Atlanta Public Schools/Relocation Sites

Inman MS (Morningside relocation site)

Revised

School Assessment Report

November 10, 2020

ATLANTA PUBLIC SCHOOLS

PARSONS

Table of Contents

School Executive Summary

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

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

Gross Area (SF):	151,713
Year Built:	1923
Last Renovation:	
Replacement Value:	$29,595,222
Repair Cost:	$2,974,084.38
Total FCI:	10.05 %
Total RSLI:	32.69 %
FCA Score:	89.95

Description:

Inman Elementary School (Morningside relocation site) is located at 774 Virginia Avenue, NE in Atlanta, GA. The 151,713 square foot building was originally constructed in 1923. There have been additions and renovations constructed in 1981, 1993 and 2004.

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

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

B. SUPERSTRUCTURE
The floor construction is metal pan deck with lightweight concrete, and wood in the 1923 building. Roof construction is metal, and with wood in the 1923 building. The exterior envelope is composed walls of brick veneer over CMU, and in the 1923 building of solid

masonry load bearing walls. The exterior windows are aluminum frame with fixed and operable panes. Exterior doors are typically hollow metal steel with glazing and aluminum with glazing. Roofing is low slope modified bitumen and built-up covering, and with pitched standing seam metal roof covering in the 1993 Addition. Roof openings include a roof hatch with fixed ladder access.

C. INTERIORS
Interior partitions are typically CMU. Interior doors are generally solid core wood with hallow steel frames and mostly with glazing. Interior fittings include the following items: white boards, graphics and identifying devices, toilet accessories, storage shelving, lockers and fabricated toilet partitions. Stair construction is concrete with rubber and vinyl finishes, and with metal pan concrete filled stairs and landing with rubber and VCT finishes in the 2004 addition. The interior wall finishes are typically painted CMU, painted drywalls, and ceramic tiles in restrooms. Floor finishes in common areas are typically vinyl composite tile. Floor finishes in assignable spaces include vinyl composition tile, vinyl sheet, carpet, ceramic and quarry tile, rubber and wood. 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 one hydraulic elevator, and two wheelchair lifts.
PLUMBING: Plumbing fixtures are typically low-flow fixtures with manual control valves. Domestic water distribution is copper with natural gas and electric hot water heating. The sanitary waste system is cast iron. Rainwater drainage system is both internal with roof drains and external with gutters and downspouts in the 1993 addition.
HVAC: Heating is provided by one boiler. Cooling is provided by two cooling towers, rooftop package units and split systems. The heating/cooling distribution system is by air handling units and ductwork. Exhaust fans are installed in bathrooms and other required areas. Controls and instrumentation are digital and are not centrally controlled or monitored by an energy management system.
FIRE PROTECTION: The buildings have a fire sprinkler system. The 1923 main building does have other suppression system, which include dry chemical kitchen hood protection. Fire extinguishers and cabinets are distributed near fire exits and in corridors.
ELECTRICAL: The main electrical service is fed from a pad mounted transformer to the main switchboard/distribution panel located in the building. Lighting is typically lay-in type fixtures with fluorescent lamps, and with suspended fixtures in the 1981 gym section. Branch circuit wiring is typically copper serving electrical switches and receptacles.
COMMUNICATIONS AND SECURITY: The fire alarm system consists of audible / visual strobe annunciators throughout the building. The system is activated by manual pull stations and smoke detectors and the system is centrally monitored. The telephone and data systems are integrated and include dedicated equipment closets. This building has a local area network (LAN). The building has an internal security system that is actuated by the following items: contacts, infrared, optical or a combination of all devices. The building has controlled entry doors access provided by card readers; entry doors are secured with magnetic door locks. The security system has interior and exterior CCTV cameras and is centrally monitored; this building has a public address and paging system separate from the telephone system.
OTHER ELECTRICAL SYSTEMS: These buildings do not have a separately derived emergency power system. Other electrical Emergency and life safety egress lighting systems are installed and illuminated exit signs are present at exit doors and near stairways.

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

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

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

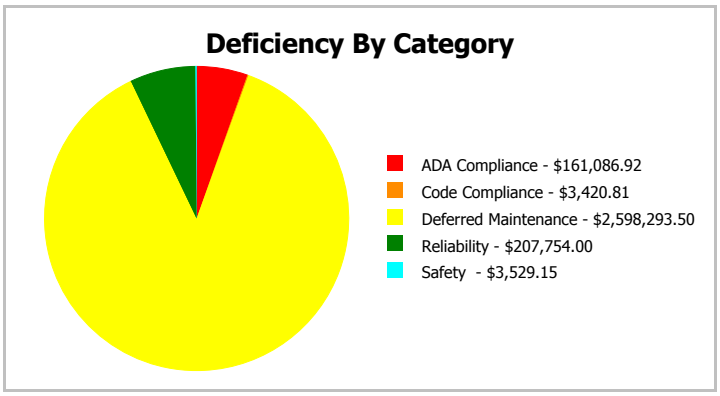
Attributes:

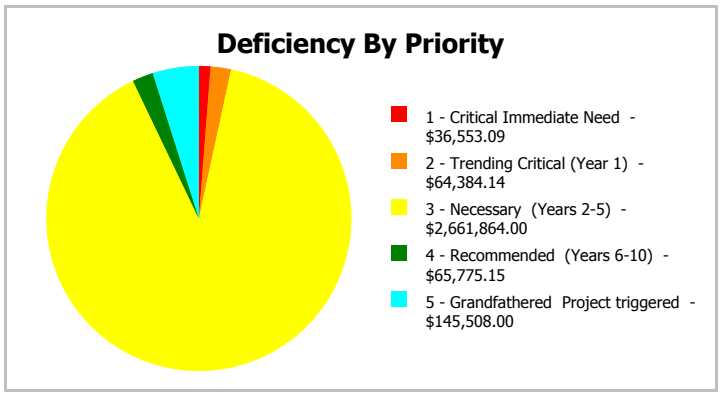
General Attributes:

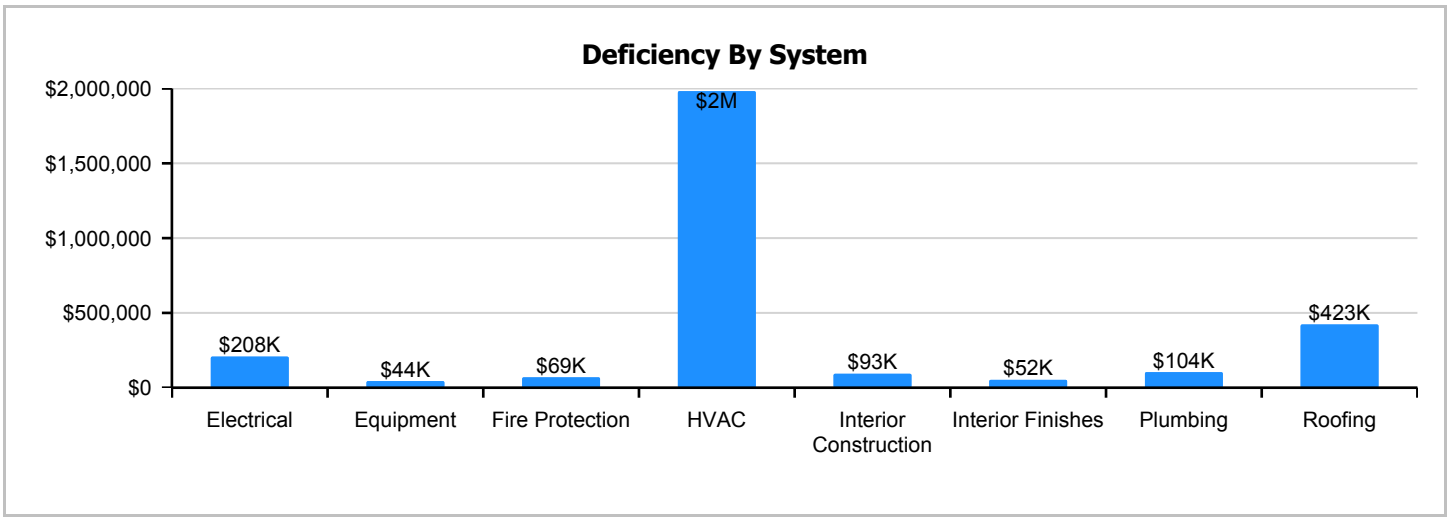
Arch Condition Assessor:	Eduardo Lopez	MEP Condition Assessor:	Eduardo Lopez
School Grades:	06, 07, 08	DOE Drawing Total GSF:	161428
DOE Facility Number:	1563	Total # of Modular/Portables:	9
DOE Interior Site SF:	161428	Total GSF of Modular/Portables:	12960
Approx. Acres:	4.2	Status:	Active

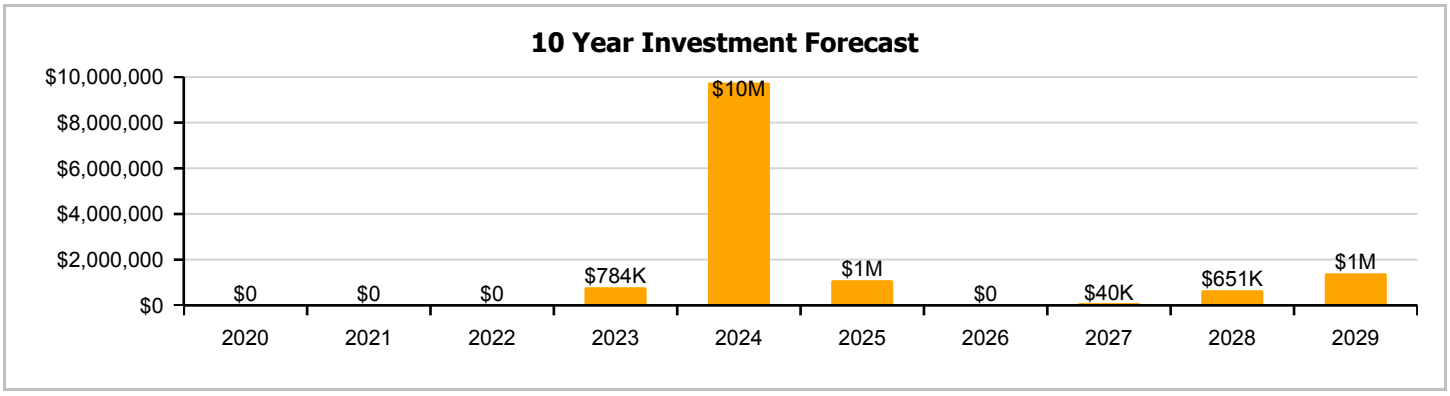
School Dashboard Summary

Gross Area:	151,713		
Year Built:	1923	Last Renovation:	
Repair Cost:	$2,974,084	Replacement Value:	$29,595,222
FCI:	10.05 %	RSLI%:	32.69 %









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.

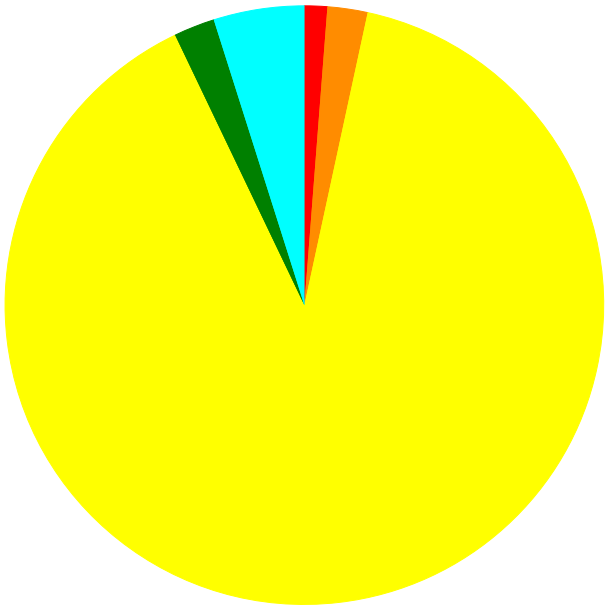
Current Investment Requirement and Condition by Uniformat Classification

UNIFORMAT Classification	RSLI%	FCI %	Current Repair
A10 - Foundations	33.35 %	0.00 %	$0.00
A20 - Basement Construction	4.00 %	0.00 %	$0.00
B10 - Superstructure	33.37 %	0.00 %	$0.00
B20 - Exterior Enclosure	39.06 %	0.00 %	$0.00
B30 - Roofing	15.73 %	63.02 %	$422,505.00
C10 - Interior Construction	39.83 %	5.14 %	$93,093.88
C20 - Stairs	33.10 %	0.00 %	$0.00
C30 - Interior Finishes	31.64 %	2.18 %	$52,385.50
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	29.50 %	7.34 %	$103,560.00
D30 - HVAC	19.21 %	49.54 %	$1,981,923.00
D40 - Fire Protection	45.77 %	9.32 %	$69,003.00
D50 - Electrical	26.05 %	6.47 %	$207,754.00
E10 - Equipment	21.02 %	17.53 %	$43,860.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
G20 - Site Improvements	51.25 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	24.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**32.69 %**	**10.05 %**	**$2,974,084.38**

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
1923-1981 Bldg 401.1_401.2_401.3_401.4_401.5	95,045	15.92	$0.00	$0.00	$2,487,136.00	$0.00	$77,367.00
1993 Bldg 401.6	10,662	13.38	$0.00	$0.00	$167,687.00	$3,529.15	$68,141.00
2004 Bldg 401.7	46,006	2.26	$36,553.09	$64,384.14	$7,041.00	$62,246.00	$0.00
Site	151,713	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:		**10.05**	**$36,553.09**	**$64,384.14**	**$2,661,864.00**	**$65,775.15**	**$145,508.00**

Deficiencies By Priority



Budget Estimate Total: $2,974,084.38

Executive Summary

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Function:	Middle
Gross Area (SF):	95,045
Year Built:	1923
Last Renovation:	
Replacement Value:	$16,106,665
Repair Cost:	$2,564,503.00
Total FCI:	15.92 %
Total RSLI:	17.58 %
FCA Score:	84.08

Description:

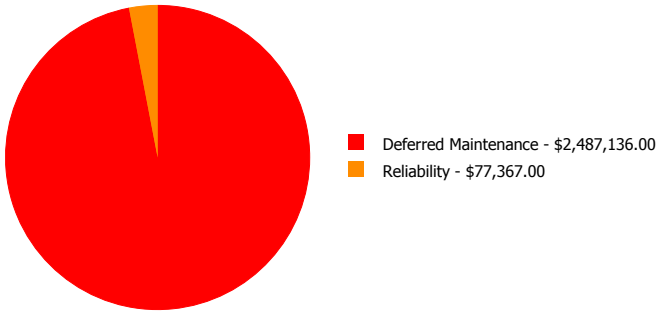
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

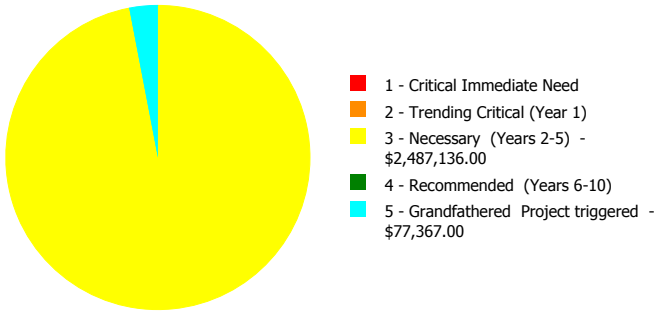
Dashboard Summary

Function:	Middle	Gross Area:	95,045
Year Built:	1923	Last Renovation:	
Repair Cost:	$2,564,503	Replacement Value:	$16,106,665
FCI:	15.92 %	RSLI%:	17.58 %

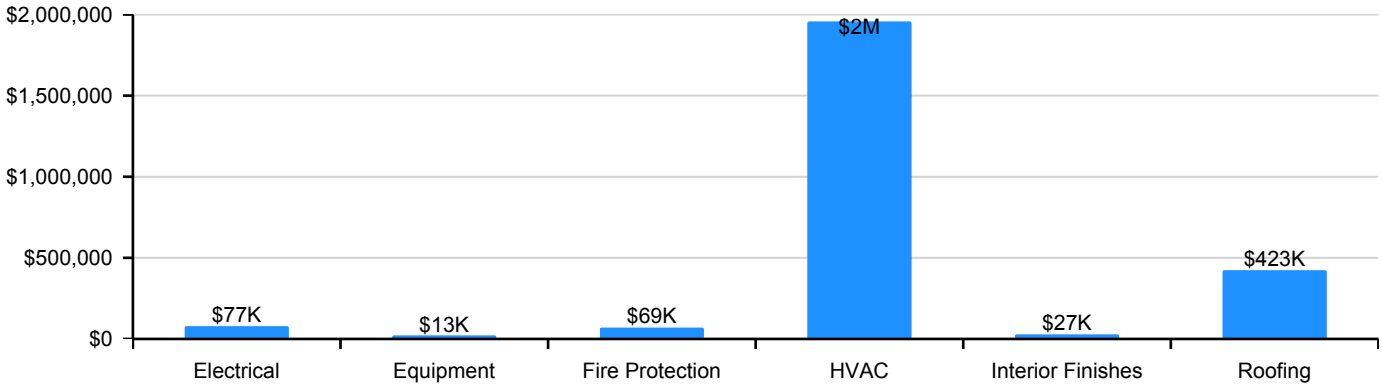
Deficiency By Category



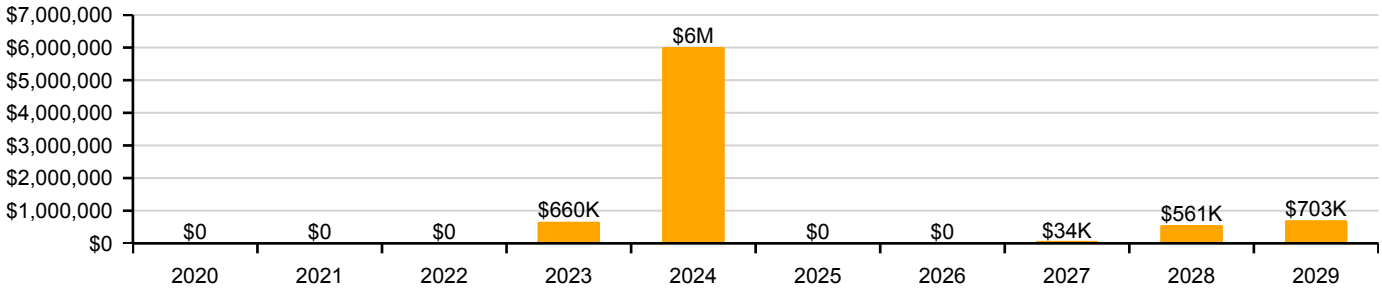
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	4.00 %	0.00 %	$0.00
A20 - Basement Construction	4.00 %	0.00 %	$0.00
B10 - Superstructure	4.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	22.66 %	0.00 %	$0.00
B30 - Roofing	0.00 %	157.00 %	$422,505.00
C10 - Interior Construction	26.61 %	0.00 %	$0.00
C20 - Stairs	4.00 %	0.00 %	$0.00
C30 - Interior Finishes	31.30 %	1.80 %	$26,961.00
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	31.62 %	0.00 %	$0.00
D30 - HVAC	9.49 %	69.23 %	$1,956,121.00
D40 - Fire Protection	43.58 %	14.12 %	$69,003.00
D50 - Electrical	26.70 %	3.97 %	$77,367.00
E10 - Equipment	21.70 %	14.51 %	$12,546.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**17.58 %**	**15.92 %**	**$2,564,503.00**

Photo Album

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

1). West Elevation - Nov 23, 2019

2). Southwest Elevation - Nov 23, 2019

3). South Elevation - Nov 23, 2019

4). Atrium - Nov 23, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.27	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$595,932
A1030	Slab on Grade	$6.29	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$597,833
A2010	Basement Excavation	$0.16	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$15,207
A2020	Basement Walls	$2.38	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$226,207
B1010	Floor Construction	$16.37	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$1,555,887
B1020	Roof Construction	$12.24	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$1,163,351
B2010	Exterior Walls	$13.93	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$1,323,977
B2020	Exterior Windows	$8.68	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$824,991
B2030	Exterior Doors	$0.83	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$78,887
B3010105	Built-Up	$7.15	S.F.	37,638	25	1998	2023	2019	0.00 %	157.00 %	0		$422,505.00	$269,112
C1010	Partitions	$5.60	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$532,252
C1020	Interior Doors	$3.65	S.F.	95,045	40	2004	2044		62.50 %	0.00 %	25			$346,914
C1030	Fittings	$2.70	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$256,622
C2010	Stair Construction	$2.91	S.F.	95,045	100	1923	2023		4.00 %	0.00 %	4			$276,581
C3010220	Tile	$9.25	S.F.	1,945	30	2004	2034		50.00 %	0.00 %	15			$17,991
C3010230	Paint & Covering	$1.47	S.F.	93,100	10	2004	2014		0.00 %	0.00 %	-5			$136,857
C3020420	Ceramic Tile	$16.74	S.F.	4,554	50	2004	2054		70.00 %	0.00 %	35			$76,234
C3020901	Carpet	$7.50	S.F.	3,268	8	2004	2012		0.00 %	110.00 %	-7		$26,961.00	$24,510
C3020903	VCT	$3.48	S.F.	79,711	15	2013	2028		60.00 %	0.00 %	9			$277,394
C3020999	Other - Concrete Finish	$6.87	S.F.	75	100	1923	2023		4.00 %	0.00 %	4			$515
C3020999	Other - Wood	$13.79	S.F.	7,437	50	1981	2031		24.00 %	0.00 %	12			$102,556
C3030	Ceiling Finishes	$9.08	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$863,009
D1010	Elevators and Lifts	$1.25	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$118,806
D2010	Plumbing Fixtures	$6.43	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$611,139
D2020	Domestic Water Distribution	$0.76	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$72,234
D2030	Sanitary Waste	$1.72	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$163,477
D2040	Rain Water Drainage	$0.45	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$42,770
D3010	Energy Supply	$0.26	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$24,712
D3040	Distribution Systems	$10.76	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$1,022,684
D3050	Terminal & Package Units	$16.50	S.F.	95,045	15	2004	2019		0.00 %	110.00 %	0		$1,725,067.00	$1,568,243
D3060	Controls & Instrumentation	$2.21	S.F.	95,045	15	2004	2019		0.00 %	110.00 %	0		$231,054.00	$210,049
D4010	Sprinklers	$4.14	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$393,486

