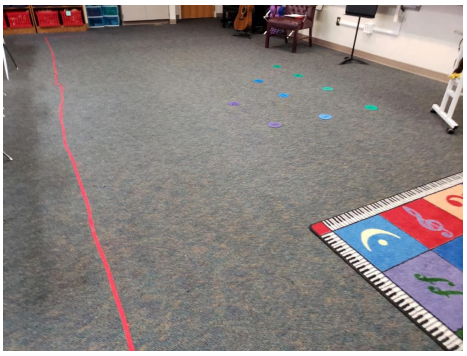

Note:

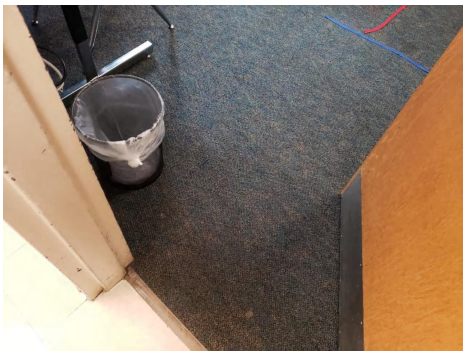
System: C3020420 - Ceramic Tile



Note:

System: C3020901 - Carpet





Note:

System: C3020903 - VCT

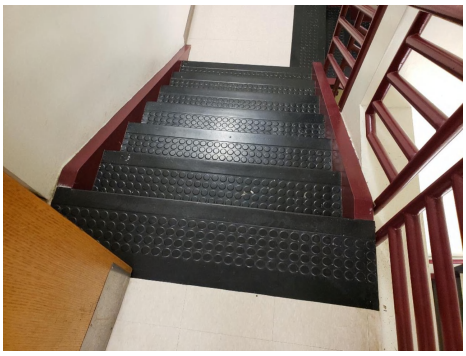


Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene

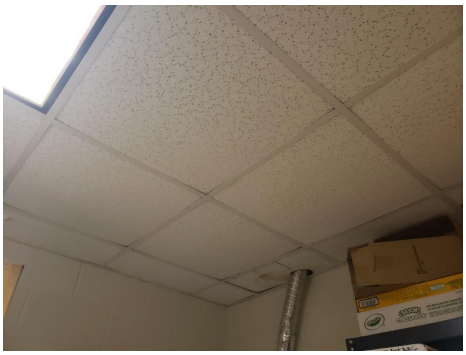




Note:

System: C3020999 - Other - Wood


Note:

System: C3030 - Ceiling Finishes



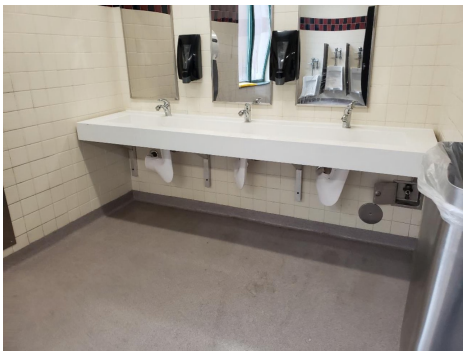
Note:

System: D1010 - Elevators and Lifts



Note:

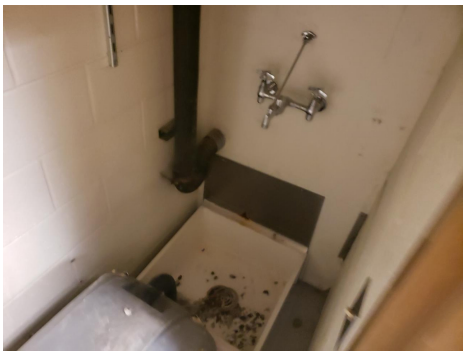
System: D2010 - Plumbing Fixtures


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:

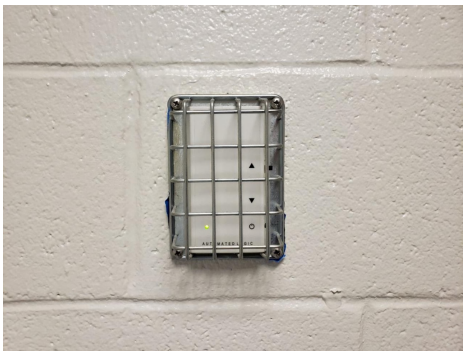
System: D3040 - Distribution Systems

Note:

System: D3050 - Terminal & Package Units

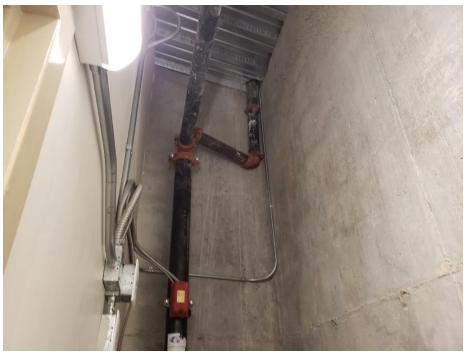

Note:

System: D3060 - Controls & Instrumentation


Note:

System: D4020 - Standpipes




Note:

System: D4090 - Other Fire Protection Systems



Note:

System: D5010 - Electrical Service/Distribution


Note:

System: D5020 - Branch Wiring



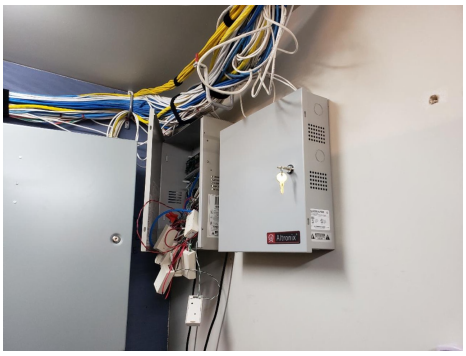
Note:

System: D5020 - Lighting



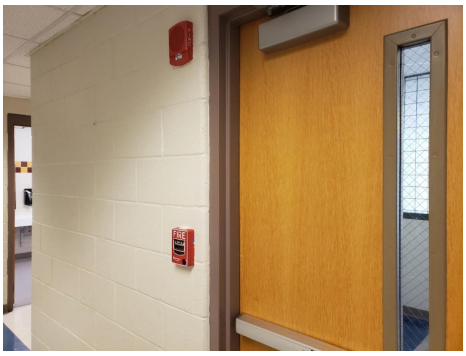
Note:

System: D5030810 - Security & Detection Systems



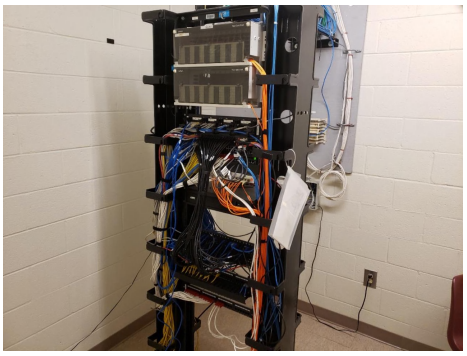

Note:

System: D5030910 - Fire Alarm Systems

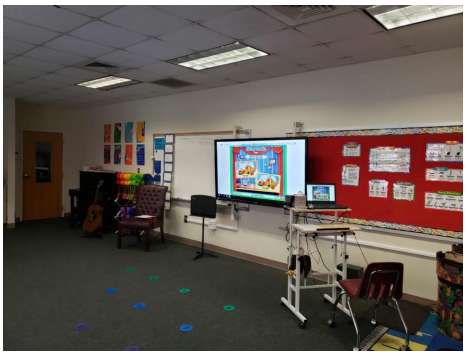
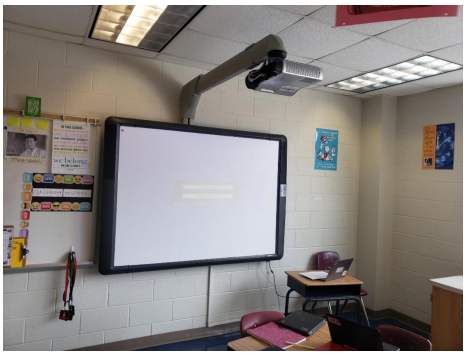
Note:

System: D5030920 - Data Communication


Note:

System: E1020 - Institutional Equipment

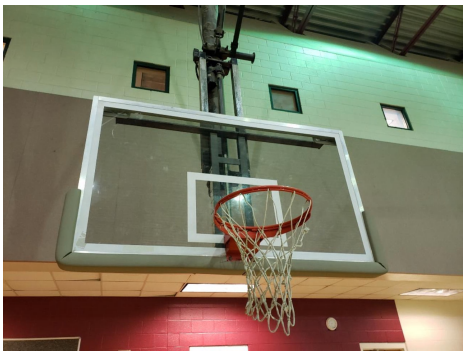
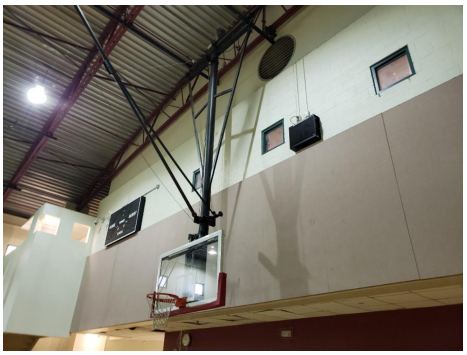






