Atlanta Public Schools/ S. Atlanta Cluster

Humphries 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):	67,694
Year Built:	1940
Last Renovation:	2020
Replacement Value:	$13,725,411
Repair Cost:	$712,393.05
Total FCI:	5.19 %
Total RSLI:	82.78 %
FCA Score:	94.81

Description:

Humphries Elementary School (Buildings 2031, 2040,2032,2033,2050,2030) are located at 3029 Humphries Drive, Atlanta, GA. The total square footage of the building is 66,228, and was was constructed in 1940. There were building renovations done in 1967,1994,1996 and 2020.

This report contains condition and adequacy data collected during the 2020 APS Tabletop Facility Assessment. Detailed condition and deficiency statements are contained in this report for the site each building elements.

A. SUBSTRUCTURE
The buildings rests on slab-on grade foundations and is assumed to have standard cast-in-place concrete foundations. This buildings are both one and two level.

B. SUPERSTRUCTURE
The floor construction is slab on grade and wood construction. Roof construction is steel pan decking with light weight fill. The exterior

envelope is composed of brick veneer over CMU walls. The exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is low slope built-up membrane.

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

D. SERVICES
CONVEYING: The buildings do include an elevator and a wheelchair lift near the stage.
PLUMBING: Plumbing fixtures are typically low-flow fixtures. Domestic water distribution is copper with hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is internal with roof drains.
HVAC: Heating and Cooling is provided by fan coil units. The heating/cooling distribution system is by duct work. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are centrally controlled or monitored by a building management system.
FIRE PROTECTION: The building does have a complete fire sprinkler system. 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. Lighting is typically lay-in type fixtures with fluorescent lamps, surface mounted and with suspended fixtures.
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: There is other electrical Emergency and life safety egress lighting systems installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:
This building includes the following items and equipment: audio-visual, fixed casework, and window treatments.

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

CODE REVIEW
ACCESSIBILITY: The building appears to be 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: The buildings is covered with a wet sprinkler system. Fire extinguishers are located throughout the building. Power outlets in wet areas are GFI protected. Exit signage is present in corridors and at exit doors. The fire alarm system includes detection devices, audio/visual alarms, and pull stations. Illuminated exit signage is present in corridors and at exit doors.

Attributes:

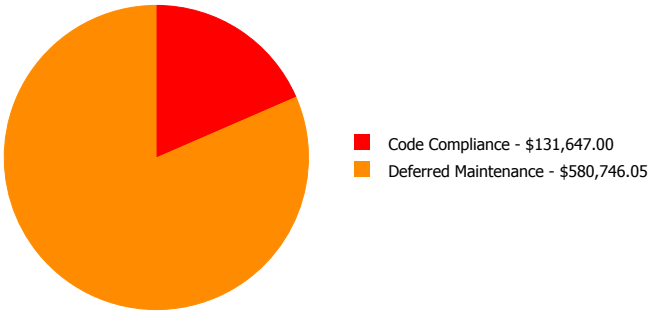
General Attributes:

Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Kober Lane
School Grades:	01, 02, 03, 04, 05, KK, PK	DOE Drawing Total GSF:	66228
DOE Facility Number:	5562	Total # of Modular/Portables:	0
DOE Interior Site SF:	66228	Total GSF of Modular/Portables:	0
Approx. Acres:	8.2	Status:	Active

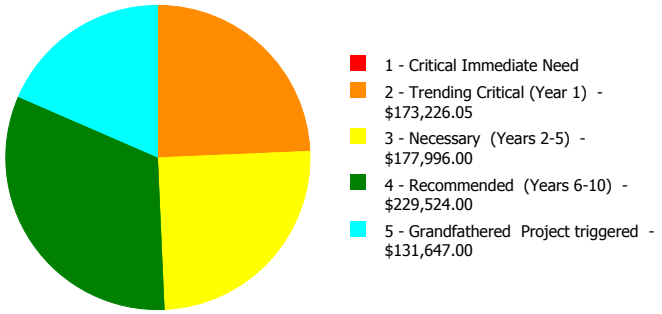
School Dashboard Summary

Gross Area:	67,694		
Year Built:	1940	Last Renovation:	2020
Repair Cost:	$712,393	Replacement Value:	$13,725,411
FCI:	5.19 %	RSLI%:	82.78 %

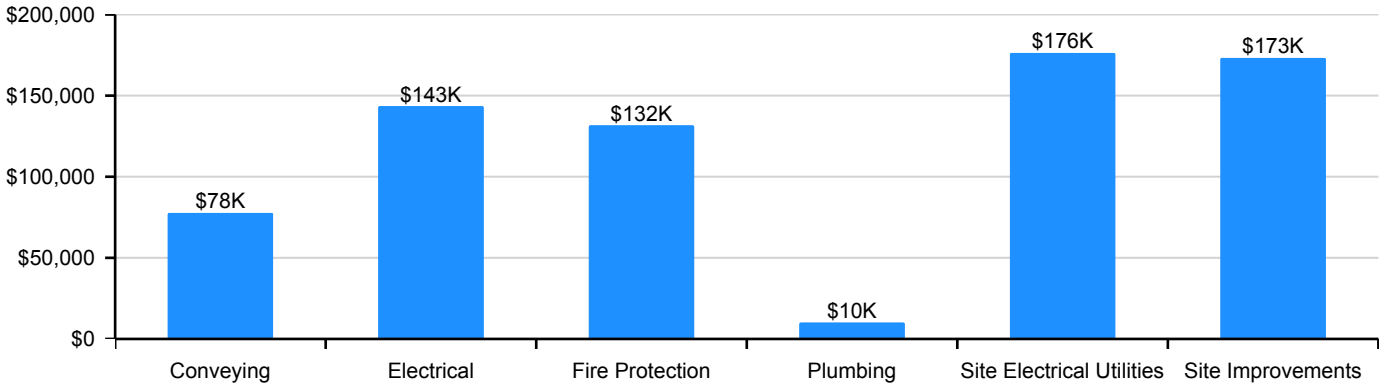
Deficiency By Category



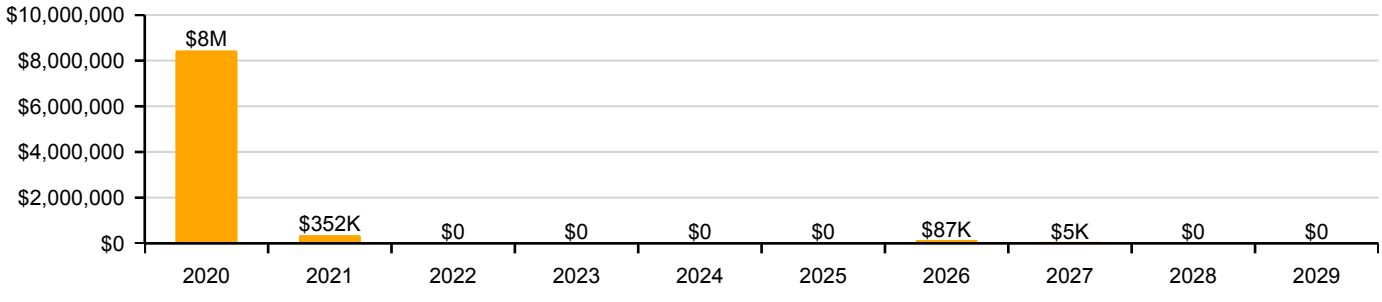
Deficiency By Priority



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.

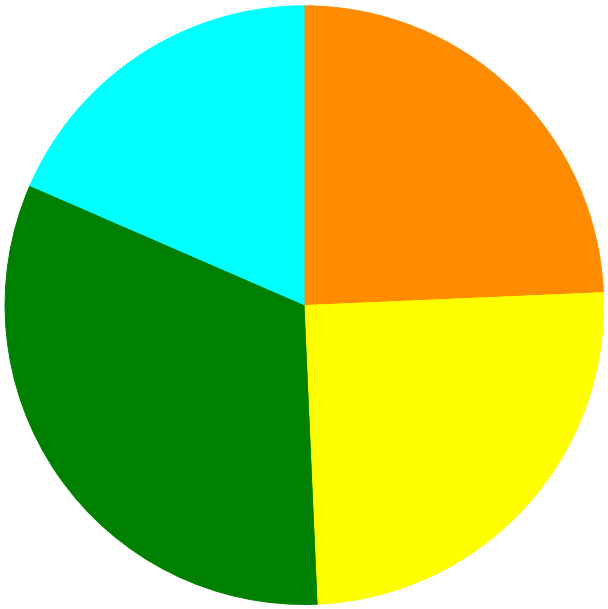
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	61.91 %	0.00 %	$0.00
A20 - Basement Construction	53.27 %	0.00 %	$0.00
B10 - Superstructure	62.27 %	0.00 %	$0.00
B20 - Exterior Enclosure	78.75 %	0.00 %	$0.00
B30 - Roofing	103.18 %	0.00 %	$0.00
C10 - Interior Construction	83.98 %	0.00 %	$0.00
C20 - Stairs	60.47 %	0.00 %	$0.00
C30 - Interior Finishes	105.97 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$77,672.00
D20 - Plumbing	96.48 %	1.65 %	$10,060.00
D30 - HVAC	86.75 %	0.00 %	$0.00
D40 - Fire Protection	102.77 %	43.98 %	$131,647.00
D50 - Electrical	94.28 %	11.52 %	$143,489.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	61.33 %	0.00 %	$0.00
G20 - Site Improvements	78.53 %	14.79 %	$173,226.05
G30 - Site Mechanical Utilities	102.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	64.68 %	41.14 %	$176,299.00
Totals:	**82.78 %**	**5.19 %**	**$712,393.05**

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
1949_1967 Bldg 2031_2040	21,994	2.34	$0.00	$0.00	$33,145.00	$53,225.00	$0.00
1993 Bldg 2032	5,970	1.91	$0.00	$0.00	$20,949.00	$0.00	$0.00
1996 Bldg 2033_2050	29,333	4.69	$0.00	$0.00	$123,902.00	$0.00	$131,647.00
2020 Bldg 2030	10,397	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Site	67,609	18.54	$0.00	$173,226.05	$0.00	$176,299.00	$0.00
Total:		**5.19**	**$0.00**	**$173,226.05**	**$177,996.00**	**$229,524.00**	**$131,647.00**

Deficiencies By Priority



- 1 - Critical Immediate Need
- 2 - Trending Critical (Year 1) - $173,226.05
- 3 - Necessary (Years 2-5) - $177,996.00
- 4 - Recommended (Years 6-10) - $229,524.00
- 5 - Grandfathered Project triggered - $131,647.00

Budget Estimate Total: $712,393.05

Executive Summary

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Function:	Elementary
Gross Area (SF):	21,994
Year Built:	1967
Last Renovation:	2020
Replacement Value:	$3,684,657
Repair Cost:	$86,370.00
Total FCI:	2.34 %
Total RSLI:	67.18 %
FCA Score:	97.66

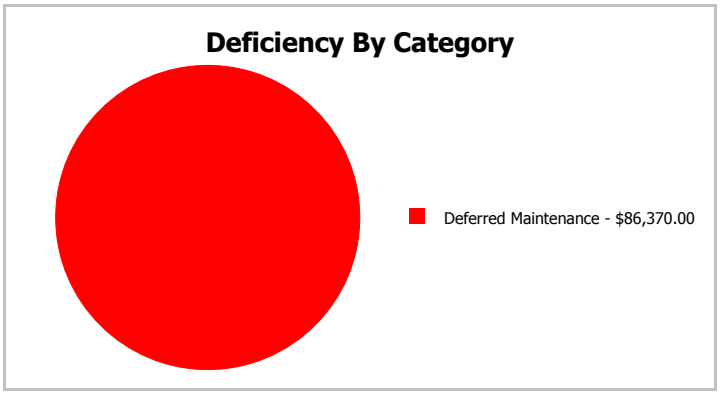
Description:

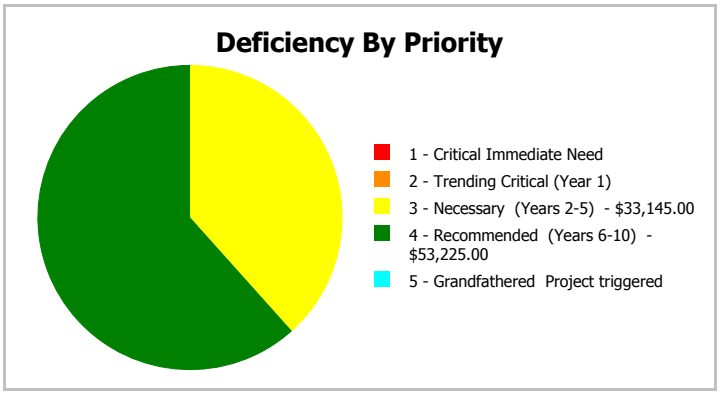
The narrative for this building is included in the Executive Summary Description at the front of this report.

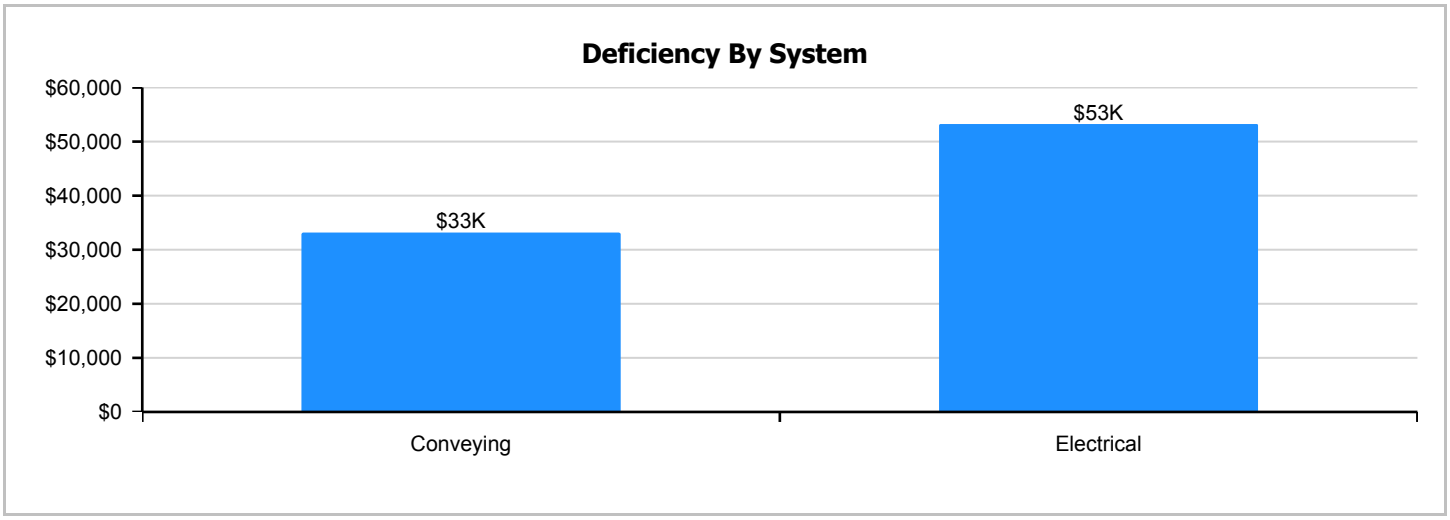
Attributes: This asset has no attributes.

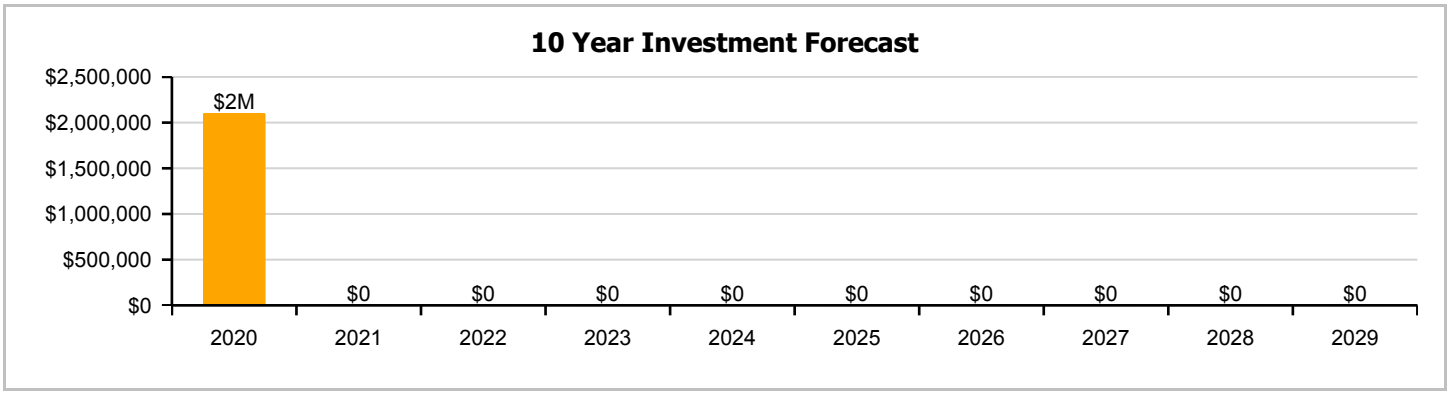
Dashboard Summary

Function:	Elementary	Gross Area:	21,994
Year Built:	1967	Last Renovation:	2020
Repair Cost:	$86,370	Replacement Value:	$3,684,657
FCI:	2.34 %	RSLI%:	67.18 %









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	21.00 %	0.00 %	$0.00
A20 - Basement Construction	21.00 %	0.00 %	$0.00
B10 - Superstructure	21.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	54.44 %	0.00 %	$0.00
B30 - Roofing	103.66 %	0.00 %	$0.00
C10 - Interior Construction	64.78 %	0.00 %	$0.00
C20 - Stairs	21.00 %	0.00 %	$0.00
C30 - Interior Finishes	105.97 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$33,145.00
D20 - Plumbing	104.55 %	0.00 %	$0.00
D30 - HVAC	84.60 %	0.00 %	$0.00
D40 - Fire Protection	103.33 %	0.00 %	$0.00
D50 - Electrical	92.23 %	13.77 %	$53,225.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**67.18 %**	**2.34 %**	**$86,370.00**

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	$7.44	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$163,635
A1020	Special Foundations	$0.35	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$7,698
A1030	Slab on Grade	$6.29	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$138,342
A2010	Basement Excavation	$0.21	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$4,619
A2020	Basement Walls	$2.32	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$51,026
B1010	Floor Construction	$18.37	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$404,030
B1020	Roof Construction	$11.90	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$261,729
B2010	Exterior Walls	$12.63	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$277,784
B2020	Exterior Windows	$7.88	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$173,313
B2030	Exterior Doors	$0.76	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$16,715
B3010	Roof Coverings	$15.03	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$330,570
B3020	Roof Openings	$0.50	S.F.	21,994	30	2008	2038		63.33 %	0.00 %	19			$10,997
C1010	Partitions	$5.34	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$117,448
C1020	Interior Doors	$3.49	S.F.	21,994	40	2020	2060		102.50 %	0.00 %	41			$76,759
C1030	Fittings	$2.54	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$55,865
C2010	Stair Construction	$2.72	S.F.	21,994	100	1940	2040		21.00 %	0.00 %	21			$59,824
C3010	Wall Finishes	$4.40	S.F.	21,994	10	2020	2030		110.00 %	0.00 %	11			$96,774
C3020	Floor Finishes	$9.73	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$214,002
C3030	Ceiling Finishes	$8.60	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$189,148
D1010	Elevators and Lifts	$1.37	S.F.	21,994	20	1996	2016		0.00 %	110.00 %	-3		$33,145.00	$30,132
D2010	Plumbing Fixtures	$6.27	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$137,902
D2020	Domestic Water Distribution	$0.72	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$15,836
D2030	Sanitary Waste	$1.68	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$36,950
D2040	Rain Water Drainage	$0.21	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$4,619
D3040	Distribution Systems	$10.51	S.F.	21,994	20	2015	2035		80.00 %	0.00 %	16			$231,157
D3060	Controls & Instrumentation	$2.19	S.F.	21,994	15	2020	2035		106.67 %	0.00 %	16			$48,167
D4010	Sprinklers	$4.04	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$88,856
D4020	Standpipes	$0.34	S.F.	21,994	30	2020	2050		103.33 %	0.00 %	31			$7,478
D5010	Electrical Service/Distribution	$2.20	S.F.	21,994	20	1940	1960		0.00 %	110.00 %	-59		$53,225.00	$48,387
D5020	Lighting and Branch Wiring	$11.41	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$250,952
D5030	Communications and Security	$3.96	S.F.	21,994	15	2020	2035		106.67 %	0.00 %	16			$87,096
E1020	Institutional Equipment	$0.10	S.F.	0	20	2020	2040		105.00 %	0.00 %	21			$0
E2010	Fixed Furnishings	$2.13	S.F.	21,994	20	2020	2040		105.00 %	0.00 %	21			$46,847
								Total	**67.18 %**	**2.34 %**			**$86,370.00**	**$3,684,657**

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: D2040 - Rain Water Drainage This system contains no images

Note: WRW 07/31/13 Only 1/2 of this node area has roof drains. (Other portions have gutters and downspouts.)