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
D4020	Standpipes	$0.34	S.F.	95,045	30	2004	2034		50.00 %	0.00 %	15			$32,315
D4090	Other Fire Protection Systems	$0.66	S.F.	95,045	15	2004	2019		0.00 %	110.00 %	0		$69,003.00	$62,730
D5020	Branch Wiring	$4.79	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$455,266
D5020	Lighting	$7.18	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$682,423
D5030810	Security & Detection Systems	$1.51	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$143,518
D5030910	Fire Alarm Systems	$2.74	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$260,423
D5030920	Data Communication	$3.56	S.F.	95,045	25	2004	2029		40.00 %	0.00 %	10			$338,360
D5090	Other Electrical Systems	$0.74	S.F.	95,045	15			2019	0.00 %	110.00 %	0		$77,367.00	$70,333
E1020	Institutional Equipment	$0.12	S.F.	95,045	20	1993	2013		0.00 %	110.00 %	-6		$12,546.00	$11,405
E1090	Other Equipment	$0.79	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$75,086
E2010	Fixed Furnishings	$1.94	S.F.	95,045	20	2004	2024		25.00 %	0.00 %	5			$184,387
								Total	**17.58 %**	**15.92 %**			**$2,564,503.00**	**$16,106,665**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows



Note:

System: B2030 - Exterior Doors



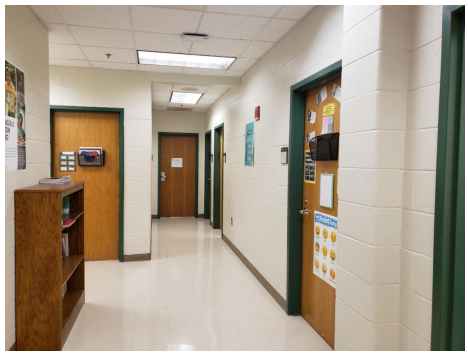
Note:

System: B3010105 - Built-Up



Note:

System: C1010 - Partitions

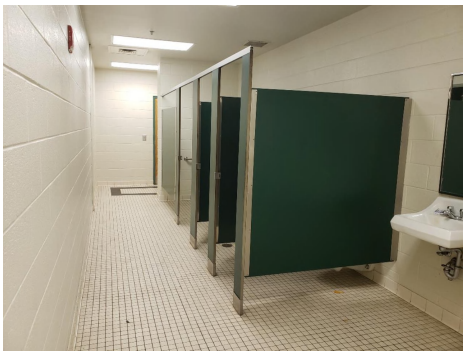




Note:

System: C1020 - Interior Doors

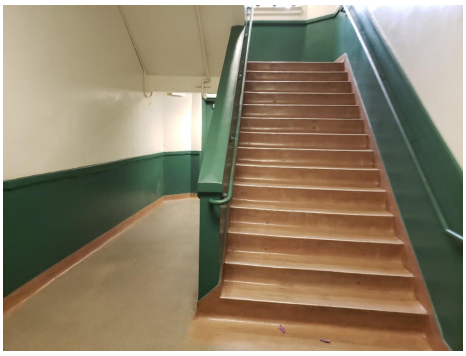

Note:

System: C1030 - Fittings



Note:

System: C2010 - Stair Construction

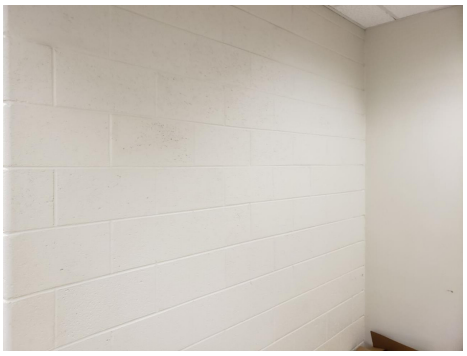


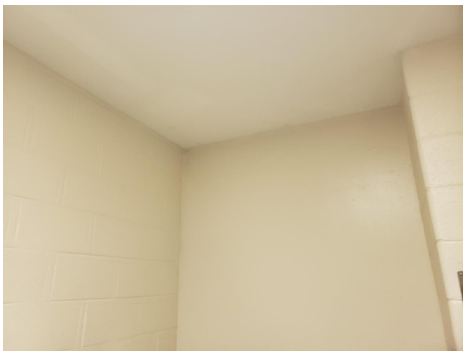
Note:

System: C3010220 - Tile

Note:

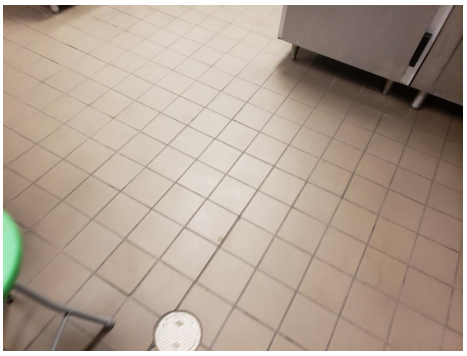
System: C3010230 - Paint & Covering

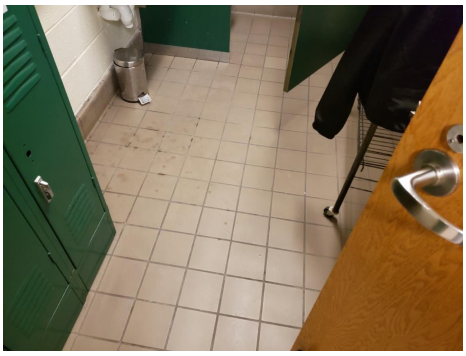




Note:

System: C3020420 - Ceramic Tile





Note:

System: C3020901 - Carpet



Note:

System: C3020903 - VCT



Note:

System: C3020999 - Other - Concrete Finish


Note:

System: C3020999 - Other - Wood

Note:

System: C3030 - Ceiling Finishes

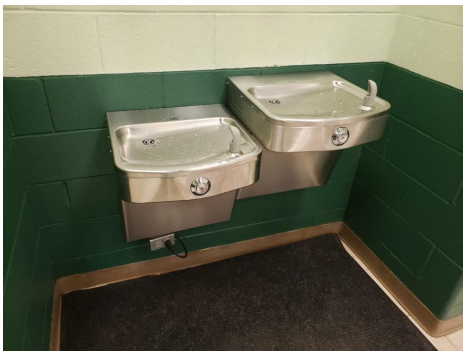


Note:

System: D1010 - Elevators and Lifts


Note:

System: D2010 - Plumbing Fixtures



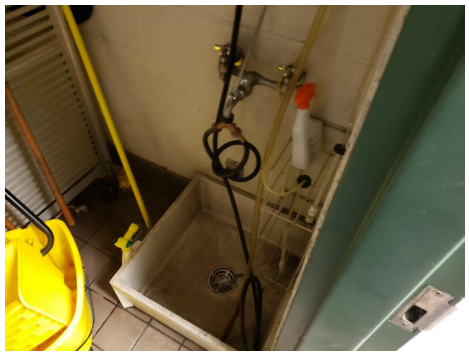
Note:

System: D2020 - Domestic Water Distribution



Note:

System: D2030 - Sanitary Waste

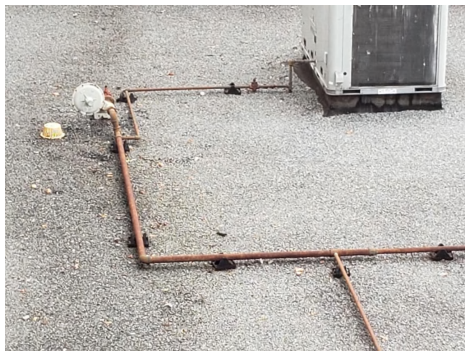
Note:

System: D2040 - Rain Water Drainage



Note:

System: D3010 - Energy Supply


Note:

System: D3040 - Distribution Systems


Note:

System: D3050 - Terminal & Package Units



Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

Note:

System: D4020 - Standpipes

Note:

System: D4090 - Other Fire Protection Systems



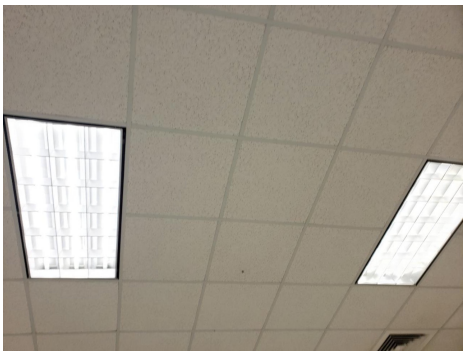
Note:

System: D5020 - Branch Wiring



Note:

System: D5020 - Lighting

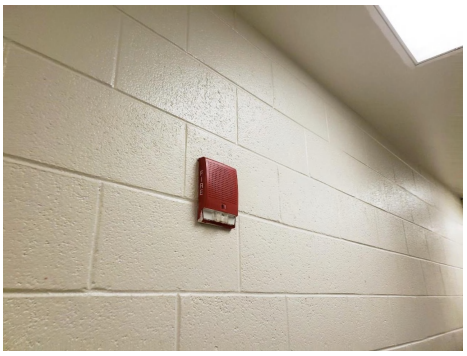
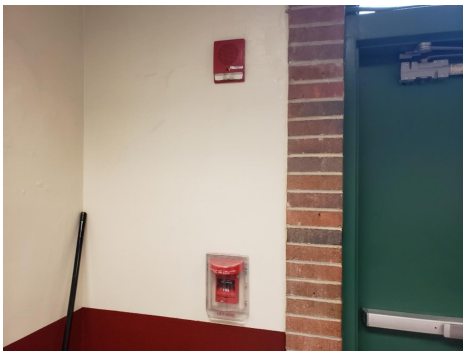
Note:

System: D5030810 - Security & Detection Systems



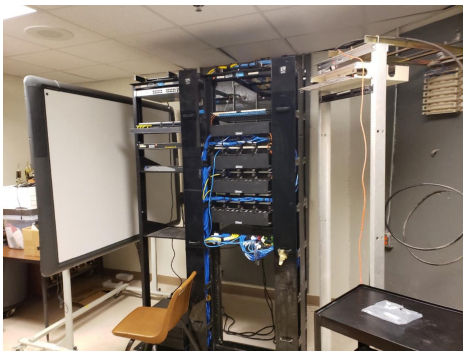
Note:

System: D5030910 - Fire Alarm Systems


Note:

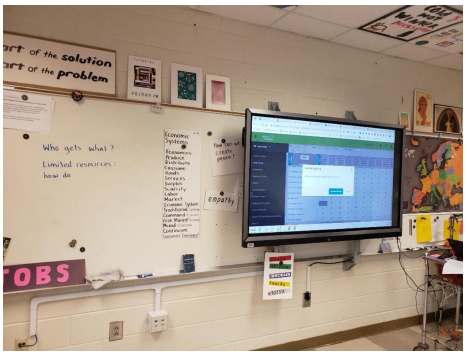
System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment





Note:

System: E1090 - Other Equipment




Note:

System: E2010 - Fixed Furnishings


Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$2,564,503**	**$0**	**$0**	**$0**	**$659,598**	**$6,014,019**	**$0**	**$0**	**$34,153**	**$561,002**	**$702,518**	**$10,535,793**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** 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	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$422,505	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$422,505**
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	$658,960	$0	$0	$0	$0	$0	$0	**$658,960**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$0	$0	$0	$0	$0	$327,245	$0	$0	$0	$0	$0	**$327,245**
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**

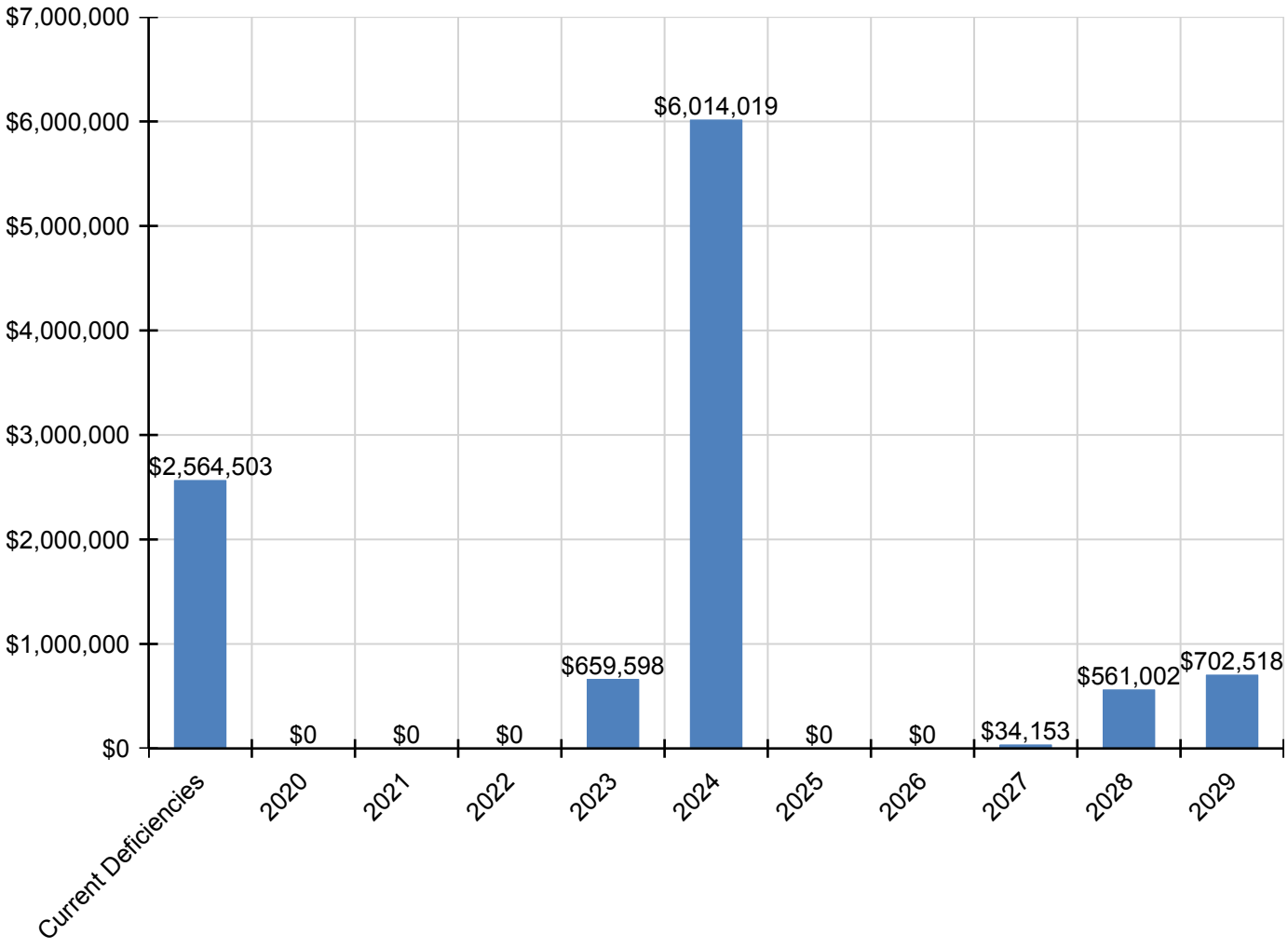
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C30 - Interior Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010 - Wall Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010220 - Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$202,317	**$202,317**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$26,961	$0	$0	$0	$0	$0	$0	$0	$34,153	$0	$0	**$61,114**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$561,002	$0	**$561,002**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$638	$0	$0	$0	$0	$0	$0	**$638**
C3020999 - Other - Wood	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$1,100,509	$0	$0	$0	$0	$0	**$1,100,509**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$151,502	$0	$0	$0	$0	$0	**$151,502**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$779,325	$0	$0	$0	$0	$0	**$779,325**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$54,540	$0	$0	$0	$0	$0	**$54,540**
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	$1,304,129	$0	$0	$0	$0	$0	**$1,304,129**
D3050 - Terminal & Package Units	$1,725,067	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,725,067**
D3060 - Controls & Instrumentation	$231,054	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$231,054**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4090 - Other Fire Protection Systems	$69,003	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$69,003**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$580,555	$0	$0	$0	$0	$0	**$580,555**
D5020 - Lighting	$0	$0	$0	$0	$0	$870,226	$0	$0	$0	$0	$0	**$870,226**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$183,015	$0	$0	$0	$0	$0	**$183,015**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$332,093	$0	$0	$0	$0	$0	**$332,093**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500,200	**$500,200**
D5090 - Other Electrical Systems	$77,367	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$77,367**
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	$12,546	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$12,546**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$95,749	$0	$0	$0	$0	$0	**$95,749**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$235,131	$0	$0	$0	$0	$0	**$235,131**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

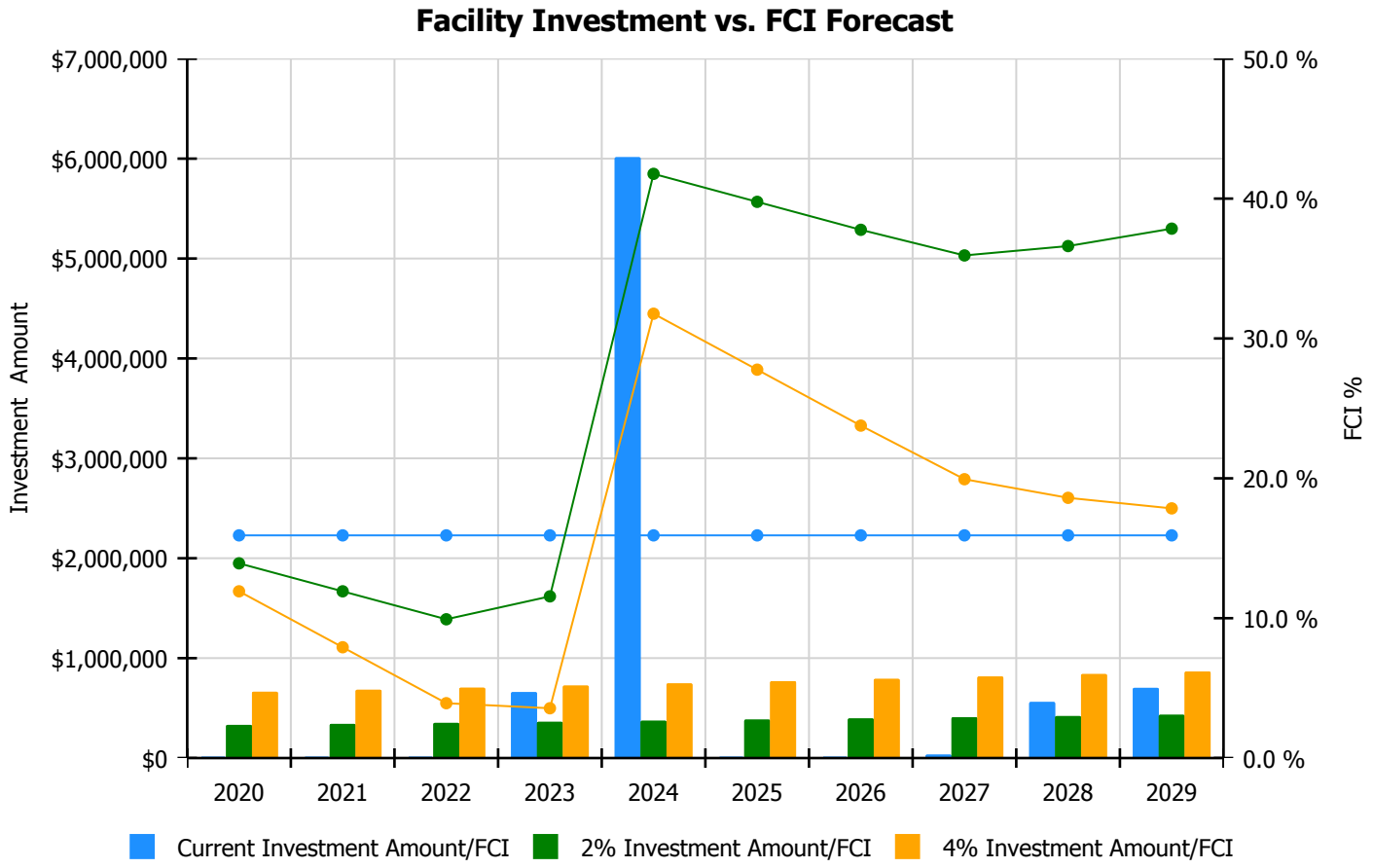
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

