

Atlanta Public Schools/ S. Atlanta Cluster

Hutchinson Elementary School

Revised

School Assessment Report

November 10, 2020



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School Executive Summary

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

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

Gross Area (SF):	69,797
Year Built:	1955
Last Renovation:	2020
Replacement Value:	\$15,347,427
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	79.45 %
FCA Score:	100.00

Description:

Hutchinson Elementary School is located at 650 Cleveland Ave, in Atlanta, GA. The 70,797 square foot building was originally constructed in 1955. There have been two additions in 1994 and 2000, and one major renovation in 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 building rests on slab-on grade and is assumed to have standard cast-in-place concrete foundations. The 1955 building does have a partial basement.

B. SUPERSTRUCTURE

The floor construction is concrete pan joist with lightweight fill. Roof construction is concrete and prefab steel beams. The exterior envelope is composed of brick veneer over CMU. The exterior windows are aluminum framed with fixed, and operable panes. Exterior

School Assessment Report - Hutchinson Elementary School

doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is primarily low-slope built-up hybrid system and pitched standing seam metal.

C. INTERIORS

Interior partitions are typically CMU. Interior doors are generally solid core wood with hollow steel frames, and hollow metal doors with hollow metal frames. 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 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. Floor finishes in assignable spaces include vinyl composition tile, epoxy, sealed concrete, and carpet. 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 building does include conveying equipment. Conveying equipment includes a passenger elevator, and no wheelchair lifts.

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 rooftop package units. The heating/cooling distribution is by fan coil units and 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: It is assumed the building does have a fire sprinkler system. The building has an up to date, code compliant fire protection 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 located in the building. 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: The main building has an emergency backup generator for the kitchen refrigeration system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

E. EQUIPMENT & FURNISHINGS:

This building includes the following items and equipment: fixed food service, library equipment, audio-visual, fixed casework, and window treatment.

G. SITE

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

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

School Assessment Report - Hutchinson Elementary School

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:	70797
DOE Facility Number:	1063	Total # of Modular/Portables:	0
DOE Interior Site SF:	70797	Total GSF of Modular/Portables:	0
Approx. Acres:	8.5	Status:	Active

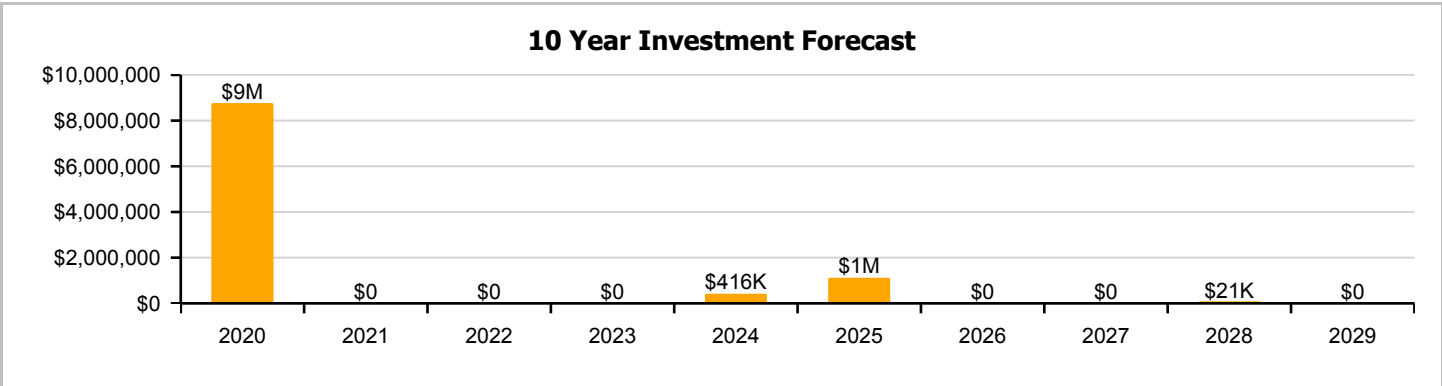
School Dashboard Summary

Gross Area:	69,797	Last Renovation:	2020
Year Built:	1955	Replacement Value:	\$15,347,427
Repair Cost:	\$0	RSLI%:	79.45 %
FCI:	0.00 %		

No data found for this asset

No data found for this asset

No data found for this asset



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	60.58 %	0.00 %	\$0.00
A20 - Basement Construction	36.00 %	0.00 %	\$0.00
B10 - Superstructure	51.19 %	0.00 %	\$0.00
B20 - Exterior Enclosure	77.96 %	0.00 %	\$0.00
B30 - Roofing	103.78 %	0.00 %	\$0.00
C10 - Interior Construction	83.35 %	0.00 %	\$0.00
C20 - Stairs	36.00 %	0.00 %	\$0.00
C30 - Interior Finishes	106.02 %	0.00 %	\$0.00
D10 - Conveying	105.00 %	0.00 %	\$0.00
D20 - Plumbing	94.55 %	0.00 %	\$0.00
D30 - HVAC	82.91 %	0.00 %	\$0.00
D40 - Fire Protection	24.62 %	0.00 %	\$0.00
D50 - Electrical	91.94 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
G20 - Site Improvements	103.22 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	50.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	18.13 %	0.00 %	\$0.00
Totals:	79.45 %	0.00 %	\$0.00

Condition Deficiency Priority

Facility Name	Gross Area (S.F.)	FCI %	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered
1955 Bldg 2010	28,097	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1994 Bldg 2013_2020	29,080	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000 Bldg 2011_2012_2021	12,620	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site	70,797	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Deficiencies By Priority

Budget Estimate Total:

Executive Summary

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Function:	Elementary
Gross Area (SF):	28,097
Year Built:	1955
Last Renovation:	2020
Replacement Value:	\$5,792,581
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	72.80 %
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.

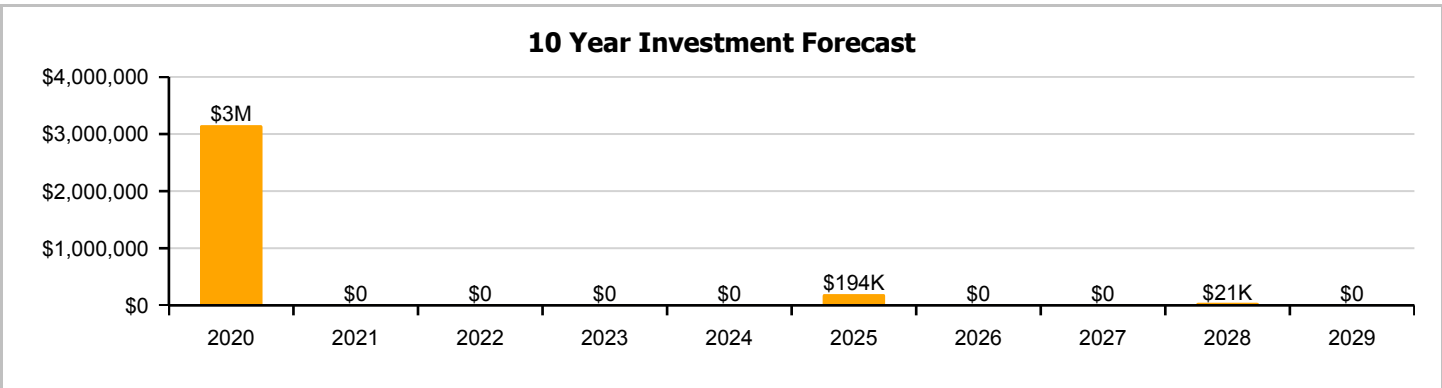
Dashboard Summary

Function:	Elementary	Gross Area:	28,097
Year Built:	1955	Last Renovation:	2020
Repair Cost:	\$0	Replacement Value:	\$5,792,581
FCI:	0.00 %	RSLI%:	72.80 %