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%

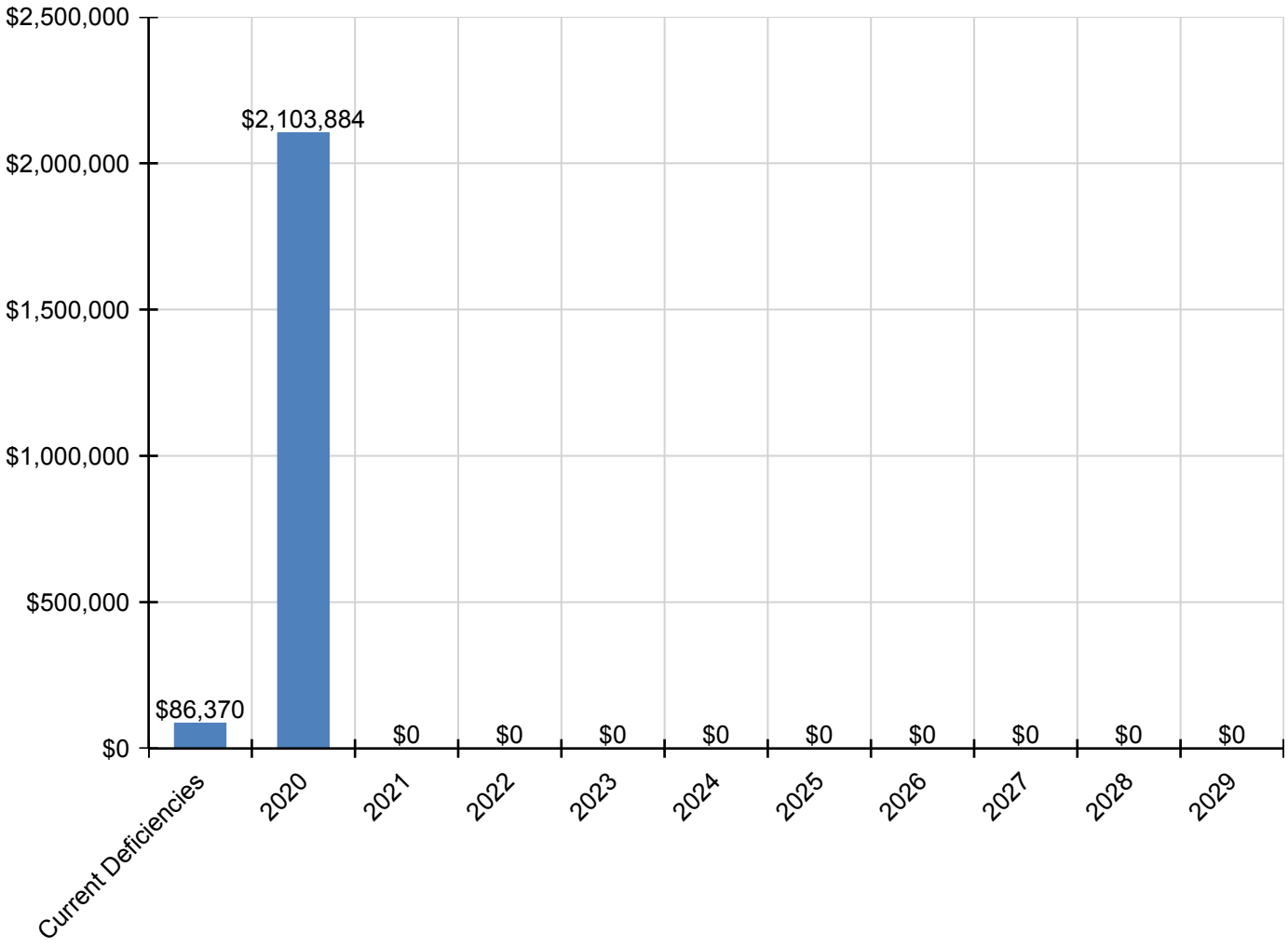
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$86,370**	**$2,103,884**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,190,254**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$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	$196,363	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$196,363**
B2030 - Exterior Doors	$0	$18,939	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$18,939**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$374,536	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$374,536**
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	$63,249	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,249**
C1030 - Fittings	$0	$63,295	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$63,295**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$109,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$109,645**
C3020 - Floor Finishes	$0	$242,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$242,464**
C3030 - Ceiling Finishes	$0	$214,305	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$214,305**
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	$33,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,145**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$156,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$156,244**
D2020 - Domestic Water Distribution	$0	$17,942	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,942**
D2030 - Sanitary Waste	$0	$41,864	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,864**
D2040 - Rain Water Drainage	$0	$5,233	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,233**
D30 - HVAC	$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**
D3060 - Controls & Instrumentation	$0	$54,574	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$54,574**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$100,673	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$100,673**
D4020 - Standpipes	$0	$8,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,473**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$53,225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,225**
D5020 - Lighting and Branch Wiring	$0	$284,328	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$284,328**
D5030 - Communications and Security	$0	$98,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$98,680**
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	$0	$0	$0	$0	$0	$0	$0	$0	
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$53,078	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$53,078**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

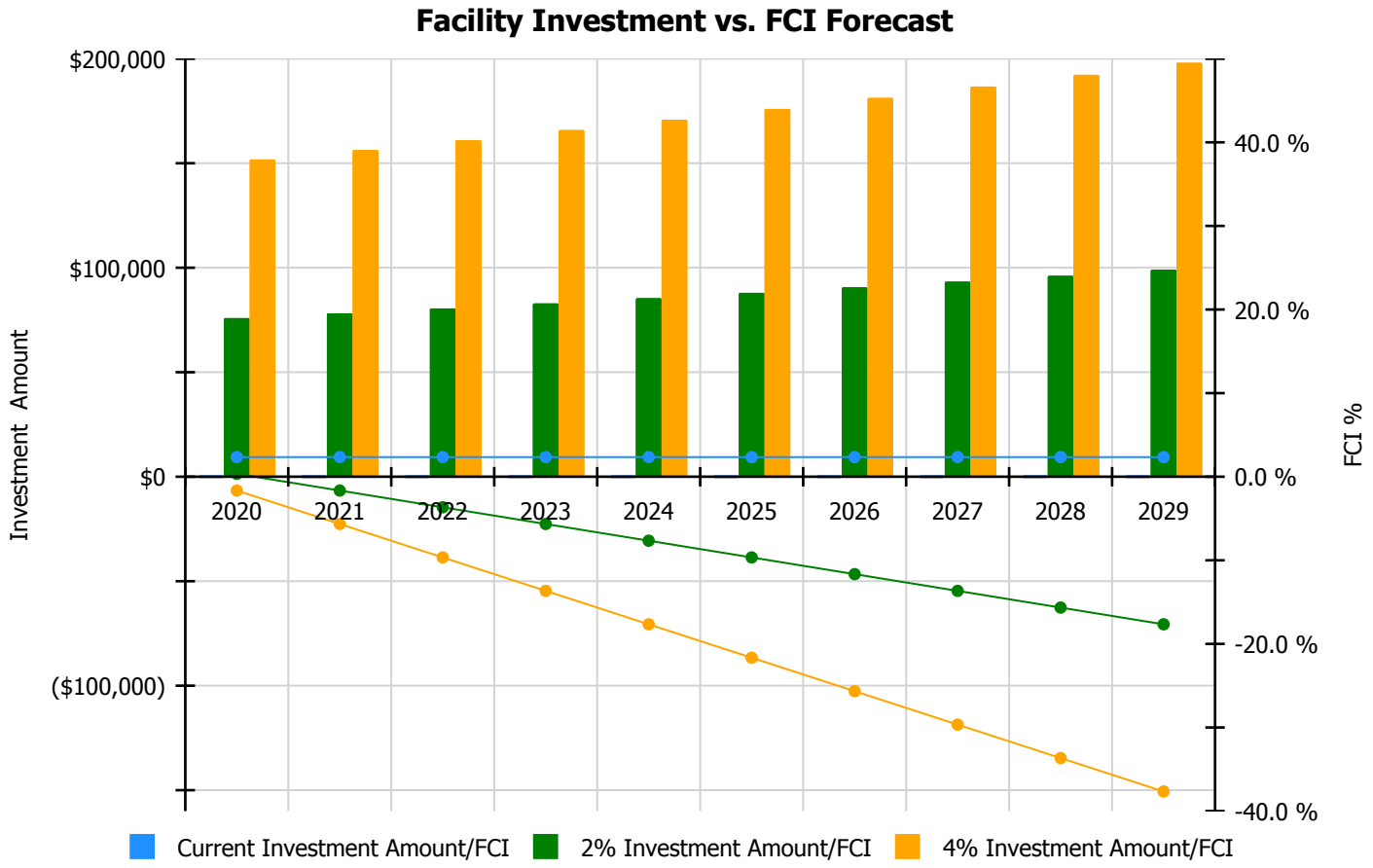
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

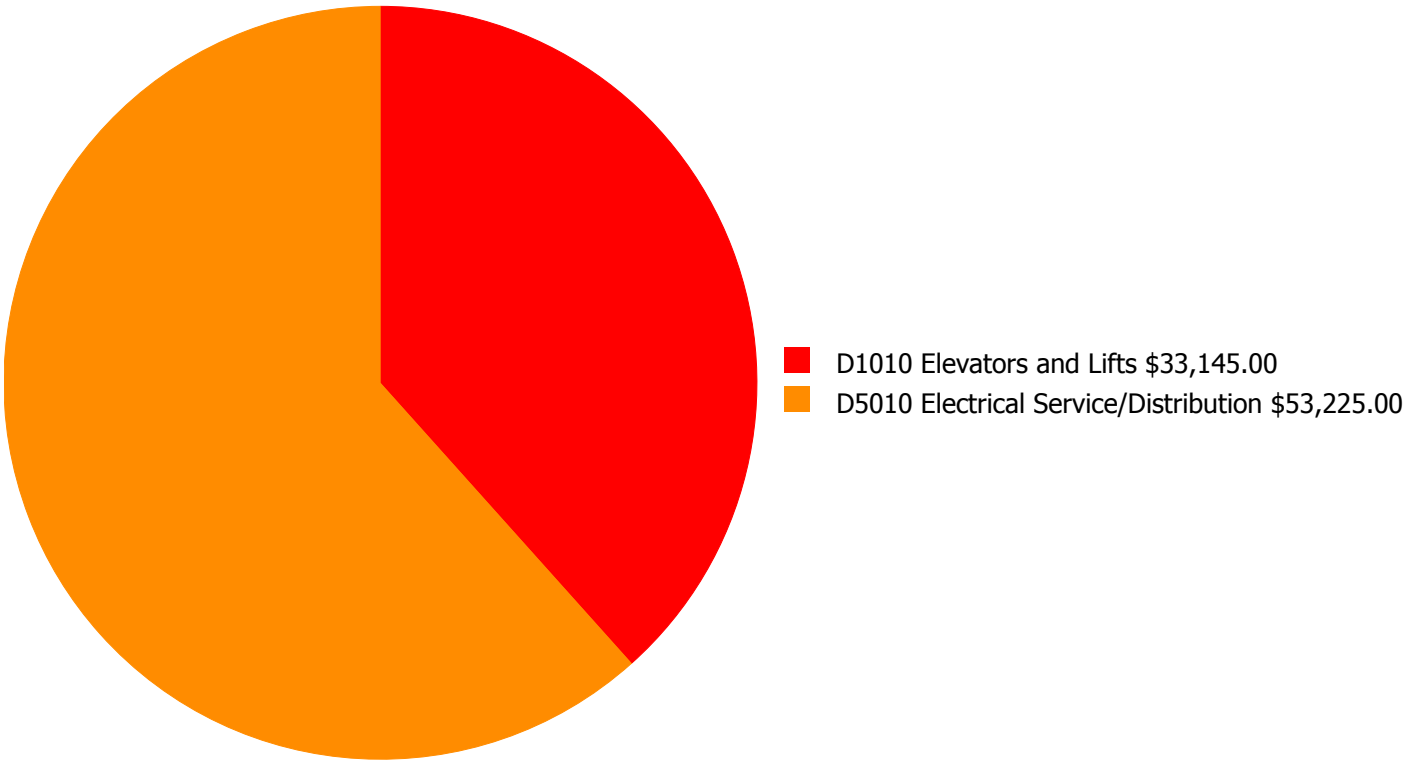
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 2.34%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$75,904.00	0.34 %	$151,808.00	-1.66 %
2021	$0	$78,181.00	-1.66 %	$156,362.00	-5.66 %
2022	$0	$80,526.00	-3.66 %	$161,053.00	-9.66 %
2023	$0	$82,942.00	-5.66 %	$165,885.00	-13.66 %
2024	$0	$85,431.00	-7.66 %	$170,861.00	-17.66 %
2025	$0	$87,993.00	-9.66 %	$175,987.00	-21.66 %
2026	$0	$90,633.00	-11.66 %	$181,267.00	-25.66 %
2027	$0	$93,352.00	-13.66 %	$186,705.00	-29.66 %
2028	$0	$96,153.00	-15.66 %	$192,306.00	-33.66 %
2029	$0	$99,037.00	-17.66 %	$198,075.00	-37.66 %
Total:	**$0**	**$870,152.00**		**$1,740,309.00**	

Deficiency Summary by System

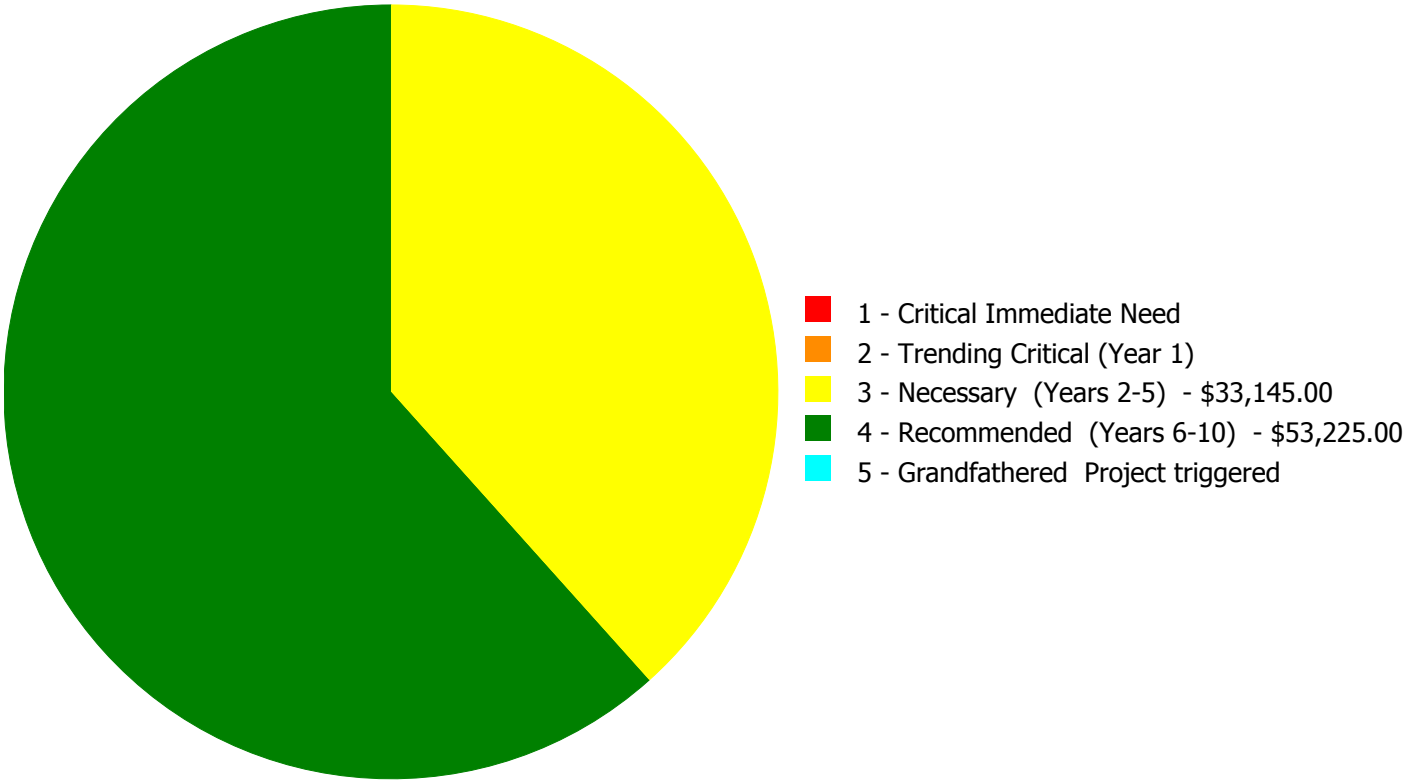
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $86,370.00

Deficiency Summary by Priority

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



Budget Estimate Total: $86,370.00

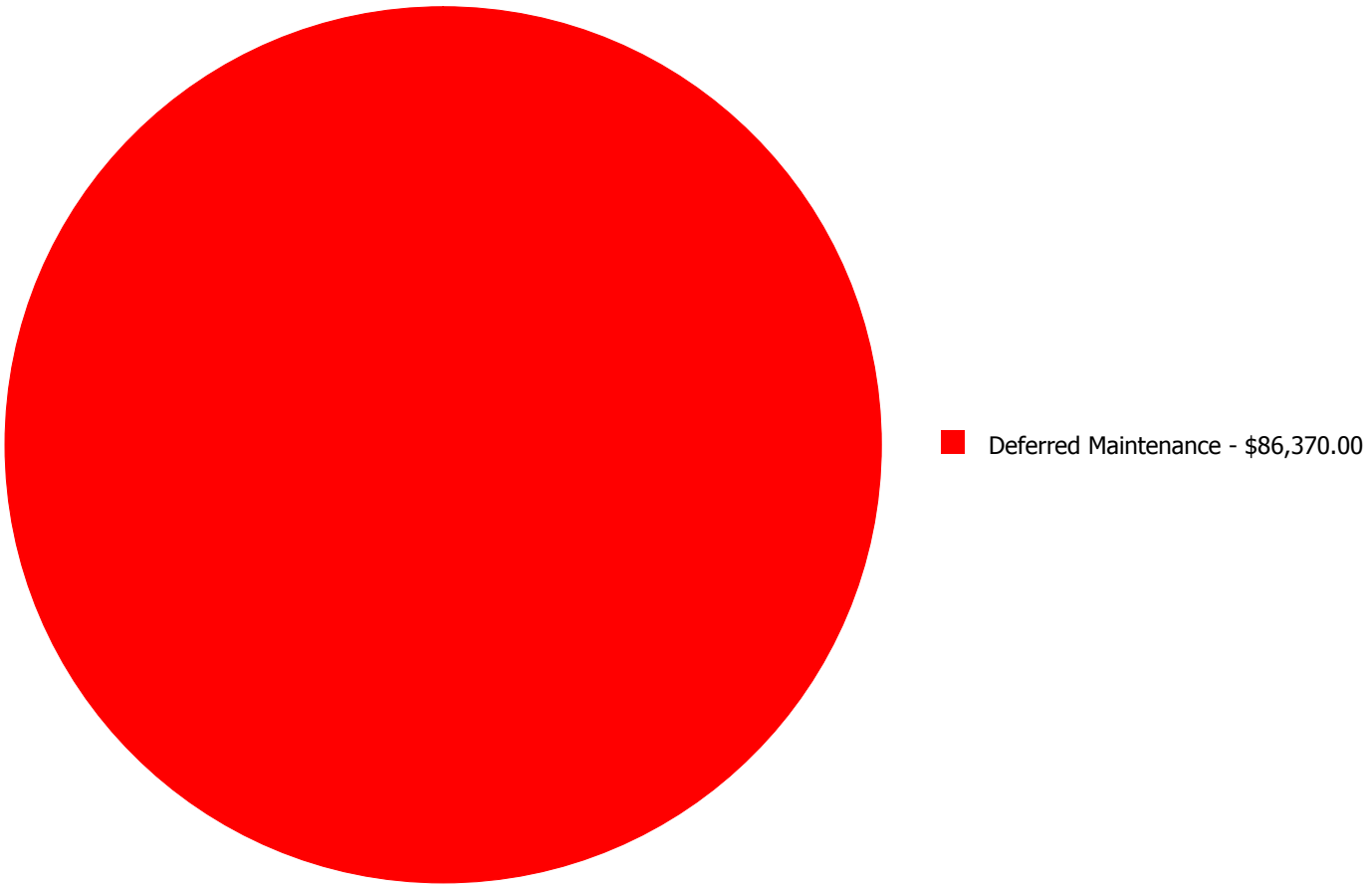
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
D1010	Elevators and Lifts	$0.00	$0.00	$33,145.00	$0.00	$0.00	$33,145.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$0.00	$53,225.00	$0.00	$53,225.00
	Total:	$0.00	$0.00	$33,145.00	$53,225.00	$0.00	$86,370.00