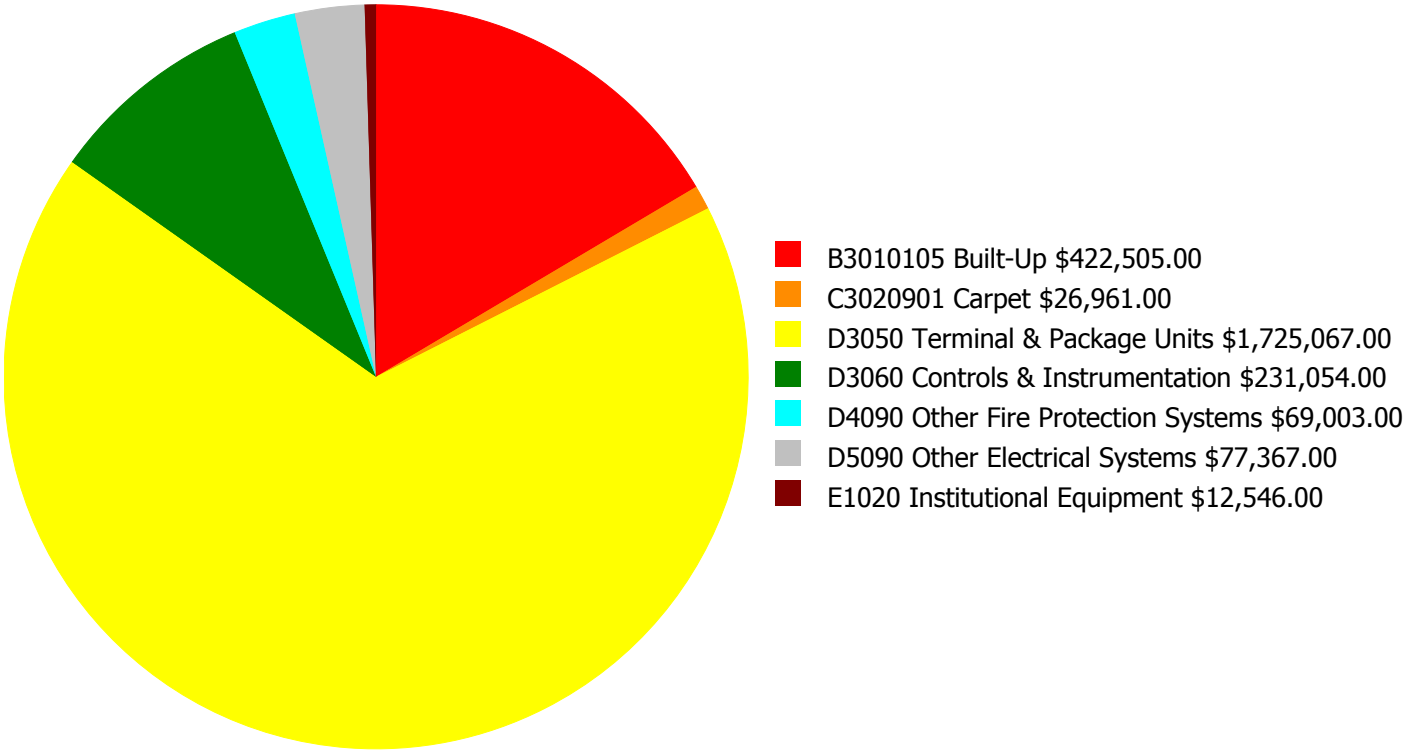
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 15.92%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$331,797.00	13.92 %	$663,595.00	11.92 %
2021	$0	$341,751.00	11.92 %	$683,502.00	7.92 %
2022	$0	$352,004.00	9.92 %	$704,008.00	3.92 %
2023	$659,598	$362,564.00	11.56 %	$725,128.00	3.56 %
2024	$6,014,019	$373,441.00	41.77 %	$746,882.00	31.77 %
2025	$0	$384,644.00	39.77 %	$769,288.00	27.77 %
2026	$0	$396,183.00	37.77 %	$792,367.00	23.77 %
2027	$34,153	$408,069.00	35.94 %	$816,138.00	19.94 %
2028	$561,002	$420,311.00	36.61 %	$840,622.00	18.61 %
2029	$702,518	$432,920.00	37.85 %	$865,840.00	17.85 %
Total:	**$7,971,290**	**$3,803,684.00**		**$7,607,370.00**	

Deficiency Summary by System

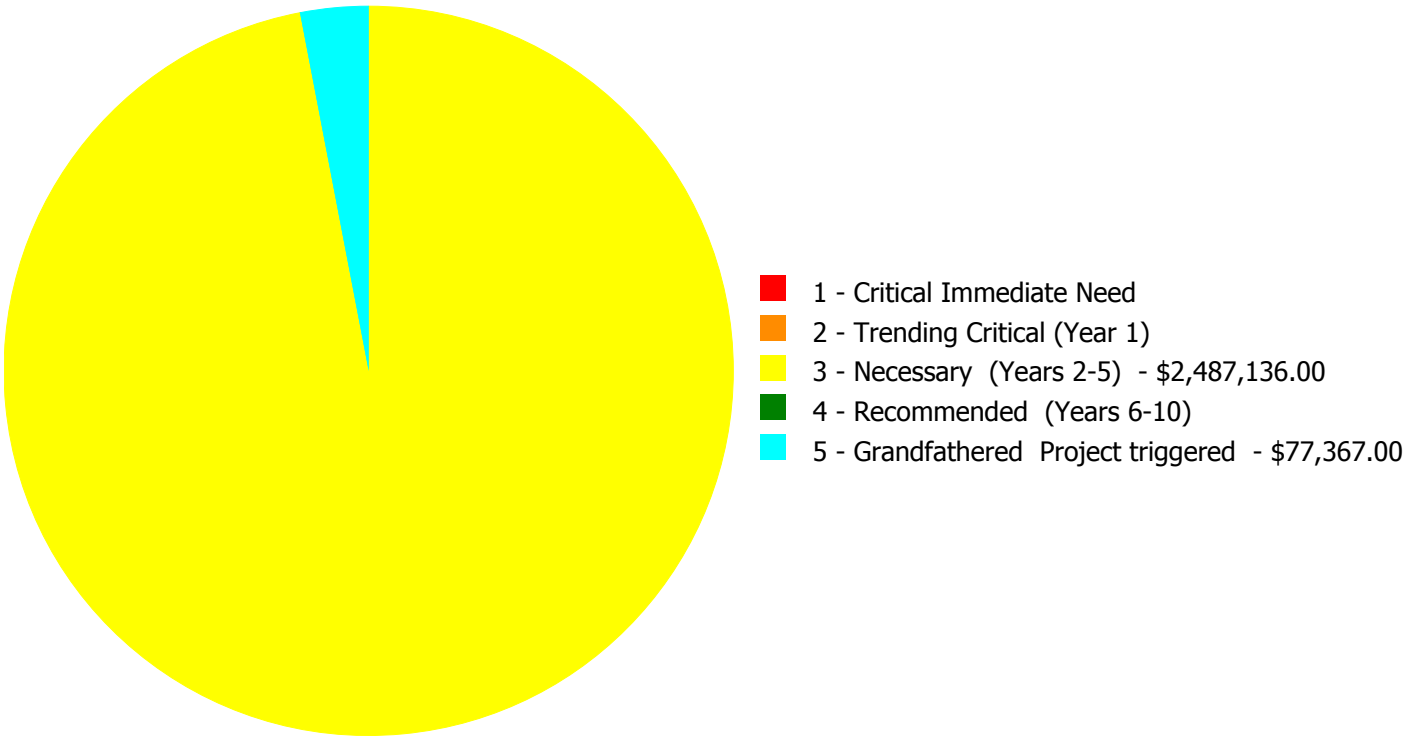
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $2,564,503.00

Deficiency Summary by Priority

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



Budget Estimate Total: $2,564,503.00

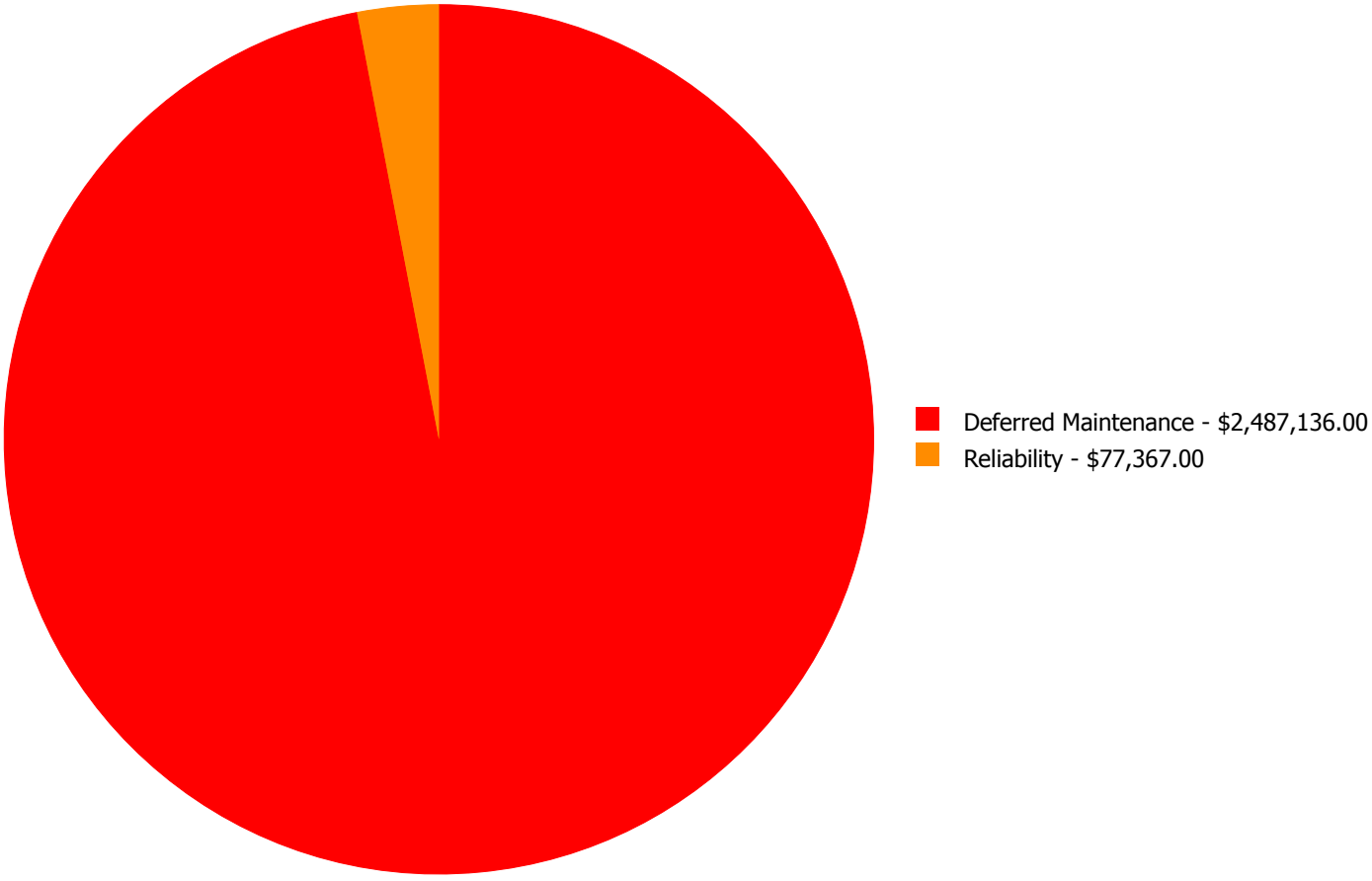
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
B3010105	Built-Up	$0.00	$0.00	$422,505.00	$0.00	$0.00	$422,505.00
C3020901	Carpet	$0.00	$0.00	$26,961.00	$0.00	$0.00	$26,961.00
D3050	Terminal & Package Units	$0.00	$0.00	$1,725,067.00	$0.00	$0.00	$1,725,067.00
D3060	Controls & Instrumentation	$0.00	$0.00	$231,054.00	$0.00	$0.00	$231,054.00
D4090	Other Fire Protection Systems	$0.00	$0.00	$69,003.00	$0.00	$0.00	$69,003.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$77,367.00	$77,367.00
E1020	Institutional Equipment	$0.00	$0.00	$12,546.00	$0.00	$0.00	$12,546.00
	Total:	$0.00	$0.00	$2,487,136.00	$0.00	$77,367.00	$2,564,503.00

Deficiency Summary by Category

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



Budget Estimate Total: $2,564,503.00

Deficiency Details by Priority

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

Priority 3 - Necessary (Years 2-5):

System: B3010105 - Built-Up

Location: Roof
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 37,638.00
Unit of Measure: S.F.
Estimate: $422,505.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The roof covering system is beyond its expected service life and should be replaced.

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 3,268.00
Unit of Measure: S.F.
Estimate: $26,961.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: D3050 - Terminal & Package Units

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95,045.00
Unit of Measure: S.F.
Estimate: $1,725,067.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

Notes: The terminal and package units are aged, rusted, not energy efficient, and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95,045.00
Unit of Measure: S.F.
Estimate: $231,054.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

System: D4090 - Other Fire Protection Systems

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95,045.00
Unit of Measure: S.F.
Estimate: $69,003.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

System: E1020 - Institutional Equipment

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95,045.00
Unit of Measure: S.F.
Estimate: $12,546.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 95,045.00
Unit of Measure: S.F.
Estimate: $77,367.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Middle
Gross Area (SF):	10,662
Year Built:	1993
Last Renovation:	
Replacement Value:	$1,789,104
Repair Cost:	$239,357.15
Total FCI:	13.38 %
Total RSLI:	41.48 %
FCA Score:	86.62

Description:

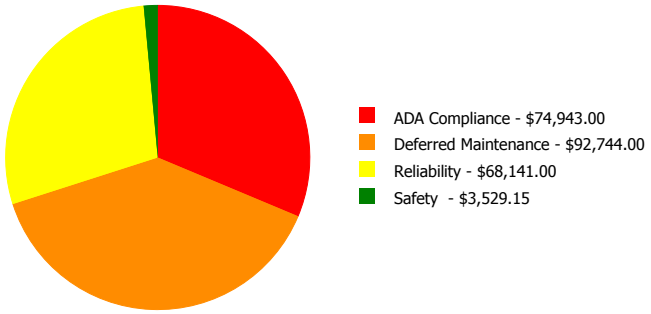
The narrative for this building is included in the Executive Summary Description at the front of this report.

Attributes: This asset has no attributes.

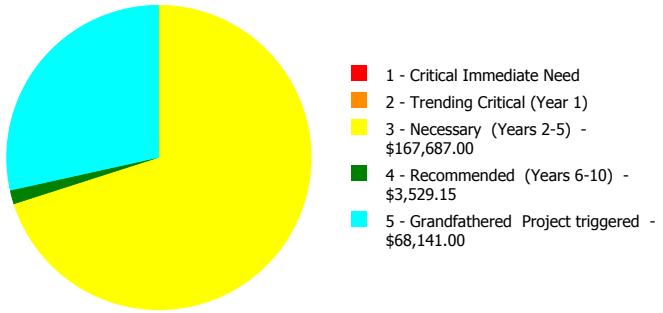
Dashboard Summary

Function:	Middle	Gross Area:	10,662
Year Built:	1993	Last Renovation:	
Repair Cost:	$239,357	Replacement Value:	$1,789,104
FCI:	13.38 %	RSLI%:	41.48 %

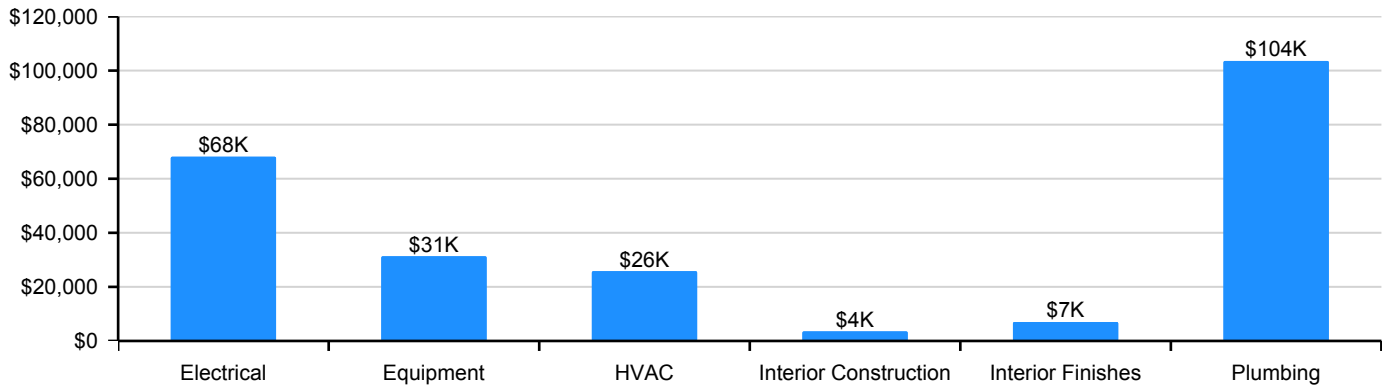
Deficiency By Category



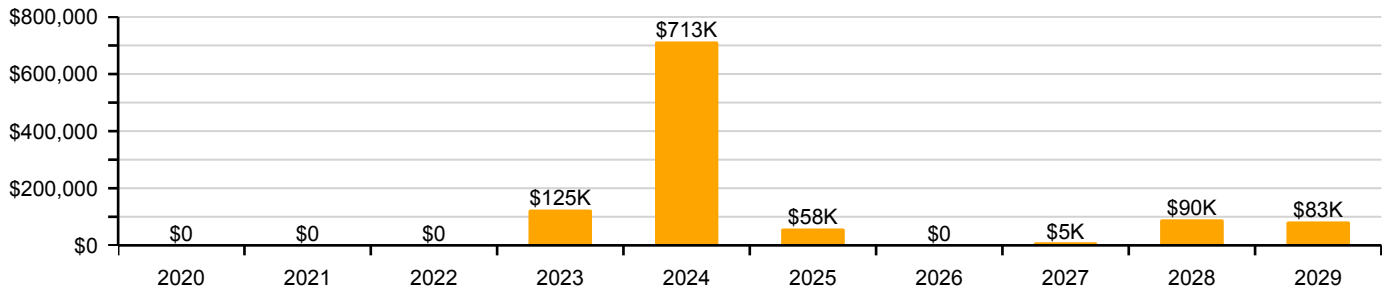
Deficiency By Priority



Deficiency By System



10 Year Investment Forecast



Condition Summary

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

UNIFORMAT Classification	RSLI %	FCI %	Current Repair Cost
A10 - Foundations	74.00 %	0.00 %	$0.00
B10 - Superstructure	74.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	49.36 %	0.00 %	$0.00
B30 - Roofing	30.00 %	0.00 %	$0.00
C10 - Interior Construction	51.04 %	2.78 %	$3,529.15
C20 - Stairs	74.00 %	0.00 %	$0.00
C30 - Interior Finishes	26.91 %	4.26 %	$7,011.00
D20 - Plumbing	0.00 %	110.00 %	$103,560.00
D30 - HVAC	23.29 %	10.44 %	$25,802.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	21.70 %	22.95 %	$68,141.00
E10 - Equipment	0.00 %	110.00 %	$31,314.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**41.48 %**	**13.38 %**	**$239,357.15**

Photo Album

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

1). North Elevation - Nov 23, 2019

2). West Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$66,318
A1030	Slab on Grade	$6.25	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$66,638
B1010	Floor Construction	$16.26	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$173,364
B1020	Roof Construction	$12.17	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$129,757
B2010	Exterior Walls	$13.82	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$147,349
B2020	Exterior Windows	$8.63	S.F.	10,662	30	1993	2023		13.33 %	0.00 %	4			$92,013
B2030	Exterior Doors	$0.82	S.F.	10,662	30	1993	2023		13.33 %	0.00 %	4			$8,743
B3010130	Preformed Metal Roofing	$8.50	S.F.	5,697	30	1998	2028		30.00 %	0.00 %	9			$48,425
C1010	Partitions	$5.58	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$59,494
C1020	Interior Doors	$3.65	S.F.	10,662	40	1993	2033		35.00 %	9.07 %	14		$3,529.15	$38,916
C1030	Fittings	$2.67	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$28,468
C2010	Stair Construction	$2.85	S.F.	10,662	100	1993	2093		74.00 %	0.00 %	74			$30,387
C3010230	Paint & Covering	$1.47	S.F.	10,662	10	1993	2003		0.00 %	0.00 %	-16			$15,673
C3020420	Ceramic Tile	$16.74	S.F.	758	50	1993	2043		48.00 %	0.00 %	24			$12,689
C3020901	Carpet	$8.63	S.F.	445	8	1993	2001		0.00 %	110.00 %	-18		$4,224.00	$3,840
C3020903	VCT	$3.48	S.F.	9,064	15	2004	2019	2025	40.00 %	0.00 %	6			$31,543
C3020999	Other - Concrete Finish	$6.87	S.F.	300	100	1993	2093		74.00 %	0.00 %	74			$2,061
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	95	10	1993	2003		0.00 %	109.98 %	-16		$2,787.00	$2,534
C3030	Ceiling Finishes	$9.02	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$96,171
D2010	Plumbing Fixtures	$6.39	S.F.	10,662	20	1993	2013		0.00 %	110.00 %	-6		$74,943.00	$68,130
D2020	Domestic Water Distribution	$0.75	S.F.	10,662	30	1993	2023	2019	0.00 %	109.99 %	0		$8,796.00	$7,997
D2030	Sanitary Waste	$1.69	S.F.	10,662	30	1993	2023	2019	0.00 %	110.00 %	0		$19,821.00	$18,019
D3010	Energy Supply	$0.61	S.F.	10,662	30	2004	2034		50.00 %	0.00 %	15			$6,504
D3020	Heat Generating Systems	$3.60	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$38,383
D3030	Cooling Generating Systems	$6.08	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$64,825
D3040	Distribution Systems	$10.69	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$113,977
D3060	Controls & Instrumentation	$2.20	S.F.	10,662	15	2004	2019		0.00 %	110.00 %	0		$25,802.00	$23,456
D4010	Sprinklers	$4.11	S.F.	10,662	30	2004	2034		50.00 %	0.00 %	15			$43,821
D4020	Standpipes	$0.34	S.F.	10,662	30	2004	2034		50.00 %	0.00 %	15			$3,625
D5010	Electrical Service/Distribution	$2.34	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$24,949
D5020	Branch Wiring	$4.75	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$50,645
D5020	Lighting	$7.14	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$76,127
D5030810	Security & Detection Systems	$1.51	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$16,100
D5030910	Fire Alarm Systems	$2.74	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$29,214
D5030920	Data Communication	$3.56	S.F.	10,662	25	2004	2029		40.00 %	0.00 %	10			$37,957
D5090	Other Electrical Systems	$5.81	S.F.	10,662	15			2019	0.00 %	110.00 %	0		$68,141.00	$61,946
E1020	Institutional Equipment	$2.67	S.F.	10,662	20	1993	2013		0.00 %	110.00 %	-6		$31,314.00	$28,468
E2010	Fixed Furnishings	$1.93	S.F.	10,662	20	2004	2024		25.00 %	0.00 %	5			$20,578
								Total	**41.48 %**	**13.38 %**			**$239,357.15**	**$1,789,104**