Note:

System: E1090 - Other Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$428,923**	**$0**	**$0**	**$2,876,033**	**$52,664**	**$0**	**$379,022**	**$0**	**$392,863**	**$254,369**	**$152,530**	**$4,536,406**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$4,936	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,936**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$0	$0	$0	$254,369	$0	**$254,369**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** C2010 - Stair Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

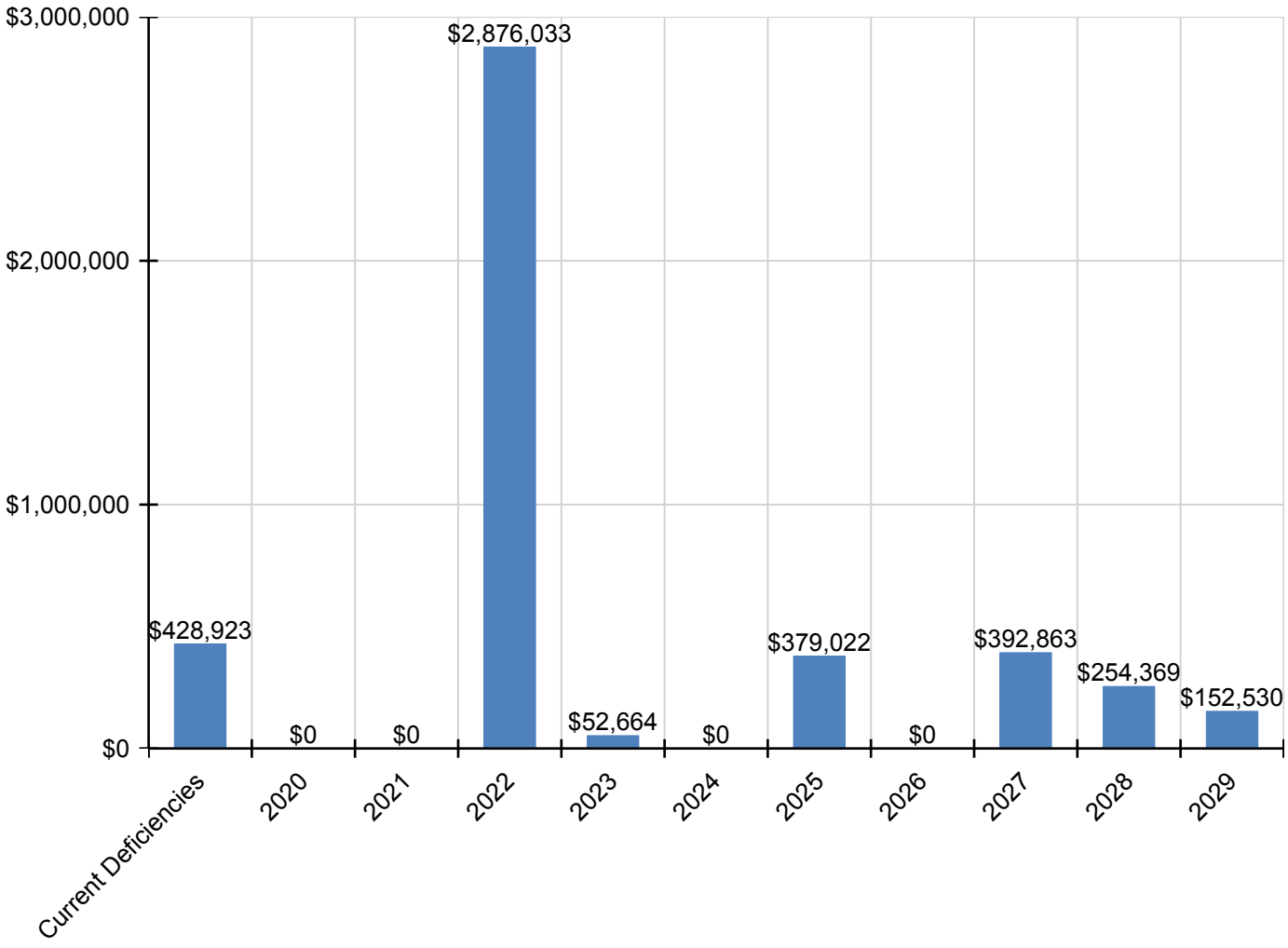
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$152,530	**$152,530**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020405 - Epoxy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$32,505	$0	$0	$0	$0	$0	$0	$0	$41,176	$0	$0	**$73,681**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$354,851	$0	$0	$0	$0	**$354,851**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$0	$0	$0	$0	$0	$0	$24,171	$0	$0	$0	$0	**$24,171**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$766,942	$0	$0	$0	$0	$0	$0	$0	**$766,942**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$106,520	$0	$0	$0	$0	$0	$0	$0	**$106,520**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$34,087	$0	$0	$0	$0	$0	$0	$0	**$34,087**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$318,177	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$318,177**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$0	$0	$0	$0	$52,664	$0	$0	$0	$0	$0	$0	**$52,664**
D50 - Electrical	$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
D5010 - Electrical Service/Distribution	$0	$0	$0	$217,300	$0	$0	$0	$0	$0	$0	$0	**$217,300**
D5020 - Branch Wiring	$0	$0	$0	$404,774	$0	$0	$0	$0	$0	$0	$0	**$404,774**
D5020 - Lighting	$0	$0	$0	$606,737	$0	$0	$0	$0	$0	$0	$0	**$606,737**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$128,676	$0	$0	$0	$0	$0	$0	$0	**$128,676**
D5030910 - Fire Alarm Systems	$0	$0	$0	$233,492	$0	$0	$0	$0	$0	$0	$0	**$233,492**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$351,687	$0	$0	**$351,687**
D5090 - Other Electrical Systems	$73,305	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$73,305**
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$115,894	$0	$0	$0	$0	$0	$0	$0	**$115,894**
E1090 - Other Equipment	$0	$0	$0	$98,850	$0	$0	$0	$0	$0	$0	$0	**$98,850**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$162,762	$0	$0	$0	$0	$0	$0	$0	**$162,762**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

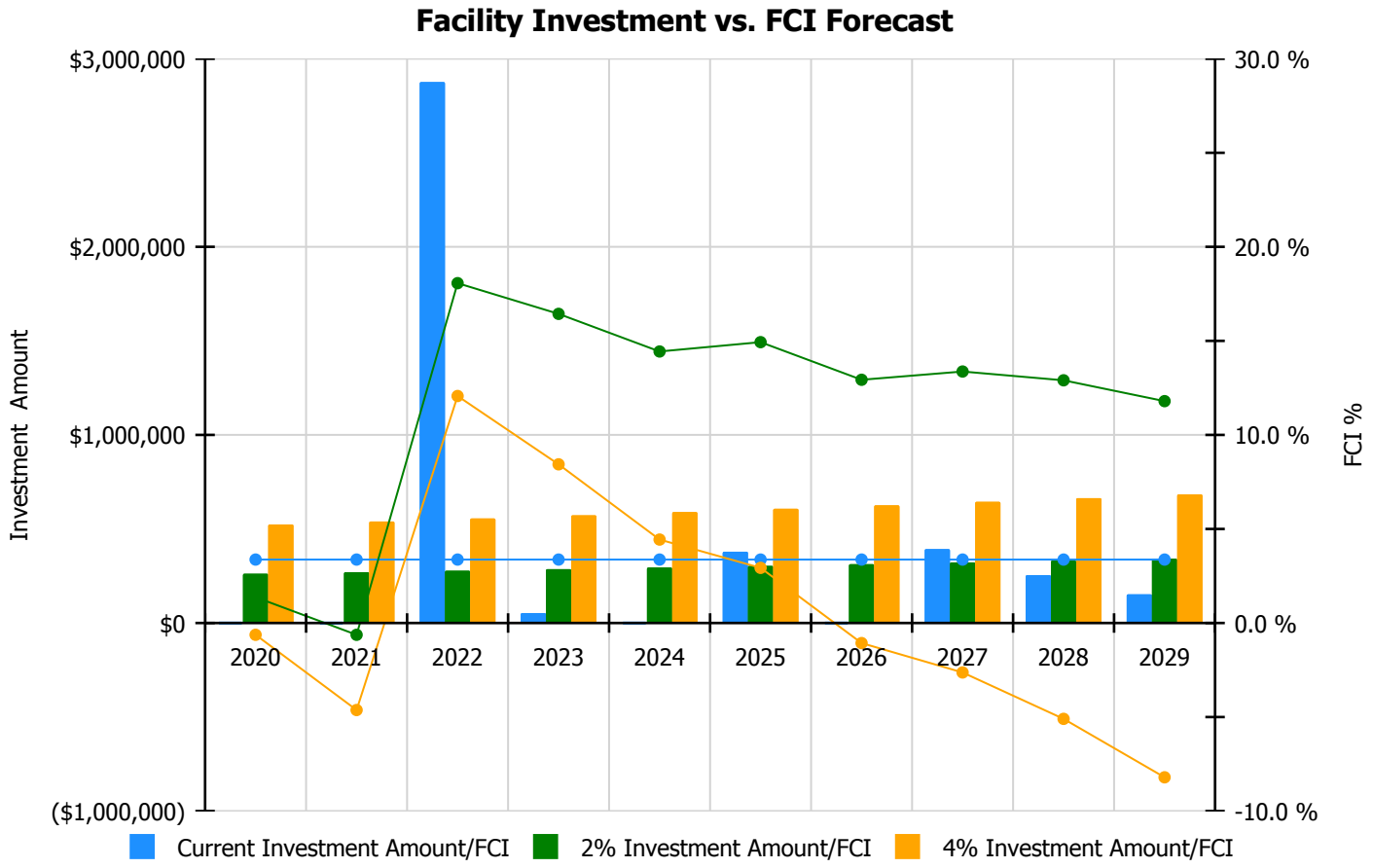
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

