

Atlanta Public Schools/ Grady Cluster

Howard, David T. Middle School

Revised

School Assessment Report

November 10, 2020



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School Executive Summary

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

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

Gross Area (SF):	205,872
Year Built:	1920
Last Renovation:	2020
Replacement Value:	\$42,883,138
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	95.66 %
FCA Score:	100.00

Description:

David T. Howard High School was a school for African Americans in Atlanta, Ga. It has many prominent alumni. In 2018 it was being renovated for a planned 2020 reopening as a middle school. The newly renovated campus is located at 550 John Wesley Dobbs Avenue, NE, Atlanta. The original school was 84,620 sq ft.. The renovation and add on made it 205,872 sq ft. The major renovation was done in 2020. The main buildings are now 4 story.

This report contains condition and adequacy data collected during the 2020 Facility Condition Assessment (FCA) Update. Detailed condition and deficiency statements are contained in this report for the site and building elements.

A. SUBSTRUCTURE

The building rests on slab-on grade and has standard cast-in-place concrete foundations. Upper levels are pan decking with concrete.

B. SUPERSTRUCTURE

The Main buildings superstructure is steel frame. Lower floor construction is slab on-grade. Upper floors are pan deck with concrete

School Assessment Report - Howard, David T. Middle School

fill. Roof construction is steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with modified bitumen. The superstructure for the building is steel frame. Floor construction is slab on-grade. Upper floor are pan decking with concrete. Roof construction is steel. The exterior enclosure is comprised of walls of brick veneer over CMU. Exterior windows are aluminum frame with fixed panes. Exterior doors are hollow metal steel mostly with glazing. Roofing is typically low slope with modified bitumen. All building entrances comply with ADA requirements.

C. INTERIORS

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

D. SERVICES

CONVEYING: The main building does include conveying equipment. Conveying equipment includes one elevator, and one wheelchair lift.

PLUMBING: Plumbing fixtures are typically low-flow water fixtures with manual and automatic control valves. Domestic water distribution is copper with hot water heaters. Sanitary waste system is cast iron. Rainwater drainage system is internal roof drains. HVAC: the heating and cooling system is a combination of roof top units, fan coil units, and split systems. Air distribution is by a steel duct system.

FIRE PROTECTION: The school does have a fire sprinkler system. The building does have additional fire suppression systems, which include kitchen hood suppression and protection. Standpipes are included within fire stairs. Fire extinguishers and cabinets are distributed near fire exits and corridors.

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

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

OTHER ELECTRICAL SYSTEMS: This school does have a emergency power system. There is an emergency generator and automatic transfer switch.

E. EQUIPMENT & FURNISHINGS

This school includes the following items and equipment: fixed food service, library equipment, athletic equipment, theater and stage, audio-visual, fixed casework, window treatment, floor grilles and MATS™.

G. SITE

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

CODE REVIEW

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

LIFE-SAFETY SYSTEMS: The school is 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 combination of battery and special circuit systems. Illuminated exit signage is present in corridors and at exit doors. There is fall protection at the roof.

School Assessment Report - Howard, David T. Middle School

Attributes:

General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Kober Lane
School Grades:	-	DOE Drawing Total GSF:	-
DOE Facility Number:	1070	Total # of Modular/Portables:	-
DOE Interior Site SF:	-	Total GSF of Modular/Portables:	-
Approx. Acres:	-	Status:	-

School Dashboard Summary

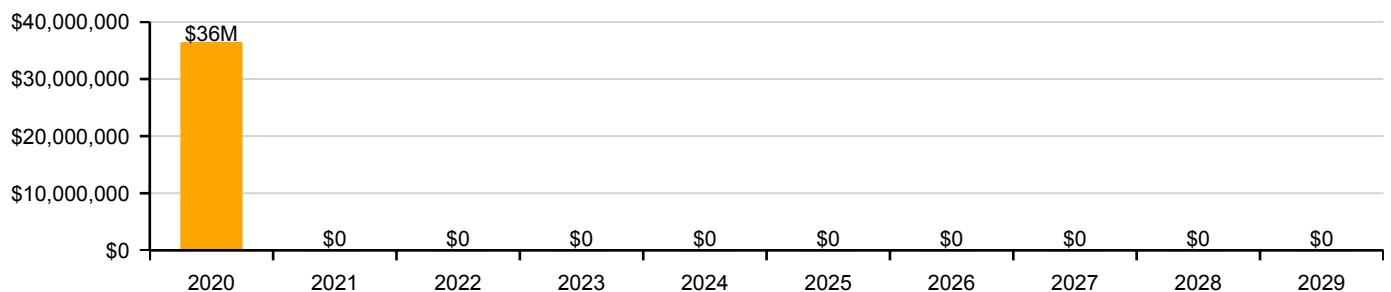
Gross Area:	205,872	Last Renovation:	2020
Year Built:	1920	Replacement Value:	\$42,883,138
Repair Cost:	\$0	RSLI%:	95.66 %
FCI:	0.00 %		

No data found for this asset

No data found for this asset

No data found for this asset

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 Unifomat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	71.41 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	71.41 %	0.00 %	\$0.00
B20 - Exterior Enclosure	84.38 %	0.00 %	\$0.00
B30 - Roofing	103.95 %	0.00 %	\$0.00
C10 - Interior Construction	102.36 %	0.00 %	\$0.00
C20 - Stairs	71.41 %	0.00 %	\$0.00
C30 - Interior Finishes	106.03 %	0.00 %	\$0.00
D10 - Conveying	105.00 %	0.00 %	\$0.00
D20 - Plumbing	104.56 %	0.00 %	\$0.00
D30 - HVAC	106.02 %	0.00 %	\$0.00
D40 - Fire Protection	103.33 %	0.00 %	\$0.00
D50 - Electrical	104.84 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
G20 - Site Improvements	103.68 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	102.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	103.33 %	0.00 %	\$0.00
Totals:	95.66 %	0.00 %	\$0.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1948 Bldg	84,620	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020 Bldg	121,252	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	205,872	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Deficiencies By Priority

Budget Estimate Total:

Executive Summary

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Function:

Gross Area (SF):	84,620
Year Built:	1948
Last Renovation:	2020
Replacement Value:	\$13,012,669
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	77.72 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