System Notes

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

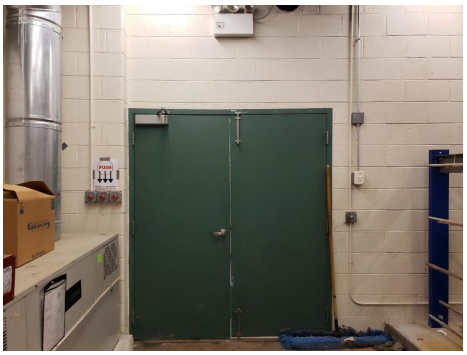
System: B2010 - Exterior Walls

Note:

System: B2020 - Exterior Windows

Note:

System: B2030 - Exterior Doors



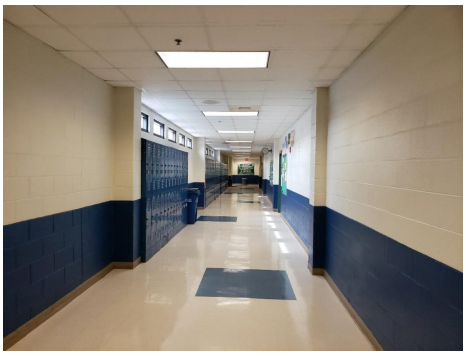
Note:

System: B3010130 - Preformed Metal Roofing



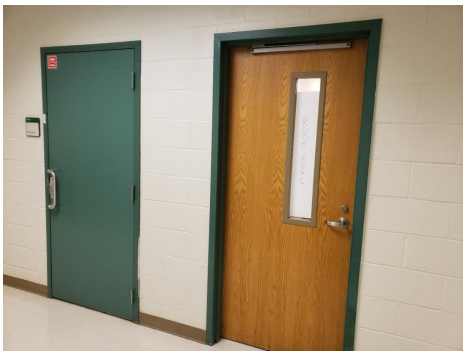
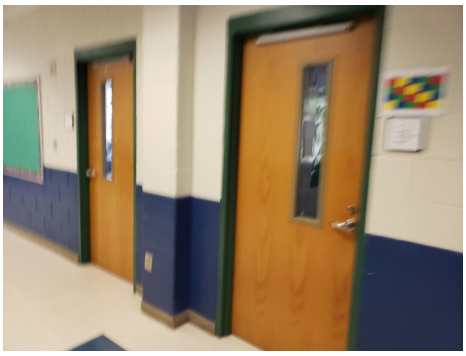
Note:

System: C1010 - Partitions

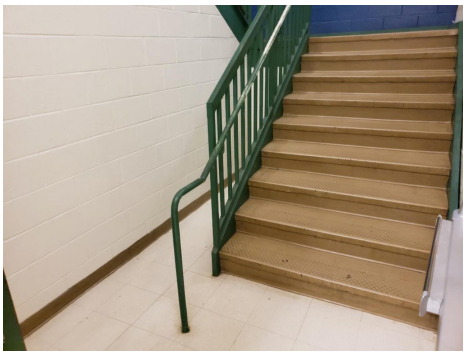

Note:

System: C1020 - Interior Doors


Note:

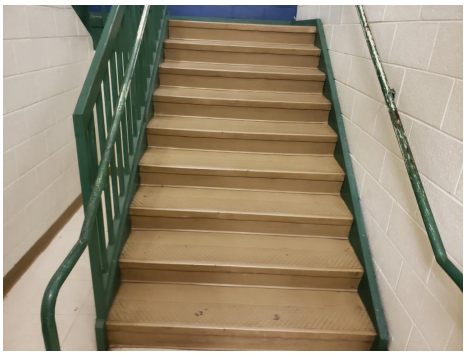
System: C1030 - Fittings

Note:

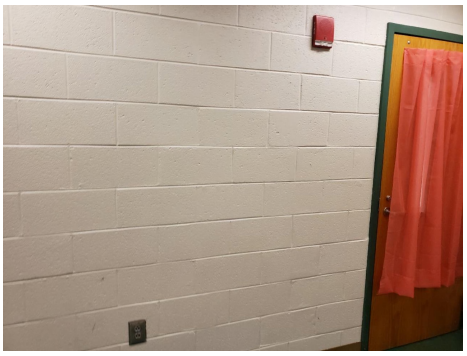
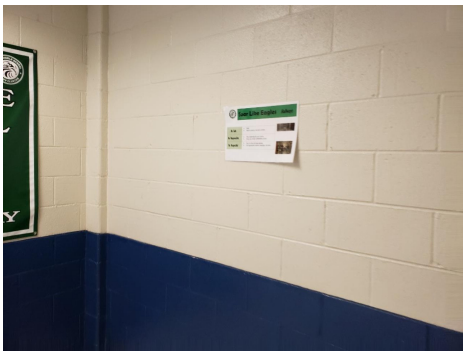
System: C2010 - Stair Construction





Note:

System: C3010230 - Paint & Covering


Note:

System: C3020420 - Ceramic Tile

Note:

System: C3020901 - Carpet

Note:

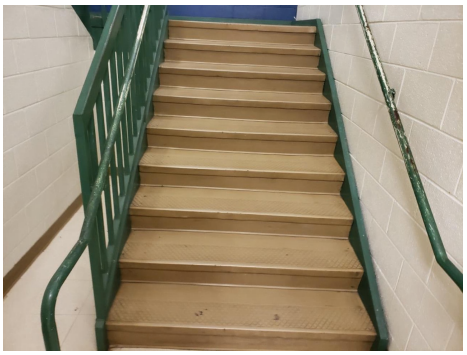
System: C3020903 - VCT

Note:

System: C3020999 - Other - Concrete Finish

Note:

System: C3020999 - Other - Rubber or Neoprene



Note:

System: C3030 - Ceiling Finishes

Note:

System: D2010 - Plumbing Fixtures

Note:

System: D2020 - Domestic Water Distribution

Note:

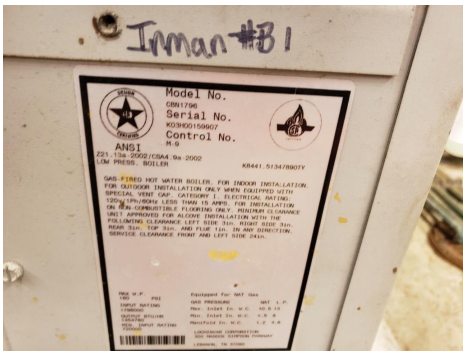
System: D2030 - Sanitary Waste

Note:

System: D3010 - Energy Supply

Note:

System: D3020 - Heat Generating Systems



Note:

System: D3030 - Cooling Generating Systems

Note:

System: D3040 - Distribution Systems



Note:

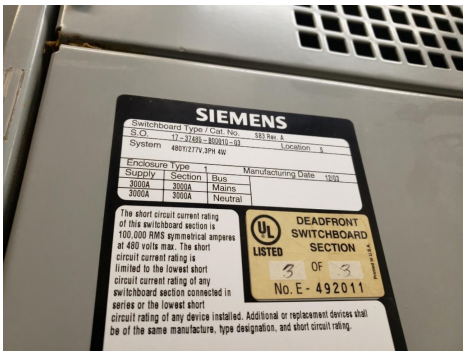
System: D3060 - Controls & Instrumentation


Note:

System: D4010 - Sprinklers

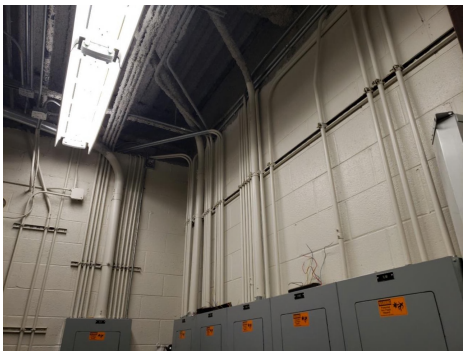

Note:

System: D5010 - Electrical Service/Distribution



Note:

System: D5020 - Branch Wiring

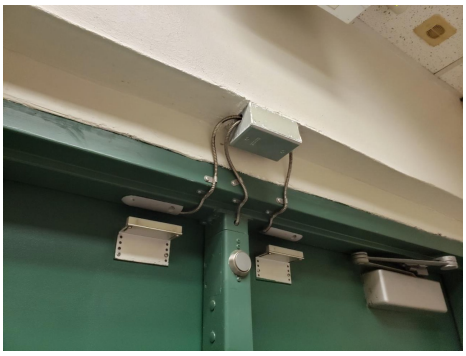


Note:

System: D5020 - Lighting

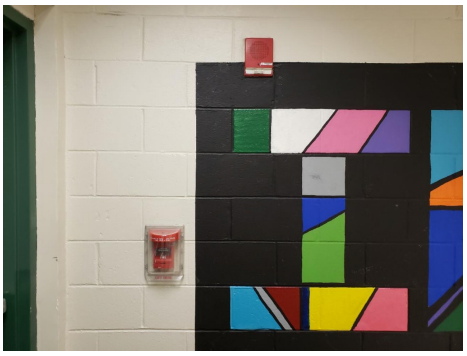
Note:

System: D5030810 - Security & Detection Systems



Note:

System: D5030910 - Fire Alarm Systems

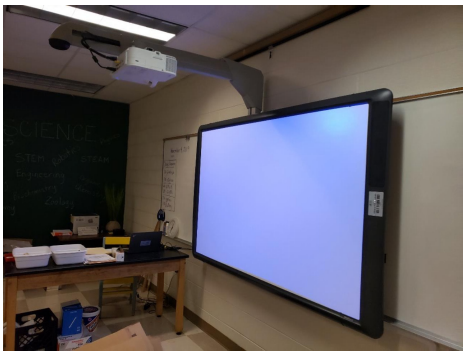


Note:

System: D5030920 - Data Communication

Note:

System: E1020 - Institutional Equipment



Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$239,357**	**$0**	**$0**	**$0**	**$124,741**	**$713,391**	**$58,378**	**$0**	**$5,351**	**$90,352**	**$83,026**	**$1,314,596**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$113,917	$0	$0	$0	$0	$0	$0	**$113,917**
B2030 - Exterior Doors	$0	$0	$0	$0	$10,824	$0	$0	$0	$0	$0	$0	**$10,824**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010130 - Preformed Metal Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,352	$0	**$90,352**
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	$3,529	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,529**
C1030 - Fittings	$0	$0	$0	$0	$0	$36,302	$0	$0	$0	$0	$0	**$36,302**
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**
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,169	**$23,169**

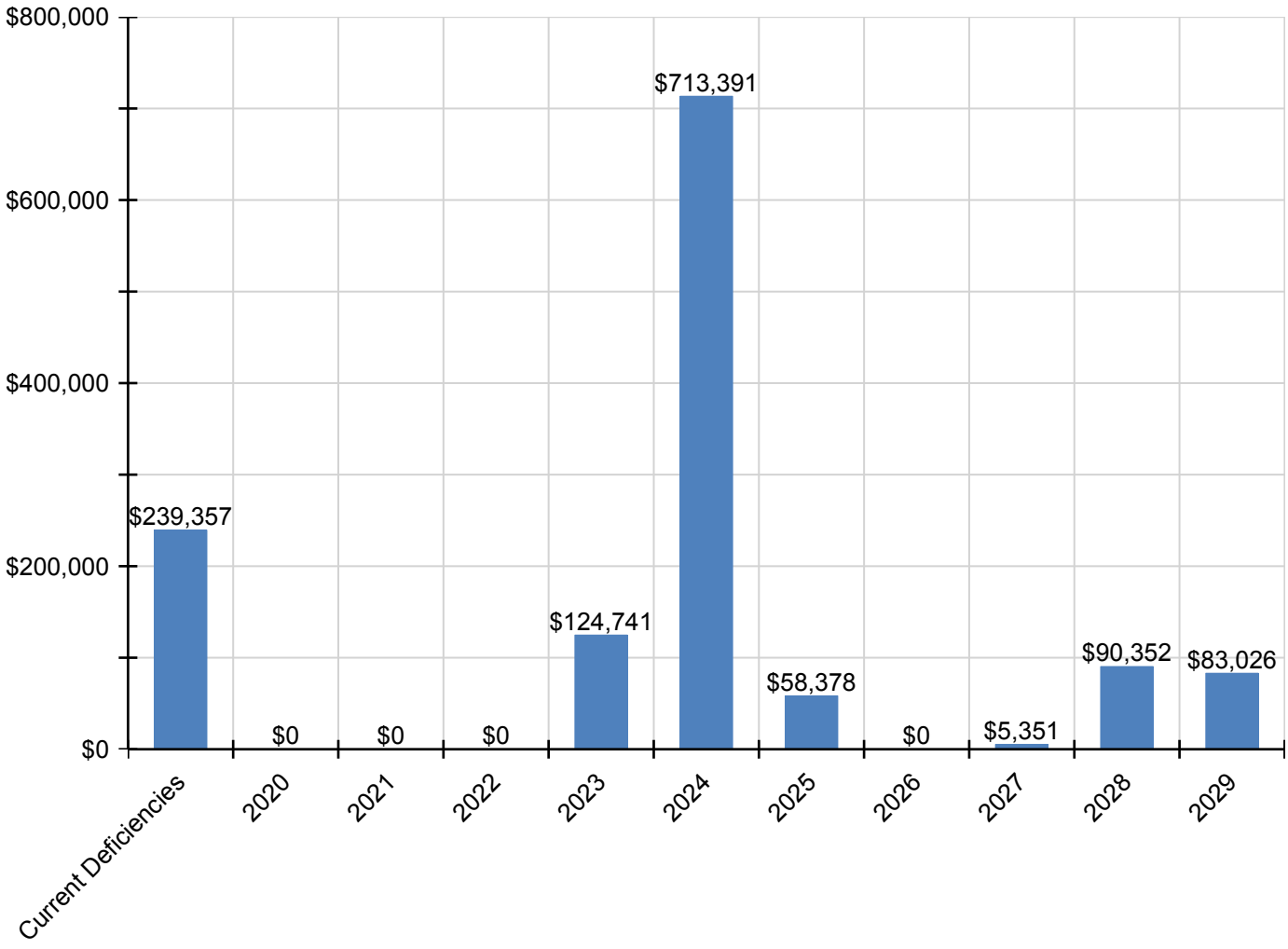
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$4,224	$0	$0	$0	$0	$0	$0	$0	$5,351	$0	$0	**$9,575**
C3020903 - VCT	$0	$0	$0	$0	$0	$0	$58,378	$0	$0	$0	$0	**$58,378**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$2,787	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,745	**$6,532**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$122,637	$0	$0	$0	$0	$0	**$122,637**
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	$74,943	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$74,943**
D2020 - Domestic Water Distribution	$8,796	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$8,796**
D2030 - Sanitary Waste	$19,821	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$19,821**
D30 - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3010 - Energy Supply	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3020 - Heat Generating Systems	$0	$0	$0	$0	$0	$48,947	$0	$0	$0	$0	$0	**$48,947**
D3030 - Cooling Generating Systems	$0	$0	$0	$0	$0	$82,664	$0	$0	$0	$0	$0	**$82,664**
D3040 - Distribution Systems	$0	$0	$0	$0	$0	$145,343	$0	$0	$0	$0	$0	**$145,343**
D3060 - Controls & Instrumentation	$25,802	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$25,802**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5010 - Electrical Service/Distribution	$0	$0	$0	$0	$0	$31,815	$0	$0	$0	$0	$0	**$31,815**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$64,582	$0	$0	$0	$0	$0	**$64,582**
D5020 - Lighting	$0	$0	$0	$0	$0	$97,076	$0	$0	$0	$0	$0	**$97,076**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$20,531	$0	$0	$0	$0	$0	**$20,531**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$37,253	$0	$0	$0	$0	$0	**$37,253**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,111	**$56,111**
D5090 - Other Electrical Systems	$68,141	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$68,141**
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**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E1020 - Institutional Equipment	$31,314	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$31,314**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$26,240	$0	$0	$0	$0	$0	**$26,240**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

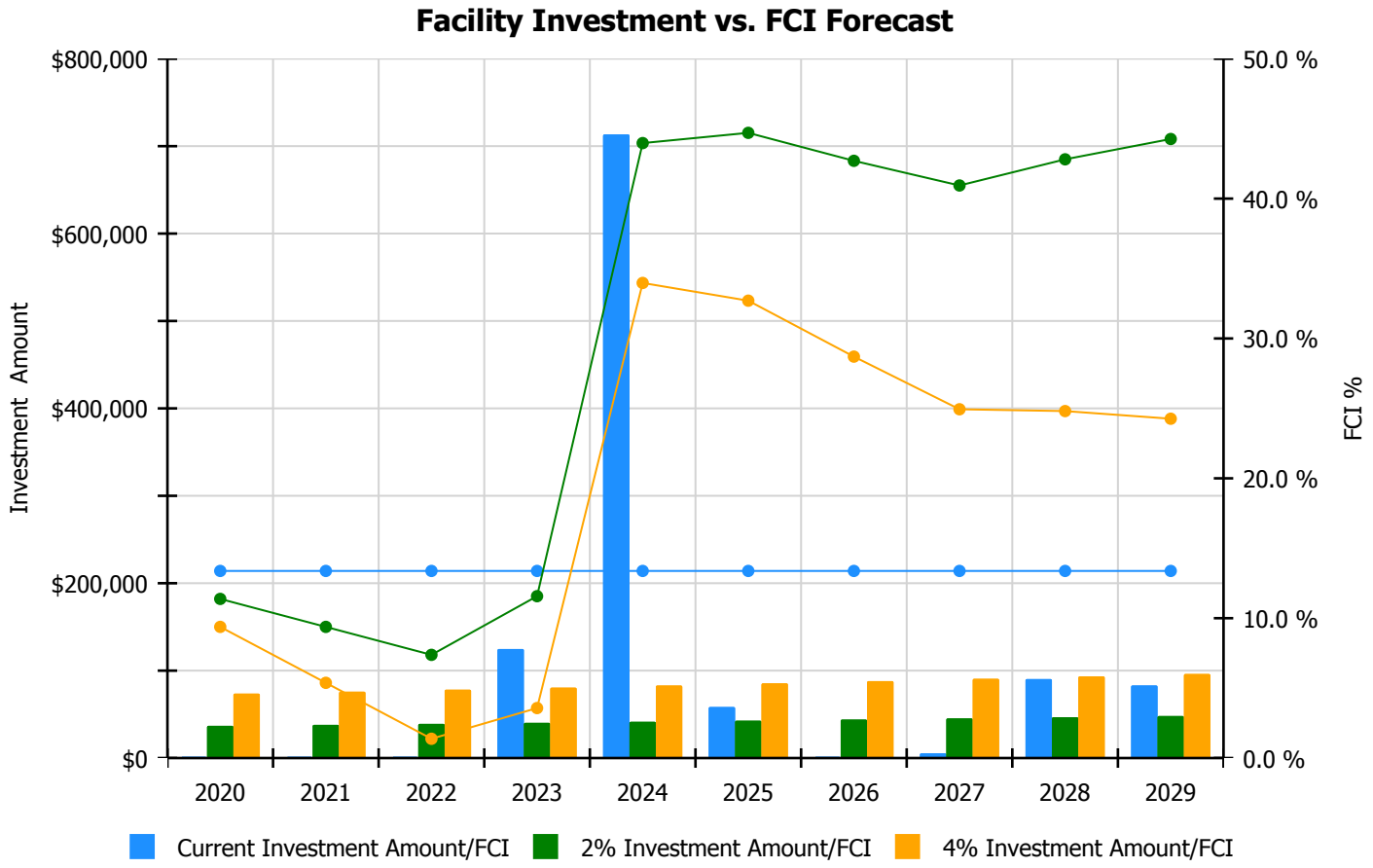
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

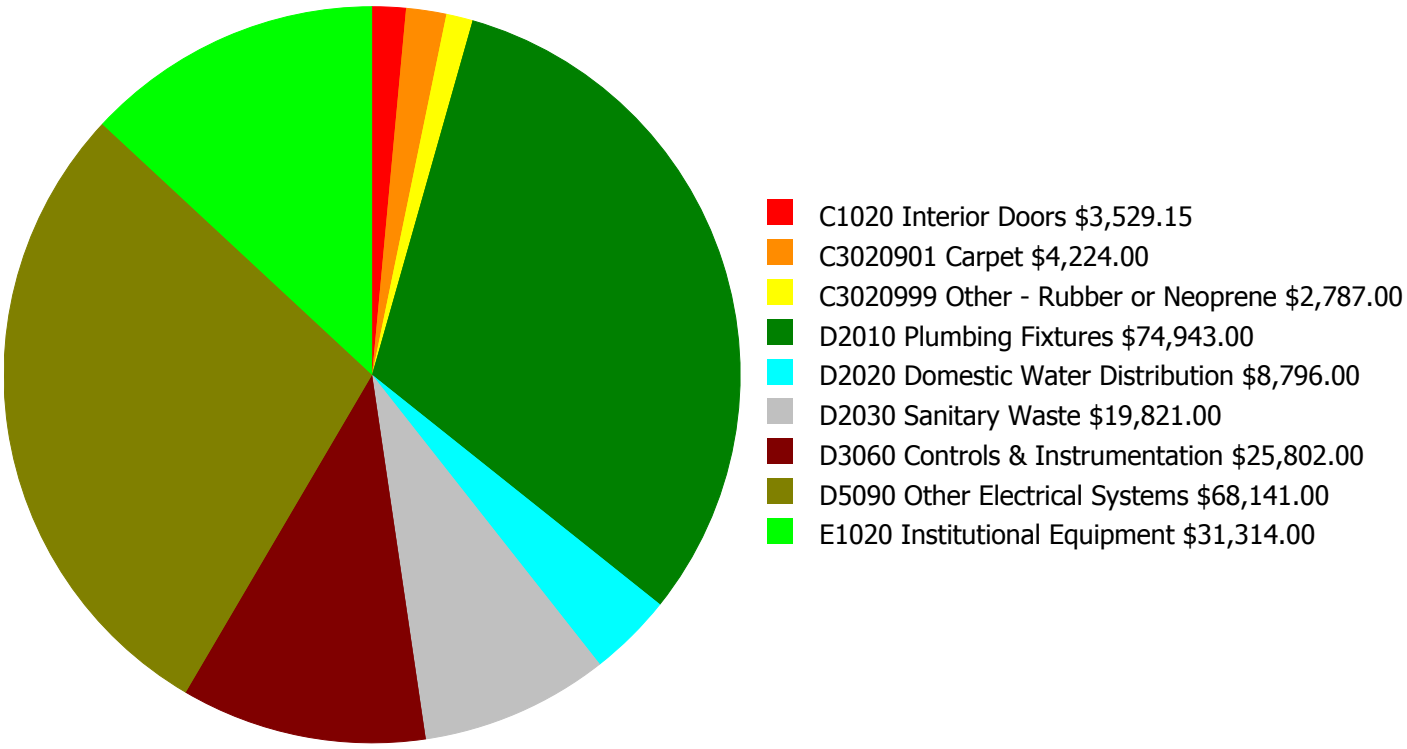
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 13.38%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$36,856.00	11.38 %	$73,711.00	9.38 %
2021	$0	$37,961.00	9.38 %	$75,922.00	5.38 %
2022	$0	$39,100.00	7.38 %	$78,200.00	1.38 %
2023	$124,741	$40,273.00	11.57 %	$80,546.00	3.57 %
2024	$713,391	$41,481.00	43.97 %	$82,962.00	33.97 %
2025	$58,378	$42,726.00	44.70 %	$85,451.00	32.70 %
2026	$0	$44,007.00	42.70 %	$88,015.00	28.70 %
2027	$5,351	$45,328.00	40.94 %	$90,655.00	24.94 %
2028	$90,352	$46,687.00	42.81 %	$93,375.00	24.81 %
2029	$83,026	$48,088.00	44.26 %	$96,176.00	24.26 %
Total:	**$1,075,239**	**$422,507.00**		**$845,013.00**	