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	36.00 %	0.00 %	\$0.00
A20 - Basement Construction	36.00 %	0.00 %	\$0.00
B10 - Superstructure	36.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	63.39 %	0.00 %	\$0.00
B30 - Roofing	103.96 %	0.00 %	\$0.00
C10 - Interior Construction	71.80 %	0.00 %	\$0.00
C20 - Stairs	36.00 %	0.00 %	\$0.00
C30 - Interior Finishes	106.09 %	0.00 %	\$0.00
D10 - Conveying	105.00 %	0.00 %	\$0.00
D20 - Plumbing	101.20 %	0.00 %	\$0.00
D30 - HVAC	83.91 %	0.00 %	\$0.00
D40 - Fire Protection	30.34 %	0.00 %	\$0.00
D50 - Electrical	104.88 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
Totals:	72.80 %	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	\$8.03	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$225,619
A1020	Special Foundations	\$0.36	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$10,115
A1030	Slab on Grade	\$6.81	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$191,341
A2010	Basement Excavation	\$0.21	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$5,900
A2020	Basement Walls	\$2.54	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$71,366
B1010	Floor Construction	\$20.45	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$574,584
B1020	Roof Construction	\$13.25	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$372,285
B2010	Exterior Walls	\$15.09	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$423,984
B2020	Exterior Windows	\$9.39	S.F.	28,097	30	2020	2050		103.33 %	0.00 %	31			\$263,831
B2030	Exterior Doors	\$0.96	S.F.	28,097	30	2020	2050		103.33 %	0.00 %	31			\$26,973
B3010105	Built-Up	\$7.15	S.F.	28,097	25	2020	2045		104.00 %	0.00 %	26			\$200,894
B3010130	Preformed Metal Roofing	\$8.50	S.F.	1,470	30	2020	2050		103.33 %	0.00 %	31			\$12,495
C1010	Partitions	\$6.13	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$172,235
C1020	Interior Doors	\$4.00	S.F.	28,097	40	2020	2060		102.50 %	0.00 %	41			\$112,388
C1030	Fittings	\$2.91	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$81,762
C2010	Stair Construction	\$3.11	S.F.	28,097	100	1955	2055		36.00 %	0.00 %	36			\$87,382
C3010220	Tile	\$9.25	S.F.	1,690	30	2020	2050		103.33 %	0.00 %	31			\$15,633
C3010230	Paint & Covering	\$1.47	S.F.	26,407	10	2020	2030		110.00 %	0.00 %	11			\$38,818
C3020405	Epoxy	\$17.30	S.F.	3,920	15	2020	2035		106.67 %	0.00 %	16			\$67,816
C3020901	Carpet	\$7.50	S.F.	1,905	8	2020	2028		112.50 %	0.00 %	9			\$14,288
C3020903	VCT	\$3.48	S.F.	21,607	15	2020	2035		106.67 %	0.00 %	16			\$75,192
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	665	10	2020	2030		110.00 %	0.00 %	11			\$4,569
C3030	Ceiling Finishes	\$9.82	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$275,913
D1010	Elevators and Lifts	\$1.40	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$39,336
D2010	Plumbing Fixtures	\$6.95	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$195,274
D2020	Domestic Water Distribution	\$0.78	S.F.	28,097	30	2020	2050		103.33 %	0.00 %	31			\$21,916
D2030	Sanitary Waste	\$1.88	S.F.	28,097	30	2020	2050		103.33 %	0.00 %	31			\$52,822
D2040	Rain Water Drainage	\$0.45	S.F.	28,097	20	1994	2014	2025	30.00 %	0.00 %	6			\$12,644
D3010	Energy Supply	\$0.63	S.F.	28,097	30	2020	2050		103.33 %	0.00 %	31			\$17,701
D3040	Distribution Systems	\$11.63	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$326,768
D3050	Terminal & Package Units	\$29.50	S.F.	28,097	15	2015	2030		73.33 %	0.00 %	11			\$828,862
D3060	Controls & Instrumentation	\$2.39	S.F.	28,097	15	2020	2035		106.67 %	0.00 %	16			\$67,152

School Assessment Report - 1955 Bldg 2010

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
D4010	Sprinklers	\$4.45	S.F.	28,097	30			2025	20.00 %	0.00 %	6			\$125,032
D4020	Standpipes	\$0.35	S.F.	28,097	30			2025	20.00 %	0.00 %	6			\$9,834
D4090	Other Fire Protection Systems	\$0.65	S.F.	28,097	15	2020	2035		106.67 %	0.00 %	16			\$18,263
D5010	Electrical Service/Distribution	\$2.51	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$70,523
D5020	Branch Wiring	\$5.19	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$145,823
D5020	Lighting	\$7.79	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$218,876
D5030810	Security & Detection Systems	\$1.51	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$42,426
D5030910	Fire & Alarm Systems	\$2.74	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$76,986
D5030920	Data Communication	\$3.56	S.F.	28,097	25	2020	2045		104.00 %	0.00 %	26			\$100,025
D5090	Other Electrical Systems	\$0.38	S.F.	28,097	15	2020	2035		106.67 %	0.00 %	16			\$10,677
E1020	Institutional Equipment	\$0.10	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$2,810
E1090	Other Equipment	\$0.85	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$23,882
E2010	Fixed Furnishings	\$2.12	S.F.	28,097	20	2020	2040		105.00 %	0.00 %	21			\$59,566
Total									72.80 %					\$5,792,581

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:		\$3,151,674	\$0	\$0	\$0	\$0	\$193,747	\$0	\$0	\$20,506	\$0	\$3,365,927
* 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	\$298,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$298,920
B2030 - Exterior Doors	\$0	\$30,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,560
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	\$324,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$324,865
B3010130 - Preformed Metal Roofing	\$0	\$18,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,404
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	\$92,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,607
C1030 - Fittings	\$0	\$92,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,636

School Assessment Report - 1955 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
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	\$24,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,152
C3010230 - Paint & Covering	\$0	\$43,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,981
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020405 - Epoxy	\$0	\$82,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,424
C3020901 - Carpet	\$0	\$16,187	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,506	\$0	\$36,693
C3020903 - VCT	\$0	\$120,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,044
C3020999 - Other - Concrete Finish w/Sealer	\$0	\$5,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,176
C3030 - Ceiling Finishes	\$0	\$312,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,609
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	\$44,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,567
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$221,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,246
D2020 - Domestic Water Distribution	\$0	\$24,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,830
D2030 - Sanitary Waste	\$0	\$59,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,848
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$16,607	\$0	\$0	\$0	\$0	\$16,607
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$20,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,055
D3040 - Distribution Systems	\$0	\$370,228	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370,228
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$76,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,083
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$164,224	\$0	\$0	\$0	\$0	\$164,224
D4020 - Standpipes	\$0	\$0	\$0	\$0	\$0	\$0	\$12,916	\$0	\$0	\$0	\$0	\$12,916
D4090 - Other Fire Protection Systems	\$0	\$20,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,692
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$79,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,903
D5020 - Branch Wiring	\$0	\$165,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,218

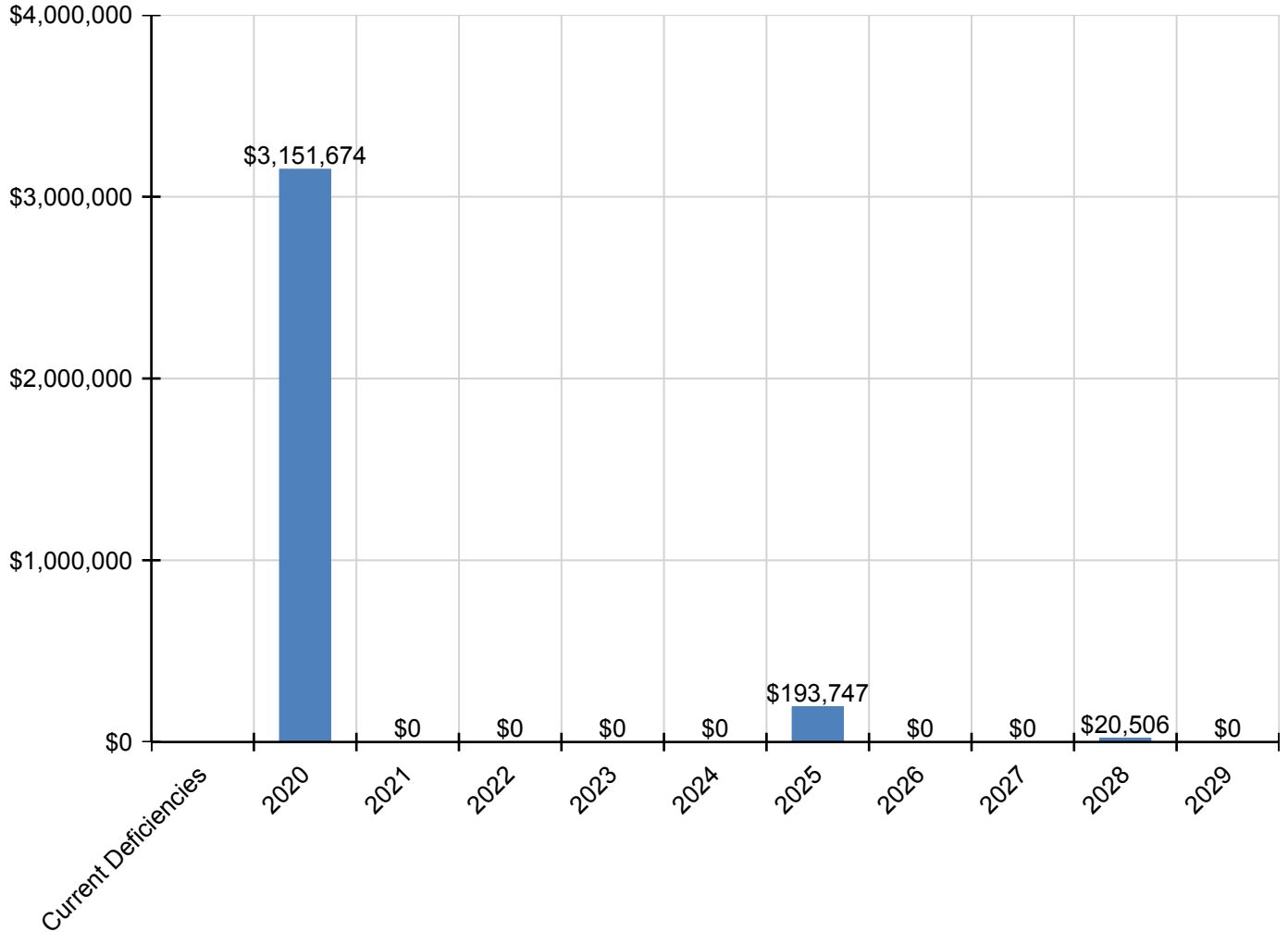
School Assessment Report - 1955 Bldg 2010

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5020 - Lighting	\$0	\$247,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$247,986
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$48,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,069
D5030910 - Fire & Alarm Systems	\$0	\$87,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,225
D5030920 - Data Communication	\$0	\$113,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,329
D5090 - Other Electrical Systems	\$0	\$12,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,097
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	\$3,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,184
E1090 - Other Equipment	\$0	\$27,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,059
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$67,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,488