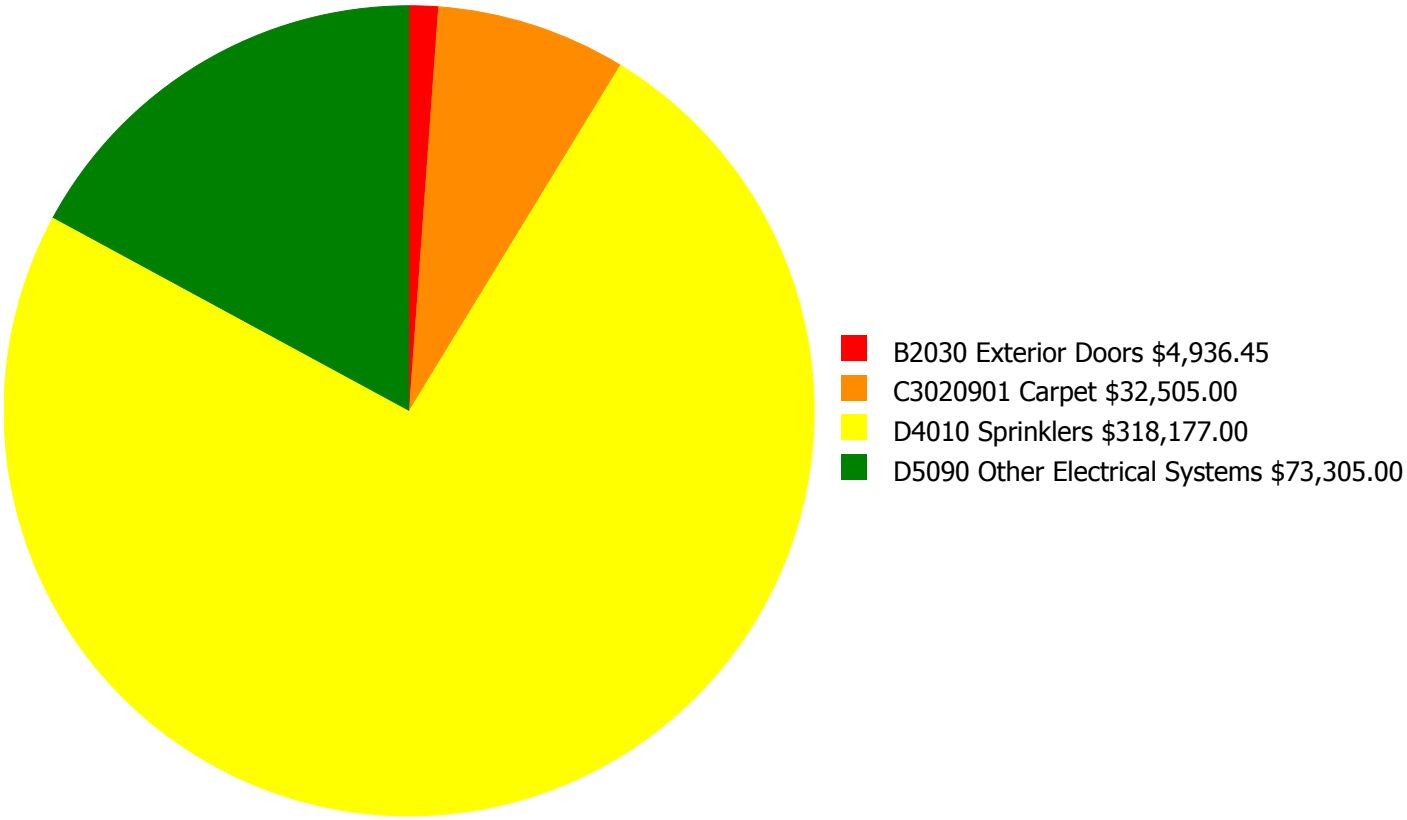
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 3.37%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$261,984.00	1.37 %	$523,969.00	-0.63 %
2021	$0	$269,844.00	-0.63 %	$539,688.00	-4.63 %
2022	$2,876,033	$277,939.00	18.07 %	$555,879.00	12.07 %
2023	$52,664	$286,278.00	16.44 %	$572,555.00	8.44 %
2024	$0	$294,866.00	14.44 %	$589,732.00	4.44 %
2025	$379,022	$303,712.00	14.93 %	$607,424.00	2.93 %
2026	$0	$312,823.00	12.93 %	$625,646.00	-1.07 %
2027	$392,863	$322,208.00	13.37 %	$644,416.00	-2.63 %
2028	$254,369	$331,874.00	12.90 %	$663,748.00	-5.10 %
2029	$152,530	$341,830.00	11.80 %	$683,661.00	-8.20 %
Total:	**$4,107,482**	**$3,003,358.00**		**$6,006,718.00**	

Deficiency Summary by System

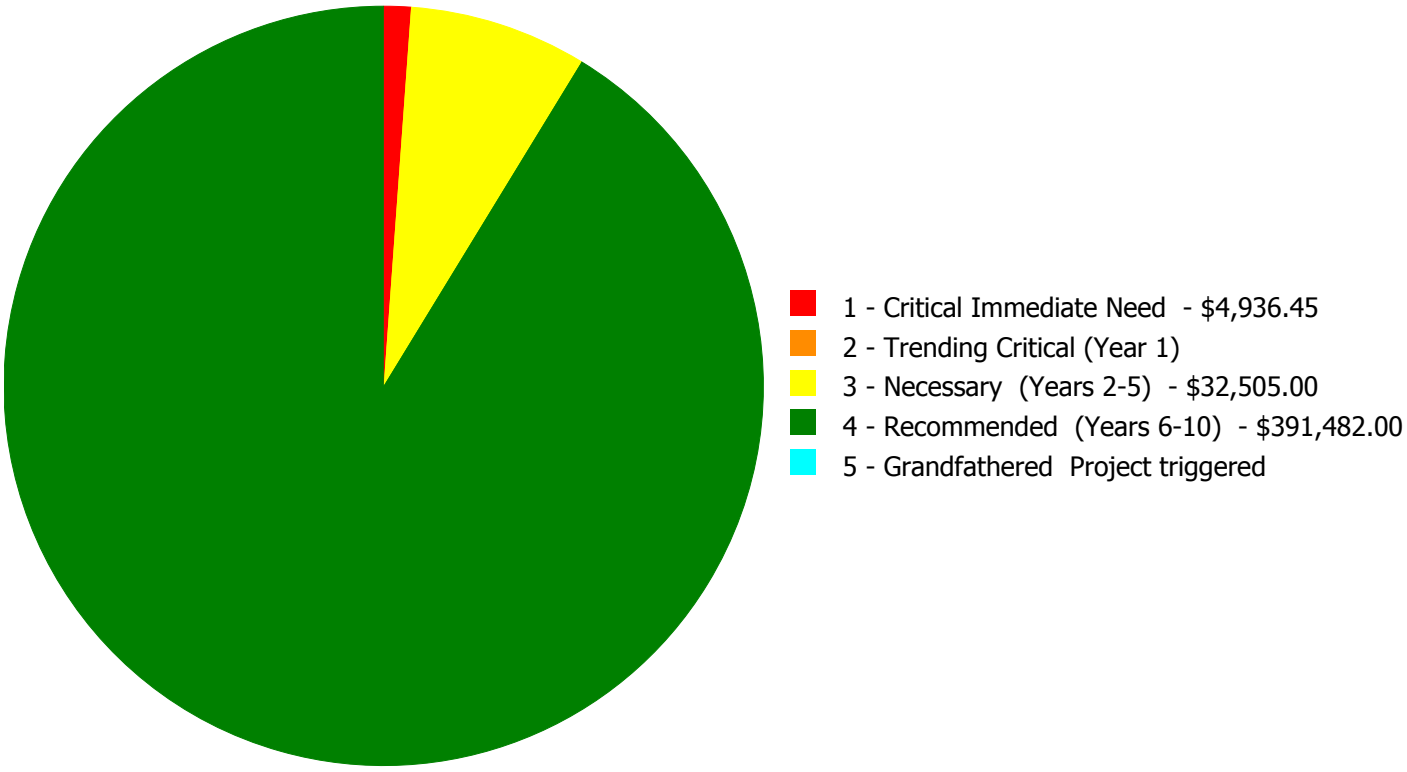
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $428,923.45