Deficiency Summary by System

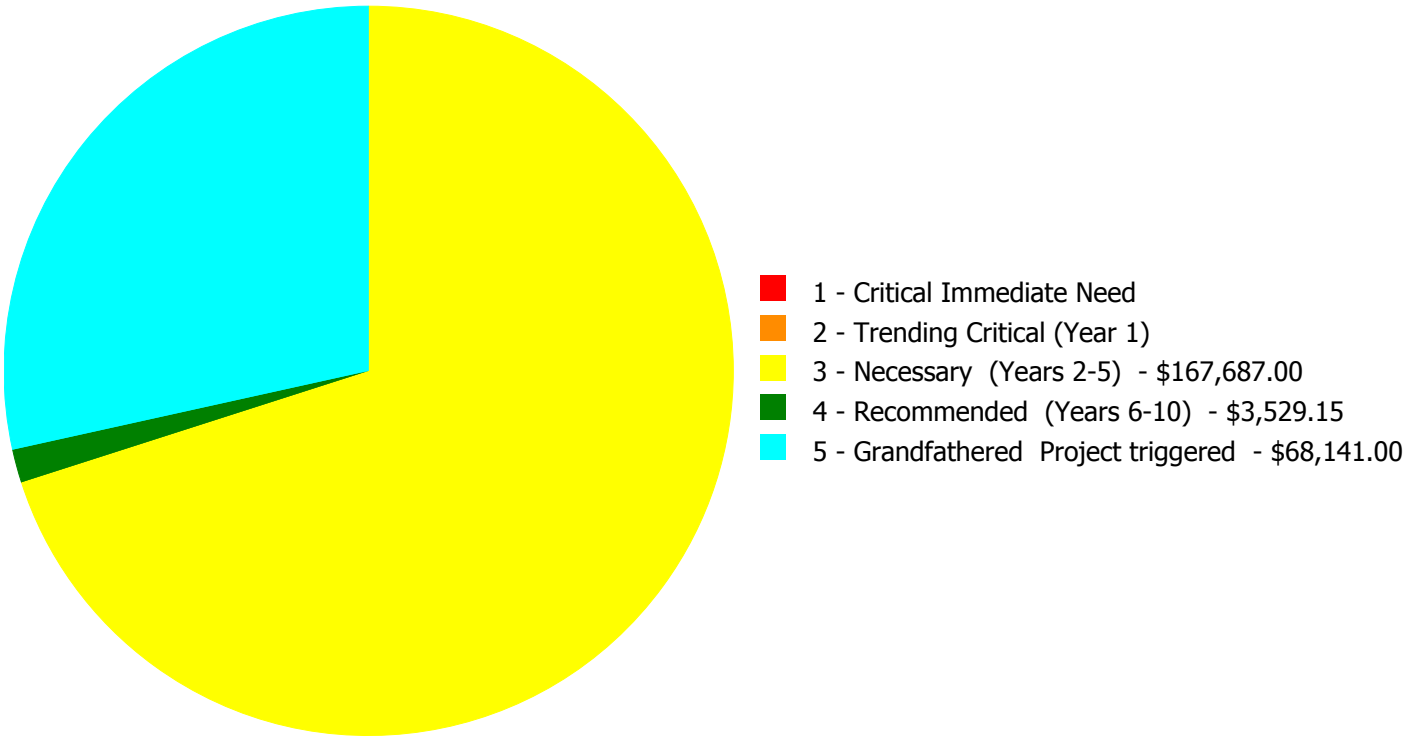
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $239,357.15

Deficiency Summary by Priority

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



Budget Estimate Total: $239,357.15

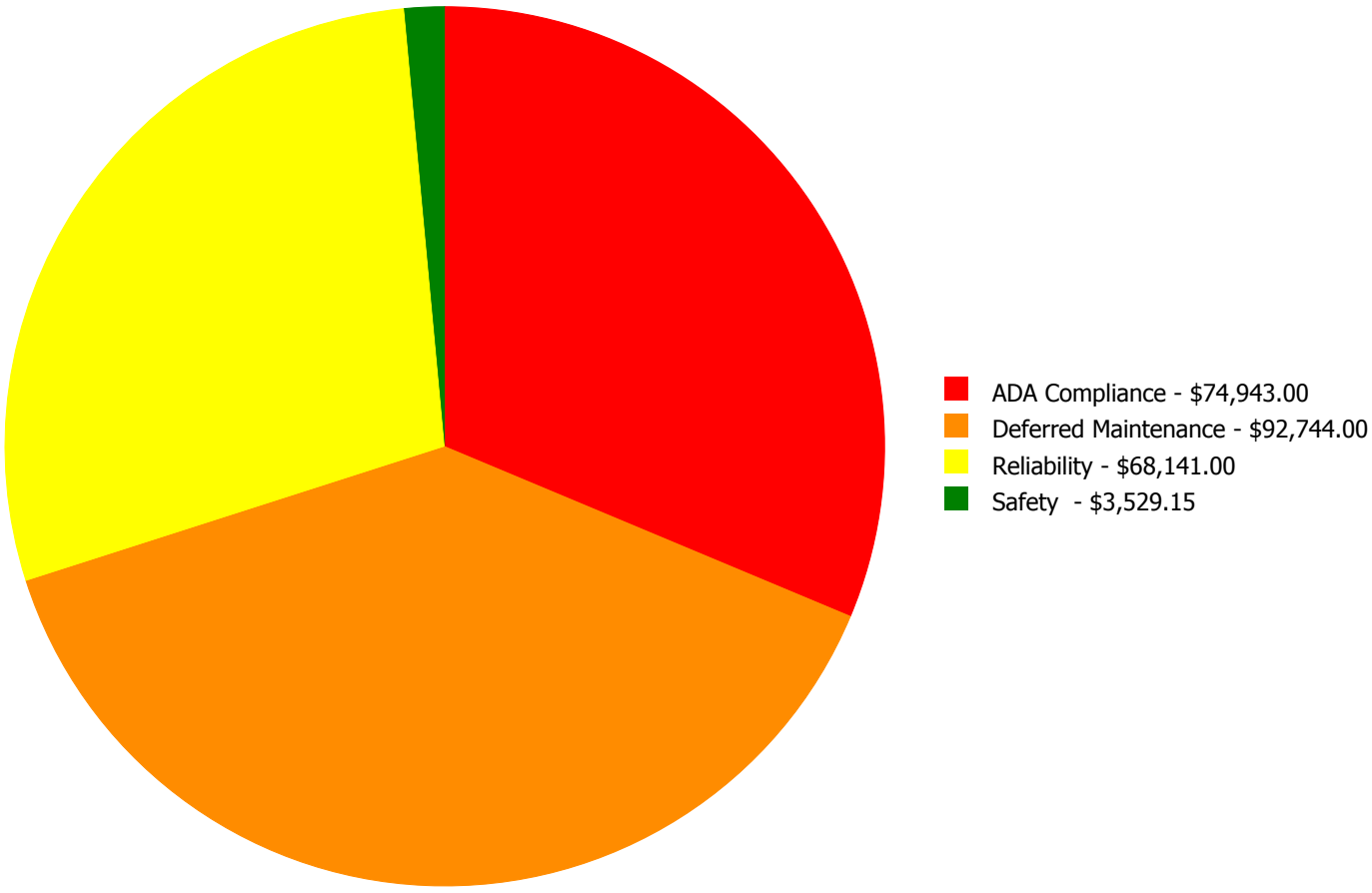
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1020	Interior Doors	$0.00	$0.00	$0.00	$3,529.15	$0.00	$3,529.15
C3020901	Carpet	$0.00	$0.00	$4,224.00	$0.00	$0.00	$4,224.00
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$2,787.00	$0.00	$0.00	$2,787.00
D2010	Plumbing Fixtures	$0.00	$0.00	$74,943.00	$0.00	$0.00	$74,943.00
D2020	Domestic Water Distribution	$0.00	$0.00	$8,796.00	$0.00	$0.00	$8,796.00
D2030	Sanitary Waste	$0.00	$0.00	$19,821.00	$0.00	$0.00	$19,821.00
D3060	Controls & Instrumentation	$0.00	$0.00	$25,802.00	$0.00	$0.00	$25,802.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$0.00	$68,141.00	$68,141.00
E1020	Institutional Equipment	$0.00	$0.00	$31,314.00	$0.00	$0.00	$31,314.00
	Total:	$0.00	$0.00	$167,687.00	$3,529.15	$68,141.00	$239,357.15

Deficiency Summary by Category

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



Budget Estimate Total: $239,357.15

Deficiency Details by Priority

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

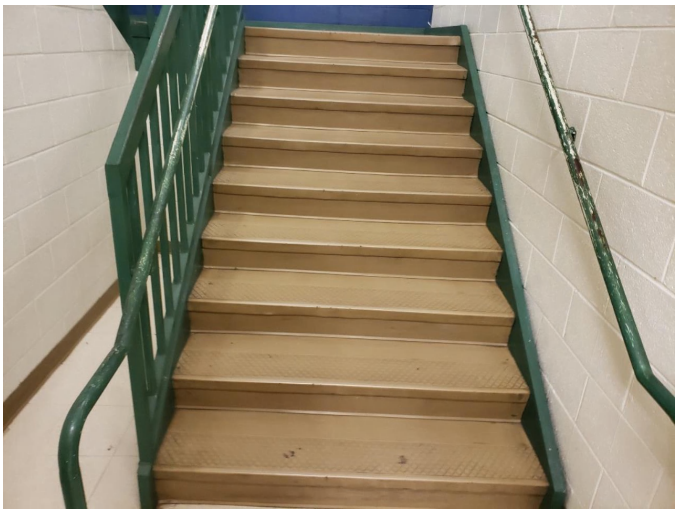
Priority 3 - Necessary (Years 2-5):

System: C3020901 - Carpet

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 445.00
Unit of Measure: S.F.
Estimate: $4,224.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

System: C3020999 - Other - Rubber or Neoprene



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 95.00
Unit of Measure: S.F.
Estimate: $2,787.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

System: D2010 - Plumbing Fixtures

Location: Throughout Building
Distress: Beyond Expected Life
Category: ADA Compliance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $74,943.00
Assessor Name: Eduardo Lopez
Date Created: 08/13/2014

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

System: D2020 - Domestic Water Distribution

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $8,796.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

Notes: The domestic water distribution system is beyond its expected service life and should be replaced.

System: D2030 - Sanitary Waste

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $19,821.00
Assessor Name: Eduardo Lopez
Date Created: 10/06/2020

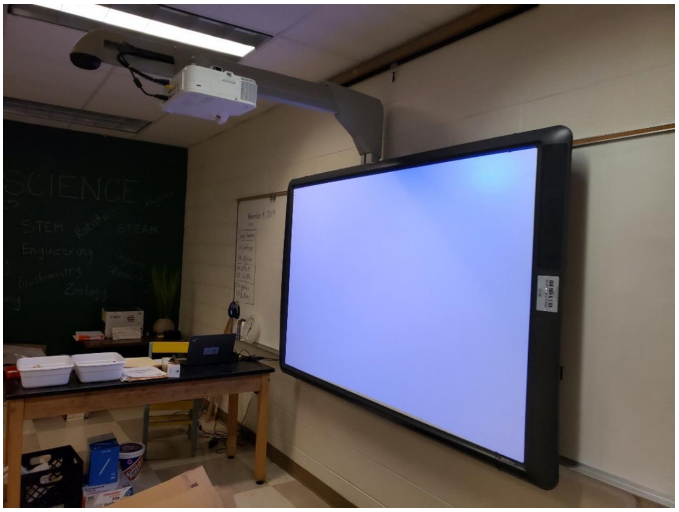
Notes: The sanitary waste system is beyond its expected service life and should be replaced.

System: D3060 - Controls & Instrumentation

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $25,802.00
Assessor Name: Eduardo Lopez
Date Created: 10/01/2019

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

System: E1020 - Institutional Equipment



Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $31,314.00
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

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

Priority 4 - Recommended (Years 6-10):

System: C1020 - Interior Doors

Location: Staircase, North
Distress: Inadequate
Category: Safety
Priority: 4 - Recommended (Years 6-10)
Correction: Replace 3'-0" x 7'-0" steel door w/ vision lite, & frame
Qty: 2.00
Unit of Measure: Ea.
Estimate: $3,529.15
Assessor Name: Eduardo Lopez
Date Created: 02/14/2020

Notes: It was observed during high traffic between classes where the occupant were funneled through the staircase door and it's recommended to replace with double doors with the minimum width of staircase.

Priority 5 - Grandfathered Project triggered:

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 5 - Grandfathered Project triggered
Correction: Renew System
Qty: 10,662.00
Unit of Measure: S.F.
Estimate: $68,141.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	Middle
Gross Area (SF):	46,006
Year Built:	2004
Last Renovation:	
Replacement Value:	$7,524,311
Repair Cost:	$170,224.23
Total FCI:	2.26 %
Total RSLI:	55.31 %
FCA Score:	97.74

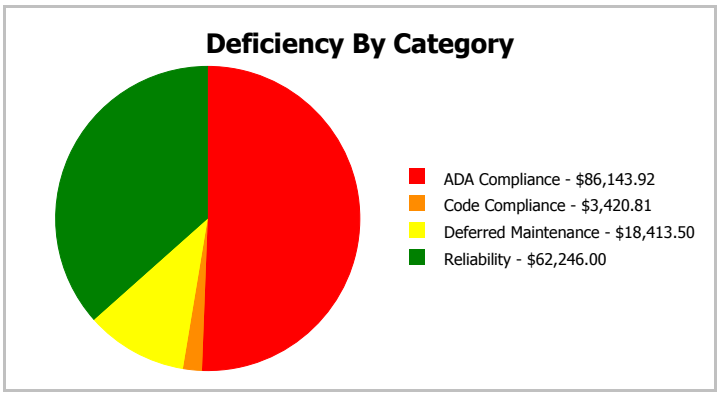
Description:

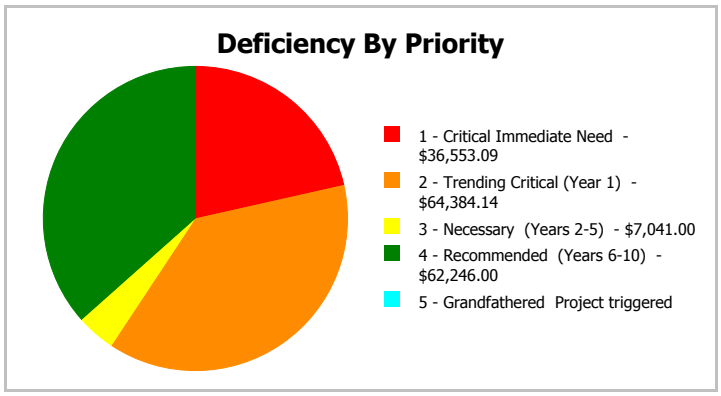
The narrative for this building is included in the Executive Summary Description at the front of this report.

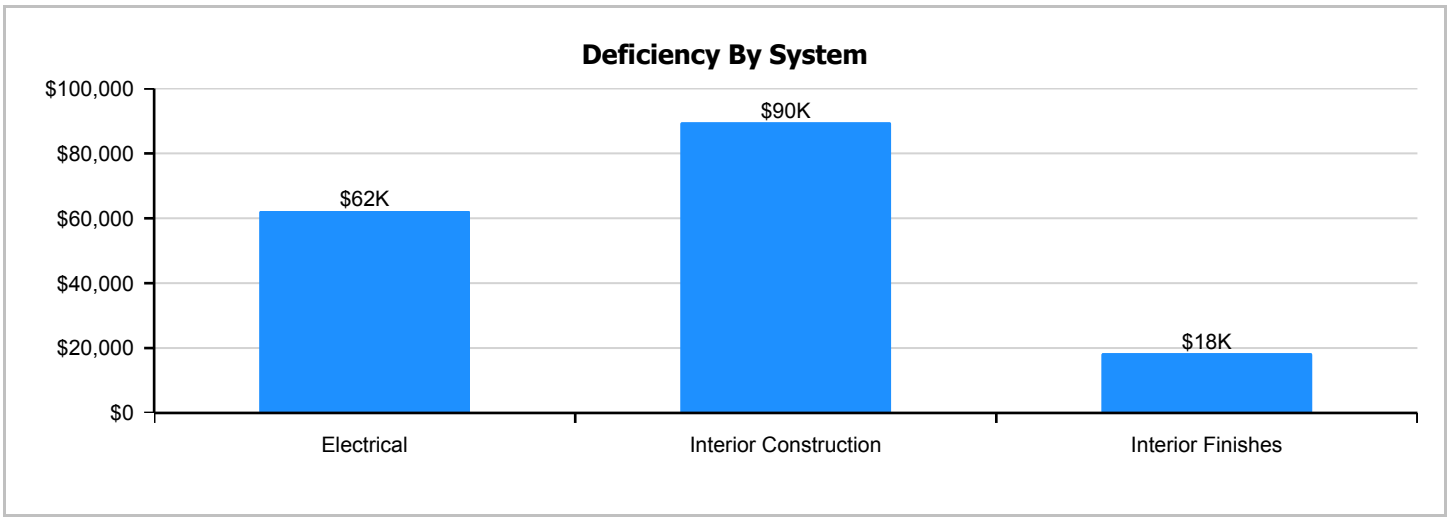
Attributes: This asset has no attributes.