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

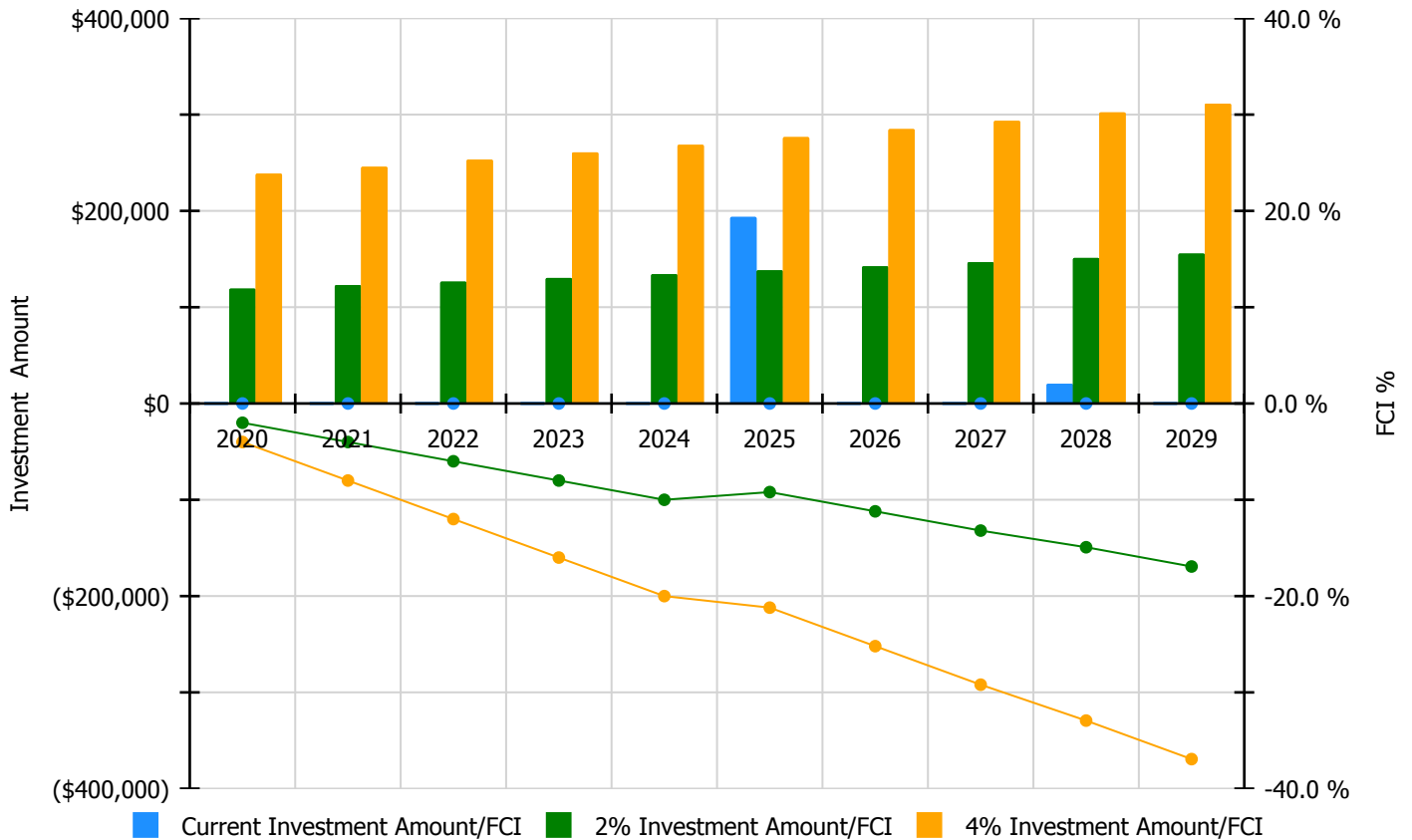


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$119,327.00	-2.00 %	\$238,654.00	-4.00 %
2021	\$0	\$122,907.00	-4.00 %	\$245,814.00	-8.00 %
2022	\$0	\$126,594.00	-6.00 %	\$253,188.00	-12.00 %
2023	\$0	\$130,392.00	-8.00 %	\$260,784.00	-16.00 %
2024	\$0	\$134,304.00	-10.00 %	\$268,608.00	-20.00 %
2025	\$193,747	\$138,333.00	-9.20 %	\$276,666.00	-21.20 %
2026	\$0	\$142,483.00	-11.20 %	\$284,966.00	-25.20 %
2027	\$0	\$146,757.00	-13.20 %	\$293,515.00	-29.20 %
2028	\$20,506	\$151,160.00	-14.93 %	\$302,320.00	-32.93 %
2029	\$0	\$155,695.00	-16.93 %	\$311,390.00	-36.93 %
Total:	\$214,253	\$1,367,952.00		\$2,735,905.00	

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 RSMean 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):	29,080
Year Built:	1994
Last Renovation:	2020
Replacement Value:	\$5,328,902
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	86.97 %
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.

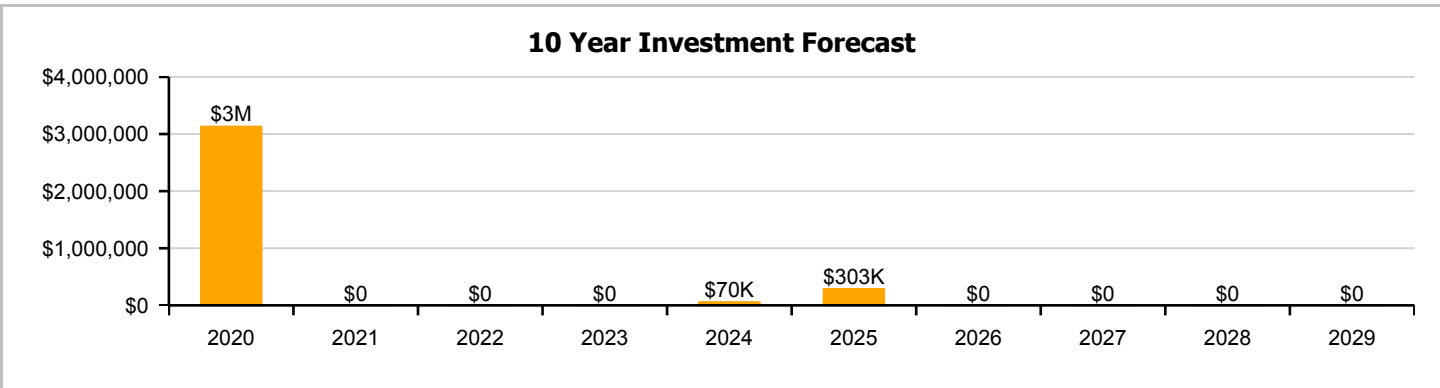
Dashboard Summary

Function:	Elementary	Gross Area:	29,080
Year Built:	1994	Last Renovation:	2020
Repair Cost:	\$0	Replacement Value:	\$5,328,902
FCI:	0.00 %	RSLI%:	86.97 %

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	75.00 %	0.00 %	\$0.00
B10 - Superstructure	75.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	86.52 %	0.00 %	\$0.00
B30 - Roofing	103.54 %	0.00 %	\$0.00
C10 - Interior Construction	90.15 %	0.00 %	\$0.00
C30 - Interior Finishes	106.02 %	0.00 %	\$0.00
D20 - Plumbing	85.18 %	0.00 %	\$0.00
D30 - HVAC	83.68 %	0.00 %	\$0.00
D40 - Fire Protection	20.00 %	0.00 %	\$0.00
D50 - Electrical	95.83 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
Totals:	86.97 %	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.