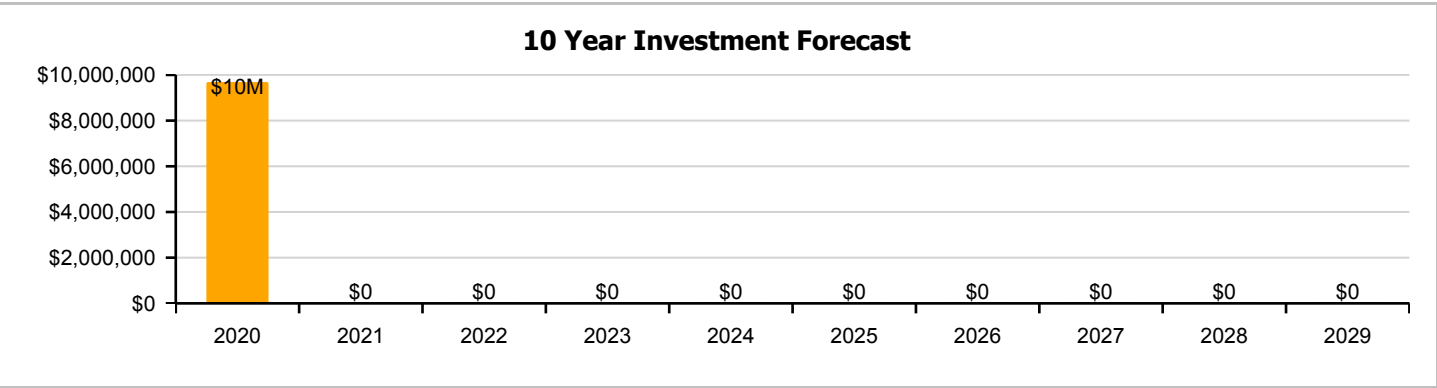
Dashboard Summary

Function:		Gross Area:	84,620
Year Built:	1948	Last Renovation:	2020
Repair Cost:	\$0	Replacement Value:	\$13,012,669
FCI:	0.00 %	RSLI%:	77.72 %

No data found for this asset

No data found for this asset

No data found for this asset



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	29.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	29.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	59.20 %	0.00 %	\$0.00
B30 - Roofing	103.92 %	0.00 %	\$0.00
C10 - Interior Construction	102.36 %	0.00 %	\$0.00
C20 - Stairs	29.00 %	0.00 %	\$0.00
C30 - Interior Finishes	106.03 %	0.00 %	\$0.00
D10 - Conveying	105.00 %	0.00 %	\$0.00
D20 - Plumbing	104.56 %	0.00 %	\$0.00
D30 - HVAC	106.06 %	0.00 %	\$0.00
D40 - Fire Protection	103.33 %	0.00 %	\$0.00
D50 - Electrical	104.85 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
Totals:	77.72 %	0.00 %	\$0.00

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$5.73	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$484,873
A1020	Special Foundations	\$0.35	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$29,617
A1030	Slab on Grade	\$5.77	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$488,257
A2010	Basement Excavation	\$0.13	S.F.		100	1948	2048		29.00 %	0.00 %	29			\$0
A2020	Basement Walls	\$2.19	S.F.		100	1948	2048		29.00 %	0.00 %	29			\$0
B1010	Floor Construction	\$21.84	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$1,848,101
B1020	Roof Construction	\$7.26	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$614,341
B2010	Exterior Walls	\$11.53	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$975,669
B2020	Exterior Windows	\$7.19	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$608,418
B2030	Exterior Doors	\$0.70	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$59,234
B3010105	Built-Up	\$7.15	S.F.	43,762	25	2020	2045		104.00 %	0.00 %	26			\$312,898
B3010120	Single Ply Membrane	\$5.37	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
B3010130	Preformed Metal Roofing	\$8.50	S.F.		30	2020	2050		103.33 %	0.00 %	31			\$0
B3020	Roof Openings	\$0.48	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$40,618
C1010	Partitions	\$4.84	S.F.	84,620	100	2020	2120		101.00 %	0.00 %	101			\$409,561
C1020	Interior Doors	\$3.18	S.F.	84,620	40	2020	2060		102.50 %	0.00 %	41			\$269,092
C1030	Fittings	\$2.34	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$198,011
C2010	Stair Construction	\$2.48	S.F.	84,620	100	1948	2048		29.00 %	0.00 %	29			\$209,858
C3010220	Tile	\$9.25	S.F.		30	2020	2050		103.33 %	0.00 %	31			\$0
C3010230	Paint & Covering	\$1.47	S.F.	84,620	10	2020	2030		110.00 %	0.00 %	11			\$124,391
C3020405	Epoxy	\$17.30	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
C3020420	Ceramic Tile	\$16.74	S.F.		50	2020	2070		102.00 %	0.00 %	51			\$0
C3020901	Carpet	\$7.50	S.F.		8	2020	2028		112.50 %	0.00 %	9			\$0
C3020903	VCT	\$3.48	S.F.	84,620	15	2020	2035		106.67 %	0.00 %	16			\$294,478
C3020999	Other	\$0.00	S.F.		0	2020			0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$7.87	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$665,959
D1010	Elevators and Lifts	\$1.25	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$105,775
D2010	Plumbing Fixtures	\$5.74	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$485,719
D2020	Domestic Water Distribution	\$0.67	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$56,695
D2030	Sanitary Waste	\$1.55	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$131,161
D2040	Rain Water Drainage	\$0.41	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$34,694
D3010	Energy Supply	\$0.00	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$0

School Assessment Report - 1948 Bldg

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 \$
D3020	Heat Generating Systems	\$3.26	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
D3030	Cooling Generating Systems	\$5.51	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
D3040	Distribution Systems	\$9.65	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$816,583
D3050	Terminal & Package Units	\$14.78	S.F.	84,620	15	2020	2035		106.67 %	0.00 %	16			\$1,250,684
D3060	Controls & Instrumentation	\$1.98	S.F.	84,620	15	2020	2035		106.67 %	0.00 %	16			\$167,548
D3090	Other HVAC Systems/Equip	\$0.00	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
D4010	Sprinklers	\$3.71	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$313,940
D4020	Standpipes	\$0.41	S.F.	84,620	30	2020	2050		103.33 %	0.00 %	31			\$34,694
D4090	Other Fire Protection Systems	\$0.56	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
D5010	Electrical Service/Distribution	\$2.03	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$171,779
D5020	Branch Wiring	\$4.17	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$352,865
D5020	Lighting	\$6.26	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$529,721
D5030810	Security & Detection Systems	\$1.51	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$127,776
D5030910	Fire Alarm Systems	\$2.74	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$231,859
D5030920	Data Communication	\$3.56	S.F.	84,620	25	2020	2045		104.00 %	0.00 %	26			\$301,247
D5090	Other Electrical Systems	\$0.31	S.F.	84,620	15	2020	2035		106.67 %	0.00 %	16			\$26,232
E1020	Institutional Equipment	\$0.12	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$10,154
E1090	Other Equipment	\$0.78	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$66,004
E2010	Fixed Furnishings	\$1.94	S.F.	84,620	20	2020	2040		105.00 %	0.00 %	21			\$164,163
Total									77.72 %					\$13,012,669

System Notes

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

No data found for this asset

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		\$9,678,907	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,678,907
* 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
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$689,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$689,338
B2030 - Exterior Doors	\$0	\$67,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,112
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	\$505,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$505,988
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$46,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,019
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	\$464,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464,033

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System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C1020 - Interior Doors	\$0	\$221,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,731
C1030 - Fittings	\$0	\$224,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224,346
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$140,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,936
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$0	\$470,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470,133
C3020999 - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$754,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$754,532
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	\$119,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,844
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$550,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550,320
D2020 - Domestic Water Distribution	\$0	\$64,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,236
D2030 - Sanitary Waste	\$0	\$148,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,605
D2040 - Rain Water Drainage	\$0	\$39,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,309
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	\$925,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$925,188
D3050 - Terminal & Package Units	\$0	\$1,417,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,417,025
D3060 - Controls & Instrumentation	\$0	\$189,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,831
D3090 - Other HVAC Systems/Equip	\$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