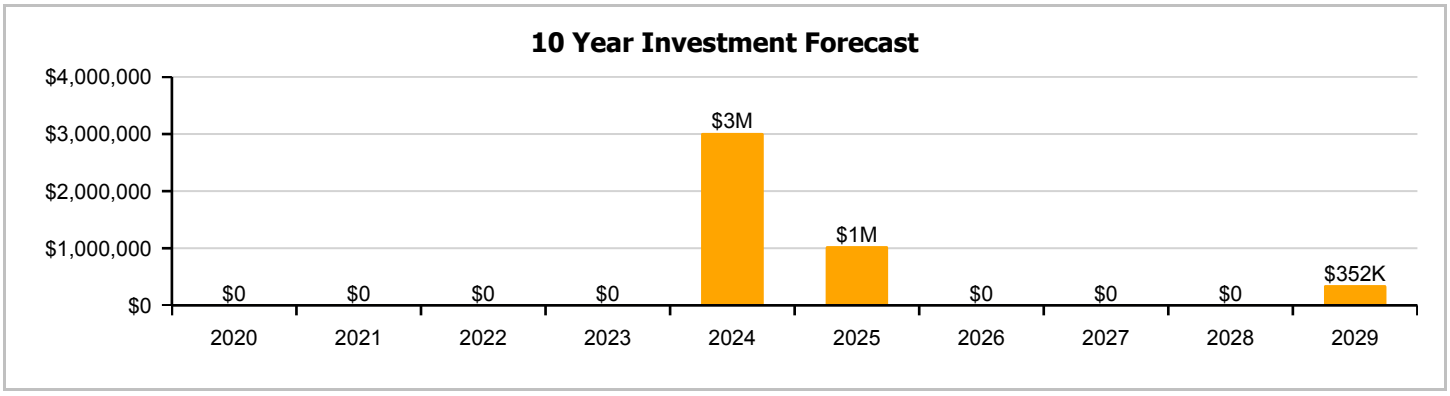
Dashboard Summary

Function:	Middle	Gross Area:	46,006
Year Built:	2004	Last Renovation:	
Repair Cost:	$170,224	Replacement Value:	$7,524,311
FCI:	2.26 %	RSLI%:	55.31 %









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	85.00 %	0.00 %	$0.00
B10 - Superstructure	85.00 %	0.00 %	$0.00
B20 - Exterior Enclosure	70.79 %	0.00 %	$0.00
B30 - Roofing	25.76 %	0.00 %	$0.00
C10 - Interior Construction	64.64 %	16.36 %	$89,564.73
C20 - Stairs	85.00 %	0.00 %	$0.00
C30 - Interior Finishes	33.40 %	2.50 %	$18,413.50
D10 - Conveying	25.00 %	0.00 %	$0.00
D20 - Plumbing	31.57 %	0.00 %	$0.00
D30 - HVAC	47.77 %	0.00 %	$0.00
D40 - Fire Protection	50.00 %	0.00 %	$0.00
D50 - Electrical	26.08 %	6.47 %	$62,246.00
E10 - Equipment	25.00 %	0.00 %	$0.00
E20 - Furnishings	25.00 %	0.00 %	$0.00
Totals:	**55.31 %**	**2.26 %**	**$170,224.23**

Photo Album

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

1). East Elevation - Nov 23, 2019

2). Northeast Elevation - Nov 23, 2019

3). North Elevation - Nov 23, 2019

Condition Detail

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

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

System Listing

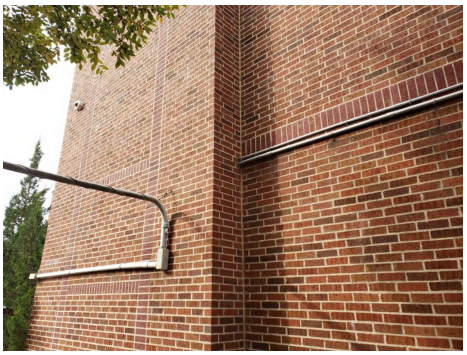
The System Listing table below lists each of the systems organized by their UNIFORMAT II classification. The assessment team was tasked with recording the most recent replacement year of each system, determining the remaining service life based on the theoretical life, and evaluating the condition to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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
A1010	Standard Foundations	$6.22	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$286,157
A1030	Slab on Grade	$6.25	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$287,538
B1010	Floor Construction	$16.26	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$748,058
B1020	Roof Construction	$12.17	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$559,893
B2010	Exterior Walls	$13.82	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$635,803
B2020	Exterior Windows	$8.63	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$397,032
B2030	Exterior Doors	$0.82	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$37,725
B3010105	Built-Up	$7.15	S.F.	46,006	25	2004	2029	2025	24.00 %	0.00 %	6			$328,943
B3020	Roof Openings	$0.52	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$23,923
C1010	Partitions	$5.58	S.F.	46,006	100	2004	2104		85.00 %	1.33 %	85		$3,420.81	$256,713
C1020	Interior Doors	$3.65	S.F.	46,006	40	2004	2044		62.50 %	0.00 %	25			$167,922
C1030	Fittings	$2.67	S.F.	46,006	20	2004	2024		25.00 %	70.13 %	5		$86,143.92	$122,836
C2010	Stair Construction	$2.85	S.F.	46,006	100	2004	2104		85.00 %	0.00 %	85			$131,117
C3010230	Paint & Covering	$1.47	S.F.	46,006	10	2004	2014		0.00 %	0.00 %	-5			$67,629
C3020420	Ceramic Tile	$16.74	S.F.	4,438	50	2004	2054		70.00 %	0.00 %	35			$74,292
C3020901	Carpet	$7.50	S.F.	6,955	8	2004	2012	2025	75.00 %	0.00 %	6			$52,163
C3020903	VCT	$3.48	S.F.	33,521	15	2004	2019	2025	40.00 %	9.75 %	6		$11,372.50	$116,653
C3020999	Other - Concrete Finish	$6.87	S.F.	852	100	2004	2104		85.00 %	0.00 %	85			$5,853
C3020999	Other - Rubber or Neoprene	$26.67	S.F.	240	10	2004	2014		0.00 %	110.00 %	-5		$7,041.00	$6,401
C3030	Ceiling Finishes	$9.02	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$414,974
D1010	Elevators and Lifts	$1.25	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$57,508
D2010	Plumbing Fixtures	$6.39	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$293,978
D2020	Domestic Water Distribution	$0.75	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$34,505
D2030	Sanitary Waste	$1.69	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$77,750
D2040	Rain Water Drainage	$0.45	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$20,703
D3010	Energy Supply	$0.61	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$28,064
D3040	Distribution Systems	$10.69	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$491,804
D3050	Terminal & Package Units	$6.66	S.F.	46,006	15	2017	2032		86.67 %	0.00 %	13			$306,400
D3060	Controls & Instrumentation	$2.20	S.F.	46,006	15	2004	2019	2025	40.00 %	0.00 %	6			$101,213
D4010	Sprinklers	$4.11	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$189,085
D4020	Standpipes	$0.34	S.F.	46,006	30	2004	2034		50.00 %	0.00 %	15			$15,642
D5020	Branch Wiring	$4.75	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$218,529
D5020	Lighting	$7.12	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$327,563
D5030810	Security & Detection Systems	$1.51	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$69,469
D5030910	Fire Alarm Systems	$2.74	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$126,056
D5030920	Data Communication	$3.56	S.F.	46,006	25	2004	2029		40.00 %	0.00 %	10			$163,781
D5090	Other Electrical Systems	$1.23	S.F.	46,006	15			2019	0.00 %	110.00 %	0		$62,246.00	$56,587
E1020	Institutional Equipment	$0.88	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$40,485
E1090	Other Equipment	$2.06	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$94,772
E2010	Fixed Furnishings	$1.93	S.F.	46,006	20	2004	2024		25.00 %	0.00 %	5			$88,792
								Total	**55.31 %**	**2.26 %**			**$170,224.23**	**$7,524,311**

System Notes

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

System: B2010 - Exterior Walls



Note:

System: B2020 - Exterior Windows


Note:

System: B2030 - Exterior Doors



Note:

System: B3010105 - Built-Up



Note:

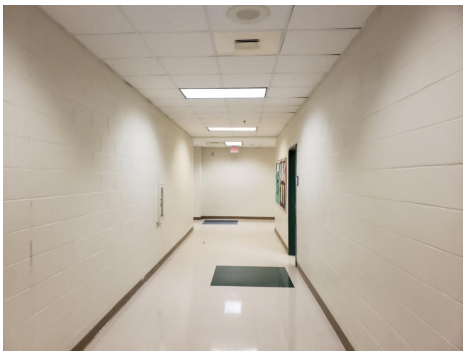
System: B3020 - Roof Openings



Note:

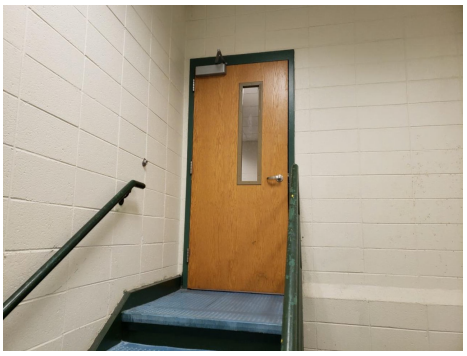
System: C1010 - Partitions

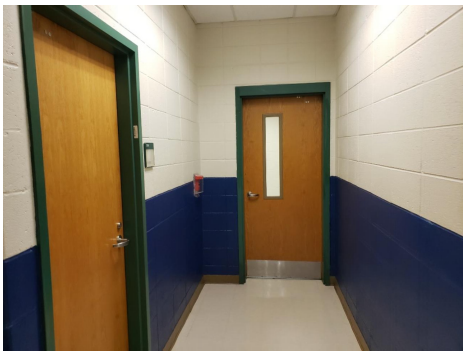




Note:

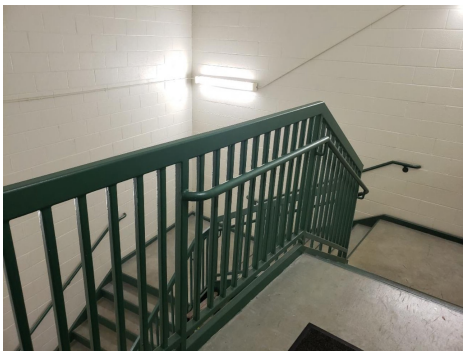
System: C1020 - Interior Doors





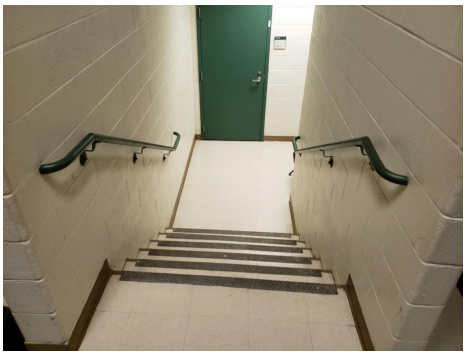
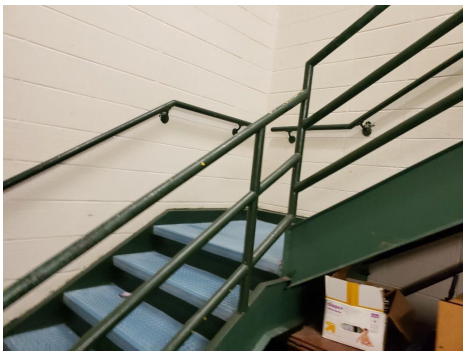
Note:

System: C1030 - Fittings

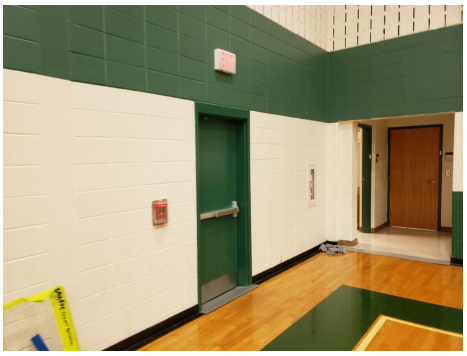

Note:

System: C2010 - Stair Construction

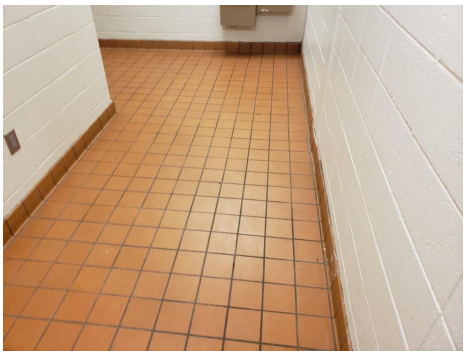

Note:

System: C3010230 - Paint & Covering



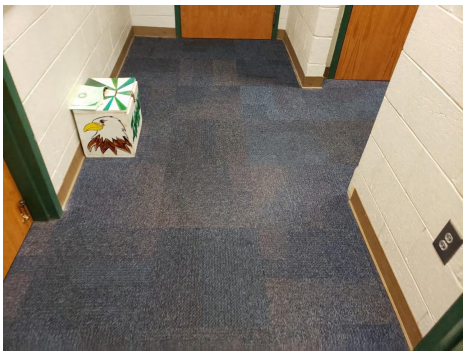

Note:

System: C3020420 - Ceramic Tile


Note:

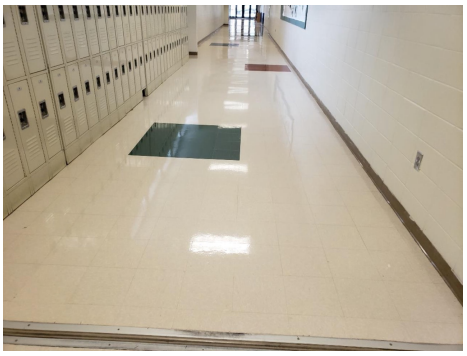
System: C3020901 - Carpet



Note:

System: C3020903 - VCT





Note:

System: C3020999 - Other - Concrete Finish

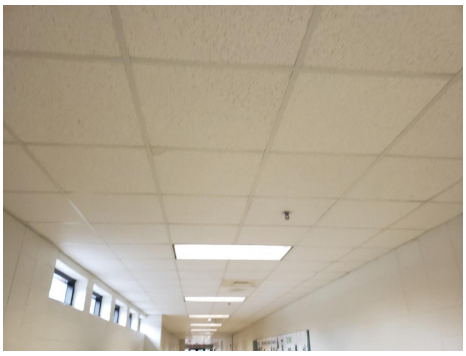
Note:

System: C3020999 - Other - Rubber or Neoprene



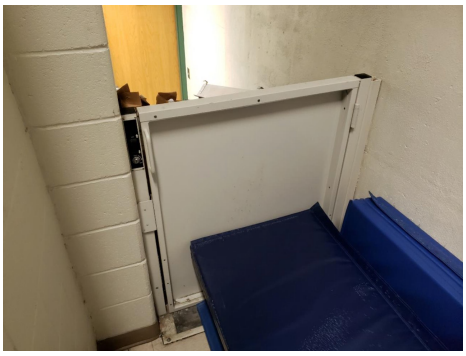
Note:

System: C3030 - Ceiling Finishes

Note:

System: D1010 - Elevators and Lifts

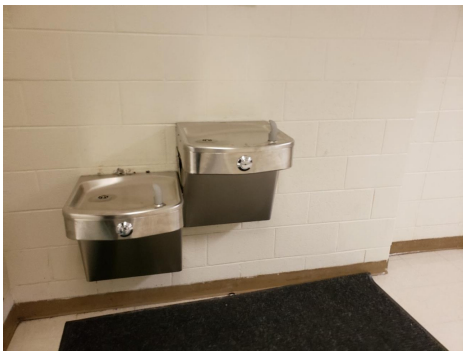
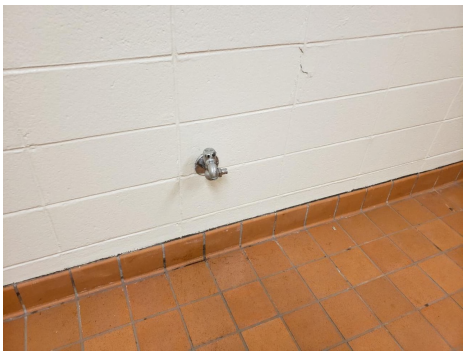
Note:

System: D2010 - Plumbing Fixtures



Note:

System: D2020 - Domestic Water Distribution


Note:

System: D2030 - Sanitary Waste



Note:

System: D2040 - Rain Water Drainage

Note:

System: D3010 - Energy Supply



Note:

System: D3040 - Distribution Systems



Note:

System: D3050 - Terminal & Package Units

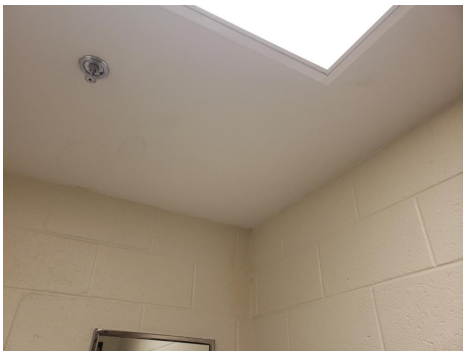


Note:

System: D3060 - Controls & Instrumentation

Note:

System: D4010 - Sprinklers

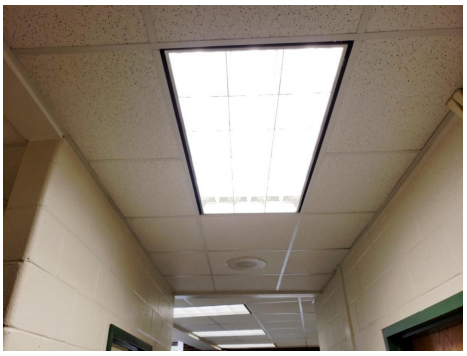


Note:

System: D5020 - Branch Wiring

Note:

System: D5020 - Lighting



Note:

System: D5030810 - Security & Detection Systems


Note:

System: D5030910 - Fire Alarm Systems


Note:

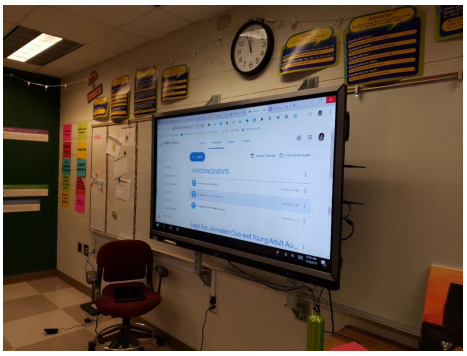
System: D5030920 - Data Communication



Note:

System: E1020 - Institutional Equipment





Note:

System: E1090 - Other Equipment


Note:

System: E2010 - Fixed Furnishings

Note:

Renewal Schedule

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

Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:	**$170,224**	**$0**	**$0**	**$0**	**$0**	**$3,019,001**	**$1,034,009**	**$0**	**$0**	**$0**	**$351,558**	**$4,574,792**
*** A - Substructure**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A10 - Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1010 - Standard Foundations**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** A1030 - Slab on Grade**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B - Shell	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B10 - Superstructure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1010 - Floor Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B1020 - Roof Construction**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B20 - Exterior Enclosure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
*** B2010 - Exterior Walls**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2020 - Exterior Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B2030 - Exterior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B30 - Roofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010 - Roof Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
B3010105 - Built-Up	$0	$0	$0	$0	$0	$0	$616,656	$0	$0	$0	$0	**$616,656**
B3020 - Roof Openings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C - Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C10 - Interior Construction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1010 - Partitions	$3,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$3,421**
C1020 - Interior Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C1030 - Fittings	$86,144	$0	$0	$0	$0	$156,641	$0	$0	$0	$0	$0	**$242,785**
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**

School Assessment Report - 2004 Bldg 401.7

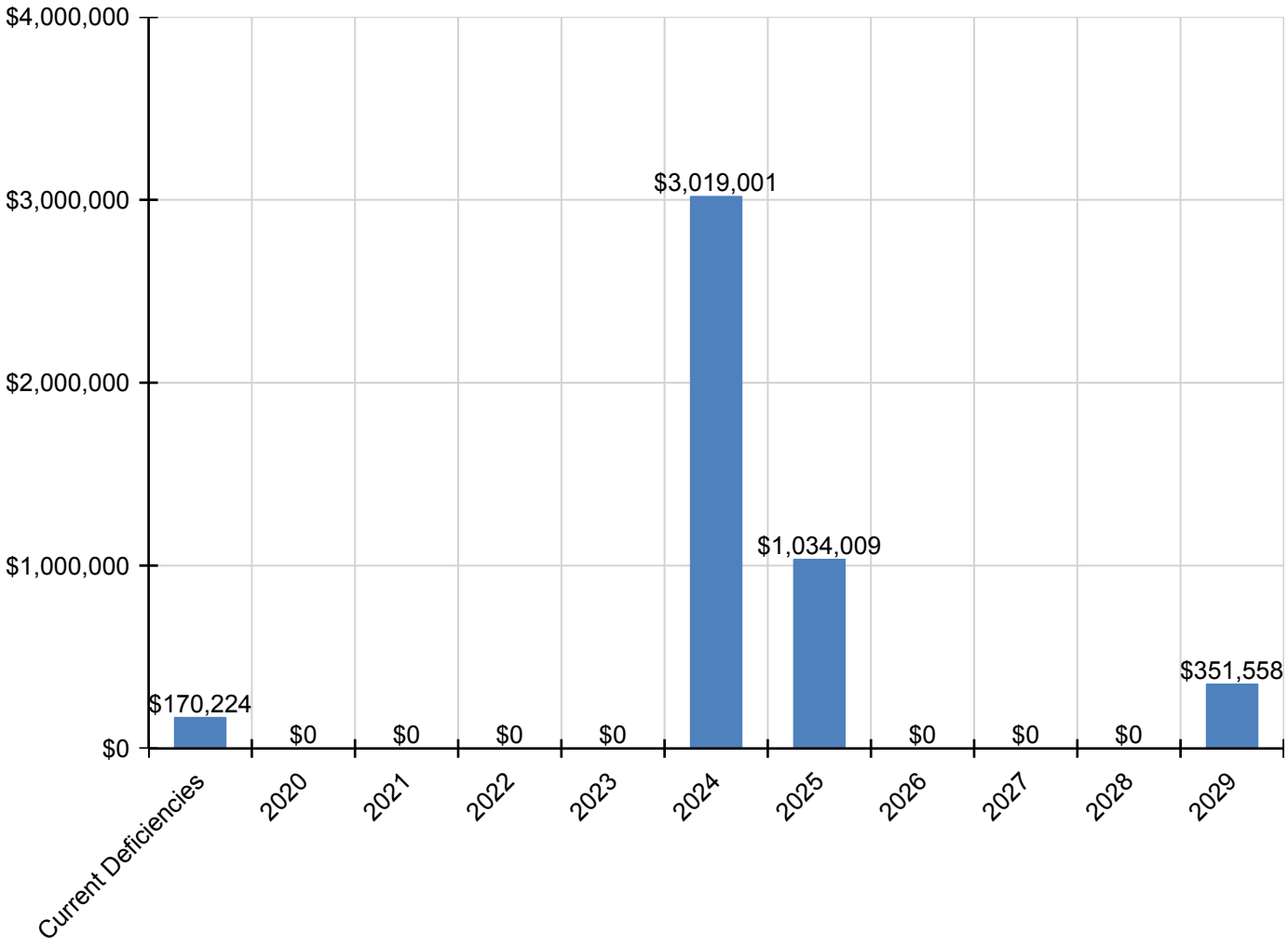
System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
C3010230 - Paint & Covering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$99,977	**$99,977**
C3020 - Floor Finishes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020420 - Ceramic Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020901 - Carpet	$0	$0	$0	$0	$0	$0	$68,514	$0	$0	$0	$0	**$68,514**
C3020903 - VCT	$11,373	$0	$0	$0	$0	$0	$215,899	$0	$0	$0	$0	**$227,271**
C3020999 - Other - Concrete Finish	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
C3020999 - Other - Rubber or Neoprene	$7,041	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,463	**$16,504**
C3030 - Ceiling Finishes	$0	$0	$0	$0	$0	$529,176	$0	$0	$0	$0	$0	**$529,176**
D - Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D10 - Conveying	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D1010 - Elevators and Lifts	$0	$0	$0	$0	$0	$73,333	$0	$0	$0	$0	$0	**$73,333**
D20 - Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2010 - Plumbing Fixtures	$0	$0	$0	$0	$0	$374,881	$0	$0	$0	$0	$0	**$374,881**
D2020 - Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2030 - Sanitary Waste	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D2040 - Rain Water Drainage	$0	$0	$0	$0	$0	$26,400	$0	$0	$0	$0	$0	**$26,400**
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	$627,150	$0	$0	$0	$0	$0	**$627,150**
D3050 - Terminal & Package Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D3060 - Controls & Instrumentation	$0	$0	$0	$0	$0	$0	$132,940	$0	$0	$0	$0	**$132,940**
D40 - Fire Protection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4010 - Sprinklers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D4020 - Standpipes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D50 - Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5020 - Branch Wiring	$0	$0	$0	$0	$0	$278,667	$0	$0	$0	$0	$0	**$278,667**
D5020 - Lighting	$0	$0	$0	$0	$0	$417,708	$0	$0	$0	$0	$0	**$417,708**
D5030 - Communications and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
D5030810 - Security & Detection Systems	$0	$0	$0	$0	$0	$88,587	$0	$0	$0	$0	$0	**$88,587**
D5030910 - Fire Alarm Systems	$0	$0	$0	$0	$0	$160,747	$0	$0	$0	$0	$0	**$160,747**
D5030920 - Data Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$242,119	**$242,119**
D5090 - Other Electrical Systems	$62,246	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$62,246**