School Assessment Report - 1994 Bldg 2013_2020

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$8.19	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$238,165
A1020	Special Foundations	\$0.39	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$11,341
A1030	Slab on Grade	\$6.92	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$201,234
B1020	Roof Construction	\$13.46	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$391,417
B2010	Exterior Walls	\$15.36	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$446,669
B2020	Exterior Windows	\$9.57	S.F.	29,080	30	2020	2050		103.33 %	0.00 %	31			\$278,296
B2030	Exterior Doors	\$0.96	S.F.	29,080	30	2020	2050		103.33 %	0.00 %	31			\$27,917
B3010105	Built-Up	\$7.15	S.F.	10,761	25	2020	2045		104.00 %	0.00 %	26			\$76,941
B3010130	Preformed Metal Roofing	\$8.50	S.F.	19,465	30	2020	2050		103.33 %	0.00 %	31			\$165,453
C1010	Partitions	\$6.22	S.F.	29,080	100	1994	2094		75.00 %	0.00 %	75			\$180,878
C1020	Interior Doors	\$4.05	S.F.	29,080	40	2020	2060		102.50 %	0.00 %	41			\$117,774
C1030	Fittings	\$2.98	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$86,658
C3010220	Tile	\$9.25	S.F.	1,315	30	2020	2050		103.33 %	0.00 %	31			\$12,164
C3010230	Paint & Covering	\$1.47	S.F.	27,765	10	2020	2030		110.00 %	0.00 %	11			\$40,815
C3020405	Epoxy	\$17.30	S.F.	1,315	15	2020	2035		106.67 %	0.00 %	16			\$22,750
C3020903	VCT	\$3.48	S.F.	24,270	15	2020	2035		106.67 %	0.00 %	16			\$84,460
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	3,495	10	2020	2030		110.00 %	0.00 %	11			\$24,011
C3030	Ceiling Finishes	\$10.00	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$290,800
D2010	Plumbing Fixtures	\$7.06	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$205,305
D2020	Domestic Water Distribution	\$0.79	S.F.	29,080	30	2020	2050		103.33 %	0.00 %	31			\$22,973
D2030	Sanitary Waste	\$1.89	S.F.	29,080	30	1994	2024		16.67 %	0.00 %	5			\$54,961
D2040	Rain Water Drainage	\$0.45	S.F.	29,080	20	1994	2014	2025	30.00 %	0.00 %	6			\$13,086
D3010	Energy Supply	\$0.62	S.F.	29,080	30	2015	2045		86.67 %	0.00 %	26			\$18,030
D3040	Distribution Systems	\$11.81	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$343,435
D3050	Terminal & Package Units	\$29.98	S.F.	29,080	15	2015	2030		73.33 %	0.00 %	11			\$871,818
D3060	Controls & Instrumentation	\$2.46	S.F.	29,080	15	2020	2035		106.67 %	0.00 %	16			\$71,537
D4010	Sprinklers	\$4.54	S.F.	29,080	30			2025	20.00 %	0.00 %	6			\$132,023
D5010	Electrical Service/Distribution	\$2.55	S.F.	29,080	20	1994	2014	2025	30.00 %	0.00 %	6			\$74,154
D5020	Branch Wiring	\$5.28	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$153,542
D5020	Lighting	\$7.92	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$230,314
D5030810	Security & Detection Systems	\$1.51	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$43,911
D5030910	Fire & Alarm Systems	\$2.74	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$79,679
D5030920	Data Communication	\$3.56	S.F.	29,080	25	2020	2045		104.00 %	0.00 %	26			\$103,525
D5090	Other Electrical Systems	\$0.38	S.F.	29,080	15			2025	40.00 %	0.00 %	6			\$11,050
E1020	Institutional Equipment	\$1.37	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$39,840
E1090	Other Equipment	\$3.42	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$99,454
E2010	Fixed Furnishings	\$2.15	S.F.	29,080	20	2020	2040		105.00 %	0.00 %	21			\$62,522
Total									86.97 %					\$5,328,902

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:		\$3,144,178	\$0	\$0	\$0	\$70,086	\$302,507	\$0	\$0	\$0	\$0	\$3,516,771
* 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
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	\$315,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,309
B2030 - Exterior Doors	\$0	\$31,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,629
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	\$124,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,422
B3010130 - Preformed Metal Roofing	\$0	\$243,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,695
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	\$97,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97,046
C1030 - Fittings	\$0	\$98,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,184
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	\$18,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,793
C3010230 - Paint & Covering	\$0	\$46,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,243

School Assessment Report - 1994 Bldg 2013_2020

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C3020405 - Epoxy	\$0	\$27,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,649
C3020903 - VCT	\$0	\$134,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,839
C3020999 - Other - Concrete Finish w/Sealer	\$0	\$27,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,204
C3030 - Ceiling Finishes	\$0	\$329,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,476
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$232,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,610
D2020 - Domestic Water Distribution	\$0	\$26,029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,029
D2030 - Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$70,086	\$0	\$0	\$0	\$0	\$0	\$70,086
D2040 - Rain Water Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$17,188	\$0	\$0	\$0	\$0	\$17,188
D30 - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3010 - Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3040 - Distribution Systems	\$0	\$389,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$389,111
D3050 - Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D3060 - Controls & Instrumentation	\$0	\$81,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,051
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$173,407	\$0	\$0	\$0	\$0	\$173,407
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$97,398	\$0	\$0	\$0	\$0	\$97,398
D5020 - Branch Wiring	\$0	\$173,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,964
D5020 - Lighting	\$0	\$260,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,945
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$49,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,751
D5030910 - Fire & Alarm Systems	\$0	\$90,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,276
D5030920 - Data Communication	\$0	\$117,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,293
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$14,514	\$0	\$0	\$0	\$0	\$14,514
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	\$45,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,139
E1090 - Other Equipment	\$0	\$112,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,681

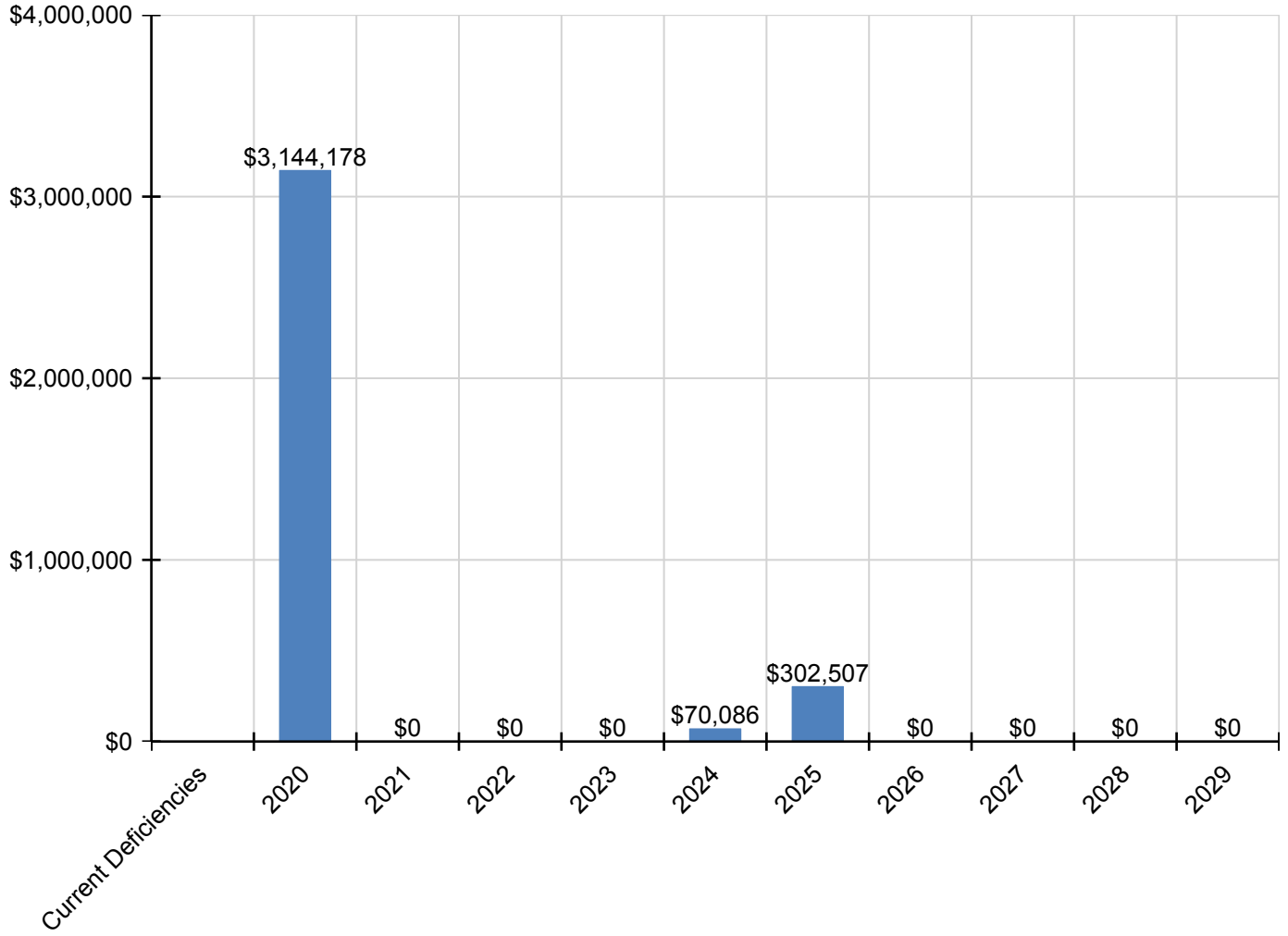
School Assessment Report - 1994 Bldg 2013_2020

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$70,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,837