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: $428,923.45

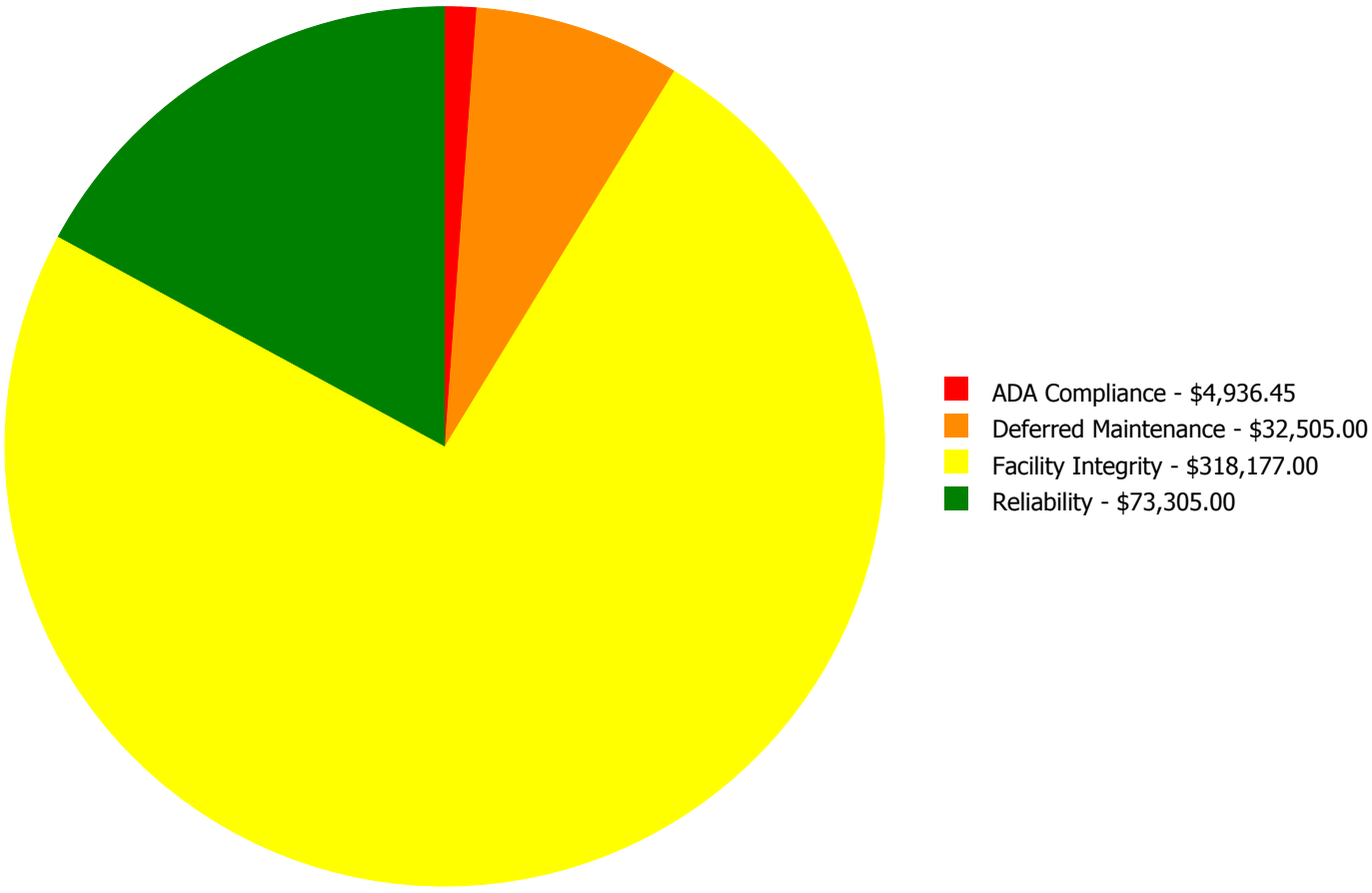
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B2030	Exterior Doors	$4,936.45	$0.00	$0.00	$0.00	$0.00	$4,936.45
C3020901	Carpet	$0.00	$0.00	$32,505.00	$0.00	$0.00	$32,505.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$318,177.00	$0.00	$318,177.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$73,305.00	$0.00	$73,305.00
	Total:	$4,936.45	$0.00	$32,505.00	$391,482.00	$0.00	$428,923.45

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: $428,923.45

Deficiency Details by Priority

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

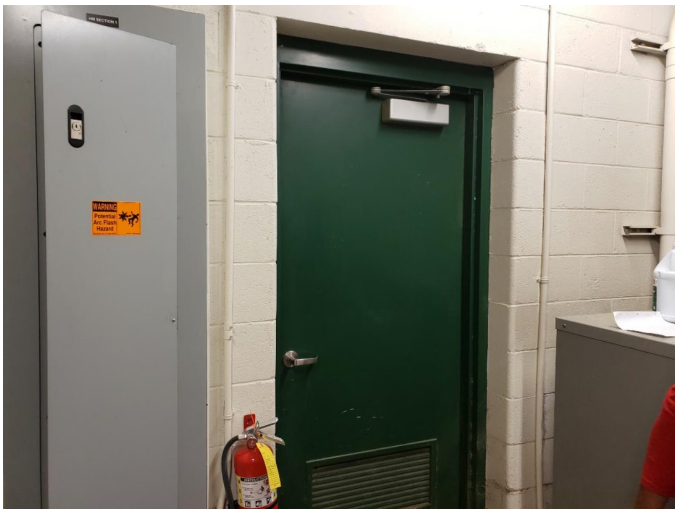
Priority 1 - Critical Immediate Need:

System: B2030 - Exterior Doors

Location: Exterior Door
Distress: Failing
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace 3'-0" x 7'-0" steel louvered door
Qty: 2.00
Unit of Measure: Ea.
Estimate: $3,051.19
Assessor Name: Jejuan Hall
Date Created: 02/07/2020

Notes: Mechanical Room is poorly ventilator per code requirements. Provide louvered door.

System: B2030 - Exterior Doors



Location: Electrical Room
Distress: Missing
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace door panic device
Qty: 1.00
Unit of Measure: Ea.
Estimate: $1,885.26
Assessor Name: Jejuan Hall
Date Created: 02/07/2020

Notes: The electrical room has equipment rated 1600 Amps and requires exit doors with fire exit hardware which are missing. Install panic hardware device per Code compliance.

Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,940.00
Unit of Measure: S.F.
Estimate: $32,505.00
Assessor Name: Jejuan Hall
Date Created: 02/05/2020

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

Priority 4 - Recommended (Years 6-10):

System: D4010 - Sprinklers

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Facility Integrity
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 70,895.00
Unit of Measure: S.F.
Estimate: $318,177.00
Assessor Name: Jejuan Hall
Date Created: 08/12/2013

Notes: Facility lacks sprinkler system. Install per cllient standards.

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 70,895.00
Unit of Measure: S.F.
Estimate: $73,305.00
Assessor Name: Jejuan Hall
Date Created: 08/12/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	
Gross Area (SF):	82,429
Year Built:	1994
Last Renovation:	
Replacement Value:	$2,174,477
Repair Cost:	$518.63
Total FCI:	0.02 %
Total RSLI:	29.98 %
FCA Score:	99.98

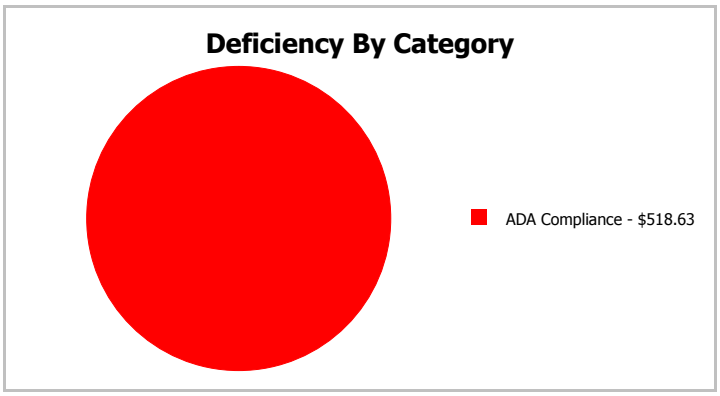
Description:

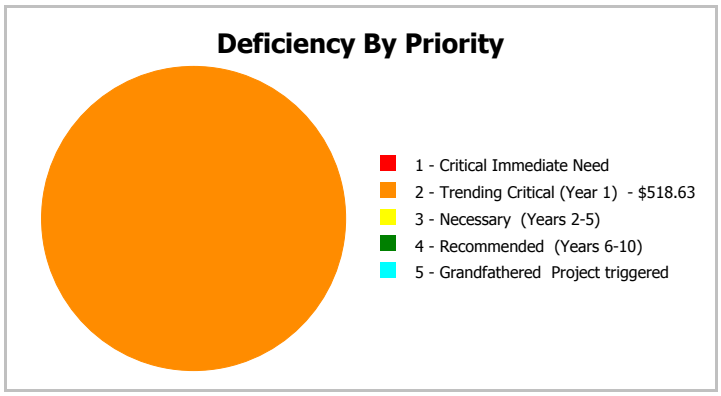
The narrative for this site is included in the Executive Summary Description at the front of this report.