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
E - Equipment & Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E10 - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E1020 - Institutional Equipment	$0	$0	$0	$0	$0	$51,627	$0	$0	$0	$0	$0	**$51,627**
E1090 - Other Equipment	$0	$0	$0	$0	$0	$120,854	$0	$0	$0	$0	$0	**$120,854**
E20 - Furnishings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
E2010 - Fixed Furnishings	$0	$0	$0	$0	$0	$113,227	$0	$0	$0	$0	$0	**$113,227**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

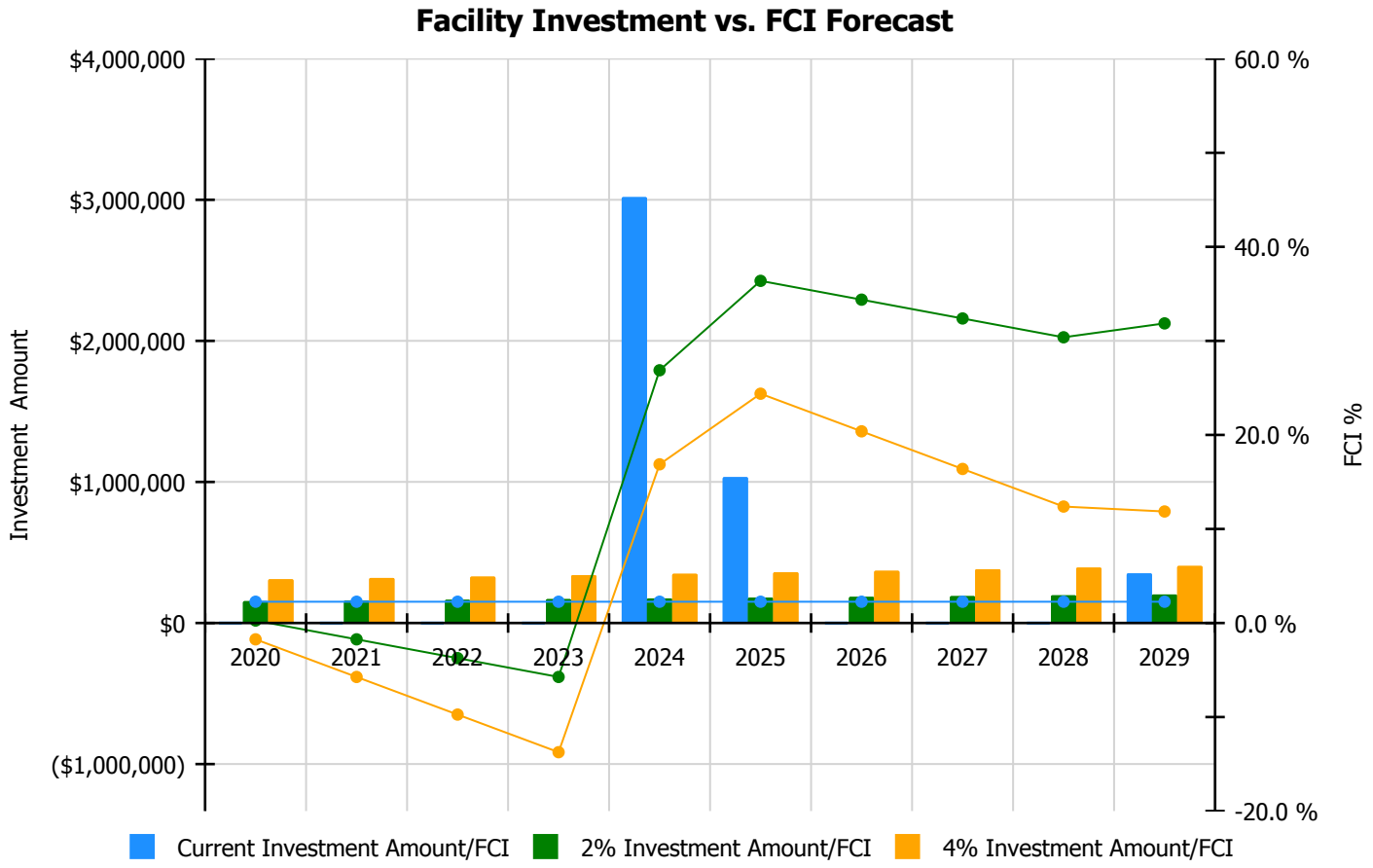
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

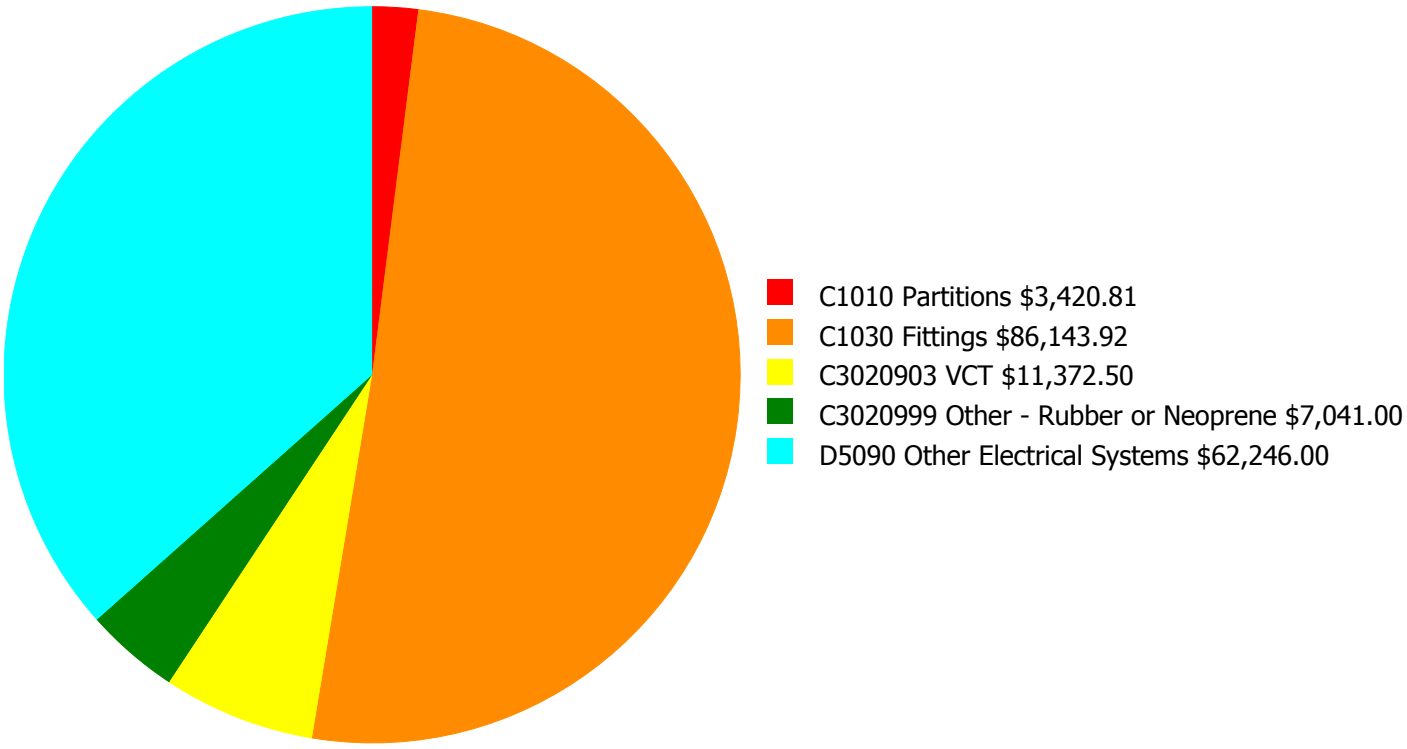
- Current FCI: a variable investment amount based on renewing expired systems to maintain the current FCI for the building
- 2% Investment: an annual investment of 2% of the replacement value of the building, escalated for inflation
- 4% Investment: an annual investment of 4% of the replacement value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



Year	Investment Amount Current FCI - 2.26%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$155,001.00	0.26 %	$310,002.00	-1.74 %
2021	$0	$159,651.00	-1.74 %	$319,302.00	-5.74 %
2022	$0	$164,440.00	-3.74 %	$328,881.00	-9.74 %
2023	$0	$169,374.00	-5.74 %	$338,747.00	-13.74 %
2024	$3,019,001	$174,455.00	26.87 %	$348,910.00	16.87 %
2025	$1,034,009	$179,688.00	36.38 %	$359,377.00	24.38 %
2026	$0	$185,079.00	34.38 %	$370,158.00	20.38 %
2027	$0	$190,631.00	32.38 %	$381,263.00	16.38 %
2028	$0	$196,350.00	30.38 %	$392,701.00	12.38 %
2029	$351,558	$202,241.00	31.86 %	$404,482.00	11.86 %
Total:	**$4,404,568**	**$1,776,910.00**		**$3,553,823.00**	

Deficiency Summary by System

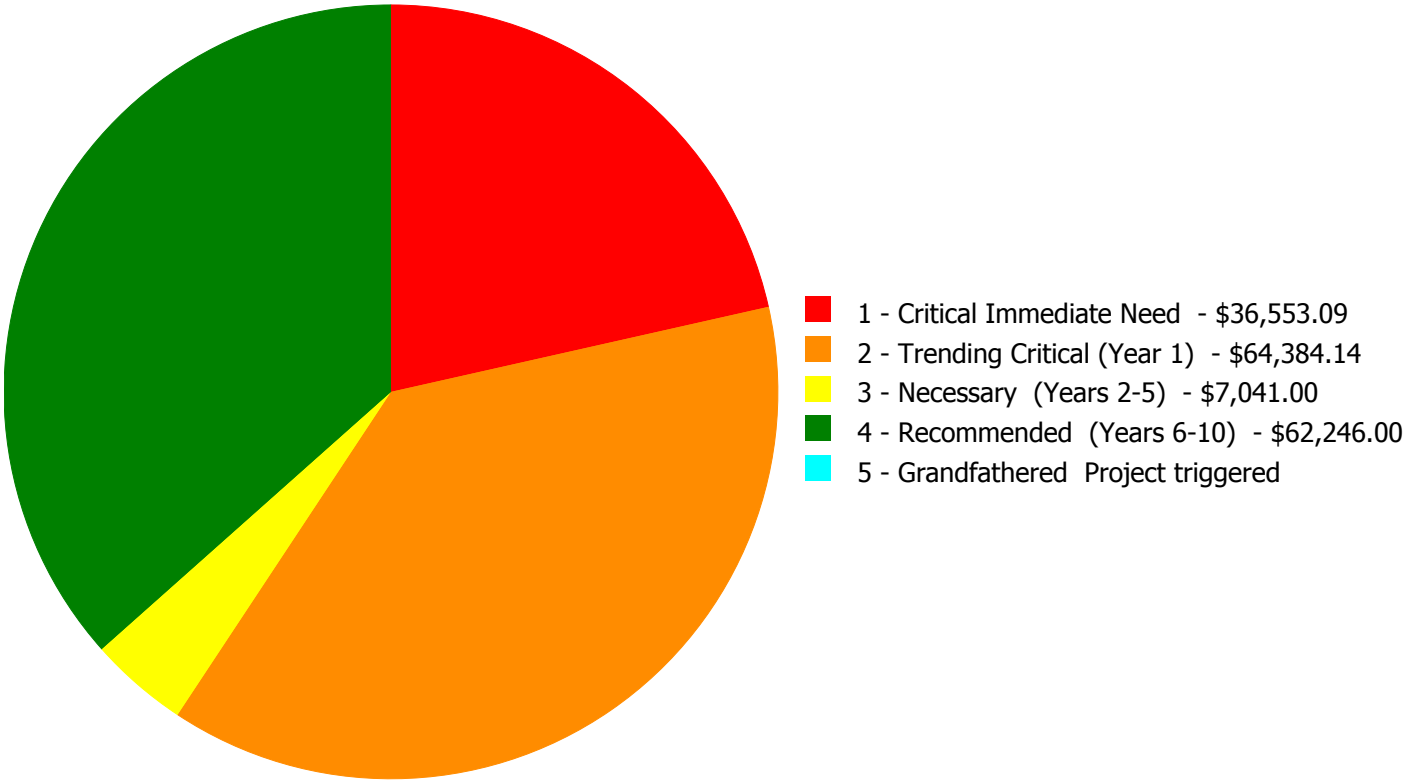
Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart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



Budget Estimate Total: $170,224.23

Deficiency Summary by Priority

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



Budget Estimate Total: $170,224.23

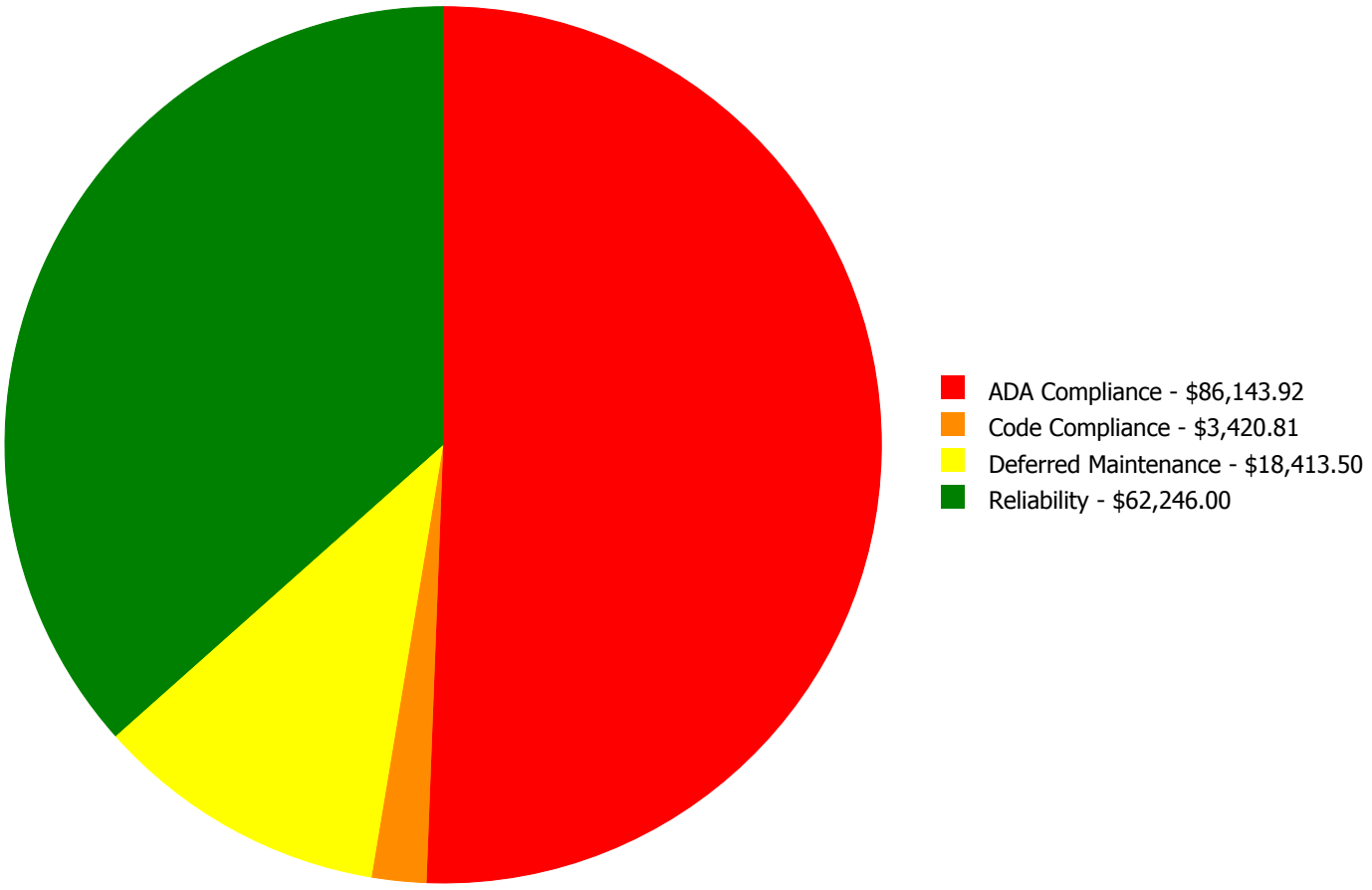
Deficiency By Priority Investment Table

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

System Code	System Description	1 - Critical Immediate Need	2 - Trending Critical (Year 1)	3 - Necessary (Years 2-5)	4 - Recommended (Years 6-10)	5 - Grandfathered Project triggered	Total
C1010	Partitions	$3,420.81	$0.00	$0.00	$0.00	$0.00	$3,420.81
C1030	Fittings	$33,132.28	$53,011.64	$0.00	$0.00	$0.00	$86,143.92
C3020903	VCT	$0.00	$11,372.50	$0.00	$0.00	$0.00	$11,372.50
C3020999	Other - Rubber or Neoprene	$0.00	$0.00	$7,041.00	$0.00	$0.00	$7,041.00
D5090	Other Electrical Systems	$0.00	$0.00	$0.00	$62,246.00	$0.00	$62,246.00
	Total:	$36,553.09	$64,384.14	$7,041.00	$62,246.00	$0.00	$170,224.23

Deficiency Summary by Category

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



Budget Estimate Total: $170,224.23

Deficiency Details by Priority

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

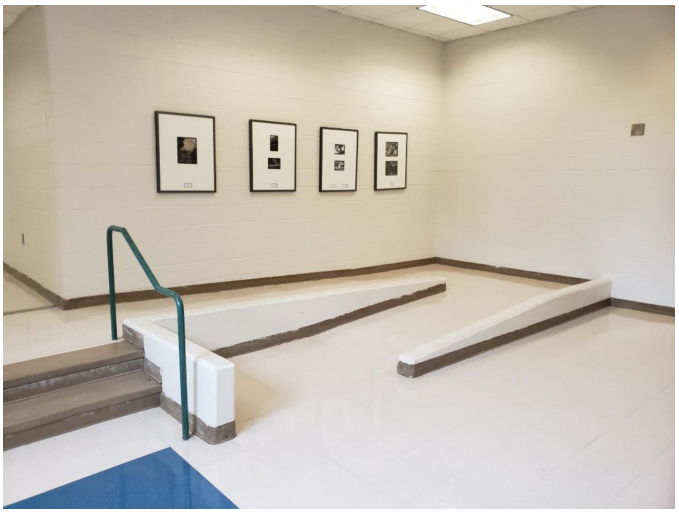
Priority 1 - Critical Immediate Need:

System: C1010 - Partitions

Location: Electrical 3088
Distress: Failing
Category: Code Compliance
Priority: 1 - Critical Immediate Need
Correction: Repair 8" concrete block wall - (2% of walls) painted
Qty: 2.00
Unit of Measure: C.S.F.
Estimate: $3,420.81
Assessor Name: Eduardo Lopez
Date Created: 02/15/2020

Notes: Repair CMU block and provide fire caulking in all penetrations.

System: C1030 - Fittings

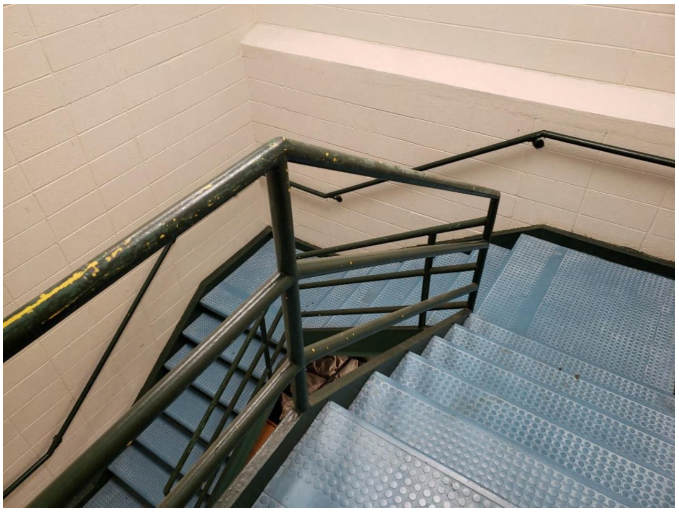


Location: Ramps
Distress: Missing
Category: ADA Compliance
Priority: 1 - Critical Immediate Need
Correction: Replace Handrails and Ornamental Metal
Qty: 50.00
Unit of Measure: L.F.
Estimate: $33,132.28
Assessor Name: Eduardo Lopez
Date Created: 02/15/2020

Notes: Ramps are missing required handrails per ADA standards and should be provided.

Priority 2 - Trending Critical (Year 1):

System: C1030 - Fittings



Location: Staircase, Northeast
Distress: Non Compliant
Category: ADA Compliance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace Handrails and Ornamental Metal
Qty: 80.00
Unit of Measure: L.F.
Estimate: $53,011.64
Assessor Name: Eduardo Lopez
Date Created: 02/15/2020

Notes: Handrails and guardrails are not compliant and should be replaced per ADA standards and Building Code requirements.

System: C3020903 - VCT

Location: Stage
Distress: Failing
Category: Deferred Maintenance
Priority: 2 - Trending Critical (Year 1)
Correction: Replace VCT Flooring
Qty: 3,000.00
Unit of Measure: S.F.
Estimate: $11,372.50
Assessor Name: Eduardo Lopez
Date Created: 02/15/2020

Notes: The flooring on the stage is damaged and should be replaced.

Priority 3 - Necessary (Years 2-5):

System: C3020999 - Other - Rubber or Neoprene

Location: Throughout Building
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary (Years 2-5)
Correction: Renew System
Qty: 240.00
Unit of Measure: S.F.
Estimate: $7,041.00
Assessor Name: Eduardo Lopez
Date Created: 01/29/2020

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

Priority 4 - Recommended (Years 6-10):

System: D5090 - Other Electrical Systems

This deficiency has no image.