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

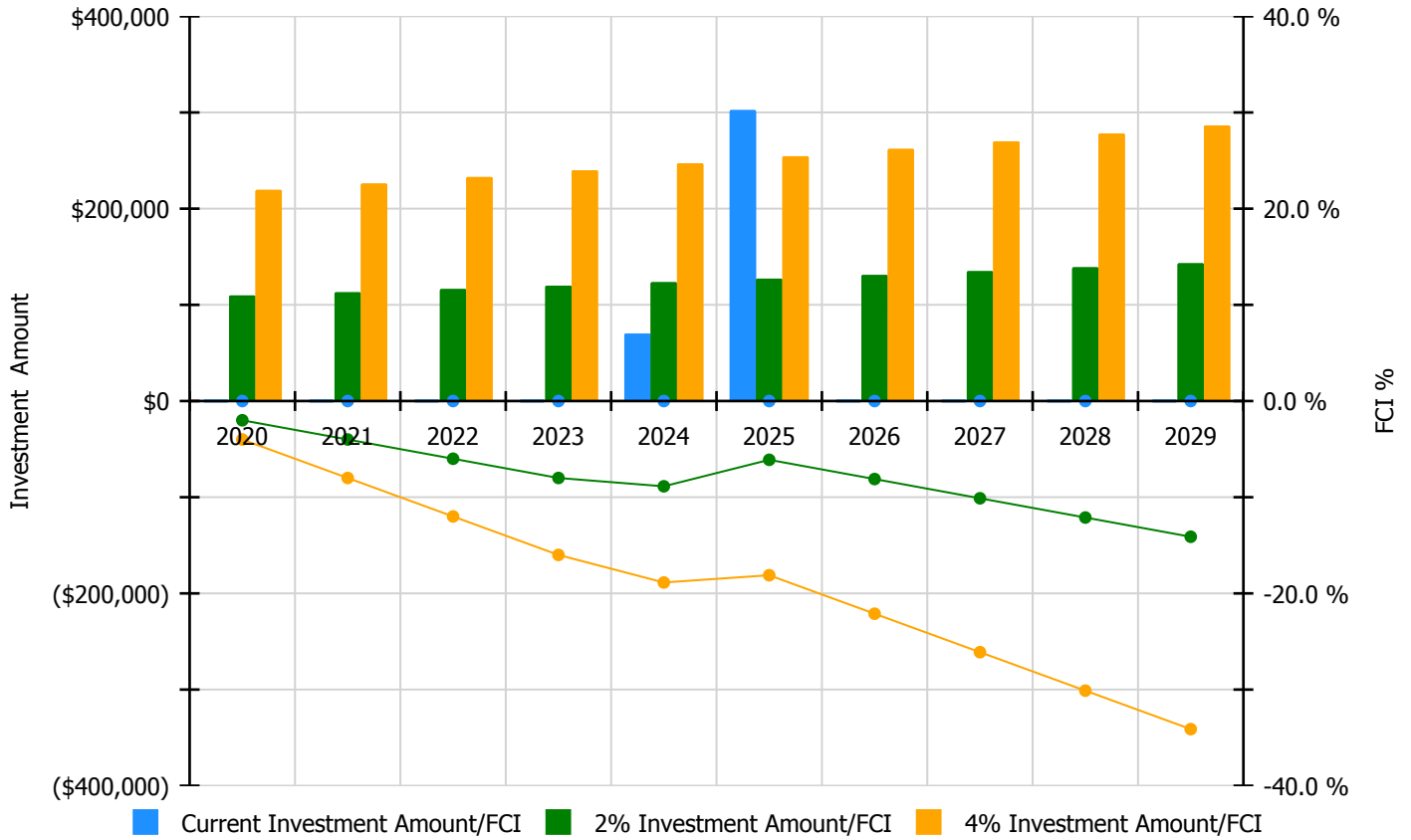


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$109,775.00	-2.00 %	\$219,551.00	-4.00 %
2021	\$0	\$113,069.00	-4.00 %	\$226,137.00	-8.00 %
2022	\$0	\$116,461.00	-6.00 %	\$232,921.00	-12.00 %
2023	\$0	\$119,955.00	-8.00 %	\$239,909.00	-16.00 %
2024	\$70,086	\$123,553.00	-8.87 %	\$247,106.00	-18.87 %
2025	\$302,507	\$127,260.00	-6.11 %	\$254,520.00	-18.11 %
2026	\$0	\$131,078.00	-8.11 %	\$262,155.00	-22.11 %
2027	\$0	\$135,010.00	-10.11 %	\$270,020.00	-26.11 %
2028	\$0	\$139,060.00	-12.11 %	\$278,120.00	-30.11 %
2029	\$0	\$143,232.00	-14.11 %	\$286,464.00	-34.11 %
Total:	\$372,593	\$1,258,453.00		\$2,516,903.00	

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:	Elementary
Gross Area (SF):	12,620
Year Built:	2000
Last Renovation:	
Replacement Value:	\$2,099,203
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	82.32 %
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

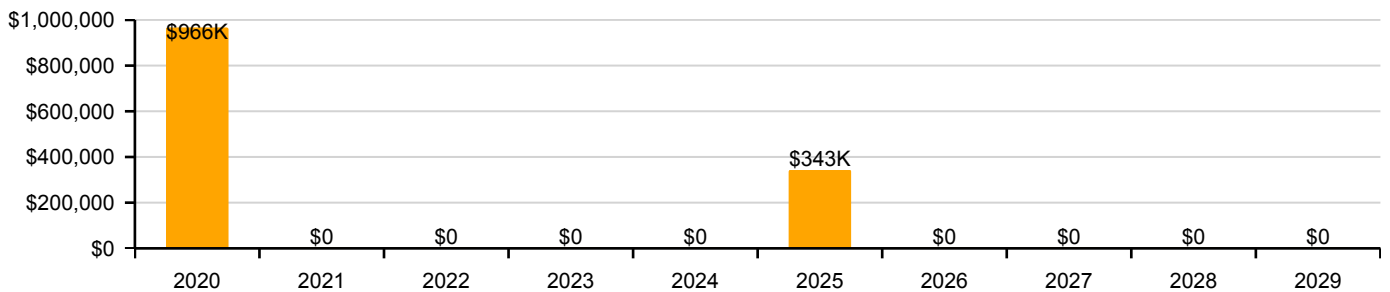
Function:	Elementary	Gross Area:	12,620
Year Built:	2000	Last Renovation:	
Repair Cost:	\$0	Replacement Value:	\$2,099,203
FCI:	0.00 %	RSLI%:	82.32 %

No data found for this asset

No data found for this asset

No data found for this asset

10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	81.00 %	0.00 %	\$0.00
B10 - Superstructure	81.00 %	0.00 %	\$0.00
B20 - Exterior Enclosure	90.08 %	0.00 %	\$0.00
B30 - Roofing	104.00 %	0.00 %	\$0.00
C10 - Interior Construction	92.97 %	0.00 %	\$0.00
C30 - Interior Finishes	105.86 %	0.00 %	\$0.00
D20 - Plumbing	101.54 %	0.00 %	\$0.00
D30 - HVAC	77.52 %	0.00 %	\$0.00
D40 - Fire Protection	20.00 %	0.00 %	\$0.00
D50 - Electrical	54.48 %	0.00 %	\$0.00
E10 - Equipment	105.00 %	0.00 %	\$0.00
E20 - Furnishings	105.00 %	0.00 %	\$0.00
Totals:	82.32 %	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.

School Assessment Report - 2000 Bldg 2011_2012_2021

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
A1010	Standard Foundations	\$8.19	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$103,358
A1020	Special Foundations	\$0.39	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$4,922
A1030	Slab on Grade	\$6.92	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$87,330
B1020	Roof Construction	\$13.46	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$169,865
B2010	Exterior Walls	\$15.36	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$193,843
B2020	Exterior Windows	\$9.57	S.F.	12,620	30	2020	2050		103.33 %	0.00 %	31			\$120,773
B2030	Exterior Doors	\$0.96	S.F.	12,620	30	2020	2050		103.33 %	0.00 %	31			\$12,115
B3010105	Built-Up	\$7.15	S.F.	12,620	25	2020	2045		104.00 %	0.00 %	26			\$90,233
C1010	Partitions	\$6.22	S.F.	12,620	100	2000	2100		81.00 %	0.00 %	81			\$78,496
C1020	Interior Doors	\$4.05	S.F.	12,620	40	2020	2060		102.50 %	0.00 %	41			\$51,111
C1030	Fittings	\$2.98	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$37,608
C3010220	Tile	\$9.25	S.F.	410	30	2020	2050		103.33 %	0.00 %	31			\$3,793
C3010230	Paint & Covering	\$1.47	S.F.	12,210	10	2020	2030		110.00 %	0.00 %	11			\$17,949
C3020405	Epoxy	\$17.30	S.F.	580	15	2020	2035		106.67 %	0.00 %	16			\$10,034
C3020903	VCT	\$3.48	S.F.	11,960	15	2020	2035		106.67 %	0.00 %	16			\$41,621
C3020999	Other - Concrete Finish w/Sealer	\$6.87	S.F.	80	10	2020	2030		110.00 %	0.00 %	11			\$550
C3030	Ceiling Finishes	\$10.00	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$126,200
D2010	Plumbing Fixtures	\$7.06	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$89,097
D2020	Domestic Water Distribution	\$0.79	S.F.	12,620	30	2020	2050		103.33 %	0.00 %	31			\$9,970
D2030	Sanitary Waste	\$1.89	S.F.	12,620	30	2020	2050		103.33 %	0.00 %	31			\$23,852
D2040	Rain Water Drainage	\$0.45	S.F.	12,620	30	2000	2030		36.67 %	0.00 %	11			\$5,679
D3010	Energy Supply	\$0.61	S.F.	12,620	30	2000	2030		36.67 %	0.00 %	11			\$7,698
D3040	Distribution Systems	\$11.81	S.F.	12,620	20	2015	2035		80.00 %	0.00 %	16			\$149,042
D3050	Terminal & Package Units	\$18.16	S.F.	12,620	15	2015	2030		73.33 %	0.00 %	11			\$229,179
D3060	Controls & Instrumentation	\$2.46	S.F.	12,620	15	2020	2035		106.67 %	0.00 %	16			\$31,045
D4010	Sprinklers	\$4.54	S.F.	12,620	30			2025	20.00 %	0.00 %	6			\$57,295
D5010	Electrical Service/Distribution	\$2.55	S.F.	12,620	20	2000	2020	2025	30.00 %	0.00 %	6			\$32,181
D5020	Branch Wiring	\$5.28	S.F.	12,620	20	2000	2020	2025	30.00 %	0.00 %	6			\$66,634
D5020	Lighting	\$7.92	S.F.	12,620	20	2000	2020	2025	30.00 %	0.00 %	6			\$99,950
D5030810	Security & Detection Systems	\$1.51	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$19,056
D5030910	Fire Alarm Systems	\$2.74	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$34,579
D5030920	Data Communication	\$3.56	S.F.	12,620	25	2020	2045		104.00 %	0.00 %	26			\$44,927
D5090	Other Electrical Systems	\$0.38	S.F.	12,620	15			2025	40.00 %	0.00 %	6			\$4,796
E1020	Institutional Equipment	\$1.37	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$17,289
E2010	Fixed Furnishings	\$2.15	S.F.	12,620	20	2020	2040		105.00 %	0.00 %	21			\$27,133
Total									82.32 %					\$2,099,203