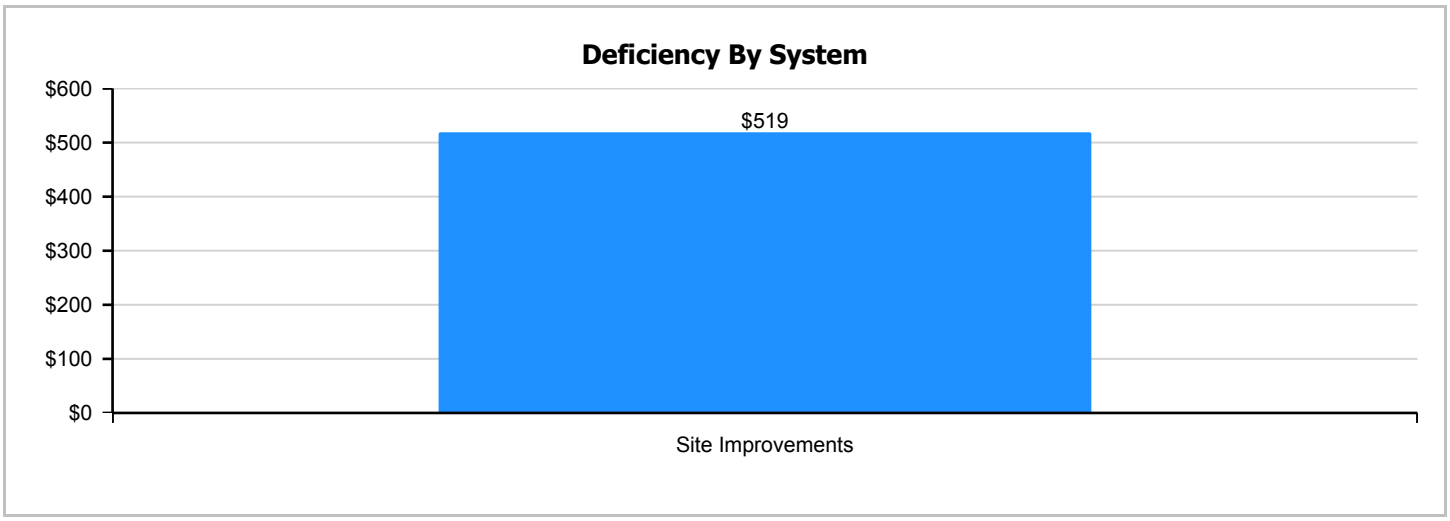
Attributes: This asset has no attributes.

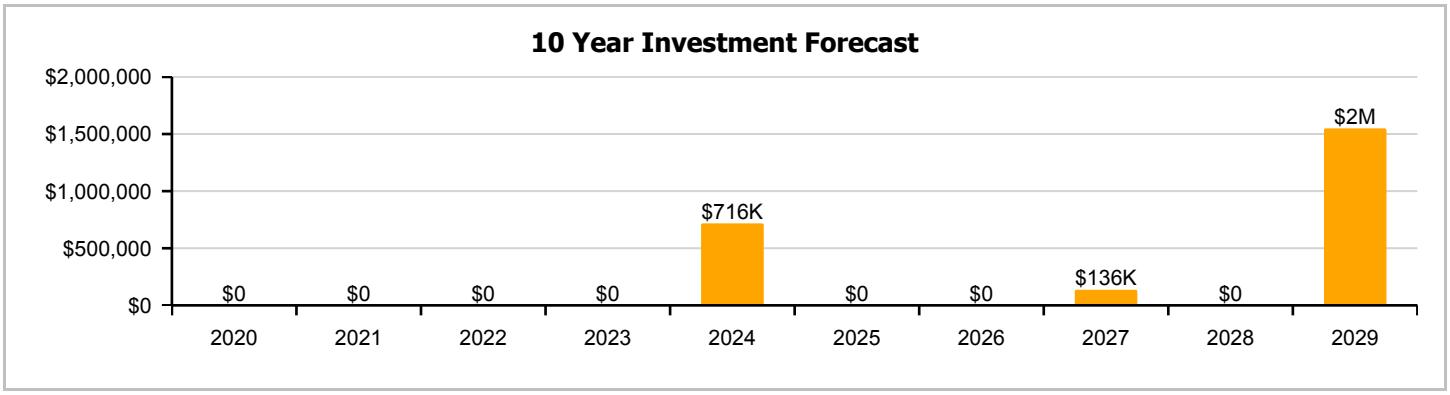
Dashboard Summary

Function:		Gross Area:	82,429
Year Built:	1994	Last Renovation:	
Repair Cost:	$519	Replacement Value:	$2,174,477
FCI:	0.02 %	RSLI%:	29.98 %









Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	29.97 %	0.04 %	$518.63
G30 - Site Mechanical Utilities	50.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	16.67 %	0.00 %	$0.00
Totals:	**29.98 %**	**0.02 %**	**$518.63**

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.	82,429	35	1994	2029		28.57 %	0.00 %	10			$195,357
G2020	Parking Lots	$8.00	S.F.	82,429	35	1994	2029		28.57 %	0.08 %	10		$518.63	$659,432
G2030	Pedestrian Paving	$2.33	S.F.	82,429	35	1994	2029		28.57 %	0.00 %	10			$192,060
G2040105	Fence & Guardrails	$1.15	S.F.	82,429	30	2002	2032		43.33 %	0.00 %	13			$94,793
G2050	Landscaping	$1.18	S.F.	82,429	25	2002	2027		32.00 %	0.00 %	8			$97,266
G3010	Water Supply	$1.09	S.F.	82,429	50	1994	2044		50.00 %	0.00 %	25			$89,848
G3020	Sanitary Sewer	$2.20	S.F.	82,429	50	1994	2044		50.00 %	0.00 %	25			$181,344
G3030	Storm Sewer	$1.25	S.F.	82,429	50	1994	2044		50.00 %	0.00 %	25			$103,036
G4010	Electrical Distribution	$2.55	S.F.	82,429	30	1994	2024		16.67 %	0.00 %	5			$210,194
G4020	Site Lighting	$2.98	S.F.	82,429	30	1994	2024		16.67 %	0.00 %	5			$245,638
G4030	Site Communication and Security	$1.28	S.F.	82,429	30	1994	2024		16.67 %	0.00 %	5			$105,509
								Total	**29.98 %**	**0.02 %**			**$518.63**	**$2,174,477**

System Notes

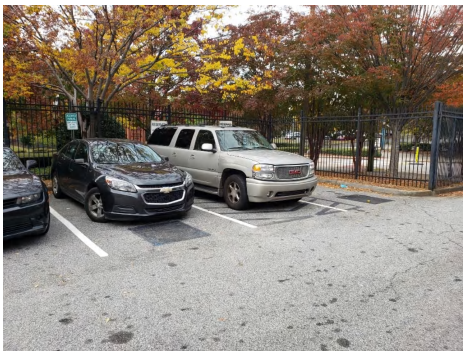
The facility description in the executive summary contains an overview of each system. The system notes listed below provide additional information on select systems found within the facility.

System: G2010 - Roadways



Note:

System: G2020 - Parking Lots



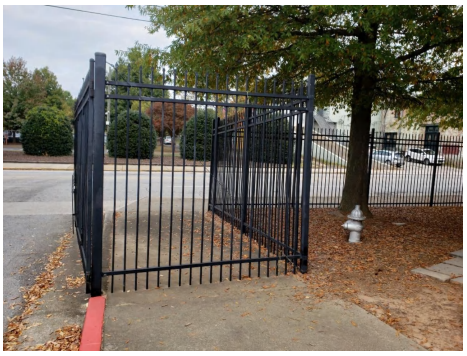
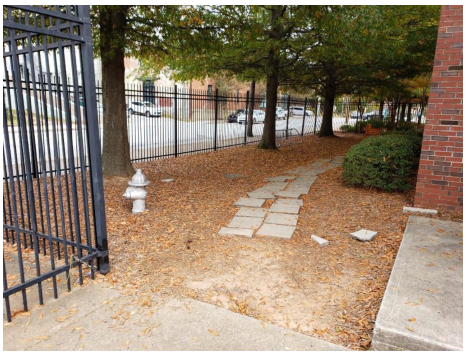

Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails

Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer


Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

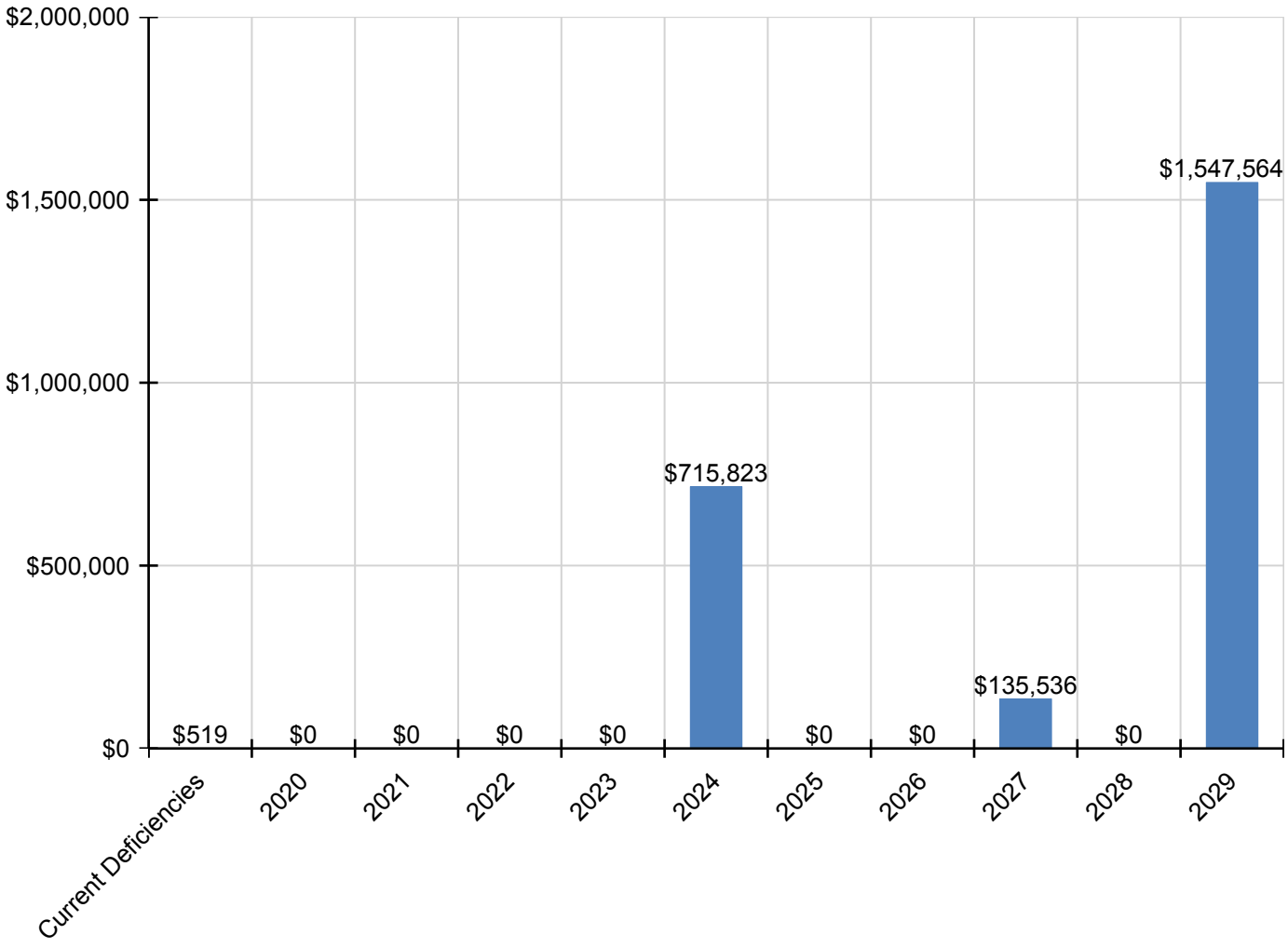
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$519**	**$0**	**$0**	**$0**	**$0**	**$715,823**	**$0**	**$0**	**$135,536**	**$0**	**$1,547,564**	**$2,399,441**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$288,797	**$288,797**
G2020 - Parking Lots	$519	$0	$0	$0	$0	$0	$0	$0	$0	$0	$974,843	**$975,362**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$283,924	**$283,924**
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**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$135,536	$0	$0	**$135,536**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3020 - Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3030 - Storm Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$0	$0	$0	$0	$0	$268,039	$0	$0	$0	$0	$0	**$268,039**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$313,238	$0	$0	$0	$0	$0	**$313,238**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$134,545	$0	$0	$0	$0	$0	**$134,545**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

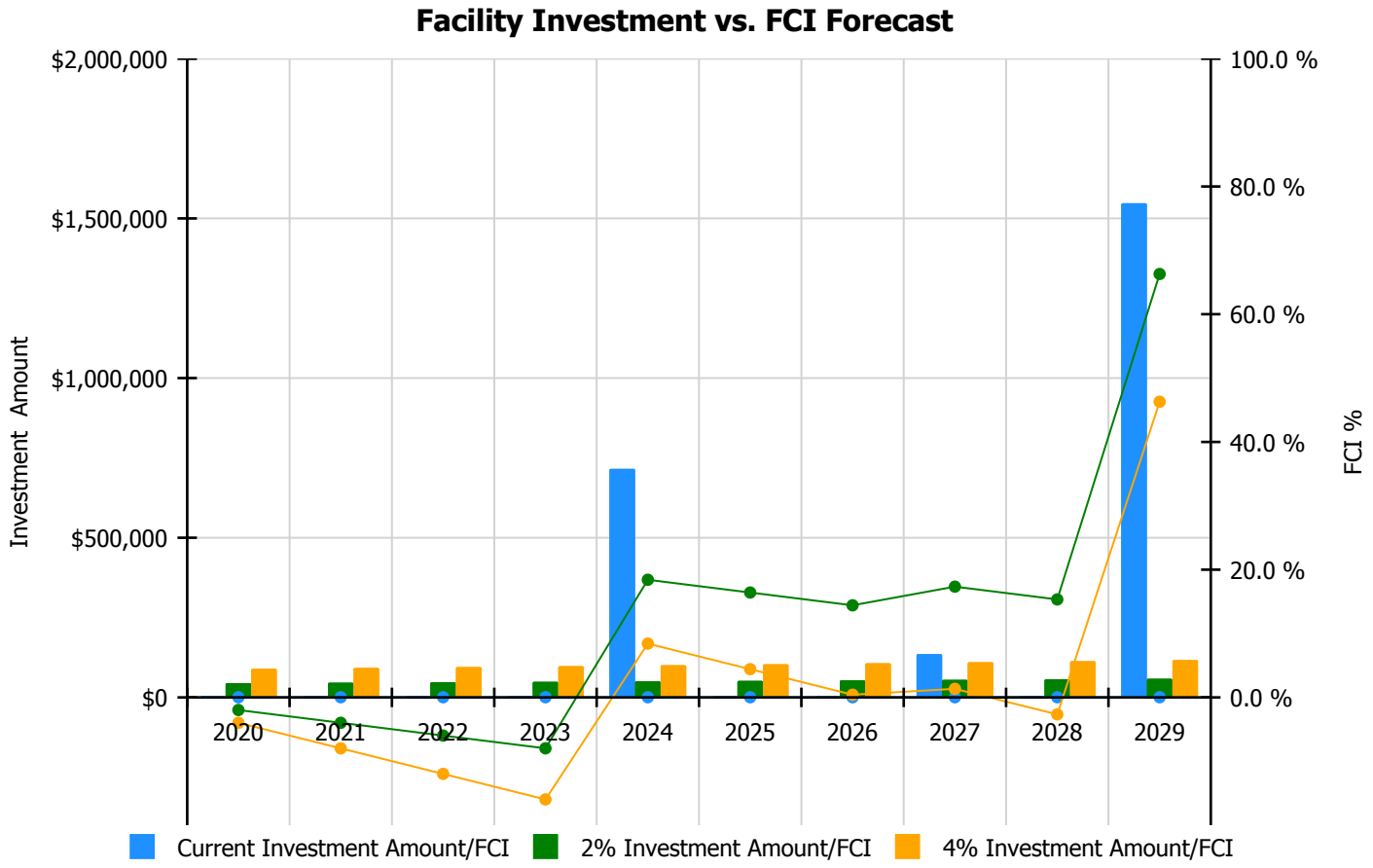
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