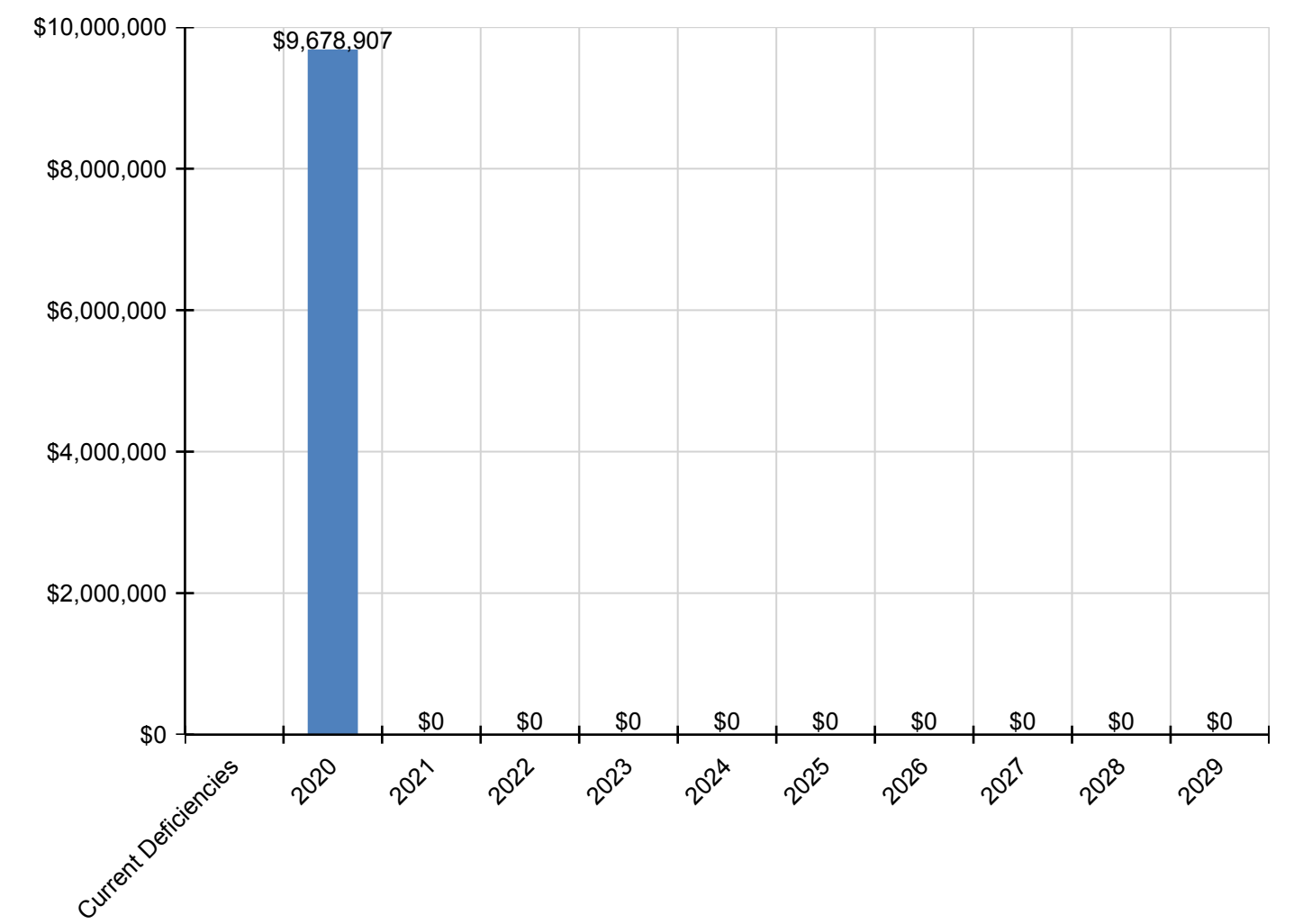
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System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4010 - Sprinklers	\$0	\$355,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,694
D4020 - Standpipes	\$0	\$39,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,309
D4090 - Other Fire Protection Systems	\$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	\$194,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194,625
D5020 - Branch Wiring	\$0	\$399,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,797
D5020 - Lighting	\$0	\$600,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600,174
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$144,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,771
D5030910 - Fire Alarm Systems	\$0	\$262,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,696
D5030920 - Data Communication	\$0	\$341,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$341,313
D5090 - Other Electrical Systems	\$0	\$29,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,721
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	\$11,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,505
E1090 - Other Equipment	\$0	\$74,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,782
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$185,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,996