Deficiency Summary by Category

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



Budget Estimate Total: $86,370.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location: 1949_1967 Bldg 2031_2040
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 21,994.00
Unit of Measure: S.F.
Estimate: $33,145.00
Assessor Name: Eduardo Lopez
Date Created: 09/27/2019

Notes:

Priority 4 - Recommended (Years 6-10):

System: D5010 - Electrical Service/Distribution

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 21,994.00
Unit of Measure: S.F.
Estimate: $53,225.00
Assessor Name: Eduardo Lopez
Date Created: 07/29/2013

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

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):	5,970
Year Built:	1993
Last Renovation:	2020
Replacement Value:	$1,098,420
Repair Cost:	$20,949.00
Total FCI:	1.91 %
Total RSLI:	96.26 %
FCA Score:	98.09

Description:

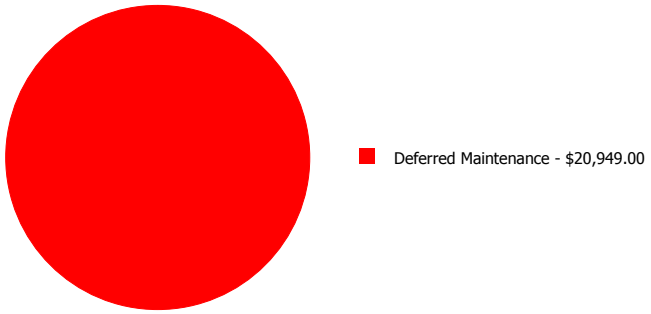
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

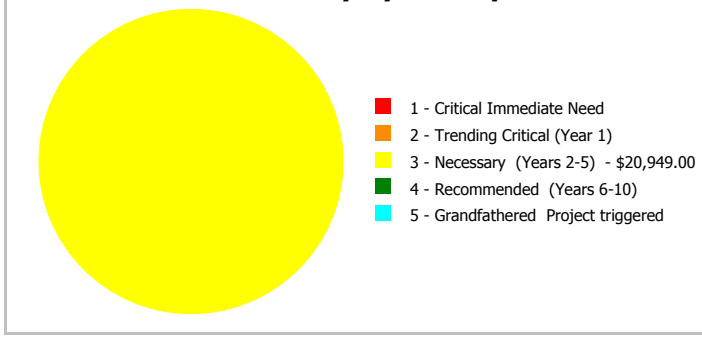
Dashboard Summary

Function:	Elementary	Gross Area:	5,970
Year Built:	1993	Last Renovation:	2020
Repair Cost:	$20,949	Replacement Value:	$1,098,420
FCI:	1.91 %	RSLI%:	96.26 %

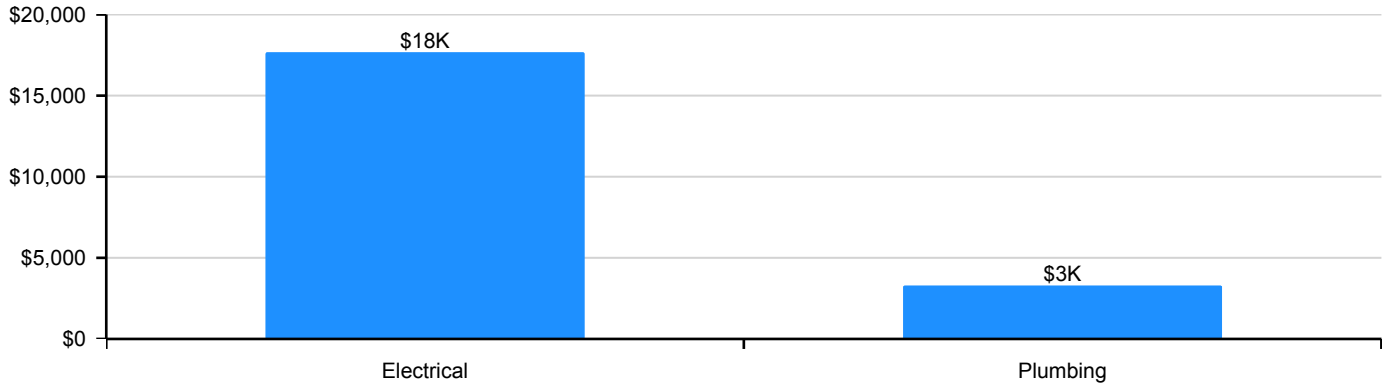
Deficiency By Category



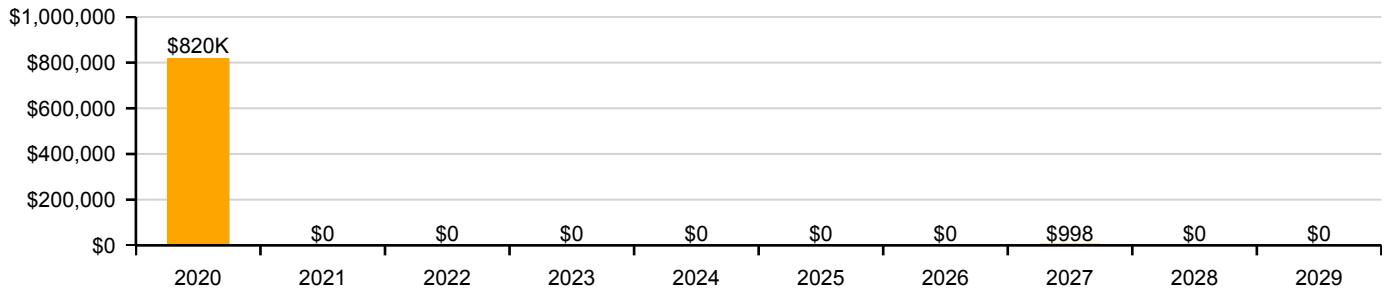
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
A20 - Basement Construction	0.00 %	0.00 %	$0.00
B10 - Superstructure	101.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	85.94 %	0.00 %	$0.00
B30 - Roofing	105.00 %	0.00 %	$0.00
C10 - Interior Construction	89.67 %	0.00 %	$0.00
C20 - Stairs	0.00 %	0.00 %	$0.00
C30 - Interior Finishes	105.97 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	99.81 %	4.98 %	$3,284.00
D30 - HVAC	105.17 %	0.00 %	$0.00
D40 - Fire Protection	102.15 %	0.00 %	$0.00
D50 - Electrical	92.21 %	13.79 %	$17,665.00
E10 - Equipment	105.00 %	0.00 %	$0.00
E20 - Furnishings	105.00 %	0.00 %	$0.00
Totals:	**96.26 %**	**1.91 %**	**$20,949.00**

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	$9.06	S.F.	5,970	100	1993	2093		74.00 %	0.00 %	74			$54,088
A1020	Special Foundations	$0.41	S.F.	5,970	100	1993	2093		74.00 %	0.00 %	74			$2,448
A1030	Slab on Grade	$7.66	S.F.	5,970	100	1993	2093		74.00 %	0.00 %	74			$45,730
A2010	Basement Excavation	$0.23	S.F.		100	1993	2093		74.00 %	0.00 %	74			$0
A2020	Basement Walls	$2.82	S.F.		100	1993	2093		74.00 %	0.00 %	74			$0
B1020	Roof Construction	$14.41	S.F.	5,970	100	2020	2120		101.00 %	0.00 %	101			$86,028
B2010	Exterior Walls	$15.32	S.F.	5,970	100	1993	2093		74.00 %	0.00 %	74			$91,460
B2020	Exterior Windows	$9.55	S.F.	5,970	30	2020	2050		103.33 %	0.00 %	31			$57,014
B2030	Exterior Doors	$0.96	S.F.	5,970	30	2020	2050		103.33 %	0.00 %	31			$5,731
B3010	Roof Coverings	$18.26	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$109,012
C1010	Partitions	$6.48	S.F.	5,970	100	1993	2093		74.00 %	0.00 %	74			$38,686
C1020	Interior Doors	$4.22	S.F.	5,970	40	2020	2060		102.50 %	0.00 %	41			$25,193
C1030	Fittings	$3.09	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$18,447
C2010	Stair Construction	$0.00	S.F.	5,970	100				0.00 %	0.00 %				$0
C3010	Wall Finishes	$5.33	S.F.	5,970	10	2020	2030		110.00 %	0.00 %	11			$31,820
C3020	Floor Finishes	$11.80	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$70,446
C3030	Ceiling Finishes	$10.43	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$62,267
D1010	Elevators and Lifts	$0.00	S.F.	5,970	20	1993	2013		0.00 %	0.00 %	-6			$0
D2010	Plumbing Fixtures	$7.63	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$45,551
D2020	Domestic Water Distribution	$0.87	S.F.	5,970	30	2020	2050		103.33 %	0.00 %	31			$5,194
D2030	Sanitary Waste	$2.04	S.F.	5,970	30	2020	2050		103.33 %	0.00 %	31			$12,179
D2040	Rain Water Drainage	$0.50	S.F.	5,970	20	1993	2013		0.00 %	110.02 %	-6		$3,284.00	$2,985
D2090	Other Plumbing Systems	$0.67	S.F.	0	20				0.00 %	0.00 %				$0
D3010	Energy Supply	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D3040	Distribution Systems	$23.07	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$137,728
D3050	Terminal & Package Units	$11.29	S.F.	0	15				0.00 %	0.00 %				$0
D3060	Controls & Instrumentation	$2.68	S.F.	5,970	15	2020	2035		106.67 %	0.00 %	16			$16,000
D4010	Sprinklers	$4.93	S.F.	5,970	30	2020	2050	2050	103.33 %	0.00 %	31			$29,432
D4020	Standpipes	$0.00	S.F.	5,970	30	2020	2050	2050	103.33 %	0.00 %	31			$0
D4030	Fire Protection Specialties	$0.12	S.F.	5,970	15	2012	2027		53.33 %	0.00 %	8			$716
D5010	Electrical Service/Distribution	$2.69	S.F.	5,970	20	1993	2013		0.00 %	110.00 %	-6		$17,665.00	$16,059
D5020	Lighting and Branch Wiring	$13.90	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$82,983
D5030	Communications and Security	$4.86	S.F.	5,970	15	2020	2035		106.67 %	0.00 %	16			$29,014
E1020	Institutional Equipment	$0.13	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$776
E1090	Other Equipment	$1.04	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$6,209
E2010	Fixed Furnishings	$2.55	S.F.	5,970	20	2020	2040		105.00 %	0.00 %	21			$15,224
								Total	**96.26 %**	**1.91 %**			**$20,949.00**	**$1,098,420**

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: B3010 - Roof Coverings This system contains no images

Note: WRW 07/31/13 Facility has metal roof - longer life span. Changed to 40 years.

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%

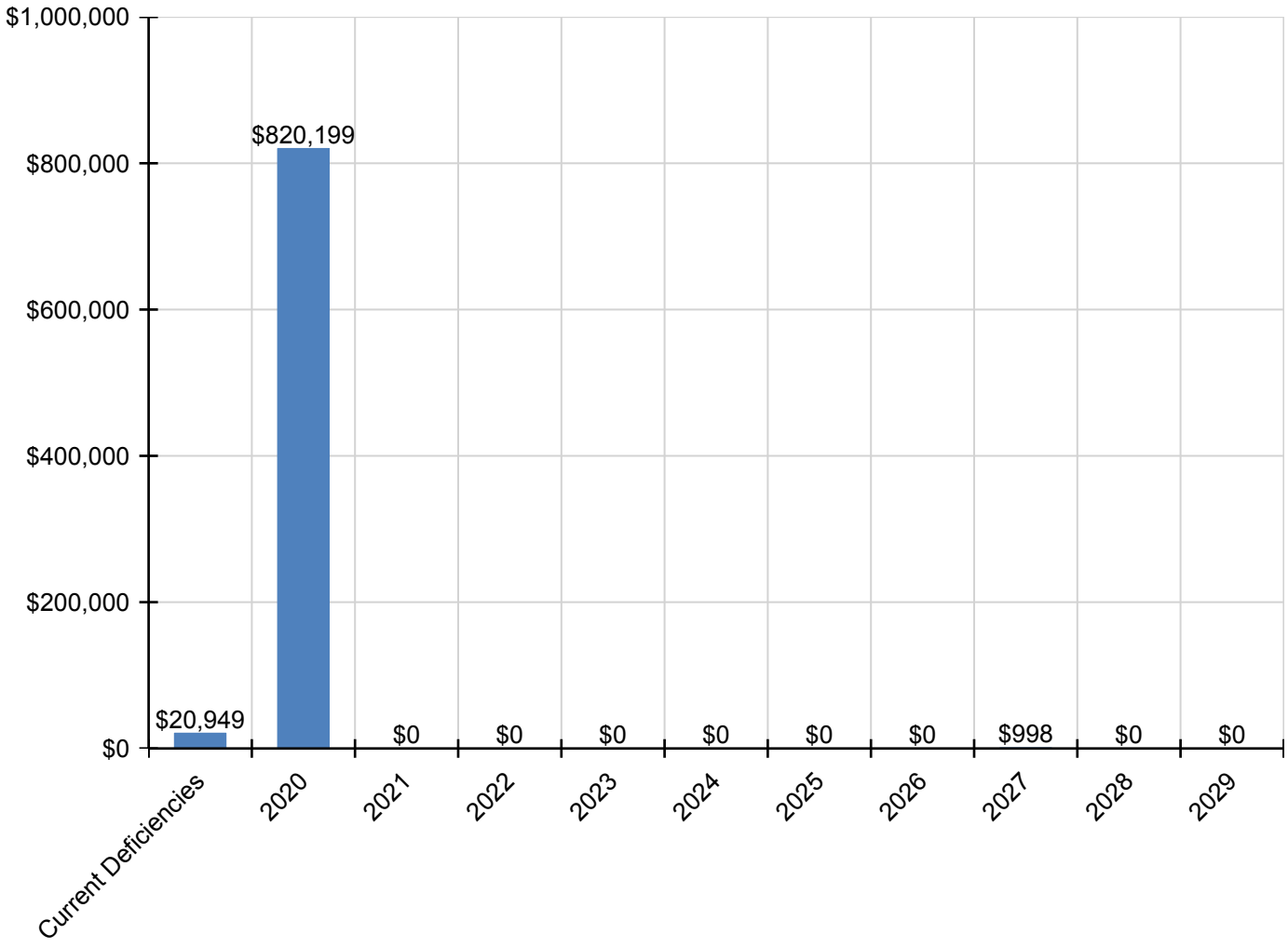
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$20,949**	**$820,199**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$998**	**$0**	**$0**	**$842,147**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$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	
*** A2020 - Basement Walls**	$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	$64,596	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$64,596**
B2030 - Exterior Doors	$0	$6,493	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,493**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$123,510	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$123,510**
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	$20,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,760**
C1030 - Fittings	$0	$20,901	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$20,901**
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	$36,052	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,052
C3020 - Floor Finishes	$0	$79,816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$79,816
C3030 - Ceiling Finishes	$0	$70,549	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,549
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	$51,609	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,609
D2020 - Domestic Water Distribution	$0	$5,884	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,884
D2030 - Sanitary Waste	$0	$13,799	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,799
D2040 - Rain Water Drainage	$3,284	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,284
D2090 - Other Plumbing Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
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	
D3040 - Distribution Systems	$0	$156,046	$0	$0	$0	$0	$0	$0	$0	$0	$0	$156,046
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
D3060 - Controls & Instrumentation	$0	$18,128	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,128
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$998	$0	$0	$998
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D5010 - Electrical Service/Distribution	$17,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,665
D5020 - Lighting and Branch Wiring	$0	$94,019	$0	$0	$0	$0	$0	$0	$0	$0	$0	$94,019
D5030 - Communications and Security	$0	$32,873	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,873
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	$880	$0	$0	$0	$0	$0	$0	$0	$0	$0	$880
E1090 - Other Equipment	$0	$7,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,035
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E2010 - Fixed Furnishings	$0	$17,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,248

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

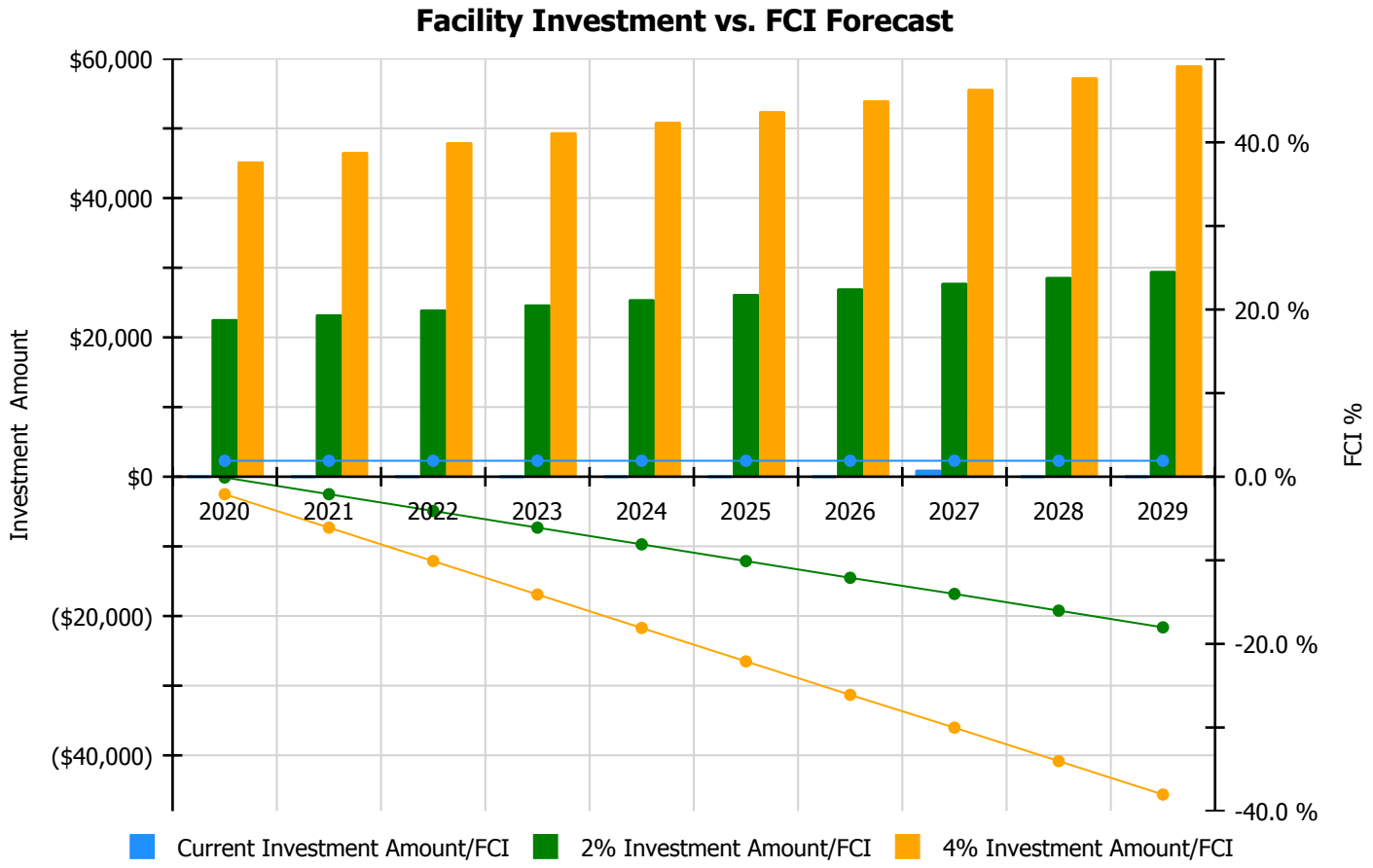
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