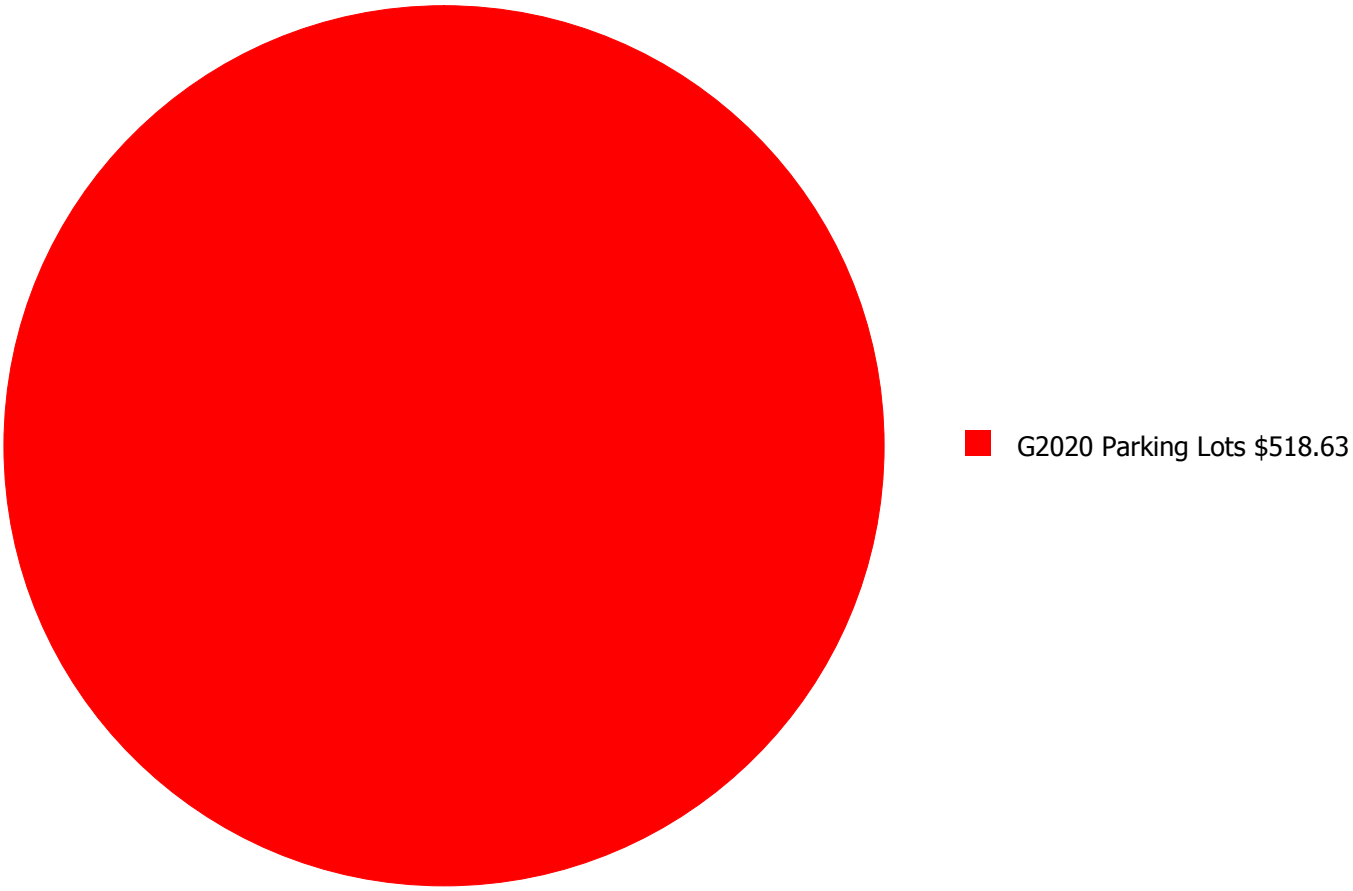
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 0.02%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$44,794.00	-1.98 %	$89,588.00	-3.98 %
2021	$0	$46,138.00	-3.98 %	$92,276.00	-7.98 %
2022	$0	$47,522.00	-5.98 %	$95,044.00	-11.98 %
2023	$0	$48,948.00	-7.98 %	$97,896.00	-15.98 %
2024	$715,823	$50,416.00	18.42 %	$100,833.00	8.42 %
2025	$0	$51,929.00	16.42 %	$103,858.00	4.42 %
2026	$0	$53,487.00	14.42 %	$106,973.00	0.42 %
2027	$135,536	$55,091.00	17.34 %	$110,182.00	1.34 %
2028	$0	$56,744.00	15.34 %	$113,488.00	-2.66 %
2029	$1,547,564	$58,446.00	66.30 %	$116,893.00	46.30 %
Total:	**$2,398,922**	**$513,515.00**		**$1,027,031.00**	

Deficiency Summary by System

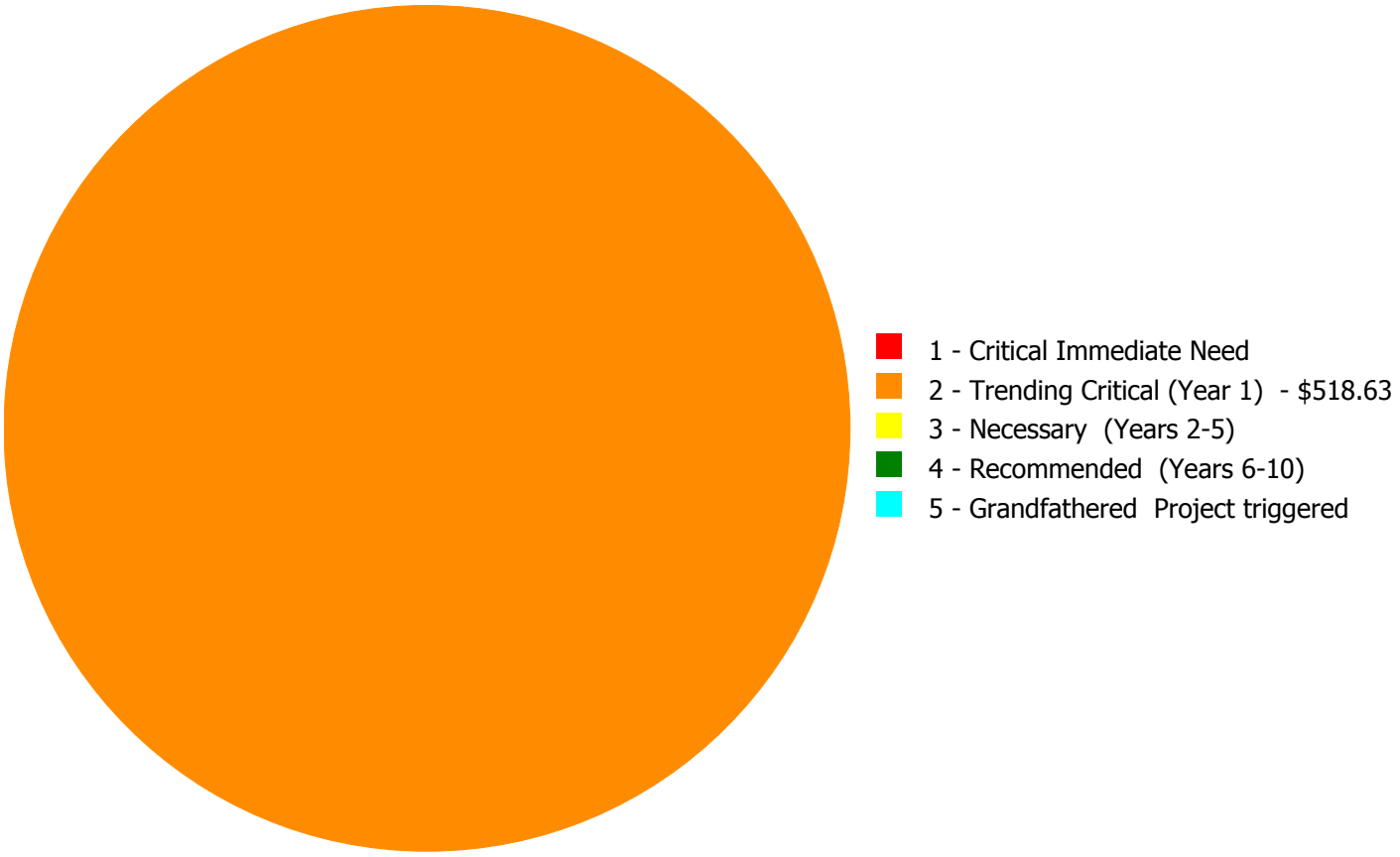
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $518.63