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:		\$966,094	\$0	\$0	\$0	\$0	\$342,621	\$0	\$0	\$0	\$0	\$1,308,715
* 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
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	\$136,837	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,837
B2030 - Exterior Doors	\$0	\$13,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,727
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	\$145,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,916
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	\$42,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,116
C1030 - Fittings	\$0	\$42,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,609
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	\$5,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,860
C3010230 - Paint & Covering	\$0	\$20,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,336
C3020 - Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

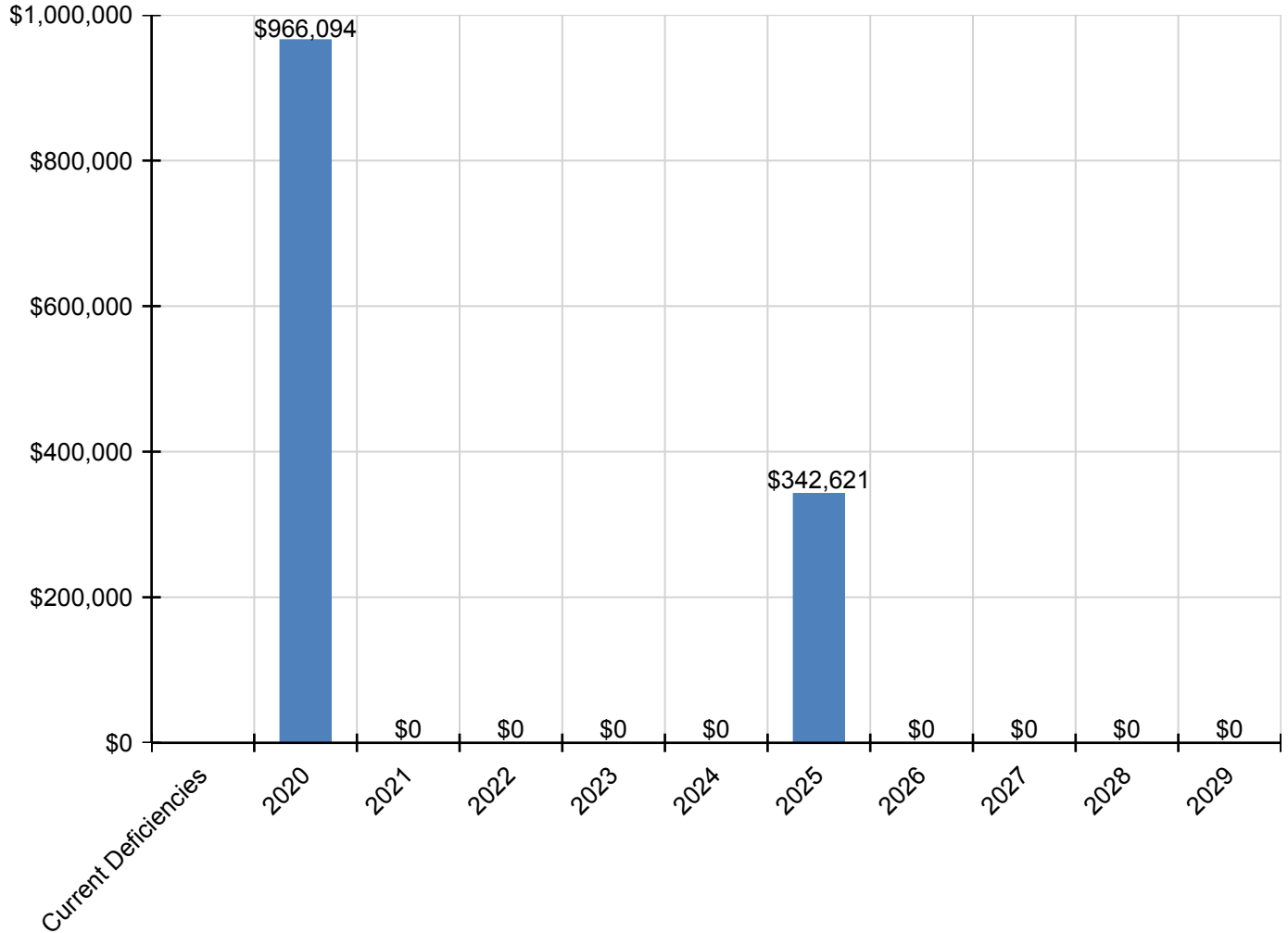
School Assessment Report - 2000 Bldg 2011_2012_2021

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020405 - Epoxy	\$0	\$12,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,195
C3020903 - VCT	\$0	\$66,447	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,447
C3020999 - Other - Concrete Finish w/Sealer	\$0	\$623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$623
C3030 - Ceiling Finishes	\$0	\$142,985	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,985
D - Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D20 - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D2010 - Plumbing Fixtures	\$0	\$100,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,947
D2020 - Domestic Water Distribution	\$0	\$11,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,296
D2030 - Sanitary Waste	\$0	\$27,024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,024
D2040 - Rain Water Drainage	\$0	\$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	\$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	\$35,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,175
D40 - Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D4010 - Sprinklers	\$0	\$0	\$0	\$0	\$0	\$0	\$75,254	\$0	\$0	\$0	\$0	\$75,254
D50 - Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5010 - Electrical Service/Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$42,268	\$0	\$0	\$0	\$0	\$42,268
D5020 - Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$87,520	\$0	\$0	\$0	\$0	\$87,520
D5020 - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$131,280	\$0	\$0	\$0	\$0	\$131,280
D5030 - Communications and Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D5030810 - Security & Detection Systems	\$0	\$21,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,591
D5030910 - Fire Alarm Systems	\$0	\$39,178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,178
D5030920 - Data Communication	\$0	\$50,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,903
D5090 - Other Electrical Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$6,299	\$0	\$0	\$0	\$0	\$6,299
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	\$19,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,589
E20 - Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
E2010 - Fixed Furnishings	\$0	\$30,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,741