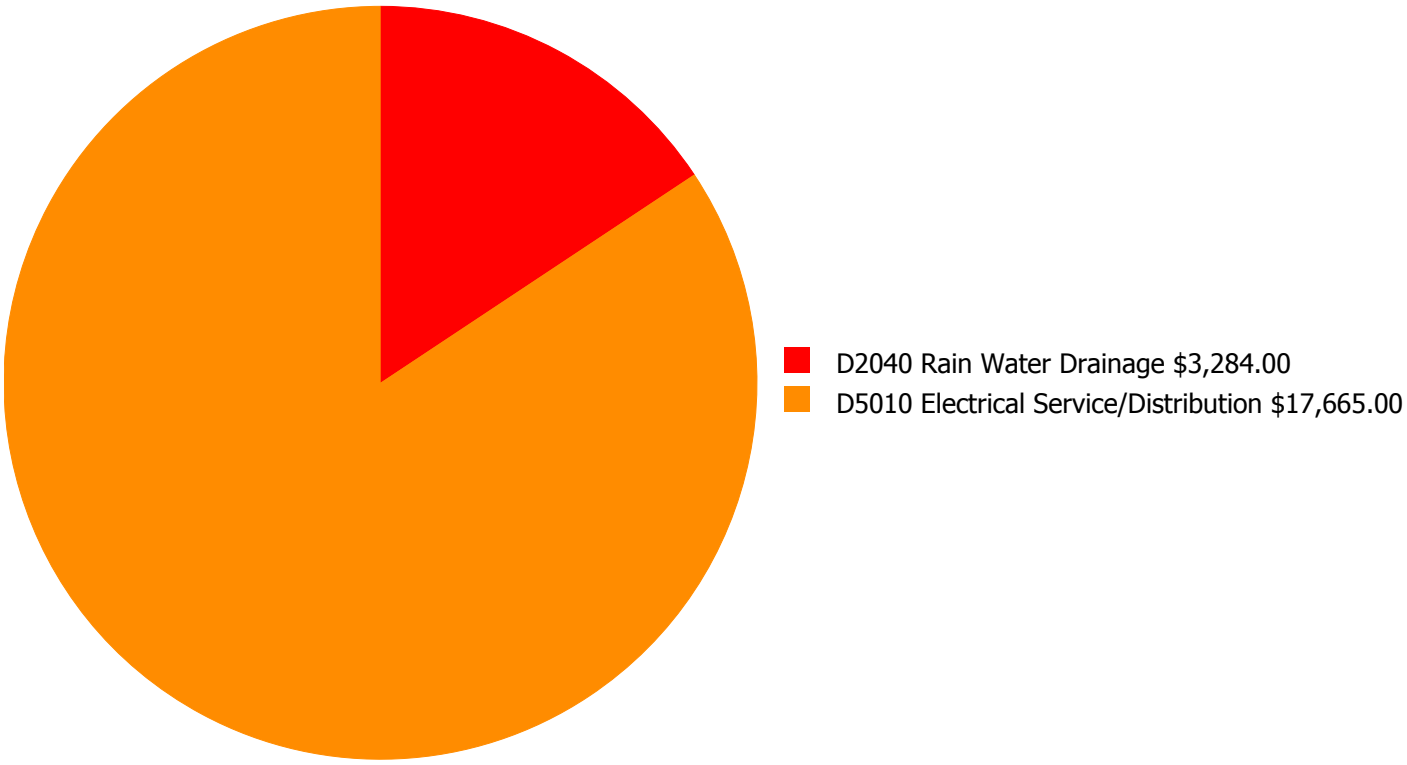
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 1.91%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$22,627.00	-0.09 %	$45,255.00	-2.09 %
2021	$0	$23,306.00	-2.09 %	$46,613.00	-6.09 %
2022	$0	$24,005.00	-4.09 %	$48,011.00	-10.09 %
2023	$0	$24,726.00	-6.09 %	$49,451.00	-14.09 %
2024	$0	$25,467.00	-8.09 %	$50,935.00	-18.09 %
2025	$0	$26,231.00	-10.09 %	$52,463.00	-22.09 %
2026	$0	$27,018.00	-12.09 %	$54,037.00	-26.09 %
2027	$998	$27,829.00	-14.02 %	$55,658.00	-30.02 %
2028	$0	$28,664.00	-16.02 %	$57,328.00	-34.02 %
2029	$0	$29,524.00	-18.02 %	$59,047.00	-38.02 %
Total:	**$998**	**$259,397.00**		**$518,798.00**	

Deficiency Summary by System

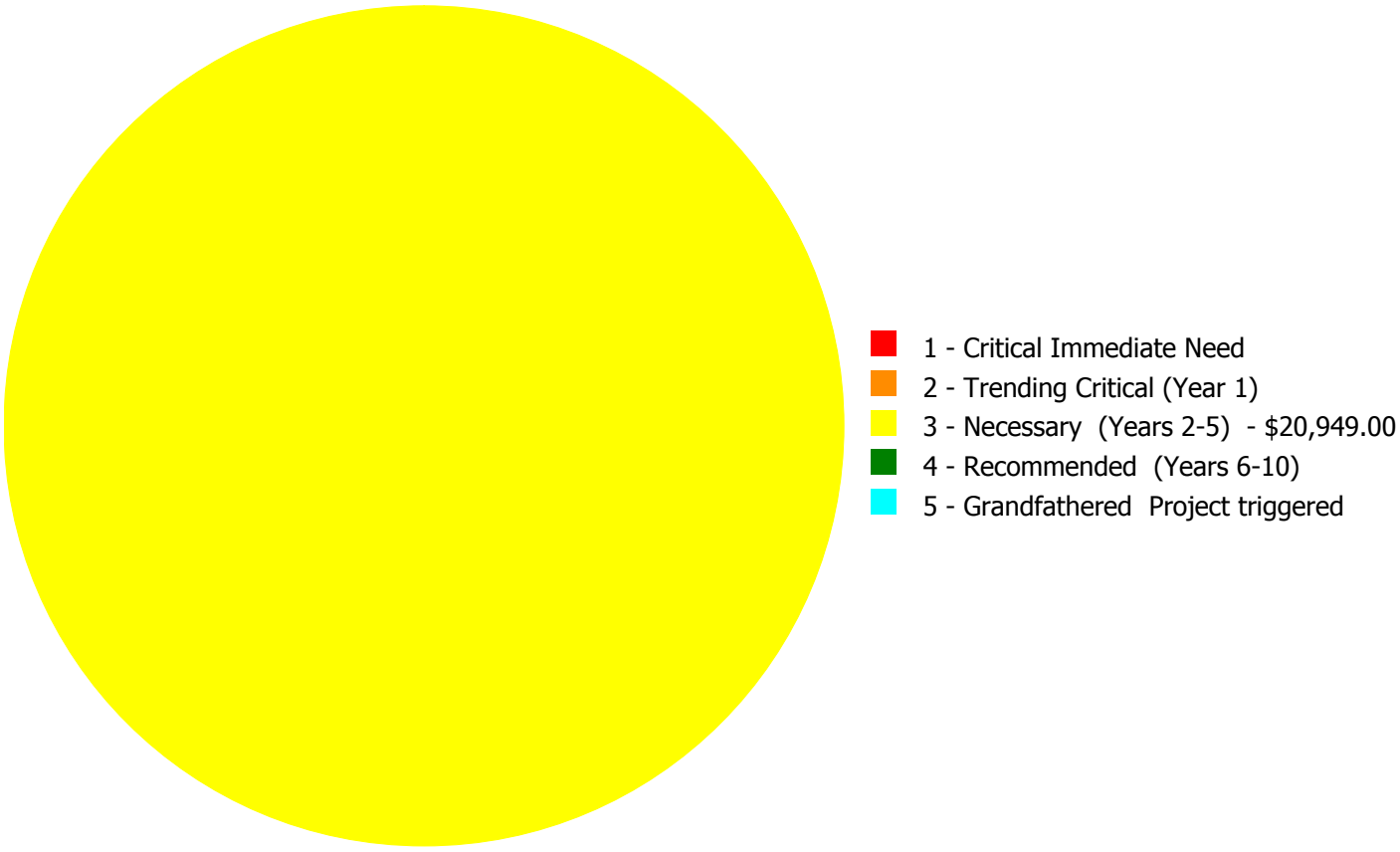
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $20,949.00

Deficiency Summary by Priority

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



Budget Estimate Total: $20,949.00

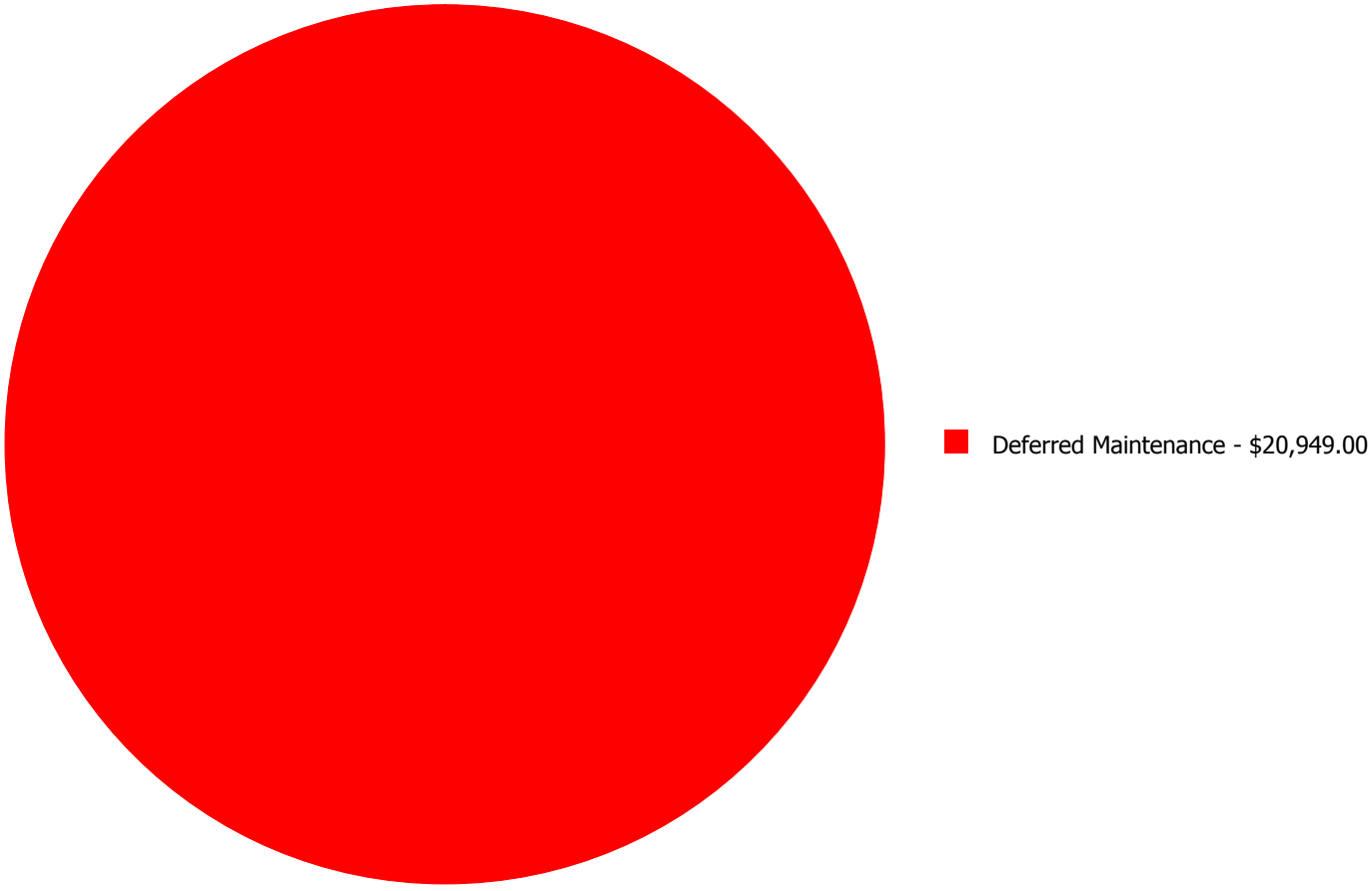
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
D2040	Rain Water Drainage	$0.00	$0.00	$3,284.00	$0.00	$0.00	$3,284.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$17,665.00	$0.00	$0.00	$17,665.00
	Total:	$0.00	$0.00	$20,949.00	$0.00	$0.00	$20,949.00

Deficiency Summary by Category

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



Budget Estimate Total: $20,949.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location: 1993 Bldg 2032
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,970.00
Unit of Measure: S.F.
Estimate: $3,284.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes:

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 5,970.00
Unit of Measure: S.F.
Estimate: $17,665.00
Assessor Name: Eduardo Lopez
Date Created: 09/17/2015

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

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):	29,333
Year Built:	1996
Last Renovation:	2020
Replacement Value:	$5,446,845
Repair Cost:	$255,549.00
Total FCI:	4.69 %
Total RSLI:	85.78 %
FCA Score:	95.31

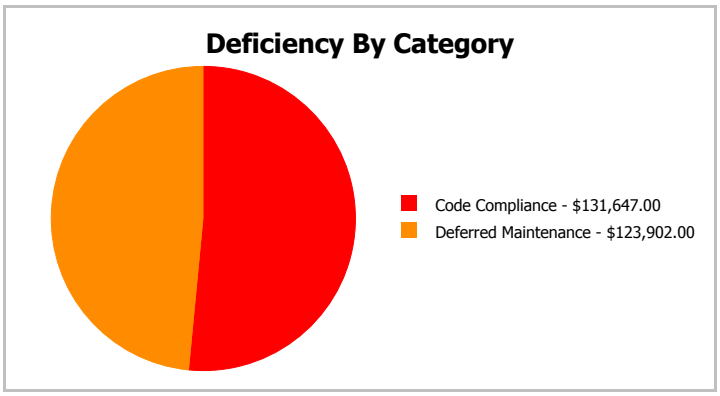
Description:

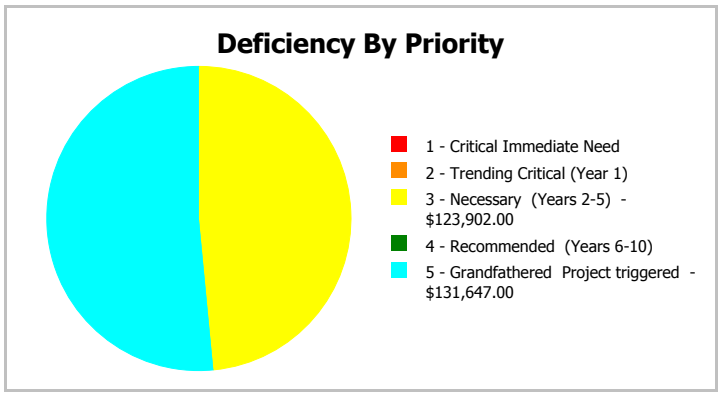
The narrative for this building is included in the Executive Summary Description at the front of this report.

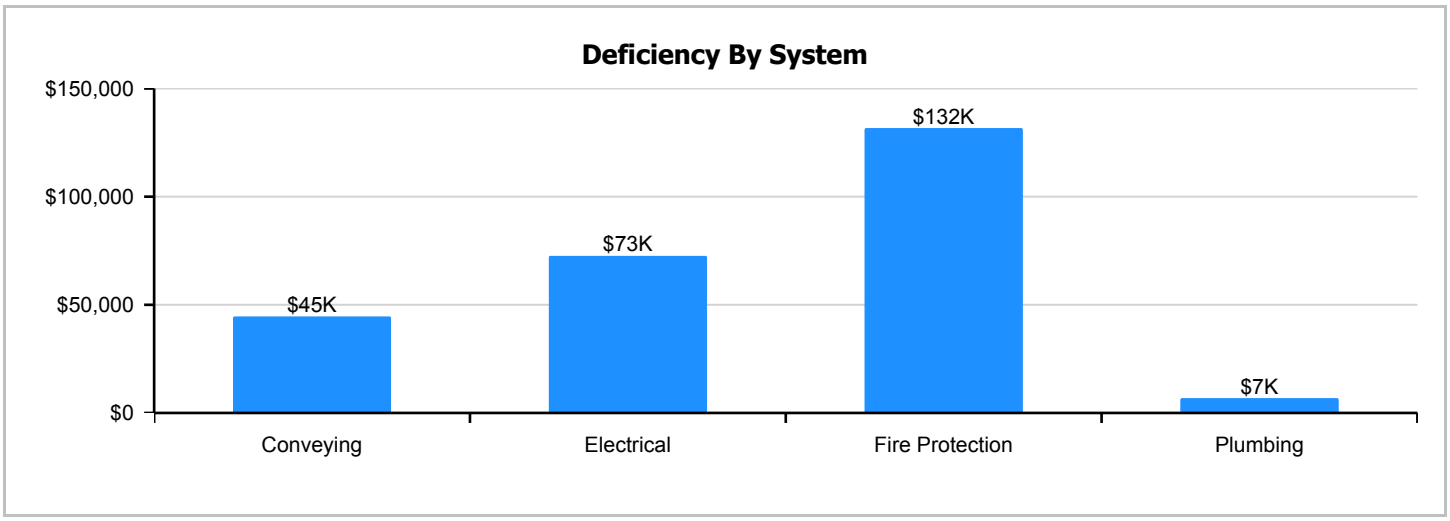
Attributes: This asset has no attributes.