Location: Throughout Building
Distress: Missing
Category: Reliability
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 46,006.00
Unit of Measure: S.F.
Estimate: $62,246.00
Assessor Name: Eduardo Lopez
Date Created: 08/14/2013

Notes: No emergency generator, client standard required.

Executive Summary

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

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

Function:	
Gross Area (SF):	151,713
Year Built:	1923
Last Renovation:	
Replacement Value:	$4,175,142
Repair Cost:	$0.00
Total FCI:	0.00 %
Total RSLI:	46.45 %
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.

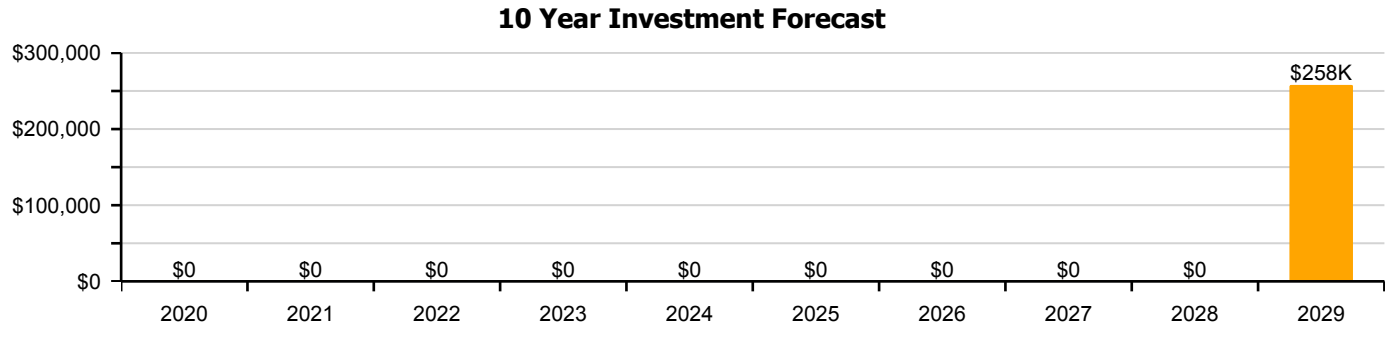
Dashboard Summary

Function:		Gross Area:	151,713
Year Built:	1923	Last Renovation:	
Repair Cost:	$0	Replacement Value:	$4,175,142
FCI:	0.00 %	RSLI%:	46.45 %

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	51.25 %	0.00 %	$0.00
G30 - Site Mechanical Utilities	24.00 %	0.00 %	$0.00
G40 - Site Electrical Utilities	50.00 %	0.00 %	$0.00
Totals:	**46.45 %**	**0.00 %**	**$0.00**

Photo Album

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

Condition Detail

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

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

System Listing

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

System Code	System Description	Unit Price $	UoM	Qty	Life	Year Installed	Calc Next Renewal Year	Next Renewal Year	RSLI%	FCI%	RSL	eCR	Deficiency $	Replacement Value $
G2010	Roadways	$2.37	S.F.	151,713	35	2004	2039		57.14 %	0.00 %	20			$359,560
G2020	Parking Lots	$8.00	S.F.	151,713	35	2004	2039		57.14 %	0.00 %	20			$1,213,704
G2030	Pedestrian Paving	$2.33	S.F.	151,713	35	2004	2039		57.14 %	0.00 %	20			$353,491
G2040105	Fence & Guardrails	$1.14	S.F.	151,713	30	2004	2034		50.00 %	0.00 %	15			$172,953
G2040950	Covered Walkways	$1.15	S.F.	151,713	25	2004	2029		40.00 %	0.00 %	10			$174,470
G2050	Landscaping	$1.18	S.F.	151,713	25	1981	2006		0.00 %	0.00 %	-13			$179,021
G3010	Water Supply	$1.09	S.F.	151,713	50	1981	2031		24.00 %	0.00 %	12			$165,367
G3020	Sanitary Sewer	$2.20	S.F.	151,713	50	1981	2031		24.00 %	0.00 %	12			$333,769
G3030	Storm Sewer	$1.25	S.F.	151,713	50	1981	2031		24.00 %	0.00 %	12			$189,641
G4010	Electrical Distribution	$2.55	S.F.	151,713	30	2004	2034		50.00 %	0.00 %	15			$386,868
G4020	Site Lighting	$2.98	S.F.	151,713	30	2004	2034		50.00 %	0.00 %	15			$452,105
G4030	Site Communication and Security	$1.28	S.F.	151,713	30	2004	2034		50.00 %	0.00 %	15			$194,193
								Total	**46.45 %**					**$4,175,142**

System Notes

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

System: G2010 - Roadways



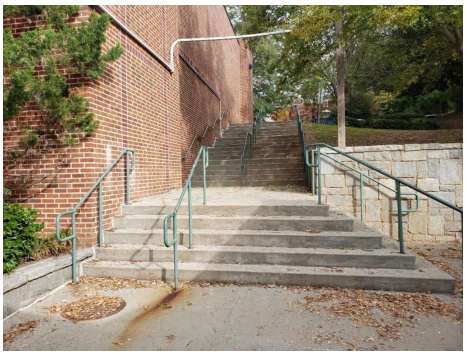
Note:

System: G2020 - Parking Lots



Note:

System: G2030 - Pedestrian Paving



Note:

System: G2040105 - Fence & Guardrails


Note:

System: G2040950 - Covered Walkways



Note:

System: G2050 - Landscaping



Note:

System: G3010 - Water Supply



Note:

System: G3020 - Sanitary Sewer



Note:

System: G3030 - Storm Sewer



Note:

System: G4010 - Electrical Distribution

Note:

System: G4020 - Site Lighting

Note:

System: G4030 - Site Communication and Security

Note:

Renewal Schedule

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

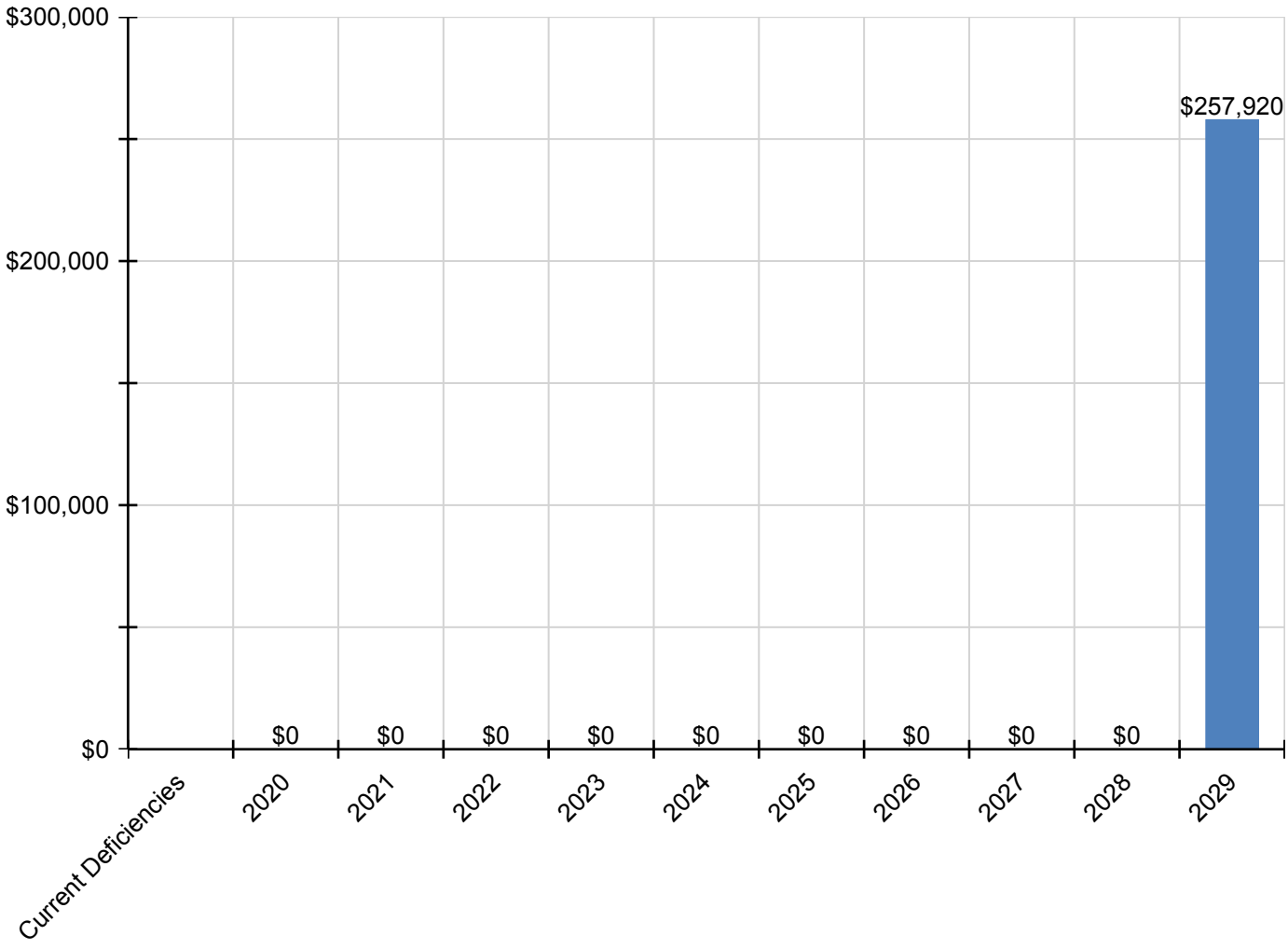
Inflation Rate: 3%

System	Current Deficiencies	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Total:		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$257,920**	**$257,920**
G - Building Sitework	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G20 - Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2010 - Roadways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2020 - Parking Lots	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2030 - Pedestrian Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040 - Site Development	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040105 - Fence & Guardrails	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G2040950 - Covered Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$257,920	**$257,920**
G2050 - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
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	$0	$0	$0	$0	$0	$0	**$0**
G4020 - Site Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
G4030 - Site Communication and Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

** Indicates non-renewable system*

Forecasted Capital Renewal Requirement

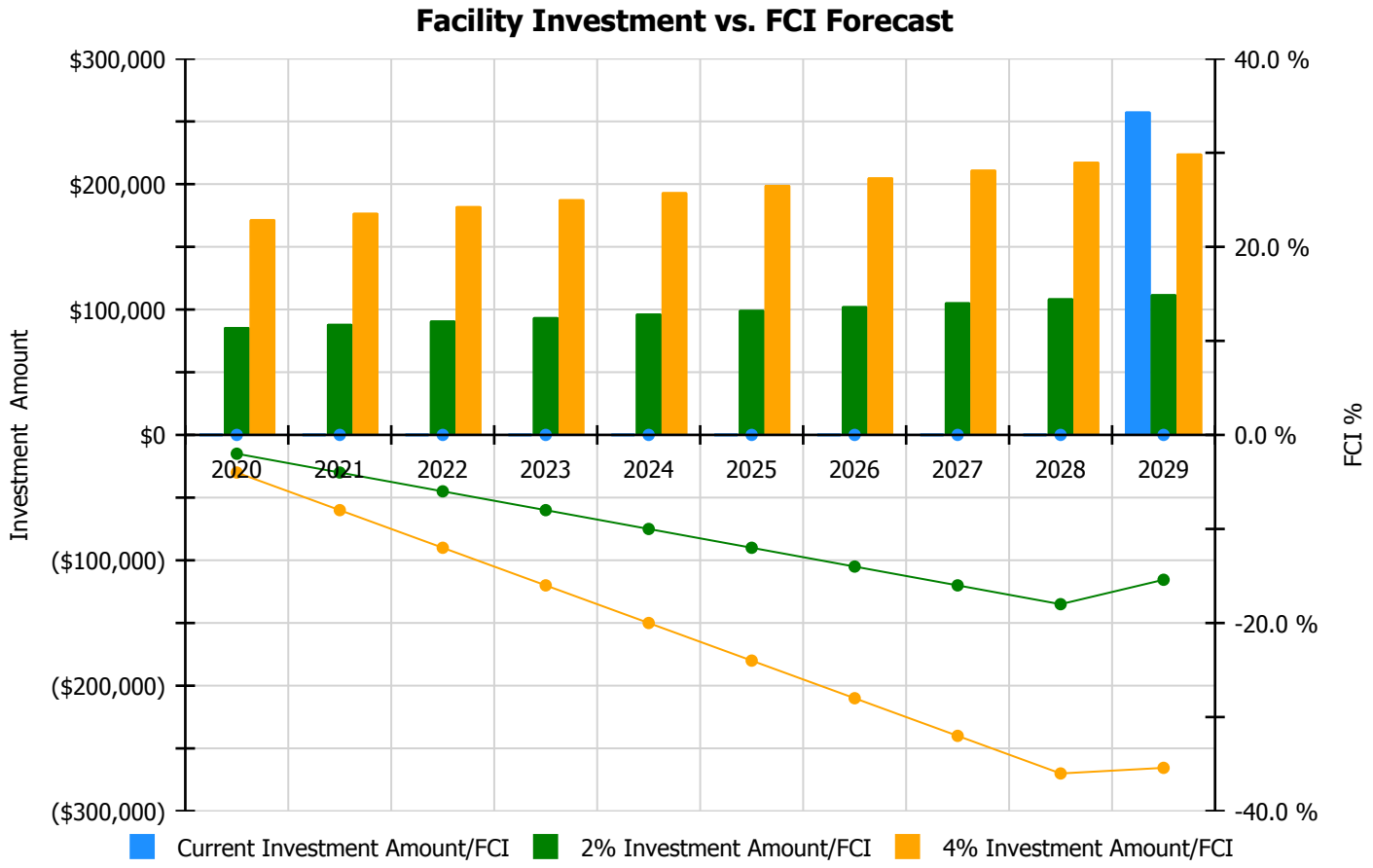
The following chart shows the current building deficiencies and forecasted capital renewal (sustainment) requirements over the next ten years.



Condition Index Forecast by Investment Scenario

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

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



Year	Investment Amount Current FCI - 0%	2% Investment		4% Investment	
		Amount	FCI	Amount	FCI
2020	$0	$86,008.00	-2.00 %	$172,016.00	-4.00 %
2021	$0	$88,588.00	-4.00 %	$177,176.00	-8.00 %
2022	$0	$91,246.00	-6.00 %	$182,492.00	-12.00 %
2023	$0	$93,983.00	-8.00 %	$187,966.00	-16.00 %
2024	$0	$96,803.00	-10.00 %	$193,605.00	-20.00 %
2025	$0	$99,707.00	-12.00 %	$199,414.00	-24.00 %
2026	$0	$102,698.00	-14.00 %	$205,396.00	-28.00 %
2027	$0	$105,779.00	-16.00 %	$211,558.00	-32.00 %
2028	$0	$108,952.00	-18.00 %	$217,905.00	-36.00 %
2029	$257,920	$112,221.00	-15.40 %	$224,442.00	-35.40 %
Total:	**$257,920**	**$985,985.00**		**$1,971,970.00**	

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.

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

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

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

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

BASYS

Building Assessment System

Suitability Report - Full

Project #:	12382	County:	Atlanta Public Schools	Site #:	1563
Project:	APS Assessments 2019	Region:	761	Site:	Inman MS
Grade Config:	6-8	Site Type:	Middle	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - MS				
Learning Environment				
Learning Style Variety	Poor	2.50	5.00	50.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Good	1.20	1.50	80.00
General Classrooms				
Environment	Poor	1.95	3.90	50.00
Size	Fair	6.34	9.75	65.00
Location	Fair	1.90	2.93	65.00
Storage/Fixed Equip	Poor	1.46	2.93	50.00
Self-Contained Special Ed				
Environment	Excel	0.55	0.55	100.00
Size	Excel	1.36	1.36	100.00
Location	Excel	0.41	0.41	100.00
Storage/Fixed Equip	Poor	0.20	0.41	50.00
Instructional Resource Rooms				
Environment	Good	0.66	0.82	80.00
Size	Poor	1.02	2.05	50.00
Location	Poor	0.31	0.61	50.00
Storage/Fixed Equip	Good	0.49	0.61	80.00
Science				
Environment	Poor	0.48	0.95	50.00
Size	Poor	1.19	2.39	50.00
Location	Poor	0.36	0.72	50.00
Storage/Fixed Equip	Poor	0.36	0.72	50.00
Music				
Environment	Excel	0.74	0.74	100.00
Size	Excel	1.84	1.84	100.00
Location	Excel	0.55	0.55	100.00
Storage/Fixed Equip	Excel	0.55	0.55	100.00
Art				
Environment	Excel	0.65	0.65	100.00
Size	Excel	1.61	1.61	100.00
Location	Excel	0.48	0.48	100.00
Storage/Fixed Equip	Excel	0.48	0.48	100.00
Career Tech Ed				
Environment	Good	1.08	1.35	80.00

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Suitability	Rating	Score	Possible Score	Percent Score
Size	Excel	3.37	3.37	100.00
Location	Good	0.81	1.01	80.00
Storage/Fixed Equip	Good	0.81	1.01	80.00
Computer Labs				
Environment	Good	0.24	0.30	80.00
Size	Excel	0.75	0.75	100.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
P.E.				
Environment	Good	1.92	2.40	80.00
Size	Unsat	0.00	6.00	0.00
Location	Good	1.44	1.80	80.00
Storage/Fixed Equip	Good	1.44	1.80	80.00
Performing Arts				
Environment	Good	0.33	0.42	80.00
Size	Excel	1.05	1.05	100.00
Location	Excel	0.31	0.31	100.00
Storage/Fixed Equip	Fair	0.20	0.31	65.00
Media Center				
Environment	Good	0.74	0.93	80.00
Size	Excel	2.32	2.32	100.00
Location	Fair	0.45	0.70	65.00
Storage/Fixed Equip	Fair	0.45	0.70	65.00
Restrooms (Student)	Fair	0.60	0.93	65.00
Administration	Fair	1.36	2.10	65.00
Counseling	Good	0.34	0.42	80.00
Clinic	Excel	0.34	0.34	100.00
Staff WkRm/Toilets	Good	0.72	0.91	80.00
Cafeteria	Good	3.20	4.00	80.00
Food Service and Prep	Good	4.57	5.72	80.00
Custodial and Maintenance	Good	0.40	0.50	80.00
Outside				
Vehicular Traffic	Fair	2.60	4.00	65.00
Pedestrian Traffic	Good	0.35	0.43	80.00
Parking	Fair	0.56	0.86	65.00
Athletic Courts and Fields	Good	0.84	1.05	80.00
Safety and Security				
Fencing	Good	0.62	0.78	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		**68.53**	**100.00**	**68.53**

Comments

Project #:	12382	County:	Atlanta Public Schools	Site #:	1563
Project:	APS Assessments 2019	Region:	761	Site:	Inman MS
Grade Config:	6-8	Site Type:	Middle	Site Size:	4.00

Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS

Inman Middle School is a single three-story building that serves grades 6-8. The building was originally constructed in 1923 with additions and renovations in 1929, 1938, 1981, 1993, and 2004. There are 14 portable buildings on site which currently house the 8th grade classes.

Suitability - MS->Learning Environment-->Learning Style Variety

There are few areas for flexible or differentiated learning opportunities.

Suitability - MS->General Classrooms-->Environment

There are many classrooms that have insufficient natural lighting. The 8th grade general classrooms are in portable buildings.

Suitability - MS->General Classrooms-->Size

The general classrooms range from 88% to over 100% of the size standard. The 8th grade general classrooms are in portable buildings.

Suitability - MS->General Classrooms-->Location

The 8th grade general classrooms are in portable buildings.

Suitability - MS->General Classrooms-->Storage/Fixed Equip

There are insufficient outlets in the general classrooms. The 8th grade general classrooms are in portable buildings. The portable building classrooms have very little storage space.

Suitability - MS->Self-Contained Special Ed-->Storage/Fixed Equip

The classroom for students with moderate intellectual disabilities does not have a restroom, shower, or changing area.

Suitability - MS->Instructional Resource Rooms-->Size

There are insufficient spaces appropriate for small group and individual intervention.

Suitability - MS->Instructional Resource Rooms-->Location

Some areas of the building do not have convenient access to instructional resource space.

Suitability - MS->Science-->Environment

The 8th grade science classrooms are located in portable buildings.

Suitability - MS->Science-->Size

The 8th grade science classrooms are located in portable buildings.

Suitability - MS->Science-->Location

The 8th grade science classrooms are located in portable buildings.

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

The 8th grade science classrooms are located in portable buildings. Science classrooms do not have eye wash or chemical showers. The portable building science rooms are equipped only with one small sink, and no work tables or counter area. The portable building science areas have no storage or prep areas.

Suitability - MS->P.E.-->Size

The gym is 45% of the size standard.

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

There is no ADA access to the auditorium or gym stage.

Suitability - MS->Media Center-->Environment

There are columns in the media center which obstruct pathways and line-of-sight.

Suitability - MS->Media Center-->Location

The media center is not centrally located.

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Suitability	Rating	Score	Possible Score	Percent Score

Suitability - MS->Media Center-->Storage/Fixed Equip

Some of the casework is too tall for adequate supervision of students. There is no workroom in the media center.

Suitability - MS->Restrooms (Student)

The 8th grade restrooms are located in portable buildings.

Suitability - MS->Administration

There is no secure records storage room. There is insufficient space for offices, supplies storage, workroom, or collaboration space.

Suitability - MS->Outside-->Vehicular Traffic

There is no off-street bus lane. Bus and parent drop-off areas are on opposite sides of the building, making it more challenging to supervise students as they arrive.

Suitability - MS->Outside-->Parking

There is insufficient parking for staff and visitors.

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

There is inadequate vehicular and pedestrian wayfinding signage. Of the required entrance signage, the only one that is present is "under surveillance".

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

There are a few areas of the building that are not configured well for line-of-sight supervision of students. The 8th grade classrooms are contained in 14 portable buildings where there are many nooks and corners that would make easy hiding areas.

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

There is no security vestibule.