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

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

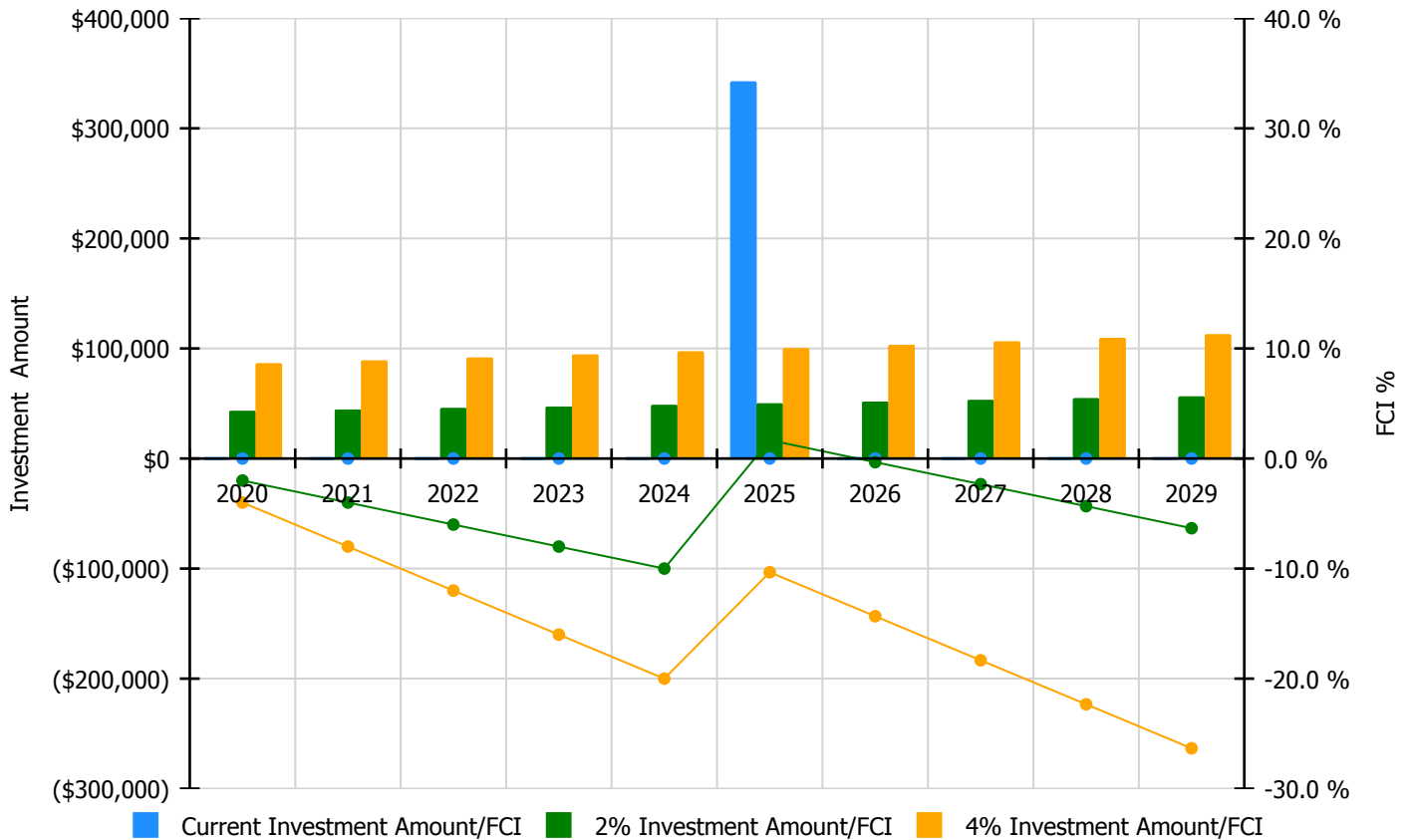


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$43,244.00	-2.00 %	\$86,487.00	-4.00 %
2021	\$0	\$44,541.00	-4.00 %	\$89,082.00	-8.00 %
2022	\$0	\$45,877.00	-6.00 %	\$91,754.00	-12.00 %
2023	\$0	\$47,253.00	-8.00 %	\$94,507.00	-16.00 %
2024	\$0	\$48,671.00	-10.00 %	\$97,342.00	-20.00 %
2025	\$342,621	\$50,131.00	1.67 %	\$100,262.00	-10.33 %
2026	\$0	\$51,635.00	-0.33 %	\$103,270.00	-14.33 %
2027	\$0	\$53,184.00	-2.33 %	\$106,368.00	-18.33 %
2028	\$0	\$54,780.00	-4.33 %	\$109,559.00	-22.33 %
2029	\$0	\$56,423.00	-6.33 %	\$112,846.00	-26.33 %
Total:	\$342,621	\$495,739.00		\$991,477.00	

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):	70,797
Year Built:	1955
Last Renovation:	2020
Replacement Value:	\$2,126,741
Repair Cost:	\$0.00
Total FCI:	0.00 %
Total RSLI:	75.89 %
FCA Score:	100.00

Description:

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

Attributes: This asset has no attributes.

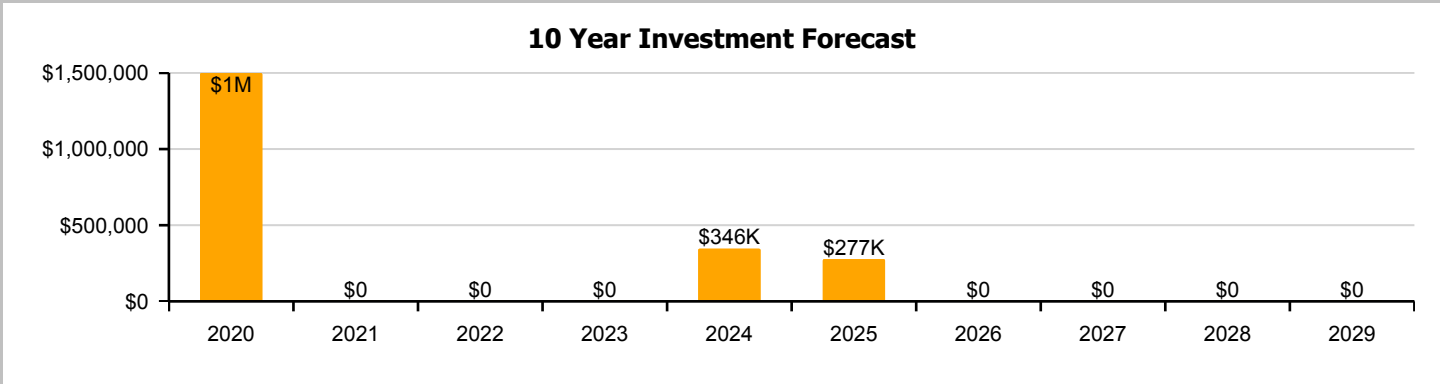
Dashboard Summary

Function:		Gross Area:	70,797
Year Built:	1955	Last Renovation:	2020
Repair Cost:	\$0	Replacement Value:	\$2,126,741
FCI:	0.00 %	RSLI%:	75.89 %

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
G20 - Site Improvements	103.22 %	0.00 %	\$0.00
G30 - Site Mechanical Utilities	50.00 %	0.00 %	\$0.00
G40 - Site Electrical Utilities	18.13 %	0.00 %	\$0.00
Totals:	75.89 %	0.00 %	\$0.00

Photo Album

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

No data found for this asset

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price \$	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency \$	Replacement Value \$
G2010	Roadways	\$2.37	S.F.	70,797	35	2020	2055		102.86 %	0.00 %	36			\$167,789
G2020	Parking Lots	\$8.00	S.F.	70,797	35	2020	2055		102.86 %	0.00 %	36			\$566,376
G2030	Pedestrian Paving	\$2.33	S.F.	70,797	35	2020	2055		102.86 %	0.00 %	36			\$164,957
G2040	Site Development	\$4.81	S.F.	70,797	25	2020	2045		104.00 %	0.00 %	26			\$340,534
G2050	Landscaping	\$1.18	S.F.	70,797	25	2020	2045		104.00 %	0.00 %	26			\$83,540
G3010	Water Supply	\$1.09	S.F.	70,797	50	1994	2044		50.00 %	0.00 %	25			\$77,169
G3020	Sanitary Sewer	\$2.20	S.F.	70,797	50	1994	2044		50.00 %	0.00 %	25			\$155,753
G3030	Storm Sewer	\$1.25	S.F.	70,797	50	1994	2044		50.00 %	0.00 %	25			\$88,496
G4010	Electrical Distribution	\$2.55	S.F.	70,797	30	1994	2024		16.67 %	0.00 %	5			\$180,532
G4020	Site Lighting	\$2.98	S.F.	70,797	30	1980	2010	2025	20.00 %	0.00 %	6			\$210,975
G4030	Site Communication and Security	\$1.28	S.F.	70,797	30	1994	2024		16.67 %	0.00 %	5			\$90,620
Total									75.89 %					\$2,126,741

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.

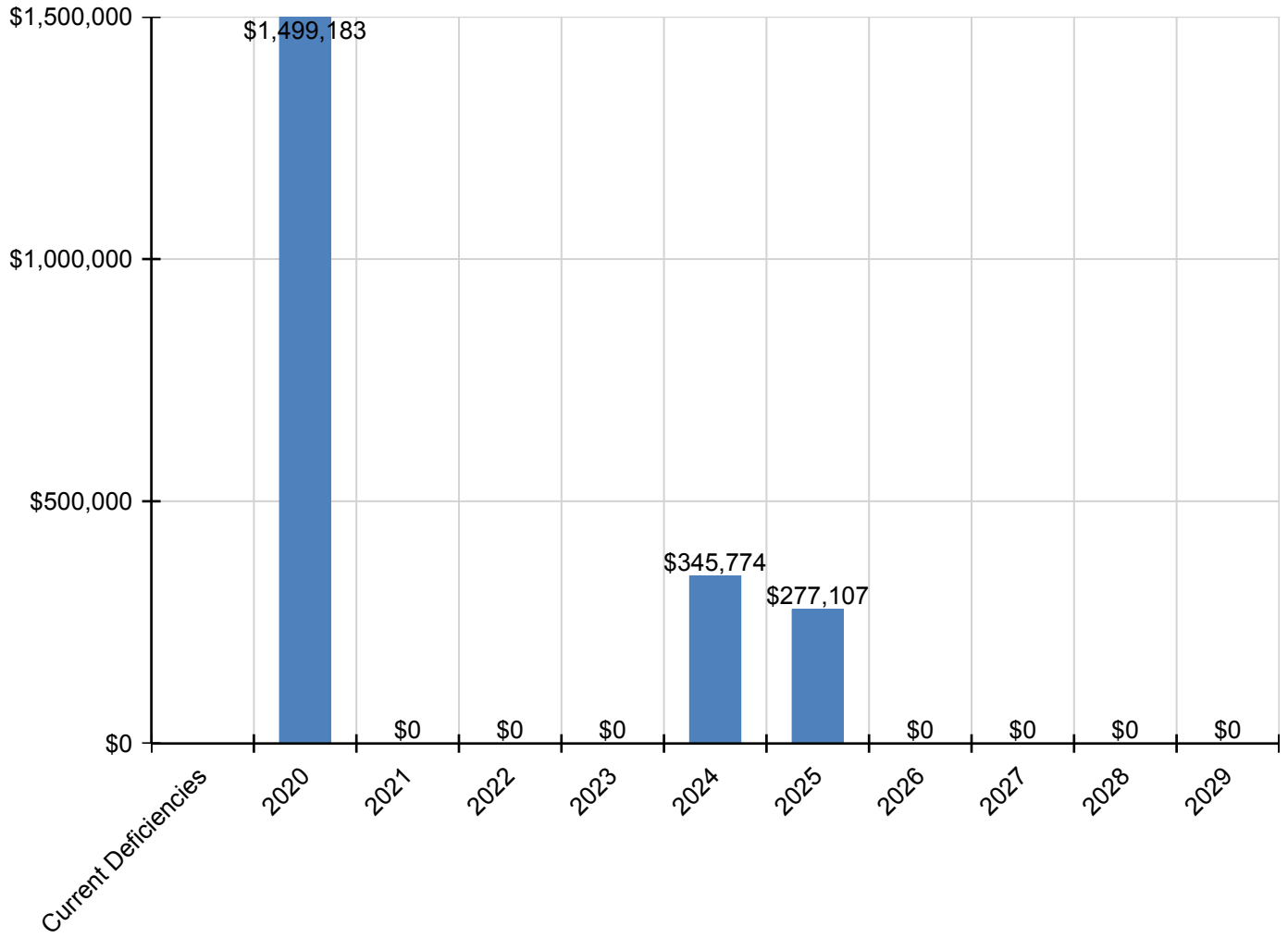
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		\$1,499,183	\$0	\$0	\$0	\$345,774	\$277,107	\$0	\$0	\$0	\$0	\$2,122,064
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	\$190,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,105
G2020 - Parking Lots	\$0	\$641,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,704
G2030 - Pedestrian Paving	\$0	\$186,897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,897
G2040 - Site Development	\$0	\$385,825	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$385,825
G2050 - Landscaping	\$0	\$94,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,652
G30 - Site Mechanical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3010 - Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3020 - Sanitary Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G3030 - Storm Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G40 - Site Electrical Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G4010 - Electrical Distribution	\$0	\$0	\$0	\$0	\$0	\$230,216	\$0	\$0	\$0	\$0	\$0	\$230,216
G4020 - Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$277,107	\$0	\$0	\$0	\$0	\$277,107
G4030 - Site Communication and Security	\$0	\$0	\$0	\$0	\$0	\$115,559	\$0	\$0	\$0	\$0	\$0	\$115,559