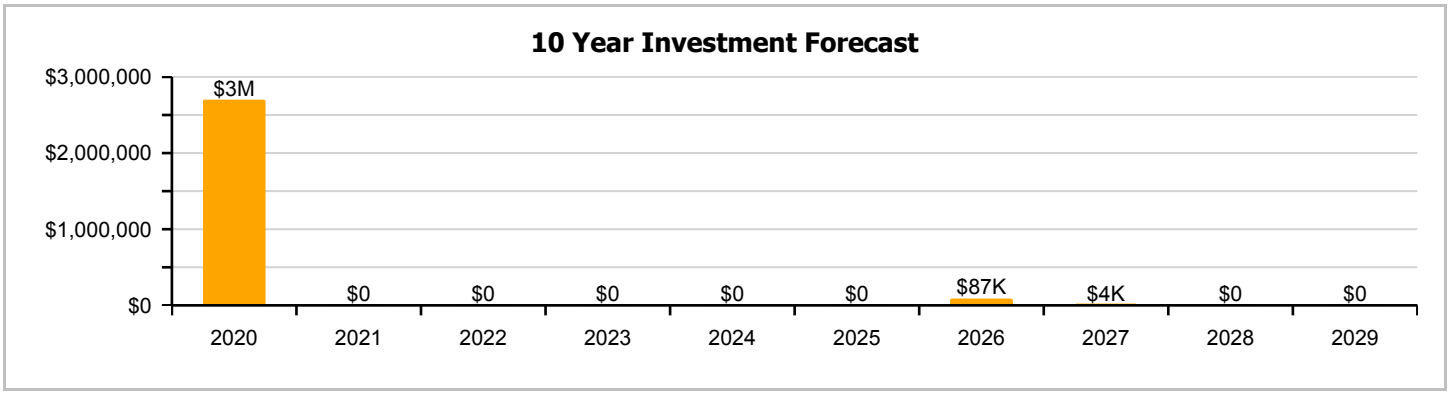
Dashboard Summary

Function:	Elementary	Gross Area:	29,333
Year Built:	1996	Last Renovation:	2020
Repair Cost:	$255,549	Replacement Value:	$5,446,845
FCI:	4.69 %	RSLI%:	85.78 %









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	77.00 %	0.00 %	$0.00
A20 - Basement Construction	77.00 %	0.00 %	$0.00
B10 - Superstructure	77.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	87.73 %	0.00 %	$0.00
B30 - Roofing	102.40 %	0.00 %	$0.00
C10 - Interior Construction	91.07 %	0.00 %	$0.00
C20 - Stairs	77.00 %	0.00 %	$0.00
C30 - Interior Finishes	105.97 %	0.00 %	$0.00
D10 - Conveying	0.00 %	110.00 %	$44,527.00
D20 - Plumbing	87.08 %	2.57 %	$6,776.00
D30 - HVAC	75.76 %	0.00 %	$0.00
D40 - Fire Protection	102.34 %	99.51 %	$131,647.00
D50 - Electrical	92.10 %	13.90 %	$72,599.00
E10 - Equipment	0.00 %	0.00 %	$0.00
E20 - Furnishings	5.00 %	0.00 %	$0.00
Totals:	**85.78 %**	**4.69 %**	**$255,549.00**

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	$7.53	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$220,877
A1020	Special Foundations	$0.35	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$10,267
A1030	Slab on Grade	$6.37	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$186,851
A2010	Basement Excavation	$0.21	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$6,160
A2020	Basement Walls	$2.37	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$69,519
B1010	Floor Construction	$18.54	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$543,834
B1020	Roof Construction	$12.01	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$352,289
B2010	Exterior Walls	$12.73	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$373,409
B2020	Exterior Windows	$7.96	S.F.	29,333	30	2020	2050		103.33 %	0.00 %	31			$233,491
B2030	Exterior Doors	$0.79	S.F.	29,333	30	2020	2050		103.33 %	0.00 %	31			$23,173
B3010	Roof Coverings	$15.18	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$445,275
B3020	Roof Openings	$0.50	S.F.	29,333	30	1996	2026		23.33 %	0.00 %	7			$14,667
C1010	Partitions	$5.40	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$158,398
C1020	Interior Doors	$3.52	S.F.	29,333	40	2020	2060		102.50 %	0.00 %	41			$103,252
C1030	Fittings	$2.57	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$75,386
C2010	Stair Construction	$2.74	S.F.	29,333	100	1996	2096		77.00 %	0.00 %	77			$80,372
C3010	Wall Finishes	$4.45	S.F.	29,333	10	2020	2030		110.00 %	0.00 %	11			$130,532
C3020	Floor Finishes	$9.81	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$287,757
C3030	Ceiling Finishes	$8.68	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$254,610
D1010	Elevators and Lifts	$1.38	S.F.	29,333	20	1996	2016		0.00 %	110.00 %	-3		$44,527.00	$40,480
D2010	Plumbing Fixtures	$6.35	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$186,265
D2020	Domestic Water Distribution	$0.75	S.F.	29,333	30	2020	2050		103.33 %	0.00 %	31			$22,000
D2030	Sanitary Waste	$1.69	S.F.	29,333	30	1996	2026		23.33 %	0.00 %	7			$49,573
D2040	Rain Water Drainage	$0.21	S.F.	29,333	20	1996	2016		0.00 %	110.00 %	-3		$6,776.00	$6,160
D2090	Other Plumbing Systems	$0.56	S.F.	0	20				0.00 %	0.00 %				$0
D3010	Energy Supply	$0.00	S.F.	0	30				0.00 %	0.00 %				$0
D3040	Distribution Systems	$10.60	S.F.	29,333	20	2015	2035		80.00 %	0.00 %	16			$310,930
D3050	Terminal & Package Units	$16.34	S.F.	29,333	15	2015	2030		73.33 %	0.00 %	11			$479,301
D3060	Controls & Instrumentation	$2.19	S.F.	29,333	15	2015	2030		73.33 %	0.00 %	11			$64,239
D4010	Sprinklers	$4.08	S.F.	29,333	30	2020	2050		103.33 %	110.00 %	31		$131,647.00	$119,679
D4020	Standpipes	$0.34	S.F.	29,333	30	2020	2050		103.33 %	0.00 %	31			$9,973
D4030	Fire Protection Specialties	$0.09	S.F.	29,333	15	2012	2027		53.33 %	0.00 %	8			$2,640
D5010	Electrical Service/Distribution	$2.25	S.F.	29,333	20	1996	2016		0.00 %	110.00 %	-3		$72,599.00	$65,999
D5020	Lighting and Branch Wiring	$11.54	S.F.	29,333	20	2020	2040		105.00 %	0.00 %	21			$338,503
D5030	Communications and Security	$4.01	S.F.	29,333	15	2020	2035		106.67 %	0.00 %	16			$117,625
E1020	Institutional Equipment	$0.00	S.F.	29,333	20				0.00 %	0.00 %				$0
E1030	Vehicular Equipment	$0.00	S.F.	29,333	20	1996	2016		0.00 %	0.00 %	-3			$0
E2010	Fixed Furnishings	$2.16	S.F.	29,333	20	2000	2020		5.00 %	0.00 %	1			$63,359
								Total	**85.78 %**	**4.69 %**			**$255,549.00**	**$5,446,845**

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:	**$255,549**	**$2,699,621**	**$0**	**$0**	**$0**	**$0**	**$0**	**$86,907**	**$3,679**	**$0**	**$0**	**$3,045,755**
*** 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	$264,545	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$264,545**
B2030 - Exterior Doors	$0	$26,255	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,255**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$504,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$504,496**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$19,842	$0	$0	$0	**$19,842**
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	$85,080	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,080**
C1030 - Fittings	$0	$85,412	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,412**
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

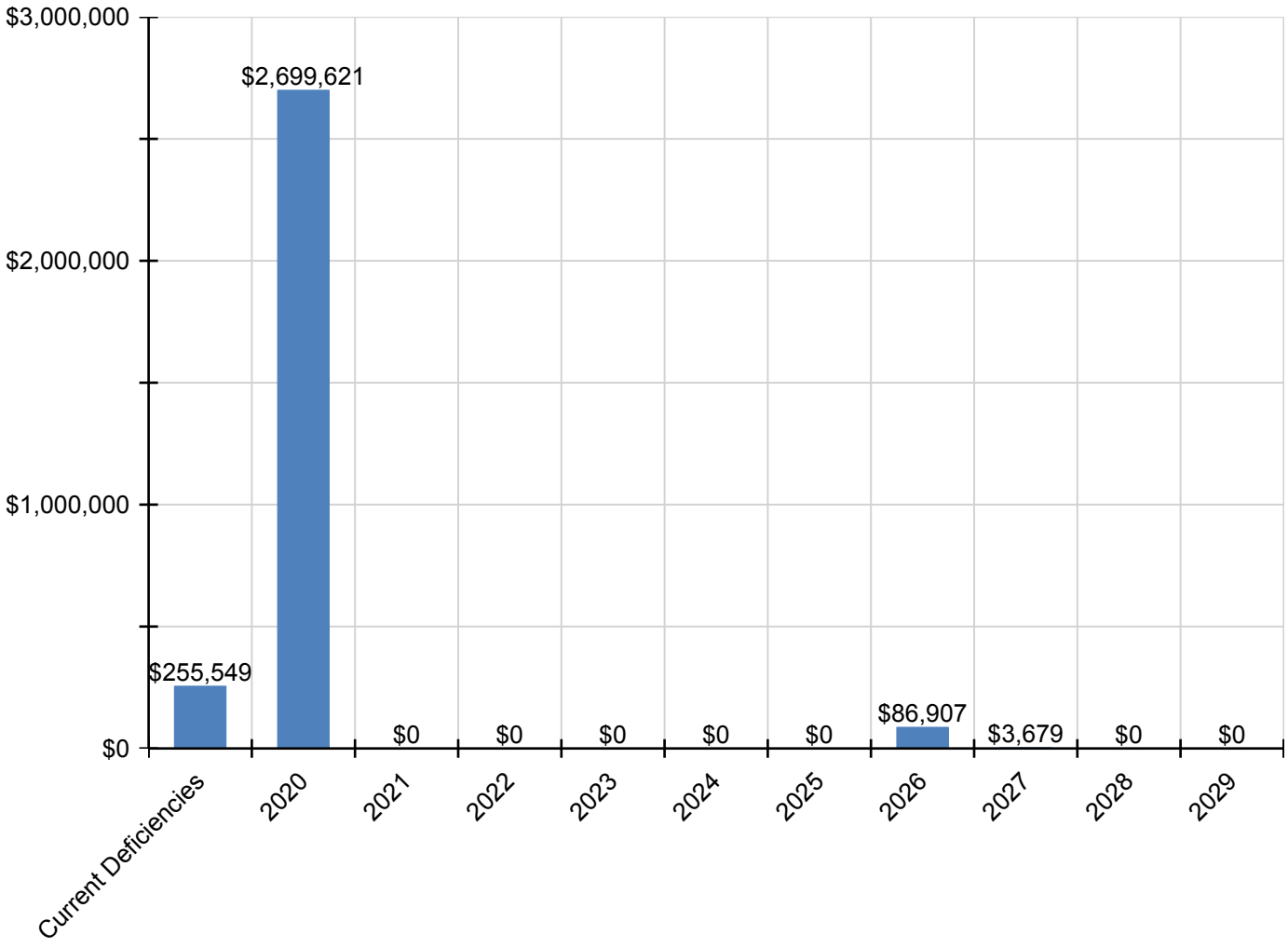
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$147,893	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$147,893**
C3020 - Floor Finishes	$0	$326,028	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$326,028**
C3030 - Ceiling Finishes	$0	$288,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$288,473**
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	$44,527	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$44,527**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$211,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$211,038**
D2020 - Domestic Water Distribution	$0	$24,926	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$24,926**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$67,065	$0	$0	$0	**$67,065**
D2040 - Rain Water Drainage	$6,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$6,776**
D2090 - Other Plumbing Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
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	
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	$131,647	$135,596	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$267,243**
D4020 - Standpipes	$0	$11,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$11,300**
D4030 - Fire Protection Specialties	$0	$0	$0	$0	$0	$0	$0	$0	$3,679	$0	$0	**$3,679**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$72,599	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,599**
D5020 - Lighting and Branch Wiring	$0	$383,524	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$383,524**
D5030 - Communications and Security	$0	$133,270	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$133,270**
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	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1030 - Vehicular Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E20 - Furnishings	$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
E2010 - Fixed Furnishings	$0	$71,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$71,786**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

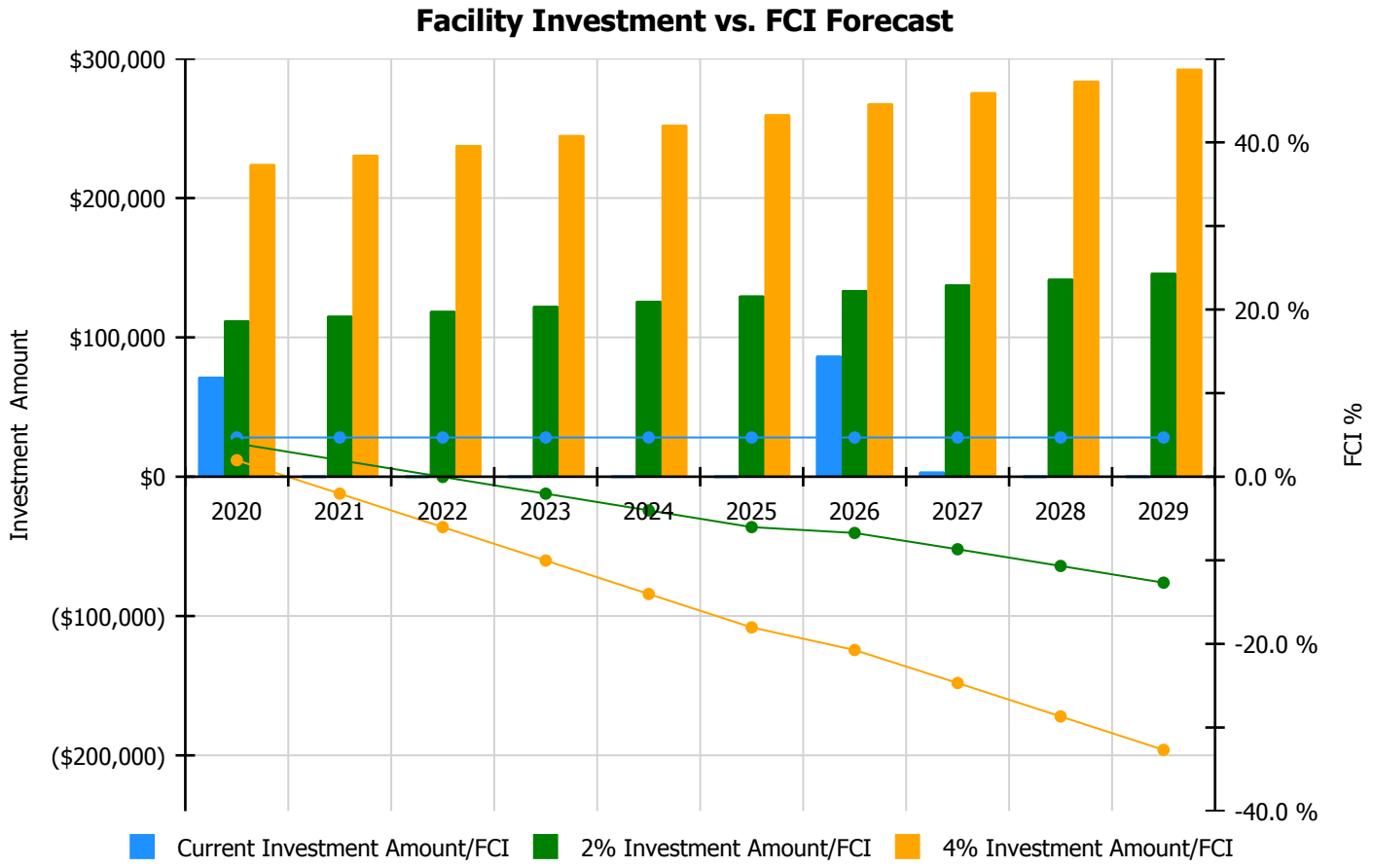
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

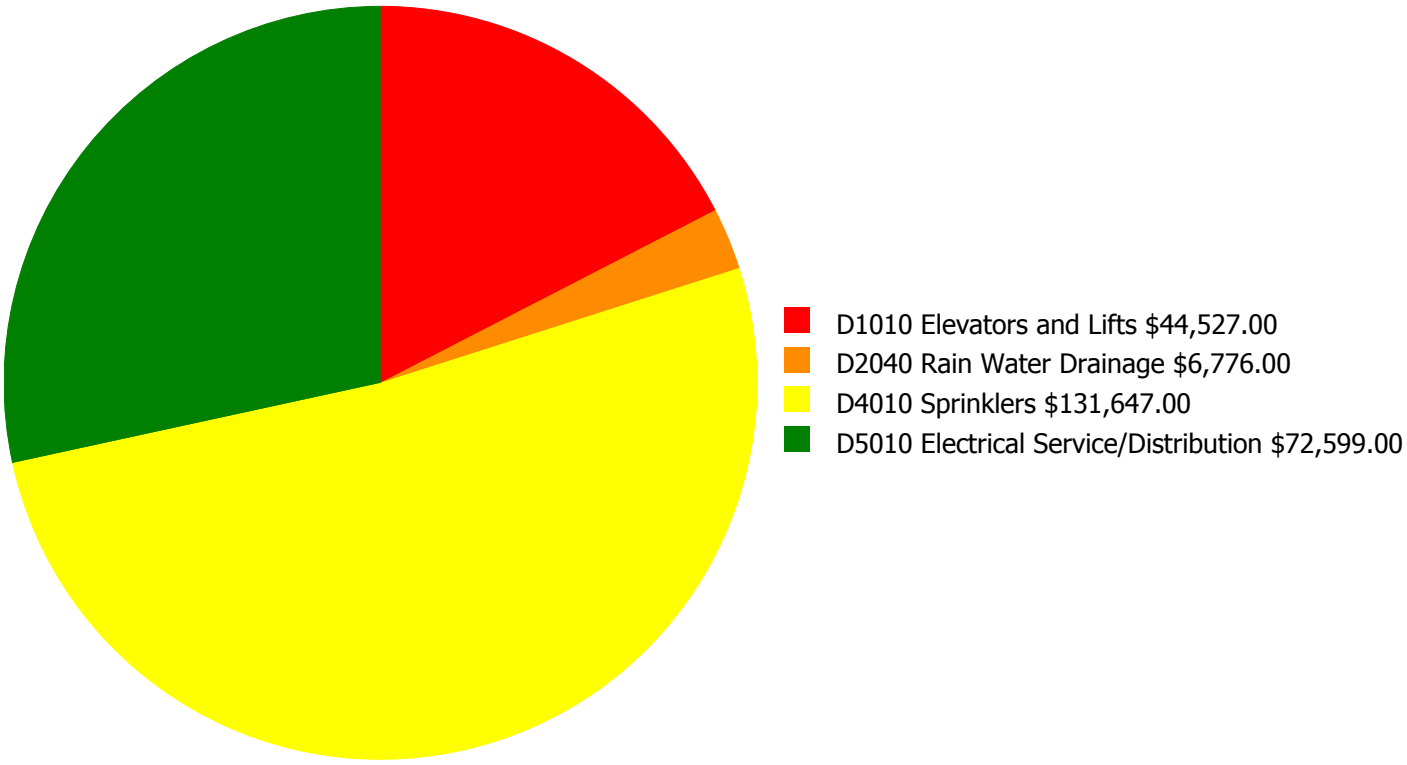
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 4.69%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$71,786	$112,205.00	3.97 %	$224,410.00	1.97 %
2021	$0	$115,571.00	1.97 %	$231,142.00	-2.03 %
2022	$0	$119,038.00	-0.03 %	$238,077.00	-6.03 %
2023	$0	$122,609.00	-2.03 %	$245,219.00	-10.03 %
2024	$0	$126,288.00	-4.03 %	$252,575.00	-14.03 %
2025	$0	$130,076.00	-6.03 %	$260,153.00	-18.03 %
2026	$86,907	$133,979.00	-6.73 %	$267,957.00	-20.73 %
2027	$3,679	$137,998.00	-8.68 %	$275,996.00	-24.68 %
2028	$0	$142,138.00	-10.68 %	$284,276.00	-28.68 %
2029	$0	$146,402.00	-12.68 %	$292,804.00	-32.68 %
Total:	**$162,371**	**$1,286,304.00**		**$2,572,609.00**	