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: $518.63

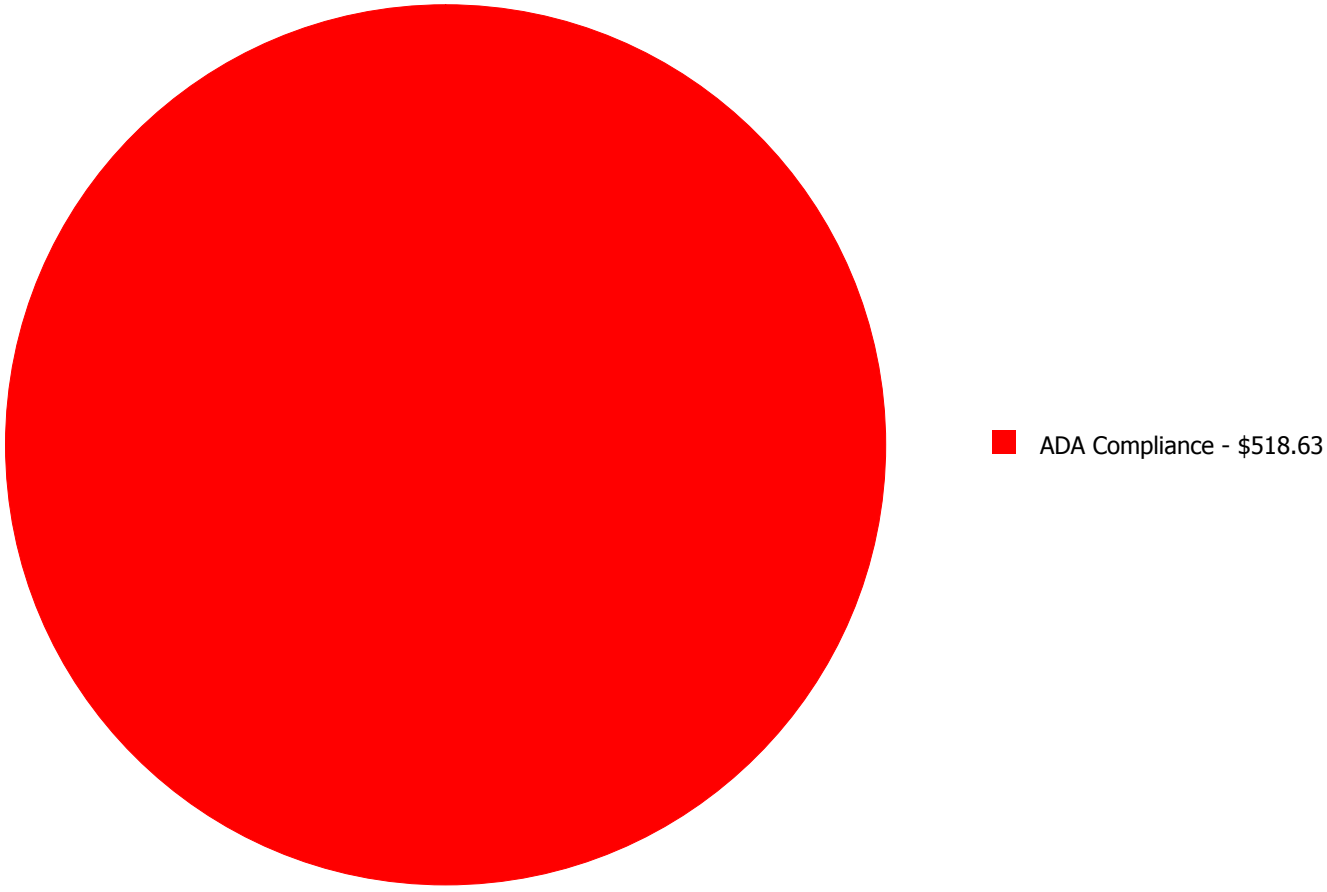
Deficiency By Priority Investment Table

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
G2020	Parking Lots	$0.00	$518.63	$0.00	$0.00	$0.00	$518.63
	Total:	$0.00	$518.63	$0.00	$0.00	$0.00	$518.63

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: $518.63

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: G2020 - Parking Lots

Location:	Parking Lot
Distress:	Missing
Category:	ADA Compliance
Priority:	2 - Trending Critical (Year 1)
Correction:	Add handicap parking space, incl. pavement markings, sign and post
Qty:	1.00
Unit of Measure:	Ea.
Estimate:	$518.63
Assessor Name:	Eduardo Lopez
Date Created:	02/07/2020

Notes: Van accessible signage and a striped 8' wide access aisle aisle are missing and should be provided per ADA standards.

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 #:	2062
Project:	APS Assessments 2019	Region:	761	Site:	Hope-Hill ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	2.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Excel	1.50	1.50	100.00
General Classrooms				
Environment	Good	3.72	4.65	80.00
Size	Excel	11.63	11.63	100.00
Location	Good	2.79	3.49	80.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.04	1.04	100.00
Location	Good	0.25	0.31	80.00
Storage/Fixed Equip	Poor	0.16	0.31	50.00
ECE				
Environment	Good	0.40	0.50	80.00
Size	Excel	1.25	1.25	100.00
Location	Fair	0.24	0.37	65.00
Storage/Fixed Equip	Poor	0.19	0.37	50.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
Instructional Resource Rooms				
Environment	Unsat	0.00	0.72	0.00
Size	Unsat	0.00	1.80	0.00
Location	Unsat	0.00	0.54	0.00
Storage/Fixed Equip	Unsat	0.00	0.54	0.00
Science				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
Music				
Environment	Fair	0.48	0.74	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2062
Project:	APS Assessments 2019	Region:	761	Site:	Hope-Hill ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	2.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Good	0.44	0.56	80.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	Excel	0.47	0.47	100.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Excel	0.35	0.35	100.00
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	Fair	0.55	0.85	65.00
Location	Good	0.20	0.26	80.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	Excel	1.92	1.92	100.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Fair	0.94	1.44	65.00
Performing Arts				
Environment	Unsat	0.00	0.60	0.00
Size	Unsat	0.00	1.51	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
Media Center				
Environment	Excel	0.97	0.97	100.00
Size	Excel	2.44	2.44	100.00
Location	Poor	0.37	0.73	50.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Fair	0.58	0.89	65.00
Administration	Fair	1.66	2.56	65.00
Counseling	Unsat	0.00	0.29	0.00
Clinic	Poor	0.29	0.58	50.00
Staff WkRm/Toilets	Unsat	0.00	1.27	0.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Good	4.96	6.20	80.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Unsat	0.00	2.00	0.00
Pedestrian Traffic	Good	0.78	0.97	80.00
Parking	Poor	0.41	0.81	50.00
Play Areas	Fair	1.52	2.34	65.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	2062
Project:	APS Assessments 2019	Region:	761	Site:	Hope-Hill ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	2.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	Good	0.60	0.75	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Fair	0.33	0.50	65.00
Total For Site:		**71.17**	**95.85**	**74.25**

Comments

Suitability - ES

John Hope-Charles Elementary School houses students in grades pre-kindergarten through 5th. The school shares facilities with the Martin Luther King Center, operated by the city of Atlanta. The gym, library, and band/chorus room are owned by the city but the school has partial use of these facilities.

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

There is little space to provide opportunities for flexible or differentiated learning.

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

There are noticeable temperature differences between some areas of the building.

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

There is a small garden areas, an outdoor classroom, as well as a couple of small gathering areas.

Suitability - ES->General Classrooms-->Environment

There are noticeable temperature differences between some of the classrooms.

Suitability - ES->General Classrooms-->Location

A few classrooms are located close to the cafeteria, causing a potential noise disturbance.

Suitability - ES->Kindergarten-->Size

The kindergarten classrooms are 93% of the size standard on average.

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

There is inadequate storage in the kindergarten classrooms for teaching materials or student belongings. There is no sink in the kindergarten classrooms. There are no restrooms in or adjacent to the kindergarten classrooms, students share a set of restrooms with the pre-kindergarten classrooms.

Suitability - ES->ECE-->Size

There are two pre-kindergarten classrooms, one is located in a general classroom that is 90% of the size standard, the other is located in a science classroom.

Suitability - ES->ECE-->Location

There is no separate, fenced playground area for pre-kindergarten students.

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

There are no restrooms in each classroom, pre-kindergarten students share a set of restrooms with the kindergarten students. There is no washer or dryer in the building. There is no sink or kitchenette in the pre-kindergarten classroom.

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

There are no rooms designed for small group resource and learning areas.

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

There are no rooms designed for small group resource and learning areas.

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Grade Config:	PK-5	Site Type:	Elementary	Site Size:	2.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Instructional Resource Rooms-->Location
There are no rooms designed for small group resource and learning areas.

Suitability - ES->Instructional Resource Rooms-->Storage/Fixed Equip
There are no rooms designed for small group resource and learning areas.

Suitability - ES->Science-->Size
The science classroom is currently being used for pre-kindergarten classes.

Suitability - ES->Music-->Environment
Band is held in a long, narrow multipurpose room, which is an awkward shape for a classroom.

Suitability - ES->Computer Labs-->Size
The computer labs range from 69% to 75% of the size standard.

Suitability - ES->P.E.-->Storage/Fixed Equip
There is insufficient storage space in the gym. There are some spaces that could be utilized as storage, but access to these areas has been restricted by the city who owns the building.

Suitability - ES->Performing Arts-->Environment
There is no performing arts space.

Suitability - ES->Performing Arts-->Size
There is no performing arts space. When space is needed for performances, a temporary wood platform is erected in the gym.

Suitability - ES->Performing Arts-->Location
There is no performing arts space.

Suitability - ES->Performing Arts-->Storage/Fixed Equip
There is no performing arts space.

Suitability - ES->Media Center-->Location
The media center is not centrally located. It is located near the noisy areas of the building including music rooms, gym, and cafeteria.

Suitability - ES->Media Center-->Storage/Fixed Equip
The media workroom is currently used as a general workroom and lounge for all staff.

Suitability - ES->Restrooms (Student)
The student restrooms are set up so that on each floor, there is a boy's restroom at one end of the building and a girl's restroom at the other end of the building. This makes it inconvenient for supervision of students during bathroom breaks. There is inadequate ventilation in the student restrooms.

Suitability - ES->Administration
There is no conference room. There is inadequate storage in the admin area. The teacher mailboxes are in the reception area.

Suitability - ES->Counseling
There is inadequate space for a counselor, so the counselor is currently set up in a storage closet.

Suitability - ES->Clinic
The clinic is crammed into a very small space on the second floor. There is only one cot. The clinic restroom is not ADA accessible.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - ES->Staff WkRm/Toilets

There are only two staff restrooms in the building. There are no general staff lounge or workrooms in the building. The media center workroom is used by all staff due to this lack of workrooms in the building. A corner of the main office reception area has been set up with a copier.

Suitability - ES->Cafeteria

There are a few general classrooms located near the cafeteria.

Suitability - ES->Outside-->Vehicular Traffic

The service lane is in conflict with the parking area, which also serves as the parent loading and unloading area. Service trucks have to back down a long drive and around a 90 degree corner to get to the loading area. The bus loading and unloading area is on-street, and blocks a lane of traffic for a period of time in the morning and afternoon.

Suitability - ES->Outside-->Parking

There is very little parking on site. There is no visitor parking.

Suitability - ES->Outside-->Play Areas

The school uses an adjacent park area and playground for recess. Students must cross a driveway and parking area to get to the playground. The playground surface in the park is not ADA accessible.

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

There is inadequate pedestrian and vehicular wayfinding signage. The required entrance signs are not present.

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

There is no security vestibule.