* Indicates non-renewable system

Forecasted Capital Renewal Requirement

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

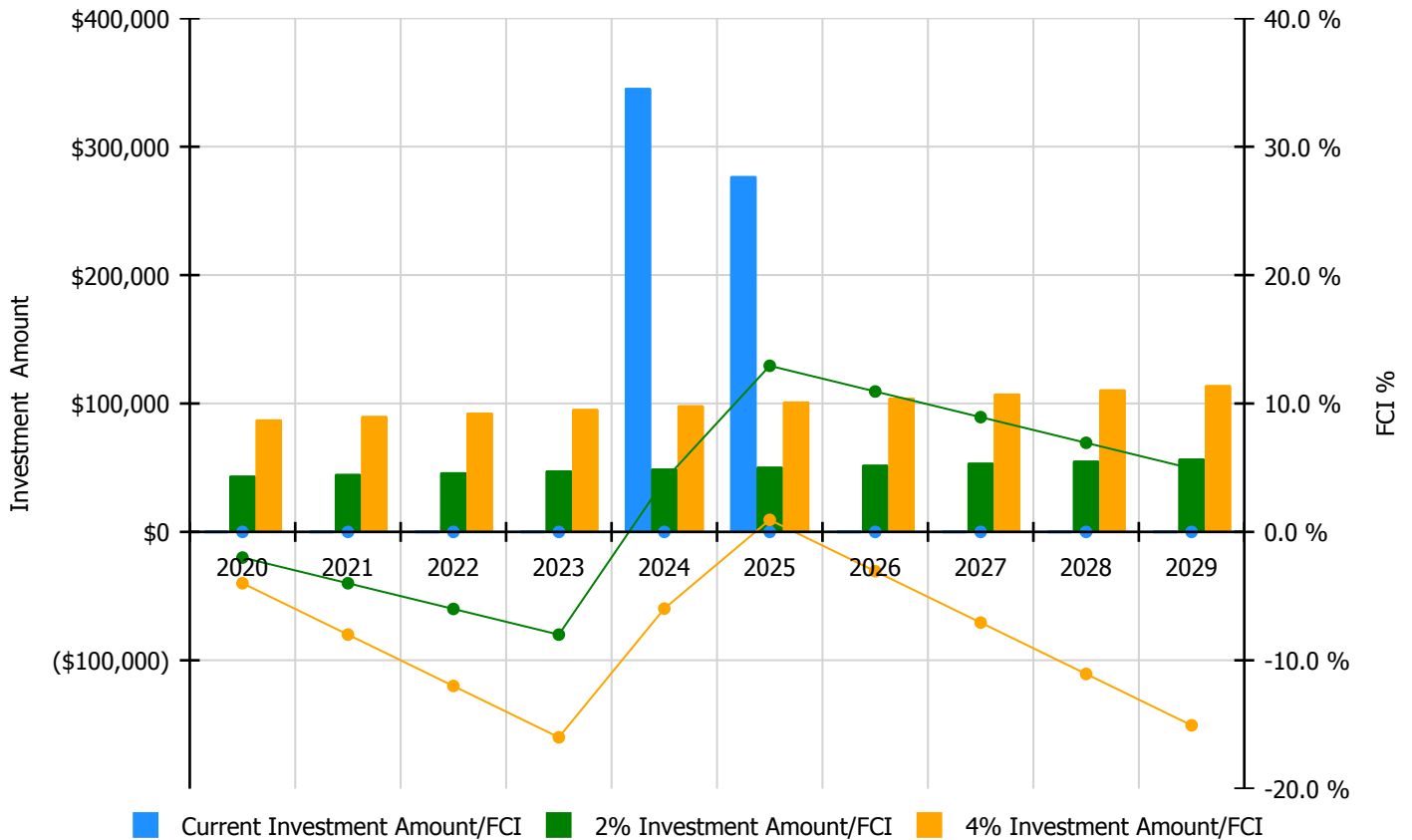


Condition Index Forecast by Investment Scenario

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

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

Facility Investment vs. FCI Forecast



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	\$0	\$43,811.00	-2.00 %	\$87,622.00	-4.00 %
2021	\$0	\$45,125.00	-4.00 %	\$90,250.00	-8.00 %
2022	\$0	\$46,479.00	-6.00 %	\$92,958.00	-12.00 %
2023	\$0	\$47,873.00	-8.00 %	\$95,747.00	-16.00 %
2024	\$345,774	\$49,310.00	4.02 %	\$98,619.00	-5.98 %
2025	\$277,107	\$50,789.00	12.94 %	\$101,578.00	0.94 %
2026	\$0	\$52,312.00	10.94 %	\$104,625.00	-3.06 %
2027	\$0	\$53,882.00	8.94 %	\$107,764.00	-7.06 %
2028	\$0	\$55,498.00	6.94 %	\$110,997.00	-11.06 %
2029	\$0	\$57,163.00	4.94 %	\$114,326.00	-15.06 %
Total:	\$622,882	\$502,242.00		\$1,004,486.00	

Deficiency Summary by System

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

No data found for this asset

Deficiency Summary by Priority

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

No data found for this asset

Deficiency By Priority Investment Table

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

No data found for this asset

Deficiency Summary by Category

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

No data found for this asset

Deficiency Details by Priority

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

No data found for this asset

Glossary

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

School Assessment Report - Hutchinson Elementary School

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

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

School Assessment Report - Hutchinson Elementary School

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

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

Suitability Report - Full

Project #: 12382	County: Atlanta Public Schools	Site #: 1063
Project: APS Assessments 2019	Region: 761	Site: Hutchinson 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	Excel	0.37	0.37	100.00
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	Excel	0.36	0.36	100.00
Instructional Resource Rooms				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.80	1.80	100.00
Location	Excel	0.54	0.54	100.00
Storage/Fixed Equip	Good	0.43	0.54	80.00
Science				
Environment	(N/A)	0.00	0.00	0.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Music				
Environment	(N/A)	0.00	0.00	0.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1063

Project: APS Assessments 2019

Region: 761

Site: Hutchinson 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	Excel	0.56	0.56	100.00
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	Excel	0.35	0.35	100.00
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	Excel	0.26	0.26	100.00
Computer Labs				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	0.85	0.85	100.00
Location	Excel	0.26	0.26	100.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
P.E.				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	4.80	4.80	100.00
Location	Excel	1.44	1.44	100.00
Storage/Fixed Equip	Excel	1.44	1.44	100.00
Performing Arts				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	1.51	1.51	100.00
Location	Excel	0.45	0.45	100.00
Storage/Fixed Equip	Excel	0.45	0.45	100.00
Media Center				
Environment	(N/A)	0.00	0.00	0.00
Size	Excel	2.44	2.44	100.00
Location	Excel	0.73	0.73	100.00
Storage/Fixed Equip	Excel	0.73	0.73	100.00
Restrooms (Student)	Good	0.71	0.89	80.00
Administration	Excel	2.56	2.56	100.00
Counseling	Excel	0.29	0.29	100.00
Clinic	Excel	0.58	0.58	100.00
Staff WkRm/Toilets	Good	1.01	1.27	80.00
Cafeteria	Good	4.00	5.00	80.00
Food Service and Prep	Excel	6.20	6.20	100.00
Custodial and Maintenance	Excel	0.50	0.50	100.00
Outside				
Vehicular Traffic	Good	1.60	2.00	80.00
Pedestrian Traffic	Excel	0.97	0.97	100.00
Parking	Good	0.65	0.81	80.00
Play Areas	(N/A)	0.00	0.00	0.00

Project #: 12382

County: Atlanta Public Schools

Site #: 1063

Project: APS Assessments 2019

Region: 761

Site: Hutchinson 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:		70.50	74.59	94.52

Comments

Suitability - ES

The Hutchinson Elementary is a two story neighborhood school serving students in pre-K through 5th grade. It has a multi-purpose gymnasium, an auditorium with a cafeteria below. There are several courtyards between buildings and at the back of school. The school is undergoing renovation as of 2018.

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->Computer Labs-->Storage/Fixed Equip

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

Project #: 12382

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Region: 761

Site: Hutchinson ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 8.00

Suitability	Rating	Score	Possible Score	Percent Score
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.				
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.				