Deficiency Summary by System

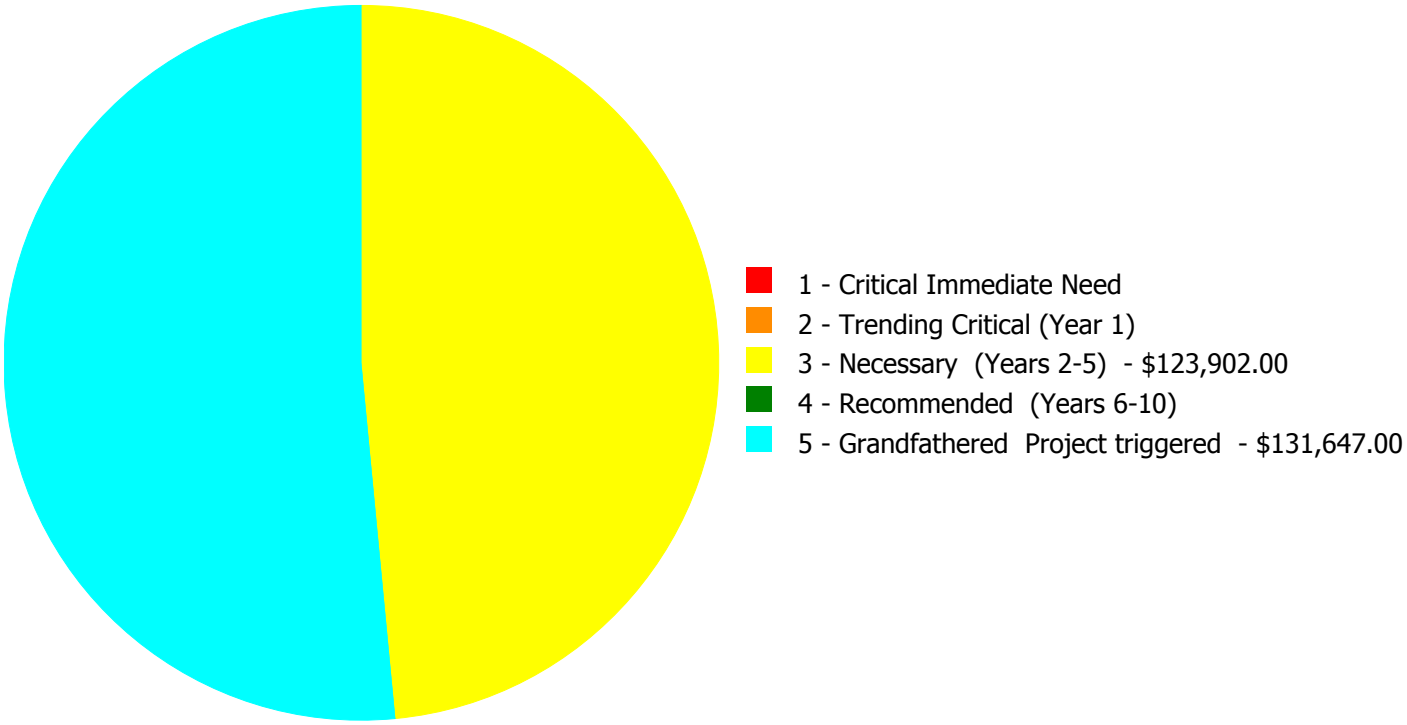
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $255,549.00

Deficiency Summary by Priority

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



Budget Estimate Total: $255,549.00

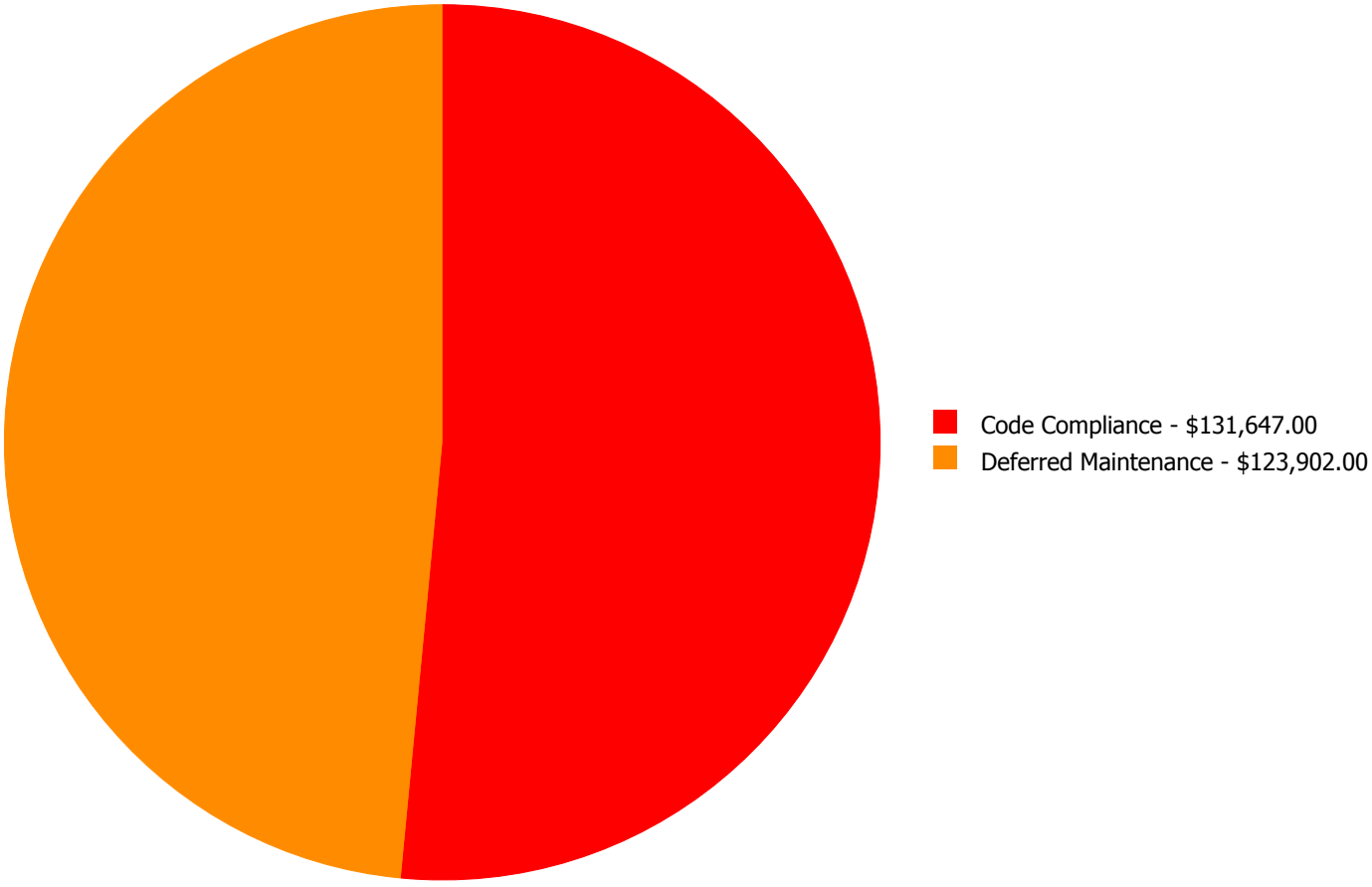
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
D1010	Elevators and Lifts	$0.00	$0.00	$44,527.00	$0.00	$0.00	$44,527.00
D2040	Rain Water Drainage	$0.00	$0.00	$6,776.00	$0.00	$0.00	$6,776.00
D4010	Sprinklers	$0.00	$0.00	$0.00	$0.00	$131,647.00	$131,647.00
D5010	Electrical Service/Distribution	$0.00	$0.00	$72,599.00	$0.00	$0.00	$72,599.00
	Total:	$0.00	$0.00	$123,902.00	$0.00	$131,647.00	$255,549.00

Deficiency Summary by Category

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



Budget Estimate Total: $255,549.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: D1010 - Elevators and Lifts

This deficiency has no image.

Location:	1996 Bldg 2033_2050
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	29,333.00
Unit of Measure:	S.F.
Estimate:	$44,527.00
Assessor Name:	Eduardo Lopez
Date Created:	09/27/2019

Notes:

System: D2040 - Rain Water Drainage

This deficiency has no image.

Location:	1996 Bldg 2033_2050
Distress:	Beyond Expected Life
Category:	Deferred Maintenance
Priority:	3 - Necessary (Years 2-5)
Correction:	Renew System
Qty:	29,333.00
Unit of Measure:	S.F.
Estimate:	$6,776.00
Assessor Name:	Eduardo Lopez
Date Created:	09/27/2019

Notes:

System: D5010 - Electrical Service/Distribution

This deficiency has no image.

Location: Throughout building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 29,333.00
Unit of Measure: S.F.
Estimate: $72,599.00
Assessor Name: Eduardo Lopez
Date Created: 09/27/2019

Notes: The electrical service/distribution system is aged and should be replaced and upgraded for compliance with current code requirements.

Priority 5 - Grandfathered Project triggered:

System: D4010 - Sprinklers

This deficiency has no image.

Location: 1996 Bldg 2033_2050
Distress: Missing
Category: Code Compliance
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 29,333.00
Unit of Measure: S.F.
Estimate: $131,647.00
Assessor Name: Eduardo Lopez
Date Created: 07/31/2013

Notes: Facility has no fire protection system. Install per owner standard.

Executive Summary

The condition of a Campus is the accumulation of the condition evaluations of the component buildings and the site. Building condition is evaluated based on the functional systems and elements of a building and organized according to the **UNIFORMAT II Elemental Classification**. eCOMET uses parametric estimating methodology whereby historical costs for systems, components and equipment are collected by entities such as 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):	10,397
Year Built:	2020
Last Renovation:	2020
Replacement Value:	$1,609,977
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	103.63 %
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.

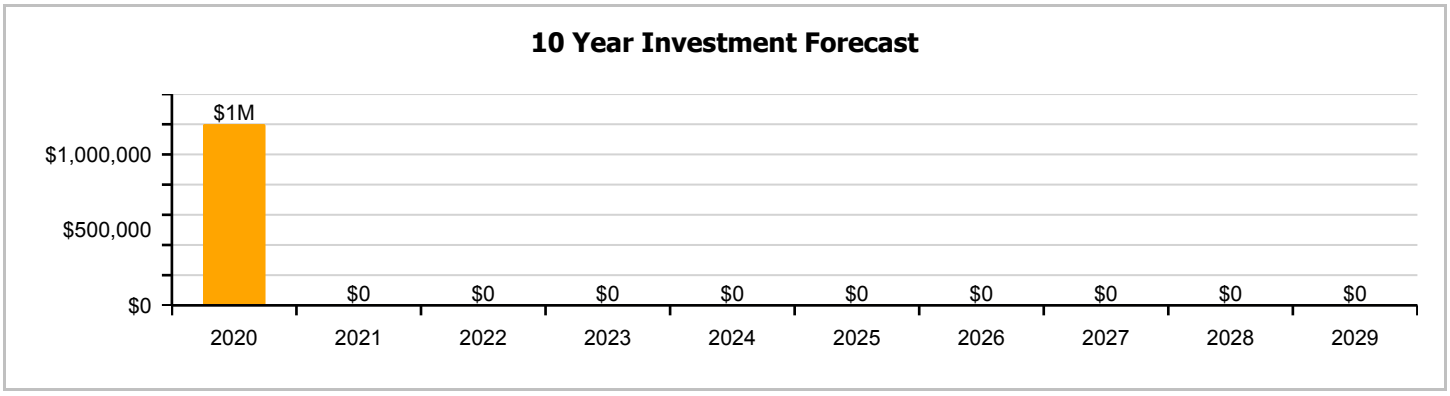
Dashboard Summary

Function:	Elementary	Gross Area:	10,397
Year Built:	2020	Last Renovation:	2020
Repair Cost:	$0	Replacement Value:	$1,609,977
FCI:	0.00 %	RSLI%:	103.63 %

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	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	103.33 %	0.00 %	$0.00
C10 - Interior Construction	102.35 %	0.00 %	$0.00
C20 - Stairs	101.00 %	0.00 %	$0.00
C30 - Interior Finishes	106.04 %	0.00 %	$0.00
D10 - Conveying	0.00 %	0.00 %	$0.00
D20 - Plumbing	104.55 %	0.00 %	$0.00
D30 - HVAC	106.22 %	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:	**103.63 %**	**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	$6.66	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$69,244
A1020	Special Foundations	$0.31	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$3,223
A1030	Slab on Grade	$5.64	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$58,639
A2010	Basement Excavation	$0.18	S.F.		100	2020	2120		101.00 %	0.00 %	101			$0
A2020	Basement Walls	$2.10	S.F.		100	2020	2120		101.00 %	0.00 %	101			$0
B1010	Floor Construction	$16.50	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$171,551
B1020	Roof Construction	$10.67	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$110,936
B2010	Exterior Walls	$11.32	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$117,694
B2020	Exterior Windows	$7.08	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$73,611
B2030	Exterior Doors	$0.70	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$7,278
B3010105	Built-Up	$7.15	S.F.		25	2020	2045		104.00 %	0.00 %	26			$0
B3010120	Single Ply Membrane	$5.37	S.F.		20	2020	2040		105.00 %	0.00 %	21			$0
B3020	Roof Openings	$0.45	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$4,679
C1010	Partitions	$4.79	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$49,802
C1020	Interior Doors	$3.12	S.F.	10,397	40	2020	2060		102.50 %	0.00 %	41			$32,439
C1030	Fittings	$2.26	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$23,497
C2010	Stair Construction	$2.45	S.F.	10,397	100	2020	2120		101.00 %	0.00 %	101			$25,473
C3010220	Tile	$9.25	S.F.		30	2020	2050		103.33 %	0.00 %	31			$0
C3010230	Paint & Covering	$1.47	S.F.	10,397	10	2020	2030		110.00 %	0.00 %	11			$15,284
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.	10,397	15	2020	2035		106.67 %	0.00 %	16			$36,182
C3020999	Other	$0.00	S.F.		0	2020			0.00 %	0.00 %				$0
C3030	Ceiling Finishes	$7.71	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$80,161
D1010	Elevators and Lifts	$1.23	S.F.		20	2020	2040		105.00 %	0.00 %	21			$0
D2010	Plumbing Fixtures	$5.64	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$58,639
D2020	Domestic Water Distribution	$0.66	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$6,862
D2030	Sanitary Waste	$1.53	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$15,907
D2040	Rain Water Drainage	$0.35	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$3,639
D3010	Energy Supply	$0.00	S.F.		30	2020	2050		103.33 %	0.00 %	31			$0
D3020	Heat Generating Systems	$3.20	S.F.		20	2020	2040		105.00 %	0.00 %	21			$0

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 $
D3030	Cooling Generating Systems	$5.43	S.F.		20	2020	2040		105.00 %	0.00 %	21			$0
D3040	Distribution Systems	$9.46	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$98,356
D3050	Terminal & Package Units	$23.95	S.F.	10,397	15	2020	2035		106.67 %	0.00 %	16			$249,008
D3060	Controls & Instrumentation	$1.95	S.F.	10,397	15	2020	2035		106.67 %	0.00 %	16			$20,274
D3090	Other HVAC Systems/Equip	$0.00	S.F.		15	2020	2035		106.67 %	0.00 %	16			$0
D4010	Sprinklers	$3.62	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$37,637
D4020	Standpipes	$0.28	S.F.	10,397	30	2020	2050		103.33 %	0.00 %	31			$2,911
D4090	Other Fire Protection Systems	$0.53	S.F.		15	2020	2035		106.67 %	0.00 %	16			$0
D5010	Electrical Service/Distribution	$1.98	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$20,586
D5020	Branch Wiring	$4.10	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$42,628
D5020	Lighting	$6.17	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$64,149
D5030810	Security & Detection Systems	$1.51	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$15,699
D5030910	Fire Alarm Systems	$2.74	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$28,488
D5030920	Data Communication	$3.56	S.F.	10,397	25	2020	2045		104.00 %	0.00 %	26			$37,013
D5090	Other Electrical Systems	$0.30	S.F.		15	2020	2035		106.67 %	0.00 %	16			$0
E1020	Institutional Equipment	$0.09	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$936
E1090	Other Equipment	$0.76	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$7,902
E2010	Fixed Furnishings	$1.89	S.F.	10,397	20	2020	2040		105.00 %	0.00 %	21			$19,650
								Total	**103.63 %**					**$1,609,977**

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:		**$1,200,041**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,200,041**
*** 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	
*** A2020 - Basement Walls**	$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	$83,401	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$83,401**
B2030 - Exterior Doors	$0	$8,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,246**
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	$0	$0	
B3010120 - Single Ply Membrane	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
B3020 - Roof Openings	$0	$5,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,301**
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	$56,425	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$56,425**
C1020 - Interior Doors	$0	$26,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$26,730**

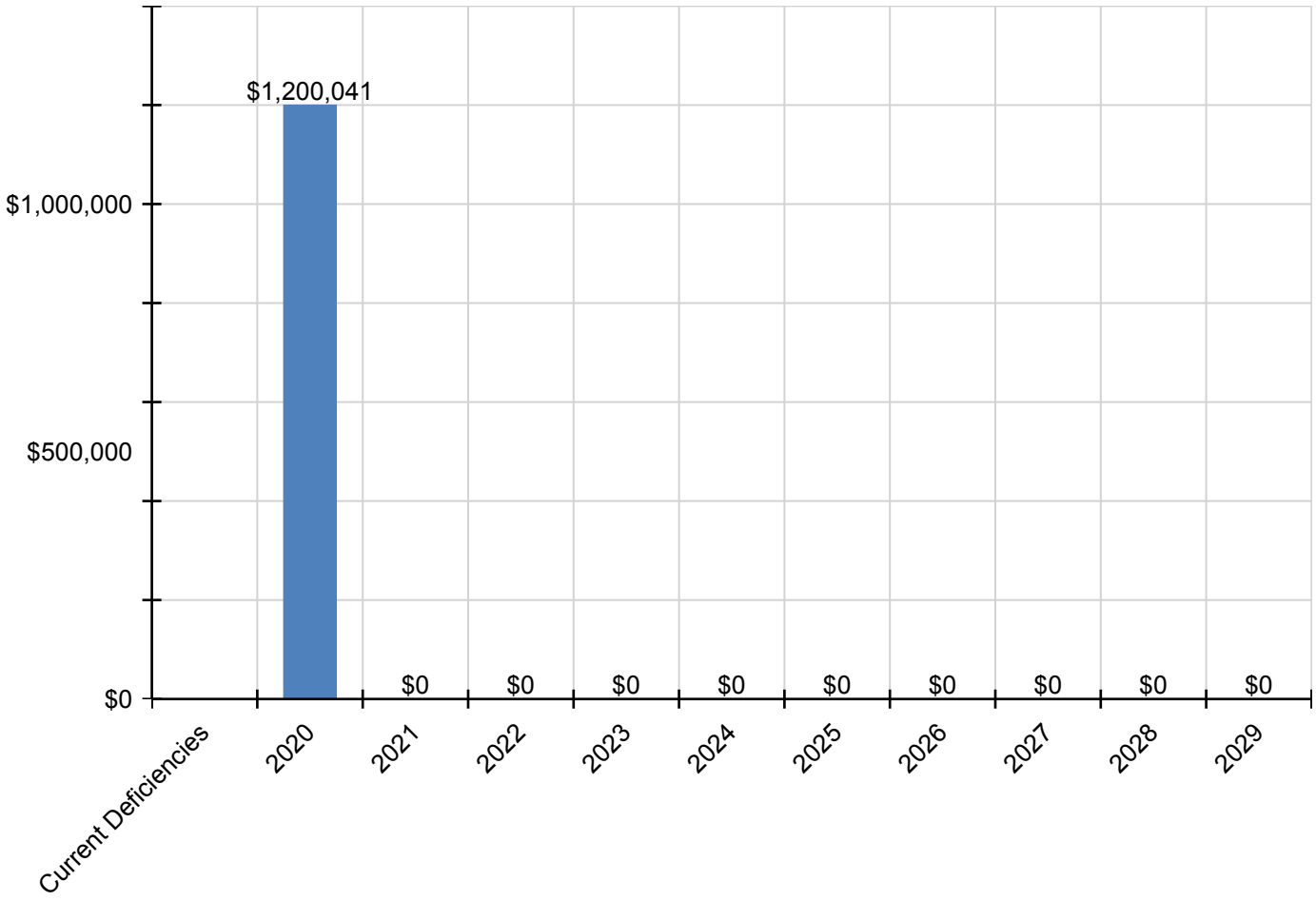
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C1030 - Fittings	$0	$26,622	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,622
C20 - Stairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
* C2010 - Stair Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$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	
C3010230 - Paint & Covering	$0	$17,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,316
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	
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
C3020903 - VCT	$0	$57,763	$0	$0	$0	$0	$0	$0	$0	$0	$0	$57,763
C3020999 - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
C3030 - Ceiling Finishes	$0	$90,822	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,822
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	
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D2010 - Plumbing Fixtures	$0	$66,438	$0	$0	$0	$0	$0	$0	$0	$0	$0	$66,438
D2020 - Domestic Water Distribution	$0	$7,774	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,774
D2030 - Sanitary Waste	$0	$18,023	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,023
D2040 - Rain Water Drainage	$0	$4,123	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,123
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	
D3020 - Heat Generating Systems	$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	
D3040 - Distribution Systems	$0	$111,437	$0	$0	$0	$0	$0	$0	$0	$0	$0	$111,437
D3050 - Terminal & Package Units	$0	$282,126	$0	$0	$0	$0	$0	$0	$0	$0	$0	$282,126
D3060 - Controls & Instrumentation	$0	$22,971	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,971
* D3090 - Other HVAC Systems/Equip	$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	$0	$42,643	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,643