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

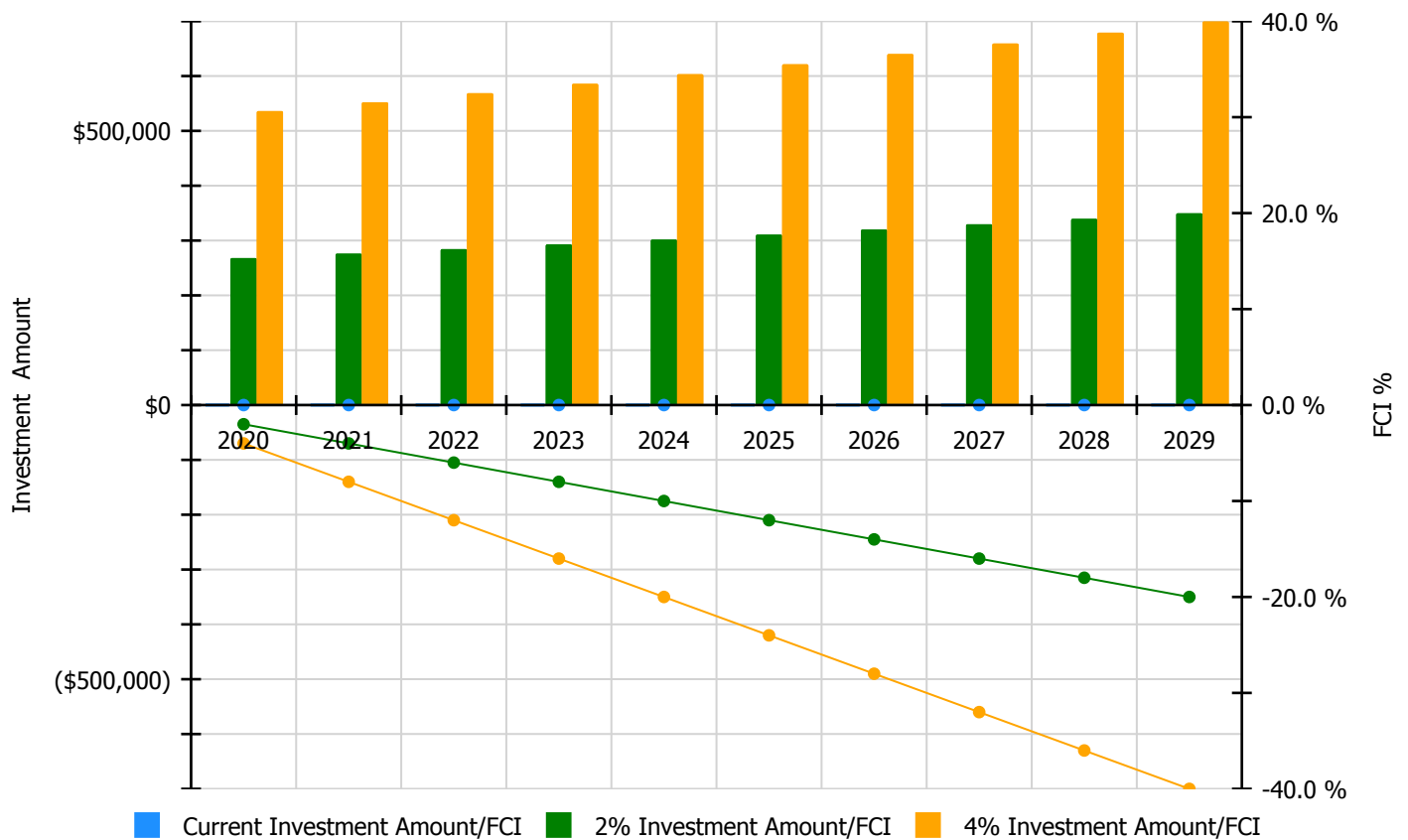


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$268,061.00	-2.00 %	\$536,122.00	-4.00 %
2021	\$0	\$276,103.00	-4.00 %	\$552,206.00	-8.00 %
2022	\$0	\$284,386.00	-6.00 %	\$568,772.00	-12.00 %
2023	\$0	\$292,917.00	-8.00 %	\$585,835.00	-16.00 %
2024	\$0	\$301,705.00	-10.00 %	\$603,410.00	-20.00 %
2025	\$0	\$310,756.00	-12.00 %	\$621,512.00	-24.00 %
2026	\$0	\$320,079.00	-14.00 %	\$640,158.00	-28.00 %
2027	\$0	\$329,681.00	-16.00 %	\$659,362.00	-32.00 %
2028	\$0	\$339,572.00	-18.00 %	\$679,143.00	-36.00 %
2029	\$0	\$349,759.00	-20.00 %	\$699,518.00	-40.00 %
Total:	\$0	\$3,073,019.00		\$6,146,038.00	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:

Gross Area (SF):	121,252
Year Built:	2020
Last Renovation:	2020
Replacement Value:	\$18,899,551
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	103.45 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

Function:		Gross Area:	121,252
Year Built:	2020	Last Renovation:	2020
Repair Cost:	\$0	Replacement Value:	\$18,899,551
FCI:	0.00 %	RSLI%:	103.45 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	101.00 %	0.00 %	\$0.00
A20 - Basement Construction	0.00 %	0.00 %	\$0.00
B10 - Superstructure	101.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	101.95 %	0.00 %	\$0.00
B30 - Roofing	103.96 %	0.00 %	\$0.00
C10 - Interior Construction	102.36 %	0.00 %	\$0.00
C20 - Stairs	101.00 %	0.00 %	\$0.00
C30 - Interior Finishes	106.03 %	0.00 %	\$0.00
D10 - Conveying	0.00 %	0.00 %	\$0.00
D20 - Plumbing	104.56 %	0.00 %	\$0.00
D30 - HVAC	106.00 %	0.00 %	\$0.00
D40 - Fire Protection	103.33 %	0.00 %	\$0.00
D50 - Electrical	104.82 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
Totals:	103.45 %	0.00 %	\$0.00

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$5.73	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$694,774
A1020	Special Foundations	\$0.35	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$42,438
A1030	Slab on Grade	\$5.77	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$699,624
A2010	Basement Excavation	\$0.13	S.F.		100	2020	2120		101.00 %	0.00 %	101			\$0
A2020	Basement Walls	\$2.19	S.F.		100	2020	2120		101.00 %	0.00 %	101			\$0
B1010	Floor Construction	\$21.84	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$2,648,144
B1020	Roof Construction	\$7.26	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$880,290
B2010	Exterior Walls	\$11.53	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$1,398,036
B2020	Exterior Windows	\$7.19	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$871,802
B2030	Exterior Doors	\$0.70	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$84,876
B3010105	Built-Up	\$7.15	S.F.	121,252	25	2020	2045		104.00 %	0.00 %	26			\$866,952
B3010120	Single Ply Membrane	\$5.37	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
B3010130	Preformed Metal Roofing	\$8.50	S.F.		30	2020	2050		103.33 %	0.00 %	31			\$0
B3020	Roof Openings	\$0.48	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$58,201
C1010	Partitions	\$4.84	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$586,860
C1020	Interior Doors	\$3.18	S.F.	121,252	40	2020	2060		102.50 %	0.00 %	41			\$385,581
C1030	Fittings	\$2.34	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$283,730
C2010	Stair Construction	\$2.48	S.F.	121,252	100	2020	2120		101.00 %	0.00 %	101			\$300,705
C3010220	Tile	\$9.25	S.F.		30	2020	2050		103.33 %	0.00 %	31			\$0
C3010230	Paint & Covering	\$1.47	S.F.	121,252	10	2020	2030		110.00 %	0.00 %	11			\$178,240
C3020405	Epoxy	\$17.30	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
C3020420	Ceramic Tile	\$16.74	S.F.		50	2020	2070		102.00 %	0.00 %	51			\$0
C3020901	Carpet	\$7.50	S.F.		8	2020	2028		112.50 %	0.00 %	9			\$0
C3020903	VCT	\$3.48	S.F.	121,252	15	2020	2035		106.67 %	0.00 %	16			\$421,957
C3020999	Other	\$0.00	S.F.		0	2020			0.00 %	0.00 %				\$0
C3030	Ceiling Finishes	\$7.87	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$954,253
D1010	Elevators and Lifts	\$1.25	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
D2010	Plumbing Fixtures	\$5.74	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$695,986
D2020	Domestic Water Distribution	\$0.67	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$81,239
D2030	Sanitary Waste	\$1.55	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$187,941
D2040	Rain Water Drainage	\$0.41	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$49,713
D3010	Energy Supply	\$0.61	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$73,964

School Assessment Report - 2020 Bldg

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 \$
D3020	Heat Generating Systems	\$3.26	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
D3030	Cooling Generating Systems	\$5.51	S.F.		20	2020	2040		105.00 %	0.00 %	21			\$0
D3040	Distribution Systems	\$9.65	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$1,170,082
D3050	Terminal & Package Units	\$14.78	S.F.	121,252	15	2020	2035		106.67 %	0.00 %	16			\$1,792,105
D3060	Controls & Instrumentation	\$1.98	S.F.	121,252	15	2020	2035		106.67 %	0.00 %	16			\$240,079
D3090	Other HVAC Systems/Equip	\$0.00	S.F.	121,252	15	2020	2035		106.67 %	0.00 %	16			\$0
D4010	Sprinklers	\$3.71	S.F.	121,252	30	2020	2050		103.33 %	0.00 %	31			\$449,845
D4020	Standpipes	\$0.41	S.F.		30	2020	2050		103.33 %	0.00 %	31			\$0
D4090	Other Fire Protection Systems	\$0.56	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
D5010	Electrical Service/Distribution	\$2.03	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$246,142
D5020	Lighting and Branch Wiring	\$10.43	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$1,264,658
D5030810	Security & Detection Systems	\$1.51	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$183,091
D5030910	Fire Alarm Systems	\$2.74	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$332,230
D5030920	Data Communication	\$3.56	S.F.	121,252	25	2020	2045		104.00 %	0.00 %	26			\$431,657
D5090	Other Electrical Systems	\$0.31	S.F.		15	2020	2035		106.67 %	0.00 %	16			\$0
E1020	Institutional Equipment	\$0.12	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$14,550
E1090	Other Equipment	\$0.78	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$94,577
E2010	Fixed Furnishings	\$1.94	S.F.	121,252	20	2020	2040		105.00 %	0.00 %	21			\$235,229
Total									103.45 %					\$18,899,551