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D4020 - Standpipes	$0	$3,298	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,298**
*** 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	$23,324	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$23,324**
D5020 - Branch Wiring	$0	$48,297	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$48,297**
D5020 - Lighting	$0	$72,681	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$72,681**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$17,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,787**
D5030910 - Fire Alarm Systems	$0	$32,277	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$32,277**
D5030920 - Data Communication	$0	$41,936	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$41,936**
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	$1,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,060**
E1090 - Other Equipment	$0	$8,953	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,953**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$22,263	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$22,263**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

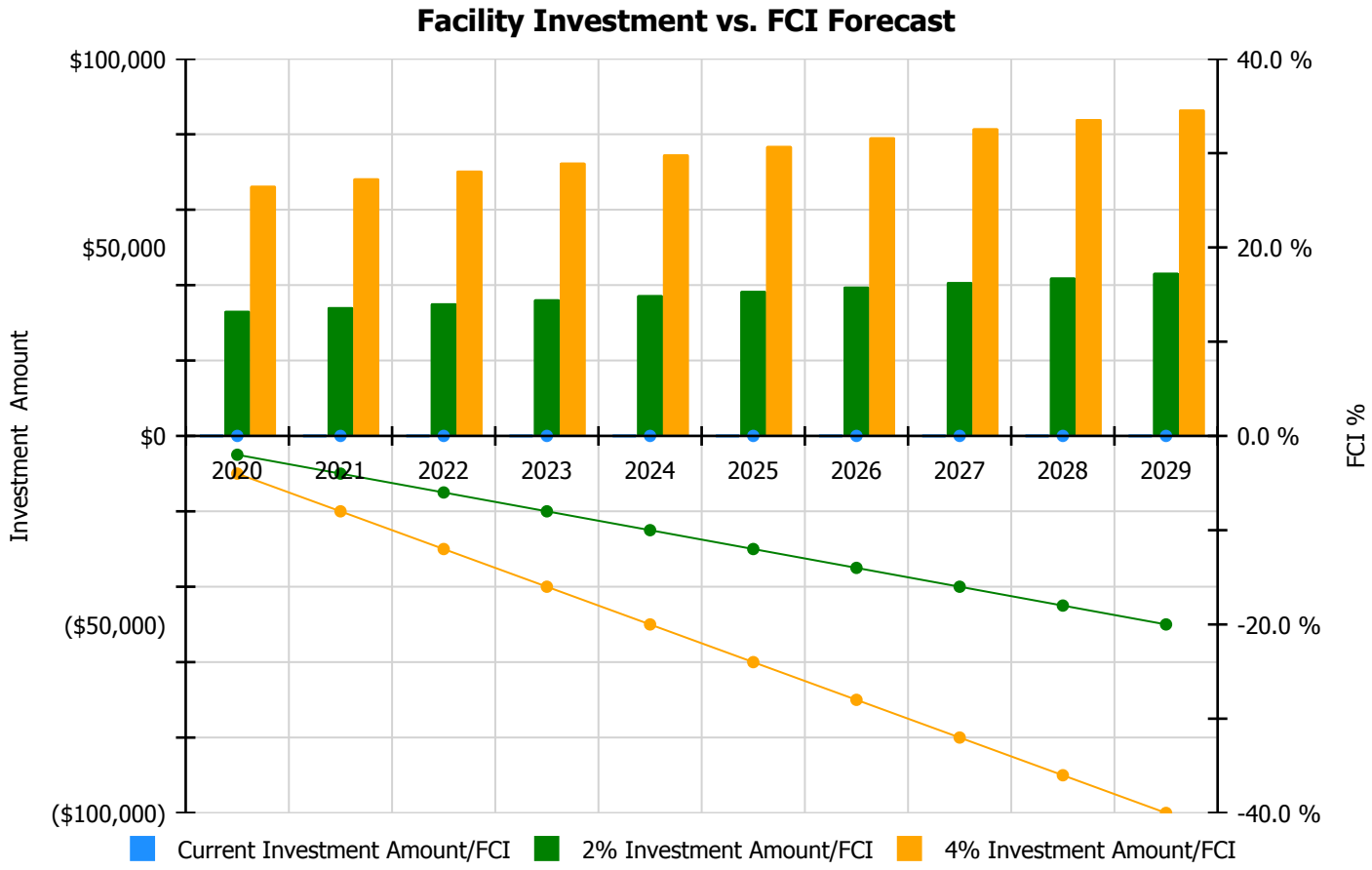
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$33,166.00	-2.00 %	$66,331.00	-4.00 %
2021	$0	$34,160.00	-4.00 %	$68,321.00	-8.00 %
2022	$0	$35,185.00	-6.00 %	$70,371.00	-12.00 %
2023	$0	$36,241.00	-8.00 %	$72,482.00	-16.00 %
2024	$0	$37,328.00	-10.00 %	$74,656.00	-20.00 %
2025	$0	$38,448.00	-12.00 %	$76,896.00	-24.00 %
2026	$0	$39,601.00	-14.00 %	$79,203.00	-28.00 %
2027	$0	$40,789.00	-16.00 %	$81,579.00	-32.00 %
2028	$0	$42,013.00	-18.00 %	$84,026.00	-36.00 %
2029	$0	$43,273.00	-20.00 %	$86,547.00	-40.00 %
Total:	**$0**	**$380,204.00**		**$760,412.00**	

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-Total FCI (without the %) where 100 is best and 0 is worst condition.

Function:	
Gross Area (SF):	67,609
Year Built:	1940
Last Renovation:	2020
Replacement Value:	$1,885,512
Repair Cost:	$349,525.05
Total FCI:	18.54 %
Total RSLI:	78.94 %
FCA Score:	81.46

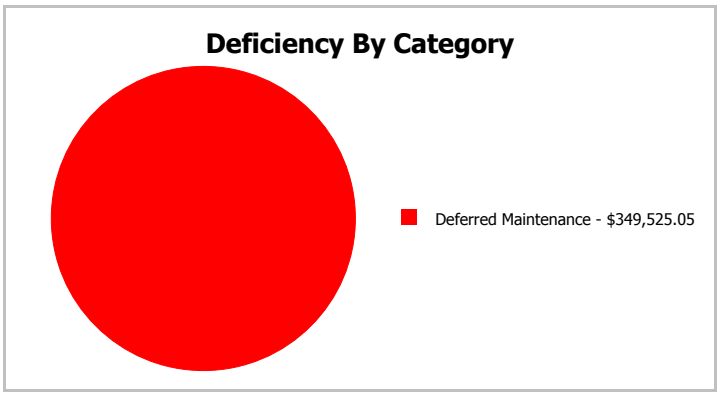
Description:

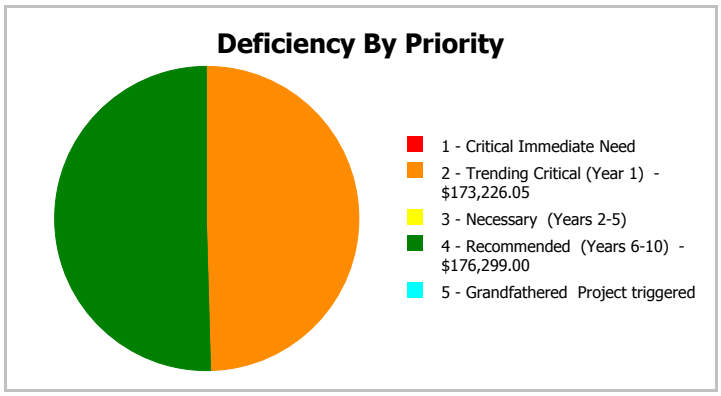
The narrative for this site is included in the Executive Summary Description at the front of this report.

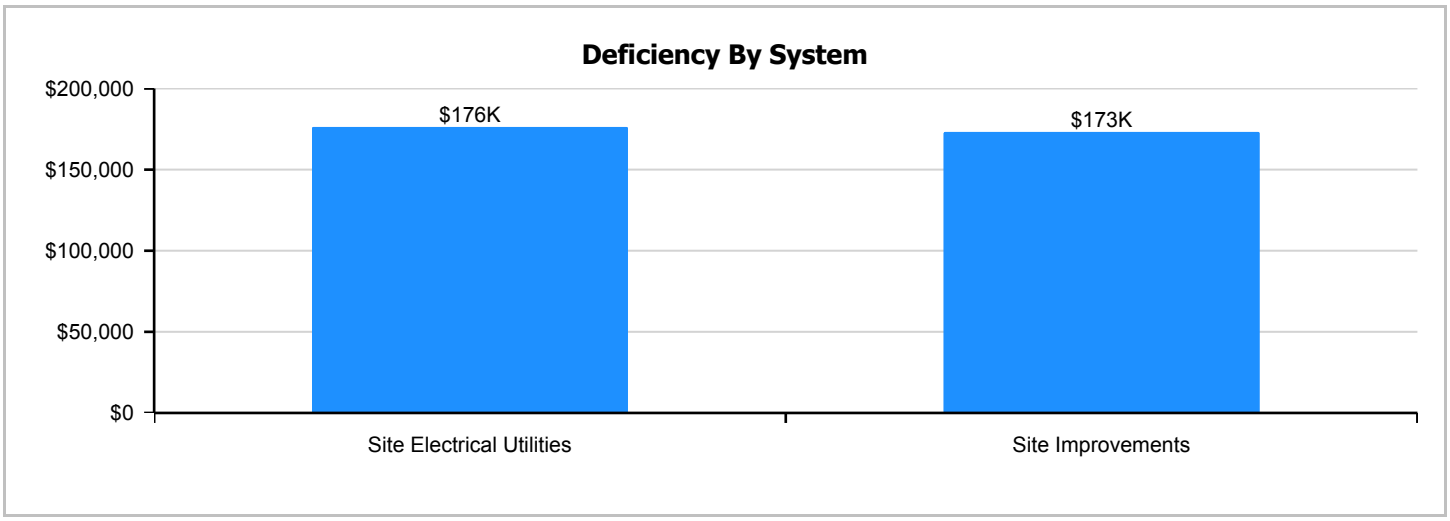
Attributes: This asset has no attributes.

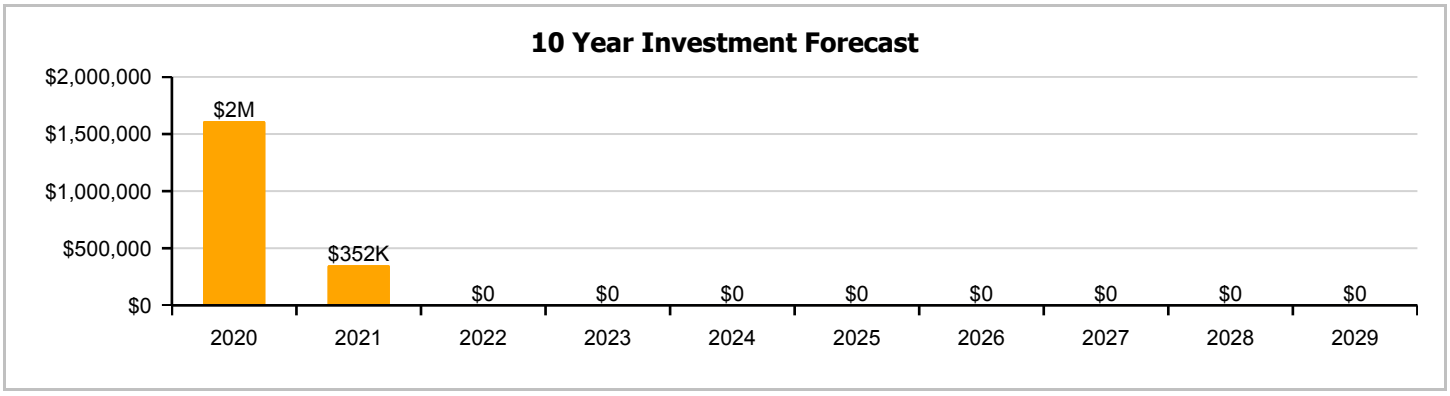
Dashboard Summary

Function:		Gross Area:	67,609
Year Built:	1940	Last Renovation:	2020
Repair Cost:	$349,525	Replacement Value:	$1,885,512
FCI:	18.54 %	RSLI%:	78.94 %









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	78.53 %	14.79 %	$173,226.05
G30 - Site Mechanical Utilities	102.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	64.68 %	41.14 %	$176,299.00
Totals:	**78.94 %**	**18.54 %**	**$349,525.05**

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.	66,228	35	2020	2055		102.86 %	0.00 %	36			$148,351
G2020	Parking Lots	$7.57	S.F.	66,228	35	2020	2055		102.86 %	0.00 %	36			$501,346
G2030	Pedestrian Paving	$2.19	S.F.	66,228	35	2020	2055		102.86 %	0.00 %	36			$145,039
G2040	Site Development	$4.55	S.F.	66,228	25	1996	2021		8.00 %	57.49 %	2		$173,226.05	$301,337
G2050	Landscaping	$1.14	S.F.	66,228	25	2020	2045		104.00 %	0.00 %	26			$75,500
G3010	Water Supply	$1.02	S.F.	66,228	50	2020	2070		102.00 %	0.00 %	51			$67,553
G3020	Sanitary Sewer	$2.10	S.F.	66,228	50	2020	2070		102.00 %	0.00 %	51			$139,079
G3030	Storm Sewer	$1.19	S.F.	66,228	50	2020	2070		102.00 %	0.00 %	51			$78,811
G4010	Electrical Distribution	$2.42	S.F.	66,228	30	1940	1970		0.00 %	110.00 %	-49		$176,299.00	$160,272
G4020	Site Lighting	$2.85	S.F.	66,228	30	2020	2050		103.33 %	0.00 %	31			$188,750
G4030	Site Communication and Security	$1.20	S.F.	66,228	30	2020	2050		103.33 %	0.00 %	31			$79,474
								Total	**78.94 %**	**18.54 %**			**$349,525.05**	**$1,885,512**

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.

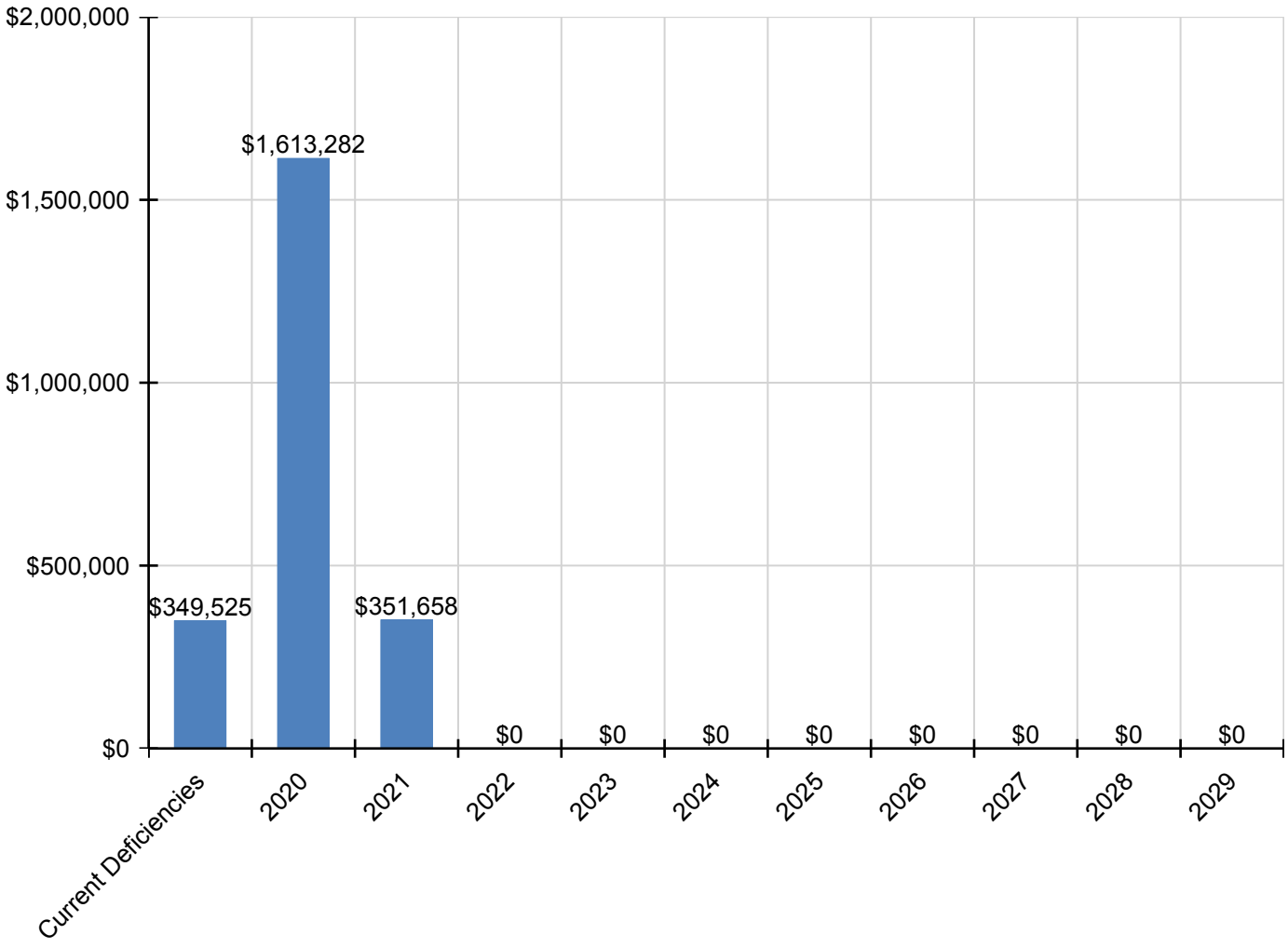
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$349,525**	**$1,613,282**	**$351,658**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,314,464**
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	$168,082	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$168,082**
G2020 - Parking Lots	$0	$568,025	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$568,025**
G2030 - Pedestrian Paving	$0	$164,329	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$164,329**
G2040 - Site Development	$173,226	$0	$351,658	$0	$0	$0	$0	$0	$0	$0	$0	**$524,884**
G2050 - Landscaping	$0	$85,542	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$85,542**
G30 - Site Mechanical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G3010 - Water Supply	$0	$76,537	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$76,537**
G3020 - Sanitary Sewer	$0	$157,577	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$157,577**
G3030 - Storm Sewer	$0	$89,293	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$89,293**
G40 - Site Electrical Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4010 - Electrical Distribution	$176,299	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$176,299**
G4020 - Site Lighting	$0	$213,854	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$213,854**
G4030 - Site Communication and Security	$0	$90,044	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,044**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

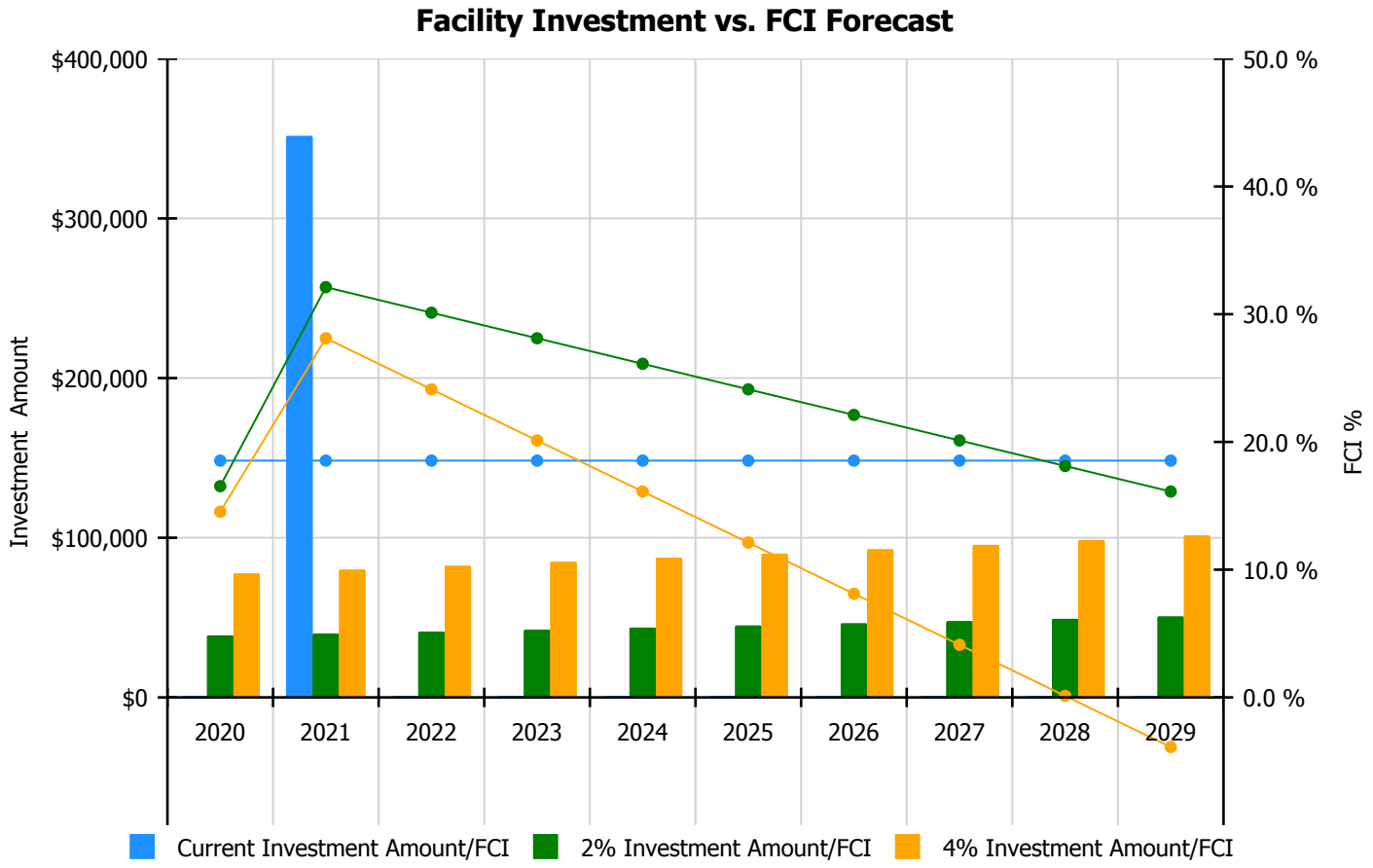
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



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:

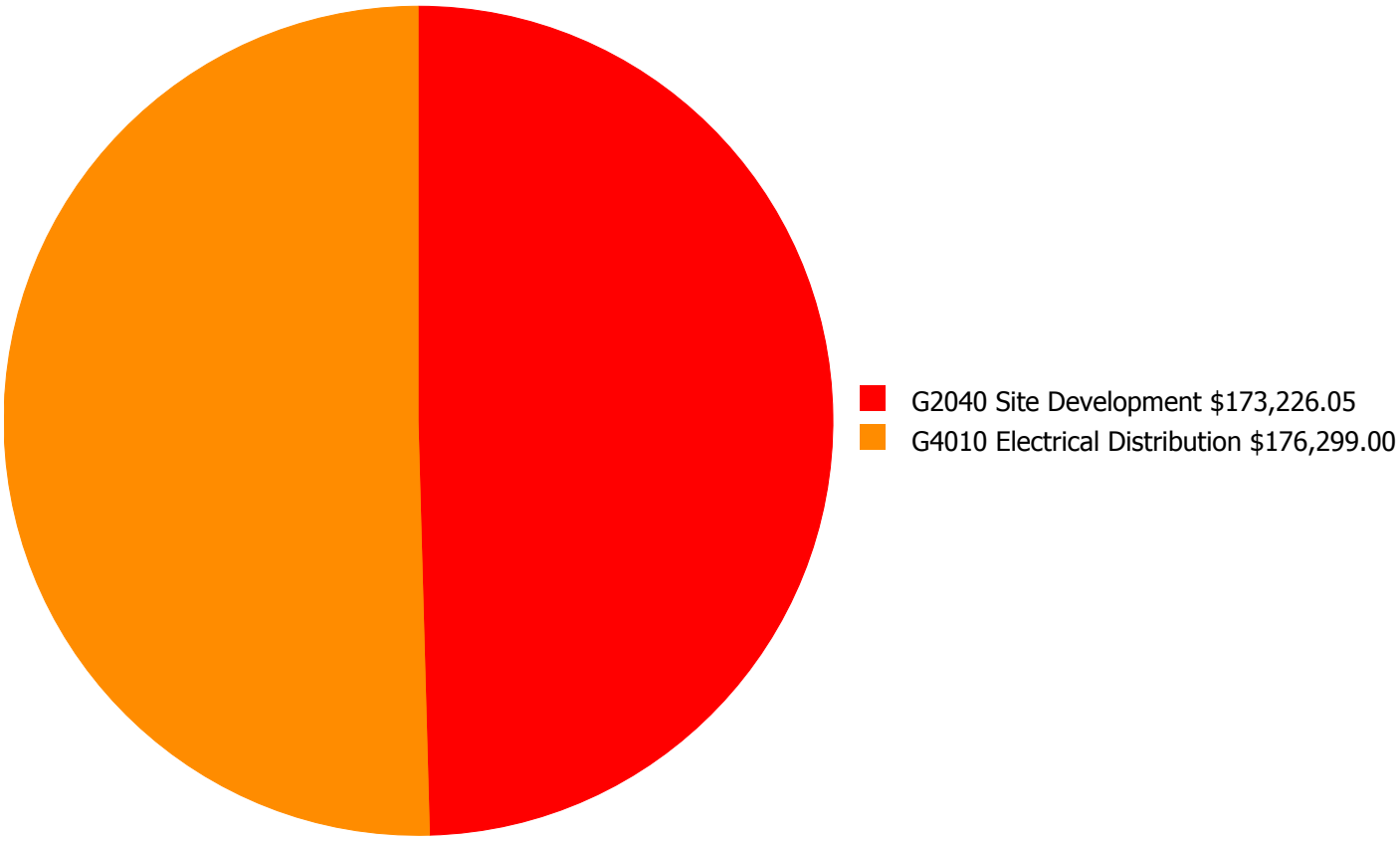
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 18.54%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$38,842.00	16.54 %	$77,683.00	14.54 %
2021	$351,658	$40,007.00	32.12 %	$80,014.00	28.12 %
2022	$0	$41,207.00	30.12 %	$82,414.00	24.12 %
2023	$0	$42,443.00	28.12 %	$84,886.00	20.12 %
2024	$0	$43,717.00	26.12 %	$87,433.00	16.12 %
2025	$0	$45,028.00	24.12 %	$90,056.00	12.12 %
2026	$0	$46,379.00	22.12 %	$92,758.00	8.12 %
2027	$0	$47,770.00	20.12 %	$95,540.00	4.12 %
2028	$0	$49,203.00	18.12 %	$98,407.00	0.12 %
2029	$0	$50,679.00	16.12 %	$101,359.00	-3.88 %
Total:	**$351,658**	**$445,275.00**		**$890,550.00**	

Deficiency Summary by System

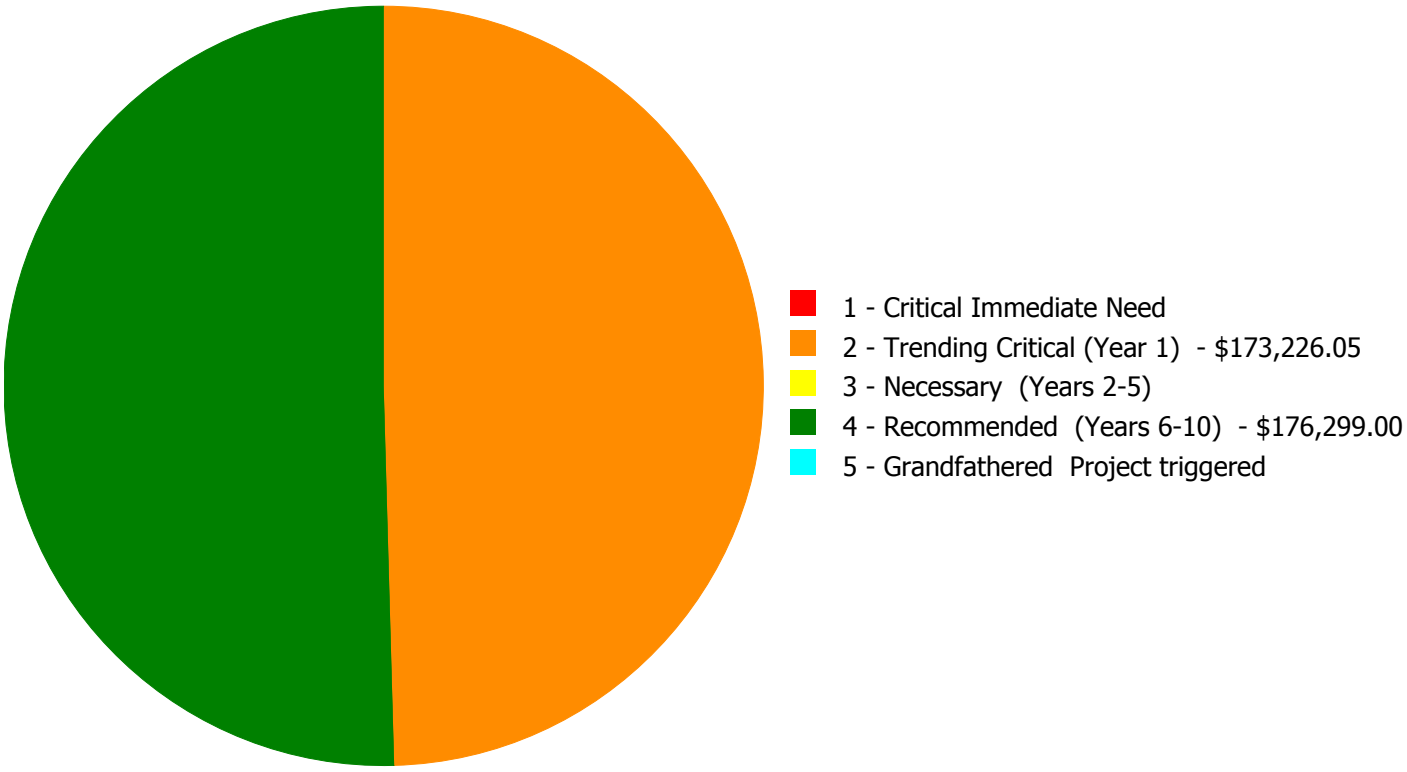
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $349,525.05

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: $349,525.05

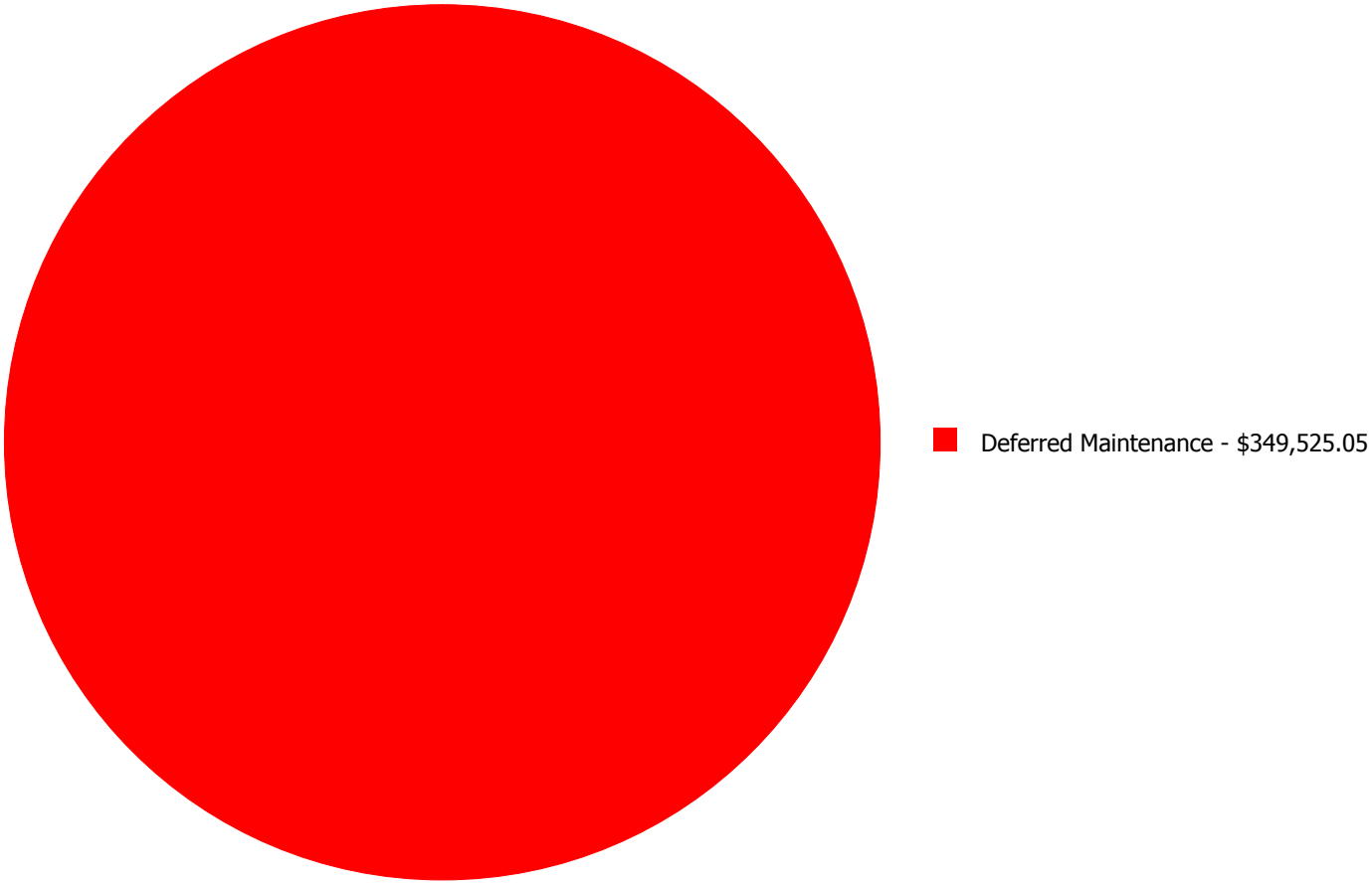
Deficiency By Priority Investment Table

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
G2040	Site Development	$0.00	$173,226.05	$0.00	$0.00	$0.00	$173,226.05
G4010	Electrical Distribution	$0.00	$0.00	$0.00	$176,299.00	$0.00	$176,299.00
	Total:	$0.00	$173,226.05	$0.00	$176,299.00	$0.00	$349,525.05

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: $349,525.05

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: G2040 - Site Development

Location: Site
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace and/or add fencing for security/appearance
Qty: 1,920.00
Unit of Measure: L.F.
Estimate: $173,226.05
Assessor Name: Eduardo Lopez
Date Created: 07/31/2013

Notes: R & R fencing at site.

Priority 4 - Recommended (Years 6-10):

System: G4010 - Electrical Distribution

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 66,228.00
Unit of Measure: S.F.
Estimate: $176,299.00
Assessor Name: Eduardo Lopez
Date Created: 07/29/2013

Notes:

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 #:	5562
Project:	APS Assessments 2019	Region:	761	Site:	Humphries ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - ES				
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	11.63	11.63	100.00
Location	Excel	3.49	3.49	100.00
Storage/Fixed Equip	Good	2.79	3.49	80.00
Kindergarten				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.04	1.04	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Good	0.25	0.31	80.00
ECE				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.25	1.25	100.00
Location	Good	0.30	0.37	80.00
Storage/Fixed Equip	Good	0.30	0.37	80.00
Self-Contained Special Ed				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.20	1.20	100.00
Location	Excel	0.36	0.36	100.00
Storage/Fixed Equip	Good	0.29	0.36	80.00
Instructional Resource Rooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.80	1.80	100.00
Location	Good	0.43	0.54	80.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	(N/A)	0.00	0.00	0.00
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	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5562
Project:	APS Assessments 2019	Region:	761	Site:	Humphries ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	1.85	1.85	100.00
Location	Excel	0.56	0.56	100.00
Storage/Fixed Equip	Good	0.44	0.56	80.00
Art				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.17	1.17	100.00
Location	Excel	0.35	0.35	100.00
Storage/Fixed Equip	Good	0.28	0.35	80.00
Maker Space				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	0.70	0.88	80.00
Location	Good	0.21	0.26	80.00
Storage/Fixed Equip	Good	0.21	0.26	80.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	0.68	0.85	80.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	Good	0.20	0.26	80.00
P.E.				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	4.80	4.80	100.00
Location	Good	1.15	1.44	80.00
Storage/Fixed Equip	Good	1.15	1.44	80.00
Performing Arts				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	1.21	1.51	80.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Poor	0.23	0.45	50.00
Media Center				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	1.95	2.44	80.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Good	0.58	0.73	80.00
Restrooms (Student)	Excel	0.89	0.89	100.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Good	0.47	0.58	80.00
Staff WkRm/Toilets	Excel	1.27	1.27	100.00
Cafeteria	Excel	5.00	5.00	100.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Excel	2.00	2.00	100.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Excel	0.81	0.81	100.00
Play Areas	(N/A)	0.00	0.00	0.00

Project #:	12382	County:	Atlanta Public Schools	Site #:	5562
Project:	APS Assessments 2019	Region:	761	Site:	Humphries ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score
Safety and Security				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	(N/A)	0.00	0.00	0.00
Ease of Supervision	Good	2.40	3.00	80.00
Controlled Entrances	Excel	0.50	0.50	100.00
Total For Site:		**70.41**	**74.84**	**94.08**

Comments

Suitability - ES

The Humphries Elementary School is a two-story facility serving pre-K through 5th grade students and provides limited special education programs. The school is undergoing renovation as of 2019.

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

A desktop audit was performed for this element and is not available.

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

A desktop audit was performed for this element and is not available.

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

A desktop audit was performed for this element and is not available.

Suitability - ES->General Classrooms-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Kindergarten-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->ECE-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Self-Contained Special Ed-->Environment

A desktop audit was performed for this element and is not available.

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

A desktop audit was performed for this element and is not available.

Suitability - ES->Science-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Music-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Art-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Maker Space-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Computer Labs-->Environment

A desktop audit was performed for this element and is not available.

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

A desktop audit was performed for this element and is not available.

Suitability - ES->Performing Arts-->Environment

A desktop audit was performed for this element and is not available.

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Project:	APS Assessments 2019	Region:	761	Site:	Humphries ES
Grade Config:	PK-5	Site Type:	Elementary	Site Size:	8.00

Suitability	Rating	Score	Possible Score	Percent Score

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

There is no storage in the performing arts area.

Suitability - ES->Media Center-->Environment

A desktop audit was performed for this element and is not available.

Suitability - ES->Outside-->Play Areas

A desktop audit was performed for this element and is not available.

Suitability - ES->Safety and Security-->Fencing

A desktop audit was performed for this element and is not available.

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

A desktop audit was performed for this element and is not available.