System Notes

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

No data found for this asset

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		\$14,358,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,358,991
* 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
* A1020 - Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A1030 - Slab on Grade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A20 - Basement Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2010 - Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* A2020 - Basement Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B - Shell	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B10 - Superstructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1010 - Floor Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B1020 - Roof Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B20 - Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* B2010 - Exterior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B2020 - Exterior Windows	\$0	\$987,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987,751
B2030 - Exterior Doors	\$0	\$96,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,165
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	\$1,401,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,401,947
B3010120 - Single Ply Membrane	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3010130 - Preformed Metal Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B3020 - Roof Openings	\$0	\$65,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,942
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	\$664,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$664,912

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System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C1020 - Interior Doors	\$0	\$317,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,719
C1030 - Fittings	\$0	\$321,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,466
C20 - Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* C2010 - Stair Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C30 - Interior Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010 - Wall Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010220 - Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3010230 - Paint & Covering	\$0	\$201,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,946
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020903 - VCT	\$0	\$673,654	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$673,654
C3020999 - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3030 - Ceiling Finishes	\$0	\$1,081,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,081,169
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D10 - Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D1010 - Elevators and Lifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$788,553	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788,553
D2020 - Domestic Water Distribution	\$0	\$92,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,044
D2030 - Sanitary Waste	\$0	\$212,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,937
D2040 - Rain Water Drainage	\$0	\$56,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,326
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$83,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,801
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	\$1,325,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,325,703
D3050 - Terminal & Package Units	\$0	\$2,030,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,030,454
D3060 - Controls & Instrumentation	\$0	\$272,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$272,010
D3090 - Other HVAC Systems/Equip	\$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

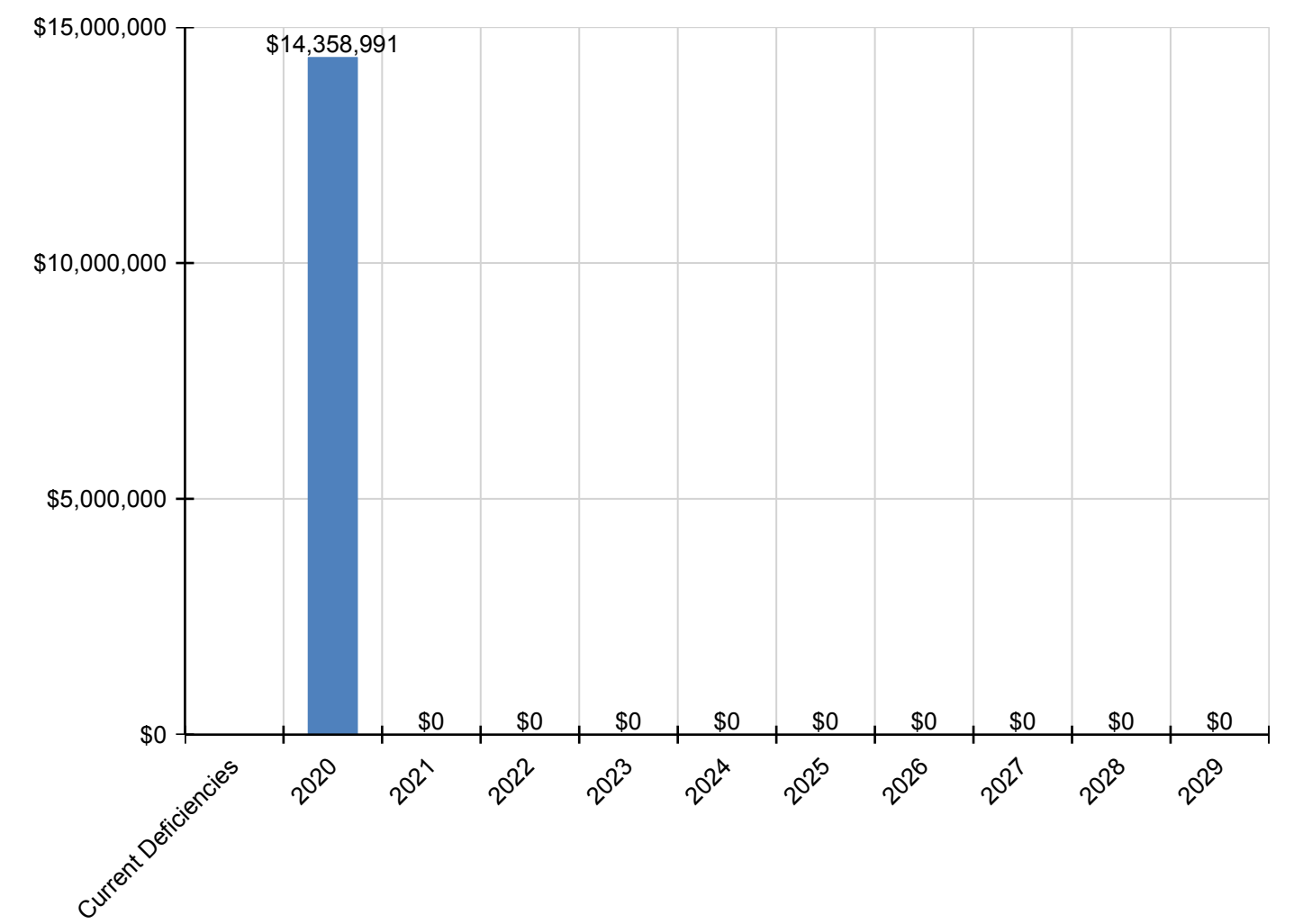
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System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4010 - Sprinklers	\$0	\$509,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$509,674
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D4090 - Other Fire Protection Systems	\$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	\$278,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278,879
D5020 - Lighting and Branch Wiring	\$0	\$1,432,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,432,858
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$207,442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207,442
D5030910 - Fire Alarm Systems	\$0	\$376,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376,418
D5030920 - Data Communication	\$0	\$489,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,068
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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	\$16,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,485
E1090 - Other Equipment	\$0	\$107,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,155
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$266,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,515

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

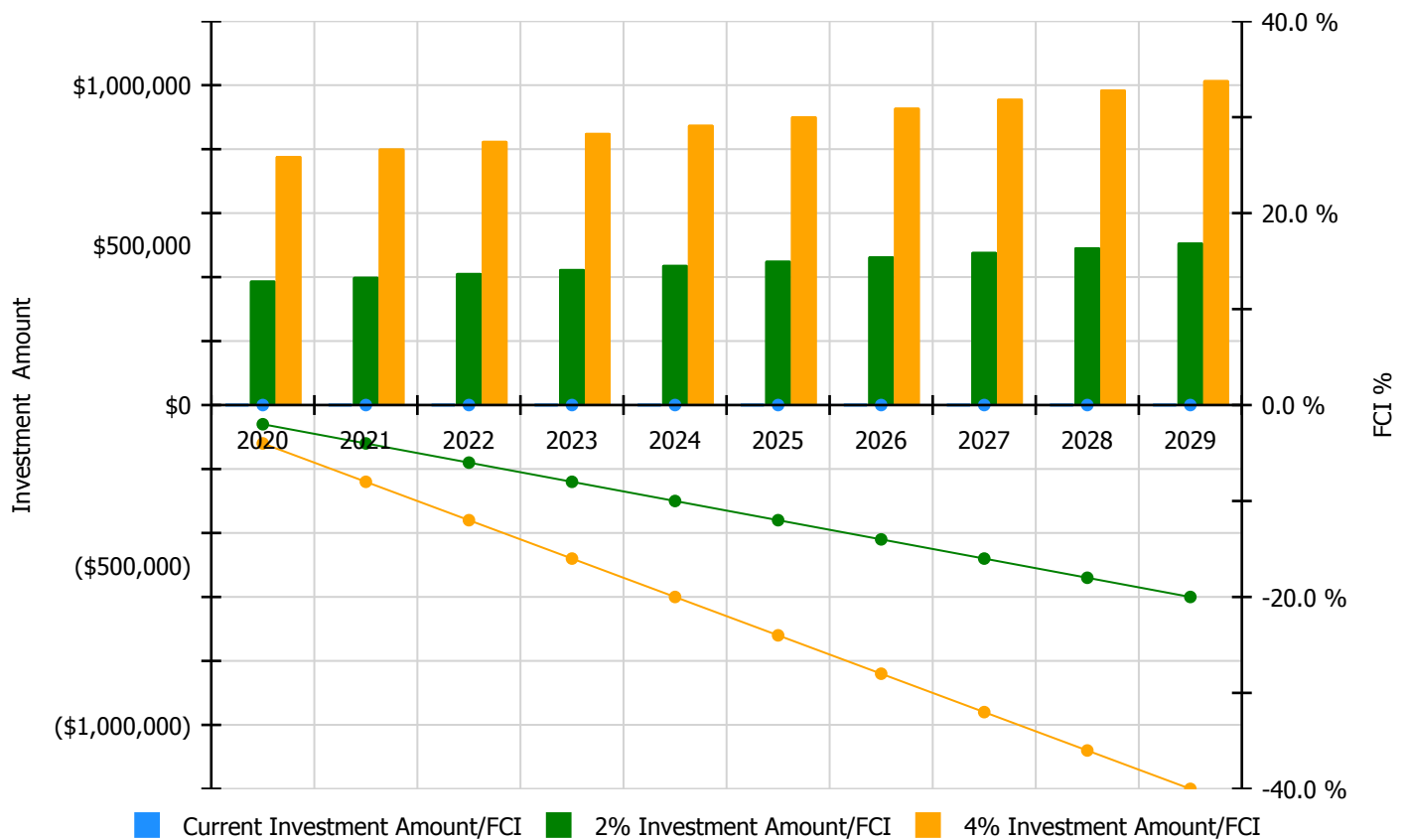


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$389,331.00	-2.00 %	\$778,662.00	-4.00 %
2021	\$0	\$401,011.00	-4.00 %	\$802,021.00	-8.00 %
2022	\$0	\$413,041.00	-6.00 %	\$826,082.00	-12.00 %
2023	\$0	\$425,432.00	-8.00 %	\$850,864.00	-16.00 %
2024	\$0	\$438,195.00	-10.00 %	\$876,390.00	-20.00 %
2025	\$0	\$451,341.00	-12.00 %	\$902,682.00	-24.00 %
2026	\$0	\$464,881.00	-14.00 %	\$929,763.00	-28.00 %
2027	\$0	\$478,828.00	-16.00 %	\$957,655.00	-32.00 %
2028	\$0	\$493,193.00	-18.00 %	\$986,385.00	-36.00 %
2029	\$0	\$507,988.00	-20.00 %	\$1,015,977.00	-40.00 %
Total:	\$0	\$4,463,241.00		\$8,926,481.00	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Executive Summary

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

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

Function:

Gross Area (SF): 205,872

Year Built: 2020

Last Renovation:

Replacement Value: \$10,970,918

Repair Cost: \$0.00

Total FCI: 0.00 %

Total RSLI: 103.50 %

FCA Score: 100.00

Description:

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

Attributes: This asset has no attributes.

Dashboard Summary

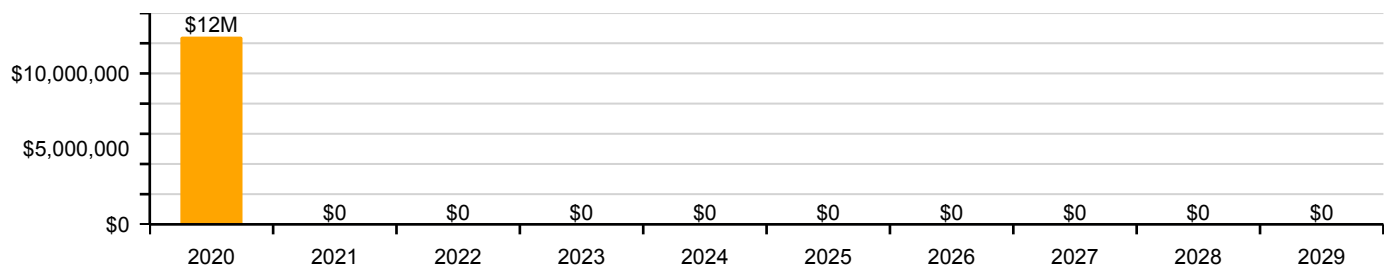
Function:		Gross Area:	205,872
Year Built:	2020	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$10,970,918
FCI:	0.00 %	RSLI%:	103.50 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
G20 - Site Improvements	103.68 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	102.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	103.33 %	0.00 %	\$0.00
Totals:	103.50 %	0.00 %	\$0.00

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.24	S.F.	205,872	35	2020	2055		102.86 %	0.00 %	36			\$461,153
G2020	Parking Lots	\$7.57	S.F.	205,872	35	2020	2055		102.86 %	0.00 %	36			\$1,558,451
G2030	Pedestrian Paving	\$2.19	S.F.	205,872	35	2020	2055		102.86 %	0.00 %	36			\$450,860
G2040	Site Development	\$29.34	S.F.	205,872	25	2020	2045		104.00 %	0.00 %	26			\$6,040,284
G2050	Landscaping	\$1.14	S.F.	205,872	25	2020	2045		104.00 %	0.00 %	26			\$234,694
G3010	Water Supply	\$1.04	S.F.	205,872	50	2020	2070		102.00 %	0.00 %	51			\$214,107
G3020	Sanitary Sewer	\$2.10	S.F.	205,872	50	2020	2070		102.00 %	0.00 %	51			\$432,331
G3030	Storm Sewer	\$1.19	S.F.	205,872	50	2020	2070		102.00 %	0.00 %	51			\$244,988
G4010	Electrical Distribution	\$2.43	S.F.	205,872	30	2020	2050		103.33 %	0.00 %	31			\$500,269
G4020	Site Lighting	\$2.85	S.F.	205,872	30	2020	2050		103.33 %	0.00 %	31			\$586,735
G4030	Site Communication and Security	\$1.20	S.F.	205,872	30	2020	2050		103.33 %	0.00 %	31			\$247,046
Total									103.50 %					\$10,970,918

System Notes

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

No data found for this asset

Renewal Schedule

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

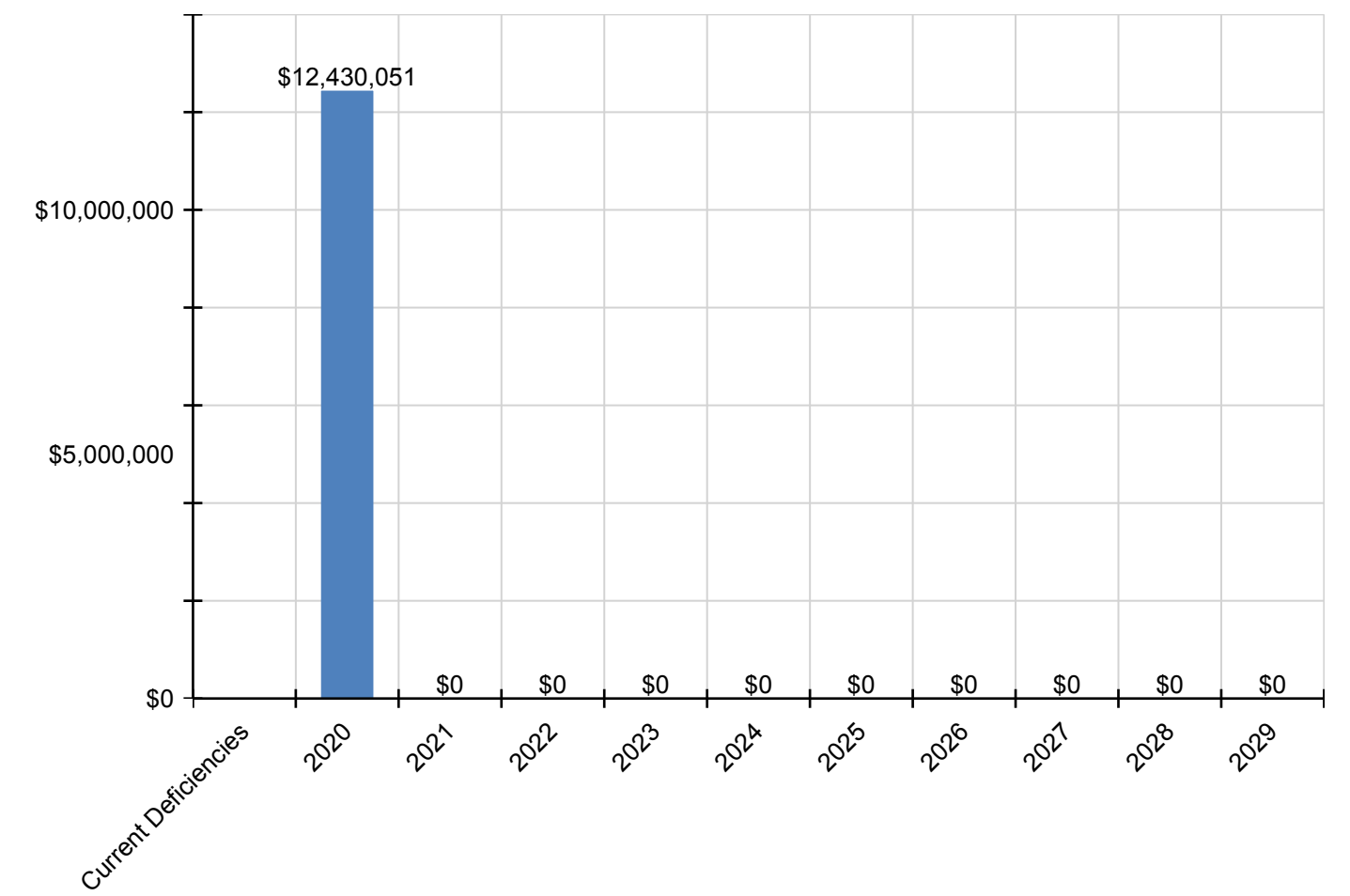
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		\$12,430,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,430,051
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	\$522,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,487
G2020 - Parking Lots	\$0	\$1,765,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,765,725
G2030 - Pedestrian Paving	\$0	\$510,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510,824
G2040 - Site Development	\$0	\$6,843,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,843,642
G2050 - Landscaping	\$0	\$265,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,908
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$242,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242,584
G3020 - Sanitary Sewer	\$0	\$489,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,831
G3030 - Storm Sewer	\$0	\$277,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,571
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$566,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$566,805
G4020 - Site Lighting	\$0	\$664,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$664,771
G4030 - Site Communication and Security	\$0	\$279,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279,904

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

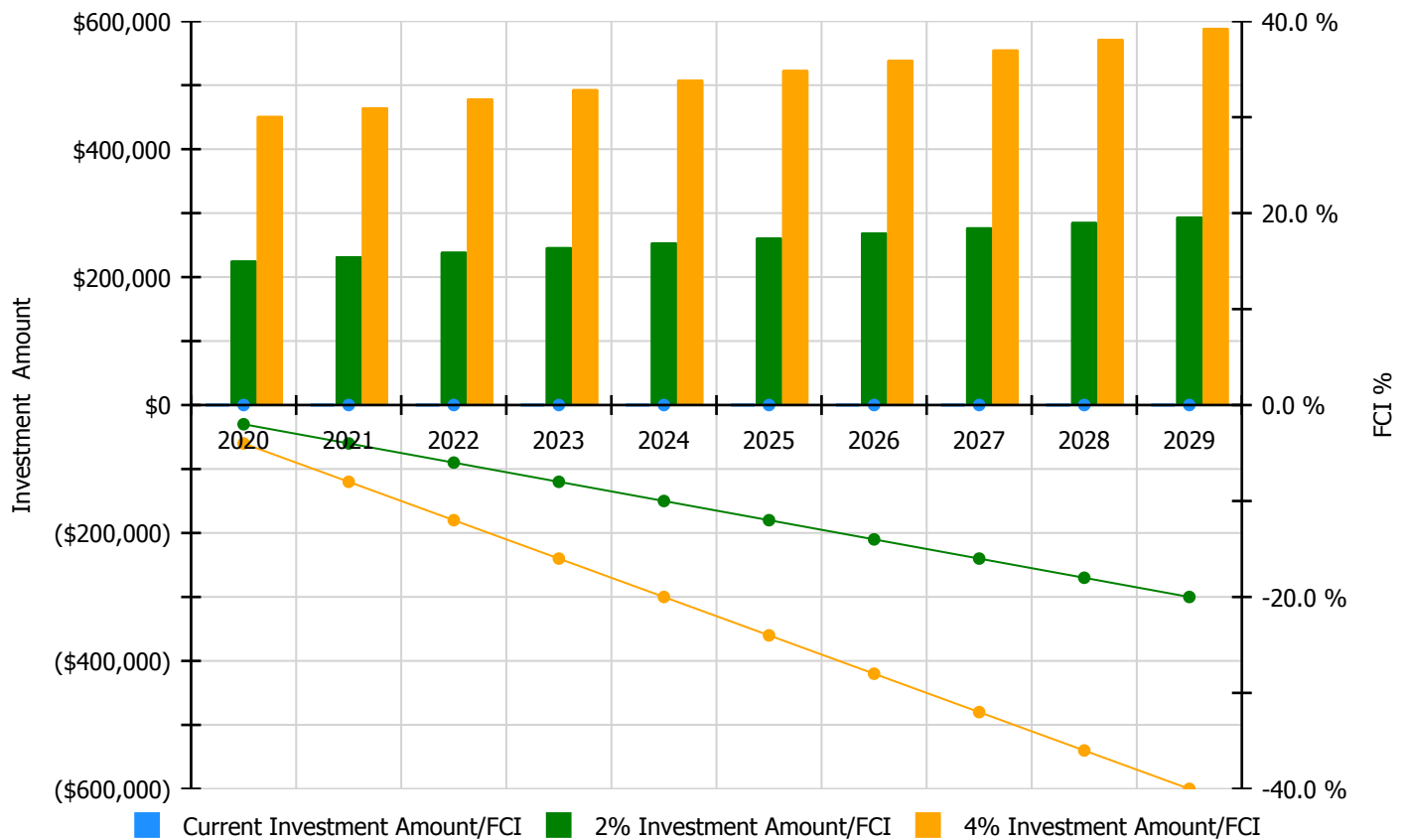


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$226,001.00	-2.00 %	\$452,002.00	-4.00 %
2021	\$0	\$232,781.00	-4.00 %	\$465,562.00	-8.00 %
2022	\$0	\$239,764.00	-6.00 %	\$479,529.00	-12.00 %
2023	\$0	\$246,957.00	-8.00 %	\$493,915.00	-16.00 %
2024	\$0	\$254,366.00	-10.00 %	\$508,732.00	-20.00 %
2025	\$0	\$261,997.00	-12.00 %	\$523,994.00	-24.00 %
2026	\$0	\$269,857.00	-14.00 %	\$539,714.00	-28.00 %
2027	\$0	\$277,953.00	-16.00 %	\$555,905.00	-32.00 %
2028	\$0	\$286,291.00	-18.00 %	\$572,582.00	-36.00 %
2029	\$0	\$294,880.00	-20.00 %	\$589,760.00	-40.00 %
Total:	\$0	\$2,590,847.00		\$5,181,695.00	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

School Assessment Report - Howard, David T. Middle School

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

School Assessment Report - Howard, David T. Middle School

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

School Assessment Report - Howard, David T. Middle School

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.



Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 1070
Project: APS Assessments 2019	Region: 761	Site: Howard MS
Grade Config: MS	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	(N/A)	0.00	0.00	0.00
Interior Environment	(N/A)	0.00	0.00	0.00
Exterior Environment	(N/A)	0.00	0.00	0.00
General Classrooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	9.75	9.75	100.00
Location	Excel	2.93	2.93	100.00
Storage/Fixed Equip	Good	2.34	2.93	80.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.36	1.36	100.00
Location	Excel	0.41	0.41	100.00
Storage/Fixed Equip	Good	0.33	0.41	80.00
Instructional Resource Rooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	2.05	2.05	100.00
Location	Excel	0.61	0.61	100.00
Storage/Fixed Equip	Good	0.49	0.61	80.00
Science				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	2.39	2.39	100.00
Location	Excel	0.72	0.72	100.00
Storage/Fixed Equip	Excel	0.72	0.72	100.00
Music				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.84	1.84	100.00
Location	Excel	0.55	0.55	100.00
Storage/Fixed Equip	Excel	0.55	0.55	100.00
Art				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.61	1.61	100.00
Location	Excel	0.48	0.48	100.00
Storage/Fixed Equip	Good	0.39	0.48	80.00
Career Tech Ed				
Environment	(N/A)	0.00	0.00	0.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1070

Project: APS Assessments 2019

Region: 761

Site: Howard MS

Grade Config: MS

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	3.37	3.37	100.00
Location	Good	0.81	1.01	80.00
Storage/Fixed Equip	Good	0.81	1.01	80.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	0.60	0.75	80.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Fair	1.17	1.80	65.00
Performing Arts				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.05	1.05	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
Media Center				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	2.32	2.32	100.00
Location	Excel	0.70	0.70	100.00
Storage/Fixed Equip	Excel	0.70	0.70	100.00
Restrooms (Student)	Excel	0.93	0.93	100.00
Administration	Excel	2.10	2.10	100.00
Counseling	Excel	0.42	0.42	100.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Excel	0.91	0.91	100.00
Cafeteria	Good	3.20	4.00	80.00
Food Service and Prep	Excel	5.72	5.72	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	(N/A)	0.00	0.00	0.00
Pedestrian Traffic	(N/A)	0.00	0.00	0.00
Parking	(N/A)	0.00	0.00	0.00
Athletic Courts and Fields	(N/A)	0.00	0.00	0.00
Safety and Security				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	(N/A)	0.00	0.00	0.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		66.77	70.39	94.85

Comments

Project #: 12382

County: Atlanta Public Schools

Site #: 1070

Project: APS Assessments 2019

Region: 761

Site: Howard MS

Grade Config: MS

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
The David T Howard Middle School is a historic 4 story facility that served grades 6th through 8th before the start of renovation. The school is undergoing renovation as of 2018.				
Suitability - MS->Learning Environment-->Learning Style Variety				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Learning Environment-->Interior Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Learning Environment-->Exterior Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->General Classrooms-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Self-Contained Special Ed-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Instructional Resource Rooms-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Science-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Music-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Art-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Career Tech Ed-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Computer Labs-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->P.E.-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->P.E.-->Storage/Fixed Equip				
The PE area does not have enough storage.				
Suitability - MS->Performing Arts-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Media Center-->Environment				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Outside-->Vehicular Traffic				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Outside-->Pedestrian Traffic				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Outside-->Parking				
A desktop audit was performed for this element and is not available.				

Project #:	12382	County:	Atlanta Public Schools	Site #:	1070
Project:	APS Assessments 2019	Region:	761	Site:	Howard MS
Grade Config:	MS	Site Type:	Middle	Site Size:	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS->Outside-->Athletic Courts and Fields				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Safety and Security-->Fencing				
A desktop audit was performed for this element and is not available.				
Suitability - MS->Safety and Security-->Signage & Way Finding				
A desktop audit was performed for this element and is not available.				